ARCHITECTS PREVIEW CIVIC CENTER MODEL

ELIEL AND EERO SAARINEN EXPLAIN EVOLUTION OF ITS DESIGN

Mr. Eero Saarinen, of Saarinen Saarinen & Associates, was the principal speaker at the meeting of the Detroit Chapter of The American Institute of Architects, at its meeting on January 21. The meeting began with a dinner in the Rackham Building, following which members adjourned to The Detroit Institute of Arts where the final model of the Saarinen's design for Detroit's proposed civic center was on display.

At the dinner Mr. Joseph W. Leinweber, vice-president of the Chapter, presided, in the absence of President Williams, who is ill. Mr. Leinweber reported briefly on the Chapter Board meeting which was held just prior to the dinner. He announced the election to corporate membership in The Institute and the Detroit Chapter of Werner B. Anderson, John L. Murphy and Clifford N. Wright. He also reported Chapter approval of corporate applications of Eliel John Knapp, James B. Morison and Joseph W. Platner. New Associates elected are Severn J. Danilowicz, Walter Kenso Kagawa, Fuad S. Hassan, Harold R. Pettipher and Benjamin E. Rine.

James Morison is the son of Andrew R. Morison. Mr. Knapp to Smith, Hinckman & Grylls, is the brother of the secretary of the Weekly Bulletin, Louise Knapp.

Acting president Leinweber also announced that six Chapter members had been dropped for non-payment of dues, both in The Institute and the Detroit Chapter. He reported briefly on the Chapter Board meeting which was held just prior to the dinner. He announced the election to corporate membership in The Institute and the Detroit Chapter of Werner B. Anderson, John L. Murphy and Clifford N. Wright. He also reported Chapter approval of corporate applications of Eliel John Knapp, James B. Morison and Joseph W. Platner. New Associates elected are Severn J. Danilowicz, Walter Kenso Kagawa, Fuad S. Hassan, Harold R. Pettipher and Benjamin E. Rine.

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Another action taken by the Board was the acceptance of the resignation of Roger Bailey as Director. Professor Bailey recently went to Salt Lake City as Head of the Department of Architecture at the University of Utah. Mr. Malcolm R. Storton, of the office of Harley, Ellington and Day, Inc., Architects and Engineers, of Detroit, was unanimously elected to fill the two-year unexpired term of professor Bailey.

Further report from Mr. Leinweber revealed that the Chapter will participate in the exhibit and competition held by The Institute at Houston in connection with its Annual Convention, March 15-18, 1949. He requested members to submit material to the Chapter secretary, Mr. Carl B. Marr, 415 Brainard Street, Detroit, not later than February 20.

Leinweber stated that Professor Emil Lorch had been named Chairman of a special committee to prepare a program to memorialize our beloved deceased member, Mr. George D. Mason.

The Chapter was honored by the City Plan Commission of Detroit in being permitted to have a preview of the final model of Detroit's proposed Civic Center, prepared by Mr. Eliel Saarinen, Consultant to the Commission. Guests of the Chapter were most of the Commission members, including President Willis Hall, Miss Helen Fassett, member of the Commission and of the Detroit Chapter. She is also secretary of the Architects' Civic Design Group of Metropolitan Detroit. Other members present: Ernest O. Knight, Edmund Kuhlman, Milton Selander, Edward M. Walker, Dr. A. H. Whittaker, and George F. Emery, Secretary-Planner. Besides the two Saarinen's, other guests were Mr. Edgar P. Richardson, Director of The Detroit Institute.

HOTEL RESERVATIONS, M. S. A. ANNUAL CONVENTION

Those expecting to attend the Michigan Society of Architects' Thirty-Fifth Annual Convention at Hotel Statler, Detroit, March 3 and 4, 1949, should request room reservations now. The Statler has set aside the same number of rooms as last year, but this is certain to be much better attended. Unless requests are made soon the Hotel may not be able to accommodate all.

Because of the different method of electing officers, no ballots will be sent members. This obviates any direct mailing, so no reservation cards will be sent. This notice in the Weekly Bulletin will serve as the only warning that you had better make your requests direct to the Statler, as soon as possible.

Following are the Statler's Rates:

<table>
<thead>
<tr>
<th>Room and Bath, for One—per Day</th>
<th>Twin-Bed Room with Bath, for Two—per Day</th>
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<tbody>
<tr>
<td>Shower—3.50, 4.00, 4.50, 5.00</td>
<td>Shower—7.50</td>
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<tr>
<td>Tub &amp; Shower—6.00, 6.50, 7.00, 7.50, 10.50</td>
<td>Tub &amp; Shower—9.50, 9.50, 10.00, 10.50, 13.00</td>
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<tr>
<td>Double-Bed Room with Bath, for Two—per Day</td>
<td>Double-Bed Room with Bath, for Two—per Day</td>
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<tr>
<td>Shower—6.50, 7.00</td>
<td>Shower—6.50, 7.00</td>
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<tr>
<td>Tub &amp; Shower—7.50, 8.00, 8.50, 9.00, 9.50</td>
<td>Tub &amp; Shower—7.50, 8.00, 8.50, 9.00, 9.50, 12.50</td>
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More Than Two Persons in One Room: For each additional person in Double or Twin-Bed the extra charge is $2.25 per day.
THE 1949 MICHIGAN ARCHITECTS' EXHIBIT

Each year about this time Architects throughout the State begin looking forward to the Michigan Society of Architects' Annual Convention. They like to meet old friends, attend interesting seminars and discover what their fellow practitioners are doing in the way of architecture. Through the many turbulent years just past, not many occasions have allowed such enjoyment. So, this year the architects of Michigan will have a colorful, stimulating exhibit at The Detroit Institute of Arts. It will last three weeks, from February 16, to March 6 and will be on at the time of the Society's 35th Annual Convention, March 3 and 4.

President Dow urges full cooperation of all members of the Society.

Most general types of buildings, group planning, city planning and housing will highlight the show. As stated in the Bulletin of January 18, all architects and planners in the State are invited to submit work in the form of drawings, models or photographs. All material must be in by February 7. Already a large number of architects and planners have contributed their services. Another large group will continue on the project. The spirit is excellent. Earl W. Pellerin is Chairman. Committees are as follows:

Steering Committee: William Woolfenden, Helen Fassett, Talmage Hughes, Donald Munson, Earl Pellerin.

Design: Harry Morris and Frank Montana, Co-Chairmen; George Harris, Stanley Fleischaker, Paul Brown, Jonathan Taylor, Warren Platner.

City Planning: Donald Munson, Chairman; L. M. Wetzel, Dorothy Taylor, Fred Sevald, Louis Redstone, Phil Brezner, Lynn Smith, Alden Smith.

List of other committees will occur in future issues of the Bulletin. An annual exhibit can and will be a wonderful thing for the profession and the public. So, let us have the backing of everyone in every possible way.

DETROIT CHAPTER TO HEAR EDGAR KAUFMANN FEBRUARY 16

The February meeting of the Detroit Chapter, A.I.A., will be held on Wednesday, Feb. 16, when members will join with The Metropolitan Art Association for a program in the Lecture Hall at The Detroit Institute of Arts. The speaker will be Mr. Edgar Kaufmann, Jr., Director of Industrial Design at the Museum of Modern Art, in New York City. His subject will be "What is Happening to Modern Architecture."

The lecture will be preceded by a dinner in the Packham Building, at 7:00 p.m. Members will please note that the dinner has been scheduled a half-hour later than usual because the lecture will begin at 8:30, instead of 8:00 p.m. as has been the custom.

The Chapter's Board of Directors believe this program to be outstanding enough to warrant subsidizing the cost of tickets to those attending the dinner. Single tickets to the lecture are $1.00, but the Chapter has made arrangements with the Art Association whereby dinner tickets will include admission to the lecture.

An authority on modern architecture and industrial design, Mr. Kaufmann was 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, he participated in a recent symposium on modern architecture at the Museum of Modern Art. His theme in Detroit will be developed from the principal topic of discussion at the symposium, namely, the present-day reaction against the so-called "International Style."

FOOKING GUARANTEES

A letter from Detroit Sheet Metal and Roofing Contractors Association, Inc., 622 E. Fort St., Detroit, Mich.

For many years, on a misguided merchandising basis and without justification, roofing contractors have been issuing guarantees for periods up to twenty years. This practice, unfortunately, has lead to an inclination on the part of the roofing industry's customers to buy guarantees instead of roofs.

In the interest of developing higher standards of practice in the roofing industry, the membership of the Detroit Sheet Metal and Roofing Contractors Association and many of our competitors who are non-members have adopted a policy where they will, starting January 1, 1949, limit their responsibility, on all services they perform, to two years.

This is in line with the national trend. The entire area of the country from Kansas City westward and many cities in the eastern area such as Milwaukee have been observing this policy for a number of years.

Manufacturers' Surety Bonds will still be available although the trend, nationally, is for their abolishment and we anticipate that they will be eliminated in the near future.

We are extremely interested in having the specifications originating in the offices of your members conform to this policy. Should you desire it, a meeting of a committee representing your organization could meet with our committee on guarantees early in January for a discussion of this new policy.

Assuring you of our cooperation in the interest of better roofing and sheet metal work, we are

Sincerely yours,

Thomas A. Marshall, President
THE COUNTY LINE SCHOOL
15 Mile Road and Dequindre, Macomb County, Michigan

LOWELL M. PRICE, A.I.A., ARCHITECT AND ENGINEER
LOWEST COST SCHOOL BUILDING BUILT IN MICHIGAN

LIMITED BUDGET CHALLENGES ARCHITECT'S INGENUITY TO DESIGN STRUCTURE

BY LOWELL M. PRICE, A.I.A.

When the old frame schoolhouse together with its many “temporary” frame additions burned last year, the school board at this district indeed faced a problem.

With many students already being transported to neighboring school districts because of the lack of school housing and the necessary funds to provide same, the school board had many problems before the big fire.

The low equalized valuation of the district of small homes and the bonding limitation as established by the state plus the fire insurance limited the expenditure to $100,000.00.

After the board talked to several architects and the Department of Public Instruction they realized that this sum was woefully inadequate, to say the least.

They came to me about this time and asked if I would do what I could to provide school facilities for 400 children within the budget available.

It seemed like a hopeless task, but I felt that it was a challenge, an expedient that must be met in keeping with an architect's responsibility to the public. Therefore, it was decided to attempt to provide the opportunity for 400 children to have the best possible school facilities within the financial ability of the district.

The school is purely an expedient. The plan is "L" shaped, consists of nine oversized class rooms and a multipurpose room 40'x70', plus the toilet rooms, offices, kitchen, etc. It is the lowest cost school building built in Michigan during the past year; I have been assured by several authorities. It
provides community facilities for parties and town hall meetings the district had entirely lacked before.

The cost per sq. ft. was $7.00, or 47c per cu. ft. If completely finished with all finish which was omitted such as finish flooring, painting, etc., the costs will be $8.50 per sq. ft. and 57c per cu. ft.

The outside walls are face brick with cinder block exposed to the interior, concrete floor slab on gravel fill, steel columns and roof beams with steel roof joist and gypsum roof slab with built up composition roofing.

The heating system is forced hot water, automatically controlled.

I hope my brother architects will approve the result after they realize the problem faced. Albeit, both the district, many other school boards and even the bonding companies have enthusiastically approved. I reiterate, it was an expedient.

“Better Build Schoolrooms for 'The Boy,'

Than Cells and Gibbets for 'The Man.'”

—ELIZA COOK

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G PAST YEAR

PER CU. FT.
CIVIC CENTER, from Page 1

stitute of Arts, and Mr. Hawkins Fer
ry, Honorary Curator of Architecture
at The Institute.

In turning the program over to Mr.
Henry F. Stanton, Chairman of the
Chapter's Committee to Cooperate
recently. The Plan Commission has giv­
even if it had been somewhat heckled
mittee had done an outstanding job,
Mr. Leinweber stated that the Com­
with the Detroit City Plan Commission,
Mr. Kapp. Ditchy was Chairman until re­
Committee for its splendid cooperation. It was
en considerable credit to the Conunit-
Mr. Saarinen was retained,
the work had taken about two years,
showing slides of the area as
Eero took his audience
through the various steps of develop­
through the use of slides and by
refers to the drawings, pointing
relationship to the scheme as a whole.
In a question-and-answer period, Mr.
Stanton said that Detroit had been

Mr. Hall stressed the fact that this
The model, asked questions and showed
The model has been taken to the
J. L. Hudson Company, where it will
be on display until February 5, when
it will again be shown at The Detroit
Institute of Arts. It will form a part of
the Architects and Planners Show at
The Art Institute, through March 5.

THEODORE RUGVOY, AIA, of De­
to have some of
his theatre work published in a forth­
coming issue of FILMVERHUURKAN­
TOOR “CENTRAFILM,” magazine of

This is a nice recognition of the very
creditable work Ted has done in the
field of cinema houses, not only in the
Detroit area but in other American
cities as well.

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NATIONAL HONOR AWARDS

With further reference to the National Honor Awards, as mentioned in the Weekly Bulletin of January 18, the Detroit Chapter Board has named the office of Secretary Carl B. Marr, 415 Brainard Street, Detroit, as repository for entries. Architects who desire to enter school buildings or residences completed since January 1, 1945, should refer to the Institute document entitled "First Annual Program of National Honor Awards, The American Institute of Architects," mailed to members recently. Entries must be in Mr. Marr's office by February 20. A jury from the Chapter will then screen them and send on to Washington the number of entries permitted the Detroit Chapter.

81st AIA CONVENTION

The 81st AIA Convention will have as General Theme "American Architecture in the Atomic Age."

One thousand architects are expected in Houston, Texas March 15-18 to attend the 81st Annual Convention of The American Institute of Architects.

The men who design America's buildings will listen to nationally prominent speakers on the general theme: "American Architecture in the Atomic Age." They will attend seminars which will consider social and economic trends in American life, new ideas in design and technical developments.

In addition, they will view the entries in the first National Honor Awards program which will include outstanding contributions to modern architecture in residences and schools which have been built since Jan. 1, 1945.

The architects who go to Houston will also have a chance to examine the work of our neighbor to the South. There will be exhibited a selection of designs from the National College of Architecture in Mexico.

Following the convention, many of the architects will fly in special planes directly to Mexico City for a post-convention tour and informal meetings with Mexican architects. They will visit also Acapulco, Cuernavaca and Taxco.

One of the highlights of the convention will be a dinner meeting on the evening of Thursday, March 17 at which Frank Lloyd Wright, distinguished American architect, will receive the Gold Medal of The A.I.A., its highest honor.

Sessions on atomic science by men from various scientific and governmental fields will be concerned with planning, civilian defense and non-military and technical developments.

Meeting just prior to the annual convention at Houston will be the Board of Directors of The Institute, The Association of Collegiate Schools of Architecture, The National Council of Architectural Registration Boards and The National Architectural Accrediting Board.
Builders & Traders
Edited by E. J. Brunner
Secretary-Manager
BUILDERS' and TRADERS' EXCHANGE OF DETROIT

49ers TAKE OVER

With the annual election and meeting on January 18th, and the organization meeting of the new board of directors on the 21st, the Builders' and Traders' Exchange of Detroit, gets its new look—the '49 book.

Everett G. Bush of the Chase, Sexauer Roofing Co., president; Ray T. Lyons of Ray T. Lyons Co., and Walter Torbet of Detroit Steel Products Co., vice presidents, leave the board after three years of excellent service.

Mark Atkin of Atkin-Fordon Co., general contractors, becomes the new president; Douglas Shaw and George A. Odien become vice presidents. Mr. Shaw of Shaw & Kauth is an electrical contractor and George Odien of George A. Odien, Inc., an earth-moving and underground construction contractor. Nelson H. Malow becomes the new treasurer.


The six men remaining on the board from last year are Monro Aird, plastering contractor; Mark Atkin; Henry Manley of the H. A. Manley Marble Co.; George Odien; Douglas Shaw, and W. Wilbur White, plumbing contractor.

The annual meeting was quite an affair. Over six hundred men, mostly members, were in attendance at one time or another during the afternoon, although all of the six hundred did not actually sit in the meeting while the reports of the corporation were read.

A successful year was reported with three years of excellent service. It was reported that the services to the members have been so improved during the past few years that it is not too much to expect a membership of fifteen hundred as soon as firms hear how much the Exchange can and does do for them.

The 1949 Buyers' Guide was reported as being on the presses—"bigger and better than ever before." This book is the handiest and most complete directory of the industry. It is distributed to our own members, to every architectural and engineering firm in Michigan, to many other classifications of business, including every branch of the construction industry, and to certain people (having to do with the purchase of construction services) in the other industries of Michigan.

The busiest architectural offices in the state say this book has become indispensable to them and, of course, we are glad to hear them say it. We will be glad to send a copy with our compliments to any person who needs it.
SOCIETY CONVENTION PLANS IN MAKING

Thirty-Fifth Annual Meeting at Hotel Statler in Detroit will feature 1949 Architects’ Show. Seventh Annual Michigan Building Industry Banquet will be concluding event. Frank Lloyd Wright to be the speaker.

The Michigan Building Industry Banquet Committee met on January 28 to formulate plans for its Seventh Annual event, to be held at Hotel Statler, in Detroit, March 4, as the final event of the Society’s 35th Annual Convention. Paul R. Marshall, of Aluminum Company of America, is general chairman of the Committee. Others serving with him, representing the Producers’ Council, Inc., Michigan Chapter, are William E. Ogden, of Marsh Wall Products Co.; Dayton L. Prouty, Zonolite Co., and Walter J. Torbet, Detroit Steel Products Co.

Representing the Builders’ & Traders’ Exchange of Detroit are Alfred Brodine, Edwin J. Brunner and Marshall.

Representing the Michigan Society of Architects are Andrew R. Morison, Edward G. Rosella and Talmage C. Hughes.

The Banquet program will follow closely the procedure established in former years. In the near future, announcements will be mailed to architects and the building industry in general, together with cards for requesting reservations. Assignment of tables will be made in the order in which requests are received. Presidents of various organizations in the industry here will be invited guests to sit at the speakers’ table, as will various other officials, local and state.

Ladies will be invited, including the wives of those at the speakers’ table. The Builders’ and Traders’ Exchange will entertain at cocktails just preceding the Banquet. An orchestra and entertainment will be provided.

