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FEBRUARY 1947
When the project calls for Central Heating—PROTECTION calls for BYERS WROUGHT IRON PIPE

The new steam distribution line which serves a number of widely scattered campus buildings at Denison University, faces a round-up of hazards. As always, some attack occurs from the steam. Condensate is invariably aggressive. The overhead runs are exposed to the weather, while underground sections are surrounded by atmospheres that create unusually severe conditions.

The designers met this threat by using Byers Wrought Iron for all supplies and returns in the system. The same material was installed in condensate piping in boiler house and buildings; domestic hot water piping, underground and in buildings; overflow and drain piping in the boiler house; and boiler blow-off piping.

Wrought iron has been used for years in distribution systems, and a glance at the record tells why. One classic installation is a 10-inch wrought iron line installed in Illinois shortly after the turn of the century. After 13 years use, the line was relocated. Only one length was badly corroded, and it was found not to be wrought iron but a low-first-cost material which apparently had been included in the original installation through some error. The rest of the pipe was relaid, and at last report was still operating. No further maintenance has ever been required.

You'll find the reason for such performance in the unique composition and structure of wrought iron. Tiny fibers of glass-like silicate slag, threaded through the body of high-purity iron, halt and "detour" corrosive attack, and so discourage pitting. They also help to anchor the initial protective scale, which shields the underlying metal.


"ETERNALLY YOURS"—professionally-produced 16mm sound motion picture. An entertaining saga of the wrought iron industry, available to technical groups. New, authentic, informative. Write Modern Talking Picture Service, Inc., 9 Rockefeller Plaza, N. Y. 20, N. Y.

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CARBON STEEL TUBULAR PRODUCTS

ARCHITECTURAL RECORD
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COVER: From an original rendering by Dr. Louis Parnes, A.I.A.
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Estimated Annual Savings

<table>
<thead>
<tr>
<th>Buildings with</th>
<th>When average of 1½ gal. is saved per flush</th>
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<td>100 Flush Valves</td>
<td>292,000 gallons</td>
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<td>1,000 Flush Valves</td>
<td>2,920,000 gallons</td>
</tr>
</tbody>
</table>

Surprising how much water can be saved in a year when flush valves are adjustable. You get maximum water savings on every fixture.

For complete information on Watrous Flush Valves see Sweet's Catalog or write for Catalog No. 448-A. Also ask for Bulletin No. 447 giving a summary of "Architects Views on Flush Valve Applications."
Housing Balanced on Congressional Teeter-Totter
FHA Pushes Rental Housing • W-E-T Bill Proposals Are Split • International Housing Study Suggested

While the federal government, having discarded many of its building controls, turns its emphasis to a program of rental housing, the building industry moves rapidly ahead to meet the nation's manifold construction needs.

As the new Congress got squared away for its task of reorienting legislation affecting the nation's economy, building and housing remained balanced on a fence between the "planned economy" and free enterprise. While there didn't seem to be much doubt on which side the teeter-totter would eventually come to rest, the new Congress did not show much disposition to complete the push into freedom for building. Other things were to come first, matters such as labor legislation and taxation and budgets, though the obvious need for rental housing was bringing real pressure for action, and the W-E-T Bill was still around.

Had it not been for the President's moves in December to remove many building controls and to substitute permits for the priority system, Congress would probably have kept building—or at least housing—on the agenda for early action. But there seemed a disposition to feel that the President had taken the ball, and that it might be good strategy to let him carry it for a while. Nevertheless, the housing matter was far from dead, and various veterans' groups and others were coming forward with programs, mostly directed at stimulating private investment in rental housing.

Rental Housing Before Congress

In his state-of-the-union message the President said very little about housing. He called it "of great importance" and said it should be the responsibility of private enterprise, adding: "the government will continue to expedite the flow of key building materials, to limit nonresidential construction, and to give financial support where it will do the most good. Measures to stimulate rental housing and new types of housing construction will receive special emphasis."

The President had made these promises and set forth these objectives in his December statement. Controls were to be "relaxed or dropped as rapidly as the situation permits." He had asked for studies of proposals to cover cooperative and mutual housing enterprises, "yield insurance" on rental projects, tax incentives to builders, and federal aid for housing low-income families. He wanted the insured financing authority under the Patman Act extended at least for rental housing.

To increase the proportion of rental units, all available means are to be used—new construction, conversion, rehabilitation and re-use. For one thing, the President released to FHA the second billion dollars under the Patman Act for insured mortgage financing to builders. FHA simplified procedures and broadened eligibility standards; it also arranged to review and amend commitments issued in advance of construction and to extend the term of amortization beyond the usual 28 years; it further worked out lending regulations to permit adjusting of mortgage terms at subsequent periods. NHA arranged meetings regionally and locally to develop construction programs.

Specifically, for instance, FHA reduced monthly carrying charges on financing new multiple housing projects with a view to cutting rentals. This was done by extending mortgage maturities by five years or more. It largely affects, say officials, "types of construction and architectural design heretofore not eligible, with emphasis placed on small rental structures." It cut the minimum required initial principal payment on a level annuity basis from 2 per cent to 1½ per cent of the original mortgage.

Multi-Family Projects Pushed

One of the first steps taken under the new set-up was an announcement by FHA of a series of changes in its procedures and policies intended to encourage larger production of rental dwellings for veterans. Three broad avenues of approach will be used: (1) conversion of existing structures, which will produce the quickest action at lowest cost and probably at lowest rentals; (2) construction of more two-, three- and four-family units, considered the next speediest method and one which will broaden opportunities for builders and investors; and (3) production of more large-scale rental structures.

In its announcement of a 533-unit student-veterans housing project at the University of Miami, to be financed with the largest single mortgage to date insured by FHA ($4,969,100), Agency officials advised that preparations for multi-family projects had gone ahead in recent months in spite of the uncertain future of building costs, short supply and uneven flow of building materials, and uncertainty as to rent allowances. More than 60,000 units in such projects were listed in various planning, processing or committed stages, and FHA was under pressure to speed up its processing of applications for insurance of rental housing loans.

(Continued on page 10)
We don't need to tell you that Crane plumbing and heating equipment has been in short supply this past year. Even stepped-up production has been unable to meet the unprecedented demand. Here's how the situation stands today:

THE CRANE POTTERIES AT TRENTON have greatly enlarged their facilities and are today producing more vitreous china and Duraclay fixtures than at any time in our history.

THE CRANE ENAMELWARE PLANT AT CHATTANOOGA is in production on bathtubs, sinks, lavatories and other porcelain enamel on cast iron products. Manufacture has been concentrated on items in greatest need, and production on these in many cases exceeds prewar production. Plant capacity is greater than ever before, and 1947 will see an even greater quantity of plumbing fixtures pouring out as fast as material and labor conditions permit.

THE CRANE BOILER AND RADIATOR PLANT AT CHATTANOOGA produced as great a number of boilers as were made before the war, and radiator production closely approached prewar peaks. This new plant with its modern equipment is designed to turn out heating equipment by mass production methods, assuring even greater production in 1947.

This is a record of which Crane Co. may well be proud—we regret that it was still not enough to give everyone the new Crane equipment he wanted.

Every effort is being made to step up this production in 1947. How soon this increased production can meet the tremendously expanded demand for plumbing and heating depends on conditions which today are shrouded in uncertainty, but builders may be assured that Crane Co. will continue to do everything possible to meet the unprecedented demand.

The situation is improving steadily. Check with your Crane Branch on the items you need—we will do everything in our power to supply you with the equipment you want.
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EFFICIENCY DROPS in an office that's infested with noise demons. These pests breed in the din of clattering machines, loud voices, and shrill bells. Noise demons cause errors, rasp nerves, cost money.

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FEBRUARY 1947
W-E-T Proposals Split Up

Generally speaking, early prospects are for considering housing proposals as separate bills and on their individual merits rather than a bulking of a wide range of proposals under one measure such as the Wagner-Elender-Taft bill of 1946 fame. Some want especially to have public housing proposals treated separately. But the President, in his state-of-the-union message, specifically asked Congress for “comprehensive legislation . . . similar to the non-partisan bill passed by the Senate last year. At a minimum, such legislation should open the way for rebuilding the blighted areas of our cities and should establish positive incentives for the investment of billions of dollars of private capital in large-scale rental housing projects. It should provide for the improvement of housing in rural areas and for the construction, over a four-year period, of half a million units of public low-rental housing. It should authorize a single peacetime federal housing agency to assure efficient use of our resources on the vast housing front.”

Industry Trends Indicative

Meanwhile, general trends in the industry indicated not only more houses and apartments but also schools, stores, office buildings, and some factory expansion. Economists counted on an upward swing in construction to buttress total business activity with downward price swings getting under way. Some felt high costs might temper a building boom.

As to new departures in construction, few foresee radical changes in design but many expect continued new development in materials. Prefabs are expected to hold in the main to conventional designs.

Among statements of the current challenge to the industry is one presented to the Senate Small Business Committee by H. E. Foreman, managing director of the Associated General Contractors.

“The period of its greatest activity in history lies ahead of the construction industry,” Mr. Foreman said. “The removal of regulations does not constitute a magic plan, complete with a set of statistics which will show that within a year or two everyone will be well housed. The demands for new housing and other construction are so great that they cannot be fulfilled immediately even with production far above any previous peaks.”

Skilled Workers Trained

The Department of Labor cites the construction industry as a pace-setter in the field of skilled worker training. Heavy increases in apprenticeship in the industry, says the Department, lead a general postwar advance in such training. Here are some of the figures they rely on: apprenticeship programs in building trades moved up from 954 on VJ-Day to 2033 by the end of last October and the number of participating contractors went up even more sharply from 16,780 to 45,660. Ex-service men now account for fully 85 per cent of all the apprentices.

In the labor picture generally, the Bureau of Labor Statistics reports that 1,700,000 workers were engaged in new on-site construction, a less than seasonal decline. Even so, lessened demand for skilled workers in many parts of the country during the winter has eased the general shortage. From the standpoint of home building, BLS says, construction labor was most difficult to obtain in California, especially in Los Angeles and San Francisco, where hundreds of homes were being delayed by inability to obtain workers.

International Unit Asked

A request has been made to the Economic and Social Council of the United Nations to set up a special international committee on housing and planned reconstruction. The request, made by the International Congress for Housing and Town Planning, is reported by Assistant Secretary of Labor Philip Hannah, who headed the U.S. delegation at the meeting in England. Mr. Hannah submitted a report to the Secretary of State on the meeting, at which formal discussion centered around: (1) replanning the centers of cities including deconcentration of population to outlying parts of metropolitan regions; (2) housing economics—including finance in forms of government assistance; and (3) housing techniques which emphasized recent developments in building methods.

Plans for the next meeting of the organization and for its future program are to be drawn up by an Interim Executive Committee, which met in New York. Walter Bluher, executive director of the American Society of Planning Officials, is the American member.

Loans Hit Peak

The Federal Home Loan Bank System reports that the combined assets of its member institutions hit a peak in 1946 of roughly $10 billion, a gain of $1,500,000,000 during the 12-month period. Mortgage loans for the year were about 94 per cent more than 1945. Of a $3,400,000,000 total, more than $600 million was for loans to finance home construction compared to $176 million in 1945.

Odds and Ends

Scattered developments of building interest include the following:

1. Among new guaranteed market contracts is one for 8500 factory-built plywood houses during 1947 with the General Panel Corp. of Los Angeles. RFC approved a $1,500,000 loan application from the corporation. The house is a one story, two-bedroom bungalow type of 714 sq. ft. floor area.

2. A Commerce Department booklet on brick manufacture reports that more than half of all homes in cities of one million or more are made of brick. In cities between 500,000 and one million about 25 per cent are of brick, while in smaller cities the total runs about 11 per

HARRISON NAMED TO PLAN U. N. SITE

What is likely to prove the prize architectural plum of the year, and possibly of the decade, has been awarded to Wallace K. Harrison of New York in his appointment as Director of Planning for the projected skyscraper capitol of the United Nations.

Mr. Harrison, co-designer of Rockefeller Center and one of the leading architects in the country, was the unanimous choice of the U. N. Headquarters Advisory Committee, President of the Architectural League and senior member of the New York architectural firm of Harrison and Abramovitz. Mr. Harrison will have full authority to prepare the plans for the world capital. He will be assisted by a special staff of architects and engineers and a U. N. Board of Design Consultants composed of leading architects of other United Nations countries.

The architect of the World Capitol: Wallace K. Harrison of New York City
Handsome "Clapboard" Lines for Versatile Design . . .

AND LIFETIME ECONOMY, TOO!

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And your client will appreciate at once the further advantages of this sheet aluminum siding... the first-cost economy and fast erection, with 24" vertical coverage in 8', 10' and 12' lengths... plus the lifetime durability of a modern building material that is fire-proof, rust-proof, rot- and termite-proof.

What's more, this siding gives high insulation value—reflecting up to 95% of radiant heat, outward in summer, inward in winter. Painting is unnecessary for protection. Aluminum weathers to a beautiful dull-grey ... or it takes paint well when desired.

Specify this siding for modest homes, garages, farm, commercial and industrial structures. Consider, too, the attractive contrast which natural aluminum will make with other surfaces when adding a porch, a wing or a garage.

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FEbruary 1947

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5-V CRIMP ROOFING AND SIDING

Some extra thickness means sturdier sheets yet lighter. 6, 8, 10, 12 feet, 24" coverage.

Also Aluminum Studs, Trusses, Window Frames, Garage Doors, Reflective Insulation and complete Aluminum Houses.
THE RECORD REPORTS

(Continued from page 10)

cent. Only 4 per cent of rural houses are of brick and only 2 per cent of all farm houses.

3. The National Association of Home Builders has called for liquidation of the Federal Public Housing Authority and handling of relocating temporary public units by the Army Engineers.

4. FPQA advises that 53 permanent housing projects in 11 states and Hawaii recently became available for use as low-rent public housing for low-income families. They represent a total of 14,521 dwelling units and a cost of $67 million.

5. Hundreds of privately owned properties leased by the federal government during the war and remodeled to house war workers are now being returned by FPQA to the original owners.

CONFERENCE ON CHURCHES HELD

Protestant church buildings, additions and improvements to the total of $650 million are currently being planned, architects attending a meeting of the North American Conference on Church Architecture last month were told.

Definite trends in church design were indicated by the exhibit of photographs and plans of recently completed and projected Protestant churches held in conjunction with the conference. Facilities such as recreation halls and kitchens are almost universally demanded. A general departure from the convention-hall auditorium-type of church is noted in all denominations in favor of the sanctuary with chancel and altar that is traditional in the Episcopal Church. Less than half a dozen of the more than 100 churches displayed veered from the traditional in exterior design.

One of the main speakers on the program was Henry L. Kamphefner, A.I.A., head of the school of architecture at the University of Oklahoma. Speaking on "Architectural Education and its Relation to Contemporary Church Architecture," Professor Kamphefner stressed the importance of developing an architecture expressive of our own time. Greek architecture, he said, became great "because it was experimental, because of the constant and persistent character of the classical Greek to do something better than had ever been done before. The Parthenon, the Erechtheum and other beautiful buildings on the Acropolis in Athens were modern architecture in their time. If conservative reaction had been as successful then as it is now in thwarting expression and progress in architecture,

(Continued on page 14)
How to get power without pull

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FEBRUARY 1947
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Atlas White is a true portland cement and similarly meets standard specifications. Beautiful colors retain full value for years. Cleansing is simple... maintenance costs are low.

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THE RECORD REPORTS

Continued from page 12)

we should not have a famous work of the Periclean Greek period to enrich our cultural heritage."

Lantern slide views of current church plans were shown at the meeting by E. M. Conover, director of the Interdenominational Bureau of Architecture, who pointed out the increasing similarity of plan and design among Protestant denominations. Mr. Conover was re-elected secretary of the conference.

AWARDS ANNONCED

The Gold Medal of the American Institute of Architects for 1947 will be awarded to Eliel Saarinen of Bloomfield Hills, Mich., "in recognition of his outstanding achievements in the practice of architecture and inspiring leadership in the field of architectural education." A native of Finland, Mr. Saarinen is at present a member of the faculty of the Cranbrook Academy of Art, and designer of the Cranbrook Foundation project at Bloomfield Hills.

The Executive Committee of the Boston Society of Architects has announced the award of the Rotech Traveling Fellowship for 1946 to Melverne C. Ensign.

ON THE CALENDAR


March 22-27: Western Metal Congress and Exposition, Oakland Municipal Auditorium, Oakland, Calif.


(Continued on page 16)
How Kimpreg* opens the door to more uses for Plywood

ADDRESSES BEAUTY. Kimpreg is a plastic surfacing fused to plywood in manufacture. Produces an attractive finish...a surface smooth as glass. It’s stain-proof...water resistant. With Kimpreg, plywood acquires a new, enduring beauty.

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RETAILS WORKABILITY. Strong, light Kimpreg + Plywood combines the versatility of a plastic with the economy and basic workability of plywood. Has a multitude of possibilities in modern construction and design. For a complete information book on Kimpreg, mail the coupon below.

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FEBRUARY 1947
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**THE RECORD REPORTS**

*Continued from page 14*

July 7-13: 1st Annual Store Modernization Show, Grand Central Palace, New York City.

**AT THE COLLEGES**

Architecture at B.C.

A department of Architecture is being organized at the University of British Columbia, Vancouver, B.C., with the first year's work already under way.

