

THE  
OCTAGON

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*A Journal of The American Institute of Architects*

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*The Washington Scene*

*We Will Build Again — Part I — Statement  
on Post-War Reconstruction*

*Post-War Programs — Of the Chapters*

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FOR A COMPLETE REPORT ON THE 1943 ANNUAL MEETING SEE THE JUNE OCTAGON

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# THE OCTAGON

*A Journal of The American Institute of Architects*

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## The Washington Scene

By D. K. ESTE FISHER, JR.

*Washington Representative, A.I.A.*

### New Bills in the 78th Congress

The following action has been taken on bills and resolutions listed in the February and March OCTAGON (none listed in April):

#### (S. 642)—H.R. 1692

For certain Naval public works. Approved 3/30/43. Public Law No. 19.

#### S. 677—(H.R. 1726 and H.R. 1914)

To amend the National Housing Act. Approved 3/23/43. Public Law No. 15.

#### S. 755

To amend the National Housing Act. Reported 4/22/43. Passed Senate 4/26/43.

#### S. 785—(H.R. 1936)

For hospital facilities for dependents of Naval and Marine Corps personnel. Reported, H.R. 1936 substituted and passed 4/22/43.

The following new bills and resolutions have been introduced (as of April 30, 1943) and action taken as noted:

### In the Senate

#### *Committee on Education and Labor*

S. 922 To amend the Act of 1940 ("An Act to expedite the provision of housing . . .")  
Mr. Langer  
(North Dakota)

#### S. 922—Continued

as amended (Lanham) to authorize loans or grants, for public schools (3/23/43).

#### *Committee on Finance*

S. 992 To change certain exemptions relating to the renegotiation of contracts, etc. (4/12/43).

Mr. Johnson  
(Colorado)

#### *Committee on Post Offices and Post Roads*

S. 971 To supplement the Federal-aid Road Act of 1916 . . . to authorize appropriations for post-war construction (4/6/43). (See also H.R. 2426, companion)

Mr. McKellar  
(Tennessee)

#### *Committee on Public Lands and Surveys*

S. 989 For the construction, equipment and maintenance of a building for the petroleum experiment station of the Bureau of Mines at Laramie, Wyoming (4/12/43). (See also H.R. 2467, companion)

Mr. Mahoney  
(Wyoming)

#### *Special Committee on Post-War Policy and Planning (the "George Committee")*

S. 953 To establish the Urban Redevelopment Agency and to provide financial assistance to the municipalities and urban areas, etc. (4/2/43).

Mr. Thomas  
(Utah)

**In the House of Representatives***Committee on Military Affairs*

H.R. 2285 To establish an Office of War Mobilization (3/23/43).

Mr. Tolan  
(California)

*Committee on the Judiciary*

H.R. 2380 To require registration of persons engaged in influencing legislation on Government contracts and activities (4/2/43).

Mr. Rowe  
(Ohio)

*Committee on Mines and Mining*

H.R. 2467 For the construction, equipment and maintenance of a building for the petroleum experiment station of the Bureau of Mines at Laramie, Wyoming (4/12/43). (See also S. 989, companion)

Mr. Barrett  
(Wyoming)

*Committee on Roads*

H.R. 2426 To supplement the Federal-aid Road Act of 1916 . . . to authorize appropriations for post-war construction (4/7/43). (See also S. 971, companion)

Mr. Robinson  
(Utah)

*Committee on Rules*

H. Res. 183 To create a special Committee on Post-War Economic Reconstruction (3/22/43).

Mr. Bland  
(Virginia)

*Committee on World War Veterans' Legislation*

H.R. 2330 To authorize the erection of a Veterans' Administration hospital, etc. in the Borough of Brooklyn, City of New York (3/29/43).

Mr. Somers  
(New York)

**Personal Employment**

The U. S. Civil Service Commission continues to write as follows:

"There is a great need in the government service at the present time for qualified engineering draftsmen. Although practically all draftsmen can be placed, the demand is principally for those with training or experience in the mechanical, electrical, ship, statistical, and topographic fields."

The Consolidated Aircraft Corporation, Fort Worth Division, Fort Worth, Texas, writes as follows:

"Consolidated's Fort Worth Division is urgently in need of skilled or potentially skilled employees.

"As a part of our program, the Engineering Department is now conducting a large expansion. We are particularly interested in hiring detail draftsmen, illustration draftsmen, loftsmen, stress analysts, stress computers and mechanical or structural designers. We are also interested in hiring time and motion study engineers, industrial engineers and methods engineers.

"In case you know anyone with an engineering education or background who would be interested . . ." address F. F. Gignilliat, Employment Manager.

W.P.B.

Authority to begin residential, agricultural, and many types of commercial construction, costing less than \$10,000, will be given in the future by the Regional Offices of the War Production Board.

This authority is contained in an administrative order which also empowers the 12 Regional Offices to assign preference ratings for the necessary critical materials needed in these building operations. The order is effective March 8.

To expedite priority applications for new plumbing and heating equipment for civilian residential use, Form PD-851 has been issued by the Plumbing and Heating Division of the WPB. It is to be filed by the occupant or owner of a private dwelling who desires priority assistance for the purchase of new plumbing, heating, domestic cooking equipment (except electrical), or material, the sale of which is restricted by Limitation Order L-79.

This new form further simplifies the procedure so that applications will be handled in the Field Offices, which are more familiar with conditions in local areas.

Form PD-851 should not be used to acquire any item which is rationed by OPA. The local rationing board should be consulted concerning rationed items.

The War Production Board Limitation Order L-59-b as amended, effective April 2, 1943, permits certain relaxation in the manufacture and use of metal lath. This is noteworthy because restrictions on this material have been rather rigid.

## We Will Build Again

Statement on Post-War Reconstruction Problems

THE following Statement of the Committee on Post-War Reconstruction is intended to form the basis for a discussion at the annual meeting of The Institute in Cincinnati, May 26, 27 and 28, 1943. The membership of the Committee is so widely scattered that it was not possible to hold a meeting of the entire group. However, the matters contained in this Statement were discussed with ten of the members in New York, the New York Chapter, the Boston Society of Architects, and the Massachusetts State Association. Copies of the first draft of this Statement were sent to The Board of Directors, all of the members of the Committee on Post-War Reconstruction, and to the Presidents of all the Chapters and State Associations. The Statement will reach all of the membership in time for them to become familiar with the contents prior to the Annual Meeting. It is hoped that a national program may be adopted which will be put into

action by the Chapters and State Associations under the direction of the national committee.

The organization chart at the end of the Statement outlines the general relationship between government and private industry. Another chart will be prepared and distributed to the membership at the Cincinnati meeting indicating the type of organization that should be developed within The Institute to implement this large program. The work is so important and far-reaching that all the members are urged to give time to consideration of the problems involved and to be prepared to participate actively in the job ahead of us.

We have confidence that we can secure the kind of rebuilding program we want, provided we are willing to work hard enough to get it.

WALTER R. MACCORNACK, *Chairman*,  
Committee on Post-War Reconstruction.

## Foundations For Planning

*The following text is Part I of the Statement on Post-War Reconstruction.*

*Part II, Planning for Urban Redevelopment, was published in the April number of THE OCTAGON.*

THE Committee on Post-War Reconstruction is issuing a statement covering the problem as it affects the architect, and suggesting a program for action by the various chapters and state association members of The Institute. This will provide national, state, and local contacts between our profession, the government, and the entire building industry. This statement is published in two parts in THE OCTAGON for the purpose of giving it wide circulation among the membership, in order that a discussion can be held at the annual meeting of The Institute. It is hoped that this discussion may result in the adoption of a program for action and that the chapters and state association members may be started on the task of carrying out the local and regional phases of the work. This first part, published in this issue of THE OCTAGON, is a general suggestion regarding the program of The Institute. The second part, published in the April issue, is a detailed dis-

ussion of the application of the program with recommendations for action.

The future belongs to those who are prepared. During the last war practically no consideration was given to post-war problems and the country returned to a period of succeeding eras of prosperity and depression which created a most difficult situation for the building industry. Today there is scarcely an organization in this country that does not have a post-war committee and that is not giving serious consideration to planning for activity after the war. The architects may assume that there will be a great deal of construction after the war and they may expect that there will be government-financed programs of public works and housing projects. On the other hand, a huge public debt is being piled up, due to the war, which may undoubtedly create considerable resistance on the part of the taxpayers to financing large government projects. It therefore

seems logical to consider the place that private industry must take in post-war rebuilding. We should assume that there will be cooperation between government and private industry and that the two spheres in which these groups must work should be defined.

#### REASONS FOR PLANNING

The reason for this is that it is undesirable, if indeed impracticable in the larger sense, to expect a return to the uncontrolled individualistic construction of the past that has proved so disastrous, economically and socially. We are now struggling with chaotic conditions created by the mass of obsolete, obsolescent and unrelated structures which overwhelm our cities and discourage the financing of new buildings on a huge scale. The situation calls for planning new construction by areas and districts, carried out in cooperation with government and civic interests, to remove the blight from American towns and cities and to make them more livable and efficient in all respects.

To develop this third and perhaps the largest field of construction activity, new and improved methods and new organizations will be required. An essential part of the problem is how to go about creating an enlightened public opinion with respect to the many intricate problems involved in the great task of reconstruction.

The building industry includes not only those who manufacture, plan, and build, but other groups whose financial and economic interests are closely joined to construction problems. This committee has suggested that there be created a national organization consisting of representatives of all elements of the industry, the purpose of which would be to consider the various problems involved and to arrive at conclusions which would form a basic policy for action in the entire country. Such a group has been called together at the invitation of the U. S. Chamber of Commerce. Only by united action will it be possible to arrive at conclusions which will provide the greatest good for the greatest number of people. The enlightened selfish interests of groups should be coordinated, and any action taken must be based on the principle that the well-being of the people as a nation will be reflected in advantage to the various groups. The time to set about planning for post-war reconstruction is now.

#### FOCUSING THROUGH A.I.A.

The first step, therefore, is to organize The American Institute of Architects as an action group for leadership in this program. The Committee on Post-War Reconstruction has requested each chapter and state association member to appoint local Committees on Post-War Reconstruction. The duties of these committees will be to carry out, in their particular localities, the general program developed by the national body with such changes as may be dictated by local conditions. The initiative would be local; the national group acting as a policy-making body and cooperating with government in the creation of national legislation. The A.I.A. Committee should also distribute to the local bodies information on the results of research, analyses of generic problems, and information on new methods and procedures. Each chapter and state association member would undoubtedly extend the scope of the work of these committees to include a large part of its membership in order to secure the benefit of working together in groups, and also because of the varied number of problems involved which should require all the man power of the profession.

It is suggested that the committees of the chapters assume the responsibility of organizing each locality on a parallel basis with the national group which was organized in Washington on December 16, 1942, consisting of representatives of some twenty-five or thirty national groups. As a guide in organizing locally, the following list of thirty-seven national groups and organizations is given, divided into five general groupings in accordance with their relation to the building industry.

#### POSSIBLE PARTICIPATING GROUPS

##### I. Planners

1. The American Institute of Architects
2. American Institute of Planners
3. American Society of Landscape Architects
4. American Society of Civil Engineers
5. American Society of Planning Officials
6. American Association of State Highway Officials
7. Research groups

##### II. Producers

8. The Producers' Council, Inc.
9. Associated General Contractors of America

**II. Producers—Continued**

10. National Association of Manufacturers
11. The American Association of Road Builders
12. American Institute of Steel Construction, Inc.
13. National Lumber Manufacturers' Association
14. American automotive industry
15. American Federation of Labor
16. Congress of Industrial Organization

**III. Finance**

17. American Bankers Association
18. Mortgage bankers
19. United States Savings and Loan League
20. National Association of Mutual Savings Banks
21. Insurance companies

**IV. Public Health and Education**

22. American Medical Association
23. American Public Health Association
24. National Recreation Association
25. Educational groups
26. American Hospital Association

**V. Ownership and Public**

27. Building Owners and Managers
28. The National Association of Real Estate Boards
29. Apartment house owners
30. Private investors
31. Chamber of Commerce of the United States
32. Junior Chamber of Commerce of the United States
33. The American Federation of Women's Clubs
34. The American Bar Association
35. Agricultural groups
36. Neighborhood associations
37. Foundations

**THE APPROACH TO THE PROBLEM OF  
URBAN REDEVELOPMENT**

There are two philosophies in connection with large undertakings. The first is the spirit of conquest of difficulties. This is the spirit which created America. The other is the timid spirit which expresses fear that a plan is too big to be carried out. Fortunately for mankind, the first group has dominated in the development of civilization in

recent centuries, particularly in crises like the present.