The feature of the Banquet will be an address by the distinguished Frank Lloyd Wright, who is well known to Michigan Society conventions. He has appeared on our programs several times before, though not in recent years. Mr. Wright is undoubtedly the greatest drawing card in the architectural profession. He is scheduled to receive the Gold Medal of the American Institute at its 81st Annual Convention in Houston, Texas, March 15-18, 1949.

The Committee to arrange the Convention in its entirety also met follow-

ing the Banquet Committee meeting. Rosella is chairman. Also on this committee are Morison and Hughes. Others will be added later. The Convention will feature seminars for some of its sessions, possibly devoted to Building Codes, Public Housing, etc. As in the past, the vice-presidents will be asked to arrange the seminars and to preside at them.

Walter J. Taylor, Director of Education and Research, The American Institute of Architects, Washington D.C., will be a guest at a meeting of the Detroit Chapter, A.I.A., on the evening before the Convention opens. That meeting will be devoted to discussion of matters pertaining to the Institute, with particular reference to subjects scheduled for discussion at the Houston Convention. It is hoped that members of other A.I.A. chapters in Michigan will attend the Detroit Chapter’s pre-convention meeting at the Rackham Building, on the evening of March 2. Then they will be here ready for the Convention the next morning.

A special period will be set aside for architects and guests at the Convention to visit the 1949 Architects’ Show at The Detroit Institute of Arts. Earl W. Pellerin is Chairman of the Show Committee and he is doing an outstanding job. This will be one of the finest shows ever put on in Michigan. We are searching for some effective means of getting those at the Convention to go to The Institute of Arts in a body. It would be too bad if some miss this outstanding attraction. Perhaps a cocktail party at the Wardell, or something similar, would be attractive. Then, while delegates are in the vicinity, they could be induced to view the show. Are there any other suggestions?

We suggest that you refer to Hotel Statler’s rates, as published in the Weekly Bulletin of Feb. 1, and make reservations now. Better come in the afternoon before.

Meeting of the Detroit Chapter

THE AMERICAN INSTITUTE OF ARCHITECTS

Rackham Memorial Bldg., 100 Farnsworth Avenue, Detroit,
Wednesday, February 16, 1949

Board Meeting, 4:30 P.M.; Dinner 7:00 P.M.; Program 8:30
Following dinner, the meeting will adjourn to the Lecture Hall of the Detroit Institute of Arts for a lecture under auspices of the Metropolitan Art Association. Attendants at the dinner will be furnished tickets to the lecture, gratis, by the Detroit Chapter, A.I.A.
SUBJECT: “What is happening to Modern Architecture?”
SPEAKER Mr. Edgar Kaufmann, Jr., Director, Department of Industrial Design, Museum of Modern Art, New York,
1949 ARCHITECTS' SHOW

Earl Pellerin, Chairman of the Architects' Show reports that work is progressing according to schedule and all Committees are doing a grand job. Part of the Committee personnel was published in the last Weekly Bulletin and the remaining Committees are as follows (bold type indicates chairmen):

CONSULTANTS: Alden B. Dow, Eiel Saarinen, Minoru Yamasaki


EXHIBITION: Paul A. Brysselbout, Paul E. Flanagan, Ralph W. Hammett, James B. Hughes, Owen A. Luckenbach, Clarence H. Rosa

FINANCE: Julian R. Cowin, Gerald G. Diehl, Cornelius L. T. Gabler, Gerald M. Merritt, Andrew R. Morison

JURY: J. Henderson Barr, Ralph W. Hammett, James B. Hughes, Owen A. Luckenbach, Henry F. Stanton

INVITATION: Roger Allen, Wells I. Bennett, Clair Ditchy, George F. Emery, Adrian N. Langius

D. WILLIAMS IS IMPROVING

David H. Williams, Jr., president of the Detroit Chapter, A.I.A., and director of the Michigan Society of Architects, is recuperating at his home, 13500 East Outer Drive, after an illness which began in mid-December. Dave is resting comfortably, is able to be up and to take short drives. It is expected that he will be able to be at his office, as president of George D. Mason & Company, in about another month. At first, he will be back at work for only a part of the time.

While Dave is ill, Joseph W. Leinweber, vice-president of the Chapter is doing a good job as acting president. As representative of the Detroit Chapter on the board of the M.S.A., Dave is one of seven, so the other six are carrying on with usual diligence. We look forward to having Dave back with us in the near future.

MEETING

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS

at the
HORACE H. RACKHAM
EDUCATIONAL MEMORIAL
Monday, Feb. 14, 1949
8:00 P.M.
Speaker: William N. Whitley, Ventilation Consultant, General Motors Corporation.
Subject: Recirculation of Air from Industrial Exhaust Systems.

NEW TALENT WINNERS

Saarinen Employee Wins Third Prize

Edward Chase Weren, employed by Saarinen, Saarinen and Associates, of Bloomfield Hills, Mich., was awarded third prize of $500 in a nationwide architectural competition sponsored jointly by The Museum of Modern Art, of New York, and Architectural Record. A Harvard graduate, 28-year-old Weren studied at Harvard's Graduate School of Design following four years of Navy service.

Winner of first prize of $1000 was Joseph Y. Fujikawa who, for the past two years, has worked in the office of Mies van der Rohe, while doing graduate work at Illinois Tech. Second prize of $750 went to G. J. Lee Everidge, employed by the Mies office.

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HHFA HAS OPENINGS FOR MAINTENANCE ENGINEERS

EDITOR'S NOTE: Mr. Stanley W. Hahn, A.I.A., of Housing and Home Finance Agency, Public Housing Administration, 201 North Wells Street, Chicago 6, Ill. will soon establish the Agency's Detroit Field Office, of which he will be Director. Regarding additions to staff, he writes as follows:

The Detroit Field Office of Public Housing Administration expects to move to its permanent location in Detroit the first part of this coming March. We shall be at 1800 Barium Tower Building. When we arrive we shall have openings for two Maintenance Engineers, with or without Civil Service status. Should you know of anyone interested in these positions, we would appreciate your calling their attention to these opportunities.

One position requires a man with good architectural or architectural engineering training and with some experience, principally in specifications, contracts and inspection or superintendence. He should be a reasonably good draftsman, either architectural or engineering.

The other position would be for a man with good electrical engineering training as related to the requirements of power and lighting in large housing projects. Practical experience in the electrical contracting business would be desirable.

Their work would be to help us in inspecting our large housing projects and in making recommendations for efficient operation, upkeep and replacements. About half time would be spent in the office and half in the field within our territory which is comprised of the States of Ohio and Michigan.

These positions are rated as P-3 and have a starting salary of $4479.60. We believe there will be good opportunities for advancement.

Should you know of anyone who would be interested, please ask him to write us.

ARCHITECTURAL DILEINATOR

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Among the First of New Commercial Structures to Locate on John C. Lodge Expressway

BY GEORGE J. BERY, A.I.A.

For a period of several years prior to the undertaking of this project the combined efforts of owner and architect were given to site selection, during which the relative advantages and disadvantages of many locations were studied. Coincident with the time when the advantages of the New Center area were beginning to outweigh all others an unusual opportunity presented itself. In June 1947 condemnation proceedings of the Wayne County Road Commission, relative to the proposed John C. Lodge Expressway were in progress. Cognizant of the advantages of such an opportunity, Mr. C. Allen Harlan, president of Harlan Electric Company, submitted the successful bid for an existing building and site on West Milwaukee avenue and directly facing the new highway. Having thus secured property within two blocks of the New Center area—General Motors, Fisher, and New Center Buildings, and having frontage on a proposed major thoroughfare, owner and architect were convinced they had solved their initial problem—site selection—and authority was issued to execute architectural work for the home offices and warehouse facilities of Harlan Electric Company.

Early in the problem several design features were established as essential.

1. Significance to be placed on flexibility. Anticipating probable demands of future needs, as
regarding expansion of present facilities or a complete change of occupancy at some latter date, a structural core composed of a self-contained steel chassis and brick enclosing walls with recessed knock-out panels was decided on.

2. Efficient, comfortable, convenient working environment. To insulate from street distractions and afford maximum privacy for personnel, lobby and all offices to be located on upper level. Introduction of high illumination levels—50 foot candles or more with minimum of glare in all work areas to facilitate accurate seeing through long hours of application.

Introduction of acoustical treatment—sheet rubber flooring and acoustical tile ceiling in all areas to minimize errors and confusion.

3. Employ most advanced electrical methods and equipment. Due to the nature of the occupancy, electrical contracting office, the building was to reflect the most advanced practices of the electrical industry, illumination in particular. To accomplish this the architect, assisted by Mr. Molitor of The Detroit Edison Company, consulted with illumination research of General Electric at Nela Park.

4. Careful study to be given to interior and exterior finishes. Realizing the richness and warmth inherent in quality woods three types were chosen for interior finish. President's office to be paneled completely in walnut with louvered ceiling of edge-grained cedar. Vice president's office to be paneled in mahogany. Public areas, stairwell and lobby sheathed in chestnut planking. Exterior material—cinder brick finished three coats rubber base paint. Coping and sills two inch blue stone. Entrance unit extruded aluminum.

5. Electricity—background for color. On occasion the architect has been concerned with the rich historical aspects of electricity. Consequently, early in the study of this building it seemed fitting that the lobby of an electrical construction company would be appropriate environment for a painting depicting the evolution of electrical thought and apparatus. Further discussion concerning the mural appears in this issue by Marvin Beerbohm, Detroit artist, who is to be complimented for his excellent handling of the subject.

It may suffice to mention here that the mural forms the decorative keynote of the interior and to accomplish an integrated color scheme, basic colors of the mural were used in the selection of fabrics, sheet rubber flooring and wall finishes. After ten months of occupancy the office personnel offer enthusiastic support for the balance of warm and cool color pattern in each work area.

BY MARVIN BEERBOHM

THESE MURAL PAINTINGS occupy two walls, totaling 400 square feet, in the lobby and stair-well area of the Harlan Electric Co., Detroit. Fittingly, the theme, "Electricity—Mastered and Serving," is drawn from the field in which this organization plays a part.

The lower panel begins with the saga of man's primitive existence, the finding of lodestone, which led to the application of the properties of magnetism and eventually to invention of the compass; and early man's fearful reaction to lightning. The illustration of carbon molecular construction introduces the next section, "Electro-Magnetics," with Joseph Henry's electromagnetic machine, which was the first to lift a weight, Michael Faraday's induction machine, and bottom, Sie- men's dynamometer.

Alessandro Volta is shown with his "crown of cups," the first useful battery. His left hand rests on his later device, Volta's Pile. At the upper left corner, the German scientist, Otto von Guericke sits holding a sulphur ball, part of a device he developed to create friction and a glow. Benjamin Franklin holds a key and a kite, symbolic of his electrical experiments. In the background, textile workers of this period are at work at a silk winding machine.

The next four figures are: the Scot, James Clerk Maxwell, holding a sheet on which is lettered the Maxwell-Lorenz Field Equation, vital even today; Joseph Henry, credited with inventing...
Above two photos by Harvey Croze, Cranbrook, Bloomfield Hills, Mich.

The first electro-magnetic machine; English physicist, Michael Faraday, famous for his disk-dynamo; and, seated, Samuel F. B. Morse, American artist and scientist who perfected the telegraph.

Against a background representing the transition and expansion of the “American scene,” are: Charles Brush, famous for arc lamps and the dynamo; Thomas Alva Edison, who received patents on more than 900 inventions, shown with his bi-polar dynamo and the first electric bulb; and Alexander Graham Bell, with a model of his first telephone.

The story of progress continues in the adjacent contemporary wall. The central design, a turbo-generator, receives its energy from coal, symbolized by the pattern of exposed facades of a typical mine. Shown down and to the left, are transformers which also play their part in this continuity. At the upper left is a modern electric arc furnace. A worker-figure is shown at an electronically controlled gun-type spot welder. The segments of the design at bottom left indicate the relation, or contribution, of electricity of transportation in its various forms, automotive, marine, and air. Following this, is the artist’s analysis of the “common man’s” conception of electricity, in relation to his everyday life—a common fuse, a flashlight, a traffic semaphore, and a door-bell.

To the right lower area of this wall is portrayed the present developments in electrical application—the X-Ray tube, television, and radio. These are represented by a modern transmitting power tube and antenna. The design here moves to the elements of radar, the magnetron tube and the antenna housing.

In the upper right area is a Surge-Generator, with its capacitors and gaps. The flash of “man-made” lighting produced by this device is in obvious contrast to the atmosphere and effect which the artist introduced at the bottom level, or “primitive man” section of the adjacent wall. The upper right ‘dual’ figure (which introduces the nuclear energy topic) portends electricity as being either a constructive force resulting in greater fertility, or as a destructive force, leaving in its wake complete devastation.

The mural was completed and installed November, 1948. The linen canvas on which this mural was painted was loomed in France. The pigment employed was Casein Tempera. A full year of work by the artist and his two assistants was required to complete this painting.

The artist feels that the new Harlan Electric Company building, with its mural decoration, is a fine example of Mr. C. A. Harlan’s conscious effort towards a community contribution, as well as a confirmation of the artist’s own conviction that industry can profit by associating with art.

As a creative artist deeply concerned with fitting into his community, and making a social contribution, the artist strongly expresses the belief that he can best do this by painting murals for industrial and public buildings, rather than the more intimate and personal easel pictures. He realizes that his freedom is qualified by a series of relationships: fixed dimension, the architectural setting, the uses of the building, and the appropriateness of subject matter. If the artist accepts as a challenge these aesthetic, technical, and social problems, the resolution of them should result in a significant mural.

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Below: President’s Office and Reception Lobby. Photos by Detroit Edison
Wall Map by Hank Weber
NEW FINISH PROVIDES COLOR AND TEXTURE

A sprayable coating for finishing monolithic, concrete, brick or block construction walls is announced by Minnesota Mining and Manufacturing Co., St. Paul.

Called “Scotch-Top” plastic wall covering, the new compound provides both color and texture in a single spraying operation. It can be used directly on inside or outside wall surfaces, and on ceilings.

The coating resists scuffing, grease, oil, water, sunlight and exposure to weather, the producer said. It can be applied to brick, concrete, precast concrete slab, metal, and to other aggregate type block.

The coating has been used for more than a year in Chicago “in carefully controlled test applications,” L. F. Weyand, vice president of Minnesota Mining and Manufacturing Co., announced.

Weyand heads the 3M company’s adhesive and coating division in Detroit, which produces more than 250 industrial adhesives, coatings and sealers. The firm also makes “Scotch” brand industrial tapes, “3M” abrasives and other products.

“The coating will be available nationally as soon as skilled applicator crews can be trained,” Weyand said. “This is now our only major problem concerning the product—one that may require a year or two to settle entirely satisfactorily.”

Meanwhile it will be offered in Chi-

Linn Smith WAS SPEAKER

From Ann Arbor News, Jan. 7, 49

"Contemporary," rather than "modern," was the term chosen by Linn Smith, Detroit architect, to describe the type of building which is "of our time and of our way of living."

Speaking before the regular meeting of the American Association of University Women last night in the Memorial Christian Church, Mr. Smith illustrated his talk with colored slides. The photographs were taken during his recent travels as holder of the Booth Traveling Fellowship.

Any building, Mr. Smith said, should be designed around the function it is to perform, and contemporary designs are based on the concept that the house is made up of materials, and devices newly available to architects.

Among the examples shown were Frank Lloyd Wright houses in Buffalo, N. Y., which are up to-date, Mr. Smith declared, although built in 1906. These houses show the overhanging roof, low lines, and materials characteristic of contemporary, domestic architecture in America, he said.

International contemporary design was illustrated in the severe lines of a Boston house designed by Walter Gropius, German architect. The cold effect of the house is made up, Mr. Smith explained, by the use of colors and textures inside the house.

A custom-built house may be inexpensive built, Mr. Smith averred, describing in detail the home of Hugh Stubbins in Lexington, Va. The cost of this house, he said, was kept down by keeping to straightforward, simple planning.

The design is rectangular; the materials are natural; and no fussiness of detail is used, he stated.

A house designed by Colvin and Haller on North Moore Dr. in Ann Arbor illustrates, the speaker continued, the use of natural finish materials. Radiant heating has been used with success in Ann Arbor houses such as this, he said.
MARQUETTE CONTRACTORS RECEIVE FINE TRIBUTE

Many Detroiters will recall with pleasure Mr. Ecklin M. Kaake, formerly project manager with Albert Kahn Associated Architects and Engineers, Inc., and conductor of the evening classes in estimating and building construction at the Builders' and Traders' Exchange.

For the past two and one-half years he has been engaged in the contracting field as MacDonald & Kaake, Inc., Marquette, Mich. and, from all accounts, the firm has been doing very well indeed. On December 22, 1948, at a dinner honoring the organization, leaders of industry and commerce of Marquette paid tribute to the contractors for handling so well some of the largest and best work of the Upper Peninsula. Mayor James J. Beckman, as toastmaster, gave some of the background of Howard MacDonald and "Eck" Kaake, heads of the company, adding that they had done some of the most outstanding work of the Soo area.

On January 7, 1949, on the occasion of the opening of the firm's new office building, The Mining Journal of Marquette devoted two pages to the work of the firm. The Journal emphasized the fact that "for some time the area has been in need of a good contracting firm to handle some of the larger building work, which previously had been done by other-than-local contractors."

KAMPER WAS SNOWBOUND

Louis Kamper, A.I.A., of Detroit, who has been spending winters at the Mission Inn, in Riverside, California, had some difficulty in reaching the West this year. He writes:

"We still get orange juice for breakfast here but we had an awful time on the trip to California, were snowbound on the streamliner for two solid days in Nebraska, landing here three days late. Many autos were stalled on the roads, hundreds of cattle died of starvation, wild animals came to the railroad tracks for food.

"Temperature in Riverside was 25, last year 84. Citrus growers are very much alarmed about their trees.

"I arrived here very tired but OK otherwise."

"Best regards to all."

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"I arrived here very tired but OK otherwise."

"Best regards to all."

