ARCHITECT NOTES 15 TRENDS IN FUTURE HOMES

By DAVID G. BAREUTHER, AP Real Estate Editor, From Flint (Mich.) Journal

What will the house of the future look like? No home buyers would like to know. No one wants to buy a house set to go out of style in a few years.

Bankers would like to know. Making long-term mortgage loans, now ranging up to 30 years, they do not want their money tied up in houses people may not want.

The men who design homes have been trying to figure this out. The task involves much more than crystal gazing. A house that is merely different from anything ever seen before is not the answer.

A group of New York mortgage financiers—The Metropolitan League of Savings & Loan Associations—recently asked architects for their ideas. One of the first warnings received was to beware of designs claimed to be 20 to 30 years ahead of their time.

"Examine such extreme designs of 20 or 30 years ago," the mortgage men were advised. "Are those homes, once called modernistic, still modern today? Are their rooms small? What about the windows, the heating, plumbing and other equipment?"

Rudolph A. Matern, Long Island architect specializing in small houses, told a meeting of the league: "You will find as much obsolescence in such homes as in any other house of the period."

"Today's preferences could not be anticipated," he said, "because those designs were based on theory rather than living practice."

Matern contends that the house of tomorrow can be anticipated to some extent by planning for livability.

"On changes of preferences among home buyers in all parts of the Country since the war, some predictions can be made for the house of tomorrow," he observed.

1. "The average house will continue to have a pitched roof. The pitch will tend to decrease. There already is an increasing market for flat roofs.

2. "Currently there is a $1,000 to $1,100 difference in slab construction as compared with a full cellar. This differential will become less as utility rooms become larger.

3. "There will be more blending of living room and dining room to a point where the division will not be recognizable.

4. "There will be a growing demand for a rear vestibule to serve kitchen, cellar and outside.

5. "The trend away from 1½-story, 2-bedroom expansion attic houses will continue.

6. "The front living room with picture window is giving way to a front-to-rear living room with big windows front and back. Next will be the rear living room, but with some visual contact with the front yard.

7. "The trend toward more and more equipment covered by the 'package mortgage' will continue.

8. "Houses will be set low in contrast to the high out-of-the-ground, half exposed basement type.

9. "Accessories will remain on exteriors—cupolas, shutters, flower boxes, etc. Their forms may change, but people cling to them just as you and I continue to wear neckties and useless buttons on our coat sleeves.

10. "There will be more closet and storage space.

11. "More furniture will be built-in.

12. "Houses will be more colorful, outside as well as inside.

13. "Kitchens and baths will tend to be larger, with a greater number of appointments.


15. "There will be more open planning. Flexibility in the use of rooms—multi-use rooms and movable partitions."

ARCHITECT-ENGINEER has opening for competent registered architect with objective association or partnership if mutually interested after reasonable proofing. Desire man with good personality, able to organize work. Old established firm. Our employees have been advised of this advertisement. Box 130 Weekly Bulletin.

