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NEW LOOK IN INDUSTRY

OWNERS REQUIREMENTS.

1. Office building and warehouse facilities,

(a) Office building,
   (1) 2 - private offices with a connecting toilet with shower.
   (2) 1 - semi private office to be used as storage and employee entrance.
   (3) General office for five people.
   (4) Laboratory convenient to warehouse.
   (5) Lunch room for warehouse stuff.
   (6) Ladies lounge.
   (7) Waiting room connected directly with general office only.
   (8) Necessary toilet facilities for employees.

(b) Warehouse (By Owner — coordinated by Architect).
   (1) Space for labeling machines.
   (2) Store space minimum height 15'-0" at walls.
   (3) Truck dock for loading and unloading (on grade).
   (4) Railroad car dock (2 cars) (on grade).
   (5) Sprinkler system.

B. MATERIALS.

1. Office building.
   (A) 10'-0" brick cavity walls (exposed interior) old brick and black mortar joints.
   (B) Plywood paneling.
   (C) Terrazzo floors.
   (D) Sprayed acoustic plaster ceiling.
   (E) 3'-0" steel channel truss spanning up to 20'-0" at 8'-0" on center.

2. Warehouse.
   (A) Prefabricated metal building.
   (B) 4'-0" batt insulation ceiling and walls.
   (C) Sprinkler system.
   (D) Roll up overhead doors.
   (E) Skylights and ventilators.

General:
(1) Office building to be attached to warehouse for easy circulation.
(2) All offices open direct to general office.
(3) Sufficient parking with separate entrances for guests and trucks.
(4) Grounds to have minimum maintenance.

Architects:
Fife and Finger

Engineers:
Leininger and Associates—Electrical
J. Mouton—Mechanical

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base Construction Company, Inc.

Owner:
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Location:
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Credit:
Frank Lotz Miller
Tulane University’s principal aim is to provide the best education possible for its students. However, the university also strives to perform services of value to the citizens in this area, and to improve its image as an integral part of the New Orleans community.

In keeping with these aims Tulane University in the past 10 years has pursued a building program of wide scope to provide for expansion of its services and to improve its facilities. Currently, four buildings valued at $9,500,000 are under construction. They are:

- A $5,917,000 addition to the Hutchinson Memorial Medical Building.
- A $1,999,000 men’s residence hall.
- A $925,000 women’s residence hall.
- A $620,000 men’s food service building.

These buildings were designed under the supervision of and in cooperation with Harold E. Pique, resident architect for Tulane.

The largest of these is the nine-story addition to the Hutchinson building. Located on the corner of Tulane Avenue and South Liberty Street, it will contain 283,670 square feet, more than doubling the present floor space available in the school of medicine. Mathes and Bergman and Associates are the architects.

The new, 12-story men’s residence hall, which was designed by Diboll-Kessels and Associates in association with Richard Koch and Sam Wilson will provide living accommodations for 524 students. It is similar in design to the 258 room, air-conditioned Robert Sharp Memorial hall which opened in 1960.
The two dormitories will almost triple the on-campus living facilities for male students at Tulane.

A third major building addition at Tulane is the $925,000 women's dormitory, which will be located on Willow Street. Designed by Burk, Lebreton, and Lamantia, the eight-story building will provide living facilities for 268 students at Newcomb College, increasing by almost 50 per cent dormitory accommodations for women students.

The men's food service building is designed to provide cafeteria-style food services for students living in Tulane residence halls. The $620,000 building will also contain a post office, vending machine room, washateria, and athletic dining facilities. Architects are John M. Lachin, Jr., and Favrot and Grimball. Capacity is 900.

The men's food service building will complement the Caroline Richardson dining hall for women at Newcomb, which opened in 1959.

All of the new buildings currently under construction are scheduled for completion in 1963.

Despite the magnitude of the current Tulane building program, it is only the climax of the 10-year period.

When students returned to Tulane during the 1959-60 school year they found a new "living room" waiting for them—the $2,650,000 university center. Designed to house student, faculty, and staff activities, the center also provides a lounge with reading and music rooms, a large cafeteria, a snack bar and sandwich shop, an all-weather swimming pool, game room,
bowling alley, bookstore, faculty lounge and rooms for get-togethers, ranging from small club meetings to large informal dances.

The same year a 191-unit, nine-story apartment house for married students on South Claiborne Avenue went into operation.