The purpose of this report is to encourage a broad approach to planning. It is addressed not to professional city planners but to architects. While some architects may wish to do so, the report does not urge architects generally to take an official part in city planning. It is the belief of the committee, however, that to practice architecture successfully after the war, it will be necessary for all architects to understand the technique of group and city planning and to work closely in support of official city planning commissions.

The following are the important elements to be considered with relation to the problems of post-war reconstruction:

1. Full Employment
2. Money and Credit
3. Methods of Finance and Amortization
4. Taxation and the Cost of Governmental Services
5. Revision of Tax Assessment Methods
6. Relation of City Planning to Regional Planning
7. Analytical Approach to City Planning
8. Relation of City Planning to Local District and Group Planning
9. Real property Inventories
10. Land Values and Cost of Property Administration
11. Changes in Land Use and Methods of Control
12. Improvement of Methods of Design and Construction
13. Private Enterprise in Relation to Governmental Aids and Governmental Initiative
14. Housing Policy
15. Recreational Needs
16. Planning for Trade, Business and Industry
17. Transportation and Circulation
18. Needed Legislative Assistance

While it is true that many of the items listed are not architectural in the narrow sense, and are matters in which architects cannot act alone, yet they are subjects which have a definite bearing on the problems of the social, economic, and physical reconstruction of the country, and architects to take their part must have an understanding of these problems. A policy for Institute action will thus be developed.

The formula may be simply stated: *first*, policy should precede planning; *second*, planning should precede action; and *third*, the work should be executed by the trained skills of the professions, civic interests, and business elements in the industry.

The technical skills and imagination of architects, planners, and engineers are effective only with the encouragement and the support of public opinion. This places an individual obligation upon all citizens to become familiar with the social and economic problems of our country, and to be able to support the planners and the general principles which may be laid down for this work. As planners, we have abundant technical skills, but these are not coordinated with the needs of the day, and as a group we are not informed regarding some of the basic principles involved in the program. The eighteen major items referred to above are briefly analyzed as follows:

#### 1. Full Employment

Full time employment of able-bodied citizens is being discussed as a national problem by almost every organization in any way connected with industry. There is certainly no reason to believe that there should be mass unemployment with the huge national resources in this country. The people want

\*For many years, the lack of a reasonably consistent volume of work has brought about such chaos in the architectural profession as to make it impossible for architects to be continuous employers of man power. This has affected the development of younger men, who have not had the opportunity for continuous employment in their chosen profession. The attempts of government bureaus to restrict the fees of architects was a short-sighted policy. It may have been due in part to ignorance of the fundamentals of business and in part to desire to build up government bureaus. It was impossible, under the fee schedule set by some of the bureaus, to give adequate study and research to the problems presented. Governmental requirements put more emphasis upon the completeness of drawings than upon the study of the functional arrangement of space and masses. Anyone who has had the responsibility of meeting a payroll knows that insufficient fees mean short periods of employment for draftsmen.

Unfortunately, members of our own profession had a part in this restriction of architectural fees for government work. Unfortunately also most architects have accepted these fees without a determined fight. The architectural profession should face the obligation it owes to itself and to the younger men to maintain the opportunity to continue as professional men on a business basis, able to meet their obligations to their clients and to their employees. The architects are interested in making their contribution to the principle of full employment. It is suggested that each Chapter and State Society proceed immediately upon the development of a fair fee structure and insist upon its general adoption in both private and government work.

opportunity and not alms; and, while it may be regarded as a difficult matter to bring about reasonable full time employment, yet that condition must be fulfilled, if we are to continue as a solvent nation offering equal opportunity to all to enjoy reasonable standards of living, education, health, and economic security.

The building industry has a particular obligation to set its house in order because in the troughs and peaks of business fluctuations it has been found that the construction industries move in long cycles which unquestionably have a major effect upon employment\* and general business conditions.

In addition to the recommendations of the government agency, the National Resources Planning Board, attention is directed to the work of the National Planning Association, an organization consisting of the leaders of industry, labor and agriculture. The Chairman is William L. Batt, President of SKF Industries and Vice-Chairman of the War Production Board. The basic elements of the program of this group are:

"That large-scale unemployment must not again stalk the land, that if masses of workers are idle or people are faced with starvation, the war will have been fought in vain.

"That the United States must prepare now to avert unemployment after the war.

"That private enterprise in business, industry, and agriculture must constitute the foundation of the nation's post-war economy.

"That private enterprise must adapt itself to changing world conditions, must accept its social responsibilities.

"That business, labor, and agriculture are interdependent—their true interests are common, not conflicting.

"That there must be an adequate wage, profit and interest incentive.

"That a national social security program is wise and essential.

"That the United States must cooperate fully with the other nations to preserve the peace and promote improved economic standards."

This is an outstanding development with respect to the movement to outlaw unemployment. The architects, as part of the building industry, are vitally interested in this basic policy.

## 2. Money and Credit

The Federal Constitution gives to Congress the right "to coin money, regulate the value thereof, and of foreign coin." As a part of the duty of maintaining a monetary system, Congress has from time to time exerted varied degrees of control over banking and credit.

Following the refusal of President Jackson to recharter the Bank of the United States, there ensued a period of "free banking" when the expansion and contraction of credit was uncoordinated. In 1863 pressure due to the Civil War secured the passage of the National Banking Act which restricted the issue of bank notes to National Banks. It was not until 1913 that the Federal Reserve Act created a central banking system providing for the coordination of the expansion and contraction of short term credit to meet the needs of the nation. There is still no method of coordination for the volume of long term credit. For financing its expansion, the building industry has been dependent upon the fluctuation of the volume of savings and investment which does not appear to be directly related to the progressive needs of capital investment.

Architects will find a stimulating discussion of monetary relationships in Norman Angell's "Story of Money," Garden City Publishing Co., 1929; John R. Walker's "Bank Credit as Money," Harper & Bros., 1937; and Arthur C. Holden's "Money in Motion, The Social Function of Banking," Harper & Bros., 1940.

## 3. Methods of Finance and Amortization

Over a period of years it has been revealed that the earning power of real estate will not support the load of high interest charges which have been placed upon it. Probably the high rate, which has prevailed in the mortgage field, has reflected the speculative nature of real estate and the tendency of the average equity owner to "sell out" his property before it could be affected by depreciation and obsolescence. The improved standards set up by the F. H. A. and the coverage of the reduced risk by mortgage insurance have brought about lower rates of interest and definite requirements for amortization. The recent large scale handling of mortgages has shown that the administrative costs of servicing by the lending institutions is a very small proportion of the interest charge. This opens up

the hope that better investment experience will lead to progressively lower rates of interest with the opportunity for utilizing a larger proportion of the financing charges as amortization to accelerate the reduction of the loan.

In order to determine the terms of finance which can be paid by real estate, accurate cost accounting methods are necessary. To quote Herbert U. Nelson, executive vice-president of the National Association of Real Estate Boards, "As a matter of fact, most city land is bought and sold without such precise calculations. In practice relatively few structures are actually amortized. One thing we badly need for all real estate owners is a frank recognition of the fundamental principles of good accounting."

Architects are referred to former Ambassador Myron T. Herrick's "Rural Credits, Land and Cooperative" for an illuminating account of the circumstances which led to the development of amortized mortgage. It is significant that it was devised as a means for relieving the burden of capital debt upon real estate and upon the war burdened governments of continental Europe. Nevertheless it took over 160 years before the amortized mortgage was introduced into general practice in the United States.

## 4. Taxation and the Cost of Governmental Services

The taxation of real property is primarily a local matter. The real estate tax yields virtually all the revenue out of which local government defrays the cost of services rendered to the community. As our cities have grown in size these services have increased in complexity. Out of taxes must be derived amounts sufficient to pay not only the current operating expenses of the municipality but sufficient also to retire the principal of debts incurred for capital improvements and to pay interest charges during the life of the indebtedness.

A large part of the budget of the average municipality is thus allocated to debt service. Out of the remainder must be paid the cost of current operation and maintenance, for streets, sanitation and health services, sewers, water, police, fire protection, parks and public recreation, social and welfare services, and the executive direction of the municipality. Although the school tax is frequently collected separately, it also is assessed against real estate.

When a specific public improvement is made, its cost is assessed on the basis of special benefit against a local improvement area or against the city as a whole, or as a combination of both special and city-wide assessments. The assessments are generally collected in time payments as an addition to the real property tax.

Although most states have imposed constitutional limitations upon the rate of the real estate tax, and upon the amount of debt which may be incurred by municipalities, nevertheless the growth of municipal services has outstripped the tax-paying abilities of the large majority of communities. On the one hand some of our cities are threatened with bankruptcy and on the other individual properties are being taxed to an extent which is depreciating value generally and even undermining the economic soundness of the better properties.

At the same time the tax policies of the federal and state governments are exerting an adverse effect upon real estate. Both corporate and individual owners of real estate are taxed on the basis of earnings in addition to the taxes levied on real property. This earnings tax exerts an adverse influence on economies that should be possible through large scale operation. As a result, holdings are kept split up and equities are kept small because interest on indebtedness is a legitimate deduction from income, whereas amortization is an out-of-pocket disbursement on which an income or a franchise tax must be paid.

Architects cannot afford to be uninformed on the subject of taxation which is closely related to the problems of design and construction. They should, therefore, take pains to analyze the municipal budget sufficiently to arrive at a statesmanlike idea of what economies in city administration are reasonable, either temporarily or permanently. Attention is called to the fact that a National Association of Taxpayers has been organized under the presidency of Myers Y. Cooper, former Governor of Ohio. W. R. B. Willcox of the University of Oregon, a member of the A.I.A., is the author of a book "The Curse of Modern Taxation," Fortuny's, 1938.

### 5. The Revision of Tax Assessment Methods

Most state constitutions require all real estate, rural as well as urban, to be given a valuation by public assessors for the purpose of determining the

proportion of the property tax to be assessed against it. Law and unscientific methods of assessment have created an unstable tax base. Prices realized through speculative turnover have too frequently been the unreliable guide for assessors. In some localities prosperous industries have been over-assessed and have, during boom years, carried a disproportionate share of the tax burden to the brief comfort of the majority representing the under-assessed smaller property owners. But with a business recession, industries of this type have found it profitable to move to other localities. As a result, communities that have enjoyed a false sense of security have lost not only their principal source of revenue but have been brought face to face with the problem of unemployment.

In contrast, some communities have utilized the lure of a period of tax exemption to attract new industry and as a result have created problems of disproportionately high taxes on residential properties, thus influencing residents to move outside the political taxing area, with a consequent uneconomic distribution of population and a lowering of the standard of public facilities.

Since the "fall" in real estate values which became evident as a result of the great depression, there has been a call for an improved technique of appraisal. Some architects have entered this field. The profession in general should use its influence to widen the understanding of the importance of sound methods of assessment, a highly trained scientific personnel, and policies of tax administration which are beyond the reach of political manipulation. At the same time, when property owners are insisting on just and scientific methods of assessment, they should themselves recognize the fundamental principles of cost accounting as applied to their properties, if they expect to demonstrate to the assessors the true financial condition of their holdings.

### 6. Relation of City Planning to Regional Planning

It is becoming evident that planning cannot be restricted within the limits of existing political boundaries. Many advisory regional planning boards already exist. In time, this movement may lead to the establishment of regional control over the many common necessities of the areas, such as: streets, sewers, lighting, water, transportation, and other elements of common use.

Immediate adoption of this program is difficult because of the opposition of the small satellite political subdivisions surrounding our American cities. In Cook County, in which Chicago is located, there are approximately 400 political subdivisions. In metropolitan Cleveland, Ohio, there are some 75. Other regions are confronted with similar conflict in jurisdictions. This brings about high costs in government and a slowing up in the process of over-all planning. The creation of strong regional planning boards should be encouraged, and architects should take a lead in this new field. The planning boards should have competent career men and technical personnel trained for such jobs, and should be removed from politics.