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DETOUR AGC MARKS ITS 33rd YEAR OF SERVICE

Thirty-three years of unbroken service to Detroit's construction industry was celebrated at the Annual Meeting of the Detroit Chapter, Associated General Contractors held at the Detroit Athletic Club, the evening of January 17, 1949. Members of the group are general contracting firms of the Greater Detroit Area engaged in commercial, industrial and institutional construction work. New officers and directors of the Chapter elected at the meeting for the coming year are as follows: President—W. R. Bryant, Bryant & Detwiler Co. First Vice President—J. H. Hiebert, Hiebert Constr. Co. Second Vice President—B. B. Jackson, Kuhn-Simmons Co., Inc. Treasurer—Glenn Lamont, Industrial Construction Co. Director—John Cooley, John Cooley Co. Director—L. M. Denton, Denton Constr. Co. Director—R. E. Pickett, Walbridge, Aldinger Co.

The Detroit A.G.C. Chapter, formerly known as the General Builders Association of Detroit, has represented leading contractors in the Detroit area since its organizational meeting held May 23, 1916. Ralph A. MacMullan has held the post of Secretary-Manager of the Association for the past twenty-seven years. His staff is composed of John E. Kinsella, Assistant Secretary; George W. Combs, Administrative Assistant; Lawrence R. Partridge, Personnel Department, and Berthena Brown, Office Secretary.

The Chapter's activities cover labor relations, apprentice training and accident prevention programs, market and specification studies, legislative and public relations surveys and construction research for its member contractors. It is also a participant in a number of civic enterprises of the City.

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The Board of Directors of the Michigan Society of Architects met at the Detroit Athletic Club on the afternoon and evening of February 2, for its regular monthly meeting. Present were directors Allen, Bauer, Bennett, Dow, Kressbach, Langius, Leinweber, McGrew and Zimmermann. Also attending were Talmage C. Hughes, executive secretary and Earl W. Pellerin, chairman of the 1949 Show Committee. Absent were Messrs. Frantz, Hamnett, Thornton and Williams. The last-named two were ill.

Joe Leinweber presided until the arrival of Alden Dow. After reports of officers and committees, the meeting discussed the Thirty-Fifth Annual Convention of the Michigan Society of Architects, scheduled for March 3 and 4, at Hotel Statler in Detroit.

Langius reported on the Mid-Summer Convention, stating that the dates with the Grand Hotel had been set for Aug. 3 and 4, 1949. A proposal from the D. & C. Lake Lines for 1950 was received with much interest. Perhaps a cruise would be an interesting alternative to Mackinac Island. More about this later.

Alden B. Dow was elected as the Society's delegate to the 81st Annual Convention of The American Institute of Architects at Houston, March 3 and 4. Roger Allen is to be alternate.

When Roger Allen assumes the assignment of toastmaster at the Michigan Building Industry Banquet, on the evening of March 4, 1949, he will be celebrating his Twentieth Anniversary at toastmastering. He began in Grand Rapids in 1929.

The next Weekly Bulletin will be the Convention Number. Herewith we reprint again the Statler rates and suggest that you make your reservations early.

Members of the other two Michigan chapters are invited to attend the Detroit Chapter dinner meeting at the Rackham Building on the evening of March 2—a double-barrel pre-convention affair for both state and national.

**WESTERN MICHIGAN CHAPTER MEETS IN GRAND RAPIDS**

Architectonics for February announces a meeting of the Western Michigan Chapter at the University Club in Grand Rapids on Feb. 14. Members and their wives will visit the Herman Miller Furniture Co. and see designs by George Nelson, architect and editor. Also shown will be the Eames chairs, recently featured in the magazine Interiors.

Dinner at the Club will be preceded by a social hour and followed by a business meeting at which the state and national conventions will be discussed, and entries for the Houston Convention honor awards will be judged.

Editor Alle observes that, since the business meeting will not be of interest to the ladies, "Give your wife seven or eight hundred dollars and let her have a good time shopping."

**HOTEL RESERVATIONS, M. S. A. ANNUAL CONVENTION**

Those expecting to attend the Michigan Society of Architects' Thirty-Fifth Annual Convention at Hotel Statler, Detroit, March 3 and 4, 1949, should request room reservations now. The Statler has set aside the same number of rooms as last year, but this is certain to be much better attended. Unless requests are made soon the Hotel may not be able to accommodate all.

Because of the different method of electing officers, no ballots will be sent members. This obviates any direct mailing, so no reservation cards will be sent. This notice in the Weekly Bulletin will serve as the only warning that you had made your reservations.

**MORE THAN TWO PERSONS IN ONE ROOM**

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WHAT PRICE BUILDING?

By EDWARD A. WEHR
Dean of Builders Defends Architects, Engineers, Building Trades—and Builders

From Charette—Pittsburgh’s Journal of Architecture

No subject of general public interest in recent years has been less understood or more misrepresented than the construction industry. This sprawling collaboration of architects, engineers, builders, general contractors, sub-contractors, and the building trades with their staggering variety of skilled craftsmen, must be made clear to the public if the American people are to appreciate the magnitude and importance of this most vital of our national industries.

During the present demand not only for housing but for all types of construction, the shortage of skilled mechanics may make it seem desirable for the building trades to put in more working time. But shorter hours and a shorter work week are the interminable goals of organized labor, and the building trades have been highly organized now for years. Short hours, instigated of necessity during depression years, are today the accepted practice of the industry. It is not likely that the trend will be reversed.

Increased production is generally thought to be the clue to today’s high building costs, but it must be remembered that, as a whole, the building industry is still a craft. It is not stream-lined for precision. There are approximately 27 separate agreements with the various building trades necessary to any building operation and these agreements must be negotiated annually. There are approximately 27 separate agreements with the unions as best conditions, builders have consummated agreement. Industry-wide bargaining is necessary to negotiate only one agreement. Industry-wide bargaining may be the answer.

Large consolidated industries have more resources with which to negotiate and influence public opinion than does the individual builder whose failure to agree in any one craft negotiation can, in a single month, modify a very large construction job. Under these adverse conditions, builders have consummated agreements with the unions as best they could, though many such agreements were often far from advantageous to the builder.

Another problem the industry must face is the invasion of its ranks by new unethical, dishonest practices have been brought temporary disrepute on the whole profession. These misdoers are always a minority in any profession and by continued vigilance the industry as a whole can escape the blame for such malefaction. Fortunately the building industry has never been subject to such critical examination and public discontent as has, for instance, the profession of medicine, the manufacturing of pharmaceutics, and the unwholesome alliance between opticians and optical supply houses.

On the other hand, the building profession has never been accorded the public respect which its vital role in everyday life justifies. Much of the credit for our American standard of living and our enviable national mortality rate is given to certain advances in science, medicine and surgery, while actually the healthful way of our American life would not be possible without the designs by architects which design and equip our modern buildings with sanitary, heating, and ventilating devices which contribute so much to the preservation of health today.

Perhaps the most common criticism levelled against the building industry today is the complaint that bricklayers, who formerly laid 2,000 bricks a day now lay only 300. The layman who innocently passes on this telling argument does not stop to think that before the general introduction of heavy concrete walls and brick veneer houses, all of which were built of stone or solid brick, sometimes two feet thick, with only four inches of facing carefully laid, the balance of the bricks being slushed in solid almost as fast as a man could pile bricks. In our modern building there is seldom more than just a four-inch facing against wood, concrete or terra cotta backing, where each individual brick has to be carefully laid, plumbed and joints struck. Even chimneys consist of a minimum number of bricks all carefully laid around various sized flues.

If building workers are as unproductive and slow as hearsay has them, how is it that unprecedented building records were set during the war years when the most able-bodied men in the industry were off in the armed services? And how does slow productivity account for today’s unequalled building activity?

(See WEHR, Page 6)
BALDWIN MANOR APARTMENTS

Three Hundred and Ten Southfield Road, Birmingham, Michigan

JAMES BENNET HUGHES, A.I.A., ARCHITECT
Baldwin Manor began when the client brought in a survey of the site and announced his intention of building an apartment. The size of the building, type—apartments, terrace units, etc.—was open to investigation. Certain specific requirements were mandatory.

Consequently, the first stage of the work was to prepare comparative studies of building types, construction required for various numbers of units, relationship of the building to the site, and the estimated cost of each of the schemes under consideration. At the
conclusion of these studies, we decided that a two-story and basement, six-family apartment offered the best utilization of land with an expenditure in line with its value.

The site is desirable because it borders on Baldwin Park, owned by the City of Birmingham, but had disadvantages in its steep slope downward toward the northwest corner, its size limitations (125'x130'), and the fact that the property bordered the park, which is on the north.

Despite the orientation of the site, it was decided to situate the main living areas of all apartments to take advantage of the view toward the north, offsetting this exposure by east and west light in four of the units and by south light in the other two units.

The slope of the land made it necessary to build a retaining wall along the north property line in order to level off the approach to the two entrances. However, this made possible the inclusion of a caretaker's apartment, completely above grade.

Individual apartments were intended to meet the needs of tenants who required somewhat better than average facilities. Each apartment provides a living-dining room, kitchen, two bedrooms, bath with tub and shower, storage and laundry room in the basement, and heated garage for one car.

Exterior walls are masonry, furred and plastered. All interior framing is wood construction. Finished wall surfaces are painted plaster throughout, except in bathrooms which are tile. Floors are oak in all main rooms, linoleum in kitchens, tile in baths. Corridors and stairs have rubber tile flooring. Exterior walls are insulated with USG insulating lath, second floor ceiling with cotton batts. Heating is by a hot water system with recessed convectors, with individual controls for each apartment.

**Built on Deep Slope with Baldwin Park, Owned by Birmingham**

PHOTOS BY ARNOLD STUDIO, BIRMINGHAM, MICHIGAN

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Any self-respecting member of the building profession might complain about the obscurity in which he is forced to work. Little or no publicity is given even to the achievements of his profession. Architects, engineers, builders—all are frequently confronted with unexpected conditions which arise, particularly in foundation work, where very urgent and important decisions must be made promptly on the job to prevent disastrous results to life and property. These vital decisions require long experience in the building field, plus the valuable advice and help that can come only from the workers on the job. Answers are not in the books of any nearby building library. A building is the result of months of thought and work by architects and engineers, followed by careful coordination of materials and crafts by an experienced contractor. Yet when a building is completed, little or no credit is ever forthcoming to the crafts by an experienced contractor.

When a building is finally up for sale, out pops a prominent sign announcing, "This Building Sold by Rudolpho Bumblewit." The architect's fee was based on the cost of the building. The contractor may have paid his shirt on it, due to changing conditions or increasing prices, but Mr. Bumblewit's commission is based not only on the value of the building alone, but on the value of the land and the building. Often he has previously received a commission on the sale of the land.

Similarly, a large and important bridge, tunnel, or other engineering feat is completed and turned over to the use of the citizenry with never a mention of the engineers, architects, builders, nor the skilled workmen, some of whom have lost their lives in the performance of duty. But when the project is unveiled, a handsome sculptured plaque is embedded at the approaches, acquainting posterity with the politicians under whose benevolent administration the work may or may not have been done.

In recent years a development has occurred in the construction industry which bears careful watching. It is the slow abrogation by architects, engineers and builders of their traditional role as the representatives of the owner as well as the designers of the plans and specifications. Governing conditions under which contract construction work is to be performed, to lawyers, business managers, financial consultants and other assorted laymen who know little or nothing about the process of building. These outsiders often insist upon inserting in specifications clauses that are patently unfair to the builder. The Standard Documents of The American Institute of Architects, including contract forms which have been approved by the Associated General Contractors of America, Inc., represent the best thinking of the architectural profession and the contracting industry and have stood the test of time. Departure from the provisions of the Standard Contract between Owner and Contractor only leads to complications and often increased costs.

Unlike painter, sculptor, actor and writer, the architect is seldom given the publicity and appreciation which his essential work deserves. It is safe to say that perhaps not a handful of Pittsburghers can name the architects of such Pittsburgh landmarks as Carnegie Museum, Mellon Institute, or the Cathedral of Learning. But in building, a faulty or bad design by the architect, or poor construction by the engineers or builders, is never buried and forgotten. The work stands as a discredit to those responsible for it the rest of their days.

In today's highprice market, prospective home owners often complain about the number and costs of "extras" they encounter in building. Often this can be directly traced to the client's false economy in not engaging a reliable architect's services for the preparation of complete plans and specifications, followed by the acceptance of a reliable builder. An indefinite agreement with a contractor who says he requires no architect's plan and who is expected to chisel in some mysterious way on material and labor for the contractor is a mistake. Chiseling works both ways, unfortunately. An inexperienced or unreliable contractor working without architectural supervision is often more expensive in the long run than many so-called "extras."

The layman today is also critical of the specialization that has grown up in the building industry, due primarily to our highly organized trade unions. Often the layman does not realize that even the smallest job in building must be done, if done well, by a craftsman who has spent years in poorly paid apprenticeship, more years gathering valuable experience and mastering his special tools and equipment. Often the mechanic, plumber, electrician, and welder must pass a rigid examination and be legally registered. Their work must stand the approval of city inspectors. Home owners who rely on a "handy man" or jack-of-all-trades, may find themselves later with houses that burn to the ground or with plumbing so faulty that the family's health may actually be impaired. The specialization of work that is necessary in building is not generally carried to excess any more than in most professions.

And finally, a builder is frequently asked why he or any rational human being will start and continue permanently in this rather complicated work which is rarely rewarding and not always remunerative. Perhaps the answer lies in a speech which Benjamin Fairless recently delivered. "Success isn't a matter of position or possession," said Mr. Fairless, "It's a frame of mind, a feeling of fulfillment, an inward recognition of a job well done or a worthwhile service rendered."

JACKPOT

In an age when gold is no longer in the hills and oilwells do not bubble up in back yards or pearls lurk in oysters, the last rainbow is the give-away radio program. Listening to the spate of refrigerators, money, washing machines, mink coats, money, Cadillacs convertibles, etc., gushing out on the air waves, this institution seems not quite credible—the people with slightly improbable names, whom we will never know, from such fabled places as Brooklyn, Ypsilanti and Walla Walla staggering home with loot gained by the most modest intellectual exertion. But it can happen to one of us, in fact it has.

Our own Thomas F. McDonough, who among other extra-curricular activities...
is Chairman of the Boston City Planning Board, recently attended a convention of city planners in New York. In a moment of respite from planning he was a guest in a broadcasting studio during a quiz program conducted by a cigarette company on a nation-wide network. A large and presumably intelligent audience was assembled, and when, on a call for volunteers, Mr. McDonough diffidently raised his hand, the master of ceremonies, who was by nature of his calling a man to recognize talent instantly when he saw it, called him to the platform. The opening questions, dealing with the first names of baseball players and the like were merely a warming-up exercise for our hero, and netted him such trifles as $25 in cash and twenty (20) cartons of cigarettes. This led naturally to the crucial (but no paltry $64) question. This consisted of a dictionary definition of a word meaning to commence one's college education and containing eleven letters including C-A-M-E-L, though not necessarily in that order. While the band played for ninety tension-charged seconds and the listening millions palpitated in almost unbearable suspense, Mr. McDonough thought, and then, and then, and then. Came the moment and our boy came through with the word--MATRICULATE!—then stepped modestly forward and received his just reward—$750. Asked to tell the radio audience about himself, he merely said "I'm an architect." Probably not soon again will our profession stand on such a pinnacle of national eminence, and surely never again will an architect earn $750 so painlessly.

— Bay State Architect

WRIGHT NOT TO BE HERE

Word has just been received from Frank Lloyd Wright that he will not be able to come to Detroit to be speaker at our Building Industry Banquet, closing the 35th Annual Convention of the Society. He had intended combining the 35th Annual Convention of the Michigan Architectural Association's Kirchgesner and Martin, at the Society's Mid-Summer Conference at the Grand Hotel on Mackinac Island, last summer. Gus was named chairman of the next Mackinac meeting, has arranged for the dates of August 3 and 4.

DERRICK HUBERT

Derrick Hubert, A.I.A., 79, long a prominent architect of Michigan's Upper Peninsula, died at his home in Menominee on January 27. He had been ill for about three years but had continued his practice until a year ago. Born in Kankakee, Ill., Oct. 14, 1870, Mr. Hubert, with his family, moved to Iron Mountain, Michigan. At the age of 15 he became foreman in his father's saw mill and later the two were engaged in carpentry work. By home study and correspondence courses he qualified himself as an architect and continued his studies long after he was in practice. His work covered a wide range of structures and over a considerable area of northern Michigan.

Surviving are his widow, Della; two sons, Derrick, Jr., A.I.A., of Encino, Calif., and Roy, of Green Bay, Wis., and two daughters, Mrs. Ben Holmes, of Marinette, Wis., and Mrs. James Mortensen of Iron Mountain.

AT MACKINAC ISLAND

Above is shown Adrian Langius, then President of the MSA, flanked by Portland Cement Association's Kirchgesner and Martin, at the Society's Mid-Summer Conference at the Grand Hotel on Mackinac Island, last summer. Gus was named chairman of the next Mackinac meeting, has arranged for the dates of August 3 and 4.
The national meeting of code writing groups will be held next month in Washington. In addition, the national and regional groups which prepare modern building codes can perform an important service by coordinating their efforts to encourage communities to modernize obsolete and restrictive local codes. Now that the Housing and Home Finance Agency is prepared to help in promoting building code revision, rapid progress should be possible if all interested groups cooperate in the effort.

"While it is generally recognized that no one standard code can be written that will meet the needs of all communities in all parts of the country, certain sections of all codes can be made more uniform, thus making it easier for individual cities and towns to select the code provisions most suitable for local use."

"Code revision made unprecedented progress in 1948, but many hundreds of communities still are clinging to obsolete codes which prevent the use of new cost-reducing materials and methods, and thus unnecessarily increase the cost of constructing homes and other buildings."
M. S. A. THIRTY-FIFTH ANNUAL CONVENTION NUMBER

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Mr. Eliel Saarinen, Consultant to the Detroit City Plan Commission
GREETINGS

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"Permanence, strength and beauty of the copper alloys make them ideal for architectural uses," write Earl P. Baker and Harold S. Langland in the Architectural Metal Handbook recently published by the National Association of Ornamental Metal Manufacturers. "A list of these uses would comprise many of the products of the Architectural Metal Industry, especially those whose value lies in beauty of material and the ability to grow old gracefully.

"The alloys of copper and tin, with occasional additions of zinc, or lead (the 'brass' of scripture) better known to us as bronze, is architecture's noblest metal. The works of sculptors of ancient times have been preserved to us through having been cast in bronze.