The five-year course will be built along the lines recommended by members of the C.I.A.M. and will parallel courses given in the most advanced schools in the United States and Europe. It will give more attention to all aspects of building construction, industrial design (including prefabrication), town and community planning, basic human needs and esthetic discrimination than is usually given.

Head of the new department is Fred Lasserre, M.R.A.I.C., formerly a professor of design and architecture at McGill University, Montreal.

**Instructors Needed**

Additional instructors in architectural design, structural design, building materials and building equipment are needed at the schools of architecture for the second semester. Those interested in a career in the teaching profession should apply to Professor Paul Weigel, Secretary of the Association of Collegiate Schools of Architecture, Kansas State College, Manhattan, Kansas.

**Cooper Union Exams**

The Cooper Union, New York City, has shifted its own competitive entrance examinations for Day Engineering School applicants to the nation-wide College Entrance Board Examinations for Engineering Schools. Entrance will continue to be on a competitive basis.

Entrance exams for day courses in both Engineering and Art Schools will be held in April; applications to take them will be received until March 10, 1947. Evening course entrance examinations will continue to be given in August, with applications received from May 1 to August 1.

**Fellowship Offered**

The College of Architecture and Design, University of Michigan, announces that the George G. Booth Traveling Fellowship in Architecture will be offered again this year, and the competition in design will be conducted during the two weeks beginning April 5, 1947. This com-

*(Continued on page 18)*

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**AMERICAN LUMBER & TREATING COMPANY**

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IS GOOD LIGHTING . . . EVERYWHERE!

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Is Another Typical Example!

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petition is open to all graduates of the school who have not reached their 30th birthday on that date. Prospective candidates should write to the office of the College of Architecture and Design, University of Michigan, Ann Arbor.

Appointments

The School of Architecture, Syracuse University, has announced the appointments to the Cooperating Committee of Architects of William Lesczca, A.I.A., New York City, and James A. Britton, A.I.A., Greenfield, Mass. Other members of the committee, organized in 1936, are: Ernest Barott, Montreal, Canada; Louis J. Gill, San Diego, Calif.; William G. Kaehler, Rochester, N. Y.; L. Andrew Reinhard, New York City; Lorimer Rich, New York City; Conway L. Todd, Rochester, N. Y.

Rudard A. Jones, formerly an assistant professor of engineering and architecture at Kansas State College, has been appointed a research associate professor in the University of Illinois to carry on a new three-year study on planning and design for use of coal in home heating. His first interest will be to study the most effective use of existing coal-burning and coal-handling equipment and facilities, information which he will then apply to developing various types of house plans emphasizing basements and heating plant layouts. His work will be part of the recently announced research project arranged through the Small Homes Council at the University.

Safety Engineering

The Extension Division of the University of Wisconsin is offering a new course, Industrial Safety Engineering. The course contains 24 assignments covering subjects ranging from Introduction to Industrial Safety to Fire Causes and Prevention and Safety Standards. For further information address University Extension Division, Madison, Wis.

Course Strengthened

The architectural engineering course at the University of Colorado now requires two full years of architectural design in order to better train its students for work in architectural offices.

OFFICES NOTES

Offices Opened, Reopened

W. Edwin Glossop, A.I.A., formerly architect and construction engineer for Standard Oil Co., has resumed private architectural practice with offices at Room 1597, Starks Bldg., Louisville, Ky.

(Continued on page 20)
HOPES STEEL WINDOWS and BILTIN SUB-FRAMES in GLASS BLOCK

OUTSIDE VIEW OF A TYPE No. 3 WINDOW

In the layouts shown below Type 1 can be used with 6", 8" or 12" blocks. Types 2, 3, 4 and 5 can be used with 8" blocks only. Types 1, 2 and 3 are suitable for industrial and commercial buildings and Types 1, 4 and 5 are suitable for residential buildings. Sub-frames are manufactured from 14 gauge galvanized sheets and, when desired, can be shipped ahead of the windows; or if preferred, sub-frames with windows factory-inserted can be factory-shipped as self-contained units. Windows are prepared for the later reception of screens. Sub-frames and windows are bonderized and painted one coat of gray primer stoved on.

Dimensions given below are C. to C. of 3/16" mortar joints. If 3/8" or 5/8" joints are used these dimensions will change proportionately. For further information refer to our Publication No. 105.

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The finest buildings throughout the world are fitted with Hope’s Windows.
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Sound equipment today is considered basic to the efficient operation of many businesses. In stores, for instance, sales and daily features in various departments can be effectively brought to the attention of all the customers. Before opening time the manager can brief personnel and make administrative announcements to increase the efficiency of the daily operation.

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For further information, contact your local Stromberg-Carlson distributor (see classified telephone directory) or write for valuable free booklets describing Stromberg-Carlson sound equipment designed for schools, hospitals, churches, offices and industrial plants. Address Stromberg-Carlson Co., Sound Equipment Division, Dept. A2, 100 Carlson Road, Rochester 3, N. Y.

THE RECORD REPORTS

(Continued from page 18)

Oren Thomas Associates, Architects, have announced the opening of offices at 726 Cooper St., Camden, N. J.

Abraham Waronoff, Architect, has opened an office for the general practice of architecture at 1017 12th St., N. W., Washington, D. C.

New Addresses

The following new addresses have been announced:

J. Lloyd Conrich, Architect, 593 Market St., San Francisco 5, Calif.

J. S. Hamel, Engineer, and A. M. Gaynor, Associate, 241 W. 72nd St., New York 23, N. Y.

Paul Hyde Harbach, Architect, 70 Niagara St., Buffalo 2, N. Y.

Louis Hatkoff, Architect, 1050 Ave. of the Americas, New York, N. Y.


Earl R. MacDonald, Architect, 602 California St., San Francisco 8, Calif.


Society of Industrial Designers, 48 E. 49th St., New York 17, N. Y.

Firm Changes

Com. Bradford N. Clark, C.E.C., U.S.N.R., recently placed on the inactive list, has been named by Eggers & Higgins, New York architects, as manager of the construction division.

Hervey Parke Clark and John F. Bueffler have announced the formation of a partnership for the general practice of architecture, with offices at 210 Post St., San Francisco 8, Calif.

Roscoe P. DeWitt has announced the association of A. B. Swank, Jr., A.I.A., in the firm of DeWitt & Swank, Architects, with offices at 2025 Cedar Springs Ave., Dallas 1, Texas.

Edward C. Epple, A.I.A., and Clinton D. Seaman, A.I.A., have announced formation of the firm of Epple and Seaman, Architects and Engineers, with offices at 15 Washington St., Newark 2, N. J.

C. Hood Helmer and Preston M. Cole have announced their association for the practice of architecture under the firm name of Helmer and Cole, Associate Architects. Address: 30 Pleasant St., Woodstock, Vt.

Fortunato Jereca, Architect, formerly in the store planning department of R. H. Macy & Co., has been appointed director of retail store design for Dorothy Draper, Inc., 38 E. 57th St., New York 22, N. Y.

Erard A. Matthiessen, Architect, has announced the formation of a new firm for the general practice of architecture in partnership with Verner W. Johnson

(Continued on page 132)
SOLVES TODAY'S BIGGEST PROBLEM

IN UNDERGROUND pipe insulation

AVAILABLE NOW!
Your order can be filled now... shipped at once from stock.

LOW IN COST!
Easy assembly... requires a minimum of field engineering.

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Assures maximum insulation and protection... minimizes heat loss.

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TILE CONDUIT SYSTEMS

Every requirement of efficient underground pipe insulation and protection is fulfilled by Ric-wil tile conduit systems. Strength, water-proofing, alignment, thermal efficiency, speed and economy of installation, are standard elements of Ric-wil design, materials and engineering—provided by exclusive features which assure maximum protection to pipe distribution lines.

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- Super Tile and Cast Iron conduit, interchangeable with standard construction where overhead loads are above normal, are additional, exclusive Ric-wil features.

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AGENTS IN PRINCIPAL CITIES

FEBRUARY 1947
The Airport Authority's plan, developed by the Department of Marine and Aviation, calls for one administration building, 1700 ft. long, spanning the airport's inner oval. Left above, main entrance, showing central control tower, rendering by Hugh Ferris. Insert, photo of model.

**TWO VARIATIONS ON A THEME**

The Port of New York Authority and the New York City Airport Authority Offer Plans for Idlewild

The two recently announced proposals for the development of the central area of the Idlewild Airport in Queens, New York, though basically similar in concept, offer a number of interesting variations in detail. Each of the plans is based on a tangential system of runways around a central oval. Each calls for the main approach to the airport over the Van Wyck Expressway through Queens, and projects an intramural bus system to link the administration building with the plane loading stations around the periphery of the oval. It is in the development of the terminal area itself that the two sets of plans are chiefly at variance.

The Port of New York Authority proposal, first of the two to be made public, specifies two separate terminal structures, one at each end of the inner oval (see plan). The larger of the two, at the westerly end, would be the domestic terminal; with 30 plane loading positions and comprising 1,350,000 sq. ft. of floor space, it would be some 10 times the size of the present administration building at LaGuardia Field. The international terminal, at the easterly end, would have 12 plane loading positions and would house federal government services such as public health, customs and immigra-
tion. Each would have its own passenger facilities and concessions.

The plans submitted by the Commissioner of Marine and Aviation and adopted by the New York City Airport Authority, on the other hand, propose one central terminal spanning the inner oval from north to south. By means of a "scalloping" of this central area, 86 plane loading stations, all connected to the administration building by an enclosed walkway, are provided around the periphery. The main lobby of the administration building is directly over the access road (an extension of the Van Wyck Expressway), and connected by escalators to the roadway platforms. Concessions are planned to line both the arcades leading from the main lobby to the observation platforms overlooking the international plane departures and arrivals at each end of the 1,700-ft.-long main building. Public health, immigration and customs inspection services would be housed in separate buildings at the apron edge. An observation platform, formed by the roof of the covered peripheral walkway, would afford a continuous area for concession stands along its full length. Restaurants planned for the ends of the main building would be terraced to afford a maximum view of airport activities.

The two proposals, now before the New York Board of Estimate for appraisal and decision, are conspicuously different in respects other than the central area. The Port of New York Authority's — a factor which may well be taken into consideration by the Board of Estimate. The Port Authority, furthermore, plans to at first lease and then buy outright not only Idlewild but La Guardia as well. The Airport Authority would return them both to the city, presumably debt-free, in 40 years.

The Port of New York Authority plans were developed by the Authority's own staff: Austin J. Tobin, executive director; John C. Evans, chief engineer; Walter P. McQuade, architect for the engineering department. The Airport Authority proposal was prepared for the Department of Marine and Aviation by Clarke, Rapuano & Holleran, consulting engineers, Harrison & Abramovitz, architects, and Downer, Green & Carillo, consulting engineers, working with Frederick G. Reinicke, Commissioner, and Lewis H. Rabbage, Chief Engineer, of the Marine and Aviation department.

The Port Authority segregates international traffic at the eastern end of central oval
WHEN Douglas fir doors are ordered Pre-fit, Pre-sealed — or completely machined under Factri-fit specifications — essential trimming and fitting operations are performed at the door plant by modern, high-speed, precision tools. As a result, these fine doors — manufactured of all-heartwood Douglas fir, the wood made durable by nature — reach the job ready to install. Time and labor are saved; a trimmer, more attractive installation is assured. The slight additional cost is more than offset by on-the-job economies.

MORE FIR DOORS ARE COMING SOON

It is true that the supply of Douglas fir doors will continue critical for a number of months, due to the present shortage of shop lumber. But it is ALSO true that production is increasing substantially as controls are lifted. More Douglas fir doors are coming! Soon warehouse and dealer stocks should reflect this production upswing. Keep in touch with your regular source of supply.

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Tacoma, 2, Washington

Douglas Fir DOORS
The National Association of Fir Door Manufacturers

PRE-FIT
Douglas fir doors may be ordered pre-fit to exact size. No finish cutting or fitting — no sawing or planing — is necessary on the job.

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Douglas fir doors may be ordered pre-sealed . . . a feature which improves dimensional stability, reduces moisture absorption, and eliminates the need for one prime coat.

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Douglas fir doors may also be ordered completely machined — not only pre-fit, but gained for hinges and mortised or bored for locks as well. Doors will be grade-marked, as in the past, for ease in specification and ordering. They’ll be better doors in every way.
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Never before has the story of Hot Water and Steam Heating been presented to home planners in so colorful and adequate a manner! Sponsored by the Institute of Boiler and Radiator Manufacturers, this booklet is the keynote of a sustained advertising program to drive home the outstanding advantages of Radiant Heating in all its forms.

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REQUIRED READING

DESIGNED FOR SELLING


Gene Burke and Edgar Kober have specialized in store design as a team for 13 years, and separately for even longer. They know all the ins and outs, the problems and the peculiarities of merchandising; they know, perhaps even better than does the store owner himself, what it takes to move merchandise at a profitable rate.

"Stores do not grow old from use or natural wear," they say; "stores die because they become out-moded, old-fashioned, or otherwise obsolete from a style sense. The modern merchant sells style and modernity first of all."

Now that style and modernity best can be achieved is the subject of this book. Starting with the preliminary merchandising research which will answer such questions as the size and type of building required, the overall design and the materials to be used, the volume carries through in considerable detail straight to the interior appointments.

Obviously a book of this size cannot cover the whole subject of store planning exhaustively. The authors themselves point this out. But here is a great deal of useful information which the store owner and architect will not readily find elsewhere. And, while specific detail largely has had to be omitted, enough of it has been included to lead the reader's thoughts into the most productive channels. The volume, in fact, is full of leading questions intended to make the reader think his problems through before he starts to plan. Every need of the store is discussed at least briefly; suitable exterior and interior materials are suggested; placement of the various facilities is analyzed; and a sizable group of typical details—show window dimensions, story heights, aisle widths, fixture sizes, etc.—is included. There is even a table of cost percentages based on typical new and modernization projects.

HOUSING ANALYSIS

The Future of Housing, By Charles Abrams. New York 16 (49 E. 33rd St.), Harper & Brothers, 1946. 6 by 9 in. xx + 429 pp. illus. $5.00.

A serious problem deserves serious study, and that is exactly what Charles Abrams has here given the whole subject of housing. The thoroughness of his treatment, its comprehensiveness and logic, make this a highly important book. It is not one, however, to pick up casually and idly thumb.

Mr. Abrams set himself a hard task: to answer the question, "What holds back a housing program for America?" To answer it he goes back to the beginnings of the country and tells how building restrictions and slums first came into being, how a feeling of social responsibility slowly was awakened. In no uncertain terms, pulling no punches, he states the current housing problem. He classifies and describes slums, explains their existence in statistics-backed terms. He considers home ownership, its desirability and its dangers. And he studies from every angle the role the government has played and the role he feels it should play in the housing picture.

The aims of a proper housing program Mr. Abrams presents as follows: (1) a democratic program; (2) a revitalized building industry; (3) housing for low-income families; (4) urban reconstruction; (5) rural slum clearance; (6) sound home ownership; (7) adequate rental housing; (8) homes for veterans; (9) a sound mortgage system; (10) stabilization of the real estate pattern. Each of these he discusses in detail, winding up with a chapter on the agencies required to carry out such a program.

Mr. Abrams' conclusions throughout are logically drawn and very much to the point. Public housing he finds essential for the lowest income bracket, but he wants it to be divested of public control, tenant management taken over as soon as practicable. Public housing projects, he insists, must be merged with their environments, not isolated and branded. Rents must be based on income, with eviction not required the moment income passes a certain level. Government participation in housing he considers inescapable, but that participation should be chiefly on the local government level rather than the national.

A CITY MATURES


"Taste in architecture," says Mr. Summerson, looking to London about 1615; taste, that is, in the exclusive, snobbish sense of the recognition of certain fixed values by certain people. Taste was a luxury import from Italy, received and cherished by a small group of noblemen and artists whose setting was the not very polished Court of James I. Sponsor was Inigo Jones, just returned from his third visit to Italy, and newly appointed Surveyor General to the King.

A century later George I ascended the throne and the so-called Georgian period of English architecture was ushered in with a building boom which was to last for 116 years.

In between those two events—the acquisition of taste in architecture and the start of the building boom—four-fifths of London had been destroyed in the Great Fire of September, 1666. Following that disaster an Act for the Rebuilding of the City of London had been passed, noteworthy chiefly because for the first time it standardized house-building. In the six "high and principal streets," for example, houses were to be four stories high; in the "streets and lanes of note," three stories; and in "by-lanes," two stories. Walls must be of brick or stone, of a precise thickness; ceiling heights were fixed; the larger houses must have a "hookey balcony" at first-floor level and a "pent-house" immediately below, protecting the pedestrian from the fall of rainwater from the eaves." Mr. Summerson was named Principal Architect for the rebuilding. His plan, however, never was carried out.

Mr. Summerson has written a lively and interesting account of the development of London and the men responsible for it. Speculative builders, architects, landowners, stride through these pages in vivid style: men such as John Nash, Nicholas Barbon, Benjamin Dean Wyatt, Sir John Soane, the fourth Earl of Bedford. An appendix lists existing Georgian buildings in London, and reports the damage done to many of them during the recent war.

NIGHTMARE DE LUXE


Mortimer Sned, when asked one night a few weeks ago how he could be so stupid, replied, "I have a man who helps me." So does Mr. Blandings; but his Edgar Bergen is not always quite so subtle as is Mortimer's.