Bulletin:
so don't expect good writing. Many passengers had no breakfast this hot and partly cloudy morning, but I had a huge one.
I looked in at the R.I.B.A. and Spragg told me the news about the gold medal and that you had left. We had some interesting talks and he gave me a copy of their Journal illustrating their fine Institute.
I had hoped to have seen you and taken you around sketching at some of the beauty spots, such as Salisbury Cathedral, and finish up inside the George Inn, and have shrimps and a small bass—you know I always keep on the small side. Well, my wife and I have had a grand time, staying with relatives and visiting friends, and had the use of their small cars.
Food conditions are better and our complicated ration books helped. Being over 70, I could indulge in bananas. The English look so funny (even to me) in their utility cloth suits, stiff hats, and dull ties and they evidently think the same of me, for how they do stare. I expect and hope that you, in your usual liberal and American spirit, gave away cigarettes freely, while I was giving away cheerful American ties.
One of the big church organ company's men said he was not too proud to accept a spotted blue & white polka-dot. At the Croydon Bell Co. I was invited to lunch with the staff and had a most amusing time. After being deafened by all the bells in the factory, I had to just get out in the street. I saw a bell cast and the temperature taken of its molten metal, which splashed uncomfordtable around.
I visited some magnificent old Norman abbeys, must inspiring and suggestive for design today, without copying—and feel truly sorry for many of my brothers who only look at them in books.
Have sketched in some good modern churches, rather ugly outside but light and cheerful inside, no damast stained glass, but with beautiful flat colored ceilings, colored wood work that is de-lightful. There are glorious trees and gardens around the Cathedrals and none of the funeral trees the Detroit churches have. In Worcester Cathedral I heard glorious music in a wonderful setting—glorious music in a wonderful setting of stained glass, emblazoned tombs, lofty arches and glued gilding.
Cambridge University was most fascinating, with the river and its bridges, the great Trinity, quad and Chapel, with its flat ceiling, gilded and colored. I had to write on it on my back to sketch and note its colors and patterns, with my fountain pen. Had tea in a weaver's cottage in Norfolk with an ex-soldier and his wife and got samples of beautiful cloth for church work. Tomorrow we land in New York, make a rush visit to Baltimore and then home.
This is just to let you know I have been working and playing and even making full-size drawings for a job.

MECHANICAL HEAT & COLD COMPANY. Detroit, has begun the installation of a complete air conditioning and heating system for all custom floors of the Smith-Bridgman Company store, Flint, Michigan, it was announced by Thomas Pitkethly, President and General Manager of Smith-Bridgman Company. The estimated cost is $125,000.
This work is expected to go on through the Fall and Winter, with completion in time to provide cool, dry air for Summer shopping next year. The project is also designed to provide a more even Winter temperature throughout the building.
Air being circulated in the building will be drawn from outside and will be treated by passing over hot coils in the winter and over refrigerated coils in the Summer.
Each floor will have separate thermostatic controls to regulate both hot and cold air and make possible variations to suit the individual needs of the departments.
CONVENTION

PRODUCTS’ COUNCIL, INC. will hold its annual meeting Sept. 27 to 29 at the Hotel Roosevelt in New York City, according to an announcement by Charles M. Mortensen, managing director.

The program on Sept. 28 will feature discussions on the effect the defense production program will have on the supply and distribution of materials and equipment and on the future volume of housing and other construction.

The Board of Directors will meet Sept. 27, and conferences on advertising, chapters, and job evaluation will be held the same day. The meeting will close with a conference of presidents of the Council’s 30 chapters on Sept. 29.

PLANNING BETTER OVERNIGHT ACCOMMODATIONS

A twenty-four page bulletin has been issued by the Michigan State College School of Agriculture, Department of Agricultural Engineering, at East Lansing, C. A. Gunn, Research Assistant and Extension Specialist, is author.

According to the Foreword: “It is intended to bring to your attention the important considerations of planning such facilities, so that you will be better informed when you make changes in your present tourist facilities or create new establishments. Each of us can be better satisfied with whatever we do if we know more about it. The more we know in advance about the various problems and details concerning the building and offering of accommodations for transients, the better will be the business that we will develop. This bulletin is not theoretical. Each discussion is based directly upon field experience with conditions in Michigan. Past mistakes have been observed, studied and analyzed. This bulletin sets forth planning principles that aid in preventing repetition of such mistakes. Let it be the foundation of your further thinking in planning better accommodations for tourists and other travelers.”

Besides planning, the bulletin covers selection of site, planting, utilities, construction, and the development of a prospectus to determine the feasibility of a project.

Copies of the bulletin may be obtained by writing Mr. Gunn.

THE TOURIST COURT JOURNAL would like to receive names and addresses of architects who are experienced in the planning and design of tourists courts, for recommendation to its subscribers. Address the Journal at Temple, Texas.
GROUP INSURANCE PLAN

Some architectural organizations in other states have worked out group insurance plans for their members, that mean lower rates than for most individual policies.

Our Society's Board of Directors has considered such plans, and, in fact, at one time, a special committee considered a definite proposal. However, the committee did not recommend pursuing the idea further.