"A material of such distinguished tradition is a constant stimulus to the architect, the sculptor and the craftsman to high endeavor lest his creation be unworthy of so noble a material.

"Since the intrinsic value of the metal in any bronze installation is very small as compared with the value of the skilled labor required to fabricate it, it would be unwise not to select the most suitable and most durable metal for the specific purpose. Architectural designers and specification writers should be familiar with the many copper alloys that are available and their uses and limitations."

Almost a century of service to architects, designers and specification writers assures us that the profession is widely informed and duly appreciative of the "noblest metal." Brief reference data on Anaconda Architectural Alloys (with which no busy man need tax his memory) will be found in 1948 Sweet's, File 6B-1. More detailed information may be had on request.
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Thursday, March 3, 1949

8:30 A.M.—Meeting of the Board of Directors, at Breakfast, Parlor D., Statler

9:00 A.M.—Registration, Mezzanine Floor, Registration $1

10:00 A.M.—Official Opening of Business Session
Michigan Room
President Alden B. Dow Presiding
Greeting to the Convention by the President
Minutes of the last Annual Meeting, as published in the Weekly Bulletin of March 23, 1948
Reports of Officers and Committees, as published in the Weekly Bulletin of December 21, 1948
Report of the Treasurer, Arthur J. Zimmermann
Report of Auditors for Treasurer's Report

12:30 P.M.—Luncheon Hour—No organized Luncheon or Program Scheduled

2:00 P.M.—Seminar—"The Architect's Responsibility as an Architect"
Leo M. Bauer, A.I.A., Presiding
Speakers: Leo M. Bauer, Director, M.S.A.
Charles B. McGrew, Director, M.S.A.
William E. Kapp, F.A.I.A.

Friday, March 4, 1949

10:00 A.M.—Seminar—"Housing the American Family"
Ralph W. Hammett, Vice-President, Presiding
Harry J. Durbin, Past President, Michigan Association of Home Builders
"The Problem as the Builder and Real Estate Man Sees It"
James H. Inglis, Director-Secretary, Detroit Housing Commission
"The Housing Problem in Detroit"
Owen A. Luckenbach, A.I.A.
"The Architects's Part in the Solution of the Problem"

12:30 P.M.—Luncheon Hour—No organized Luncheon or Program Scheduled

2:30 P.M.—Delegates and Guests will visit the 1949 Architects Show, in a body, at The Detroit Institute of Arts

6:00 P.M.—Cocktail Party—Compliments of the Builders and Traders Exchange of Detroit, Ball Room Floor, Statler

7:00 P.M.—Seventh Annual Michigan Building Industry Banquet, Grand Ball Room, Wayne Room and Bagley Rooms
Those to be seated at the Speaker's Table will assemble in Parlor A
Toastmaster, Roger Allen, Past President of the Michigan Society of Architects
Address: The Honorable G. Mennen Williams, Governor of the State of Michigan
(Tickets must be reserved in advance)

ADJOURNMENT OF THE CONVENTION

All sessions of the Convention are open to the public, including Ladies
Some special events are being planned for the Ladies
Insulated Steel Walls and Steel Deck Roofs for Industrial and Commercial Buildings

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The building above, 80 ft. x 160 ft., was constructed with Mahon Insulated Steel Walls and Mahon Steel Deck Roof for Consumers Power Co., Jackson, Mich.
ATTEND THIS "BEST CONVENTION-OF-ALL"

In this issue will be found a list of the past presidents of the Michigan Society of Architects, from 1914 to the present. The writer has served under all of them since 1926 and can truthfully say that each year there seemed to be some special reason why the convention of that time was something special, set apart from those that had gone before. Certainly, this one is no exception.

The Society has made steady progress from year to year and each president has distinguished himself in serving the Society in an unselfish manner. We feel that this year special attention should be directed to the fact that at this convention we will have no election, no reports of officers and committees. Under our new plan of organization, these details were taken care of at the Society Board meeting in December. Now the three chapters of The American Institute of Architects elect directors, according to their number of members—Detroit, 7; Western Michigan, 4, and Saginaw Valley, 2. These elected directors then elect their own officers from among their members at the Board meeting in December, ready for them to take office on the first of the year. Therefore, this year we have lost one of the principal features of a convention—the election of officers and directors. However, when we lose one feature we gain another. Procedure at convention will be greatly simplified and more time will be available for discussion of matters of vital interest to members.

President Dow, who has just taken over, will undoubtedly add to the allure and continue the unbroken chain of events that have meant steady progress. Even before Alden became president, when he was chairman of the Society's Committee on Education and Research, he made distinct contributions to the Society's progress. He organized the idea of an architects' show, which went through a year of work and almost emerged as the greatest spectacle ever attempted hereabouts. However, it did not come about, but Alden never lost hope. He is like that. He immediately set about to consummate something that could be accomplished and that would meet with the approval of the Society. In both of these efforts Earl W. Pellerin was the guiding spirit. He brought the first attempt almost to fruition, and the fact that it was not accomplished did not deter him. He again set out to put on a show that would reflect credit to the Society. The result is the 1949 Architects Show at The Detroit Institute of Arts, the feature of this Convention.

Your editor has been invited to present at a meeting of the Detroit Chapter, A.I.A., on the evening of February 16. He appeared under the auspices of The Metropolitan Art Association.

The Detroit Chapter of The American Institute of Architects will hold a pre-convention dinner meeting at the Rackham Building in Detroit on the evening of March 1, to which all architects throughout Michigan and it is hoped that members of the other two Michigan chapters will avail themselves of this invitation to come in early and be ready for the convention the next morning. The Chapter meeting will be devoted to discussions of matters to come up at the two conventions, the MSA and The AIA, at Houston. This should prove of interest to all architects in Michigan. At this meeting we will have Mr. William A. Taylor, Director of Education and Research, of The Institute, in charge of the seminars at the AIA convention. He will be able to answer questions as to the AIA convention and what subjects are to come up. This should be an important meeting.

The Board of Directors of the Michigan Society of Architects will meet at the AIA convention. It is proposed to meet on March 3, in parlor D of Hotel Statler. This meeting will be for the purpose of perfecting the plans for the convention and for other business of the Society.

The first business session will be held on Thursday morning, following registration, for the purpose of hearing the reports of the treasurer and such other matters as are not published in advance. At this session we will hear the President's message. It is not to be a report, since he has just taken office. However, he will make some recommendations and observations.

As far as we know now, there will be no luncheons of an organized nature. Everyone will make his own arrangements and eat wherever he chooses. There will be two seminars, one Thursday afternoon, devoted to the subject of The Architect and his Responsibility as an Architect. The other one will be devoted to the subject of The Housing Program, and will deal with housing, both public and private.

It is expected that at the seminars the vice-presidents of the Society will preside.

There will be special activities for the ladies, Mrs. Edward G. Rosella is chairman of this activity, and we can be sure that she will have something of interest in store. The wives of Detroit officers and directors of the Society are to assist her.

The Producers' Council, Inc., Michigan Chapter, will be in evidence.

(See CONVENTION, Page 15)
The Bow Window pictured above is Curtis Design c-2700, designed for Curtis by George W. Stoddard, Architect. Bow Windows are growing in popularity. The circle sash is the Curtis "Rotovent" design.

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GOVERNOR WILLIAMS SPEAKER AT BANQUET

The Michigan Building Industry Banquet Committee was fortunate in securing the Honorable G. Mennen Williams as Guest of Honor and Speaker at the Banquet Friday evening, March 4, the concluding event of the Society's Thirty-Fifth Annual Convention. It is believed that this will further our good public relations with the Governor and the State Administration. We hope that the Governor will find it worth his while.

Governor Williams was graduated with honors from Princeton University in 1933, and from the University of Michigan in 1938. At Michigan he was president of the Student Senate and was on the Law Review. He was active in sports, having played baseball, basketball, football on his school team. He also skied. He was on the varsity crew, class wrestling and football at college.

The Governor was born in Detroit on February 11, 1911, in the family's home on the site where the Detroit Historical Museum now stands. His father was Henry P. Williams, Detroit civic leader, descended from a Michigan family that was founded by a French-Canadian soldier who fought for the United States under the Polish General, Thaddeus Kosciusko. His mother was Elma Mennen Williams, daughter of the German immigrant who founded the Mennen Company.

His wife, Nancy Quirk Williams, is a member of a pioneer paper manufacturer of Ypsilanti, Michigan, related to the former Attorney General of Michigan.

There are three Williams children.

Mr. Williams was commissioned a Lieutenant (j.g.) in the U.S. Navy Reserve on May 12, 1942. He saw active duty, mostly as an Air Combat Intelligence Officer, in 1942-46. He served on the carriers Bunker Hill, Essex, Hornet, and Yorktown, being separated from the service as Lieutenant Commander in August of 1946. His reserve status is that of Member, Organized Reserve as an Air Combat Intelligence Officer.

He was decorated with the Legion of Merit with Combat "V," Asiatic-Pacific Area Campaign Ribbon with 10 battle stars; Philippine Liberation Ribbon with one star; American Area Campaign Ribbon: World War II Victory Ribbon; Presidential Unit Citation with three stars.

As to Mr. Williams' public service record, he was a member of the Michigan State Liquor Control Commission, 1947-48, and supervised the merchandising of $125,000,000 of wholesale and retail business, with 1,000 employees throughout the State. He was Deputy Director of OPA for Michigan, 1946-47, in which capacity he worked with local volunteer boards and special advisory groups; coordinated enforcement, prices, and board operations, supervised 1,000 employees throughout the State.

As Special Assistant to the Attorney General of the United States, 1940-41, he participated in grand jury investi-
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THE PRESIDENT'S MESSAGE TO THE SOCIETY

By Alden B. Dow, President of the Michigan Society of Architects, of The A.I.A.

As I see it, the purpose of the Michigan Society of Architects is to assist in the selling and simplification of the practice of architecture. With this end in view, the jobs to be done by the Society are many. It has taken many years to bring this profession together as a whole but now, as far as Michigan is concerned, this is complete and our job from now on should be one devoted to the creative side of the organization.

In conforming with the American Institute of Architects, the Board of the Michigan Society is divided into three committees... first, the Administrative; second, Public and Professional Relations; and third, Research and Education.

The Administrative Committee, with John Thornton, chairman, David Williams, Arthur Zimmermann, and Joseph Leinweber, deals with the normal problems facing this committee, such as establishing a budget for the year and handling all the business matters relative to the Society. This year it is drawing up a new contract with the Weekly Bulletin. As some of the newer members may not know, this Bulletin is owned by the Michigan Society of Architects. The Society grants a concession to Talmage C. Hughes to edit and publish it for which he pays the Chapter $200.00 per year. In turn, the Society pays the Editor 50c per member, as subscription—about $250. This represents 403 members in the Detroit Chapter; 75 members in the Western Michigan Chapter, 19 in the Saginaw Chapter; and 16 non-resident members. The Administrative Committee is also investigating the possibilities of employing a part-time secretary who could handle the multitude of inquiries and various matters that are now handled by individuals who are already occupied with much work. It is considering the alteration of by-laws respecting the election of officers. Under the new by-laws this seems to be an awkward procedure. It is going to recommend a procedure for the establishment of honorariums in the Society.

The Public and Professional Relations Committee, with Charles McGrew, chairman, Wells Bennett, Roger Allen and Robert Frantz, handles a variety of problems facing this division. In addition to this, it is a tasking steps to modify state codes that hinder the development of good architecture. First among these is the new law that regulates the height of ceilings in all housing. This law as written makes it difficult for an architect to do any designing with the spaces involved. It makes a minimum bedroom seem like a well and a general so unseats the scale pattern for a whole house that it is practically impossible to build a small house possessing real charm and dignity. This committee is also assembling all state codes relative to building. At present, you know, there is no central distributing place for these documents and the process of trying to secure them is a headache to any officer.

The Education and Research Committee, with Ralph Hammett, chairman, Adrian Langius, Carl Kressbach and Leo Bauer, first of all is keeping a sharp eye on this year's architectural show because we feel that this is a real opportunity to present to the public the really great job that confronts the architect. We all feel that this show will not only be of value to the profession but to all the communities in the state that are trying to progress. We believe that after the Detroit showing, other chapters of this state, or other communities, will want to secure this show either in whole or in part in order to further the development of their own surroundings. This Committee is working to stimulate the use of this show and believes that this will mark the beginning of an annual event.

Another job of this committee is the development of material that can be published by the Weekly Bulletin. One suggestion in this direction is for the local chapters, their monthly meetings, to have a member present a subject relative to his practice, naming all the pitfalls and tricks he has learned, followed by a general discussion in which everyone in the meeting expresses his troubles and the ways he has discovered for solving them. This paper and discussion are then to be presented to the Weekly Bulletin for publication. This kind of publication would help the Bulletin to provide the Michigan Society with information relative to our own problems and should stimulate developments of various practices involving good building.

We have another committee devoted to the Summer Convention. At present this Committee, composed of Adrian Langius, chairman, Robert Frantz, David H. Williams and Carl Kressbach, is reviewing the possibilities for the time and location. You will probably hear more about this at the Convention.

Then there is that Committee with that mysterious name, APELSCOR, which means Architects, Professional Engineers and Land Surveyors Committee on Registration.

This Committee represents the profession of architecture, with the other groups, in matters of registration. Those serving on this Committee are Charles McGrew and Joseph Leinweber, with George Mcconey and Carl Marr serving as alternates.

The Show Committee, which was organized a year ago, is carrying on as before under Chairman Earl Pellerin. The amount of effort that this Committee has contributed to this show is something that cannot be measured in the hours they have spent at meetings and actual work on the site. They are really living with it. I know that after you have seen the show you will really appreciate what I mean. This show, as you all know, is going to be held at The Detroit Institute of Arts starting on February 16 and continuing through March 5. I know you will all want to make more than one visit, so arrange your program now and see that it coincides with the convention meeting. Because of the show and stimulating criticism it gives, we only have something to see but something to hear and probably feel as well. I am looking forward to seeing you all in Detroit.
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GRAND RAPIDS, MICHIGAN
Twenty Years of Toastmastering or We Have With Us Tonight, I'm Afraid

By Roger Allen

The Construction Industry banquet this year is an anniversary: one that the world would just as soon, if left to itself, forget.

It was just 20 years ago that Our Hero (me, in case you haven't been paying attention) first appeared before a singularly reluctant public as a toastmaster. It was at the convention of the Michigan Society of Architects in Grand Rapids in 1929. That was quite a year for different stuff, in case you remember. How history repeats itself. So do toastmasters.

I was very nervous that evening. Things are different today, now it's the audience that's nervous. Many a million words have gone under the bridgework since that night, and many a moving adventure I have had on the filet mignon circuit. Filet mignon my eye: flank steak prettied up a little, for the most part.

Brother, the Celery Circuit is a thing you have to experience to believe. Part of my time I was toastmaster but then I was speaker, and the quantities of too-green hotel peas, too-warm ice water and too-long speakers I have encountered in a fifth of a century would make your blood, anemic as you look from here, run cold. I could write a book.

The night, for instance, when I slid over an icy road driving 30 miles to make a speech in the gymnasia of a small-town school and the program consisted of a cowboy evangelist, who sang hymns, and me, who didn't. He sang about eight of them, in a powerful near-baritone, before I spoke. Then he described his conversion in Texas. I can imagine it. I have seen parts of Texas that would convert anyone to a belief in the hereafter. In fact I have seen parts of Texas that would convince you that you were IN the hereafter, after a life of debauchery. Then I spoke. When I got through the cowboy evangelist got right up again and remarked, "Well, I suppose humor is all right for who knows what it is he has to buy that is half so good as what he has to sell.

Sometimes he has been programmed as the Sage of Grand Rapids, the Poet Laureate of the Michigan Society of Architects, or an Architect with a Sense of Humor.

I always said that he would go far with proper bidding.

In his office he affects a night club manner, smokes cigars as big as bananas and has tea with his staff each mid-morning (See cut). For years he contributed a "letter" to Architectural Forum for every other issue. This was discontinued because the magazine was flooded with requests from people who wanted to subscribe for the forum on an every-other-issue basis.

In his daily column in the Grand Rapids Press he hit upon the idea of a series called "Short Course in House-Building." The following is his discourse on Roofs:

"Roofs are of two types, flat and pitched. Owners of new roofs are of one type, flat, as roofs are very expensive.

"If there is a hole in your roof there will be a leak, but not where the hole" (See ALLEN—Page 24)
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This prize photograph is by Elmer L. Astleford. Looking east from Fort Street, between Griswold Street and Woodward Avenue.

FEBRUARY 22, 1949
ALLEN—From Page 19

This phenomenon is known as Quoony's law of physics, and has made millions of dollars for roofing contractors. If roofs were to leak where the break in the roofing is located, anybody could fix them but, owing to their curious habit of leaking about eight or nine feet away, the services of an expert are required. He will then crawl around the roof and fix the original leak. Naturally, there will be five or six new leaks where he crawled, but one can't have everything.

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THE TWENTY-FIRST ANNUAL REPORT—ARCHITECTS-BUILDERS & TRADERS GOLF COMMITTEE SEASON—1948

William F. Seeley, Chairman

Inasmuch as it has been an established custom for chairmen of the Builders & Traders Exchange committees to render reports of their activities, I inform you as to the golf outings and industry dinners participated in by members during the 1948 Season. This is the 21st time I have had this pleasure.

FIRST OUTING—Tuesday, May 25th

Birmingham Golf Club. Weather partly cloudy and warm. Perfect Day. 75 played golf and 96 had dinner. An excellent steak dinner was served and was followed by a very good meeting. The price was the highest we ever paid—$9.15 for golf, prizes and dinner.

SECOND OUTING—Tuesday, June 22nd.

Maple Lane Golf Club. Weather: partly cloudy and warm, with five-minute shower at 5:30 p.m. 60 played golf and 95 had dinner. A very good filet mignon dinner and a very good meeting was enjoyed by all present.

THIRD OUTING—Tuesday, July 20th.

Western Golf & Country Club. Weather fair and warm. A perfect day. 55 played golf; 84 had dinner. Your chairman cannot vouch for any part of this outing for on this day and many others to follow he was confined to his home taking an enforced rest. However, he can vouch for what followed after this outing. The day following two beautiful bouquets of flowers arrived at his home. One for Mrs. Seeley and the other for the Mister. These flowers were purchased with the money that is usually used for the prize certificates. In other words, the men entitled to receive the certificates waived all rights to them so that Mrs. Seeley and I could enjoy the beautiful flowers.