First and foremost this farcical tale of the smart ad man who started out to buy a modest little country home for $15,000 or $20,000 and wound up with a $56,263 estate is meant to be funny. And funny it is, from the first page to the last. But no ad copywriter earning Mr. Blandings' apparent salary could possibly be quite so gullible as Mr. Blandings. The poor man seems to be in by everyone he meets. He does everything backwards. He makes every mistake anyone ever has made before, and a good many brand new ones.

The tale of woe starts when Blandings buys, for a ridiculously high price, a rickety old farmhouse which subsequently has to be torn down, and "about 50 acres" of land which in the final (Continued on page 30)
Welded steel cages are used for tie-in between tubular columns and the reinforcing structure of a roof in a building addition erected in Cleveland, Ohio. Architects: Cutting & Ciresi.

The reinforced concrete structure is 60' x 182' with a wing 105' wide. So that another floor may be added later, the roof is heavily reinforced to take 400 lbs. per sq. inch.

Details of the welded steel cage and the top of the tubular column are sketched in Fig. 1. The cages are made of 3/4" round reinforcing bars, formed into rectangles and butt welded. These rectangles are tied together with 3/4" tie rods, tack welded to the bars.

Fig. 2 shows how the steel cages are welded, on both sides of each leg, to the top plate of each column by a 4" fillet weld using 3/8" "Fleetweld 5" electrode.

The tubular columns are 8" diameter, extra-heavy pipe. Plates measuring 16" x 16" x 1 1/2" are shop-welded to the column ends with a 3/4" fillet all around.

The building has ten columns 17'-10" long and two which are 21'-8" long.

Fig. 3 shows one column and steel cage, and the framework used to support forms for concrete girders, beams and floor slabs.

Fig. 4 shows roof during a later stage of construction with reinforcing bars for girders and beams in place, ready for placing of concrete.

The reinforced concrete girders are 28" deep and are haunched down at the columns. Reinforcing bars in girders are 1 3/4" square and those in the beams are 1" round.

Strap iron frame shown in center of picture will have anchor bolts through the four holes for future second-floor column.

The Lincoln Electric Company for years has been publishing a series of Studies in Structural Arc Welding. These may be obtained by writing to The Lincoln Electric Company, Dept. 261, Cleveland 1, Ohio.
Since V-J Day

176 Escalators

installed

in retail stores

- Thanks to the wholehearted, conscientious efforts of Otis factory and field workers, it was possible for us to reconvert very quickly.

The facts speak for themselves. In retail stores, alone, 176 Escalators have been installed since V-J Day.

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Some of the retail establishments in which Otis Escalators have been installed since V-J Day:

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- Mandel Brothers, Inc., Chicago, Ill.
- The Rollman & Sons Company, Cincinnati, O.
- The Wm. Taylor Son & Co., Cleveland, O.
- The J. L. Hudson Company, Detroit, Mich.
- L. S. Ayres & Co., Indianapolis, Ind.
- Burdine's Inc., Miami, Fla.
- Harvey's, Inc., Nashville, Tenn.
- Gimbel Brothers, Inc., New York, N. Y.
- Thalhimer Brothers, Inc., Richmond, Va.
- McCurdy Co., Rochester, N. Y.
- Sibley, Lindsay & Curr Co., Rochester, N. Y.
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Performance that's Efficient and Economical...

The WESTMORELAND Oil Fired Winter Air Conditioner with its smart, trim lines, lends beauty and distinction to this basement game room. Available as a completely coordinated oil heating unit with American-Standard's own Arcoflame Burner, or for use with any other standard burner. Made in 7 sizes, with capacities at the register ranging from 95,000 to 390,000 Btu. For homes of practically any size.

Design that's Striking and Practical...

The trim, efficient ROYAL HOSTESS Sink is the center of interest in this modern kitchen. Designed for maximum cleanliness and convenience, this double-compartment, double-drainboard model is made in one piece—of rigid cast iron, finished with a heavy coating of Acid-Resisting Enamel. A cabinet provides spacious drawers and storage compartments. Comes in white and a choice of many colors.

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- You're sure of lasting client satisfaction when you specify American-Standard Heating Equipment and Plumbing Fixtures. They're performance-proved—for efficiency and economy. They're sturdily constructed—for serviceability and long life. They're smartly styled—to harmonize with any interior . . . to fit any room arrangement. They're as fine as money can buy. Yet they cost no more than others . . . and for modernization, are available on a convenient Time Payment Plan. For details, see your Heating and Plumbing Contractor. American Radiator & Standard Sanitary Corporation, P. O. Box 1226, Pittsburgh 30, Pennsylvania.

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FEBRUARY 1947
analysis prove to be only 31\(\frac{1}{2}\) acres. He retains an architect about whom he knows nothing (except that he was a pleasant cocktail hour companion) to remodel the old house, then kicks him out abruptly, and gets into trouble thereby, when the construction engineer he tardily consults brutally recommends tearing the old relic down. He then gives another architect the job of designing the Blandings dream house, a modest structure to cost about $15,000, and is shocked when the bids come in to find that he has plans for a "mansion" costing twice that amount. This, he noted, despite the architect's repeated warnings of increasing costs as more and more Blandings dreams were incorporated into the plans. He gets into trouble with the contractor when that harassed individual quite properly charges him for all the changes he and his wife insisted upon but didn't realize they were making as the building progressed. He has an artesian well dug at so much a foot (the water is much further down than he had expected it to be), only to have a fine bubbly spring make its appearance right in the foundations of the new house. So many things go wrong that not only Mr. Blandings but the reader as well is discouraged long before the house is completed.

From the point of view of the architectural profession and the building industry this might be an unfortunate book: it could quite easily turn its readers away from their plans for building. But even a Mortimer Snerd should be smart enough to realize that while in real life all of Mr. Blandings' headaches can and do occur, they never in the world are all going to happen to any one person and most can be obviated by plain common foresight and competent architectural advice. The only way to take this book is to enjoy it and not look for morals or arguments. It is whimsical satire and nothing more. And that, undoubtedly, is the way it was meant.

**PLANNING ANNUAL**


Publication of this latest Planning Annual was delayed to permit inclusion of the papers presented at the Citizens Conference on Planning held at Dallas last April. The delay was a happy one; these papers, the verbatim reports of the discussions which followed them, and the many other papers in the volume form an excellent summary of the year's planning progress the country over.
handy facts
on insulating any type
of construction
... BALSAM-WOOL
data sheets

Braced frame—balloon frame—platform frame—all can be effectively insulated with Balsam-Wool. These handy Balsam-Wool Data Sheets show just how to do it. Here's authentic information on applying insulation, condensed into "capsule" form—yet authentic and complete. Balsam-Wool Data Sheets cover a wide variety of insulation subjects—and they're yours for the asking. Mail the coupon now for your complete set!
Raceways for concealing telephone wires assure a convenient and attractive telephone arrangement in small as well as larger homes. Yet the additional cost is very small.

In homes you design with finished basements, exposed wires can be avoided in the basement as well as on the main floor. Wiring channels leading to one or more convenient telephone outlets should be installed before floors are laid and walls are finished. Your clients will appreciate this provision for their future telephone needs.

Your Bell Telephone Company will be glad to help you plan telephone wiring facilities. Just call your Telephone Business Office and ask for "Architects and Builders Service."

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Architectural Record
Stran-Steel provides a highly practical, economical method of fire-resistant construction for light buildings. This modern framing material is not only non-inflammable itself, but also permits the most efficient use of fire-resisting collateral materials.

Freedom of choice in selecting collateral materials is made possible by the nailing groove in Stran-Steel framing members. This patented feature, exclusive to Stran-Steel, enables workmen to nail other building materials directly to the steel framing members. Construction with Stran-Steel is fast, rigid, durable... assures longer building life and simplifies maintenance problems.

Build lasting value into homes, apartment buildings and light commercial and industrial structures... build with Stran-Steel! For further information; see Sweet's File, Architectural, Sweet's File for Builders, or the January issue of Building Supply News.

BUILD WITH

GREAT LAKES STEEL CORPORATION
Stran-Steel Division - Dept. 36 - Penobscot Building - Detroit 26, Michigan
UNIT OF NATIONAL STEEL CORPORATION

FEBRUARY 1947
"The only thing they've agreed on so far is Lumite screens."

There's many a change made 'twixt first sketch and finished house, as architects and builders know. But window screens? Just one answer there from the start: Lumite, the amazing screen cloth that cannot stain!

Yet this is only one of Lumite's many advantages!

Where are your houses going up? In a coastal area? Biting salt air quickly corrodes ordinary screens, but leaves Lumite unharmed. Factory area? Smoke, soot and acid fumes have no effect on Lumite. Rainy region? Lumite will not rot or rust in any weather from snow to burning sun.

Lumite (woven of Dow's Saran) is a modern material for you to work with—the screen for every part of the country! When you design or build that "perfect" house, be sure to recommend Lumite screens for windows, doors and porches. Write for our A.I.A. 35P folder and free sample.

**HERE'S WHY**
**LEADING ARCHITECTS AND BUILDERS**
**SPECIFY LUMITE:**

- Cannot stain
- Won't rust or rot
- Never dents or bulges
- Needs no painting
- Strong! (Lumite is woven of heavy gauge filament—0.015")

Sold through Hardware and Lumber Dealers and Screen Manufacturers

LUMITE DIVISION, Chicopee Manufacturing Corporation
47 Worth St., New York 13, N. Y.

LUMITE
MODERN INSECT SCREEN CLOTH

ARCHITECTURAL RECORD
NORGE

MEETS THE EXACTING REQUIREMENTS OF ARCHITECTS AND BUILDERS

The designers and engineers at Norge are practical men. As a result, the products they build are both artistically and functionally successful . . . meeting the exacting requirements of architects and builders.

A BORG-WARNER INDUSTRY

Norge is the trade-mark of Norge Division, Borg-Warner Corporation, Detroit 26, Michigan. In Canada: Addison Industries, Ltd., Toronto, Ontario.

SEE NORGE BEFORE YOU BUY
and lands like a feather

It moves with the strength of an eagle and lands like a feather, closing doors gently but firmly ... its reserve strength under perfect control, balanced and applied in a precision built, friction-free mechanism.

These Ball Bearing Door Closers are typical of the quality expressed in Lockwood Builders' Hardware. You can include them in your specifications for hotels, hospitals, schools and other buildings, confident they will live up to your own high standards.

LOCKWOOD HARDWARE MANUFACTURING COMPANY
Division of Independent Lock Company • Fitchburg, Massachusetts
Granite gives Character to a building

CHARACTER THAT’S RETAINED THROUGHOUT ITS LIFE!

Eleven colors and textures are available in The Rainbow Line of Granites. Architects throughout the Nation are using these granites to establish individuality, dignity and character to their designs. Granite affords a permanency that is otherwise difficult to achieve. Engineering advancements and quarrying and fabricating now bring installation costs within attractive range. Polished surfaces stay clean with simple washing; no other maintenance, for there is no moisture absorption; no expansion or contraction to these hard, northern, non-porous granites.

Thin, polished granite (veneer) is popular for both new construction and for refacing of old buildings. Other thicknesses and dimensions to economically meet every specification. Inquire of a Cold Spring representative near you or write The Cold Spring Granite Company, Cold Spring, Minnesota.

COLD SPRING GRANITE COMPANY
COLD SPRING • MINNESOTA

Sweet's file No. 24 shows color reproductions.


FEBRUARY 1947
WHAT'S MISSING?

? These points need protection against lighting failure

Despite all precautions of utility companies, storms, fires and accidents beyond their control may occur without warning and become a serious menace to electric power lines.

Many modern buildings are safeguarded against interruptions of normal current supply. They are equipped with Exide Emergency Lighting Systems which provide safe, sure, modern protection... operating instantly and automatically when needed.

Safeguard the buildings you design against the danger of lighting failure. Write for full particulars regarding Exide Emergency Lighting.

IN A HOSPITAL EACH OF THESE POINTS SHOULD BE SAFEGUARDED
- Operating rooms • Delivery rooms
- Anesthesia rooms • Accident dispensary • Corridors • Stairways • Exits • Boiler room

Exide
EMERGENCY BATTERIES

THE ELECTRIC STORAGE BATTERY COMPANY • Philadelphia 32 • Exide Batteries of Canada, Limited, Toronto
Rolling Steel

DOORS

Manually • Mechanically • Power Operated

The space saving advantages of vertical opening Rolling Steel Doors; the absence of door maintenance and deterioration, as well as the protection afforded against weather, intrusion and fire, are well known today. Mahon Rolling Steel Doors offer distinct advantages in compactness of design and operating mechanisms. See Mahon Insert in Sweet's File for detailed information, specifications and clearance dimensions, or consult a Mahon representative.

THE R. C. MAHON COMPANY
Detroit 11, Michigan • Western Sales Division, Chicago 4, Illinois
Representatives in All Principal Cities
Manufacturers of Rolling Steel Doors, Shutters and Grilles, and Mahon Steel Deck for Roofs, Sidewalls, Partitions, Acoustical Ceilings, Permanent Floor Forms and Oversize Doors.

ROLLING STEEL DOORS, SHUTTERS AND GRILLES TO MEET EVERY REQUIREMENT

One of four Mahon Rolling Steel Doors installed in the new modern Motor Freight Terminal of Thomas Goodfellow Inc., Detroit, Michigan.
In 1938, New York officials never dreamed that the United Nations would discuss world peace here.

But the city's architect had another kind of permanent peace in mind — freedom from continued roofing maintenance.

That's why he specified Monel® through-wall flashing for the New York City building — the only permanent building erected on the grounds of the 1939 World's Fair.

A superior roofing material

Monel is rugged and rustproof. Two-thirds Nickel and one-third copper, it is strong and tough and hard. It resists atmospheric corrosion. It withstands deformation during installation ... and impact, abrasion and flexure after installation.

You might think such a roofing sheet would present fabricating problems. But it doesn't! Monel is readily fabricated. Sheets can be cut, bent, formed and seamed; then soldered, brazed or welded by commonly used methods.

Does many jobs

Because of all these advantages, Monel roofing sheet has many applications. Specify it for flat seam, standing seam and batten seam construction. And for skylight frames, penthouse siding, cap flashing, base flashing, gutters, cornices, downspouts and ventilators.

Conveniently located distributors throughout the country carry full stocks of Monel roofing sheet. However, two U. S. Standard gauges — No. 24 (.025”) and No. 25 (.021”) — meet most needs. (They compare in weight and thickness with 20 oz. and 16 oz. copper.)

Brings 3-way benefits

When you specify Monel roofing sheet for the buildings on your boards, your clients benefit from —

1. Its dependable protection against leaks and seepage
2. Its long life
3. Its low maintenance expense

THE INTERNATIONAL NICKEL COMPANY, INC. • 67 Wall Street, New York 5, N.Y.
There is no substitute for
TRUE CHURCH TONE
or for traditional organ literature
played exactly as written

A welcome convenience to any organist
is the fact that he is instantly "at home" with the
tonal qualities of the Wurlitzer Organ and the
technique of producing them. No special registration
is necessary. The stops, the Grand Crescendo variations and
the ensemble of voices which the composer or arranger has
suggested can be faithfully followed on this instrument.

Listeners, too, appreciate the value of this exclusive
Wurlitzer advantage. The music they hear is traditional
church music... with the superbly rich and vibrant
tones which all pipe organ enthusiasts know and love
and have found lacking in most electronic instruments.

All this, plus classically beautiful design and amazing
economy of space, is yours for a moderate investment in
the Wurlitzer Organ. For further details and the name of
your nearest dealer, write Dept. AR-2, Organ Division,
The Rudolph Wurlitzer Co., N. Tonawanda, N. Y.

The WURLITZER ORGAN
Series 20 Two-Manual
DRAMATIC SIMPLICITY

that

invites customers!

This storefront attracts attention and centers interest on store merchandise. It says "shoes"—"quality shoes"—with emphasis but without bizarre effect.

Note how the wall-to-wall plate glass and Tuff-flex* doors give a full view of the store interior, mark it as a fashion leader for accessories. Plate glass cases display additional items without impairing visibility of the store interior. The Visual Front floods the store with daylight—at night makes it a mammoth showcase.

The Visual Front is not a fixed type of front—it is as elastic as the merchandising requirements of the store—as flexible in design as the location demands. Our storefront booklets contain many ideas which you may find helpful in storefront design. Write for them. Libbey-Owens-Ford Glass Company, 6527 Nicholas Bldg., Toledo 3, Ohio.

Interiors, too, are enhanced by BRONZE...

In addition to its use on store fronts and entrances, Anaconda Architectural Bronze accents the modern interior treatment of The Albany Hotel at Denver, Colorado. The architect, Burnham Hoyt of Denver, also specified Anaconda Copper for flashings and other sheet metal work.

All bronze work, including the hand railing illustrated, was fabricated and installed by the Kawneer Company of Niles, Michigan.

Anaconda Architectural Bronze, for many years, has been a leading choice of architects. Readily adaptable to design, this lustrous metal provides matchless color, beauty and warmth... thus enhancing both the exterior and interior appearance of any fine building.

Anaconda
ARCHITECTURAL BRONZE
THE AMERICAN BRASS COMPANY
General Offices: Waterbury 88, Connecticut
Subsidiary of Anaconda Copper Mining Company
In Canada: ANACONDA AMERICAN BRASS LTD.,
New Toronto, Ont.
WOOD ... for the effect distingué

The effective use of beautiful woodwork to provide a pleasant atmosphere for people of discerning tastes is, of course, traditional with architects and designers of distinguished stores, clubs, dining rooms, office suites, and churches. The practice of looking to the craftsmen of Woodwork Corporation to render the original design in its final form of beautifully finished wood is also something of a tradition. Over a period of many years the craftsmen of Woodwork Corporation have demonstrated capacity to grasp ideas quickly and completely. This faculty, plus their consummate skill with the tools of their trade, has a way of producing happy results, whether the job at hand is a cabinet, a display case, a paneled wall, or a complete wood interior.

