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LAWRENCE J. MOYNIHAN, JR.

Concord, N. H.

THE COVER PICTURE

This is a progress photograph showing exterior work being done on one of the 12 units of the Manchester Housing Project which is featured in this issue.

Although the construction has been completed and accepted by the Manchester Housing Authority, it is understood that dedication will not take place until Spring.

The General Contractor is Gilbane Building Company of Providence, R. I. Associate Architects are Carl E. Peterson, John D. Betley, and Koehler & Isaak; Chief Architects are Provost & Wright, Inc., all of Manchester.

A complete directory of designers, contractors and material suppliers appears elsewhere in this issue.

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THE PRESIDENT SPEAKS

This past year has seen an increased interest on the part of our members and those who are not yet within the Chapter. This should reveal a substantial increase in new membership.

Every member of the Chapter should be urging non-members to join—we have a salable article, at a bargain price, and any member encouraging another fellow to join the American Institute of Architects honestly knows that he is doing this person a real favor.

A great many of you know that the services performed by the Institute for you have been worth vastly more than the fee you pay as an individual. I do trust that you will take the responsibility of membership seriously. A concerted drive on the part of everyone of you is necessary.

We have been in the business too long to expect any gratitude for services well performed at a bargain rate—everyone can, however, prove that appreciation by earnest effort in continuing to make our Chapter an effective and intelligent medium toward advancing every phase of our services and public relations.

The boys are doing very well in getting their material to "Gene" Magenau, Chairman of Publicity and Public Relations for our NEW HAMPSHIRE ARCHITECT. Here is a place you all can be additionally valuable by sending in your list of manufacturers, tradesmen, and clients who would enjoy receiving this splendid little journal.

Write our membership committee chairman, "Stuart" Lyford for any information on that score.

As a final word, I hope that members will continue their efforts to add to the membership of the Chapter.

The Group Professional Liability Insurance Plan

The general protective insurance plan, set up by the General Accident Assurance Corporation is to be discontinued by them. Apparently the actuarial data on which the Plan was based was found to be in error.

Other American and foreign insurance companies have been approached. Most of them are not interested in insuring architects against results of their own errors, mistakes, omissions and plain poor planning. Nibbles were nipped from two English companies,—at premiums approaching $2000 yearly!

Doctors can protect themselves by insuring against suits for "malpractice." Apparently human health and life is a less serious risk to that school house, or the new public library.

The G. A. A. C. have offered a policy protecting the architect, at the same fee ($25), in cases where legal liability has been proved for "accidents" causing injury to persons or property. This type of insurance is being investigated and, will be reported on in A. I. A. Publications.

The A. I. A. is not going into the insurance business.

Bureau of Public Works Meets Approval

General approval was expressed for creating a Bureau of Public Works at a public hearing at the State House on December 22. A special committee of the State Reorganization Commission, headed by Rep. Herbert Hill, heard the testimony. Two speakers representing the Highway Users Conference and Petroleum Industries, Inc., opposed the new bureau on grounds that highways are bound to suffer some of the Highway Department’s efforts being diverted to other purposes.

However, ten speakers testified in favor of the proposal, including several state department heads, although a number of questions were raised regarding administration and personnel. Messrs. Tracy, Magenau and Witmer all spoke in favor of such a bureau if organized along the lines outlined by Highway Commissioner Merrill—that is, the Bureau would be a service agency for all state departments; the division of Structures and Architecture would be a "man office" to do pre-planning, coordination, administration and supervision.

Attempts were made to correct the Commissioner’s apparent feeling that the architects were interested in the new Bureau because there would be jobs for them in it; our interest, of course, was to get architectural work performed by architects in private practice; as taxpayers, we believe that an architect in the bureau would save the State a lot of money provided he is properly qualified and has sufficient authority, by setting up orderly procedures, preventing mistakes in planning, coordinating the work of private architects, engineers and contractors.