Following the flowers came a deluge of cards and letters, all of which expressed the best wishes and hopes for a speedy recovery. At this time and place I again wish to express my very deep appreciation for all of the kindnesses shown me.

FOURTH OUTING—Tuesday, August 17th

Govanie Golf & Country Club; Weather partly cloudy and warm. A good day to play. There were showers in Detroit but none at Govanie. 74 played golf and 129 had dinner. We had a very good meeting after dinner and special prizes were given by the following donors: 1 dozen golf balls—Murray W. Sales & Co.; 1 dozen golf balls—B. C. McKinley Co.; one toilet seat—Harrigan & Reid Co.; 200 lbs. Rock Lath—Jack Merwin Co., five $1 bills—Kullen Fuel & Supply Co.

FIFTH OUTING—Tuesday, September 14th

Western Golf & Country Club. Weather partly cloudy and warm. A good day to play. There were showers in Detroit but none at Western. 74 played golf and 129 had dinner. We had a very good meeting after dinner and special prizes were given by the following donors: 1 dozen golf balls—Murray W. Sales & Co.; 1 dozen golf balls—B. C. McKinley Co.; one toilet seat—Harrigan & Reid Co.; 200 lbs. Rock Lath—Jack Merwin Co., five $1 bills—Kullen Fuel & Supply Co.
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WEEKLY BULLETIN
ther fair and warm. Perfect day. 80 played golf and 131 had dinner. This was ex-directors' day and the following X's were present: 1921, Frank Chapper; 1926, Chas. Buck; Al Beever; 1928, Wm. W. Busch, Thos. Murray; 1930, A. W. Kutschke, Wm. Restrick; 1932, Ed Horning, William F. Seeley; 1933, Fred Anderson; 1937, Walter Gieseking, George Cruickshank; 1939, Ed. Schuster, Dr. Clarence Candler; 1941, Albert B. Ameel, Mervyn Gaskin, 1942, Benjamin A. Capp, Paul Marshall; 1943, John Freeman, Tom Marshall; 1944, G. K. Chapman; 1945, Fred Rohn, Henry Mason; 1948, Pres. E. G. Bush, R. T. Lyons, Douglas Shaw, Munro Aird, W. Wilbur White. A very excellent meeting was held after dinner at which several special prizes were awarded to those lucky in the draw. The prizes and donors were as follows: Dr. Clarence Candler, Westinghouse Portable Radio; W. Wilbur White, Five Dollars; Mervyn Gaskin of Taylor & Gaskin, Inc., 1 dozen golf balls; Mr. Koss, Yale Rubber Mfg. Co., Fifty Feet of Rubber Garden Hose.

SIXTH GOLF OUTING—Tuesday, October 19th

Gowanie Golf and Country Club. Weather, Showers and cold—not so good. However, 30 played golf and 115 participated in an excellent steak dinner. Special prizes were given out as follows: $5.00 each from Ralph W. Hidey, W. Wilbur White Co., and Dick Kullen. B. C. McKinley, furnished fine entertainment in the form of a beautiful blond singer and a lovely brunnette piano player. Mac also gave one bottle of chatter juice as a prize. This final meeting has come to be known as Old Timers Day and the day on which we drink a toast to the memory of our only twice past president, Jess Stoddard (76). We were honored by the presence of Col. George Walbridge and many others who have served the Exchange in one way or another.

CUP WINNER: May, C. D. Wood; June, Walter Pratt; July, O.D. Wood; August, Bill Frazer; September, Ed Green; October, G. K. Chapman.

Vital Statistics: 374 played golf (average 62), 650 had dinner (average 108). Both the golf and dinner averages fell below those of last year. Total cash received was $3,765.00 plus the balance brought forward from last year of $142.45, making a total of $3,907.45. Total amount paid for golf fees, dinners, prize certificates, golf balls, tips to golf club, personnel, flowers and miscellaneous expenses was $3,503.54 leaving a balance of cash on hand of $149.46.

In conclusion, I wish to extend my thanks to your President E. G. Bush, for his faithful attendance, good suggestions and unending support; to E. J. Brunner, your secretary-manager and to John L. McGarrigle for their strong backing and constant help, especially for taking over in July when I was not on the job. To Miss Wilma Page for the great job she does of re-
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believing you so painlessly of your money and giving you in return a ticket and a pleasant smile, and for the faithful keeping of the records. And to Miss Jane Cooper and Mrs. Cora Martin, who work behind the front page, as it were, making up the notices and certificates and seeing that you get them.

Finally to each one of you who, by your presence at one or more—and some at all—of the outings, make these outings not only possible but very enjoyable.

EDWARD G. ROSELLA,
at our last Convention, was in charge of registration. This year he has been promoted to Chairmanship of the 35th Convention. His wife is chairman of the Ladies Committee at this Convention.

PAUL R. MARSHALL—It's Marshall again. When one does a good job, why change? That is why Paul is again responsible for the Building Industry Banquet. He has made of this one of the most delightful and important events.

EARL W. PELLERIN has done a perfectly marvelous job as Chairman of the Architects Show Committee, as you will see on visiting that attraction. There is no doubt that this is the finest architectural show ever held in this state.

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WEEKLY BULLETIN
I think it should be understood that the title of these remarks, "How the City of Chicago is Cooperating with Insurance Companies and Other Financial Institutions in the Redevelopment of Its Blighted Areas", is strictly the responsibility of your good President, Allen B. Crow.

Its qualifications as a jaw-breaker are so prodigious that I trust you will forgive me if I make reference to it henceforth as "How Chicago is Cooperating with Private Capital."

I think, before we go into the question of how Chicago is cooperating with private capital, you would be interested as to why she has been and is so anxious to do so.

Chicago is making an all-out effort to cooperate because an extreme emergency, a desperate need, exists. That need hinges entirely around the question of a housing shortage.

This shortage breaks down into three different categories.

There is a general need for housing, as there is in most every other place in the country at the moment. Ours is, however, far more critical than the average. To give you an example, the Public and Private Works Programs which we have actually scheduled in Chicago, such as super-highways, colleges and hospitals, will displace over 40,000 families. At today's prices, this amounts to something over $350,000,000 which would be needed to replace housing which must be destroyed if these needed projects are constructed.

This, of course, is over and above the already existing acute shortage.

The second category of shortage is a special need for the clearance and rehabilitation of the central core of our city.

This is a need over and above the problem of housing shortage. This need must be answered in order to stem the decentralization which is draining off the residential population.

We must clear and rehabilitate these blighted areas in order to successfully compete with the suburbs and thereby insure the safety of our tax structure and reduce the extra cost to the city of supplying them with public services.

And the third, and equally vital, housing problem for Chicago is the so-called "minority groups." There are some 400,000 Negroes living in the same housing facilities that 200,000 of them used in 1938. Think of it! 400,000 human beings where 200,000 used to crowd in, and the housing ten years older with no improvements.

In order to see these problems in their stark reality, it might be well to refresh your minds with a brief sketch of Chicago.

Whatever may be said about her, good or bad, certainly she is justly famous for her range of slums and slop areas. Anyone who has come to Chicago by train can back me on this one, and I am sure was shocked by the desolate scenes that met his eye.

But before we feel too sorry for "poor old Chicago", let us take a look at her as an economic entity.

Chicago lies at the vortex of some 1500 square miles of rich territory over which she asserts great influence, in fact, essentially dominates economically.

I believe that about 43% of the products that will be shipped to Europe this year will come from this territory. Something over 47% of the population of the great State of Illinois lies within her political boundaries which accounts for only about 250 square miles of her total area of influence.

Certainly, Chicago is the undisputed railroad center of the country.

She is a commercial and industrial city.

She is rich, prosperous, vigorous and young.

But, she represents a fantastic combination of stability, dignity and wisdom standing right alongside of obsolescence, blight and decadence.

She is bursting with pride in her tradition, and at the same time, beating her chest, and decrying with lurid descriptions the scandalous condition in which she finds herself.

She is tough as nails and she is proud and vain. She is not the kind of city that is apt to ask anybody to do anything for her. In fact, her first reaction to the idea of making any concessions to an outside agency, such as an insurance company, would immediately get her back up.

This area rubs shoulders with our swank apartments and hotels on one side and our great retail and commercial centers on the other.

When I say "blighted," I mean rotting, filthy wrecks of buildings, lying in treeless desolation between endless railroad tracks and high-speed boulevards, backed up by grimy industrial areas.

On the other hand, these blighted areas are within walking distance of one of our great commercial centers—the Chicago Loop. They are adjacent to some of our great park systems. They are close to the Lake, the lands they occupy were, only one generation ago, occupied by the wealthiest people in the city.

In 1939 there was a population within these twenty-three square miles of some 700,000 people. Today, in this same area, in which practically no residential building has occurred in the last ten years, there is now an estimated population of about 900,000.

Here the density per square miles equals or exceeds that of any other section of our city.

Imagine a density of from two to six people per room with two or three families living in a unit or, if it may be dignified by such a term, an "apartment."

And now, this brings us to a fuller realization of our third great category of housing need.

About 75% of the people who live in these areas happen to be colored. There are some 400,000 of them living in an area of approximately ten square miles. They have no place else to go. No one has been providing them with housing except, and here is a big except, through "Public Housing" backed by a segment of the people in our city, who favor, and are constantly applying pressure for "public housing."

The service, the labor of these 400,000 colored people, plus another half-million or so whites in other areas, is vitally needed in our economy. They help to run our steel mills, our stockyards. We need them in our city, and yet the conditions in which they live are intolerable.

And this great blot on our city calls for correction, and this calls for the necessity of cooperation with private capital, if for no other reason than because of the threat of government intervention to meet this crisis with various types of federal, state and public housing laws, and the resulting subsidies, paternalism and bureaucracy, which, on such a large scale, would be intolerable.

The acuteness of our situation in Chicago has been rapidly reaching the point where something was going to be done, if not through private capital, then through public housers' intervention.

There is a place for public housing but that place is narrow and limited. And certainly it would be a tragic chapter of failure for our Democratic system if private capital could not do the job.

And then, of course, we think the timing is right to get talking on this major problem of Chicago through cooperation with private capital.
Because eighteen long years of depression, war and disillusionment are over and people's minds and hearts are turning once again to peacetime problems. We are beginning to be concerned with what goes on in our own back yard.

And so, these are some of the reasons for our cooperation:

1. The vital need for housing, generally.
2. The need to clear and rehabilitate the blighted areas in order to stem decentralization and competition with the suburbs.
3. Because of the special, critical housing problems of our "minority groups."
4. Summary . .
   And, because of the emergency of these three major categories of housing shortage, the resulting threat of Governmental intervention and the possibility of subsequent displacing of private capital through public housing.
5. Timing . .
   Because of the end of the long period of depression and war, and the general feeling that the people are again turning their minds to local problems.

And to be realistic, and even cynical about it, "How we are cooperating" really means: "What do we have to do to get the boys to come in?" What is needed to develop that canopy of protection in order to guarantee the growth of this apparently delicate organism known as "housing"?

Probably the most basic of all the reasons, I honestly believe, and the thing that has been one of the major inhibiting factors in Chicago for years has been our political situation.

We need first—and most—an honest city government.

Pressure, and the near-hysteria in which Chicago has found herself has ended up with an ideal answer to the question of cleaning up the political situation in the person of Martin Kennelly, our new Mayor, whose sole interest is doing a good job for Chicago, to get it running on an efficient, honest basis, and to rebuild Chicago's blighted area. (I being a Republican and the Mayoralty a Democratic one, you can rest assured that this praise is unprejudiced and from the heart.)

It is equally as necessary to have available a short-term, long-term, all-term Basic Master Plan which tackles simultaneously at the roots, the three primary problems, Commerce, Industry, Housing, on a Metropolitan Planning Basis.

Our private investor needs a sort of crystal ball in which he can read the future, can predict with relative safety the rigid framework of fixed conditions within which his projects must lie. This is a situation which we of the Chicago Plan Commission have assumed and we are enthusiastically offering our cooperation to all comers.

Our private investor, of course, needs state laws to permit him to invest his funds and own and operate housing projects. These laws are in existence.

State laws and city laws, the necessary public officials and commissions, and funds are necessary to provide the private investor with, first, a single responsible agency with whom to deal in order to select and purchase at an economic use price, large tracts of land now held by thousands of owners, mostly absentee. What we call a single or one-time subsidy.

The above action will displace thousands of people now living in these areas. State and city laws and money, and proper governmental agencies are needed by which land for relocation can be purchased and low cost housing built in order to rehabilitate these dispossessed people.

The Land Clearance Commission and Chicago Housing Authority are agencies for this action.

Adequate provision for an example, or pump-priming, in the form of state funds must be provided for the equity in a "non-profit" corporation in an effort to lead the laboratory test case on veteran housing.

I have outlined what was needed. Now we will get down to the subject, which is, "How Chicago has Provided this Cooperation."

The first effective housing law in the State was the 1934 Public Housing Act which provides subsidies in the nature of the initial money loaned for the building of the housing, and second, tax exemption. Some $63,000,000 has been spent under this Act and the Chicago Public Housing Authority has paid back in lieu of taxes a so-called "service charge" which amounts to about .8 of 1% on the investment. This is about ten times what it should be but actually, it is about twice what the land was returning prior to the Public Housing developments.

The most significant, however, and the most revolutionary is the Act of 1947, entitled, "Blighted Areas Redevelopment Act of 1947" with a related law on "Relocation Housing."

Under this Act, the State provided to the City a total of some Twenty Million Dollars, and the Federal Government, Six Million Dollars, the funds to be spent for land clearance and relocation of land, for low rent, relocation housing, and for equity in a non-profit corporation.

An additional Thirty-Five Million Dollars has been provided, through a bond issue by the purchase of and clearance of blighted areas. Again, note that it is intended that these cleared lands shall be resold, regardless of their cost, at an economic "use value" to private capital for redevelopment. This provides a total of Sixty-Three Million Dollars, $35,000,000 for land clearance, and $25,000,000 for relocation of land and housing.

"One-time subsidy" is provided when the Land Clearance Commission negotiates a deal with private capital, when they pay the land at its economic use value, regardless of the purchase price. This provides the private investor with large tracts of land through a single contract with a responsible public agency, the Land Clearance Commission.

No major outlay of cash by the investor is required until the deal is entirely consummated to the satisfaction of both the Government and the private agency.

The private investor is not required, and properly so, to assume responsibility for the displaced people. This is a State and City responsibility under our system of laws.

The most important point of all—

The private investor, once the deal is made and he has paid for his land and invested his equity, his general layout and design, is no longer under the supervision or control of the Government. The Government holds no apron strings. The private investor pays taxes like anybody else and charges such rents as he can hope to get.

And so, we find ourselves with the necessary legislation and with some Sixty-Three Million Dollars for pump-priming. This is not much in terms of the total problem but it certainly cannot be termed "chicken feed."

We also find ourselves with an obligation to make this succeed. If it fails we will have to get the whole city, and the people to move as a team and put up the money again. They will be disillusioned.

In using these laws and spending this money, we must do far more than clear some blight, remove a slum or two.

It is the responsibility of the Land Clearance Commission, in cooperation with the Plan Commission, to select the areas to be cleared. It is vital that their action, or design if you please, introduce into these diseased areas a virus strong enough to grow, spread and drive out finally, through its own virility, blight, slums and housing shortage. However, I have said, this must be done through actual physical planning.

To give you an idea of the problem, the amount now available for land clearance, some Thirty-Six Million Dollars, will clear just about one square mile.

Now, there are 51 individual square miles in which residential blight exists to some degree today.

This means that we must stretch our initial funds as far as possible and that the sites selected under this program must be chosen with a view towards developing a pattern which will eventually knit together into one homogeneous and healthy, cultured core of the city.

Bearing all these factors in mind, the size of the question of the project...
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Architect: Irving E. Falmquist, Detroit
comes up. The minimum size project which we believe might safely be entered into with any assurance of preserving its stability permanently, involves approximately 35 acres of land and will provide 1,200 dwelling units and such community facilities as may be needed.

The effective cost of this minimum project, including land, relocation of families now on the site, and the building of the new 1,200 units will be in the neighborhood of Fourteen Million Dollars.

You know that the final test of this program will rest upon the degree of success attained, through careful planning, in insuring that the blight, once driven out of the areas treated, is driven out for all time.

We have talked so much about blight, and yet we know so little about its cause.

To know how to drive out blight, one must know what causes blight. It is difficult for me to believe that there could be a consensus of opinion as to the definition of the causes of blight, but this is true.

One common belief is that the people living in the area cause the blight, that it is caused by race, color or religion. This is a complete misconception of the cause of blight.

Blight is caused by the physical change which turns a pleasant, quiet neighborhood with trees, grass, slow-moving traffic into a dirty, smoky, noisy island hemmed in by speedways jammed with dangerous motor traffic.

The by-products of the railroads and industry, the modern automobile traffic, and the gridiron street pattern, are dirt, smoke and noise and danger to life. These cause the people who originally lived in the center of our city to move out in the country again because they wanted to and because they could afford to do it. So our definition of blight revolves around the physical environment in which the human being is asked to live.

I have already outlined the legal and financial tools with which we are working. In addition to those, we can supply other tools to the private investor:

1. The existing mass of up-to-date research data, both national and metropolitan, on every conceivable aspect of the problem.

2. A deep civic consciousness of need and support by the financial interests of the area and our city.

3. The recognition of the need for relocating the displaced families with public funds.

We know that our great cities today are at best bad places in which to live. Admittedly, concentration of industry and economic reasons requires concentration of people, but we do not think it has to follow that people need live in the lee of belching smoke stacks or chasing rats out of vermin-infested alleys, or in spending two or three hours a day commuting in order to avoid it.

We know that the rural areas were the original, and are the continuing sources of population supply.

We know that city people are struggling to again regain, or at least simulate, that rural environment.

And so, with the selected blighted area checked for conformance with the master plan, cleared of structures, and the dispossessed people relocated on land heretofore unoccupied by housing, we proceed to attempt to create the essential things inherent in a rural environment that the city lacks.