In 1961, a severe parking problem at the downtown medical center was relieved when the $1,100,000 parking garage and service building for the Hutchinson building was opened. The seven-story structure provides parking space for 561 cars and also houses the medical school cafeteria and bookstore.

And these are only a few of the changes on the Tulane campus since 1952. During the years since then, the Favrot Intramural sports building has opened as have Irby and Phelps men's residence halls and Johnson House for women.

Major building additions have been made on Warren House and Doris Hall residence buildings. A modern infirmary, nursery school and centralized power plant building have been constructed.

Include a $4,000,000 program for enlargement and modernization of existing educational facilities and it adds up to one of the most extensive building programs of any university in the United States.

However, as with all American universities, there is no such thing as "STOP." Universities live for the future and plans must be made to provide for it. Tulane is doing this.

Long-range plans calls for new science, humanities, law, and library facilities, and a chapel.

University administrators and educators hope that in the 21st century Tulane will still be providing the best education possible for its students; serving the citizens of this area, the country, and the world; and improving its place as an integral member of the New Orleans community.
From fronting pylons to floating floors...

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Graceful beauty goes hand in hand with practicality in the new concrete Civic Auditorium at Santa Monica, California.

72-foot concrete pylons are combined with an ornamental grille rising from mezzanine floor to roof. The concrete grillwork was precast at the site. And this dramatic facade will keep its beauty.

Inside, the concrete floor is flat for sports events—and tilts to "full auditorium" position with 2,750 seating for stage shows and concerts. The sidewalls and loft structure of the building are cast-in-place concrete. So is the upper level concourse, while the grand stairways leading to it are of precast concrete.

The auditorium is an impressive example of both excellent design and imaginative uses of concrete in new and exciting forms. And because it's concrete, upkeep will be outstandingly low...and fire-resistance uniformly high.


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Located in the heart of the heart of the Mississippi Gulf Coast is the new Broadwater Beach Hotel in Biloxi, Mississippi, brainchild of owner Mrs. Joe W. Brown. Under Mrs. Brown’s personal guidance and theory that when people travel, they want to live in an atmosphere equal to or superior to their own homes, the Broadwater Beach Hotel has grown from a small hotel to a lavish 33-acre tract.

Expansion of the new resort began in 1959 with the addition of 46 rooms and five separate deluxe cottages, all facing a central park. A second bank of garden rooms begun in early 1961 is now being occupied, and a third section begun in November will be ready for occupancy this year. Including rooms in seven other cottages and in the main tower building, the new Broadwater Beach will provide a total of 316 rooms when completed.

One of the unique “anythings” Mrs. Brown wanted and commissioned Architect Thomas M. Price of Galveston, Texas, to design, was a three-level swimming pool. The pool with waterfalls cascading from the top pool to two lower pools was built of all curved design with poured in place concrete. In the pool area, lights located below the water line are equipped with rotating multi-hued lenses. At night, these provide constant color changes to the water and up through the waterfall.

One of the three pools, designed by Mrs. Brown herself, includes four recessed areas with a tiled (Continued on following page)

Exterior of the private power station and adjacent buildings at the new Broadwater Beach Hotel in Biloxi, Mississippi. Design of the power plant coincides with overall design of the new resort.
bench located just below the water line and surrounding a table raised just above the water level where bathers can sit and enjoy a cool drink, play cards or dine while sitting in the water. Terraces for these pools were built from crab orchard stone imported from Crassville, Tennessee. Seven train-loads of the rock went into this and all ledge stone wall construction. In addition, honeycomb stone was imported from Austin, Texas, to form a lily pond and rock garden near the pools.

The landmark of the new Broadwater Beach Hotel is a soaring, snow-white concrete canopy which hangs from the entrance to the luxurious lobby. The canopy was designed by Architect Price and built of poured in place concrete over a basic steel structure is one of the largest architectural concrete structures in the country, and has as its sole support a pylon near the end section.

Special equipment has been installed to permit the hotel to generate its own electricity. Natural gas will be utilized as an energy source to drive internal combustion engines whose primary function will be generation of the electricity. However, as a secondary phase of the operation, heat will be recovered from the exhaust and low pressure steam generated to heat water used in the operation. In another phase, a low pressure type absorption unit will produce air-conditioning for the main building. The unit is the most complete system of this type designed. The installation, consisting of three engines, insures a proper supply of electricity to the hotel at all times.