An understanding of regional conditions is essential for dealing with the problem of decentralization. In the early decades of the century, the growth of the automobile and improved transport accentuated the flight of the population to the suburbs. This has accelerated the outward movement of industry seeking cheaper land, better working conditions, and reduced taxes. Such changes create the need for relocation and reconstruction of public facilities, such as service lines, streets, terminals, and recreational and educational facilities.

It must be recognized that coincidentally with the study of decentralization an approach must be made to problems of recentralization. Here there will be need for the maintenance of the jurisdiction of city and local planning boards because it will be the task of the municipality to replan and redevelop itself so as to restore healthy urban conditions and to furnish space and facilities such as are needed to attract efficient modern enterprise and promote high standards of home life.

#### 7. Analytical Approach to City Planning

Before recommendations can be made for replanning, an analysis of existing conditions is essential. There is a great difference throughout the United States in the way that municipal records have been kept. Architects should make themselves familiar with existing data. They should be able to recognize where information is insufficient and to devise effective methods for furnishing needed additional data.

The classification of data should cover a survey of existing land uses. This may be found to vary

from uses permitted by existing zoning ordinances. The age, type and condition of existing buildings should be checked against existing patterns of use and the public facilities which are available to serve them. This should be followed by a check upon the adequacy of the existing street pattern, transportation lines, commercial transportation routes, sewers, water, and other utilities, location of schools, protection of health, provision for recreation, and other social amenities, such as churches, and places of assembly.

The analysis should differentiate between the sections of the city which are satisfactory and those which are blighted or require revision. Data on the location of traffic congestion and accidents, crime, and delinquency should prove helpful.

It is important to relate the economic conditions existing within the city to its physical conditions. This will mean a classification of family incomes, of earnings of workers in various sections, of rental groups in residential sections, and data on business and commercial rents.

The general analysis of city conditions can be facilitated by the use of data collected for specific surveys; for example, summaries from real property inventories, records of the public utility companies, records of city departments such as police, health, and building.

#### 8. Relation of City Planning to Local District and Group Planning

In making the analysis of existing conditions, it is well to keep in mind that the city is composed of related parts, often loosely defined as districts and neighborhoods. Each such part should be developed and integrated with itself and with the master plan of the city. The full development of the neighborhood as a unit in city planning was first emphasized in a report on the Neighborhood Unit made at the President's Conference on Homebuilding and Home Ownership at Washington in 1931.

The city plan should further the creation of neighborhood units, and should be studied in this light, particularly with regard to the location of thoroughfares, creating islands comprising several blocks in the flow of city-wide traffic; and with regard to the location of shopping, business and factory centers, schools and recreation facilities, and community structures.

Economic and social conditions in the neighborhood should be analyzed and studied in relation to general city planning data. There should be a general reclassification in terms of the neighborhood of data on types, conditions and occupancy of buildings, population densities, rents and wages, accessibility of residents to jobs, population shifts, races and nationalities. Matters of health, delinquency and crime, provisions for recreation and cultural facilities, should also be studied for the locality as well as for the city as a whole.

Neighborhood units are primarily residential, but other parts of the city may likewise be developed or reconstructed on group lines, similarly related to the Master Plan. Such are centers of retail shopping, business, recreation, and education. Furthermore, if the city is large enough, several such groups may be combined with neighborhood units to make an integrated District Plan, the district, in turn, to become an integral unit of the city. (See Part II of this report.) Neighborhood, Group and District Planning are the special province of the architect.

#### 9. Real Property Inventories

Real Property Inventories were completed in 1934 for 70 major cities. Since then the 1940 census has collected and classified similar data on residential properties. Where up to date material is not available it is not difficult to obtain the data for specific areas to be studied. The information sought is a complete detailed description of the economic status of individual parcels of property. This includes types and sizes of buildings; physical condition of structure; occupancies; vacancies; value of land and building separately; encumbrances, mortgages; unsafe and untenanted structures; foreclosures and tax delinquencies; rentals; gross income and outgo.

The purpose of these data is to facilitate an accurate estimate of the efficiency of existing properties from which it should be possible to formulate recommendations for reorganization and improvement of real property which has been subject to uneconomic or undesirable uses.

#### 10. Land Values and the Cost of Property Administration

There are few subjects on which there has been more misinformation circulated than in regard to land value. The value of land varies with respect to the use to which it is put. Potentially valuable

land may yield no return because it is badly administered. Land which is essentially inferior, on the other hand, may, if well administered, yield an appreciable revenue. The value of land may therefore be destroyed through abuse or enhanced when properly used.

Land value should not be confused with price. Irrespective of the value of land, no owner can be compelled to give up possession of his land, except upon the command of government, unless he is paid the price which he sets upon his property. Even though the price paid for land may be justifiable in the judgment of the purchaser, this does not mean that this price represents the value of the land. Misjudgment as to the administrative costs of the new use to which the land is put may completely absorb the entire economic return that can be obtained for the use of the land.

The administrative costs of land depend upon the terms of finance, namely, return of principal and interest charges; taxation; and the costs of maintenance and operation. Administrative out-of-pocket costs do not, however, reflect conditions correctly unless adequate amounts are set up for depreciation and obsolescence. These again are a matter of judgment. Sound accounting methods are essential for the calculation of value.

The deflation of reputed land values is also a matter of judgment as to the value of the residual after financing, taxation, and operating charges have been taken care of. This judgment must be measured over a period of time calculated with reasonable relation to the life of the improvements which have been made to the land. It is evident that as the value of the improvements increases, the proportion of land value to total value of the property decreases. The value of land cannot be judged without reference to the usability of the particular land in question considered in reference to all other available land. As the availability of land in general increases due to improvements in transportation or due to improvements to land in general, the value of particular plots of land decreases relatively.

#### 11. Changes in Land Use and Methods of Control

The rapid growth of American cities and the American countryside, which took place during the last century as well as in the opening years of the twentieth, was characterized by a continued change

in the use of land. Land was improved so rapidly that it did not become apparent, until after the advent of the automobile, that the values created by the improvement to land required protection against the depreciating effect of an unregulated land use. As a result of neglect, whole districts have become gradually blighted through depreciation and obsolescence. Individual properties located in such districts have consequently been subjected to a sort of economic bondage from which they could not extricate themselves without concerted effort sufficient to restore desirability to the district itself.

Therefore the problem of the day with respect to blighted areas is how to secure the concerted effort required in order to plan for and bring about the improvement of the district as a whole. Although zoning laws have been an obvious first answer, they have, with respect to blighted districts, been enacted after the damage was done. It was the original intent in drafting the legislation which created Housing Authorities to authorize public authorities to acquire blighted or slum areas and to permit the resale or lease of these lands for development for desirable improved economic use. The Alley Dwelling Authority of the District of Columbia has been the sole authority to show any disposition to make use of this power which certainly carries with it difficult political implications.

A long step in advance was taken when New York passed its first Urban Redevelopment Corporations Act in 1941. This act permits 51% of the properties in an area, acting in concert, to compel adherence to a plan for redevelopment provided the plan has been approved by the City Planning Commission and that the proponents of the plan can furnish evidence of their ability to carry out the terms of the contract. In 1942, New York passed another law known as the Redevelopment Companies Law (amended 1943) which permits life insurance companies to invest in the wholly owned stock of such companies when approved by the superintendent of insurance under a contract negotiated between the company and the Board of Estimate of the city. The use of the power of eminent domain to assemble blighted properties for the purpose of replanning has been a great gain.

Slow as progress may have been, these acts are evidence of the growing recognition that large-scale planning is the first essential for the improvement

of blighted areas and that concert of action is a prerequisite to large-scale planning.

#### 12. Improvement of Methods of Design and Construction

It is of paramount importance that the production cost of all forms of construction should be reduced, but the great need is for the production of low-cost homes. Of the many factors which affect production cost, design is of prime importance.

Architects should be able to design homes which are less subject to the damaging effect of depreciation and obsolescence. This means that the neighborhood instead of the single building should so far as possible be made the unit of design. It is, however, just as essential that the neighborhood should be coordinated with the master plan of the city as that the individual properties should be coordinated with the design of the neighborhood.

Architects should be freed from the damaging effect of trade restrictions, combinations to prevent the introduction of new methods and materials, and archaic, over-restrictive, and too specific building codes.

A definite effort should be made to reduce the long cycles characteristic of the building industry in which the greatest activity in building takes place at periods of high prices, and building slows down and mechanics and laborers suffer from unemployment in periods of low prices. Effort should be made to reduce these fluctuations in the course of building activity, to increase the annual wage of workers in the industry and to do away with the necessity of high hourly wages and limited production.

A greater amount of prefabrication should be encouraged. Architects should help to dispel the erroneous impression that the purpose of prefabrication is to provide for demountability. Its true purpose is to transfer from field to shop as large a proportion of the work as can be effectively and economically assembled in advance. As they learn to design in terms of prefabricated parts, architects will learn that the discipline of prefabrication is a stimulus to improved design.

In imagination, originality, and adaptability, there is no industry which is more resourceful than the building industry. It should struggle to free itself from those unfair, archaic, and wasteful practices with which it is afflicted as a result of the uneven uneconomic conditions to which it is subjected.

### 13. Private Enterprise in Relation to Governmental Aids and Governmental Ownership

There has been much controversy during the past twenty years as to the relationship between enterprise and government ownership. This controversy has been confusing because many have been unable to distinguish between abuses of exploitation for private profit and liberty to initiate private enterprise and to derive a just economic reward therefrom. Much of this confusion has been due to misunderstanding of the economic concepts of rent, profit, interest, wages, on the one hand, and such terms as capital, property, real property, and labor on the other.

When, for example, the standards of production in housing are unsatisfactory, there are complaints that private enterprise has failed and that government should take over the ownership and operation of housing. Delays have been encountered while theories were being put to test as to the jurisdictional capacities of various agencies of government. In 1934 the attempt to incorporate a huge federal housing corporation to build and own federally financed housing, was abandoned after unfavorable court decisions. Prior to this there had been a half-hearted attempt to work out a policy of federal loans to private large-scale housing corporations. There followed a movement by the states to incorporate local public authorities to act as promoting and owning agents for the municipalities. These organizations were made effective by loans from a federal financial agent at low rates of interest plus a system of annual grants from the Federal Government sufficient to pay back both principal and interest over a period of 60 years.

In contrast to this type of procedure, other agencies, such as the H.O.L.C., have been organized to discount and take over frozen mortgage investments. Also the F.H.A. was organized primarily to insure mortgage risks on new single house construction, and was charged with two supplementary tasks, one directed at aiding modernization and the other at insuring mortgage risks on private large-scale housing enterprise in a distinctly limited field.

Another far-flung governmental aid to finance has been the R.F.C. and its subsidiaries. There is no question but that these organizations have exerted a stabilizing effect. Certainly by requiring improved standards as a prerequisite to a commitment, and in

particular by the requirement of regular amortization payments, the F.H.A. has reduced risk and thereby lowered financing cost. As a result a step has been taken toward getting the public better value for its housing dollar.

On the other side of the picture, however, it has not yet been possible to build up staffs in F.H.A. and R.F.C. who were equal to the new increased responsibility of selecting credit risks. Consequently staff officials have been furnished with sets of rules under which they were required to work. There has of course been a great deal of "arbitrary" interpretation, followed by protests, with a consequent change of "rules," and frequent changes in jurisdictions and responsibilities. As a result, to a large degree the government agencies designed to stimulate private initiative in the construction field have given the building industry the impression that it was being driven around in circles and controlled by inexperienced irresponsible bureaucrats.

Obviously there must be growing pains as an accompaniment of any reform. A better understanding of function, both on the part of industry and on the part of governmental divisions, ought to improve matters; as a result of conflict, both industry and government ought to gain a better understanding of the social value of the functional service which should be performed by each.

### 14. Housing Policy

The last ten years have increased American experience in the field of housing—some of it unfortunate. The movement initiated largely by architects in 1931, to promote large-scale housing and slum clearance projects all over the nation, for which enabling legislation had been drawn to facilitate the entrance of private enterprise into this field, was thrust aside for a huge experiment in public housing on the lines of bureaucratic architecture.

In the public housing program there was too much copying of European practice, with emphasis on regimentation. This regimentation took two forms; first, the monotonous, unhomelike repetition of barrack-buildings and of institutional group plans; and, second, the segregation of the "lower third" of the population into concentrations where community amenities were insufficient and where contacts were severed with other economic and social groups. The public housing projects suffer from a failure to

maintain the democratic cross-section of American life that is both the foundation and the motive power of our civilization.