I want to call your special attention to the problem and the proposed solution of the "dispossessed people." The relocation of these people is of an immediate urgency in the City of Chicago today on account of the legislation that has been activated. At the risk of over-simplification, I would like to suggest that this physical relocation, which involves the purchase of land and the building of new housing, should fit into the pattern of the rehabilitation of the total blighted residential areas and should be done with the least discomfort to those involved.

Bearing this in mind, we are studying blighted industrial and commercial areas adjacent to the blighted residential ones with the thought of using them for the relocation rather than to find unoccupied sites on the perimeter of the city.

Even within the framework of the master plan, the present and possible future perimeter environments of this area that we are going to replace must be carefully studied and assurance given that investment will not be threatened from this direction.

And then, within the framework of a so-called "Super Block" bounded by thoroughfares, which has been retained from the existing gridiron plan, we will re-capture for living about 20% of the gross area contained therein by vacating the land occupied by useless streets.

Within these limits we can now plan freely with noprior commitments, except those useful structures which may still exist on the site, such as a school or a church, if they can be made to fit into the plan.

These blighted areas are near the central business district on costly land and must, if they are to be economically sound, be intensively used.

This requires a high density of population but we must also have open spaces where grass and trees can grow—where children can play freely and safely—where they can get into every room at least once a day.

The question is—"How to have our cake and eat it too?"

The answer to this comes in the type of occupancy, of people who will live there.

We will examine the characteristics of the people who form the natural market for this area.

60% will be single or without children under 17 and will prefer the simplicity of a one-room efficiency apartment which will consist of a large all-purpose room together with a bath and kitchen.

The remainder of the people will have one or two children and will, therefore, require one or two-bedroom apartments. The average apartment space for the entire project will be 3½ rooms.

The efficiency apartments and the one-bedroom apartments will be combined to form twelve or sixteen-story elevator buildings of the corridor type. Those families with children will live in three-story walk-ups, or in the case of two children, in row houses, thus providing for the families with children easy access to the parks and playground areas.

All of the first or ground floor apartments, even in the elevator buildings, may have separate outside entrances and be, in effect, row houses.

The above has produced living accommodations for twice as many people as were there before. It has increased the land not covered by buildings to 80% of the total in contrast to approximately 40% not covered previously.

In other words, we are accommodating more people, and have gained comparatively great open spaces, have eliminated the noise, dirt and danger and expense of upkeep of a substantial percentage of our streets, and have gained the essential required elements of the rural areas, namely, sun, air, grass and trees.

To go back to our first consideration, we have guaranteed against the recurrence of blight by establishing an environment in which a child or a tree can live.

This, in its final analysis, is the only basis on which a private investor, an insurance company, or any other agency, can hope to safely invest funds, and is, therefore, the most fundamental consideration.

In closing, it may be well to state some things which this Chicago redevelopment program does not represent:

1. It is not a panacea which will rebuild all of Chicago's slums overnight, or perhaps ever. It is, of course, subject to the pressures and limitations of building costs balanced against the rental market. Probably its net over-all effect can be no greater than to make it as desirable from a standpoint of cost—and probably what is more important, from the standpoint of the uncertainties of title, cost and possession—for an investor to build this type of project as against a raw land or peripheral project.

If you assume that the homes of people will continue to be a good investment, then it should be possible that the homes of some of those people be built in this fashion. This seems particu-
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arly true in view of the sizable and rapidly increasing segment of the population composed of childless couples, divorced and unmarried people, the aged and other non-typical families, who neither need nor want suburban dwelling if they can find pleasant accommodations close to their work, amusements and other activities of city life—and do not have to pay a high price in daily time of travel.

2. This redevelopment phase of Chicago's program is not, in essence, a housing program. It is a redevelopment program. Its ultimate base and motivation is the financial stability of the City and of the values within the City. It can produce a substantial net increase in the number of good privately owned housing accommodations available to the people of the City, and the relocation housing phase may properly be considered a housing measure.

3. The program and its fundamentals are not a copyrighted possession of the City of Chicago. To the extent that they may seem sound and may be adopted or modified by other municipalities—to that extent will this form of investment of private funds become more widely accepted and less novel.

4. It is not a program whose ultimate success is guaranteed. Its success will require vigorous and courageous administration by the City officials, and a recognition that the program cannot be carried out without the price of inconvenience to many.

Chicago invites the careful scrutiny of this program both by other cities if they find in it anything of merit, and of course invites the attention of those investors whose investment program contemplates long-term investment in real estate.

DETROIT—Scene of the Michigan Society of Architects' Thirty-Fifth Annual Convention.

ABOVE is a Detroit News Air View of the Down-Town area, looking North along Woodward Avenue and Griswold Street.

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REGISTRATION ACT

FOR Architects, Professional Engineers and Land Surveyors

(Act 240, P. A. 1937)

MICHIGAN

STATE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS

REGISTRATION ACT

AN ACT to license and regulate the practice of that profession as hereinafter defined, of architectural, professional engineering or land surveying, to create a state board of registration for architects, professional engineers and land surveyors, and to prescribe a code of ethics and professional conduct for those engaged in the practice of the professions; to empower the said board to impose certain powers and duties upon the said professions and to enter into contracts or agreements with the said professions; to create and provide for the maintenance of the said board, and to repeal all acts and parts of acts inconsistent with the provisions of this act.

The People of the State of Michigan enact:

Section 1. In order to safeguard life, health and property, any person practicing or offering to practice the professions of architecture, professional engineering or land surveying, shall hereinafter be required to be registered by the said board, and to be in compliance with the provisions of this act, as herein defined.

The term "architect" as used in this act shall mean a person who engages in the practice of building construction, and the design of such buildings and structures, buildings, equipment, works or projects that shall require the application of the sciences of architecture or engineering, in a professional manner, as hereinafter defined.

The practice of professional engineering within the meaning of this act includes any professional service or work, professional practice or profession, government or public utilities, structures, buildings, machines, equipment, processes, works, or projects, wherein public or private universities, colleges, and the private educational institutions or professions, requiring the application of the principles of architecture, or professional engineering, and design, and the protection of the public welfare or the safeguarding of life, health or property is concerned or involved, wherein such professional service is engaged in connection with public or private utilities, and which professional service requires the application of the principles of architecture or professional engineering, and in the practice of which professional experience is of more value than education and training, as hereinafter defined.

The term "professional engineer" as used in this act means a person who has attained, by education and training, and by the study of the intellectual sciences, the knowledge of mathematics, the physical sciences, and the principles of professional engineering, acquired by professional education and practical experience, and is qualified to engage in professional practice as hereinafter defined.

The practice of professional land surveying within the meaning of this act includes any professional service or work, professional practice or profession, requiring the application of the principles of surveying, planning, design, or responsible supervision in connection with any public or private utility, structure, building, machine, equipment, process, work, or project, wherein public or private utilities, and which professional service requires the application of the principles of architectural or professional engineering, and in the practice of which professional experience is of more value than education and training, as hereinafter defined.

The term "professional land surveyor" as used in this act means a person who engages in the practice of land surveying, and of the performance of services in connection with the location, determination, measurement and the plotting of land and subdivisions thereof.

The term "board" as used in this act shall mean the state board of registration for architects, professional engineers, and land surveyors, created hereunder.

Sec. 3. There is hereby created a state board of registration for architects, professional engineers and land surveyors, which shall be vested with the authority to adopt, establish, and enforce such rules and regulations as may be necessary for the proper conduct of the board and the practice of the professions of architecture, professional engineering and land surveying as hereinafter defined.

Section 4. The members of the board shall serve without compensation but shall be entitled to reimbursement for expenses incurred in the performance of their duties, and to the appointment of employees and assistants as shall be necessary to the performance of the duties of the board as hereinafter defined. The board shall have power to prescribe its powers and duties; to create and provide for the maintenance of the said board, and to repeal all acts and parts of acts inconsistent with the provisions of this act.

Section 5. The board shall hold an organization meeting immediately after its creation, which organization meeting shall become effective, and thereafter shall hold official meetings at least two regular meetings each calendar year. Special meetings shall be held at such times as the rules and regulations of the board may provide, and at such times when the board shall deem it necessary for the proper exercise of its powers and duties, including evidences of the provisions of this act.

Section 6. The board shall have power to regulate the practice of the professions of architecture, professional engineering and land surveying as hereinafter defined.

Section 7. All fees received under the provisions of this act shall be paid into the state treasury and shall be used solely for the purpose of paying the expenses of the board as hereinafter defined.

Section 8. All fees received under the provisions of this act shall be used solely for the purpose of paying the expenses of the board as hereinafter defined.

Section 9. The secretary of the board shall have charge of the official records and shall perform the duties usually appertaining to such office; he shall give a surety bond and a cash deposit to the state treasurer, in such sum as the board shall determine, and sufficient to answer for the faithful discharge of the duties of his office. If any member of the board, or its authorized agent, may administer an oath or a witness in any matter before the board in any case of disclosure of a subpoena, the board may invoke the aid of any court of the state for the service of said subpoena on any person within or without the state. Any failure to obey the process of the court may be punished as a contempt thereof.

The provisions of this act shall be forwardly monthly to the state treasurer and deposited therein in a special segregated fund, to be available for the purpose of this act. The expenses of carrying out the provisions of this act, including costs of service, shall be paid out of the special fund, so established. The amount received from fees under the provisions of this act shall be considered as equivalent to a year of satisfactory experience, and all fees on account of such examinations shall be considered as equivalent to a year of satisfactory experience.

The provisions of this act shall be considered as equivalent to a year of satisfactory experience, and all fees on account of such examinations shall be considered as equivalent to a year of satisfactory experience.

Sec. 10. The board shall make a report of its proceedings and a register of all applications for registration, including the name, age, and residence of each applicant; (b) the names of all persons who have been refused registration, and the reason for such refusal, if any; (c) the names of all persons whose application for registration has been found unsatisfactory; (d) the names of all persons who have been charged and convicted of any violation of the provisions of this act; (e) the number of members of the board who have been appointed by the governor for each term for which they shall serve; and (f) such other information as the board may deem advisable to report to the governor and to the legislature. The report of the board shall be filed with the secretary of the state, and shall be available for public inspection.

Section 11. Applications for registration shall be made by the person seeking registration on forms prescribed and furnished by the board, and who has paid the initial fee of five dollars. Any person who has paid the initial fee of five dollars shall be entitled to examination and registration without examination, as an architect or registered professional engineer, as herein defined, provided in section twenty; must be of good moral character and over twenty-one years of age; must have been a resident of the state for at least two regular meetings each calendar year.

Section 12. An application for examination for registration must be a citizen of the state, and must be filed with the board, who shall examine the applicant's education and detailed sum­marized evidence of the attendance of the applicant's experience and work, and shall determine whether the applicant is qualified for registration as an architect or registered professional engineer. The board may refuse to register any person for reasons of good moral character and over twenty-one years of age; must have been a resident of the state for at least two regular meetings each calendar year.

Section 13. All fees received under this act shall be paid into the state treasury, and shall be used solely for the purpose of paying the expenses of the board as hereinafter defined.

The registration fee for architects and professional engineers shall be twenty-five dollars.

February 22, 1949
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teen dollars of which shall accompany application, the remaining ten dollars to be paid upon issuance of certificate of qualification issued by the national council of professional engineering registrants or the national bureau of engineering registrants or the board with special reference to the applicant’s ability to desire to be engaged in professional architectural, engineering, or land surveying, which shall include the safety of life, health, and property. Examinations shall be given for the purpose of qualifying for the practice of architecture, engineering, or land surveying, and shall be held at least six months in advance of the date of expiration of said certificate. A candidate failing an examination may apply for examination at the expiration of six months and shall be re-examined without payment of additional fee. Subsequent re-examinations shall be granted upon payment of a fee of five dollars.

Sec. 15. The board shall issue a certificate of registration upon application made by any architect, registered professional engineer, or land surveyor who has complied with all the requirements of this act. In case of a registered or a registered land surveyor, the certificate shall authorize the practice of, and only the privileges of, the practice of architecture, engineering, or land surveying, as the case may be. The certificate shall contain the name of the applicant, address, and the date of expiration of the certificate. Certificates of registration shall show the full name of the registrant, the secretary of the board under seal. The certificate shall issue in the name of the registered professional engineer, or registered land surveyor, as the case may be. The certificate shall be signed by the secretary of the board under seal of the board. When examinations are required, they shall issue in the name of the registered or registered architect, registered professional engineer, or registered land surveyor, as the case may be. The certificate shall be signed by the secretary of the board under seal of the board. The certificate shall issue in the name of the registered professional engineer, or registered land surveyor, as the case may be. The certificate shall be signed by the secretary of the board under seal of the board.

Sec. 16. Certificates of registration shall expire six years from the date of expiration of said certificate. Renewal of a certificate shall be made by the applicant filing with the board and affixing the seal of the board, bearing the name and the seal of the registered professional engineer, or registered land surveyor, as the case may be. Renewal shall be made by the applicant filing with the board and affixing the seal of the board, bearing the name and the seal of the board, bearing the name and the seal of the board, bearing the name and the seal of the board.

Sec. 17. An architectural or an engineering or a land surveying firm, or a partnership, or a corporation, or a mailing address in the practice of architecture, professional engineering, or land surveying, and shall be registered by the board with all partners, officers, and directors of said corporation, registered professional engineers, registered land surveyors. A mailing address in the practice of architecture, professional engineering, or land surveying, and shall be registered by the board with all partners, officers, and directors of said corporation, registered professional engineers, registered land surveyors.

Sec. 18. Under this law becoming effective, it shall be unlawful for this state, or for any of its political subdivisions, or any county, city, town, township, village or school district to engage in the construction of any public work involving architecture or engineering services. Each person or professional engineer or land surveyor holding a certificate of registration or the seal of another, or any person exempted from registration by classes (a) or (b) of this section to be registered as registered professional engineer or registered land surveyor in the construction of any public work involving architecture or engineering services, except as provided in this section.

Sec. 19. The board shall have the power to revoke the certificate of registration of any person who shall be guilty of fraud, deceit, dishonesty, or other dishonest practice in obtaining a certificate of registration, or who shall violate any of the provisions of this act.

Sec. 20. The board may, upon application therefor, re-issue a certificate of registration to any person who shall have held a certificate of qualification or registration issued by the board, either under section one or section two of this act or any law in force in this state, or who shall have been duly registered under any law in force in any country, or any country of which he is a resident grants equivalent reciprocal privileges to registered architects, registered professional engineers, and registered land surveyors.

Sec. 21. The board shall have the power to re­issue a certificate of registration to any person who shall have held a certificate of qualification or registration issued by the board, either under section one or section two of this act or any law in force in this state, or who shall have been duly registered under any law in force in any country, or any country of which he is a resident grants equivalent reciprocal privileges to registered architects, registered professional engineers, and registered land surveyors.

Sec. 22. Any person who, after this act becomes effective, shall engage in the practice of architecture, engineering, or land surveying, except as provided for in this act, shall have the right to appear personally and by counsel, to cross-examine witnesses appearing against him, and to produce evidence and witnesses in his own defense.

Sec. 23. This act shall not be construed to affect the provisions of the statutes of this state relating to the practice of any other legally recognized profession.

Sec. 24. Should any provision or section of this act be held to be invalid or any provision of such act shall be construed as preventing a person not registered under the provisions of this act from planning, designing or supervising the construction of any public work costing less than two thousand dollars or residential buildings costing less than fifteen thousand dollars.

Sec. 25. The board of state auditors shall furnish suitable quarters for operations of this board. The fees for registration under this act, as of January one, nineteen hundred thirty-eight.

Sec. 26. Act number three hundred thirty-four of the legislative assembly of the year nineteen hundred thirty-nine, making sections eight thousand six hundred sixty-nine to eight thousand six hundred ninety inclusive, of the compiled laws of nineteen hundred twenty-nine, and all other acts or parts of acts in conflict with the provisions of this act are hereby repealed. This act is ordered to take immediate effect.
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BELOW is shown one of Mr. Crane's industrial buildings in England.

See also page 47 for view from the Crane offices.
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Shown above is the entrance to Ambassadors' Court, which is directly opposite to the architectural offices of C. Howard Crane, Architect, in London, England. Mr. Crane is a member of the Detroit Chapter, A.I.A.

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WEAVER, MERLE C. ..... 3920 Lakeview, Detroit 13

WEBER, A. A. ..... 160 Market, Mt. Clemens

WEBSTER, MORRIS ..... 16216 Greenview, Detroit 23

WEEKS, ARTHUR L. ..... 315 S. Federal Hy. 
                     Lake Worth, Fla.

WEEMHOFF, HARVEY H. ..... 609 Windsor Terrace
                   Grand Rapids

WEIGLE, WILLIAM L. ..... 10736 Somerset, Detroit 24

WEITZMAN, ARNOLD A. ..... 11845 LaSalle Blvd. 
                      Detroit 6

WELCH, KENNETH C. ..... 1340 Monroe, N. W., 
                    Grand Rapids 5

WEST, ROBERT J. ..... 512 United Artists Bldg., Detroit 26

WETZEL, BERNARD C. ..... 4643 Pacific, Detroit 4

WHEELER, VERNON L. ..... 16119 Fenmore Ave., 
                     Detroit 27

WHITE, DONALD F. ..... 126 John R. St., Detroit 26

WHITE, FRANK A. ..... 173 Kent St., London, Ontario, 
                    Canada

WHITING, EDMUND ..... Architectural Office of Canal 
                     Zone, Inst. of Inter-American Affairs, 12 Calle 0 
                     #3, Altos, Guatemala, Canal Zone

WHITNEY, CLARENCE J. ..... 119 N. Main St., Sheridan, 
                     Wyoming

WIEDMAIER, FRANK W. ..... 112 Madison, Detroit 26

WIGEN, FREDERICK E. ..... 132 S. Washington Ave., 
                     Saginaw

WILBY, ERNEST ..... 1567 Ouellette Ave., Windsor, 
                    Ontario, Canada

WILLEKE, LEONARD ..... 1142 Bishop Rd., Grosse 
                     Pointe 30

WILLIAMS, ALBERT E. ..... 140 Elmhurst, Detroit 3

WILLIAMS, DAVID H., JR. ..... 13300 E. Outer Dr., 
                      Detroit 24

WILLIAMS, MALCOLM M. ..... 827 Sunset Lane, East 
                     Lansing

WILSON, ARTHUR L. ..... 13535 Woodward, Detroit 3

WILSON, C. H. CARLISLE ..... 60 Emmons Blvd. 
                        Wyandotte

WINEGAR, W. RAY ..... 46 Bloor St. W., Toronto, 
                     Ontario, Canada

WINN, OTIS ..... 528 Michigan Bldg., Detroit 26

WINTER, FRED J. ..... 2410 Book Bldg., Detroit 26

WOOD, BARTON D. ..... 695 Rivard Blvd., Grosse Pointe 30

WOODWORTH, L. L. ..... 221 Municipal Bldg., Ann Arbor

WORTHINGTON, ADDISON M. ..... 32311 S. Coast Blvd., 
                        South Laguna, Calif.