WOODWORK CORPORATION OF AMERICA
1432 WEST TWENTY-FIRST STREET • CHICAGO 8, ILLINOIS
The Antarctic—ask anyone who has wintered in Little America—is just about the coldest region on earth. Life there is mainly a problem of keeping out the paralyzing cold.

In our more temperate zone, however, the problem is more often how to keep cold in. Jamison has wrestled with this problem for more than half a century. As a result, Jamison-built Cold Storage Doors are designed to permit access to refrigerated spaces with the minimum loss of cold.

The development of Jamison Cold Storage Doors and related products has closely paralleled that of the refrigeration, cold storage, and frozen food industries. Jamison's post-war line ... comprising Jamison, Stevenson, Victor, and NoEqual Doors ... is the most comprehensive in the world. "Jamison-built" is the hall-mark of expertly engineered and precision-built quality ... in a field where the difference between the best and the ordinary may spell costly, continual trouble.

Look to Jamison for cold storage doors exactly suited to your needs. For full information about the complete Jamison line ... and address of your nearest factory branch ... write Jamison Cold Storage Door Company, Hagerstown, Maryland.

Factory Branches in Principal Cities, Coast to Coast
modern air conditioning
keeps out of your way

Naturally, multi-room buildings now being planned will have air conditioning. Today that’s practically a must. But air conditioning doesn’t have to sacrifice valuable floor area. Carrier's revolutionary new Conduit Weathermaster air conditioning saves 75 to 85 per cent of the space needed for older systems. The space saved provides extra rooms—even extra floors in larger buildings.

Carrier Conduit Weathermaster air conditioning is new in both principle and design—a scientific, year-round system. The twist of a dial controls indoor weather individually for each room. Every day of the year, Conduit Weathermaster supplies conditioned outside air continuously. No return ducts or inter-room recirculation. Using space-saving conduit instead of conventional ducts, it's easier and usually more economical to install.

This modern system was developed by Carrier, the creator of air conditioning. Carrier engineers have worked closely with architects and consulting engineers for over 40 years. Their experience and "know-how" are your assurance of modern air conditioning. Carrier Corporation, Syracuse, New York.
SURFACEDUCT

Lighting Applications

Versatile NE Surfaceduct offers the lighting engineer a 2-piece surface raceway unsurpassed for convenience, sturdiness, circuit roominess and accessibility. It is readily adapted to any kind of an installation or lighting fixture. May be used in either exposed or concealed locations. Unique bridge locks capping securely in place yet permits easy removal for future service additions.

Eight device covers accommodate over 300 manufacturers devices. Twelve simple fittings meet all job requirements. Over-all dimensions: 1 5/8" x 2 1/8". Capacity with devices installed: Ten #10, #12 or #14 wires. Designed for loads up to 60 amp. Write for complete catalog.

Leading electrical wholesalers have stocks for immediate delivery.

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Pittsburgh 30, Pa.
You Are Invited to our exhibit at the NAHB SHOW
Stevens Hotel, Chicago
February 25-28
and to a
More Complete Showing of the Ingersoll Utility Unit
at the Casino Room, Congress Hotel

Your local distributor will be there to schedule orders for 1947 delivery

Production line of Ingersoll Utility Units. Here basic plumbing connections for the Ingersoll's kitchen and bathroom fixtures are fitted into the frame of the engineered core by journeymen plumbers.

Acres of mechanical cores about to move onto the final assembly line where they become a single engineered utility unit. Ready for shipment with ALL equipment for Kitchen, Bathroom and Heating Plant.

Furnaces, electrical connections, hot water heaters and all basic plumbing are tied-in to form the complete core of the Ingersoll Utility Unit.
INGERSOLL UTILITY UNIT

NOW IN VOLUME PRODUCTION!

Shipments being made daily; hundreds of units already installed!

Builders in half a dozen states are rapidly piling up actual on-the-job experience in installing the Ingersoll Utility Unit. They and their sub-contractors agree that Ingersoll's accurately engineered, practically designed Utility Unit not only speeds construction, but gives them an excellent workmanlike installation that adds greatly to the utility and appearance of any home.

Here is the bathroom side of the Ingersoll Utility Unit installed and in use. Note also the recently installed unit of the right... see how neatly kitchen utilities and bath fixtures tie into the central mechanical core.

1 PACKAGE PURCHASE INSTALLATION

The Ingersoll Utility Unit can solve many of your 1947 building problems. Mail the coupon today for the Ingersoll book of house plans specially designed for the efficient use of this Unit.

Ingersoll Steel Division
Borg-Warner Corp., Dept. M2
310 S. Michigan Ave., Chicago 4, Illinois

Please send me a free copy of the Ingersoll book of house plans.

Name

Company

Address

City State

FEBRUARY 1947
Business and professional men

"By next August (13 months), the entire cost of installation will have been saved by your Servel All-Year Gas Air Conditioner!"

REED CANDY CO.,
Rochester, N. Y.

"... has actually enabled our watchmakers to work on many days which, without air conditioning, would have been unbearable."

W. M. WRIGHT,
Silver Springs, Md.

"... Much favorable comment has been received from my patients. I will be happy to recommend your equipment at any time to any one."

D. V. LONGO, M. D.,
New Orleans, La.
welcome this "new quality of living"

Servel All-Year Gas Air Conditioning

ideal for stores, offices, clinics, etc.

Here are just a few of the money-making advantages you give your clients when you specify Servel All-Year Gas Air Conditioning for their stores, offices, laboratories and other commercial uses.

More efficient working conditions! Increased store traffic. Less "sick time" lost from work! Better employee relations! Low-cost comfort the year round!

The enthusiastic comments you see at the left are typical of hundreds received from commercial, as well as residential, users in every part of the country. They offer eloquent proof of the ability of the Servel unit to provide the benefits of complete, year-round air conditioning in every climate and under every type of working condition.

This revolutionary new conditioner—complete in one compact unit—cools and dehumidifies the air in summer, heats and humidifies it in winter. The year round it filters dirt, dust and pollen from the air. It assures cleaner, quieter, refreshingly comfortable working conditions through every season, no matter what the climate outdoors.

Get more information today on how you can provide your business and commercial clients with this profit-making "new quality of living." Get in touch with your local gas company, or write direct to Servel, Inc., 8702 Morton Avenue, Evansville 20, Indiana.

Servel

All-Year GAS AIR CONDITIONER

TRIED ... PROVED ... SUCCESSFUL

From Boston to San Diego ...
...
From Bismarck to Miami
The Servel All-Year Gas Air Conditioner is operating in hundreds of installations from coast to coast. Some have been running for more than six years. The equipment is tried, tested ... and approved by users everywhere.
“I was just a boy back in ’47... when those Adlake Windows were installed!”

BUILT FOR A LIFETIME of service, designed for lasting beauty—Adlake Aluminum Windows are today’s best window investment!

Only Adlake combines non-metallic weather stripping and serrated guides to stop excessive air infiltration and give you finger-tip control. What’s more, its lustrous aluminum sash requires no painting or maintenance. No warp, rot, swell, stick or rattle—ever.

Truly, the Adlake Aluminum Window fulfills your every architectural requirement! Complete information and data will be mailed you on request. Drop us a postcard today... there’s no obligation, naturally. Address: The Adams & Westlake Company, 1102 N. Michigan, Elkhart, Ind.

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Adams & Westlake COMPANY
Established 1857 • ELKHART, INDIANA • New York • Chicago

Furnishers of Windows to the Transportation Industry for Over 30 Years

ARCHITECTURAL RECORD
The Modern, Economical Way to Air Condition Apartments

This isometric shows the simple manner in which apartments can be air conditioned with Chrysler Airtemp Packaged Air Conditioners. Here a single three horsepower unit cools, humidifies, filters and circulates the conditioned air to an entire suite—automatically. Packaged Air Conditioners take up little space, and single or multiple installations are easy to make. Backed by the famous engineering and quantity production skill of Chrysler Corporation, they are famous for long life and low operating cost. For details, write Airtemp Division of Chrysler Corporation, Dayton 1, Ohio; in Canada—Therm-O-Rite Products, Ltd., Toronto, Ontario.
Daylighting requirements vary widely from one factory-type building to the next—refinery, manufacturing plant, warehouse or power plant. That is why the Lupton experience in industrial window applications is so important. There are three basic types of Lupton Windows for industrial buildings—continuous windows, pivoted windows and projected windows—each offering positive assurance of improved working conditions and increased working efficiency through abundant daylighting and controlled ventilation. Write for the 1946 Catalog or see our Catalog in Sweet's.

MICHAEL FLYNN MANUFACTURING CO.
E. Allegheny Avenue at Tulip Street, Philadelphia 34, Pa.

Recent Lupton Metal Window installation at the research and development laboratories of the Socony Vacuum Oil Company at Paulsboro, N. J. Architect: Frederick O. Frost. N. Y. Contractor: Skinner, Cook and Babcock. N. Y.
Here's a Newer, Better Way to Divide Space

By use of a few standardized parts and fittings, M/P Metlwals meet every wall paneling and partitioning requirement... eliminate the need for plaster in new construction... and permit fast, clean, simple installation in dividing space. They combine rich beauty, quiet and fire resistance with low initial cost and permanent economy.

PRE-FABRICATED...PRE-DECORATED

Made in lifelike wood grains and soft color finishes... providing an all-flush surface from floor to ceiling... eliminating the need for filler boards of other materials at ends or above the cornice level... M/P Metlwals of Bonderized steel make possible an endless variety of new, modern decorative effects. And you can use these distinctive interiors for executive, factory and general offices, stores, banks, theatres, hotels, hospitals, schools, residences and other buildings of every kind.

WRITE OR PHONE FOR DEMONSTRATION

The nearest M/P Distributor listed at the right is ready to give you a 10 minute demonstration of the unique features of M/P Metlwals. Write or phone him today. Also, for your A. I. A. file, send for booklet No. 35-H-6, containing Metwal specifications, drawings and installation photographs. Address: Martin-Parry Corporation, Fisher Bldg., Detroit 2, Michigan. Plants: Toledo, Ohio; York, Pennsylvania.
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★ These are only a few of the great insurance institutions of America to choose Indiana Limestone for their own buildings. Our Technical Division, with a century's experience in all applications of the nation's most frequently specified building stone, offers you personal counsel on questions unanswered by our Sweet's File Catalog.

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You are invited to forward plans and specifications to the Institute for competitive cost estimates by member companies

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Washington, D. C., Shreve, Lamb & Harmon, Architects

BANKERS LIFE
Des Moines, Tinsley, McElrorie & Higgins, Architects

CANADA LIFE
Toronto, Sproatt & Ralph, Architects

FIDELITY MUTUAL
Philadelphia, Zantzinger, Borie & Medary, Architects

ILLINOIS LIFE
Chicago, Holabird & Root, Architects

INSURANCE COMPANY OF NORTH AMERICA
New York City, Shreve, Lamb & Harmon, Architects

JOHN HANCOCK MUTUAL
Boston, Cram & Ferguson, Architects

LIBERTY MUTUAL
Boston, Chester Lindsay Churchill, Architect

LONDON GUARANTEE & ACCIDENT
Chicago, A. L. Abshuler, Architect

MANHATTAN LIFE
New York City, W. L. Rouse, Architect

MEDICAL PROTECTIVE
Fort Wayne, Pohlmeier & Pohlmeier, Architects

NEW YORK LIFE
New York City, Cass Gilbert, Architect

NORTHEASTERN MUTUAL
Milwaukee, Holabird & Root, Architects

PROVIDENT LIFE
Philadelphia, Cram & Ferguson, Architects

SOCIAL SECURITY
Washington, D. C.
ROBERTSON Q-PANELS
HELP ARCHITECTS SOLVE
WALL PROBLEMS

Q-Panels with insulation can be erected at the speed of 50 square feet every nine minutes in spite of labor shortage. Made by the H. H. Robertson Co. of Pittsburgh, Pa., Q-Panels are two feet wide, up to 25 feet long, and consist of a fluted section and a flat section separated by 1½ or more inches of insulation. Q-Panels are available in steel, Galbestos, stainless steel or aluminum.

Q-Panels weigh only seven pounds per square foot. They are delivered cut to fit and need only to be attached to the steel framework. Assembly crews can be small. Construction is so fast that wall areas equal to ½ acre have often been erected in one day.

Construction is dry, clean, noncombustible. The finished wall has a thermal insulating value equaling 12 inches of dry masonry.

Combinations of texture and color have been used by architects with striking success. Fluted and flat sections have been alternated in patterns of light and shade. Aside from the purely functional advantages, Q-Panels have proved a satisfying and stimulating medium for expression of both modern and classic lines.

For literature and details, please write:

H. H. ROBERTSON CO.

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Offices in 50 Principal Cities
World-wide Building Service
Silently, almost stealthily, arc welding swiftly unites steel members into one-piece skeletons for today's skyscrapers. Combined with oxyacetylene cutting for various operations of fabrication, arc welding saves steel...assures full strength...and permits wider architectural latitude.

To help you solve the many perplexing problems involving this modern method of erecting buildings, Airco has just published "Manual of Design for Arc Welded Steel Structures"—a handy, useful book that brings you a wealth of information covering design, materials, inspection, estimating, and engineering control of welding and related operations...tables of standardized welded connections for all sizes of beams...AND a series of diagrams for the rapid design of special connections.

But see this invaluable new manual for yourself—just mail us your check or money order for $2, and we will send the book to you at once...look the book over for ten days; then, at the end of this period, if it does not live up to your expectations, simply return the book to us, and we will refund your money.

Write today; address: Air Reduction, Dept. AR 2-2, General Offices, 60 East 42nd St., New York 17, N. Y. In Texas: Magnolia Airco Gas Products Co., Houston 1, Texas.
4 Ways RED LEAD RESISTS EFFECTS OF WATER
...guards against Rust

Maintenance engineers have long recognized Red Lead as the "standard" metal protective paint. This acceptance is based, to a great extent, on its marked ability to stand up against moisture, a powerful factor in the rusting process.

Now, scientific research into the inherent properties of the pigment itself, shows just how and why Red Lead resists the effects of water. Briefly, there are four reasons:

1. Red Lead resists water "pick-up"—If a series of various metal protective paint films are weighed and then submerged in water (salt or fresh), it is readily noticed, on reweighing after several days immersion, that Red Lead films have outstanding resistance to the absorption, or "pick-up," of water.

2. Red Lead resists passage of moisture—Rusting of metal will not take place if water does not penetrate the paint film to reach the metal. Water permeability tests of paint films (see illustration at lower left) show, beyond question, that Red Lead is one of the most effective metal protective pigments, because of its stubborn resistance to the passage of moisture through the film.

3. Red Lead resists solution by water—The action of water on paint films results in a partial dissolving of the film. Many metal protective films lose a considerable percentage by weight of their films through solution in water. On the other hand, the solubility losses of Red Lead paint films are practically negligible.

4. Red Lead resists distortion by water—Red Lead films have little tendency to shrivel or change in size during immersion in water. This is imperative to good metal protection. For good protection depends on good adhesion, and a paint film maintains better adhesion when it is not distorted by the action of the water.

Remember, too, Red Lead is compatible with practically all vehicles commonly used in metal protective paints, including the fast-drying resin types.

Specify RED LEAD for ALL Metal Protective Paints

The rust-resistant properties of Red Lead are so pronounced that it improves any metal protective paint. So no matter what price you pay, you'll get a better paint if it contains Red Lead.

WRITE FOR BOOKLET—"Red Lead in Corrosion Resistant Paints." This authoritative guide is available to those responsible for specifying and formulating paints for structural iron and steel. It describes in detail the scientific reasons for Red Lead's superior protection. It also includes typical specification formulas. If you haven't received your copy, address nearest branch listed below.

The benefit of our extensive experience with metal protective paints for both underwater and atmospheric use is available through our technical staff.

NATIONAL LEAD COMPANY: New York 6, Buffalo 3; Chicago 8, Cincinnati 2, Cleveland 13; 28, Los Angeles 1; San Francisco 10, Boston 5; National Lead Co. of Man.; Philadelphia 7, (John T. Lewis & Bros. Co.); Pittsburgh 20, (National Lead Co. of Pa.); Charleston 25, W. Va. (Graves Lead Division).

FEBRUARY 1947
Few materials lend themselves as readily to modernization plans as Architectural Metals. They offer you almost unlimited combinations of form and function. For elevator doors, entrances, stairs, railings, store fronts and many other units, they can be used to good advantage.

You can serve almost any desired purpose with ferrous and non-ferrous architectural metals in a variety of colors, qualities and strength. You can achieve both distinctive, decorative design and strong, safe construction. Under your direction, architectural metals can be used to create results that are both beautiful and practical.

You will find the manufacturers and fabricators of architectural metals anxious to help you at all times. Consult them whenever you have a problem of design or construction.

Architects interested in receiving a copy of our new Handbook on Stairs and Railings should write on their professional letterhead. For a Directory of the names and addresses of leading Fabricators, address Dept. AR-2.