Recent developments lead us to believe that there may be a sufficient number of our members interested to warrant renewing investigations.

Neither the Society nor any member has any interest in the matter, beyond that of acting to further the plan, provided it is found to be feasible.

In case you are interested, will you fill out and return the blank herewith? It entails no obligation.

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BIGGEST SWINDLE IN HISTORY

An American businessman shows you the wide difference between what Communists promise and what they actually do when they get into power. He finds that the amazing difference between what Communists preach, and what they actually do when they get into power, is more absolute since the day they took over. (Even the Czars, operating one-man rule, never had one-thousandth of the monopoly power exercised by the leaders of the Soviet Union.)

1. The power of the state must be reduced until the state itself "withers away." But the state in Soviet Russia is more powerful than any state in history. The men who run the Soviet Union have made the state more and more absolute since the day they took power. (Even the Czars, operating one-man rule, never had one-thousandth of the monopoly power exercised by the leaders of the Soviet Union.)

2. All the "means of production" will be owned by the people. The people in Russia are told they "own" the means of production; but the men in the Kremlin use the resources and manpower of the Soviet Union as they wish. There is no way for the Russian people to assert their "ownership"—to protest against the Kremlin's actions or the Communist party's program, or vote the elite out of power, or even put up a candidate for a local schoolboard who has not been hand-picked by the regime. Own the means of production? Why, any large American corporation is owned by its stockholders (who have the power to vote, criticize management, throw out directors, influence policy, collect dividends) in a way the Russians dare not even dream of. Would men in a prison be better off if they were told they "own" the prison?

3. Monopoly, and all its evils, will be abolished. But the Soviet regime is itself the biggest monopoly on the face of the globe. The Kremlin exercises absolute monopoly control over every single phase of life—wages, prices, supply, agriculture, politics, law, the courts, education, the press.... No capitalist trust or international cartel ever had one-thousandth of the monopoly power exercised by the leaders of the Soviet Union.

4. A Communist regime represents the "dictatorship of the proletariat." Communism certainly is a dictatorship—but not of the proletariat. It is a dictatorship over the proletariat. Do workers "dictate" policy or action in Russia today? The Soviet Union is, in fact, privately owned—lock, stock, and barrel—by a handful of men. They are self-appointed and self-perpetuating.

5. The rights of workers will be expanded. But even Communists admit that the worker in Soviet Russia does not have the right to change his job or strike or move about freely or speak his mind or protest against low wages or high prices or factory speed-ups or piece-work—rights that every American worker takes for granted.

6. Communism will bring "true" democracy into the world. But the Soviet Union has abolished the most elementary human rights, freedoms and civil liberties. Soviet Russia is actually a "caste state." An article in a local schoolboard is owned by its stockholders (who have the power to vote, criticize management, throw out directors, influence policy, collect dividends) in a way the Russians dare not even dream of. Would men in a prison be better off if they were told they "own" the prison?
munism. Then why the repeated purges of writers, teachers, artists and scientists in all countries under Communist control? No intelligent person can maintain that thought in Soviet Russia is free. The record clearly proves that the Kremlin’s preferences, in everything from the ballet to comic books, are imposed on all those subjected to Communist rule. This is true even in the sciences; consider the official glorification of the unscientific genetics ex- pounded by Lysenko, whom Julian Huxley—the distinguished English scientist—has just exposed.

8. Since all workers will become Communists, the Communist party will represent all the workers. But according to their own figures, out of 200 million people in the Soviet Union, only about 2½ million are in the Communist party. It is a well-known fact that no one gets into the Communist party who isn’t completely subservient to the top officials, and that no one stays in who doesn’t toe the party line.

CONCLUSION: What other conclusion is possible, to anyone with eyes to see and a brain to use, than this: Any sincere believer in the theory of communism ought to be passionately anticom- munism. For the Soviet Union, according to the writings and creed of its own founders and leaders, is the biggest swindle in history.

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EMERGENCY PROVISIONS

Emergency Building contract clauses were re-introduced this week by the Detroit Chapter, Associated General Contractors of America. A draft of special clauses was released by the Association to architects, engineers, owners and others.