WRIGHT, CLIFFORD N. ..... 1758 Holland, Birmingham

WRIGHT, FRANK H. ..... 120 Madison Ave., Detroit 26

WRIGHT, LLOYD H. ..... 120 Madison Ave., Detroit 26

WRIGHT, MAXWELL E. ..... 6621 Scotch Lake Dr., Rte. 
                      #5, Pontiac

WYETH, WALTER H. ..... 323 Peoples Bank Bldg., Port 
                     Huron

YAMASAKI, MINORU ..... 3077 Livernois, Rte. #4, 
                     Birmingham

YERETSKY, NORMAN M. ..... 830 N. Wabash Ave., 
                     Chicago 11, Ill.

ZANDER, ROBERT A. ..... 345 New Center Bldg., 
                     Detroit 2

ZANNOTH, GEORGE G. ..... 1114 Buhl Bldg., Detroit 26

ZILLMER, EMIL G. ..... 132 Federal Square Bldg., 
                     Grand Rapids 2

ZIMMERMANN, ARTHUR J. ..... 710 Snyder Rd., Lansing

ZIMMERMANN, WILLIAM C. ..... 831 W. Huron, 
                     Pontiac 11

ZISLER, LYLE F. ..... 628 McKercher Bldg., Detroit 1

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610 New Center Bldg. (2) TR. 1-8100

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J. F. Pyne
174 S. Clark St. (9) TA. 5-3500

AMERICAN GAS ASSOCIATION
Ernest C. Baker
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W. J. Portland, E. D. Ainslie, Jr. Jay Simpson
Free Press Bldg. (26) CH. 5670

BELL & GOSSETT CO.
R. L. Deppmann (R. L. Deppmann Co.)
5853 Hamilton Ave. (2) TR. 2-6309

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R. E. Leggette (R. E. Leggette Co.)
6425 West Vernor (9) VE. 3-4060

CHAMBERLIN CO. OF AMERICA
G. G. Bernard, F. A. Sansom, E. B. Ingersoll
1254 LaBrosse St. (26) CH. 8484

DETROIT STEEL PRODUCTS CO.
W. J. Torbet
2250 East Grand Blvd. (11) MA. 7680

FIAT METAL MFG. CO.
Louis T. Ollesheimer, Donald T. Ollesheimer
2539 Woodward Avenue (1) CA. 3860

GREAT LAKES STEEL CORP.
C. J. Bradley, R. J. Holihan
3750 Penobscot Bldg. (26) RA. 6540

H. H. ROBERTSON CO., W. E. Nichols
635 New Center Bldg. (2) TR. 2-2554

JOHNS-MANVILLE CORP.
F. W. Clise, P. D. Lee
4720 Joy Road (4) TY. 5-3975

KAWNEER COMPANY
A. L. White
12072 N. Martindale (4) MA. 6040

KIMBERLY-CLARK CORP.
James A. Gillman
14 Smith St. (2) MA. 4899

KIMSMUL DIVISION
K. W. Kaiser (Quality Materials Co.)
6450 Brimson (12) TW. 1-5434

LIBBEY-OWENS-FORD GLASS COMPANY
J. F. Busse
610 Fisher Bldg. (2) MA. 0080

MARSH WALL PRODUCTS, INC.
Wm. E. Ogden
6432 Cass Avenue (2) MA. 6300

MASTER BUILDERS COMPANY
E. H. Fenker
626 Michigan Bldg. (2) CA. 1246

MUELLER BRASS COMPANY
Ralph C. Hunter
2842 West Grand Blvd. (2) MA. 3395

NATIONAL FIREPROOFING CO.
W. R. Sherman
5737 Commonwealth MA. 2181

WAYNE MOHR (Thomas Brick & Tile Co.)
14360 Livernois (4) TO. 8-1354

OTIS ELEVATOR COMPANY, Harry Fritzam
950 West Fort St. (26) RA. 4320

OWENS-CORNING FIBERGLAS CORP.
Edward E. French, Wright Hitt
517 New Center Bldg. (2) TR. 3-4400

PITTSBURGH PLATE GLASS CO.
G. F. Muller
6045 Hamilton Ave. (2) TR. 2-4500

RODDIS LUMBER & VENEER CO.
J. R. Macauley
11855 E. Jefferson (14) VA. 1-7000

ROLSCREEN COMPANY, L. Watson
12503 Grand River Ave. (4) HO. 5189

SPEAKMAN CO., F. A. Schossow
7810 Radford Ave. (4) TY. 6-4890

SPENCER TURBINE CO., R. B. Richardson
4720 Joy Road (4) TY. 5-3975

TRUSCON STEEL COMPANY
Maurice Goldenberg
615 Wayne Street (26) CA. 3830

U. S. QUARRY TILE COMPANY
R. C. Faulwetter
7-227 General Motors Bldg. (2) TR. 5-2881

U. S. PLYWOOD CORP.
Wm. H. Hunt
6854 Dix (9) VI. 3-1200

UNISTRUT CORP.
D. T. Kingman, W. A. Snure
Wayne, Michigan

VERMONT MARBLE CO.
(Detroit Marble Co.)
D. L. Granger
1301 Kales Bldg. (26) CA. 1888

W. A. CORY (Honorary)
1195 Lawrence Ave. (2) TO. 6-1614
We’re looking a year ahead

For us—and for you, too—1950 is going to be very important. The Michigan-Wisconsin gas pipe line from Texas to Austin Field is scheduled to be completed during the year.

This 1400-mile pipe line will bring increased supplies of gas to Detroit.

While there are limitations on supply to be observed in the meantime, there are no restrictions on the quality of the service we will endeavor to give you in your present uses of this fine fuel.
THE MICHIGAN SOCIETY OF ARCHITECTS
SCHEDULE OF RECOMMENDED CHARGES
(American Institute of Architects Document Adopted by the M.S.A.)

Ratified and adopted at the
14th Annual Convention
M. S. A., 1928

Distribution Authorized at the
16th Annual Convention
M. S. A., 1930

Revised Feb. 15, 1946

The Michigan Society of Architects, as a professional body, recognizing that the value of an Architect’s services varies with his experience, ability and the location and character of the work upon which he is employed, does not establish a fixed rate of compensation binding upon all of its members, but, in the light of past experience, recommends that for full professional services, adequately rendered, an architect practicing in the State of Michigan should receive as reasonable remuneration therefor at least the compensation mentioned in the following schedule of charges:

1. The architect’s professional services consist of:

   (a) Preliminary studies, including the necessary conferences and the preparation of preliminary sketches, the least compensation of which is 20% of the hereinafter mentioned fees.

   (b) Working Drawings and Specifications, completely ready for taking bids, the least compensation for which is an additional 55% of the hereinafter recommended fees.

   (c) Supervision, including the taking of bids, the preparation of full size and large scale details, the general direction of the work, the checking of contractors’ monthly statements, the checking of shop drawings for various trades, and the issuance of certificates of payment, the least compensation for which is an additional 25% of the hereinafter recommended fee.

2. The proper minimum charge for professional services on the average type of work, when let under a general contract, is 6% of the total cost of the work. When the major portion of the work is let under a general contract and a minor portion is let separately to individual contractors, then 6% shall govern for the entire work, plus an additional 4% upon that portion let separately.

   When all of the work is let separately to contractors for individual trades, then the 6% fee shall be increased by 4% additional to cover the architect’s extra cost of keeping records and dealing with several contractors instead of one contractor.

3. On residential work it is proper to charge from 8% on the first $50,000.00 of cost, and 6% on the balance. On residential work at a sufficient distance from the architect’s office, to require unusual time in travel, but not far enough distant to require rail or boat transportation, it is customary to increase the above-mentioned 8% and 6% charges to 10% and 8% respectively. In both cases the fee shall cover stables, garages and other dependencies.

4. In the hands of architects best qualified to design them, churches and ecclesiastical buildings generally bear a commission of from 8% to 10% on work under $50,000.00, and 7½% on work over that amount. Designing of or assisting in the selection of or purchasing of church furniture and fixtures, depending on the amount of detail work necessary and the time required, bears a commission of from 10% to 20%.

5. Buildings with complicated equipment such as laboratories bear a higher rate than the 6% quoted in paragraph 2, above, for average work. If taken at 6%, the equipment should be charged separately at a higher rate.

6. On monumental decorative and landscape work, special interiors, and special cabinet work, as well as alterations to existing buildings, whether federal, municipal or private, the minimum charge is 10%. Should the work involved require unusual study or specialization, it is usual to charge 15% or even more.
7. Designs for fabrics, furniture, fixtures, lighting fixtures, and special decorative work other than for churches, the minimum charge is 15%.

8. On articles not designed by the architect, but purchased under his direction, the minimum charge is 6%. 

9. On work of such nature that the final total cost cannot be reasonably accurately approximated, it is advisable and permissible to charge on a pay roll-overhead-profit basis, that is to say, to charge the actual amount of the payroll, plus the average percentage of overhead, plus a profit of, say 25%. If pay roll totals $100.00 and overhead amounts to 85% of the pay roll, then the charge will be:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>Pay roll</td>
<td>$100.00</td>
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<td>Overhead, 85% of $100.00</td>
<td>85.00</td>
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<tr>
<td>Total</td>
<td>$185.00</td>
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<td>Plus 25% for Profit</td>
<td>46.25</td>
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<td>Total charge</td>
<td>$231.25</td>
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In offices having an overhead of 100% this method amounts to charging 2 1/2 times the pay roll, which is quite generally used. It is fair to both owner and architect. It often saves the owner a considerable amount, and insures the architect a reasonable profit.

10. As a substitute for the method suggested in paragraph No. 9 above, the architect may be paid a fixed fee for his own personal services, or, in some cases, a commission upon the cost of the work. In addition thereto, he is reimbursed by the client for his actual office expenses, (pay roll, exclusive of his own drawing account, plus overhead). This is known as the "Fee-plus-cost" method.

11. All disbursements for traveling expenses, measurements, surveys, fees for expert advice when requested or sanctioned by the client, and the cost of all prints, to be paid by the client.

12. All of the above charges are subject to increase by special arrangement, where the cost of the work is small or the conditions unusually difficult.

13. By special interiors and cabinet work, is meant that part of the work which is individual, and requires special study and drawings for each room or each feature thereof, as distinguished from the work which is repetitious and which can be executed from typical drawings and general specifications.

14. The supervision of an architect does not guarantee the performance of the contract by the contractor, or insure the client against defective work thereunder.

Where the architect is retained to oversee preparation, manufacture, execution and installation of work, as well as to check final requests for payment for same, he will do everything in his power to enforce the spirit and the letter of drawings and specifications. Beyond that he is not responsible.

15. The architect is construed by the courts to be the owner's agent and the owner is responsible for payment for labor and material ordered by the architect for the owner. The architect's power of agent is limited, however, to the building or work upon which the architect has been commissioned by the owner to perform professional services.

16. It is proper to charge for the preparation of sketches of any nature whatsoever, even if the client be asked only to reimburse the architect for his actual costs of payroll and overhead.

Under no circumstance will the architect offer to make sketches without charge or obligation in order to assist in soliciting business: nor will he submit to a prospective client's invitation to submit sketches under such conditions, for, by so doing, he may institute or be drawn into an ungoverned and unethical competition.

If the architect chooses to work without reasonable compensation, he may do so only under conditions which will not tend to injure his fellow practitioners.

UNETHICAL PRACTICE

If an architect has quoted a rate of fee to a prospective client, another architect seeking the same work and having knowledge of the rate quoted by the first, is guilty of unprofessional conduct if he attempts to obtain the work by quoting a lower rate of fee. Such conduct is unethical.

SUBMITTING SKETCHES

If an architect knowingly competes with other architects by submitting sketches without obligation, thereby submitting to an ungoverned and unauthorized competition, he is unfaithful to the profession, and guilty of unprofessional conduct.
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**Cost per Cubic Foot in Cents**

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SEE EXPLANATION ON PAGE 64
REVISED SCHEDULE OF UNIT COSTS
BASED ON CUBICAL CONTENTS OF BUILDINGS

(Permission, 1948, by Detroit Real Estate Board)

Annually since 1915, the Detroit Real Estate Board has produced and distributed a schedule of unit costs employing cubical contents of buildings as the basis for determination of costs. The schedule, revised as of Nov. 1, 1948 is presented herewith.

The schedule of costs was produced primarily as a service to members of the Detroit Real Estate Board, as a guide in estimating construction or reproduction costs and as a possible guide to appraisers. Within recent years, scores of requests for copies have come from all parts of the United States and numerous trade publications have asked permission to publish the schedule. It has been and continues to be the policy of the Detroit Real Estate Board to authorize reproduction of the schedule by recognized trade publications and by banks, trust companies, insurance companies, building and loan associations, mortgage companies, appraisal organizations, etc., for the personal use of members of those organizations, but no permission is given for reproduction of the schedule for sale. Additional copies may be purchased from the Detroit Real Estate Board at 30 cents each.

The willing and painstaking cooperation of the Department of Buildings and Safety Engineering in the preparation of this schedule is appreciatively acknowledged. In using this schedule, the rules established by Commissioner Joseph P. Wolff and his department heads, should be observed. These rules follow:

"The cubical volume of a building for the purposes of determining the fees shall be measured as follows:

"From the outside of the walls and from the basement floor to the mean point of a pitched roof or to the highest point of a flat roof. The volume shall include all dormers, enclosed porches, pent houses, and other enclosed portions of a building, but shall exclude open porches.

"In the case of buildings without basements, the measurements shall be taken from the ground line, and in the case of large buildings having deep foundations, the height shall be measured from a point below the basement floor by an amount equal to 1-5 of the depth of the foundation.

"In the case of open shelter sheds and other open sheds, the volume shall be determined by measuring from the projection of the edge of the roof and from the ground line to the mean height of the roof."

The cost figures presented are presumed to represent the minimum cost at which a fairly good building of economic design, may be constructed under most favorable circumstances within the Detroit district. The costs contain architect's fees, contractor's profits and all general items of construction and equipment including plumbing and heating systems, elevators, incinerators, refrigerating systems, etc. Financing costs, however, are not included.

As bids of individual contractors may vary from 20% to 50%, so may there be a marked variance in the costs of similar buildings erected within a single area. The quality of construction must be taken into account. The schedule presented is based upon the cost of average construction. The costs might be lessened by inferior construction or substantially increased by superior construction. In all instances the schedule should be used to reinforce rather than to supplant the experience, information and judgment of the user.

Since 1915, the schedule has been prepared under like circumstances, and based upon like factors. It may be assumed, therefore, to present a rather accurate picture of the movement of building costs in the Detroit area during the past 33 years.
RECONVERSION OF THE BARNES MANSION
FOR USE AS A GOVERNOR'S RESIDENCE

REPORT TO THE GOVERNOR FROM THE MICHIGAN SOCIETY OF ARCHITECTS

EDITOR'S NOTE: During the latter part of 1948 the Honorable Kim Sigler, then Governor of Michigan, invited the Board of Directors of the Michigan Society of Architects to meet with him and discuss the advisability of remodeling the Barnes Mansion in Lansing for a Governor's Residence. As a result, the Society engaged Mr. Kenneth C. Black of the Lansing firm of Lee Black and Kenneth C. Black, to make a survey, study and report. Published herewith is Mr. Black's report, substantially as it was submitted to the Society. It was arranged in book form and submitted to the Governor. Much favorable comment resulted in the press throughout the state.

Photographs are by Miss Florence Dyer, of the State Building Division.

Suitability of the Site

The site of the Barnes Mansion in Lansing appears to us to be the best site available within the corporate limits of the city. Located on the axis of Capitol Avenue, with a main thoroughfare running past the front, and with the Grand River as the rear boundary line, the site combines the possibilities for an imposing setting with adequate privacy for family life.

In the several city plans which have been prepared from time to time for the City of Lansing, this site has always been designated as the location for a Governor's residence. The City Plan Commission's official report, prepared by Harland Bartholomew and Associates of St. Louis, Missouri, and published in November of 1938, contains the following paragraph on Page 60:

"Governor's Mansion. A careful survey was made in Lansing to determine a proper site for a Governor's mansion. The site at the south end of Capitol Avenue was chosen because:

1. It is convenient to the Capitol and yet not close enough to get enmeshed in the Capitol activities.
2. It would have a dramatic and dignified setting at the end of Capitol Avenue.
3. The site offers unusually good opportunities for a residence suitable for the Governor of a great state. Beautiful views would be obtained over the Grand River. The site is big enough and so located as to be protected against intrusion of undesirable neighbors."

The Michigan Society of Architects concur with the above statements.

Historical Status of the Existing Building

It is our understanding that many civic leaders and state officials in Lansing are of the opinion that the existing Barnes Mansion has sufficient historic interest and architectural merit to justify its preservation. The Society is not prepared to pass judgment on the relationship between this building and important historical events which may have transpired during the early days of the State of Michigan. We can, however, give our opinion as to the architectural qualities of the building.

Emil Lorch, Professor Emeritus of Architecture, University of Michigan, Ann Arbor, who was Chairman of the Advisory Committee of the Historic American Buildings Survey conducted in Michigan by the Federal government and who is generally regarded as being Michigan's foremost authority on the subject of architectural history and historical styles in architecture, has inspected the property and reports in part as follows:

"The residence was built in 1876, or the middle of the long reign of Queen Victoria, during which period several architectural modes were followed in the United States. Mr. Barnes' entire life span came within that reign."