It was indicated that additional hearings would be held in the future.
The Question of Institute Dues

Harold B. Willis, Regional Director, A. I. A.

To judge from letters received by your Regional Director, the local A. I. A. Membership is greatly interested in the question of dues. The letters also indicate a certain unfamiliarity with Institute finances—\-a lack of knowledge perceived by the undersigned until quite recently. Many seem to have forgotten that the A. I. A. dues were raised to $50 by vote of the delegates at the 1949 Convention, (the A. I. A. House of Representatives). The Board of Directors, (the Senate), was authorized to reduce this figure. The Board, at their recent meeting has reduced these dues to $40. However the increase over $25 which has been unchanged since a memory of living men, is to apply only to members whose salaries or net incomes exceed $5,000. Members whose incomes are less than $5,000 will continue to pay the classic $25. Surprisingly enough, the Treasurer estimates that only 2,000 members will pay the higher rate—less than 1/4 of the total membership. The dues situation is to be eased in other ways. A new member will pay $5 his first year, dues will increase at the rate of $5 a year, and will take three years to increase from $25 to —eight years for a new member to attain the maximum of $40.

There has been a gratifying increase in Institute membership, but that increase has not been sufficient to balance certain losses of income and added expenses. The March A. I. A. Bulletin printed some interesting graphs which should be studied in connection with current A. I. A. financial problems. These indicate that in 1948 only 47.7 percent of the A. I. A. income came from dues, sale of documents accounted for 22 percent income—a source which is shrinking gradually. It is not unexpected that which may continue to shrink an intermediate amount with a decrease in contents awarded. Income from rent of the portion of the Octagon House property occupied by Government has ceased—a serious loss of income to the Institute. The vacated Administrative wing is being put into proper condition for use. The operating cost of this building is to be an added expense.

On the expenditure side of the picture the proposed Budget for 1950 shows increases for:

2. A substantial increase in the general administration, necessitated by raising the salary list to somewhere near current Washington levels.
3. Increased costs in Printing and Publishing.
4. An increase in field of Education and Research, to the worthwhile end of enlarging the scope and value of Institute service to the Membership and to the Profession in general.

The Proposed Budget for 1950 shows decreases in the Recruiting Department, Committees under General Administration, and Public and Professional Relations Department. For reasons of economy The Board has turned down many beguiling but expensive proposals—such as professional public relations counsel, publicity on architectural subjects on a country-wide scale, special research problems, etc.

When one compares the new Institute schedule of dues with comparable national professional business and trade associations, it is found that the Architects have not done too badly. The number and complication of Institute endeavors have increased enormously, but, in a generation which has seen the dollar shrink to 1/4 of its value, A. I. A. dues continue stabilized, with the exception of a 60 per cent increase for the more prosperous quarter of the Corporate Membership.

To your Regional Director, this appears a commendable achievement by past and present Octagon staff and Institute officers.

Parish Center at Lakeport Under Construction

The Roux Brothers Construction Company of Laconia began construction of a $25,000 parish center for Our Lady of the Lake church in Lakeport on December 8. The new center will be located on Washington street, where it will replace the demolished barn of the parish house, almost directly behind the church. The building will be 80 x 45 feet, and of steel frame and cement block construction with steel sash windows. A 62 x 35 foot gymnasium or basketball court, with a seating capacity of about 200 people around the playing area, is included in the plans as well as a cloak room, two sets of dressing rooms, showers and lockers, a lobby, storage equipment rooms and a boiler room. Norman P. Randlett of Laconia is the architect.
Rock Rimmon Housing Project Completed Ahead of Schedule

Seventeen Buildings of 12 Apartments each, two-thirds occupied by tenants

... Project accepted by Manchester Housing Authority.

The much debated two million five hundred thousand dollar Housing Project, N. H.-1, at Manchester, N. H., becomes a reality with the completion of the contract way ahead of schedule. Families are rapidly moving into their new apartments with two-thirds of the apartments now occupied by tenants.