Although the dictates of government may have had much to do with the barren quality of the design, it was the ceilings imposed both upon rents and upon the incomes of tenants that forced the type of design and necessitated the segregation.

It is time for the architectural profession to issue its declaration of independence and to reserve to itself the dignity it should have as the custodian of housing and land development. When this is done, there will be a surge forward in the development of the individual house—both single and row types—and, in some cases, of multiple dwelling units of far greater value to our American way of life than much of the product of government bureaus.

In all the discussion that rages about housing, architects should keep in mind the fact that in the disproportionate relation of the incomes of users of housing to building costs lies the crux of the housing problem. This disparity is the basis of the calls upon government to intervene with subsidies. It is for architects to lead in a movement really to cut housing costs all along the line, from the cost of construction, partly caused by obsolete building codes, to the costs of land, of taxation and of finance. This done, the general program of post-war reconstruction should provide full employment at good wages and so greatly reduce the ranks of the lower third. Then, when the sub-marginal population thus becomes a tiny fraction, a new policy may arise—rent subsidies being granted to the individual in those cases where the individual can be nearly self-supporting, instead of subsidies made to the buildings, as now; and an enlightened program of institutional guidance developed for the remainder, the "unemployables."

Another failure of housing technique—observed in private operations as well as public—is faulty integration with the Master Plan of the city and the district and neighborhood. The relationship of housing to other parts of the city, industries, business, parks, shopping, and to the transportation and traffic system, is rudimentary. Mechanical repetition of units is prevalent and so is failure to provide sufficient community facilities to make these huge collections of hundreds or thousands of homes what they should be, namely, villages and towns and neighbor-

hoods fairly complete in themselves. Lack of community facilities in housing projects overburdens existing community facilities in other sections of the city.

Equally important, the relationship to the tax and existing mortgage structure should be carefully worked out. Although property owners and mortgage interests have an investment in depreciated properties, they should not be permitted to block new construction; nevertheless, it must be recognized that tax-exemption of public housing projects has an impact on the solvency of existing property. These are economic problems which should be considered in the interest of the city as a whole.

Before it is too late, the nation should prepare to avert a repetition of the disastrous experiences with previous building booms in residence construction, and recognize the community design as the basis of a program of action.

#### 15. Recreational Needs

Adequate recreation facilities are lacking in most American communities. They are deficient in extent, distribution and variety. The value of large city parks has been recognized since the Civil War, and in this century huge regional parks and recreation areas have come into favor. Since the first World War countless small neighborhood playgrounds have made their appearance, which, as New York City has found, have materially lessened the growing evils of juvenile crime and delinquency.

We have yet to appreciate, however, the need for adult recreation. So far we have concentrated on provisions for children and for youth with its strenuous sports. Older people on the other hand need relaxation, contemplation and diversion. The recent World's Fair in New York revealed the popularity of open spaces of the urban type, with landscaped walks and pedestrian avenues, along which were ranged interesting sights and exhibitions, including cultural, musical and artistic exhibitions, and plazas where spectacles and performances could be viewed, interspersed with outdoor restaurants and sidewalk cafes. Some at least of these recreation ideas can be incorporated in permanent form.

Hitherto in the city planner's mind, the word "recreation" has not sufficiently connoted "amusement." What architect would not assert that

Atlantic City and Coney Island would be far more attractive places if the commercial attractions there had been fitted into a comprehensive plan? Already the old New York World's Fair grounds are being converted to a public park designed for adult recreation. In smaller areas the fine old American custom of the Saturday night band concert in the shopping centre needs to be encouraged.

Recreation, like the other elements of city life, should be integrated with city and district plans. Not the least important are provisions for public recreation in factory, business and shopping districts, where these are woefully lacking at present. In such locations the amusement features might well become a part of the design of recreational space.

#### 16. Planning for Trade, Business and Industry

Architects are generally conscious of the economic significance of their own cities, and understand their nature, whether as production, terminal or distribution centers, as well as the movements of trade and industry in and out of them, whose trends determine largely their future prosperity. Questions of relation to the region arise in this respect, involving, among others, the problem of centralization and decentralization.

Improvement of transportation has facilitated the migration, particularly of larger industries, out from the city, from its too-usual blighted "factory district," to cheaper land where adequate space and healthier residential sites are available. On the other hand, much trade and many smaller factory units, employing highly paid workers with handicraft skill, tend to concentrate where they are accessible to crowds of purchasers. The Master Plan of each city should give play to such fundamental economic and social factors, the principle of accessibility of homes to jobs being invoked.

The chaotic condition of most retail shopping has long troubled city planners. Retail shopping suffers both from dispersion and over-concentration and particularly from over-production, which cause blight and property depreciation. Data on population, family incomes, and the real property inventory should be analyzed to determine the amount and variety of stores that the community may reasonably support if distributed among properly located centers. In recent years some highly successful projects for retail shopping centers, "super-markets," etc., have largely solved the problems of pedestrian

and vehicular congestion, parking, and inadequate space for the shopkeeper that have overwhelmed the old-type shopping centers composed of narrow streets lined with rows of narrow antiquated shops. Reconstruction of such trade centers to make them adequate in themselves and a part of the Master City Plan requires the services of the architect.

#### 17. Transportation and Circulation

It is now recognized that both our regional highway systems and our systems of major traffic thoroughfares and streets within the city, together with the connections between the city and its environs, are largely inadequate to serve the needs of a society in which the automobile is dominant, to say nothing of the requirements that may arise in the coming age of the airplane. Revision and expansion of national and regional highways are chiefly the task of the highway engineers, although architects may be consulted, particularly as to their effect on real property.

It is within the cities that architects can apply their understanding of space relationships and circulation to ensure the proper integration of major traffic thoroughfares with district, neighborhood and group plans, thus detaching the groups of buildings from the city-wide traffic flow, and protecting them from the depreciating effect that so many street widenings and traffic improvements have had on property along the right of way. Detailed information on pedestrian and vehicular traffic movement and traffic accidents are obtainable through the traffic bureau of the usual well regulated police department.

It is largely parallel to the major traffic thoroughfares that business and industry develops, making possible a dynamic or flexible evolution of the city as a whole, and establishing in considerable degree the residential sections of the city which in turn depend upon them. Traffic thoroughfares should as far as possible be spread widely enough apart to allow adequate space for neighborhood units and other groups within the industrial and business areas established along the thoroughfares, and, of course, to allow access to them. The zoning regulation of the city should be based on the dynamic principle of improvement and evolution. Zoning should not, as often is now the case, be looked upon as a clamp upon a static condition of depreciated and obsolete property and utilities, designed chiefly to keep conditions from growing worse.

Following this development of the major traffic thoroughfares of the city, comes the problem of the minor streets, usually occupying fifteen or more per cent of the area of the city. Even local streets are costly to build and to maintain, and some may be closed or shifted to permit group planning of structures and facilities. We may expect big improvements in public utilities when mechanical advances in heat, light, power, refrigeration and garbage disposal will supply new methods and processes, influencing the pattern of minor streets in so far as they are locations for public utilities and services. For example, individual incineration may supplant garbage trucks.

The time is coming when parking on public streets will be abolished. This would mean the establishment of intown parking areas, or of parking areas within the circumference of the business area of the city, either in open spaces or in covered garages, possibly combined with circulatory bus service from these parking areas to the business center. The development of large parking areas on the circumference of the city with rapid transit to the center is also a possibility. There will probably be submerged highways from the state highways to the downtown center to provide quick access to the city.

The principle of separation of vehicular and pedestrian circulation should be applied more extensively in our towns and cities.

Some such procedure as this will enable architects to aid in integrating traffic facilities with the city, regional, district and neighborhood plans.

#### 18. Needed Legislative Assistance

When legislative aid is sought, it is essential to remember that our federal system calls for the performance of varied functions by the federal, state, county, and municipal branches of government.

(a) *Legislation with Respect to Money and Credit*—The Constitution gives the federal government a clear mandate to control the value of money and thus implies the corollary power of regulating the quantity and method of credit flow. There has as yet been no recognition through federal law of the connection between our credit system and the vast powers over long term credit and investment which are now being wielded by our mutual savings and life insurance societies. It is well to point out

that it took nearly a hundred years of experiment before effective legislation was devised for the coordination of the short-term commercial banking agencies in one homogeneous system. Greatly improved methods for building finance may yet develop from our recent movement toward federal supervision of long-term loans.

The Constitution also gives Congress the power to make uniform laws with respect to bankruptcy. There are possibilities here for governmental aid toward a new type of reorganization of virtually bankrupt properties in many of our blighted urban areas. Up to the present time we have had federal legislation establishing agencies with powers to take over mortgages and other non-liquid assets in time of emergency, but strangely enough most of the legislation with respect to the composition of mortgage debt has been enacted by the states. Architects should study the complicated interplay of remedial attempts by both state and nation and develop an understanding of the types of aid of which the different branches are capable.

(b) *State Legislatures*—So far as these are concerned, they are important for the passage of basic enabling legislation. To the States belongs the power to delegate authority to the local subdivisions of government, the county, the city, the incorporated village. To the State, also, belongs the authority to authorize individuals to bind themselves into organizations for the performance of general or special services authorized by the State.

(c) *Zoning and Land Use Ordinances*—Within the pattern authorized by the State, cities may pass ordinances regulating the type of use to which property may be put, the bulk of building, and density of population. It is well known that cities are over-zoned for some types of buildings, and that is not a good situation for either property owners or cities. There is a large excess of property zoned for business and, since this property is generally assessed at a higher rate, the owners of such property not needed for business purposes are penalized by higher taxes. In many cities, there is abuse in the enforcement of the zoning laws. Since the zoning laws and building codes, to a large degree, deal with the close relationship between buildings and their sites, one ordinance should cover both subjects and should be under the same enforcement authority.

(d) *Condemnation of Blighted Lands and Buildings for Redevelopment*—At the present time there is demand for legislative assistance to aid in the assembly of property for large-scale redevelopment. Four States have enacted laws which provide for the use of eminent domain for the acquisition of land for replanning and redevelopment purposes. No important results have yet been obtained. It is recommended that the Chapters secure a copy of the New York Redevelopment Laws of 1941 and 1942 (amended 1943) and study them. There seems to be no very serious divergence of opinion on the importance of this principle, since no comprehensive replanning can be carried out unless a principle is applied which will subject a recalcitrant minority to conformity with a plan agreed upon by the majority. Upon refusal to conform, if the plan has been approved by the City Planning Commission, an urban redevelopment corporation may invoke the aid of eminent domain.

(e) *Police Power to Raze Obsolete Buildings, and Regulate Existing Use*—One of the reasons for the continued use of buildings already in existence for purposes for which they were not intended, and which are unsafe for certain types of occupancy, is the failure to invoke the police power which exists through the power of the States to guarantee safe and sanitary conditions for the occupants of buildings. Public opinion should insist upon the proper exercise of this power against property owners seeking to profit at the expense of the lives and health of the public. An enlightened public opinion should force insurance companies to refuse to underwrite insurance on this type of building, which would result in the refusal of lending institutions to finance mortgages on such buildings and the refusal of architects and engineers to prepare the drawings and specifications, and thus prevent the continued existence of structures which are no longer useful. The control of this activity should be under the enforcement agency having to do with building codes and zoning ordinances. This should be given immediate consideration by the profession.

(f) *Building Codes*—The building codes are a millstone around the neck of the building public and add materially to the cost of construction. This is one of the most chaotic conditions in the entire building industry. It is recommended that the Chapters join in a national program to bring about revolutionary changes in this field.