"While 'Victorian' is a term of reproach for many buildings of that era, it does not apply to all the buildings. Michigan had a distinguished architectural style during the early part of the era in the modified Greek Revival; and excellent buildings were erected in the Gothic and other modes. Architecturally, the Mid-Victorian decades have been called the 'Age of Innocence' and the 'Reign of Terror' because of the great amount of mediocre composition and meretricious detail. In the critical sense 'Victorian' applies to that period, to the incongruity in design which followed efforts to combine traditional forms with novel, nondescript forms having no meaning, grace, or vitality. But to achieve excellence with such diverse elements was obviously difficult and there developed in the residential field numerous mansions and houses of mixed and ostentatious design, many of which have been razed because they were both ugly and unmarketable. The quality of American architecture has improved tremendously since that time."

"The Barnes residence, planned for a specific family life, is large and has about thirty rooms above a high basement. Although well built, it was designed at a time when taste in architecture was clearly at a low level. To say that the design is mediocre is not to criticize the builder, for he was like many others a victim of the architectural limitations of the post-Civil War years. During his travels in this country and abroad he must have seen some of the picturesque and 'romantic' mansions built as a reaction against formalism and have been somewhat influenced by them."

"Adapting this private house to long-range official use would . . . perpetuate a long outdated house . . . The result would be unrepresentative of what is generally recognized as satisfactory today and would not seem worthy of the nationally important and rich State of Michigan and its Governor . . . ."

"The Michigan Society of Architects concurs in the opinion expressed by Professor Lorch."

Physical Condition of the Existing Building on November 15, 1948

The existing structure is composed of heavy masonry bearing walls on both exterior and interior, combined with wood floor and roof construction. The structural elements of the building appear to be in good condition and can be reused without incurring any major expense for repair or replacement.

The facing materials, both inside and out, are in poor condition. The exterior stone work has deteriorated to an extent which will require replacement in several portions of the structure. Photographs of the east entrance porch on page 6 and of one of the chimneys on page 8 are submitted with this portion of the report as an illustration of the condition of exterior masonry. (See MANSION, Page 69)
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MANSION, from Page 65

The roof has several major leaks which have apparently been in existence over a considerable period of time. Water reaching the interior of the structure through these leaks has caused extensive damage to plaster and wood floors.

Wood window sills are rotted out in many of the windows. The window sash do not operate properly. Window glass is not of clear quality. Wood doors do not operate properly and all hardware is in poor condition.

The finish on both exterior and interior woodwork is in poor condition. The finish on wood floors is practically non-existent and all such areas will either have to be sanded and refinished or covered with new flooring material.

There are no heating facilities in the building. The nearest steam service from Lansing's Municipal Power Plant is three blocks from the building. Mr. Otto E. Eckert, Manager of Lansing Board of Water and Electric Light Commissioners, has stated that the city might consider a petition to extend this line to serve the Governor's residence providing enough additional customers could be secured along the route to justify the extension of the line.

There are no electric facilities in the building. At the time the building was last occupied it was apparently lighted by gas and the pipes serving the gas chandeliers are still in place. They could not, however, be safely reused at this date.

The plumbing facilities in the building are extremely antiquated and will be of no value whatever to a new occupant of the premises.

Many of the basement rooms have earth floors. Those which have concrete or other basement flooring material are in very poor condition.

Floor Areas and Cubic Content of the Existing Building As of November 15, 1948

The building has a total of 17,537 sq. ft. of floor area and 186,758 cu. ft. of content, exclusive of attic spaces enclosed by sloping roofs. These totals are subdivided by floors as follows:

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Sq. Ft.</th>
<th>Cu. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Gross)</td>
<td>(Gross)</td>
<td></td>
</tr>
<tr>
<td>Basement</td>
<td>5,909</td>
<td>47,770</td>
</tr>
<tr>
<td>First Floor</td>
<td>5,183</td>
<td>57,796</td>
</tr>
<tr>
<td>Second Floor</td>
<td>3,907</td>
<td>44,971</td>
</tr>
<tr>
<td>Third Floor</td>
<td>3,150</td>
<td>33,197</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>144</td>
<td>1,728</td>
</tr>
<tr>
<td>Fifth Floor</td>
<td>144</td>
<td>1,296</td>
</tr>
<tr>
<td>Total</td>
<td>17,537</td>
<td>186,758</td>
</tr>
</tbody>
</table>

Minimum Reconditioning Required to Make Existing Structure Habitable Without Any Structural Changes, Remodeling, or Additions

We are of the opinion that the following major items of work will be required to place the building in condition where it can be occupied without any change in room arrangements and without any additions to the structure or remodeling within it:

1. The exterior stonework should be cleaned and all defective stone facing which is now apparent or which may become apparent in the cleaning process, should be removed and replaced. Stone joints throughout the structure should be troweled, cut and repointed. Brick chimneys which are to be reused should have the portions above the roof line demolished and rebuilt.

2. The existing slate roof should be completely removed. Following its removal, the wood roof sheathing should be repaired or replaced as required and a complete new roof of either slate or asbestos shingles should be installed, together with all necessary new copper decks and copper flashing. The iron ornament now in place on the ridges of the roof should be removed but not replaced when the new roof is installed.

3. Work should be sanded and refinished or covered with new flooring material.

4. All interior wall paper should be removed and all defective plaster work repaired.

5. All interior and exterior doors should be refitted and new hardware applied.

6. All existing paint or stain should be removed from both exterior and interior woodwork and the woodwork should be refinished.

7. All interior wood floors should be sanded and refinished or else new parquet or plywood floors should be installed over the existing floors.

8. A complete heating system should be installed in the house. We recommend that either steam or forced hot water be employed for this purpose. In the installation of this system, care should be taken to conceal the pipe runs, and recessed convectors should be used wherever it is necessary to cut into existing walls or to install additional furred spaces in order to properly conceal the installation.

9. A complete electric wiring system and electric fixtures and outlets should be installed. This work should also be concealed by channeling out existing masonry or by providing additional furred spaces.

10. A complete new system of plumbing, supply and drainage lines should be installed and in this case also, the installation should be concealed in the structure.

11. The existing kitchen and serving pantry will require complete renovation and modernization, irrespective of any other interior changes.

12. Both the exterior and interior of the house should be redecorated completely from the basement to the uppermost floor. In this redecorating process, we believe that the main entrance hall on the first floor and the two front rooms adjacent should be redecorated with the same colors and in the same decorative style as was originally used in these areas. Even though the existing wall surfaces in these areas are in poor condition, enough of the original decoration remains to enable a competent decorator to restore the rooms to their original state.

13. New concrete and other finished flooring material will be required under the entire basement area.

Minimum Remodeling and Additions Required to Make the Building Suitable for Occupancy as the Official Residence of the Governor

In addition to the items referred to in the previous section of this report (Minimum Reconditioning Required to Make Existing Structure Habitable Without Any Structural Changes, Remodeling, or Additions), we recommend the following remodeling and additions be accomplished:

1. Remove both the enclosed porch and open veranda at the south side of the building and provide a new addition toward the south near the southeast corner. This addition to have its floor level at the same level as the basement of the present house. This new addition to provide a room for garden tools and a three car garage at the basement level, a screened porch at the first floor level, and an open air sitting porch at the second floor level. It would, of course, be possible to provide garage space in a separate building in the southwest corner of the property. We do not recommend it, however, for the following three reasons:

(a) The deed restrictions prohibits the construction of any building over 15 feet high in that area and it would be difficult to adhere to these restrictions with any type of architectural design which would harmonize with the existing structure.

(b) The principal view from the house, particularly during the spring and summer, is toward
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  H. A. Mertens, Asst. Vice Pres.
  R. H. Burnie, Asst. Cashier
  L. Leslie Boyd, Manager

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  J. M. Reichenbach, Asst. Cashier
  L. P. Haller, Manager

• Buhl BUILDING OFFICE
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  A. J. Innes, Asst. Cashier
  A. E. Stewart, Manager

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  J. C. Vogl, Manager

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  D. G. McCracken, Manager

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  R. G. Fritz, Manager

• GRAND RIVER-FOURTEENTH OFFICE
  F. B. Fitzgerald, Manager

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  F. T. Millham, Manager

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In our opinion the minimum remodeling necessary on the first floor would consist of the addition of the screen porch referred to in Item (1); the elevator referred to in Item (2); a large coat closet near the front hall; and a powder room for the use of guests. The balance of the rooms could remain in their present form and converted into use as a parlor, drawing room, library, secretary's room with bath, dining room, serving room and kitchen. Accompanying this report is a preliminary sketch of the first floor plan showing the recommended remodeling.

(4) In our opinion the minimum remodeling necessary on the first floor would include the addition of the screen porch referred to in Item (1); the elevator referred to in Item (2); a large coat closet near the front hall; and a powder room for the use of guests. The balance of the rooms could remain in their present form and converted into use as a parlor, drawing room, library, secretary's room with bath, dining room, serving room and kitchen. Accompanying this report is a preliminary sketch of the first floor plan showing the recommended remodeling.

(5) In our opinion the minimum changes required on the second floor would consist of the addition of the airing porch referred to in Item (1); the elevator referred to in Item (2); and such other interior partitions as would be necessary to provide a master bedroom with private bath adjacent; two family bedrooms, each with private bath; a guest room with private bath; a large linen room; and two maid's rooms with a bathroom nearby.

Accompanying this report is a preliminary sketch of the second floor plan showing these recommended changes.

(6) In our opinion the minimum remodeling required on the third floor would consist of the installation of the elevator referred to in Item (2) and the addition of two dormers to provide light and cross ventilation in the corner rooms. The large front room could be used as a conference and party room. Adjacent there to we have indicated a men's coat room with toilet facilities. Nearby there is also a ladies coat room and toilet facilities. The balance of the third floor would provide two guest bedrooms with a connecting bath and a large servant's bedroom with bath nearby. Accompanying this report is a preliminary sketch of the third floor plan containing these recommendations.

**Floor Area and Cubic Content of Reconditioned and Remodeled Building**

If the building is remodeled in accordance with the floor plan sketches which accompany this report, the building will, upon completion of the remodeling, contain reconditioned and new construction floor areas and cubic content in accordance with the following chart:

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>Reconditioned</th>
<th>New Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>4,916</td>
<td>3,150</td>
</tr>
<tr>
<td>First Floor</td>
<td>4,420</td>
<td>3,150</td>
</tr>
<tr>
<td>Second Floor</td>
<td>3,907</td>
<td>5,056</td>
</tr>
<tr>
<td>Third Floor</td>
<td>3,150</td>
<td>50</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>None</td>
<td>144</td>
</tr>
<tr>
<td>Fifth Floor</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

**Suggested Development of Driveways And Landscape Features**

A suggested site plan is embodied in this report. The site plan indicates proposed new arrangements of driveways required to properly serve the residential and service portions of the building.

The deed to the property provides for a joint driveway at the west property line. In our opinion, the use of this joint driveway should be abandoned because of the small amount of traffic which will undoubtedly be making use of the driveways which serve an official residence of the Governor. The proposed site plan, therefore, indicates an entrance driveway approximately 70 feet east of the west property line, and an driveway approximately 60 feet west of the east property line. These entrance and exit driveways would be joined together by an elliptical driveway arrangement placed on the axis of the main entrance to the house and in the area between the front of the house and the public sidewalk. From these main driveways branches would extend along the west side of the house for service to the kitchen area and a branch would extend along the east side of the house for access to the new garage section of the building.

Because of the fact that West Main Street, on which the building is located, is a State Trunk Line, it is not possible to provide any parking for visitors along the street itself. It does not seem wise to provide parking areas on the southern side of the building for two reasons:

(1) The ground slopes down so rapidly toward the river that to construct a reasonably level parking area of any size would be unduly expensive.

(2) Since the principal views from the house are toward the south, it does not appear wise to put parking areas in locations where they would become a part of the view.

For these reasons, we have indicated parking areas at the east and west sides of the house in the portion of the lot between the front of the house and the street. This arrangement of driveways and parking areas will permit official visitors to drive in the entrance driveway and stop at the main entrance where passengers will alight from the car after which the driver can continue around the ellipse to a parking area where the house would come in the entrance driveway and proceed directly south to the kitchen entrance and on leaving would go around the ellipse and out the exit driveway. Members of the Governor's family would come in the entrance driveway and proceed around the ellipse to the driveway leading to the garage area.

The site plan also provides for two pedestrian entrances with a sidewalk around three sides of the center ellipse so that visitors arriving on foot can reach the main entrance. This arrangement of driveways and pedestrian entrances is required by the recommendations as indicated by the dotted lines at that point on the site plan.

**Probable Cost of Reconditioning and Remodeling**

It is not possible to make an accurate estimate of the probable cost of reconditioning and remodeling indicated by the drawings and descriptions which are embodied in this report. New residential construction of a character required for a Governor's residence is beyond the scope of this report. (See MANSION, Page 77)
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Electrical
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MANSION, from Page 73

would probably cost between $1.25 and $1.50 per cu. ft. If the present building is to be used and remodeled, about the only portion which can be reused without alteration is the physical structure itself. The installation of plumbing, heating and electrical work will cost more than a similar installation in a new structure because of the necessity for adapting the installation to the existing masonry walls. The redecorating will cost more than similar work in a new structure because the existing paint and decorations must be removed and the plaster work repaired before any decorating can begin.

In the light of these facts, it would be reasonable to assume that the minimum cost of the work on the structure itself would be approximately 80c per cu. ft. for the reconditioned portions of the house, plus $1.25 per cu. ft. for the additions.

Applying these figures to the cubic content indicated in the tabulation on page 19 of this report would make the probable cost of the building operation as follows:

1. 172,752 cu. ft. @ $1.25 $216,140.00
2. 16,340 cu. ft. @ $1.50 24,510.00
TOTAL $240,650.00

In addition to the work in the building itself, the project would require the building of sidewalks, driveways and other landscape features indicated on the site plan. At least $10,000 should be included in the budget for this portion of the work.

The furnishing of the interior of the house would also entail considerable expense. The Conference Room, Library and Entrance Hall should be furnished in antiques or antique reproductions in keeping with the architectural style of the house and with the restored painted decorations of the walls and ceilings of these rooms.

Many special electrical fixtures would be necessary since the unusually high ceilings would require a different intensity of illumination than can be obtained through the use of stock domestic type fixtures.

In our opinion, therefore, the very minimum budget which would be required to cover the complete cost of renovating, remodeling and additions to the structure, architects' and engineers' fees, landscaping and furnishings would be $200,000.

Conclusions and Recommendations

It is apparent from the data contained in the various sections of this report that the restoration and remodeling of this building will be an expensive undertaking. Furthermore, the minimum work outlined will leave many unsatisfactory features which can only be corrected by an even more expensive remodeling program.

For example, it has been pointed out that the principal view is toward the south. On the first floor only the dinning room, secretary's room, and kitchen have outlooks in that direction. On the second floor only one of the principal bedrooms is located so that this view can be enjoyed. All the other principal rooms on both the first and second floor face toward the main highway with its noise, traffic, and lack of privacy.

Furthermore, there does not appear to be an inexpensive way to provide adequate separation within the building between the portions of the house which should be reserved for the private use of the Governor's family and those which would be used in connection with such official duties as he might wish to perform at home instead of at the executive office in the Capitol. Both the family and official visitors would use the same entrance hall, the same stairways and elevator, and the same corridors on all floors. Whenever official business was being transacted in the house, the privacy of family life would be practically nonexistent.

Although there are eighteen principal rooms on the first, second and third floors, only eight of them have cross ventilation. The relationship between the window areas and floor areas in practically all rooms is smaller than the minimum standard required by the present Housing Code of the State of Michigan and of the Lansing Building Code. It would be very expensive to alter the structure so as to provide additional window area and such a procedure would, in addition, destroy what little architectural character the existing house may have.

The unusually high ceilings will have two adverse effects on both the original cost of the proposed remodeling and upon future maintenance. These factors are:

1. There will be approximately 25% more wall surface to decorate and redecorate than would be the case if the same floor area was provided in a new building.
2. The original heating plant must be designed to heat between 25% and 30% more building volume than would be required for the same floor area in a new building. This also means a correspondingly higher operating cost for the heating plant during the entire life of the building.

Because of these facts, the proposed restoration and remodeling of the Barnes Mansion cannot be justified financially nor does its architectural merit warrant its preservation as an historic monument. In our opinion, the facilities which normal restoration would provide would be less satisfactory as a residence for the Governor than could be achieved with the same funds in a completely new project.

Inasmuch as the site itself is excellent, we recommend that the State endeavor to alter the terms of its agreement with the City of Lansing to permit the demolition of the existing structure and the erection of a new Governor's residence on the same site. Such a building could be planned for construction in successive units. It would be possible to provide a first unit within the funds already appropriated for the project. This first unit would have to consist of relatively modest living quarters for the Governor's immediate family and servants.

More extensive living facilities and facilities for the transacting of official business and entertaining could be added later as desired.

The Michigan Society of Architects unanimously agrees with the opinion of most of the citizens of this state that Michigan should provide its governor with an official residence. Such a residence, however, does not need to be grandiose or ostentatious. It should be simple and dignified, inexpensive to maintain, and in addition to providing facilities for official functions, it should provide the Governor's family with the same degree of privacy in family life which they enjoyed in their own home.

We therefore recommend that the site be retained and that plans be drawn for a modest structure which could ultimately be expanded into a truly appropriate Governor's house embodying all the facilities necessary to properly house the Governor's family and to substantially assist him in fulfilling the duties of his office.
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Cadillac 1344
On the following pages are shown views of the Architects Show being held at The Detroit Institute of Arts, in the North Gallery. For the most part, these pictures were taken while the Show was being assembled. Earl W. Pellerin is Chairman of the Show Committee, and a complete list of personnel he enlisted on committees is given elsewhere in this issue.

Above is shown a group of members and guests of the Detroit Chapter of The American Institute of Architects, who on January 21 were privileged to view the final model for Detroit's proposed Civic Center, as prepared by Saarinen Saarinen and Associates, under the direction of Mr. Eliel Saarinen, Consultant to the Detroit City Plan Commission. The model forms an important part of the Show.
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A group of Architects begin to build the background for the Show.

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Distinguishing feature of the Show is the Saarinen's final model of Detroit's Proposed Civic Center.

Mr. Eliel Saarinen was commissioned by the Detroit City Plan Commission, as Consultant, nearly two years ago. This was on recommendation of the Detroit Chapter, A.I.A., Committee to Cooperate with the City Plan Commission.
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Messrs. Eliel and Eero Saarinen view their model of Detroit's proposed Civic Center.
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