Another unique feature of the operation is a complete electronic system that will be utilized for awakening guests, maintaining contact with the maids servicing the rooms and determining occupancy and status of each room.

From his master control panel, the desk clerk will be able to determine whether a room is made up and ready for occupancy by a system of lights. When he rents a particular room, he can inform the housekeeper through a similar lighted panel in the housekeeper's office. And when a guest checks out, he can transmit this information to the housekeeper who can arrange for the room to be made ready for the next occupant with maximum speed and efficiency. The system will permit the housekeeper to know the particular rooms in which maids are working and allow for instant communications between housekeeper and individual housekeeping personnel.

Interior of one of the lanai rooms, decorated by Henry End, A.I.D. of Miami, Florida, and featuring marble topped tables and a view of the three-level pool at the new Broadwater Beach Hotel in Biloxi, Mississippi.
The lanai section of rooms at the new Broadwater Beach Hotel in Biloxi, Mississippi, overlook the unique three-tiered pool. Lowest pool has submerged benches for dining in the water.

maid. Another part of the system will allow a guest to be awakened at a specific time automatically by a chime.

Another interesting facet of the automatic control system is the air-conditioning control it offers. Air-conditioning for each individual room can be turned on from the front desk either when the room is rented or in advance of rental. Also, when the maid, working in a particular room, inserts her key into the automatic control slow, the air-conditioning turns on, so that she works in comfort. In addition to these before-occupancy details of comfort, the guest himself has individual control over the air-conditioning in his particular room.

More than $1000,000 has been invested in landscape design, lawns, shrubs and flowers at the new Broadwater Beach Hotel.

All of the plants and shrubbery selected for the landscaping were chosen to complement the artistic construction designs of the buildings.

For the lawn, 14,000 square yards of St. Augustine grass were imported and planted throughout the central park. To water the lawn and the thousands of shrubs around the buildings, an automatic sprinkler system has been installed. Controlled by a special timing device, the sprinklers will operate in the early morning hours, unless ground is sufficiently moist to keep the sprinklers off — again, automatically.

To achieve the distinctive night-time effects, special lighting engineers were brought in from California and directed to develop the most effective means of lighting the new resort and its spacious park.

To assist guests in reaching all parts of the 33-acre tract, a miniature train makes a regular schedule along the drive. Powered by a four-cylinder gasoline engine, the train pulls eight cars.

Typical of the restful luxury of the hotel are the lanai rooms, which face the three-tiered pool. Each room was decorated by famed designer Henry End, A.I.D., of Miami, Florida, at an average cost of $1,250 per room. Each room has a private balcony overlooking the pool. Each bathroom in the lanai section is tiled with thousands of one inch by half inch pastel tiles imported from Japan.

Mrs. Brown has set out to create a facility that unites hotel, motel and private cottages. Future plans for the new Broadwater Beach include construction of an eighteen hole golf course, a yacht harbor, seaplane basin and heliport.
The 15-story Kirkby Center building, specially designed to blend stainless steel with white marble, is scheduled for completion in the suburb of Westwood this summer.

The $9 million building, located near the UCLA campus, will feature a fully equipped roof heliport and parking facilities for 775 vehicles on two above-ground and three underground levels. It is expected that helicopters will shuttle between Los Angeles Airport, 15 miles away, and other points.

A luxurious gourmet club will be located on the top floor of the 232-foot structure, overlooking the Pacific Ocean.

The dominant exterior feature of the Center, designed by Claude Beelman, A.I.A., is an alternate vertical pattern of stainless steel ornamental panels (spandrels) and white marble, creating a glamorous effect with a subdued gleam.

The 52-inch wide stainless spandrels, which are resistant to the corrosive effects of the ocean as well as to unfiltered air and dust, are fluted to reduce light reflection. The panels are being installed in 13-foot sections, joined with heliarc welds which are stronger than mechanical joints.

A grade of stainless steel that contains a total of more than 25 per cent nickel and chromium has been used in the construction of Kirkby Center.

Piers of white marble, rising to the 14th floor, alternate with the stainless steel on all sides of the building. The corners are edged with 10-foot sections of white marble, surmounting a black granite facing that highlights both decorative materials.