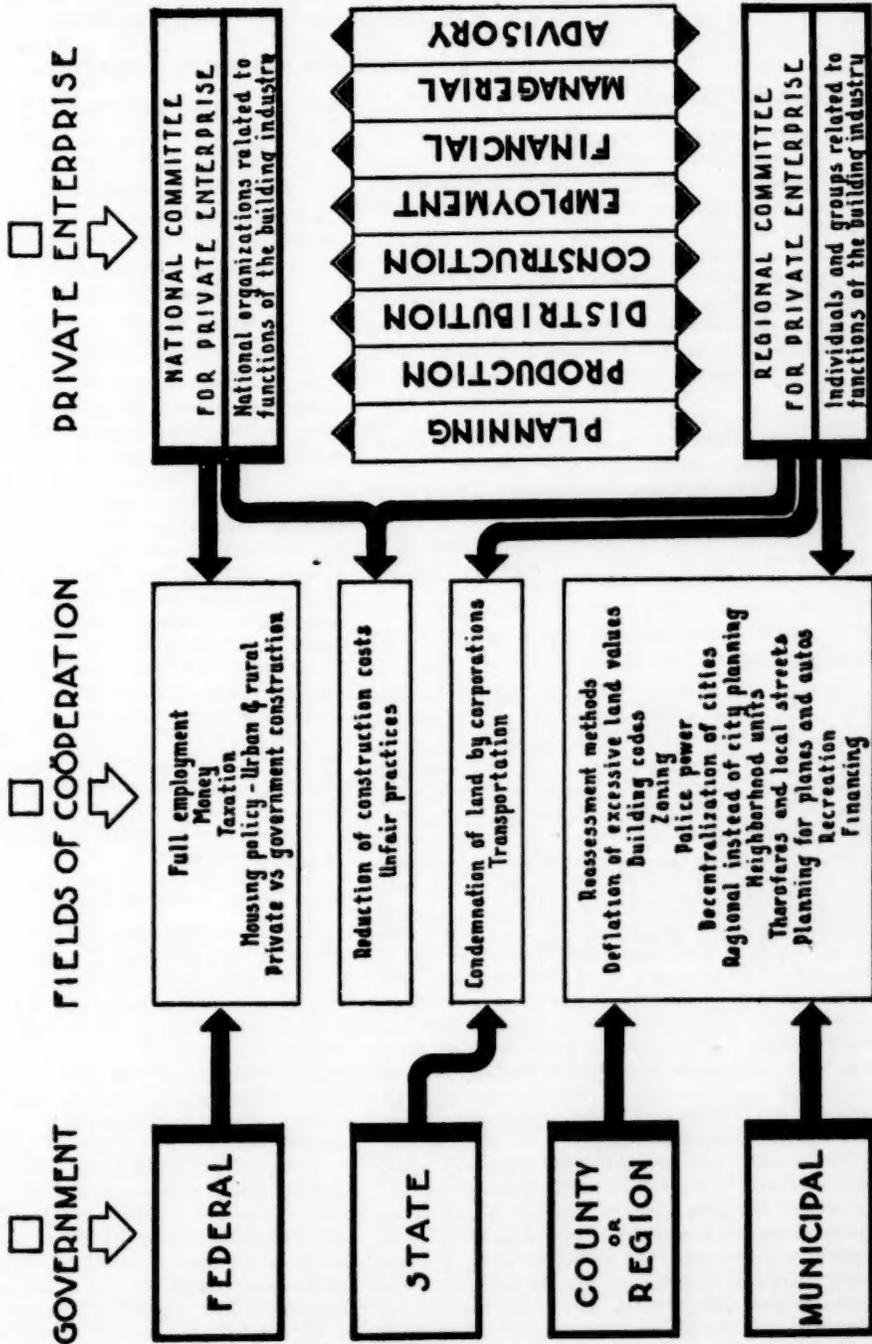
Following the Cocoanut Grove fire in Boston, the architects requested the Governor to appoint a committee of highly qualified technicians to make a report on the building code and enforcement situation in the State of Massachusetts. That committee has reported and recommended that a short code of basic principles be written and adopted by the legislature, this code to apply to all cities and towns and villages in the State. It further recommends the appointment of a State Building Commissioner and that this Commissioner and all of his staff be qualified technicians appointed from the Civil Service list. It also recommends the appointment of a Board of Standards and Appeal. The duty of this Board would be to prepare the detailed regulations which, upon approval by the Commissioner, would become law. These simpler and more flexible regulations would take the place of the mass of detail usually written into a code and adopted by the legislatures or city councils, and therefore frozen for indefinite periods.

The old-fashioned type of detail codes has prevented the use of new materials, appliances, and apparatus because of the difficulty in securing amendments. The newer type of flexible regulations would apply to all cities, towns, and villages of the State. The Board of Standards and Appeal would be the central body to which all manufacturers of material would appeal for permission to have their materials, appliances and apparatus used and would save the utter confusion resulting from the necessity of these manufacturers appearing in the many political subdivisions in order to get their material admitted. The enforcement of the codes would be a local matter and the enforcing agencies would be made up of qualified technical men appointed under Civil Service. The purpose of this legislation would be to simplify procedure and raise the standard of enforcement and remove this highly technical field from political interference. The report to the Governor by this special committee and a copy of the code will be available for the various Chapters and State Societies for study.

It is recommended that The American Institute of Architects, through its Board of Directors, Chapters and State Societies, start a national campaign to clean up the building code situation. Here is a problem we can attack immediately. It means a lot of hard work, but the work already done in Massachusetts could serve as a basis from which to start.

# ORGANIZATION CHART

## POST-WAR PRIVATE RECONSTRUCTION IN THE UNITED STATES



## Post-War Programs—Of the Chapters

### THE WASHINGTON, D. C. CHAPTER PLANNING COMMITTEE

#### Notes from The Chairman

The programs of the Planning Committee have become the basis of most of the activity of the season for the Washington, D. C. Chapter. In theory the work of the various groups is under the jurisdiction of a Central Committee composed of the chairmen of the groups. Actually, the program of each group is free from interference and the Central Committee confines its efforts to coordination and to some slight attempts, in the present early stage of operations, at preventing the more flagrant discrepancies, overlaps and omissions. The groups move along under their own steam and only in two cases has help been needed in getting them into motion.

The following brief description of objectives and problems under discussion is by the group chairmen. They are presented in these preliminary drafts with some hesitation and with the understanding that they are tentative and subject to considerable revision.

ALBERT CHAS. SCHWEIZER,  
*Chairman, Central Committee.*

#### Group on Social and Economic Affairs—*Louis Justement, chairman*

As members of a professional group engaged in post-war studies this sub-committee believes that our duty, as citizens, is to help devise a program which will be in the interest of the nation as a whole. Only after we have agreed on the general pattern which we believe to be most desirable for the general welfare should we try to consider in more detail those parts of the program which more particularly concern us as architects. In the long run we shall find that it is desirable for us, as architects, to design a pattern for professional action which fits in with probable and desirable social and economic trends. In this fashion we may hope to avoid some of the frustrations which would surely result from resisting such trends. In short, we believe that our studies should be based on recognition and acceptance of the simple fact that the whole is greater than the part. We shall, therefore, begin consideration of a post-war program by taking the broadest possible point of view in order to have a suitable frame of reference for the discussion of a program for the construction industry.

We believe that the most important single objective is that of assuring permanent peace, and that this can only be obtained through a system of collective security. Next in importance is the consideration of modifications of the domestic economy which will permit the retention of the greatest scope for private enterprise and individual initiative consistent with attaining and preserving the four freedoms. The discussion of this problem leads to broad conclusions which permit us to develop a framework within which to fit the work of the other committees.

#### Group on Urban Planning—*Albert Chas. Schweizer, chairman*

The objectives of the work of the Urban Planning Group have been stated as follows:

1. To analyze conditions and forces affecting urban planning
2. To delineate the elements of functional urban planning based on this analysis
3. To recommend means and techniques for achieving desirable urban planning

The group started its study of urban design with a diagnosis of those ills which now beset cities and those which threaten them because of rapid changes of science, technology or social trends. This has been followed by a more positive aspect, the investigation of means of fitting the structure of cities to present and prospective conditions. Such structure is considered to include as major members the economic bases and the social and cultural elements of the community's make-up as well as its physical skeleton. Finally, in the present program there will be an analysis of urban planning processes and the means of training planners.

The procedure adopted by the group has been to consider the diverse aspects of the city in a series of discussion meetings. Each discussion is developed from material carefully organized by a member of the group, usually with the assistance of specialists in the particular field. Subsequently, recommendations will be formulated for the basic problems in these fields. Such proposals are to be considered as the studied opinions of the group—not as dogmatic rules.

#### Group on Technology—*Howard Vermilya, chairman*

"The Construction Industry: Its Organization and Development" was selected by the Group on Technology as a title to indicate the general scope of the study assigned to it by the Planning Committee. The relative economic position of materials and their technical development in building construction in the post-war era cannot be predicted at this time. It was therefore decided to make an analysis of the construction industry and present technical trends to determine their probable effect on the industry after the war.

Analysis of the industry will be confined to the broad aspects of its present composition and the controls under which it functions. Technological trends similarly will be reviewed on the basis of their broad implications. Anticipation of the effect of new types of materials and new construction methods on building and the industry should indicate the steps required to achieve a better integration of the industry.

It is believed that this study will provide a basis upon which recommendations can be made for the sound de-

velopment of the industry. The position of the architectural profession in the post-war years, it is believed, will be determined largely by the soundness of the industry as a whole.

**Group on Housing—Eugene Henry Klaber, chairman**

The report of the Subcommittee on Housing will attempt to set forth objectives for future housing. The subject will be divorced from consideration of slum clearance and other social problems at the lower end of the income scale. It will try to visualize what housing, regardless of price or rental, should be as part of a well-rounded urban pattern, and discuss means toward this end.

**Group on Public Works—Rees Burkett, chairman**

The Group on Public Works, in formulating its outline for study, has attempted to take the broadest concept of the field of public works within the limits of all Government construction.

A compilation of the reasons for a program expanded beyond normal yearly size is contemplated in connection with a study of all possible aims and objectives which would result in desirable permanent public improvements and provide a reemployment implement to be used during the expected readjustment period. Possible objections to an expanded program are being considered. A breakdown of the objectives into Federal, State and Local programs and a study of possible limitations are contemplated.

From the data obtained by these studies the group expects to draw conclusions concerning the desirability of the aims and the type of program to be advocated. Preparations that may be made during the war will be considered and a policy recommended. Suggestions will also be formulated designed to make effective any policy which may be adopted.

**Group on Professional Practice and Education—G. Holmes Perkins, chairman**

Within the framework of changing social, economic and industrial conditions, the position of the architect

must undergo those changes necessary to allow him to give the best service to a democratic society. A clear picture of this future position is hardly possible, but the principle of change and an awareness of the direction of this change may make it possible to sketch the outlines of the future role of the architect. Without restricting consideration of the problems of architecture to those limits which have been historically imposed upon the architect, this committee will strive to evaluate the possibilities of service to society of the architect.

Recognition of change, therefore, becomes a first requisite in the establishment of educational policy. In spite of difficulties of accurately visualizing the evolving character of the service to be rendered society by the architect as a member of a changing building industry, estimate of the role of the architect must be made before any evaluation of educational systems is possible.

**Group on Public Relations—Julian E. Berla, chairman**

The usefulness of the Group on Public Relations will be greatest in giving the general public a stimulus to participate in the subject of planning. This means talking planning to the people and demonstrating that it is a question of vital concern to them. The usual media would be employed: articles, books, lectures, exhibits, etc., in forms designed for popular digestion. The findings of the other groups of the Planning Committee should be the source material of the information it is proposed to disseminate.

The private citizen must be made to see that his influence on the national planning policy, his interest in the local program will bring results. He must be shown that many of the implements for planning are already in the hands of those he has set in authority: it is up to him to demand they be fully utilized and supplemented where necessary.

The second important function of the Group on Public Relations will be to visualize the responsibility of the profession by emphasizing its qualifications to do a complete planning job through training in technics, art and business.

### THE WASHINGTON STATE CHAPTER

**From the Minutes of a Recent Meeting**

Post-War planning was the main subject for discussion at this meeting in accordance with the announcement in the February issue of the Bulletin, and after opening remarks by President Grainger, the meeting was turned over to Mr. J. Lister Holmes, Chairman of the Chapter Post-War Planning Committee.

Chairman Holmes introduced, as the first speaker, Dr. N. H. Engle, Director of the Bureau of Business Research, University of Washington, a specialist on post-war planning, who opened his remarks by pointing out that after the war there will be a succession of periods:

1. A reaction period.
2. The demobilization of the armed services and industry lasting for two or three years during which there would be a continuation of contracts even after the materials are not needed; and
3. A reconstruction period of from eight to ten years.