The vast area covered by this project comprises 17 buildings of 12 apartments each, with the exception of one building having 10 apartments, the remainder of the building taken up by the Administrative offices and service areas. In all, there are 90 apartments of 3 bedrooms, 90 apartments of 2 bedrooms, and 20 apartments of singlebedrooms. Besides the bedrooms, each apartment has a living room, bath room, and a combination kitchen and dining room. Furnished in the kitchens are ranges, refrigerators, cabinets, combination sinks and service trays, and wall shelving. Each apartment has a front and rear stair entrance and access to storage area in the basement. An unusual feature is the ramp to basement from outdoor ground level for rolling perambulators and bicycles to storage area. In addition, apartments are furnished all utilities except electric lighting which is paid for by the tenants. For those with cars, adequate off-street parking is available for each apartment. Drying areas and garbage disposal areas are at the rear of each building. All buildings are three stories of fireproof, rodent-proof, vermin-proof and low maintenance type of construction.

To give the project a pleasing appearance to touring visitors, building were staggered such a way that few buildings are seen at a time when driving through the project. Other reason for this staggering of buildings was to give maximum sunlight in all apartments and a maximum of privacy from one building to the other. Although the exterior of all buildings is similar, monotony was broken by alternating red and gray brick at piers and sills between windows and by furnishing various types of porch entrances with red, blue, and green wood trimmings.

Very few projects in this section of the country have the recreational facilities afforded this project. It includes tennis courts, an all-purpose baseball diamond with seating capacity for several hundreds, a play-ground area with summer recreational facilities within almost stones' throw, and hills to the rear for winter sports activities. Public transportation to and from the project is within easy access by regular bus lines leading off the project streets. A work of existing streets will give ready access to nearby churches and the shopping district.

Although this project was started late in November of 1948, it was completed in record time due to its unusual type of construction which is the first of its kind used in this country.

(Continued on page 8)
We were selected as HEATING and SANITARY ENGINEERS on the Rock Rimmon Housing Project described in this issue of the N. H. Architect.

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APARTMENTS

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GILBANE BUILDING COMPANY

90 CALVERLY STREET PROVIDENCE, R. I.
on public housing projects. Its construction is simple in that it is built of reinforced concrete panels poured on the site, raised and set into place to form bearing and non-bearing walls. Steel door bucks are slid into the door openings and grouted into place then reinforced concrete floor slab is poured to interlock into the panels. All electric conduits from the panel and conduits in the floor slab are joined together before pouring the slab. After removal of the floor slab forms, this structure becomes monolithic and ready for painting, floor finisihing, plumbing and electric fixture setting, almost ready for occupancy. Aluminum windows are set into place and bolted to outer panels ready to receive adjoining brick ven

(Continued on next page)
Roof trades are held up by other trades for their respective work and outside brick veneering can proceed without holding up the interior finishing. Large pipe spaces between apartments are readily accessible from basements for maintenance of plumbing, heating, electric and telephone without entering apartments. It is a type of construction fast being adopted throughout New England and central Atlantic states. It has been proven by competitive bidding as the most economical type of class A construction for housing projects, dormitories, and similar types of buildings. All buildings are heated from three central heating plants furnishing oil fired hot water heat and domestic hot water piped through the buildings through underground trenches.

Buildings are finished in harmonizing pastel colors throughout, with trim colors blending in with the wall colors. Doors are finished in natural finish. Colors are used throughout the project in keeping with today’s popular trend, giving pleasant, bright and colorful appearances.

Ceilings are finished in a stippled plastic texture paint, giving a modern finish throughout.

(Continued on page 10)
to all ceiling surfaces. This new finish has been used extensively in the South and West and was applied for the first time in this section of the country at the Manchester project.