NATIONAL ASSOCIATION OF ORNAMENTAL METAL MANUFACTURERS
209 CEDAR AVENUE, TAKOMA PARK, WASHINGTON 12, D.C.
We'd have no wood at all... if it weren't for decay

No matter how it seems, decay isn't always a villain. As Harry D. Tiemann, senior wood physicist at the U. S. Forest Products Laboratories said, "Think what a forest would be like if wood did not decay. As trees were blown down by wind and felled by ice storms and fire, such an accumulation of jackstraws would occur in a few years as to make the forests impassable... Fire would no doubt enter periodically... which would soon exterminate the forest completely."

Decay may be a good servant... but it is a bad master. It does almost incalculable damage to structures... and the tragic part is that this loss can be largely avoided. Koppers pressure-treatments can fortify wood against this enemy, as well as against termites, marine borers, acid attack and fire. You'll find the complete story on treatments available, and where pressure-treated wood is serving and saving, in our book "Economical and Permanent Construction with Pressure-treated Wood." Ask for a copy.

KOPPERS PRESSURE-TREATED WOOD

KOPPERS COMPANY, INC.
Pittsburgh 19, Pa.
WHY OPEN WEB STEEL JOISTS?

In the light occupancy buildings of tomorrow, speedy, economical erection and greater utility are paramount. Consider why steel joists are ideal for such structures: Easier to install than wood—conceal pipes and conduits within the floor system—eliminate shrinkage, preventing cracking of ceilings and partitions—termite proof—fire resistive. Particulars available from our field engineers.

WHY SPECIFY CECO JOISTS?

1. Wide top chords provide exceptional lateral rigidity.
2. Twin chords permit secure attachment of floor and ceiling by wire ties or bolts.
3. Hairline contact of bottom chord with plaster prevents streaking.
4. Bearing plates are securely attached, thus eliminating loose parts.
5. Shielded arc welds withstand three times the designed stress.
6. Ceco steel joists are approved by the Steel Joist Institute.

Ceco catalogs are in Sweet's Architectural File

CECO STEEL PRODUCTS CORPORATION
GENERAL OFFICES: 5701 West 26th Street, Chicago 50, Illinois
Offices, warehouses and fabricating plants in principal cities

In construction products CECO ENGINEERING makes the big difference
Introducing...

Again GENERAL has created new beauty and quality in swing spout design... the Commodore Wall Type Swing Spout Faucet. Made from brass stampings and precision machined brass fittings, the completed Commodore receives a heavy chrome finish which is jewelry-polished to perfection. The Commodore Wall Type Swing Spout Faucet is acclaimed as representative of the finest in the line — a tribute to the advanced brass engineering and production skill that distinguishes all GENERAL products.

Launched with extensive-program advertising, Commodore is proving to be a plumbing industry sensation. Take advantage of this powerful new stimulant to your plumbing business.

Write GENERAL about Commodore.
To give their tenants the ultimate in heating comfort, the City Investing Company is installing Honeywell Personalized Heating Control in two completely modern apartment buildings now being erected at 1211 Madison Ave. and 15 E. 91st St. in New York City. The new radiant panel heating is used and with one or more Honeywell thermostats installed in every suite, each tenant will be able to choose his own comfort temperature, just as he would select his furnishings and color scheme.

For apartment tenants the advantages of Personalized Heating Control are obvious. And these same advantages directly benefit building owners and managers, because satisfied tenants means easier rentals, longer leases and less turnover. Moreover, an important reduction in heating costs is gained. A fuel savings record that averages 20% has been established by installations already made.

You can specify a Honeywell P. H. C. System in modernizing and remodeling projects as well as for new construction. Even in existing buildings, installation is handled quickly. It’s as simple as putting in a telephone. Even now, this radically improved method of heat control has been ordered for, or installed in 322 apartment buildings (5,410 suites) in 46 different cities. When you recommend Personalized Heating Control, you are backed by proved performance.

Architects and Engineers: learn how P. H. C. can help make any apartment building truly modern. Get complete facts — learn exactly how this modern system of heat control can benefit your clients. . . . Just mail the coupon.

MADISON AVENUE at 87TH STREET, New York City
THE CAPITOL OF ONE WORLD

The new and, we hope, permanent home for the United Nations is the world’s most important architectural project. How it should be designed is therefore Architectural Problem No. 1. It is not surprising then that solutions for this problem should be suggested and advocated, discussed, and criticized, not only in private professional conversations, but in the public press, in many a “letter to the Editor,” yes, in editorials too (sic). This is as it should be in a democratic world. It shows our sincere interest and intense desire that the design of this Capitol shall be worthy of its purpose. Like all architectural projects, the problem (and the suggested solutions) can be broken down into questions of “Who, what, where, when, how much?”

- “Where?” was the first question settled, settled with bewildering suddenness, considerable consternation, and natural disappointment. Of all sites considered, under a policy of consider all sites, visit all sites, report all sites, New York’s east side site was the last considered, the least considered, but the most persuasively presented. Announced site criteria were quickly abandoned. Site size shrank from thousands of acres to some seventeen. A city rising within a city, lofty, compact, efficient.
- “Who?” has been settled too, in major part, with the appointment of our own Wallace K. Harrison to be Director of Planning, a logical and fortunate choice. And further, to contribute ideas and inspiration, some ten leading architects of other countries will be selected. Who these men will be is still an open question as this is written. (Le Corbusier, Robertson and Niemeyer have been mentioned as three possible consultants.) They will be chosen presumably for their known, proved creative ability rather than through a special time-consuming and perhaps inconclusive design competition.
- “What?” is to be built should be clearer now that UN organization has been at work. In the light of recent experience, therefore, the physical facilities to be provided for its expeditious functioning have become more clearly defined than was indicated in the imaginative, extensive, but unrealistic, early outlines. Flexibility and provisions for growth and extension undoubtedly will be taken into account.
- “When?” will depend on how fast preliminary schemes and models can be produced and decisions reached. Much time has been saved by the direct appointment of collaborating firms instead of by architectural competitions.
- “How much?” should not be a deciding factor in the design. The best possible design to implement the functions of the UN will naturally be the most economical as well as the most expressive and inspiring in character. But no cost is too large to provide the meeting place for the world’s greatest instrument for peace and justice. The start has been made, the program of organization and procedure is logical, much of the best of the world’s design and technical talent can be brought to bear. We believe the architectural result will be an outstanding achievement, a noble expression of its purpose and of the civilization it will serve to foster and project. Hail and God-speed to the creators of the Capitol of the World!

Kenneth K. Stowell
EDITOR
Pioneers plied the Ohio on their trek to the rich fast-developing West. Cincinnati grew, a natural trading center. The riverfront bustled with flat boats, sternwheelers, sidewheelers. The riverfront of 1820 was the heart of the growing commercial and industrial Cincinnati. Then came the railroad in 1843. Floods came too, and gradually the river lost its place of prime importance as the great artery of transportation. "The Bottoms" lost its prestige, ceased to be commercially industrially important, deteriorated into semi-stagnation and slum, threatened the adjoining business area.

But constructive imagination, realizing its tremendous potentialities, studying its problems, set to work to redeem, reclaim and redevelop the old Bottoms into a vital asset, a center of community life, replete with facilities for government, sport and recreation, music, cultural gatherings, residence, and transportation. The economics of this long-term plan of development have been worked out with equal vision.
The downtown riverfront area as it is today is shown in red on the opposite page. Above in black is "The Bottoms" as it should appear when transformed on the basis of the studies and recommendations of the City Planning Commission. Park, recreation and boating facilities line the river bank. Areas subject to flood are used for parking lots and open spaces which would not be damaged by occasional inundation. Selective flood protection is provided by structural design, earth-fill and the location of the major units back from the river on higher ground. Main traffic arteries are thus protected. The following pages show the disposition and functions of the various units.

"The riverfront forms the logical meeting point of all the main traffic arteries and the logical terminal for motor traffic. It is potentially the most accessible area in Metropolitan Cincinnati and is adjacent to the most highly developed portion of the business district. In short, it lies close to the focal point of the city's life.

"Here should be provision for interchange of traffic and for activities which serve the business district, accommodations for large popular gatherings, parking lots and garages, and bus terminals. Here should be facilities for use of the river for pleasure boating, commercial navigation, and other purposes. Here, for enjoyment by residents and visitors, should be the center for esthetic and cultural developments which symbolize the civic life of the whole community."

The redevelopment of this area has been planned as a whole although the plan may be put into effect unit by unit. The plan is, therefore, of necessity bold in conception. Within the framework of the basic plan, the detailed design of component elements lends itself to such modification as time may require.

Freed from the rectangular street gridiron of the present riverfront, the design attains a flexibility which makes possible a pleasing transition from the formal pattern of the downtown business district to the openness of the river's expanse.

The various units included are so designed as to secure the best inter-relation of function within each group. At the same time a close relationship between the redevelopment as a whole and the business district is achieved.

To the citizens of Cincinnati is now submitted a comprehensive, convincing, easily-grasped-and-understood presentation of a well-conceived, thoroughly-studied master plan for converting an economic liability into a positive asset to the wholesome life of the city.
THE GENERAL PLAN

To grasp the extent, nature and logic of the redevelopment scheme as a whole, this clear diagrammatic plan is accompanied by telling sketches of the various types of buildings involved. The illustrations throughout the presentation are the work of T. Marshall Rainey and John F. Kirkpatrick who are members both of the Planning Commission and of the design staff of the Department of Architecture of the University of Cincinnati. They indicate the possibility of developing a unified contemporary architectural character with an interesting variety in treatment determined by the use-requirements and location of the different buildings.
The expressway system, as proposed in the Master Plan and as part of the state and national network of inter-regional highways, makes this the main junction and interchange point for motorways within the Cincinnati Metropolitan Area.

TRANSPORTATION AND INDUSTRY

The Expressway Distributor, which collects and distributes traffic from and to all points in the downtown area and across the river, and its expressway and highway connections, naturally form the backbone of the riverfront design. Vehicular traffic serving units included in the redevelopment plan flows around each group and is separated from pedestrian circulation within and between the several component parts.

Large areas and structures for parking approximately 9,000 cars are located for maximum utility not only in relation to units contained in the plan but for serving the urgent needs of the adjacent business district.
APARTMENTS

The redevelopment plan shows a number of apartments so grouped as to secure the maximum advantages of sunlight, prevailing breezes, and river view. These would be an extension of the existing apartment development around Lytle Park, connected with it by the expanded park development and museums areas.
**RIVERFRONT RECREATION**

Provision is made for active and passive forms of recreation and those directly associated with the water. The open expanse of the river's surface becomes an integral part of the scene esthetically, and for practical use. A portion of the bank is developed as a park with a promenade and pedestrian paths.

The banks of the Ohio will again become a haven for recreation and relaxation with facilities for boating, picnicking, driving, family games, or just strolling or taking one's ease, enjoying the cooling breezes.
CONVENTION AND RECREATION UNITS

A long-anticipated Civic Auditorium, impressively set, might well become the home of the Symphony Orchestra and the Summer Opera. The Exposition Hall-Arena, with the Auditorium, will serve conventions and provide for sports, ice shows, and many other types of gatherings. The Industrial Display Building will house a permanent exhibit of local manufactured products and a merchandise mart. Adequate parking is provided beneath the structures and in the large open areas.
ADMINISTRATION CENTER

This plan visualizes a modern concept of a convenient, efficient and impressive center for governmental activities. The administration center requires central location and considerable land. Nowhere in the city can these requirements be met as economically and adequately as on the riverfront. Here the component structures are given spacious and dignified settings, convenient to transportation facilities and to the downtown business and commercial sections.
RENTAL HOUSING

The main point of emphasis for 1947 is rental housing. Within the total number of homes to be built, it is of major importance that a maximum number of rental units be provided. We are planning financing and other aids that will encourage builders to produce units for rent.
— President Harry S. Truman

Private enterprise needs, not a new "program," but merely a favorable climate for investment

By Emerson Goble

RENTAL housing is the accepted objective for 1947. The problem now is how to induce private enterprise to undertake rental projects.

Already a year has been lost — that is, a year since the country had a formal program for veterans' housing. For much longer than that the country's need for rental housing has been obvious. And worse yet, there seems to have been little progress toward an understanding of how the rental units are to be provided.

Despite all the current protestations of the need and promises of incentives to builders, there is still no visible sign of an understanding of the problem. Official Washington has been partially cleansed of its weakness for heady controls, has promised to taper off, then swear off for good. But the really healthful regimen has not yet been prescribed. As this is written, with the new Congress settling down to business, the housing patient is waiting its turn in the economic- legislative clinic. Its many well-wishers are offering advice — much of it good, but much of it still showing a lack of complete diagnosis.

So Architectural Record here undertakes the diagnosis and prescription. It does so with full realization that rental housing suffers from a deep-seated malady, one that has continued over many years, and one that may still require study of a laboratory nature. The Record began last May with "The Case for Rental Housing." This was in the nature of a statement of the problem, offered then to correct the over-emphasis in the Wyatt program on the individual house for sale to the veteran. By now it is abundantly clear that it was wrong to attempt to saddle the veteran with the high costs of house building, that a rental unit gives him a much better deal in a high-cost period. In September the NHA published a booklet also urging rental housing, and the FHA has one on planning now in process (see pages 111, 117 and 119). President Truman has said, "The main point of emphasis for 1947 is rental housing."

Our big push for 1947 will be rental housing. It is clear that what the veterans need most are rental units. More of these must be built. In cooperation with financial institutions and industry, we are continuing to seek other aids that will encourage builders to produce more rental housing. Veterans have a 30-day preference to rent such housing.
— Housing Expediter Frank R. Creedon
Prescription for Rental Housing

It is not too early to offer certain suggestions for creating a favorable economic climate for investment in dwelling units for rent. Among those given below are included the suggestions of Miles L. Colean, well known housing consultant and former Assistant Administrator of FHA (see his article on page 81).

Suggestions for stimulating rental housing:
1. Remove all rent ceilings from newly constructed rental units.
2. Remove all government cost restrictions on new rental units.
3. Adjust rent ceilings on existing dwellings.
4. Remove or modify the federal corporate income tax on rental housing corporations.
5. Remove all restrictions on the building of single-family houses.
6. Remove restrictions on non-residential building, to permit better balance in the manufacturing and construction industries.
7. Through new state legislation, enable insurance companies to undertake equity ownership in states not now permitting it.

These suggested incentives are not regarded as comprising a "program." They spring rather from a conviction that private capital requires, not a program of new baits in the form of financing, guaranteed markets or assured yields, but simply a favorable climate for investment. While they ask for the removal of some obvious deterrents to investment, they also seek to overcome some discouraging factors that existed prior to today's troubles with controls and high costs.

The fact is that before the war rental housing was not produced in any volume. Then there were the financing inducements of Section 207 of the housing act; costs were moderate, labor and materials were in abundant supply. Yet large-scale rental investment did not seem attractive. Mr. Colean's article analyzes rental housing investment over the long term, pointing out some obstacles that need removal if capital is to be attracted.

On the Positive Side

Such an analysis turns up some positives as well as some negatives. If the "programs" did not work in prewar years, and the revised housing programs did not work too well during the war, at least some factors are more favorable today. A big factor is today's demand, and demand is always the biggest single inducement to investment. And today's rents would be high, were it not for rent ceilings.

The possible rents must be relatively high to induce investment in this period of high costs. As a matter of fact, however, history shows that most building has been done when costs were high. The reason is that rents also were high. When there is a shortage of space, tenants bid up rents to high levels and it becomes profitable to build, even if costs are high. In short, in the familiar cycle, rents go up, values of existing buildings follow, until it becomes cheaper to build new than to buy old.

Under rent controls this cycle has not been possible. That is the reason, of course, for the plea by some real estate men that all controls be abandoned at once. There would be a quick inflation of rents until it became profitable to build, then a rapidly increasing supply of space would bring rents down again — the same thing that happened last fall with meat.

What about the Speculator?

One of the troubles with rental housing has always been its parentage. It had long been known that most of the housing originally planned for rental was built on
Without prompt action by the new Congress to aid the speedy construction of moderate and low-rent housing, the new Veterans Emergency Housing Program will fall short as did its predecessor in making homes available for the mass of veterans.

— National Committee on Housing, Inc.

speculation, built to sell to an investor. There has always seemed to be more profit in promoting, organizing and constructing buildings than in owning them through the years. And it is frequently said today that the missing link is the speculative builder, or operator, who cannot in this market see his quick profit. Some would urge more attention to measures that would encourage him.

The list of suggestions numbered above was not drawn up with the operator in mind, though undoubtedly many of them would serve him as well as the investor. The fact that he was not heavily considered is not to be taken as implying condemnation of the speculative type of parentage of rental units; it merely means that it is the children’s health that is of more immediate concern, without regard for their lineage. For, sooner or later, all rental buildings must settle into investment ownership, and this ownership must be made more attractive.

There have always been some builders-for-investment. Certainly there is plenty of investment capital potentially available today. One student of housing matters points especially to the possibility of organizing local capital to undertake rental projects. A local industry, with a problem of housing its workers, might be a strong initiative force, and local merchants and banks and builders might get together and investing group. Such a group should represent an ideal type of investor.

The suggestions above, then, are pointed toward investment building.

1. Remove Rent Ceilings

The removal of rent ceilings on new construction seems so obvious a step that one wonders why it isn’t done immediately. Perhaps it could not have been done last fall when OPA was still fighting for control theories, but in the present atmosphere it is amazing that this particular control is still left for inclusion in this article.