This procedure will be possible if the proper planning is done at this time. A number of charts were shown illustrating the fluctuations in the State of Washington of population, incomes, etc. A population of 2,125,000 with incomes of two and three-quarter billion dollars appeared to be the Washington State's peak at the time of the maximum war effort. Two and a third billions will

be available for spending, leaving the remainder for taxes, gifts and saving. One-third of the total will go for food with 500,000,000 going for housing.

One company, the General Electric, has put into operation a plan to maintain a full quota of employment which they have at the war peak.

Taking the post-war national income of one hundred and twenty-five billions, an estimate has been made of the use of this income. From this, estimates have been made of products, man-hours, floor space, etc., for putting the plan into effect for the transition to peacetime manufacturing. Unless all private enterprise is willing to follow suit there will be as a result, very reactionary methods of government spending.

At the conclusion of these remarks of Dr. Engle, Mr. Holmes reviewed the past work of the Chapter Post-War Committee and suggested making a survey of the building industry with regard to the General Electric Company plan for the year "V-2", (two years after Victory).

A letter was read from Chapter member A. M. Young, outlining possibilities of the profession in post-war planning. In the discussion that followed Mr. Jacobsen expressed himself as tired of research and since so much

research had been done, he suggested the time had come for more direct action and some decision as to what we want to do after the research is complete, and Mr. Olschewsky suggested that we communicate with other groups who were interested in order to correlate the work of our profession. Chairman Holmes reviewed briefly a brochure put out by The Producers' Council. Mr. Harlan Thomas suggested that our committee contact the national Institute committee and its chairman, Dean MacCornack of the Massachusetts Institute of Technology. Mr. Bain suggested that something concrete might be done in planning uses of property.

The work being done in Tacoma on city planning was commended with the hope that the Tacoma architects might present their findings at a future meeting. Mr. Thiry stated that the profession appeared to be admitting that they are not capable at the present time as evidenced by the method of calling in various engineers for expert advice leaving the architect little to offer. The round table discussion waxed warmer at this point with a number of varying opinions, assuring the chapter of a year of interesting developments by the Post-War Planning Committee.

## Bibliography on Planning—Part II

### PLANNING COMMITTEE OF THE WASHINGTON, D. C., CHAPTER

**T**HIS is a continuation of the bibliography started in the March, 1943 number of THE OCTAGON. As in the case of the previous part this list is not a scholarly compilation but a selection of items which should supply usable ideas and information for the work of the planning groups.

Grateful acknowledgement is made for suggestions given the committee by members of the groups and by Mr. Maynard Hufschmidt of NRPB (on Public Works) and Dean Hudnut of Harvard University (on Education).

ALBERT CHAS. SCHWEIZER, *Chairman*,  
Washington, D. C., Chapter  
Planning Committee.

### D—TECHNOLOGY AND THE CONSTRUCTION INDUSTRY

Thurman W. Arnold—"Bottlenecks of Business." New York: Reynal & Hitchcock, 1940.

Albert Farwell Bemis—"Evolving House." Cambridge: Massachusetts Institute of Technology, Technology Press.

Vol I. A History of the Home. 1933. Vol. II. The Economics of Shelter. 1934. Vol. III. Rational Design. 1936.

Miles L. Colean—"Role of the Housebuilding Industry." National Resources Planning Board, July 1942.

—"Construction Industry." Temporary National Economic Committee, July 1942.

William Haber—"Building Construction—How Collective Bargaining Works." New York: The Twentieth Century Fund, 1942.

—"Industrial Relations in the Building Industry." Cambridge: Harvard University Press, 1930.

National Resources Committee—"Technological Trends and National Policy." Washington, D. C., U. S. Government Printing Office, 1937. 388 p., \$1.00.

A. C. Shire—"Industrial Organization of Housing: Its Methods and Costs." The Annals of the American Academy of Political and Social Sciences, March 1937.

Dr. Charles M. A. Stine—"Molders of a Better Destiny." Reprint by the American Chemical Society, Chemical and Engineering News, 1942.

Geo. N. Thompson—"Building Regulations and the Housing Problems." National Resources Committee, National Monograph Series No. 3.

H. P. Vermilya—"Building Codes: Administration vs. Techniques." Journal of Land and Public Utility Economics, May 1941.

**Architectural Forum:**

**Building's Postwar Pattern**—1. Planning, September 1941. 2. Standardization, November 1941. 3. An Integrated Industry, October 1942.

**Prefabricated House**—1. A Movement Emerges, December 1942, page 49. 2. Ideas: The Stimulus to Change, January 1943, page 53. 3. Concrete: February 1943, page 67. 4. Steel, March 1943, page 71. 5. Wood, April 1943, page 71.

**Fortune:**

**"American Radiator & Standard Sanitary Corp."** March 1940. **"Magnesium Production by Dow,"** December 1942. **"New Age of Wood,"** October 1942, page 180. **"Plywood: \$80 Million Industry that Wants to Revolutionize the Construction of Everything,"** January 1940. **"Technology and Postwar Life,"** December 1942.

**Pencil Points:**

**"Chemistry—Farming—Building"** by F. C. Wells, December 1942. January 1943—**"After the War . . . Wood,"** by Roderic Olzendam, page 48. **"Buildings the Future will Demand,"** by Leopold Arnaud, page 18. **"Chemistry,"** by F. J. Van Antwerpen, page 36. **"Concrete,"** by Carl F. Zeigler, page 42. **"The New World of Plastics,"** by Raymond R. Dickey, page 38.

**E—HOUSING**

**Anonymous**—"Facing the Facts on Housing." *Harper's Magazine*, March 1937.

**"From Rent to Space."** B. J. Harrison, Jr., Henry D. Whitney, Chloethiel Woodard.

**"Architectural Forum."** June, July, August 1936.

The technology of Housing; relation of finance to building.

**Carol Aronovici**—"Housing the Masses." London, Chapman, 1939. 291 p.

Breaks down the problems into their elements—shows the bottlenecks.

**William Ebenstein**—"The Law of Public Housing." Madison, U. of Wis., 1940. 150 p.

**James Ford**—"Slums and Housing." With special reference to New York City history, conditions, policy. Cambridge, Harvard U., 1936. 2 V., 1032 p.

**Miles L. Colean**—"Housing America: Problems and Prospects." Twentieth Century Fund, 1943.

**U. S. Federal Housing Administration**—Washington, D. C., U. S. Government Printing Office.

"Architectural Planning and Procedure for Rental Housing." "Principles of Planning Small Houses." "Low Rent Housing for Private Investment."

This series of pamphlets constitute an approach to housing planning.

**"Report of the Committee on Post-War Housing."** National Association of Housing Officials, 1943. (Forthcoming).

**Clarence Arthur Perry**—"Housing for the Machine Age." New York: The Russell Sage Foundation. 1939.

**Peter A. Stone and R. Harold Denton**—"Toward More Housing." Temporary National Economic Committee, Monograph No. 8, 1940.

**"Rehousing Urban America."** Henry Wright—New York: Columbia University Press, 1935.

A basic study.

**"Homes—Front Line of Defense for American Life."** Survey Graphic. Feb. 1940.

The special issue is devoted to various aspects of slum clearance and housing.

**F—PUBLIC WORKS**

**"Building's Post-War Pattern,"** in *Architectural Forum*, Nov. 1942, p. 70-72.

Presents the results of a survey conducted by the Architectural Forum of the extent of plans by American cities for post-war public works and community programs.

**Frederic H. Fay**—"Advantages of Orderly Planning," in *Engineering Economics and Public Works*. A symposium, American Society of Civil Engineers, N. Y., reprinted from the *Proceedings of ASCE*, Feb. 1938, p. 225-241.

A discussion of our experience with the use of public works for employment stabilization, and the need for advance planning and budgetary control in the operation of a controlled public works policy.

**Philip B. Fleming**—"Public Works Planning in War and Peace." In *American Highways*, Jan. 1943. pp. 4-6.

**J. P. Hallihan**—"Value of Public Works," Preprint of *Transactions of ASCE*, Vol. 107 (1942) p. 597.

A statement of the operations and effects of our public works program during the thirties.

**Alvin H. Hansen and Harvey S. Perloff**—"Regional Resources Development," Washington, D. C. National Planning Association, 1942. 40 pp. (Planning Pamphlet No. 16).

A survey of the possibilities of development of regional resources in the United States, with particular reference to public works.

**Thomas S. Holden**—"Post-War Potentials for Building," in *Real Estate Record and Builders' Guide*, New York. Oct. 3, 1942. V. 3, No. 14, p. 7-9.

An estimate of the possible construction volume to be expected after the war, with a statement of the chief factors influencing the future market.

**National Resources Planning Board—"Our Public Works Experience."** Washington, U. S. Government Printing Office, 1941. 36 p.

A condensation of the Board's 131-page report on *The Economic Effects of Public Works Expenditures, 1933-1938*. Describes our experience with emergency construction of public works during the 30's and sets forth guiding principles for planning a future public works program.

**"Long-Range Programming of Municipal Public Works,"** Washington, U. S. Government Printing Office, 1940, 72 p.

A guide to municipal and state governments on methods and procedures to be used in long-range planning of their public improvements.

**"Public Works and Rural Land Use."** Washington, U. S. Government Printing Office, 1942. 167 p.

Contains statements on general plans for various types of rural public works, and principles for evaluation of rural works projects.

**"Area Analysis Method for Public Works Planning,"** Washington, U. S. Government Printing Office, 1942. Technical Paper No. 6, revised. 31 p.

Description of a procedure developed and tested by the Board, to enable a quick appraisal of the problems and needs of areas of limited size.

**"International Economic Development—Public Works and Other Problems,"** Louis L. Lorwin, Washington, U. S. Government Printing Office, 1942. 111 p.

A description of origins and past experiences with respect to international public works, and an analysis of further possibilities for economic stabilization and development.

**New York State Post-War Public Works Planning Commission—"Post-War Public Works Planning in New York State,"** 1942. 32 p.

An explanation of the objectives and functions of the Commission, in question and answer form.

**"Proposed Post-War Works Programming."** The City of New York, 1942. 32 p. supplement.

A listing of post-war projects for the City of New York, with descriptions of the programs of the various city departments.

**"Water Pollution in the United States." Third Report of the Special Advisory Committee on Water Pollution, National Resources Committee, Washington, D. C. H. Doc. 155, 76th Cong., 1st Sess., 1939. 165 p.**

A report on the status of water pollution throughout the country, and the costs and procedures for bringing about a reasonable degree of abatement through public works and private action.

#### ARCHITECTURAL EDUCATION

F. H. Bosworth & R. C. Jones—"A Study of Architectural Schools, for the Association of Collegiate Schools of Architecture, 1932."

John F. Harbeson—"A Study of Architectural Design," (Foreword by Lloyd Warren); Pencil Points Press, 1926.

Walter Gropius—"The New Architecture and the Bauhaus." Museum of Modern Art.

R. L. Duffus—"The Architect in the Modern World." *Architectural Record*, September, 1936.

Eliel Saarinen—"Principles of Education in Architecture." *THE OCTAGON*, a Journal of the A.I.A., April 1937.

F. L. Wright—"Keep Away from the Schools of Architecture." *Princeton Lectures*.

George Young—"The Schools and Modern Architecture." *American Architect*, 1932.

Kenneth K. Stowell—"Architectural Education." *Architectural Forum*, April, 1932.

Joseph Hudnut—"Education and Architecture." *Architectural Record*, October, 1942.

## The Department of Technical Services—Notes

BY THEODORE IRVING COE, TECHNICAL SECRETARY

### The Dimensional Coordination of Building Materials and Equipment

The advances made in the efficient handling of large building operations have contributed to speed in erection and reduction in cost.

These two factors are of the utmost importance, particularly in connection with structures erected for investment or for sale.

The economies effected by advances in speed in erection and reductions in cost serve to bring into sharper focus the contrasting factors of time consumed and added cost made necessary by the cutting and fitting required during erection to assemble the various parts of the building into a complete structure.

It has long been recognized that the logical solution of the problem of minimizing of this cutting and fitting of parts lay in the determining of a basis for the coordination of dimensions of building materials and equipment, and the correlation of building plans and details with such dimensions.

Many efforts to determine such a basis proved unsuccessful owing to the absence of general acceptance of a common basis for determining dimensions, and their variations, readily applicable to all of the materials and products to which the principles of coordination might be applied.