DIRECTORY TO M. H. A. CONSTRUCTION PROJECT

General Contractor on the Project—Gilbane Building Company, Providence, R. I.
Chief Architects—Provost and Wright, Inc., Manchester.
Associate Architects—Carl E. Peterson, Manchester; John D. Betley, Manchester; Koehler & Isaak, Manchester.
Heating and Sanitary Engineer—Francis L. Gallagher, Manchester.
Electrical Engineer; Associate Plumbing and Heating Engineer—Artie Kimball, Boston, Mass.
Civil Engineer—George C. Benjamin, Manchester.

Sub-contractors and suppliers of materials used in the completion of the project were:
P. W. Donoghue Company, Boston, Mass., plumbing; McLean, Cousens & Barton, Boston,

(Continued from page 9)

(Continued on page 12)

ALL THE PLANTS for the Rock Rimmon Housing Project were raised in our own nursery, where Winter temperatures sometimes reach 3 degrees below. These plants were installed by our men.

OUR ORGANIZATION has always felt that the most important step in raising a tree or shrub is locating it in exactly the right spot on the ground of the purchaser, and for that reason we are pleased to consult and make recommendations and plans for small or large plantings without obligation.

SUDBURY NURSERIES, INC.
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for the new Rock Rimmon Housing Project at Manchester, N. H.

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and
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ENGINEERS and CONTRACTORS


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Kirkland 7-4826

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Contractors and Engineers

ALL PLUMBING throughout the Rock Rimmon Housing Project has been installed by our firm.

Plumbing, Gas and Piping Work

342 Newbury Street Boston 15, Mass.

We are pleased to have taken part in the construction of the Rock Rimmon Housing Project, having done all the Sheet Metal Work at the new development.

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Dependable
Roofing and Sheet Metal Work of all kinds

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LUMBER and BUILDING MATERIALS

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SUNDEEN LUMBER COMPANY

Exclusive Distributors of "How-ell-dor"
Overhead Type Doors

271 Mammoth Road Manchester, N. H.

DIAL 5-7884
View of Project nearing Completion.

(Continued from page 10)


(Continued on next page)

Complete wiring and electrical work in connection with the new Rock Rimmon Housing Project at Manchester, N. H., was done by

J. LIVINGSTON & CO.

Electrical Construction

Engineers

79 Milk Street Boston 9, Mass.

R. R. HARTFORD, INC.

We are pleased to have had a part in the excavation of the present site of the Rock Rimmon Housing Project.

Excavating, Grading and Paving Contractors

48 So. Willow St. Manchester, N. H.
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We are pleased to have furnished the

FENCING MATERIAL

to Gilbane Construction Company for the

Rock Rimmon Housing Project

(Continued from page 12)


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An intriguing discussion of property taxation as well as what looks like a solution to the whole problem, is contained in a little book called, "The Self-Supporting City," by Gilbert M. Tucker. This advances the theory that urban land as such has no value other than that created by the community; therefore the community and not the individual owner should benefit from increases in value, through the device of ground rent, or taxes. On the other hand, improvements on the land (such as buildings) are created by individuals who should therefore be entitled to any benefits resulting from their construction and use. Thus taxes on buildings are unjust besides being a penalty on enterprise, and the tax on buildings should be progressively lowered while that on land is correspondingly increased. Total revenue would remain the same, other things being equal; most taxpayers would save appreciably on taxes, their savings being more than offset by revenue from vacant lots; and since it would no longer be profitable to hold vacant land, speculation would cease and owners would have to improve their property in order to be able to pay the ground rent or tax. The whole building industry including modernization, slum clearance, housing and the architectural profession, would be tremendously stimulated because a man's property tax would be no greater after erecting his house or office building or store than it was before.

This system operates now in Denmark, and to
Facilities Control School Building Costs

THE EXTENT of the facilities to be provided is the controlling factor in the wide variance of costs of constructing schools in the United States.

Developed in a pilot survey by ENGINEERING NEWS-RECORD, this cost facility relationship is the basic reason why:

1. New elementary schools now being put under contract show costs per student served ranging between the extremes of $193 and $1,995. Stating it another way, costs for these schools ranged between $5.49 and $21.79 per sq. ft.