The clauses cover possible work delays, changes in labor or material prices, and contract termination conditions which would become effective in the event of a Presidential declaration of a National emergency.

"The special provisions will not take effect until such a declaration is made, but we are trying to keep our owners as forewarned as possible," explained Leo P. Richardson, Chairman of the National A.G.C. Committee on Contract Forms and Specifications. Richardson is an officer of the W. E. Wood Company, Detroit, general building firm.

"We are already running into a few critical building items and voluntary allocation of certain materials," he noted.

The clauses were originally developed by the National A.G.C. in 1939 under conditions closely paralleling the industry's position today, Richardson pointed out. "We hope they will be generally adopted."

At the same time reports from several
BETTER SCHOOL LIGHTING

The sketch shown suggests 5 points of classroom design that make for better daylighting in schools:

1. Windows—full length of room, and close to the ceiling. Intermediate steel windows for more glass area, easier maintenance and cleaning, lower first cost, and installation cost.

2. Glass—clear, flat glass to let in a maximum amount of daylight and to permit see-through vision.

3. Blinds—easily adjustable to provide the required visual environment.

4. Decoration—light-reflective, non-glossy finishes on desks and room surfaces to reflect and distribute admitted daylight, thus providing desirable brightness ratios.

5. Seating—desks arranged to keep bright areas out of the visual field and get more daylight on them.

This is from a 16-page, 2 color, book “Better Classroom Daylighting,” available on request from Detroit Steel Products Co., makers of Fenestra steel windows, 3235 Griffin St., Detroit 11, Michigan.

The house illustrated below is designated by American Builder as "a conservative approach to modern design." A two-foot roof projection provides a solar treatment. The plan (at left), too, is good, we think.
WE ARE VIEWED FROM BRITAIN

By MICHAEL T. WATERHOUSE

President of Royal Institute of British Architects discusses his experiences in America with the British Building Team

Clients: how to approach them, how to deal with them, form a subject that can be learned only by experience. It can not be taught in schools; and, indeed, however much, in the setting of a subject, the staff may be careful—as they usually are—to introduce the client factor, there must always be a strong element of artificiality until you yourself come to do a real job for a real chap.

It is a truism that clients are an essential requisite to the life of every architect, and that we can not live without them. This is equally true whether you are in private or public official practice. It is also true whether you are an assistant in either, or the boss.

The object of an architect's life is to ensure that with the material available—that is to say both the architect's skill and ingenuity, as well as the actual materials of structure—the client gets the best possible value for the money that he expends. This applies with equal force to the principle and to the assistant who works with him and for him, to that end. It affects the principal in his choice of assistants: see that they are the right type to help him give the best of art, knowledge, science and business aptitude.

It is not unnatural that after our American tour I should be influenced by what I saw there. The most positive and striking lesson I learned is the indubitable value of the organization of the job, followed by a strict adherence to the programme or, in simple words, getting everything on to paper before work starts and not changing once it has begun. This is a lesson we all have to learn and to practice if the building industry is to be efficient. The speed and efficiency, and low cost relative to high wages, of the American building industry mainly derives from, and depends upon, this one factor. How is it done? Largely by the general structure of American architectural practice, and certain essential differences from our own. But there is nothing in those differences which need make a similar efficiency impossible for us.

I would recommend every architect and student to read the Handbook of Architectural Practice, the standard work of The American Institute of Architects, and to study it. Do not think you will find it dull: far from it. It reveals an understanding of human fallibility and a humour as good as does The Honeywood File. You will be struck too by its very close comparison in many ways with our own Code and methods of practice. But you will realize that in order to obtain a tender and all the necessary sub-tenders, it is essential that every drawing down to the last detail together with the specifications must be complete. Nothing can be either omitted or left for later settlement or acceptance. All sub-contracts must be accepted at the same time as the main tender. Tenders are on drawings and specification alone, and there are no bills of quantities. I am not saying that the absence of quantities is a good thing, but it does mean that everything depends on the architect alone.