Dust in the area will be counteracted by a special air filtering and ventilating system. Fixed, heat-resisting glass windows will be coated to eliminate glare from the inside while appearing as clear glass.

Electrical and telephone outlets throughout Kirkby Center have been designed to allow access at any point of the 207,087 feet of rentable floor space for greater freedom in office layouts.

The ground floor lobbies are finished in a highly polished Italian marble. Soundproof, movable partitions, rubber-tiled floors and ceilings constructed with fissured mineral tile will minimize undesirable noises.
FOCUS ON FLOODLIGHTING

Today there is a drive toward making our public and civic buildings 24-hour useful, and floodlighting is carrying the torch.

New City Halls are built to provide attractive meeting rooms and encourage civic clubs to use them. Old City Halls are revamping their quarters for the same purpose. Community centers, offering recreation and adult education programs to promote civic unity, want to be seen as well as heard.

Floodlighting keeps business in the public eye twenty-four hours a day. The floodlighted store front is an advertisement that cannot be equaled. It is a constant reminder that a specific company is a part of the community, and the company name becomes imbedded in the people’s thinking. An institution such as a bank finds a floodlighted building gives it an aura of guaranteed security. Solidarity and trustworthiness is conveyed.

Shopping surveys disclose that more than 50 percent of sales are made after 4:30 P.M. In a great many metropolitan areas, shopping has taken the suburban trend, particularly at night, and floodlighting lifts the suburban shopping center out of the surrounding darkness.

Motel Operators and Tourist Court owners must be certain their establishments can be seen far down the road. With floodlighting, a feeling of warmth and hospitality is extended.

Restaurants, as well, find it advantageous to call attention to their specialty. Is it sea food? Lighting up a marine mural on the facade is advertising in the elegant manner.

Service stations — a field in which the competition is especially high — need floodlighting at night to bring out features of top quality service, cleanliness, rest rooms that are easily available.

For schools and school playgrounds, protection is the keynote. Crime and vandalism can be reduced or wiped out entirely by adequate lighting. The city of New York alone is spending one million dollars a year to floodlight playgrounds at night.

There is hardly a facet of our living that cannot derive benefit from “lighting up.”

Every community has some claim to fame, some center of interest. It may be a Revolutionary relic, a memorial to a town hero, or a bandstand on the square. Perhaps it is a museum or a famous statue. Whatever it is, floodlighting at night will etch it in memory.
Elliptic sweep of teak paneling dramatizes the inviting interior of the Bank of the Southwest in Houston, Texas—one of the many banking installations United States Plywood has handled in a decade of change in bank decor.

The chill, stiffly formal bank interior is just as out-of-date as the chill, stiffly formal banker. Today's bank decor is as hospitable and warm as the friendly man behind the handsome desk in the executive office.

According to a survey by United States Plywood Corporation, use of wood paneling has played a major role in this new look.

"Over the past decade we have seen a trend to decorating banking quarters with fine woods to warm up the cold, institutional look of the 'traditional' decor," says M. W. Pollack, U.S. Plywood's vice president in charge of sales.

A spot check of architects from coast to coast bore out Mr. Pollack's contention.

"Our aim nowadays is to create a relaxed, inviting atmosphere both for customers and for the people who work in the bank day after day," says Architect George W. Clark, who has designed some 250 banks in the past 12 years.

"Clients prefer friendly, pleasant surroundings and any psychologist will agree that such an atmosphere is conducive to cheerful efficiency on the part of the people working in the place."

There is no chicken-or-egg riddle in the evolution of this new concept, according to Architect Clark.
"The decor changed along with the change in the banker's approach — from the cold, business-is-business attitude of former years to the warm, friendly approach of today. This friendliness, in fact, IS good business today."

Miss Maria Bergson, head of the interior design and planning firm Maria Bergson Associates, concurred. This organization handles numerous bank installations.

"We use wood extensively in our installations," said Miss Bergson. "In fact, we were among the first interior architectural and design firms to specify wood paneling for bank wall treatment in our effort to bring warmth and interesting textures to walls where marble and plasters had generally been used."

John G. Anderson, president of Hoggson Brothers, Inc., specialists in bank building since 1889, said that "the trend is strongly in favor of wood for wainscoting, paneling, counterscreens and check desks."

Factors in the trend to wood paneling, according to the U.S. Plywood survey, included the low maintenance afforded by this material — particularly since the development of protective processes.