It seems apparent that the sine qua non for enterprise is a chance to make a profit. What other inducement could possibly have any effect without this one? Suppose a builder does rush in with a project and demand outrageous rents? He won’t have them for long, for competition is sure to follow, and competition is sure to make inroads in his lush profits. And that, of course, is the very cycle the whole country is trying to get started.

Who could get hurt in that cycle? Only the investor himself could suffer any lasting damage, for his high costs might still remain to be paid off after the high rents had fallen off. The early tenants, of course, would pay high rents — for a while. Presumably, however, early tenants would be those able to pay, and would include few veterans.

Now politically it might not sound wise to seem to be building for a moneyed group instead of for veterans, but the veteran profits rather than loses by that process. For the faster new apartments are built for fancy rentals, the faster something cheaper is made available to him. The wealthier tenant then stands the high building cost, while the apartment the veteran gets is still under rent control.

Spokesmen for veterans’ organizations are not ready to settle for this “trickle-down” theory. They all agree, however, that the average veteran cannot pay rentals that seem necessary to make investment attractive. It seems only common-sense realism to use, then, the only method that ever has produced a volume of housing for the middle-class income groups — the filter-down method. Indeed it is clear that that is exactly what the typical veteran does want; he does not want to buy or build his own house. While he would want as much luxury as he could get, of course, he wants primarily a good livable apartment that he can afford. And he wants it in a hurry.

The factor of time is important. No public housing program could be big enough or fast enough for the present emergency.

2. Remove Cost Restrictions for New Rental Units

The same arguments apply to the removal of cost restrictions, but here there are further reasons.

An apartment building is necessarily a long-term investment. It is built to stand for 25 or 50 years (35 years is supposed to be average economic life). The builder must anticipate competition far ahead. Force him to build a low-cost, sub-standard building, and you damage his chances to withstand competition of newer, finer, better-equipped structures sure to come some day. Much as he would like to keep his costs down, he must build something good enough for survival in its own competition. There is a perfectly natural urge, therefore, to build ahead of today’s standards, rather than behind.

On the other hand, some say today that cost limitations are already high enough to be above the market, except in large cities, and thus that cost restrictions are not a factor in most of the country. It would seem, then, that they should be removed — where they are a factor they are restrictive; where they are not a factor they serve no purpose.

3. Adjust Rents on Existing Buildings

This suggestion is the one that runs into the most widespread objection, the one most snarled in political hesitation. It is also the one least understood.

Mr. Colean mentions the effect of existing rent ceilings in forcing a shift from rental to sales. This has seriously depleted the supply of small buildings available for rent.

Existing ceilings also have resulted in some “hoarding” of rental space. An unmarried person, for example,
continues to keep a four-room apartment for himself, largely because under rent ceilings he can afford it. Higher rents would force him to share it with a companion, and free some other rental unit.

Moreover, as long as ceilings make rental investment look unattractive they operate as a brake on new construction. It is tempting, politically, to take from the "wealthy landlord" and give to the poor tenant, but the result is an inevitable housing shortage. In France after the first world war such pressure on landlords kept new building at a virtual stand-still for two decades.

Mr. Colean's statistics show that apartment ownership has proved anything but a lush field for investment. On top of the natural hazards and burdens of competition, obsolescence, local taxes, corporate income taxes, thin equities, we have now added rent controls, to block off any chance to make up for thin depression years.

It would seem that the least to be done now would be to give some positive assurance that the apartment investor was to be allowed to make a profit. He needs some assurance too that rent controls are not to be a permanent hazard.

4. Remove or Modify the Federal Corporate Income Tax

Colean mentions briefly the handicap to the large apartment investment inherent in the corporate federal income tax. It places the corporation at a disadvantage in relation to the individual owner of a small rental property, and seriously cuts into its revenue. In a more detailed study of this one deterrent to investment he makes these points:

"1. The corporate income tax almost completely blocks true investment in rental housing by realty corporations, greatly increases the long-term hazard of the investment, and limits the benefits to a relatively small high-income group of renters.

"2. The tax is, in relation to the total capital involved, a poor producer of revenue (bringing in an average of only $30.5 million a year from all types of urban realty corporations during the period 1938-1942) and therefore could be eliminated. The loss of that part of the tax derived from rental housing would not materially lessen the federal revenue and would relieve a disadvantage to investment in an already heavily taxed form of enterprise.

"3. Short of this step, corporations that own rental property might be allowed to consider themselves as partnerships for tax purposes. In addition, because of variability in rental income, the corporations should be permitted to carry over loss deductions for at least a five-year period."

5. Remove all Restrictions on the Building of Single-family Houses

It has frequently been pointed out that the best way to provide housing for veterans is simply to increase the supply of housing for everybody. That anybody willing and able to build a dwelling unit of any kind

should be encouraged to do so.

The most forthright comments on these restrictions have come from Herbert U. Nelson, executive vice-president of the National Association of Real Estate Boards:

"Removal of ceilings on sales prices of housing, as announced, is a good thing. It will help increase the total housing supply which is the only answer for the veteran or anyone else.

"Removal of the impossible priority system for builders and individuals is also a good thing. This never functioned anyway and merely bogged down the industry.

"Retention of rental ceilings on new houses is a bad thing. The greatest investment opportunity for building rental housing is not in any given level of rentals. It lies in the whole rental market at all levels. Therefore, all rental ceilings should have been removed. As long as rental ceilings remain at all, the paralyzing hand of the bureaucrats will be felt in every rental housing project . . .

"Allocation of materials is to remain. That is a mistake. The flow of materials in November was record-breaking. Materials of all kinds are piling up all over the country. In another two months there will be plenty for every kind of construction. The allocation system should have been abandoned.

"Worst of all is the retention of a federal permit system to apply to every house that is to be built and every other kind of building. This is something that the federal government just cannot handle . . . This cannot possibly do any good and will continue to slow up and bog down the whole housing program."

6. Remove Restrictions on Non-residential Building

The President's December statement included this about materials: "The production of critical building materials will require the continued allocation of a few raw materials during the first quarter of 1947. If present high levels of production are maintained it should be possible to discontinue raw-material allocation at that time."

For months now production of building materials has been at an all-time peak rate, and shortages are rapidly disappearing as a factor in building troubles. The President's removal of price ceilings on materials should remove any uncertainty about supplies sufficient for a great volume of building in 1947.

As a matter of fact, restrictions on non-residential
RENTAL HOUSING NEEDS

ARCHITECTS' INITIATIVE

By Raymond M. Foley
Commissioner, Federal Housing Administration

The primary objective of FHA for 1947 is to stimulate the production of rental housing for veterans. While we are still considering further steps to take, I believe that right at the present moment anyone with a comparatively small amount of working capital and a large amount of initiative and energy could hardly find a better opportunity than that offered by the rental housing program of the Federal Housing Administration.

Finding a sponsor probably would be the chief problem of an architect who has planned a project of his own and has located a suitable site.

Actually, several architects have become their own sponsors. They purchased the site, worked out preliminary plans, obtained the approval and cooperation of FHA, found lending institutions to provide long-term and short-term financing, let the contracts and supervised construction, and became owners and operators of successful rental projects. And these projects were financed and built under the more restrictive provisions of Section 207, Title II, of the National Housing Act.

It is easier to "become a sponsor" of a housing project under Section 608, Title VI than it was under Section 207, or than it will be again under that section when the emergency is past.

Under the revived Section 608, the mortgage may be for up to 90 per cent of what FHA estimates to be necessary current cost of the completed property, including land, but also including utilities within the boundaries of the property; architects' fees; taxes and interest accruing during construction; and other miscellaneous charges incidental to construction and approved by the Commissioner. The mortgage amount per room may be as much as $1500, which may be increased to $1800 where in the Commissioner's discretion cost levels so require.

Any architect knows that 90 per cent of the "necessary current cost" of a completed project, including land, is liberal first-mortgage financing. There are lending institutions all over the country willing to extend this long-term FHA-insured financing to responsible sponsors. Also, short-term financing is available in any metropolitan area, as FHA has worked out a system of insuring advances as construction progresses. The mortgage institution sometimes handles the short-term financing as well. Often a local correspondent of the mortgagee advances the construction money.

Whichever way it is done, FHA-insured financing for acceptable projects is available to responsible persons or groups of persons sponsoring the projects.

As I have indicated, the sponsor is the key figure. It is he who has to start the project going, see it through to completion, and then operate it. He must have some operating capital. And he must have initiative enough to find a suitable plot for a housing project. From that point on, he has the active aid and cooperation of FHA — even to the management of the project after completion.

Building are themselves a handicap to building materials manufacturers. In many items they tend to restrict supply and increase costs. Permitting unrestricted building of all types of construction would actually stimulate the flow of materials, rather than the reverse.

In lumber cutting, for example, it is uneconomical to produce nothing but small sizes. There is a most economical way to cut a log, usually involving cutting some heavy timbers and some small sizes of lumber. Force a sawmill to stack up unsold timber sizes, or do excessive sawing to get residential sizes, and a strain has been introduced in its operation.

There are similar strains throughout the manufacturing industries when normal markets and normal operations are twisted artificially. The greatest production is possible only when industry is free to use its facilities most efficiently and effectively.

7. Enable Insurance Companies to Build in New States

Some nine states now permit domestic insurance companies to make equity investments in housing projects, and perhaps a dozen more permit out-of-state companies to do what they are allowed to do in their own states. But in many states it is illegal for them to build and own housing developments; local interests do not seem to care for that competition.

Insurance companies, however, are the largest and most likely source of funds for the housing most needed now. As Coleen points out, they have funds seeking investment; they cannot keep those funds idle. And they can survive on a comparatively small return, and can weather a period of thin rental markets.

Some of the states not now permitting this type of investment are those with serious housing problems — Michigan, Pennsylvania, Louisiana. If local investors are not attracted to rental housing it would seem desirable to attract all possible capital from inside or outside of the state.

Programs vs. Profits

Housing today does not need programs. It merely needs what every other business always needs — a favorable background or climate for the kind of investment required.

After the failure of the Wyatt program, many others are currently being offered to take its place. President Truman's action after Wyatt's resignation leaves housing in a no-man's land between two divergent economic philosophies. Naturally interested organizations are offering various programs for the further action that is so plainly going to come.

Included in the many suggestions are many that are good. So far, however there does not seem to be sufficient realization of the basic fact that rental housing through the years has not proved very profitable.

So out of all the current incentives the RECORD has selected those above as being the ones most likely to improve the earning capacity of rental units. Only thus can new capital be attracted.
THE RENTAL HOUSING MYSTERY

By Miles L. Colean, Housing Consultant

Why isn't more housing built for rent? What can we do to get more rental housing built? These questions have haunted government officials, and private enterprise as well, since the days of the Great Depression.

The 80 per cent FHA insured rental housing mortgage was invented to solve the problem. It didn’t solve it. It never made up more than a small fraction of FHA pre-war business. With the coming of the war, a 90 per cent insured rental housing mortgage was provided for. Added to this inducement was the effort of the federal government to require that dwellings be built for rent. Yet of the total FHA wartime operation, probably not more than a quarter represented housing units occupied in the first instance by tenants.

The mortgage interest rate has declined from the 6 and 7 per cent "gold bond" rate of the late "Twenties (plus commissions, discounts, etc.) to a 4 and 4½ per cent rate (including a mortgage insurance premium); and still the results in additional rental housing are disappointing. Amortization periods have been stretched to 25 years and longer; and again the incentive remains inadequate.

What is the matter?

Wanted: A Favorable Investment Environment

The natural tendency of a free economy is to produce the goods for which there is an evident demand, unless artificial obstacles are placed in the way. This is no less true of rental housing than it is of automobiles or radios. The difference is that with the latter we have endeavored to create — or at least not to interfere with — an environment favorable for their production, while with rental housing we have acted almost as if we did not wish it to exist.

The rental housing supply is made up of three general classes of structures: single-family houses; small structures accommodating only a few families; and larger apartment buildings. Each class is important in making up the whole range of the country’s rental requirements. Each depends upon the presence of definite, but differing, incentives. Each has faced obstacles that seem designed especially for it.

The part of the rental market made up of single-family houses (about 40 per cent of the 1940 non-farm rental supply) is mainly derived from houses that were originally owner-occupied. Except in time of depression, these houses most frequently get into the rental market by being retained for income or a rise in value when their owners move to newer or more suitable quarters. This type of rental housing is the most immune from ordinary investment considerations, such as a close figuring of return and a keen sense of alternative investment possibilities. Yet under our control program we have done two things to prevent rental housing of this class from being expanded. First, we have prevented the very people who might contribute in this way to the rental supply from building new houses. Second, we have, through the disparity between frozen rents and unrestricted sales prices, removed all incentive to hold existing housing in the rental market. The result is that during the last five years we have actually, by the sale of older houses, reduced the total rental supply around 20 per cent.

The second class of rental dwellings — double houses and other small structures — in the past have frequently been erected by persons who may occupy one unit themselves and derive an income from lease of the others. Restriction on non-veteran building up till recently has prevented this type of investment from taking place, while, even if it had been permitted, the limitation on rent, together with the difficulties of the small operator in face of the complex control machine, would probably have destroyed the incentive.

While the environment has been unfavorable to the expansion of these classes of rental housing, it has been even more discouraging to investment in large rental housing properties. Such investment is quite a different thing from what we have been discussing. Here the prospect of return will be more carefully measured against that from alternative investments, and risks will be more knowingly calculated.

It is essential to look at some of the problems of this larger type of investment in order to understand what is required to create a favorable environment for it. In the first place, the large investment is in competition with the two numerous groups of small rental properties. This competition has a peculiar and unhappy way of increasing when the market is weakened. During the depression, for instance, probably over 2,500,000 single-family houses were transferred from owner-occupancy
Rental housing is certainly one of the most vital and important issues confronting the veteran. An overwhelming majority of veterans prefer to rent housing units rather than to purchase. Supply of rental housing for all income groups is seriously short.

Large corporate investors have found it unprofitable to build under present economic conditions. Many small owners of investment properties have found it more profitable to sell at inflated prices rather than continue to rent under restrictive government controls. Some small investors have found ownership of small investment properties without profit. Other landlords have had excellent return on initial investments in spite of controls. Many owners have converted rental housing to office, commercial, industrial and other non-residential uses, because it was more profitable.

It was generally agreed by all representatives of government and private groups who appeared before the committee that additional incentives and authorizations must be provided to developers of rental housing. Many state laws, county, and city ordinances obstruct investors from developing rental housing.

— American Legion Housing Report

All remaining wartime and emergency regulations on construction, including rent controls on new building, priorities, subsidies, and market guarantees, should be removed immediately. Only the establishment of a free market will enable the construction industry, through free competition, to restore the smooth and balanced flow of building materials and equipment, stabilize prices, and thus eliminate the wasteful delays and abnormal costs of present operations.

— H. E. Foreman
Associated General Contractors of America

I think of tremendous importance to this Committee is the fact that the drain on building materials of non-residential construction is considered a major factor in only 25 per cent of the reporting cities.

— Calvin K. Snyder
National Association of Real Estate Boards

to the rental market (about five times the number of new rental units in two-family and multi-family structures built during the period.) This shiftability of tenure is apt to give rentals an artificially rosy aspect in good times and to knock the props from under the market in a depression. Only the strongest kind of investor can survive against this source of competition.

Yet the strong investor finds a number of things that make him less than eager to enter the field. To begin with, he will usually find it advisable to use the corporate form of ownership, while the bulk of the rental supply is in personal ownership. The resulting tax on corporate income constitutes an additional load that he must carry. Moreover, the tax makes it extremely hard to maintain reserves against inevitable variations in income.

There are still other problems that confront a large investor. He must take the property tax into account to an extent that would not be true of almost any other type of investment that he might make. This tax will take a toll of as much as 25 per cent or more of his gross earnings; and it will be a fixed charge unrelated to the variability of his earnings. Ordinarily a portion of the housing investment will have to be covered with a loan; and the payments on the loan will be another fixed charge, as rigidly constant as his income is likely to be fluctuating. The greater the amount he must borrow, the higher the fixed charges will be in relation to total income and the more vulnerable the investment will become when a slump in demand occurs. And this risk is much increased if the investment is made in such a plainly high cost period as the present.

Rental housing, moreover, not only requires a high degree of specialized managerial skill, but also involves high management costs. These expenses can be reduced but slightly to meet a depressed market, and they tend steadily to rise as the property grows older and income declines. Location offers another risk unique to this type of enterprise. A mercantile establishment, for instance, may move if its original choice of location was in error, or if in the course of time the character of the location changes for the worse. With housing, however, the choice, bad or good, originally or later, once made is irrevocable. Moving is impossible and liquidation may be difficult and costly.

The investor will not find that these several hazards are mitigated by the prospect of a relatively high yield. On the contrary, he may expect to earn less than he would anticipate from almost any other form of business enterprise. For the years 1938 through 1942, for example, Treasury statistics show that, of all types of corporations, real estate corporations had the lowest rate of return, in reference both to total invested capital and to equity capital.3 In the relatively poor year of 1938, manufacturing corporations with net income earned around twice as much (either in reference to total in-

1 Miles L. Calio: AMERICAN HOUSING, PROBLEMS AND PROSPECTS, Twentieth Century Fund, 1944, p. 231.
2 Figures for housing corporations, as separate from other mortgage corporations are not available, but there is no reason to believe that they did better than the remainder of the group. Statements are based on U. S. Treasury Statistics of Income for the years given.
Certainly, with the bulge in rent ceilings on new construction, more rental units will be built during 1947. However, the vast majority of veterans will benefit only through the trickle-down system in which vacancies created by non-veterans moving into the new higher-rent developments may become available to veterans.