To appreciate what this means you must see and study a full set of American architect's working drawings, and specification. They are complete with all engineering—heating, ventilation and lighting—and all other services, with schedules of every material, finish, decoration, and fitting embodied on the drawings, down to the very smallest detail. I am hoping to arrange that after the publication of our Team's Report typical sets will be available on exhibition. These drawings, accompanied by very full and very clear specifications written by the architect, are available to every contractor and sub-contractor invited to tender and are the sole basis of tender and contract.

The form and compilation of the specification is an art in itself, and for its study I recommend to you the book, Architectural Specifications and How to Write Them, by Goldwin Goldsmith. This completeness of all drawings at tender stage means to the contractors complete fore-knowledge of the job and the power to pre-organize and pre-order every trade and every material in detail. To the architect it means freedom to concentrate on supervision once the job begins.

How is the stage of completeness achieved? It is no mysterious secret. It is the outcome of the relationship of the architect with his client. You, the architect, must have, as your counterpart in the U.S.A., the ability to persuade the client either to make up his mind on matters that he can not see except on paper through your hand and eyes, or to have such utter confidence in you that he gives to you complete freedom of his purse to gratify your taste. This last, so contrary to human nature as to be almost inconceivable, is probably a great embarrassment to the architect, if it happens; it may well end in disaster to both.

The architect, as is pointed out in The A.I.A. handbook, must first realize the average client's limitations. We architects are trained to see, and think, in plan section and elevation. It is this
part of our mentality and make us think that differentiates us from the rest of the world, from the ‘ordinary man.’ It is true to say that 90 per cent of laymen either cannot read, or at least cannot fully appreciate, a plan and its implications, and further, that almost all of them are unwilling to admit this common limitation.

If everything is to go on paper before tenders are invited, you have got to use your ability to make your client see through your eyes on two-dimensional paper every detail of a job so that later he will recognize it, and like it, as three-dimensional fact. Models will help, but they cannot do it all. He, or the most difficult she, must visualize everything—site, aspect and the best use of both; planning for efficiency, convenience and comfort; the shape and size (and furnishing) of rooms; colour, decoration, light—natural and artificial—all the service and engineering problems. This is true of all our work—domestic, industrial, commercial, hospitals, schools—of every class and type.

And it must not only be our idea of the best. It is the client who spends the money and he has a right to his own predilections, fancies and even whims, if we are to achieve that ultimate perfection of satisfaction with a job which is experienced when the architect knows that it is the best that he can do, and the client can say to his friends that he ‘designed it himself.’

Withal we must consider the client’s purse. We must keep between two extremes: neither ruin the job for lack of money, nor ruin the client by lack of consideration. To think that their own job should be done more cheaply than is possible—that they can get a leg of mutton for the price of a chop—is a client’s failing familiar to all of us in practice.

Another difficulty akin to this arises in connection with the competitive tender. When the ordinary man buys his clothes, his boots, his food or his drink, he does not expect the cheapest to be the best; but when it comes to building, this does not hold good. To quote from The A.I.A. Handbook. The inexperienced or ignorant client is perfectly willing to award his work to the lowest bidder, saying: ‘Let the architect see to it that he gives me a good job.’ He defects his own end by pretending to believe that the architect has some occult power unknown to other men.’

My aim tonight is to help you to realize how immensely important a part of our professional work is this relationship with client and, that if we are to secure the benefit of pre-planning, we here must do that part as thoroughly as it is done in the U.S.A.

How do they achieve their establish-
ment of mutual confidence and trust? A cynic might say that it is done by the art of salesmanship in which any American businessman has to excel if he is to survive. That this art is more highly developed in America than anywhere in the world is true. The Usonian (to borrow Frank Lloyd Wright's expression) has already the best of everything he can want or, if he has not got it, it is on offer before his eyes. To sell him anything from a matchbox to a mausoleum some salesman must persuade him that what he offers is in some way better, newer, or more desirable, than what he has; and that whatever it costs he can net, for some reason or another, afford to be without it.