Businessmen traveling from coast to coast are bound to note the prevalence of the trend to paneling in banks, Mr. Pollack says. The survey, conducted in major cities from one end of the country to the other, turned up paneling installations in growing numbers across the continent.

A travel zig-zagging across America could see outstanding examples of Weldwood paneling in the following major banks: The New Chase Manhattan Bank just off Wall Street in Manhattan; the First National City Bank's recently-completed office building on Park Avenue; Gibraltar Savings & Loan, Newark, N. J.; the Philadelphia National Bank; the Mellon National Bank, Pittsburgh, Pa.; Commercial Credit Corp., Baltimore, Md.; Mercantile Trust Co., Dallas, Texas; Bank of the Southwest, Houston, Texas; the Bank of California, Los Angeles; Federal Savings & Loan, San Francisco.

"These are only a few of the examples in large metropolitan areas," says Mr. Pollack. "But the rapid expansion of suburban and 'up-country' branches of major city banks also has brought Weldwood paneling to smaller centers. Fifteen of our most recent installations, for instance, were in cities of less than 50,000 population."

Dramatic panels of walnut, the veneers "book-matched" for added richness, keynote the hospitable decor of Gibraltar Savings & Loan in Newark, New Jersey.
"SPITE FENCE" COMES DOWN

Reason for long-time vacancy in the Wise Building, prime property in downtown Long Beach, California: an indoor spite fence—a wall built by one of two litigating owners which cut the building in two and immobilized (above) an escalator. Contract to purchase the building includes plans to knock the spite fence down.

Contract to purchase the Wise Building (right), long-vacant property in downtown Long Beach, California, has been signed by Tenney Corporation, nationwide diversified real estate firm.

The only indoor "spite fence" in the history of American real property is coming down, thanks to the enterprise of Tenney Corporation, a nationwide diversified real estate firm.

The spite fence is as old a tradition as bad neighbors. Generally it is erected on the line dividing two lots, care being taken to see that something particularly unattractive—such as barbed wire—faces the hated neighbor.

In the Wise Building—a prime commercial property in the heart of Long Beach, California—the spite fence was built indoors 18 years ago when the building passed into divided ownership. One of the two owners, embittered by litigation, built a wall—an indoor spite fence—which split the building in two. It also cut through the front of, and immobilized, an escalator.

Most of the tenants on one side promptly moved out. Montgomery Ward, which occupied the other side moved out in 1958. Since then the building has been largely vacant.

Tenney Corporation contracted to bring the two halves back together by purchase from the two present owners, Dr. Adrian Hubbell and National Dollar Stores. The price was not disclosed.

Jerry M. Tenney, board chairman of the firm, announced that engineering studies are under way to determine whether the property should be converted for single or multiple occupancy. Gross leasable footage totals approximately 128,000 square feet, all of which would be refurbished.

Tenney said that the corporation was attracted to the five-story building by its promising future rather than its colorful past.
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The word architect, like many words derived from the Greek, is made up of two parts: archi—"chief," and teckton—"a builder." Thus the original meaning of the word explains a union of designing and building activities, a union which the architect maintained up to the middle of the 19th century. At that time, he was thought of more as a designer than as a builder. Architecture was seen as a "fine art," and transferred from the outdoors to an inside atelier, where it remained for nearly 100 years.

Today’s interpretation of architecture places the architect somewhat nearer to that original meaning of the word. But the complex social and technical conditions of our highly industrialized society no longer makes that original union of designing and building quite possible.

An architect is a composite personality made up of two basic ingredients: the artist and the technician. As an artist, the architect possesses qualities which artists have possessed throughout the ages; an extraordinary imagination, and a keen awareness and expression of feelings.

As a technician, an architect must possess more than a speaking acquaintance with the available building materials and technology of his day; he must follow the ever-growing variety of equipment and appliances which form the core of modern building.

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The trend to concrete for protection and permanence requires materials of architectural beauty and structural durability. "Century 21," the Seattle World's Fair is a fine example of "stone age" thinking in the atomic age. The largest exhibit at the fair is the Federal Science Pavilion comprised of five major concrete structures.

The pavillion was constructed of 11,000 tons of pre-cast and pre-stressed units. Giant beams, 60-112 feet long, wall components, intricate arcade grill work all required treatment to assure durability and water repellency without discoloration of their snow white facings.