2. For Junior high schools, costs per student were between $565 and $2,044; or from $9.12 to $18.50 per sq. ft.

3. For high schools, cost per student were between $240 and $1,801; or $4.16 to $13.11 per sq. ft.

Cube costs, of course, also showed a similar wide range: From $0.42 to $1,245 for elementary schools: $0.53 to $0.97 for junior highs; $0.54 to $0.94 for high schools.

The ENR survey covered 29 elementary schools, 6 junior high schools, 7 high schools and 3 college buildings. The college buildings (a field house, gymnasium and electrical engineering building) showed these costs: $9.98 per sq. ft. for the field house and gymnasium and $19.37 for the engineering building (including aluminum and brick construction, elevators and utility tunnels). On a cube basis, costs were $0.32 for the field house and gymnasium and $1.49 for the engineering building.

School construction costs are measured three ways: as (1) cost per student, (2) cost per square foot, and (3) cost per cubic foot in this study.

The 45 schools represented in this study are in 18 states and the District of Columbia. By and large the schools south of the Ohio River and west of the Mississippi cost less than $1,000 per student and those north and cast more than $1,000. Federal schools in Tennessee and high-schools in Texas and Virginia are exceptions to the under $1,000 record. Two schools in Pennsylvania, one in Ohio and one in Massachusetts are exceptions to the over $1000 per student pattern for new schools in the Northeast. In addition to the new schools, the charts on next pages show where the additions, alterations and temporary structures are and what they cost per student.

The results of this survey are reprinted here by permission of Engineering News Record. Next month another helpful reprint will be presented: "Quality Check List—Key to School Cost Control."
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### ELEMENTARY SCHOOLS

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### FACILITIES PROVIDED

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<th>Play rm.</th>
<th>Cafeteria</th>
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<td>(comb)</td>
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<td>Oak Ridge, Tenn.</td>
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<td>New York City, N. Y.</td>
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**A - auditorium**
- glass; 1 face So. has light direction glasll block above
- c - cafeteria
- h - home economics
- k - kindergarten

**B - auditorium**
- cafeteria
- c - cafeteria
- home economics
- kindergarten

**L - 1 Bi-lateral lighting in 3 classrooms, 2 face No. clear
- view and vent. each.

**L - 2 Controlled Natural and Artificial Lighting. Radiant Heating.**
- C - Acoust. block ceiling, plastic walls, glass tile walls.
- Cerdetor 5 ft. high, toilet to ceiling.

**SCHOOL CONSTRUCTION COSTS**
Compiled by Engineering-News-Record

### TYPE OF CONSTRUCTION

<table>
<thead>
<tr>
<th>Location</th>
<th>No. of Rooms</th>
<th>Bldg.</th>
<th>Special Tr.</th>
<th>Special Fami.</th>
<th>Other</th>
<th>Play rm.</th>
<th>Cafeteria</th>
<th>Library</th>
<th>Cafeteria E</th>
<th>Other</th>
<th>New x Addn.</th>
<th>Materials</th>
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**ELEMENTARY SCHOOLS**

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<th>Special Fami.</th>
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<th>Other</th>
<th>New x Addn.</th>
<th>Materials</th>
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**SECONDARY SCHOOLS**

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<th>Special Fami.</th>
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<th>Other</th>
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<th>Materials</th>
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**HIGH**

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<th>Materials</th>
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**COLLEGE**

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<th>Other</th>
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</table>
Architect Bill is a pretty smart guy.
He knows that on Osgood's you can always rely.
So he writes in the specs in letters fine
Get it at Osgood's. They carry the line.

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STOKERS
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Did anybody wonder how you could get on
eight 32' x 22' classrooms in a two-story build-
ing 99' x 58', as described in last month's cov-
picture story about the Blessed Sacrament
School in Manchester? Everett Munson, Provost &
Wright's office, tells us there are actually eight
classrooms.