One of the necessary factors which was lacking was a well-organized and representative industry search for the essential basis for dimensional coordination.

This was supplied, in September, 1938, by the American Standards Association which held a well represented conference of those interested in the production and use of building materials to consider a proposal that the ASA, through its sectional committee procedure, undertake the development of a basis for coordinated dimensional standards for building materials and construction.

This proposal was unanimously indorsed by the conference and ASA Project A-62 was initiated, early in 1939, with The American Institute of Architects and The Producers' Council as joint sponsors, as reported in the August, 1939 issue of THE OCTAGON.

Many members of The Institute have taken ad-

vantage of the opportunity to secure, without cost, copies of the 65-page Brochure describing the Project, issued by the Executive Committee of ASA A-62, and referred to in the July, 1941 issue of THE OCTAGON.

The work of the study committees, organized to consider the application of dimensional coordination to individual basic building materials, has made gratifying progress being materially assisted by the Modular Service Association, a non-profit organization founded to carry forward the work and research of Albert Farwell Bemis in the field of dimensional coordination.

The progress made by the several study committees has warranted the recent organization of a further study committee, under the Chairmanship of Frederick G. Frost, Sr., F.A.I.A., to give consideration to the application of the principles of dimensional coordination to building plans and details.

It is expected the Executive Committee of ASA Committee A-62 will shortly submit, for the approval of Committee A-62, and adoption by the American Standards Association, a proposed American Standard Basic Standard for the Dimensional Coordination of Building Materials and Equipment.

The application of the Basic Standard to individual materials will be subject to the development of additional Application Standards, in harmony with the Basic Standard, several of which are now in progress.

The Technical Committee of The Producers' Council's Post-war Committee has appointed a special subcommittee to determine whether ASA Project A-62 is ready for adoption and application and how industry support may be secured.

Readjustment of the building materials producing industry to post-war conditions is believed to offer a favorable opportunity to adopt and apply the principles of dimensional coordination, as developed by ASA Project A-62.

This is of immediate interest to the architect who should be prepared to join with other groups in the construction industry in making possible the advantages inherent in the dimensional coordination of building materials which seeks "The standardization of parts without standardizing the building."

**Representative on ASA Committee A-57**

President Shreve has appointed Andre Halasz, of the New York Chapter, as the representative of The Institute on the ASA Committee on Building Code Requirements for Iron and Steel—A57.

Mr. Halasz takes the place of Lieutenant Dewey A. Somdal, U.S.N.R. who is now on action duty.

**Heating, Ventilating, and Air Conditioning Guide**

The 1943 edition of the American Society of Heating and Ventilating Engineers' Heating, Ventilating, and Air Conditioning Guide is the twenty-first edition of this useful and informative manual. The new edition contains 48 chapters of technical and general information. Considerable new material has been added and the subject matter generally revised, rewritten, and rearranged to reflect the recent developments and research related to the con-

stantly changing conditions in the field of heating, cooling, ventilating, and air conditioning.

**Simplified Practice Recommendation**

Simplified Practice Recommendation R191-43—School Tables, as issued by the U. S. Department of Commerce, through the National Bureau of Standards, is available from the Superintendent of Documents, Washington, D. C. 5¢ (Stamps not accepted)

**Directory of Approved Gas Appliances**

The American Gas Association Testing Laboratories—1032 East 62nd Street, Cleveland, Ohio and 1425 Grande Vista, Los Angeles, California, have recently issued a revised Directory of Approved Gas Appliances and Listed Accessories, including War Emergency Models and List of Manufacturers.

## Newly-Elected Corporate Members

**Effective March 6, 1943**

<i>Chapter</i>	<i>Name</i>
BOSTON.....	Herbert M. L. Giduz Joseph Raymond Hampson, Sherman Herdman Jones Florence Ward Stiles
BUFFALO.....	Charles Asbury Baker Harold James Timmerman
CENTRAL NEW YORK.....	Rollin Henry Burden Charles Rockwell Ellis, Helen Chittenden Gillespie Paul Brockway Sweeney, Thomas Lyon White
CENTRAL VALLEY OF CALIFORNIA.....	Victor Galbraith David Hull Horn
CINCINNATI.....	William Bernard Ward
CONNECTICUT.....	Maynard William Meyer
DETROIT.....	Charles N. Agree, Arthur Des Rosiers Donald Henry Goldsmith, Joseph Peter Jogerst Isadore M. Lewis, Dirk Van Reyendam
FLORIDA SOUTH.....	Gene Earle Baylis, Loyd Frank Vann
INDIANA.....	Charles Denton Ward
KANSAS.....	Alois Ralph Curry Thomas Albert McConnaughey
MISSISSIPPI.....	John McCaughey Feemster
NEW JERSEY.....	Walter Hankin
NEW YORK.....	William McKnight Bowman Charles F. Mink
SOUTH TEXAS.....	Lavoné Dickensheets Scott
WEST VIRGINIA.....	Robert E. Martens

**Effective April 10, 1943**

BALTIMORE.....	Howard Leo Border, Otis Dewlin Millard Eugene Donaldson, Jackson Platt Ketcham Robert Eldridge Myers, Walter Evans Parsons Wilson Raymond Russell, Harry Louis Wirsing
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BOSTON.....	James Albert Britton, *Howland Shaw Chandler Edwin G. Johnson, Harold Clifford Knight Robert Eveleth Minot, Reginald Atwater Morgan Henry Casad Ross, Robert Patrick Walsh
CINCINNATI.....	Frederick William Bertsch Maximilian Bradford Bohm, Hilbert C. Duning
CLEVELAND.....	John Edwards Meyer
DETROIT.....	Allan George Agree, Edgar John Clapp *John G. Drainie, Edward C. Fisler Werner Guenther, Thurston Rodney Jahr Carl R. Jensen, Henry J. Keough, Willard Berry Lorenz *Charles L. Phelps, Henry William Ruifrok James Edward Sexton, Rolland Wheeler Tempest
FLORIDA SOUTH.....	Edwin Thorley Reeder Coulton Skinner
GEORGIA.....	(Thomas) Ward Dennis
NEW YORK.....	Simon Breines, M. Milton Glass Othmar Kraus, Charles L. Macchi John Edward Muddell, Maurice Reinholt Salo Nunzio Joseph Sapienza, Bradford Sargent Tilney
PHILADELPHIA.....	Alvin Chester Bieber, Solomon Kaplan Pierre Laird, Irvin Michaelson Frederick William Wolcken
SOUTH CAROLINA.....	William Ernest Freeman, Jr.
SOUTH TEXAS.....	Thompson Hill McCleary Vance Driadale Phenix, *Hiram A. Salisbury
SOUTHERN CALIFORNIA.....	Warren Dedrick Jesse Joseph Jones
TOLEDO.....	M. DeWitt Grow, John P. Macelwane
WASHINGTON, D. C.....	Frank J. Duane Harry Andrew Brandt

\* Readmission.

# Chapters of The American Institute of Architects

INFORMATION HEREIN WAS RECEIVED FROM THE CHAPTERS UP TO MAY 5, 1943

## ALABAMA (1916)

*President:* Clyde C. Pearson, 115 South Union St., Montgomery, Ala.  
*Secretary:* Sidney W. Little, Watts Bldg., Birmingham, Ala.

## ALBANY (1930)

*President:* Ralph E. Winslow, Rensselaer Polytechnic Institute, Troy, N. Y.  
*Secretary:* Giles Y. van der Bogert, 82 State St., Albany, N. Y.

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*Secretary:* Frederick W. Whittlesey, Security Bldg., Phoenix, Ariz.

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*Secretary:* Eleanor Raymond, 126 Newbury St., Boston, Mass.

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## CENTRAL NEW YORK (1897)

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## CENTRAL PENNSYLVANIA (1909)

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## CENTRAL TEXAS (1938)

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*Secretary:* J. Robert Buffler, Dept. of Architecture, University of Texas, Austin, Texas.

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*Secretary:* W. Lindsay Suter, 189 W. Madison St., Chicago, Ill.

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*Secretary:* John Becker, 800 Broadway, Cincinnati, Ohio.

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*Secretary:* Ronald A. Spahn, 12417 Cedar Rd., Cleveland, Ohio.

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*Secretary:* Gordon D. White, 615 Columbine St., Denver, Colo.

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*Secretary:* Raymond D. Goller, 464 Richards Rd., Columbus, Ohio.

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*Secretary:* Wm. W. Sunderland, 81 West St., Danbury, Conn.

## DAYTON (1899)

*President:* Wm. G. Ward, 216 Mutual Home Bldg., Dayton, Ohio.  
*Secretary:* George Siebenthaler, 3001 Catalpa Drive, Dayton, Ohio.

## DELAWARE (1931)

*President:* Walter Carlson, Delaware Trust Bldg., Wilmington, Del.  
*Secretary:* Joseph Holton Jones, 1125 Bancroft P'way., Wilmington.

## DETROIT (1887)

*President:* Wm. Edward Kapp, 713 Buhl Bldg., Detroit, Mich.  
*Secretary:* Joseph W. Leinweber, 300 Marquette Bldg., Detroit.  
*Executive Secretary:* Talmage C. Hughes, 120 Madison Ave., Detroit.

## EASTERN OHIO (1930)

*Acting President:* John F. Wehrall, 211 N. Champion St., Youngstown, Ohio.  
*Secretary:* Frank F. Smith, 2623 1/2 Market Street, Youngstown, Ohio.

## FLORIDA CENTRAL (1929)

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*Secretary:* Harry L. Mead, 341 Michigan Trust Bldg., Grand Rapids.

## HAWAII (1926)

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*Secretary:* Miss Louise Leland, c/o Mr. Ossian P. Ward, *President Pro Tem*, Washington Bldg., Louisville, Ky.

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*Secretary:* W. R. Plew, Bozeman, Mont.

## NEBRASKA (1919)

*President:* Norman R. Brigham, 735 Keeline Bldg., Omaha, Nebr.  
*Secretary:* Wm. L. Younkin, Box 91, State House Sta., Lincoln.

## NEW JERSEY (1900)

*President:* Paul W. Drake, 32 Maple St., Summit, N. J.  
*Secretary:* Clement W. Fairweather, Metuchen, N. J.

## NEW ORLEANS (1910)

*President:* Mortimer Favrot, Suite 402 Nola Bldg., New Orleans, La.  
*Acting Secretary:* Earl L. Mathes, Suite 402, Nola Bldg., New Orleans, La.

## NEW YORK (1867)

*President:* Edgar I. Williams, 126 E. 38th St., New York, N. Y.  
*Secretary:* Robert S. Hutchins, 11 E. 44th St., New York, N. Y.  
*Chapter Headquarters:* 115 East 40th Street, New York, N. Y.  
*Executive Secretary:* Miss Dorothea Waters.

## NORTH CAROLINA (1913)

*President:* Erie G. Stillwell, Hendersonville, N. C.  
*Secretary:* Ross Shumaker, 2702 Rosedale Ave., Raleigh, N. C.

## NORTH LOUISIANA (1925)

*President:* Dewey A. Sordal, 801 Monrovia St., Shreveport, La.  
*Secretary:* T. A. Flaxman, Ricou-Brewster Bldg., Shreveport, La.

## NORTH TEXAS (1913-1924)

*President:* Irving D. Porter, 550 Federal Bldg., Dallas, Texas.  
*Secretary:* Everett V. Welch, 309 Construction Bldg., Dallas, Texas.

## NORTHEASTERN PENNSYLVANIA (1941)

*President:* James A. Barrett, 610 Glenburn Rd., Clarks Green, Pa.  
*Secretary:* Emerson C. Willson, 610 Glenburn Rd., Clarks Green, Pa.

## NORTHERN CALIFORNIA (1881)

*President:* Eldridge T. Spencer, 369 Pine St., San Francisco, Calif.  
*Secretary:* Andrew T. Hass, 369 Pine St., San Francisco, Calif.  
*Chapter Headquarters:* 369 Pine St., San Francisco, Calif.

## NORTHWESTERN PENNSYLVANIA (1913)

*President:* E. S. Phillips, 464 Venango Ave., Cambridge Springs, Pa.  
*Secretary:* J. Howard Hicks, 216 Hayes Bldg., Erie, Pa.