The average veteran finds himself on a lower rung of the economic ladder and is unable to pay more than $50 a month for his shelter. I see nothing in the new program that will provide rental units within this price range. If the veteran is to be served by this new housing program, or any housing program, multiple housing projects must be built to meet the lower-income group needs. In our opinion, the only possible way to build in this bracket would be through a subsidy in one form or another. We of the V.F.W. believe in the free enterprise system and dislike the word "subsidy" as much as anyone else; but we do contend that during the present housing crisis, emergency methods must be used if the veterans of the nation are to be provided the homes promised them and which, we believe, is their just right.

— W. D. Pearce
Veterans of Foreign Wars of the U. S.

investment, or equity investment) as realty corporations with net income. In 1942, the gap was over four times the earnings of realty corporations. The comparison with mercantile corporations is almost as disparate. Public utility corporations during the same period did from 25 per cent to 40 per cent better than realty corporations. If the comparisons are made in respect to all corporations, whether having net income or not, the differences are even more striking.

The picture is not alluring. A favorable environment for rental housing investment very obviously has not been created. The result has been a reluctance of venture capital to enter the housing field, except where a quick capital gain was in prospect.

Futility of the Federal Mortgage Insurance Program

In facing the need for additions and improvements in the supply of rental housing, the federal government has observed that venture capital was not clamoring for this kind of investment. It has, however, never indicated any recognition of the underlying causes of the dearth of equity funds; and it certainly has not taken any steps to remove them.

Quite the contrary. Instead of taking steps to make equity investment more attractive, it has followed the self-defeating course of trying to make it unnecessary. This is the essence of the policy that has sought to substitute mortgage funds for equity funds by using the FHA device to secure a high loan-to-value ratio.

On the face of it, the high ratio rental housing mortgage seems to have advantages. It would appear to make the presumably small amount of available equity capital go further to produce a supply of rental housing. By taking a considerable part of the income in form of interest (a deductible tax item), it reduces the impact of the corporate income tax in respect to the total investment. Finally, by continually exerting pressure on the mortgage interest rate, the policy tends to increase the residual return going to a small equity.

These supposed benefits, however, are for the most part illusory. The tax advantage is soon nullified by the mounting amortization payments, which are not deductible and which, under the customary constant figure for the sum of interest and amortization, rapidly outdistance the deductible depreciation allowance. The government's attempt to meet this difficulty by increasing the depreciation allowance only adds to the vulnerability of the investment in its later years.

Moreover, the narrower the margin of equity, the more hazard there is of its extinguishment with any misforecast, or drop, in income. That this is so should be plainly evident from the large percentage of foreclosures of FHA rental housing mortgages during and following the slump of 1938. With such perishable margins, no practicable amount of pressure on the mortgage interest rate would be likely to shift the balance of income to the equity sufficiently either to reward the high risk, or to permit the reduction of the mortgage in the critical early years.

In spite of these conditions — to which must mainly be attributed the failure of the FHA ante-bellum rental program to reach important proportions — the government proceeded further along the same line. The 80 per cent mortgage became 90 per cent, and, that still failing to turn the trick, proposals now are afoot to provide 100 per cent mortgage financing, even though, to accomplish this, it may be necessary to sidestep the mortgage insurance device and have outright recourse to government credit.

Yet, if this were to be done, what would be accomplished? Aside from questioning the distinction between 90 and 100 per cent loan, we should simply have achieved a public housing program with whiskers, and the disguise would be too thin to be long tolerated. All advantage of private judgment and initiative would surely be lost as responsibility passed to the government, and an important field of investment would be closed to private funds. This may be the outcome of the rental housing dilemma, if present trends persist, but it is a surrender rather than a solution.

The Fallacy of Yield Insurance

Apparently recognizing this impasse, a different proposal has been advanced. If insurance of mortgages does not serve the purpose, so it is argued, perhaps the guarantee of a yield on an equity investment will. Such a

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plan, commonly referred to as "yield insurance," is embodied in Title V of the controversial Wagner-Ellender-Taft Bill of 1946 and will undoubtedly reappear in similar form in 1947.

Stated very briefly, the plan provides for a guaranteed yield of 2.5 per cent (after allowances for operating costs, local taxes, capital retirement, and yield insurance premium) in return for the agreement on the part of the investor not to take, should the property earn it, more than 3.25 per cent (above the allowances mentioned above), or, under some circumstances, slightly more. The plan is much more complicated than appears from this outline, but it will do for purposes of the discussion.

To the ordinary investor in corporate enterprises, the plan will have little appeal. The guaranteed rate is hardly greater than he can get from long-term government bonds, without the burden of management and other risks attending the scheme, while the maximum permitted yield is less than he might hope to receive from other kinds of venture investment. There has been no attempt to hide this fact. Rather, it is made quite plain that the plan would appeal only to a limited class of investors, mainly life insurance companies and other fiduciary institutions.

**Insurance Companies' Yield Prospects**

The extent of such an appeal can be easily overestimated. Many life insurance companies have already made, or presently will make, direct investments in rental housing properties. They are in a uniquely favorable position to do this. They feel only a nominal impact from the corporate income tax. They can survive on a somewhat lower rate of return than could be acceptable to the ordinary investor of equity funds; and then are able to balance out variations in income over long periods of time. Moreover, they are under heavy pressure to find outlets for funds.

Consequently, pending only the further modification of state restrictions on insurance company investments, they may be expected to build, own, and operate rental housing on an increasing scale. To this trend, yield insurance does not have much to contribute. Again, the guaranteed yield is lower than the rates on many other investment opportunities open to insurance companies, while the permitted yield, on the basis of the Treasury figures, is less than they might expect to get from their own projects, should they be no better than the average run of rental property.

A lack of realism in the official mind is once more evident. The yield insurance scheme, if adopted, is not likely to achieve much success on its merits; and if it is to be promoted — as thinly veiled implications would suggest — on the basis that the alternatives available to government would be even less palatable, it provides a sorry method of preserving private investment in housing.

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1 At least nine states have already made such investments legal for domestic life insurance companies.
2 According to the Statistics of Income net return on the total investment of real estate corporations earning net income averaged 4.5 per cent between 1938-1942 inclusive. In 1942 the nine way was over 3 per cent.

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**The Crux of the Matter**

All the government’s rental housing programs to date have been ineffective attempts to compensate for underlying difficulties. No effort has been made to seek out and remove the difficulties.

The government has failed to recognize that, under present circumstances, rental housing is a high risk, low yield, illiquid type of investment, that these three in combination offer a strong deterrent to investors, and that the combination is in no small part due to governmental policies.

Local real estate taxes create inordinate risks and cut drastically into income, while federal corporate income taxes will reduce yields to a level satisfactory only for the safest and most liquid types of investment. The high loan-to-value policy is another source of risk; and the attempt to alleviate the risk with a high depreciation rate only creates temporarily a fool’s paradise. Moreover, to increase the loan-to-value ratio still further and actively to promote thin equity financing at a time of high building costs, is plainly to court disaster. The pursuance of such a policy can be condoned only on the pleas of ignorance or desperation. It cannot produce rental housing.

The federal policy has lacked emphasis on the promising source of a supply of rental housing to be derived from the building of small structures and the use of existing single-family houses. On the contrary, the policy, until lately adhered to, of limiting the construction of houses to, and of forcing the sale of the new houses upon, the veteran group (the majority of whom has been shown to desire to rent) has tended to impede rather than to accelerate both the erection of semi-owner-occupied structures (two-family dwellings and small apartments) and the transfer of existing houses from ownership to rental status.

**What Can Be Done Now?**

Since the federal government still largely controls the destiny of building, the first steps toward an expansion of the volume of rental housing must be taken by it. The following suggestions are offered:

1. All restrictions on the building of houses should be removed so that anyone desiring and willing to pay for a new house should be allowed to do so.

2. No limitation should be kept on new rental construction as to either rents or occupancy. In a market such as the present one, building in any rental class will relieve pressure and will make existing apartments and houses available at rents that cannot for the time be matched in new structures.

3. Rents on existing dwellings should be allowed to increase, so as to remove some of the present overwhelming inducement to sell rather than to rent. This move is necessary to halt the present abnormal shift to home ownership.

4. As an incentive to large investors, the federal corporate income tax should be modified in respect to rental housing corporations that the return therefrom will show
up less disadvantageously in comparison with other forms of investment.

So far as private rental housing is concerned, it is doubtful that any other federal action is needed, or that it would be effective if provided. At the same time, however, there are additional measures that may profitably be taken by state and local governments. The process of shifting the over-burden of local taxation from real estate is long and complicated, but a start can and should be made, so that at least future policy will be clear. Insurance laws in those states that prohibit direct housing investment by insurance companies and other fiduciary institutions should be amended in the current sessions of the state legislatures.

There are of course still other measures, not discussed in this article, that would aid in putting rental housing investment on a sounder basis. Among them are: the modernization of building codes to avoid excessive cost and facilitate innovation; the modification of licensing laws for contractors and tradesmen where they operate as restraints in trade; the outlawing of restrictive practices within the construction industry. However, such moves are not to be accomplished overnight, and in light of the emergency, may be considered secondary to the suggestions previously made.

Rental housing can be made an attractive investment. It can be made so without the sort of artificial aid and protection from government that eats away the essential characteristics of private initiative. But it cannot be done without removing the artificial hazards and deterrents resulting from existing law and governmental policy. If these adverse conditions are corrected, rental housing will have an appeal to the type of equity investor who is content with a moderate average yield over a long period, who is not concerned with liquidity as of any moment, and who is strong enough to weather the fluctuations in the rental market. Such investors exist; and they will enter the market, if law and policy are not rigged against them.

It is time to get down to earth and move ahead.

LET'S LIFT FEDERAL TAXES FROM HOUSING

By Herbert U. Nelson
Executive Vice-president, National Association of Real Estate Boards

The federal tax burden on housing is heavier than most people realize. It amounts to about 20 per cent of the income of a taxpayer expended for principal payments in buying a home or for rent payments. That is quite a little load.

Representative Knutson and others are talking about lifting federal taxes to some extent. A 20 per cent cut is being discussed. Why not lift it from housing? This would be a better incentive for home ownership and for better housing for tenants than all the subsidies, all the public housing, and all the meddling that the federal government can do.

1. Principal payments made upon the purchase of any house, farm, store or property to be used by the individual taxpayer would be deductible from the federal income tax up to the amount of $2500 a year and to a top limit for any individual of $25,000. This means that the taxpayer would save the tax on his principal payments which would amount to about 20 per cent for everybody.

2. Tenants who are taxpayers would also be given deduction for rent paid up to $2500 a year and up to a limit of $25,000 for any taxpayer. This means that the tenant would save about 20 per cent on his rent bill, and he could use that for occupying better quarters.

3. In addition to deductions for principal payments and rents, deductions should also be permitted for maintenance, operation, heating and like expenditures on real property owned and used by the occupant.

The point is that every taxpayer would get a total deduction up to $2500 which would apply on all his payments for real property and its uses.

As to operating costs, all this does is to put the owner of property who uses it himself, for a purpose such as a home, on a parity with a business which can deduct operating costs.

This is not a federal subsidy. The federal government is not subsidizing anybody when it refrains from taxing income used in certain ways.

What would be the result? The federal government would lose taxes which might run to $3 or $4 billion a year. This is, of course, an enormous sum. It is, however, just about what the Congress is discussing in the way of a tax cut.

Taxes should be lifted first of all on the fundamental things that people have to use and the most fundamental of these is shelter. Decent shelter has more to do with the standard of living than any other single necessity.
Goldwater's new fashion department store in Phoenix, Ariz., will present in application most of the principles outlined by Mr. Owings, starting across-page. The exterior, as well as expressing a personality very much in harmony with local determinants, evolves naturally from a precisely studied functional interior, where departmental groupings and inter-relationships are organized on the preferred horizontal basis. Shaded portions in plans below are stock, dressing room and service spaces. Not shown in plans are beauty shop, restaurant and epicure shop on third floor; stock-handling, storage and office spaces in the basement. Skidmore, Owings & Merrill, Architects
ECONOMICS OF DEPARTMENT STORE PLANNING

By N. A. Owings, of Skidmore, Owings & Merrill, Architects

In the days of bustles and mustache cups, a merchant expanded his business premises, with increasing trade and prosperity, about as easily as letting out his vest. He tackled on wings and additions or, with almost equal facility, skipped to more commodious locations. In either case, the expansion was accomplished usually with an unpresumptuous vigor, taking small account of internal space harmony and economics, or of the store’s future external relationships. Moreover, as the city complexly grew up around him, and expansion space became less available, the merchant further let out his seams with diminishing ease and grace.

Prior even to the First World War, and during the ’Twenties and ’Thirties, the process of growth by jump and accretion gave way increasingly to a developing science of department store planning. But manifestly not enough! Too often mere symptoms of disorder were treated to the neglect of underlying causes. Architects today are hearing wails of distress in almost unanswerable profusion from merchants who discover their stores, in the Postwar II era’s dawning, hugely ill-conditioned to gather in their share of the promised greater abundance.

Some cases can be diagnosed and ministered to only on the basis of removal to new locations. But just as many complaints of insufficient and ill-located space can be diagnosed and treated on the spot as inefficient usage.

GETTING THE CASE HISTORY

In all cases, whatever the ultimate therapy, whether relocation or treatment in situ, our first procedure as physicians to the ailing store is to get the patient’s complete case history. On this basis we plan and apply a program of treatment which will insure health functioning not for a year but for the next 20 — to the fullest extent of our ability to anticipate, through statistical means and imagination, the affective trends and conditions brewing up for the years ahead. Broadly speaking, the factors shaping a store’s “past” are, first, its general type and purpose, and, second, the extent of its business and how it grew.

Department stores, like other major organisms, have general purposes, policies or guiding themes which make them distinct “types” or personalities. And their own types depend largely on their customer types, and the ranges and kinds of merchandise carried to serve them. Customer types depend, in turn, on geographical, districtive and transport factors, occupational and income characteristics (professional, business, factory, farm), provincial factors such as conservatism and high stylishness, and on age groups and special activity patterns — a store in a college vicinity, for example, will be correspondingly oriented. Customer types of course vary according to different departmental appeals within the store, but in the aggregate we almost always find a pronounced composite personality.

Merchandise carried to suit the varying customer types falls into the following general categories: women’s apparel; women’s accessories; men’s apparel and accessories; children’s apparel and accessories; home furnishings and equipment; miscellaneous items such as notions, piece goods, stationery, books, luggage, and gifts. Probably there are no two stores existing alike in their combinations and proportions of merchandise lines, nor in the amount of emphasis they put upon each.

In these respects, stores are further broadly classifiable as “fashion,” “home” and “volume” types. A fashion store, such as those on New York City’s Fifth Avenue, may carry all the above listed categories of merchandise, including home furnishings, but puts greatest emphasis on women’s apparel and accessories, or carries these exclusively in a general atmosphere of high modishness. A home store is generally understood to be one that carries all categories and makes no partisan distinctions, in a spirit of leisurely “folksiness.” Volume stores carry all categories of merchandise in thoroughgoing ranges, and concentrate on mass selling at lowest prices and with huge turnovers.
GROWTH OF BUSINESS

The next phase in the case historical procedure is a review with management of the organization’s size and growth over the years, and all the variable factors contributing to its complex of business operation. It is essential in this respect to recognize that increases and declines in a store’s overall dollar volume are by no means absolute indices to its operational efficiency. Volume fluctuations must be exhaustively analyzed in terms of variations in the “personality” determinants enumerated above. Relative interpretations must be made also with respect to competing stores and other types of business in contingent areas; and, finally, broad regional and national factors in store and other business, manufacturing, and buying-power trends must be analyzed and related. It is here that we begin the crossover into thinking and planning for the future.

Comparative analyses and data lead us into preliminary considerations of potential and prospective dollar volumes. Often we are able at this point to commence sketching the broad outlines of our long-range program for achieving and sustaining a business volume for the next 20 years, or whatever the practically agreed upon period. Our investigations may reveal that certain customer elements are being served inadequately not only by our store but by competitors as well. Perhaps a particular age group is being neglected (baby furniture), or an income bracket (low-price shoes) or a fashion facet (high-style millinery). Perhaps it will be obvious that a customer service such as fur storage must be added or expanded. Whatever the particular indications that may emerge, comparative analysis almost invariably reveals whether or not desired and likely dollar volumes can be achieved within existing and slightly or extensively modified premises; whether, to what extent and where, branch stores may be feasible; or whether the best answer may not be wholesale removal to a new location in keeping with essential population, urban, competitive, and real-estate changes, and shifts in transportation emphasis. All such considerations are to be framed, of course, within the store’s historic type and policy. Violence must not be done to its personality.

GENERAL SPACE REQUIREMENTS

Future dollar volumes and contingent space requirements for the store as a whole are obviously not to be accurately and finally calculated without minute examination of each internal department, its individual volumes and requirements — past, present, and future — and comparative analysis of each department in terms of others within the store, and of other similar departments in the region, state and nation.

Before undertaking examination, however, of departmental members, let us make a few generalizations concerning larger areas within the store as a whole. Interior space may be differentiated under three headings: Selling Area includes space not only for actual sales but also for forward stock (not to be confused with reserve or remote stock). Service Area contains offices; wash and rest rooms; space for merchandise handling and storing (much of this activity may be allocated to a separate warehouse); window display; auditorium, hospital, etc. Occupancy implies space for the installation and operation of elevators, stairways, chutes, conveyors, ducts, etc.