At a joint meeting of the Church Archi-
tectural Guild of America and the North Ameri-
ca Conference on Church Architecture to be held
in Columbus, Ohio, January 21-22, the first pa-
per is entitled, "What an Architect Does and
Why He Should Be Paid for Doing It." This
is great! We will try to get reprints for the
public in N. H. Sometime we should like to
read a paper on the subject, "Why It Should
Be Necessary to Explain Why Architects Should
Be Paid for Their Work!"

Next meeting of the New Hampshire Chap-
ter, A. I. A. is Thursday, February 16th. No
the date. Time and place to be announced
later.

Congratulations to the new firm of BRAZ
& MILES (Horace G. Bradt and Edward
Miles) who opened their office in Exeter this
month.

WHY OWN A HOME?
The modern housewife's reply to blandi-
ments of the real estate salesman—"Why buy
a home?" she protested. "I was born in
hospital ward, reared in a boarding school, ed-
cuated in a college, courted in an automobile, a
married in a church; get my meals at a ca-
teria, live in an apartment; spend my morn-
ing playing golf, my afternoons playing bridge;
the evening we dance or go to the movies; when
I'm sick I go to the hospital, and when I
shall be buried from an undertaker's. All
I need is a garage with a bedroom."

—Contributed by George R. Tho
This scheme follows the trend in design which aims at "openness" to permit free vision of the gift shop interior from the sidewalk. The plate glass window is set back at an angle from the building line, and there is no other barrier between the exterior and interior. Passersby on the sidewalk may view the activities in side as well as the large display of gifts and greeting cards. The entrance door is also transparent, consisting of a panel of Herculite Tempered Plate Glass.

The built-in case along the left of the front provides space for display of special items without interfering with inspection of the interior from the sidewalk. The display case contains adjustable glass shelves and is lighted by fluorescent tubes concealed by frosted glass panels at both sides.

White Carrara glass frames the entire front and returns on both sides are of black Carrara glass. Stainless steel letters with neon tubing inserted in the channels add a dash of color against the white front of Carrara glass.

Inside the gift shop, all cases were designed of Mahogany plywood veneers, featuring scalloped edges and indirect lighting behind frosted glass framing. Around the entire perimeter of the interior walls cove lighting supplies indirect illumination. The floor is covered with a beige rug in mild patterns of black and red squares. John D. Betley, Manchester, Architect.
Fees for Public Housing Projects

We are informed that architects negotiating with local housing authorities for architect services on public housing projects under Public Law 171, 81st Congress, are under the belief that a schedule of fees for architect services, apparently issuing from the Public Housing Administration in Washington, D.C., has received the approval of The American Institute of Architects.

The A.I.A. has never yet approved a schedule of fees evolved by government agencies for public housing projects. If the schedule being furnished to architects is what the A.I.A. believes it to be, it would probably not receive A.I.A. approval. It is not

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mary for the A. I. A. to approve schedules of fees developed by others than itself or its component organizations.

Architects negotiating fees with local housing authorities should be guided by their own judgment. Architects in so doing will bear in mind the best interests of the public and of the profession.

The P. H. A. proposes to use the schedule mentioned above for initial projects in the public housing program, and further states that reconsideration of the schedule might be condensed, subject to the determination of satisfactory or unsatisfactory operation based on an investigation of professional services on the initial projects. Any upward revision of the schedule would have to depend upon well substantiated factual data emanating from the architects' offices relative to the cost of production of services.

William E. O'Neil

William E. O'Neil, 62, Nashua architect, died suddenly at his home, 32 Dunstable Road, Nashua, recently. Death was reported due to a heart attack.

He was a native of Chelmsford, Mass., but has resided in Nashua for more than 25 years during which time he designed many homes and other buildings.

Mr. O'Neil was a former member of the New Hampshire Society of Architects, Nashua Rotary club, Nashua Country club and the Knights of Columbus. He was a communicant of St. Patrick church.

Survivors are his wife and a daughter, Mrs. Howard Leonardi.
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