(OVER)

- OKLAHOMA (1927)**  
President: A. T. Thorne, 1443 S. Florence Place, Tulsa, Okla.  
Secretary: Leonard H. Bailey, Colcord Bldg., Oklahoma City, Okla.
- OREGON (1911)**  
President: Pietro Belluschi, 2040 S. W. Jefferson, Portland, Ore.  
Secretary: Margaret G. Fritsch, 427 Railway Exchange Bldg., Portland, Ore.
- PHILADELPHIA (1869)**  
President: Robert R. McGoodwin, 1520 Locust St., Rm. 600, Philadelphia, Pa.  
Secretary: Louis E. McAllister, Bulletin Bldg., Philadelphia, Pa.  
Chapter Headquarters: 1520 Locust St., Rm. 600, Philadelphia, Pa.  
Executive Secretary: Miss Frances C. Cannon.
- PITTSBURGH (1891)**  
President: Allan H. Neal, 324 Fourth Avenue, Pittsburgh, Pa.  
Secretary: P. Howard Sterling, 119 E. Montgomery Ave., N. S., Pittsburgh, Pa.
- RHODE ISLAND (1875)**  
President: John H. Cady, 536 Hospital Trust Bldg., Providence, R. I.  
Secretary: Edwin E. Cull, 68 Weybosset St., Providence, R. I.
- SAN DIEGO (1929)**  
President: Ralph E. Swearingen, 297 Walnut St., San Diego, Calif.  
Secretary: Louis J. Gill, 203 Granger Bldg., San Diego, Calif.
- SANTA BARBARA (1929)**  
President: Roy C. Wilson, P. O. Box 951, Santa Paula, Calif.  
Secretary: Miss Lulah M. Riggs, 3958 Huron Ave., Culver City, Calif.
- SOUTH CAROLINA (1913)**  
President: Heyward S. Singley, 1508 Washington St., Columbia, S. C.  
Secretary: G. Thomas Harmon, 1 Myrtle Court, Columbia, S. C.
- SOUTH GEORGIA (1922)**  
President: Morton H. Levy, Levy Store Bldg., Savannah, Ga.  
Secretary: Walter P. Marshall, 228 E. 51st St., Savannah, Ga.
- SOUTH TEXAS (1913-1924)**  
President: Milton B. McGinty, 2017 West Gray Ave., Houston, Texas  
Secretary: Jack W. Knottman, 4419 Coyle St., Houston, Texas
- SOUTHERN CALIFORNIA (1894)**  
President: Samuel E. Lunden, Rowan Building, Los Angeles, Calif.  
Secretary: W. H. Harrison, 832 West Fifth St., Los Angeles, Calif.  
Chapter Headquarters: 832 West Fifth St., Los Angeles, Calif.
- SPOKANE (1940)**  
President: Harry C. Bertelsen, 1703 N. Atlantic St., Spokane, Wash.  
Secretary: Noel E. Thompson, 421 Riverside Ave., Spokane, Wash.  
Corresponding Secretary: Ogden F. Beeman, 608 Seventeenth Ave., Spokane, Wash.
- ST. LOUIS (1890)**  
President: Prof. Lawrence Hill, Washington Univ., St. Louis, Mo.  
Secretary: Jos. D. Murphy, 911 Locust St., St. Louis Mo.
- ST. PAUL (1901)**  
President: Paul M. Havens, 1st Nat. Bank Bldg., St. Paul, Minn.  
Secretary: E. Richard Cona, 842 Endicott Bldg., St. Paul, Minn.
- TENNESSEE (1919)**  
President: Granbery Jackson, Jr., Rt. 5, Nashville, Tenn.  
Secretary: H. C. Parrent, Jr., 4020 Park Ave., Memphis, Tenn.
- TOLEDO (1914)**  
President: Willis A. Vogel, 704 Security Bank Bldg., Toledo, Ohio  
Secretary: Mark B. Stophlet, Security Bank Bldg., Toledo Ohio
- UTAH (1921)**  
President: Wm. E. Nelson, 1529 S. 5th St., E., Salt Lake City.  
Secretary: Ross Lloyd Snedaker, 778 Eleventh Ave., Salt Lake City.
- VIRGINIA (1914)**  
President: Milton L. Grigg, 6921 Georgia Ave., N. W., Wash., D. C.  
Secretary: A. O. Budina, 1013-A E. Main St., Richmond, Va.
- WASHINGTON, D. C. (1887)**  
President: H. W. Waldron Faulkner, 917 15th St., N. W., Wash., D. C.  
Secretary: Julian E. Beria, 1636 Connecticut Ave., N. W., Washington, D. C.
- WASHINGTON STATE (1894)**  
President: Clyde Grainger, 1533 Arcade Bldg., Seattle, Wash.  
Secretary: Robert L. Durham, 4th and Cherry Bldg., Seattle, Wash.
- WEST TEXAS (1913-1924)**  
President: Marvin Eickenrobt, Maverick Bldg., San Antonio, Texas.  
Secretary: C. C. Simmons, Majestic Bldg., San Antonio, Texas.
- WEST VIRGINIA (1922)**  
President: Randolph L. Patteson, Bank of Commerce Bldg., Charleston, W. Va.  
Secretary: Francis George Davidson, P. O. Box 1892, Charleston, W. Va.
- WESTCHESTER (1936)**  
President: William C. Stohldreter, Peoples Bk. Bldg., White Plains, N. Y.  
Secretary: Edmond N. MacCollin, 271 North Ave., New Rochelle, N. Y.
- WISCONSIN (1911)**  
President: Carl F. Eschweiler, 720 E. Mason St., Milwaukee.  
Secretary: Leigh Hunt, 152 W. Wisconsin Ave., Milwaukee, Wis.

## State Association Members of The American Institute of Architects

INFORMATION HEREIN WAS RECEIVED FROM STATE ASSOCIATION MEMBERS UP TO MAY 5, 1943

- THE ALABAMA ASSOCIATION OF ARCHITECTS . . . . . 1941**  
Act. President: Jack Smith, 711 Martin Bldg., Birmingham, Ala.  
Secretary: Clyde C. Pearson, 115 South Union St., Montgomery, Ala.
- STATE ASSOCIATION OF CALIFORNIA ARCHITECTS . . . . . 1933**  
President: Walter R. Hagedohm, 3757 Wilshire Blvd., Los Angeles.  
Secretary: Hervey Parke Clark, 369 Pine St., San Francisco, Calif.  
President, Northern Section: Norman K. Blanchard, 369 Pine St., San Francisco, Cal.  
Secretary, Northern Section: Hervey Parke Clark, 369 Pine St., San Francisco, Calif.  
Official Headquarters: 369 Pine St., San Francisco, Calif.  
President, Southern Section: Walter R. Hagedohm, 3757 Wilshire Blvd., Los Angeles, Calif.  
Secretary, Southern Section: Adrian Wilson, Architects Bldg., Los Angeles, Calif.  
Official Headquarters: 3757 Wilshire Boulevard, Los Angeles, Cal.
- FLORIDA ASSOCIATION OF ARCHITECTS . . . . . 1940**  
President: James A. Stripling, State Dept. of Education, Tallahassee, Fla.  
Secretary: E. F. De La Haye, P.O. Box 334, Port Orange, Fla.
- ILLINOIS SOCIETY OF ARCHITECTS . . . . . 1941**  
President: William J. Ryan, 43 E. Ohio St., Chicago, Ill.  
Secretary: Eugene Fuhrer, 160 No. LaSalle St., Chicago, Ill.  
Official Headquarters: 134 No. LaSalle St., Chicago, Ill.
- INDIANA SOCIETY OF ARCHITECTS . . . . . 1940**  
President: Richard C. Lennox, Architects' Bldg., Indianapolis, Ind.  
Secretary: Theodore L. Steele, 435 Architects Bldg., Indianapolis, Ind.
- KANSAS SOCIETY OF ARCHITECTS . . . . . 1940**  
President: Ted Griest, 622 New England Bldg., Topeka, Kan.  
Secretary: Harold English, 110 W. 2nd St., Hutchinson, Kan.
- ASSOCIATION OF KENTUCKY ARCHITECTS . . . . . 1933**  
President: J. M. Ingram, 919 Park St., Bowling Green, Ky.  
Secretary: John L. McDermott, 65 Blue Grass Ave., Ft. Thomas, Ky.
- MARYLAND SOCIETY OF ARCHITECTS . . . . . 1940**  
President: J. Worth Jamison, Jr., 12 E. Pleasant St., Baltimore.  
Secretary: Fred'k L. W. Moehle, Professional Bldg., Baltimore, Md.
- MASSACHUSETTS STATE ASSOCIATION OF ARCHITECTS . . . . . 1943**  
President: Richard J. Shaw, 26 Huntington Ave., Boston, Mass.  
Secretary: Wm. Bradford Sprout, Jr., 235 Rockland St., Hingham, Mass.
- MICHIGAN SOCIETY OF ARCHITECTS . . . . . 1933**  
President: C. William Palmer, 343 Congress St., W. Detroit, Mich.  
Secretary: Earl W. Peberin, 16855 La Salle Blvd., Detroit, Mich.
- MINNESOTA ASSOCIATION OF ARCHITECTS . . . . . 1940**  
President: W. H. Tusler, 202 Foshay Tower, Minneapolis, Minn.  
Secretary: H. W. Fridlund, 5216 Upton Ave., South, Minneapolis.
- MISSISSIPPI ASSOCIATION OF ARCHITECTS . . . . . 1940**  
President: Frank Fort, 1805 Deposit Guaranty Bldg., Jackson, Miss.  
Secretary: Frank P. Gates, Millsaps Bldg., Jackson, Miss.
- THE MISSOURI ASSOCIATION OF ARCHITECTS . . . . . 1941**  
President: Prof. C. H. Black, Rolla School of Mines, Rolla, Mo.  
Secretary: Austin H. Welch, P.O. Box 62, Jefferson City, Mo.
- NEW HAMPSHIRE SOCIETY OF ARCHITECTS . . . . . 1940**  
President: George R. Thomas, P.O. Box 27, Durham, N. H.  
Secretary: Harry G. Forrest, 20 Pleasant Street, Concord, N. H.
- THE NEW YORK STATE ASSOCIATION OF ARCHITECTS . . . . . 1941**  
President: Charles Rockwell Ellis, 605 City Bank Bldg., Syracuse.  
Secretary: John Briggs, 101 Park Ave., New York, N. Y.
- THE NORTH CAROLINA ASSOCIATION OF ARCHITECTS . . . . . 1940**  
President: Charles C. Hartmann, 120 Jefferson Standard Bldg., Greensboro, N. C.  
Secretary: Lindsey Gudger, 52 Carter St., Asheville, N. C.
- ARCHITECTS SOCIETY OF OHIO . . . . . 1903**  
President: Ralph W. Carnahan, 120 W. 2nd St., Dayton, Ohio.  
Secretary: Ralph Chas. Kempton, A.L.U. Bldg., Columbus, Ohio
- THE OKLAHOMA ASSOCIATION OF ARCHITECTS . . . . . 1940**  
President: Joseph R. Koberling, 1400 S. Boston, Tulsa.  
Secretary: Wm. M. Lawrence, 3316 N. W. 22nd St., Oklahoma City.
- PENNSYLVANIA ASSOCIATION OF ARCHITECTS . . . . . 1941**  
President: Searie H. von Storch, Scranton Nat'l Bk. Bldg., Scranton.  
Secretary: Malcolm A. Clinger, 222 Market St., Lewisburg, Pa.
- THE TEXAS SOCIETY OF ARCHITECTS . . . . . 1940**  
President: W. G. Clarkson, 1st Nat'l Bank Bldg., Ft. Worth, Texas.  
Secretary: R. Max Brooks, 3709 Gilbert St., Austin, Texas
- THE VIRGINIA SOCIETY OF ARCHITECTS . . . . . 1941**  
President: Clarence V. Kearfott, Dominion Nat'l Bank Bldg., Bristol, Va.  
Acting Secretary: R. H. Clark, 540 New Monroe Bldg., Norfolk, Va.
- THE STATE ASSOCIATION OF WISCONSIN ARCHITECTS . . . . . 1900**  
President: Arthur L. Seidenschwartz, 2104 N. 64th St., Wauwatosa, Wis.  
Secretary: Leigh Hunt, 152 W. Wisconsin Ave., Milwaukee, Wis.