Sun Chemical Corporation's A. C. Horn division supplied 15,000 gallons of Dehydratine No. 22 as protective coating for the exposed Utah White aggregate. The Dehydratine was applied before assembly during stock piling.

A permanent protective coating was necessary because at the fair's conclusion, the major structures will be used to form Seattle's Civic Center.

Dehydratine is a silicone water repellent for masonry surfaces. A colorless blend of highly polymerized silicone resins and penetrating hydrocarbon solvents, it forms an effective barrier against water penetration yet permits masonry to breathe and moisture vapor to escape. It minimizes efflorescence, chipping cracking and spalling, has good paint adhesion and can be applied to brick, mortar, concrete, stucco, treated concrete or cinder block, sand stone, cast stone and terra cotta surfaces.
A revolutionary architectural wall system employing structural neoprene weatherstrip has been announced by the Kawneer Company, Niles, Michigan.

Zipperwall, so-called because of the unique manual "zipping" action which hermetically secures infill components of a frame, is aimed at the low budget school and commercial construction market.

Speed of assembly, heat saving factors, ease in detailing, and facility of installation are features of this completely new concept of building.

Assembled in the field, Zipperwall is a minimum cost, factory fabricated system of aluminum mullions, panels, windows and adjustable perimeters. It uses an "H" shaped neoprene extrusion as weatherstrip and as the connector of most structural components.

Neoprene gaskets are also used as part of the horizontal members and thereby become an actual part of the wall framing. In this capacity the gasket transmits loads arising from glass and panel weight, and live loads imposed upon them, to the mullion itself.

Basic aluminum parts of the system are the mullions, sill and head runners and adapter angles. Only two clips and screws, at the top and bottom of each mullion, are used in assembly.

All parts, except for the slim mullions, are cut to size from stock lengths at job site. Mullions are delivered in factory fabricated lengths according to the architect's plans.

Assembly procedure is extremely simple.

Adapter angles are first secured to base and head with whatever fastener is most appropriate.

Sill runners, cut to adapter length, are attached temporarily with bolts which are screwed into tapped mullion clips. At plan-designated intervals mullions are secured by the bolt through common, job-site drilled holes.

The basic frame is then complete and ready to receive the neoprene gasket which is cut to excess to assure positive pressure against moisture infiltration.

Infill components of glass, panel, sash or combinations, are "zipped" into the exposed inboard opening of the weatherstrip "H" with a special Kawneer-developed tool.

Thus the hermetically sealed system is admirably suited to ward off moisture and air infiltration.

No troublesome joint sealing problems arise in the Zipperwall system because of the neoprene's ability to absorb expansion of infill components. Runners and mullions with matching flanges on the same plane leave no corner crevices which can become seepage problems.
A unique new adaptor will permit a rubber-tired erecting crane to sprout locomotive wheels in a matter of minutes so it can leave the highway and travel down a railroad track at 35 miles per hour.

To profit-squeezed railroads, it means a construction and maintenance crane for about one-fourth the cost of the former flatcar variety. Also it means several important cost-saving conveniences.

The ingenious converter is one of several new products and marketing devices pulled out of the hat during a heavily attended "Operation Survival" conference held by the Harnischfeger Corp. at Northwoods, Michigan.

A new fluid-applied roofing material which simplifies the process of weatherproofing roofs of unusual design has been introduced by the Building Products Division of the Armstrong Cork Company. The product called Armstrong F/A Roofing, can be specified for any type of climate and is being marketed through roofing contractors.

Because of its extreme light weight, F/A Roofing provides reduced structural dead loads. With F/A systems, the protective membrane covering a surface will in most cases weigh less than 20 pounds per 100 square feet. Application of the new product may be accomplished through any of three methods. These include application by air-operated, pressure-fed rollers, by hand rollers, and by conventional spraying equipment.

The prototype exterior steel door shown by U. S. Steel is completely insulated and weather-stripped and is designed to eliminate the need for storm doors. It differs from other steel doors in that all metal connections through the door have been removed, thus eliminating conductors which carry outside temperatures to the interior surface.

The new door is equipped with its own frame and can be slipped into a wall opening completely assembled. U. S. Steel points out that the big advantage for builders is the elimination of costly "call backs" to adjust doors that have sagged or warped after installation.
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