This way of life is well known and deplored by many. Frank Lloyd Wright in his latest penetrating and realistic criticism, Genius and the Mobocracy, says: "Why are the American people so credulous anyone can sell them anything?" Indeed, when you see some of their architecture you realize how true this is! And some might be tempted to say that F.L.W. himself is the best salesman of all!

But apart from such cynicism we have a lesson to learn and a moral to be drawn from it. The lesson is that efficiency, speed, high productivity and lower cost depend largely on pre-planning a job in every detail. The moral may be termed the architect's duty towards client and builder to secure this end. In America that duty towards the builder is largely secured by their method of practice and tender (or bidding as they call it) by which drawings and specification must be complete before a firm lump sum tender can be accepted.

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planning is the essence of efficiency that we are determined to secure on all our jobs, in spite of all the difficulties of control, delays, shortage or uncertainty of materials, or indetermination by our client, that our builder receives in sufficient time for his needs all that comes from or depends upon ourselves as architects. Second, to secure that our client receives from us all the best that we have to give of foresight, consideration, guidance, thought, and knowledge so that we merit and receive from him his trust and uttermost confidence in our ability in all matters of business or of art.

Lastly, and to that end, remember the ethics of our profession, true of every profession, that we exist to serve. The professions have a moral duty, in the widest sense of the word, to the community. This duty can only be fulfilled by keeping before ourselves an ideal which, whatever or however divergent may be our individual views upon such matters as politics or even religion, raises our outlook to a plane of complete and unbiased impartiality. The best expression of this ideal that I know was given in the Presidential Address by John Watson to the Royal Institution of Chartered Surveyors entitled 'The Spirit of a Profession.' I recommend it to you. Read it. Reflect on it. Apply it to your own lives.

Modern Gas-Fired Kitchen Equipment

The Four Dukes Supper Club, Wyoming and Jas. Couzens Hwy., has found the answer to wholesome, economical food preparation in this modern stainless steel kitchen equipped with three ranges, two fryers, two hotel broilers, griddle, roasting and baking oven and steam table—all gas-fired. To provide plenty of dependable, piping hot water for all purposes, this club uses an automatic Burkay Gas Volume water heater with storage tank.

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This first fall meeting of the Detroit Chapter, A.I.A., will be one of its most important, and your President, Andrew R. Morison urges a large, representative attendance. It will be the occasion of our paying honor to the memory of our late distinguished Fellow, Mr. Eliel Saarinen.

Early last year the Gold Medal of the Royal Institute of British Architects was awarded to Mr. Saarinen, but, since he was unable to make the trip to London to receive it, Mr. Michael T. Waterhouse, F.R.I.B.A., President of the Royal Institute, requested President Morison to delegate a Detroit Chapter member to go to London to receive the Medal for presentation to Mr. Saarinen in a special ceremony here. Talmage C. Hughes acted in this capacity. However, Mr. Saarinen passed away on July 1, before this mission could be completed. Then President Waterhouse, acting on behalf of his Board of Directors, asked the Detroit Chapter to arrange to have Mr. Eero Saarinen receive the Medal in a posthumous tribute to Eliel Saarinen.

On this occasion Thursday evening, September 21, Professor Emil Lorch will read a biography he has prepared at the request of The American Institute of Architects, for its archives in Washington. Hughes will speak of his mission to London, and turn the Medal over to Clair W. Ditchy, Secretary of The A.I.A., for presentation to Eero Saarinen, who will respond with an acceptance speech.

City Planner George F. Emery, Secretary of the Detroit City Plan Commission will discuss Mr. Saarinen's part in the development of Detroit's City Plan, with particular reference to his contributions as Consultant on the Civic Center development.

It was just 25 years ago that the Detroit Chapter employed Mr. Saarinen to make studies and a model of this project, which is just now beginning to be realized.

Mrs. Eliel Saarinen and other members of the family will be present and it is thought that other Chapter members will want to bring their wives. They are cordially invited to do so. Please indicate on the return card, previously mailed, the number in your party.

For the men, dark business suits will be in order.
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