For every sq. ft. of selling area we figure roughly on 2 sq. ft. for non-selling — for service and occupancy as indicated above. On a recent job which may be considered typical for a complete-line, high-volume operation, we show the following percentages of space allocation: selling area proper, 29 per cent; service and aisles on selling floor, 3 per cent; total selling area, 32 per cent. Service in store proper, 21 per cent; in warehouse, 37 per cent; occupancy, 10 per cent; total non-selling area, 68 per cent. The lower the store’s volume and the narrower its scope of merchandise, the higher will be its proportion, naturally, of selling to non-selling space. We cite the above generalizations and figures simply as rule-of-thumb guidance in planning a particular store’s preliminary area prospectus. The only generalization that we can confidently apply to all cases is: first, determine the store’s selling space according to particular type, scope and comparative analytical data; let determination of the non-selling areas follow in due respect and proportion.
Structurally the building is a series of slabs on columns, with walls acting only as screens. Open planning and maximum use of glass (planting and overhangs prevent glare! "bring the outside into the store."
Sales and fitting areas benefiting from natural light are located accordingly. Minimum light exposure is toward the "torrid" west. Top-floor restaurant is oriented north and east for coolness and scenery throughout the store, being highest on the street level and progressively less on the floors above. Even within each floor, rents are not uniform, but vary with preferred location according to escalators, main aisles, etc.

To afford the first-floor rentals, merchandise must, in addition to being largely "impulse," be of high-fashion, glamorously attractive type, producing high unit profit as well as generous turnover through its relative expendability or rate of obsolescence. Hosiery, for example, is a first-floor natural. Furniture, with a transaction ratio to hosiery in one store last year of 1:31, is "demand" merchandise which may be departmentalized on top floors, or even in adjacent low-rental buildings.

If in 2000 sq. ft. of space, a department does $200,000 worth of annual business, its sales per sq. ft. (and rental rate) is $100. In setting future volumes and space re-
requirements, this figure, together with volume of transactions, is useful in comparison with similar departments in comparable stores only if weighted by consideration for the internal locational differences implied above. Also there may be differences in departmental "atmosphere" or sales technique, requiring more or less area, which must be duly considered. With such requisite weighting, then, we proceed in our determination of departmental areas, to be met with further factors.

Manufacturers, more and more, are supplying merchandise to suit the individual, making clothing not only by size but by figure proportions, and with greater style differentiations within each size to appeal to differing age groups. Mother, child and grandmother no longer buy together in a single dress department, but go to their respective individual "shops." All of which complicates our schemes for departmental interrelationship.

As background for this planning phase, we compile departmental case histories and check lists similar to those for the whole store, getting philosophies and objectives from appropriate division managers, department heads and buyers. We learn from each his order of preference as to location and association with other departments. We gather complete data on details such as desired display, selling and fitting-room space, decorative treatment, types and arrangement of fixturing. Fixturing—the furniture which houses forward stock and from which it is sold—involves analyses of selling techniques, methods of receiving and sorting stock, quantity relationships between forward stock and reserve, seasonal fluctuations (toward possibilities of doubling up), and unit merchandise dimensions (even in the most luxurious and leisurely "atmospheres," productivity per square inch becomes increasingly vital). All such information is worked up, together with contingent data previously explained, and translated into relationship charts similar to that on page 89. These charts, in turn, are supplemented and amplified by exhaustively detailed manuals.

And so we arrive finally at sq.-ft. space allocations for each department, which added together give total sq.-ft. requirements for the whole store. Furthermore, we add together the individual optimal dollar volumes and relate the total to the preliminary optimal volume obtained for the entire operation. As a further check, we divide the median sales-per-sq.-ft. of all departments into the whole volume figure which again gives us total space requirements. These, in turn, are related back to our original calculations.

Having more or less determined selling space, we set about after service and occupancy, within the rule-of-thumb rationale of 2 to 1. Here we become further involved in questions of receiving, marking, reserve storing and otherwise handling merchandise, calling for case studies and check lists, in these respects, with due regard for each selling department concerned. Effortless and economic free flow of merchandise, to, from and around departments, using such mechanical means as conveyor belts, chutes and subveyors, requires as much traffic study and planning as any big city problem.

Customer traffic, too, of course, is just as vital an element in this miniature city plan program. Entrances, traffic lanes, vertical access and transport means must be calculated and placed with greatest precision to insure free-flow dispersion and distribution of customers over the lower floors, and to entice them into the store's upper reaches. The "before and after" street-entrance studies on page 91 will serve to illustrate the detail into which we carry our analyses of traffic.

**ALTERATIONS AND SELECTION OF SITE**

We have passed somewhat beyond, in this outline of planning details, the proper chronological spot for discussing procurement of additional space to accomplish desired programs. We have suggested, however, that study and amelioration of inefficient usage, according to methods indicated, will cure a great many complaints. If additional physical space is absolutely necessary, perhaps adjacent property can be had for horizontal expansion, with long-range economic prospects balancing immediate real-estate considerations. Perhaps a separate warehouse will be part of the answer. Again, vertical expansion may be possible with stories added, always keeping in mind, however, that horizontal de-
partamental relationships are vastly preferable. Basic merchandise categories add up to only five, which, with strictly operational and service departments, suggest an ideal limitation of six or seven stories.

Horizontal relationships should also be kept in mind in the selection of a new site (with due consideration, of course, for all the external variables such as zoning, transportation, and other trends and conditional factors heretofore implied). These were primary determinants in selecting a site for Goldwater's, illustrated on these pages, resulting in a low, large-area structure in which we could achieve the horizontal relationships of maximum advantage. Our use of the Goldwater site, incidentally, gives as much area to customer parking as to structural occupancy. Calculations for area required were based on five-a-day car turnover per individual space. The problem of automobile parking is unquestionably as crucial as any other on the planning list, but space limitations force us to treat it here simply by reference to previous studies (see Architectural Record, Nov. '44, pp. 90–96; Feb. '45, pp. 86–96).

* * *

In concluding this brief sketch on bases for planning, we shall take a final crack at the bane of inefficient usage, with a hopeful prediction of even more scientific planning for the future. Analysis of merchandising functions can be much more detailed and precise. Provisions for seasonal and general market fluctuations will be more far-sighted. Emphasis will continue to shift from "interior decoration," and unproductive doodling, to an architectural treatment progressively subordinate to the main issues — merchandising and customer service.

"Before" study (below) shows bad street-entrance arrangement

"After" study (below) shows improved customer distribution
FOR A MORE EFFICIENT BIG VOLUME STORE

Brooklyn's Abraham & Straus, since the 1870's, has been growing in a way considerably reflecting that of its surrounding borough. In the plan across-page, 1875 marks the first building in an accretive series that now, with 1947, is being shaped into more cohesive, economic unity.

The problems dealt with here by Herbert Davenport, and his A & S planning staff, are undoubtedly suggestive of those facing many store architects today, called upon to create more efficient space for increased volumes within existing limits.

To the five-story 1875 structure, extending originally through the area marked 1947, was added the seven-story 1890 building; followed by 10 stories in 1930, for which Starrrett and Van Vleck were the architects. One of the difficulties imposed by the 1930 addition was a disparity in floor levels. Equalization between the new and the old occurred only at the latter's top levels, to the continual mystification and irritation of customers who, by passing through a doorway and without benefit of vertical change, found themselves suddenly transported from the fourth floor to the fifth. In addition, placement of the new elevators, in conjunction with the former grid arrangement of selling departments, caused a relatively poor dispersion and circulation of customers in the old building areas.

One of Davenport's original thoughts was to move the elevators, at the same time reducing their number, to a position against the Livingston St. wall (right, in the plan). He contemplated adding two banks of escalators: one, since more customers enter from Fulton St. (from left in the plan), proportionally alongside the existing bank; the second, further into the store, at a point of triangular apex in relation to the other two. It was determined later, however, that the budget could be spread more advantageously over other improvements, and vertical transportation has been left essentially as it was.

The third-floor plan across-page has been selected as typical of the designer's major solutions, although it does not by any means fully indicate his handling of the lower-floor level disparities. This hinges principally on treating and labeling the second floors of the 1875 and '90 buildings as a men's store mezzanine, which accomplishes for the floors above, if not a physical, certainly a better numerical relationship. Customers still have to traverse short stairways between levels, except on the now universal fourth floor.

On the third floor, the designer capitalizes the change in level by locating his Junior Department in the higher regions, figuring no doubt that the enthusiasm with which the young and agile bound into their special precincts will transmit a degree of buoyance to accompanying elders. Contiguous to the Junior Department is a Beauty Shop. Beneath it are the Thrift Fashion Departments, to which thrift-inclined customers can descend from the regular departments by a short stairway, rather than by lengthy routes to traditional bargain locations in the basement.

Believing not only that the arrangement of elevators weighed against it, but also that absolute adherence to canons of "free-flow" planning was for other reasons not entirely practical at A & S, the designer has yet achieved much of the feeling and effect of this system in his convolving layout of departments. At the same time he has been able to observe minimal aisle clearances and to retain much of the original grid-plan fixtureing. Wide dispersion and circulation of traffic are secured by an action somewhat centrifugal. Customers are deposited by elevator and whirled away to the outermost selling reaches by a compulsion that can almost be felt in study of the plan. His arrangement, moreover, achieves the second great objective of free-flow planning: the provision of reserve stock and fitting-room space immediately adjacent to — in some cases almost surrounding — the appropriate departments.

Like many another department store planner, this designer acknowledges that the most desirable means for receiving, sorting, marking, storing and otherwise handling stock merchandise of each selling floor would be through a complete service extension at each level. Infrequently, however, can store management even conceive of devoting the potentially valuable selling space that would be required for such an arrangement. In this case, the designer thought at one time of providing a narrow "service periphery" completely girdling the floor. Final analysis, balancing all considerations, required that the scheme be retracted to space provided at each level by the 1890 building. In the plan across-page, "Stock Area" connects with a large adjacent warehouse by freight elevator and sub-street tunnel.

Many niceties in the designer's overall program can only be implied in this necessarily brief treatment. For example, silverware, for long occupying "high-rental, impulse" space on the ground floor, in conjunction with jewelry, has been moved to what is considered a much more appropriate location on the fifth, in departmental association with china and glassware.

The program is not to be accomplished entirely within existing limits. More efficient usage will be had from present space, but new groupings and arrangements require nine new floors on the site of half the 1875 building. This alteration (Shreve, Lamb & Harmon were architects for the building proper) is almost finished.
SUCCESSFUL experimentation on upper floors, with a thorough-going "free-flow" arrangement of aisles and fixtures, late last year encouraged Stern Bros., New York City, to apply the system to their ground floor, the last really hot defense line of the ancient grid pattern. Finished just prior to Christmas, the layout, considered by many to be a brash tactical innovation for this sector, has already given good account of itself.

Study of the model photo, in between at left, will disclose many fine points in applying the system. Formerly the customer in his drive on the west bank of elevators (behind open columns at right in photo) marched straight down the center aisle from 42nd St., flashed past three or four rectangular counters, executed a sharp left flank and continued briskly on to his objective. Now, observe the numerous paths along which he may be subtly led. At least two of them carry him by way of back reaches into which there was formerly scant dispersion. Even though set on upper-floor demand goods, the customer is far less likely than before to overlook the increased frontage of impulse merchandise displayed along the way. Notice also the "island" placed before the up-escalator to divert traffic from unseeing axial penetration.

This does not mean that customer circulation is retarded by bottlenecking. There are nowhere any point-to-point distances less than in the aisles of the former grid plan. Furthermore, the ins and outs of the selling islands provide not only more display and under-counter storage space than the old system, but less personnel — and this will be certified by management — is required for operation. Also, all the counters are continuous; there are nowhere any square ends to "stop" a customer. Another advantage put forward is easier access and greater flexibility in the use of behind-the-counter fixtures. Sub-departments within islands may with greater facility be adapted to seasonal fluctuations.
INTERMEDIATE FLOORS
FOR GREATER EFFICIENCY
IN STORAGE AND SERVICE

By Dr. Louis Parnes, A.I.A. Master in Architecture and Doctor of Technical Sciences, Federal Polytechnical University, Zurich. 1931-1940, taught, and practiced architecture—in the office of Le Corbusier—and elsewhere in Europe and South America; 1935, published book on Department Stores (in German) in which he developed briefly the intermediate stock-floor proposals detailed below. Since 1940 has practiced architecture from New York offices.

SURVEYS of department stores and shops, recently built or modernized, reveal much serious effort to provide better organic stock areas, in direct connection with selling departments. Shortest and quickest possible connection between forward stock and reserve is particularly important in stores with big and rapid turnovers. S. H. Kress & Co., New York City, at present locates its whole reserve stock on six floors above the first, on one of the most expensive plots of real estate in the world—Fifth Ave. and 39th St.

Other stores have brought about more direct connection by means of the “free-flow” system. Granting numerous advantages to this arrangement, there still remain these objections: (1) uneconomic absorption by reserve stock of expensive sales space; (2) incomplete and un rational utilization of high ceilinged floors where stocks are located; (3) obstruction of outer windows and exclusion of natural light (and air); (4) completely divided, decentralized grouping of stock rooms.

The proposed organic arrangement of intermediate stock floors (sandwich system) illustrated on these pages will result, I believe, in the following working advantages: (1) reserve stock situated immediately below (or, in addition, above) the corresponding sales departments on each floor, with quick, easy and direct supply at any time; (2) convenient “receiving stations” from stock sections, placed at logical points on the sales floor, alongside interior partitions, columns, selling counters, etc. Receiving stations in lesser operations may be composed entirely of dumbwaiters or subveyors.

Below: structural details for the proposed intermediate stock floor truss. Dr. L. Parnes, Architect; Fred N. Severud, Consulting Engineer.
possibly just stairs; in big stores, stations may be connected by a system of interrelating conveyor belts, moving along below the ceilings of the intermediate stock floors.

Further advantages will be: (3) increased sales space through elimination of reserve-stock fixtures; (4) diminished forward stocks at selling counters, increasing potential display space; (5) better opportunity for sales personnel to survey varieties and sizes of available stock; (6) elimination of emergency hand-truck delivery during selling hours, interfering with customer movement; (7) reduction of service personnel and operating costs; (8) greater flexibility in adapting stock sections to space fluctuations of selling departments.

Intermediate floors will carry reserve stocks for given periods of days or weeks, as conditions dictate, with supply connections maintained to remote warehouses by trucking at night, or at other hours when conflicting traffic is light. All large bulk merchandise such as furniture will probably be stored at these remote locations.

Connection within the store between intermediate stock floors will be by usual means of freight elevators, conveyors and chutes. Goods for delivery from the store itself will be deposited, through floor openings at sales counters and wrapping stations, on conveyors carrying them toward elevators, chutes and vertical conveyors which, in turn, will transport them to shipping departments in the basement, or to parking-lot stations for direct customer pick-up. Merchandise receiving, sorting, checking and marking will be in areas closely related to corresponding stock sections on the intermediate floors. Also, I believe it possible to locate workshops, managerial departments, lockers, employee and customer washrooms on intermediate levels.

Further services and advantages that may be contained within them, I believe, are: complete conduit and electrical systems (for general water supply, sprinklers, air conditioning, pneumatic tubes, and for both recessed general, and spot lighting), making possible invisible and highly "flexible" connections for illuminating counters and show cases, and for operating cash registers, pneumatic and telephone stations, etc. This will eliminate both the unsightly and space-wasting overhead network of such installations, and the uneconomic "false ceilings" often employed to hide them. Moreover, inspection, repair and modifications of such equipment
should be considerably easier. Finally, the prodigious motor boxes of escalators can be accommodated within the intermediate floors, both for concealment and greater ease of inspection and repair.

The intermediate storage-and-service floor system, obviously, can scarcely be applied to many existing buildings; it requires something of a revolution in structural concepts and principles. Engineering details for its accomplishment have been worked out with Mr. Fred. N. Severud, and are based on a truss system similar to that employed in factories and airplane hangars. We believe that trusses 9 to 10 ft. high are sufficient for carrying all the weights involved over spans of 200 ft. and more, in keeping with average selling-floor widths of the largest present department stores. Trusses will be placed at intervals of 20–25 ft., corresponding fairly with probable subdivisions of intermediate stock space. Moreover, we believe that our contemplated vertical truss dimensions not only will permit all the installation advantages enumerated above, but will provide sufficient headroom for personnel, with 6 ft. 10 in. adequate at points of horizontal intercommunication through trusses. Note in details (p. 95) the arrangement of truss members at these points.

Notice also in the details the developments possible through column sloping and truss cantilevering which, in conjunction with the static line (biggest bending moment in the middle), permit the parabola-like ceiling over sales floors. This, coupled with elimination of the overhead installation tangle, permits lower ceilings than normal with such spans. In addition these ceiling arrangements increase potential window area by some 30 per cent, and insure reflected light almost up to the mid-point of floors. Also, the up-curve on ground floors permits entry of sunlight behind show windows for reduction of ceiling glare (see sections).

The system will certainly be more expensive in first cost than traditional methods, but overall and long-range advantages will, I believe, do it ample justice.

Above: plan indicates stock receiving and delivery systems; selling fixtures may be "free-flow" to aid customer circulation
Above: main entrance; floor is dark green terrazo; door handles, mahogany. Immediately beyond is the foyer with Gift Department to right, circular jewelry case and Handbag Department to left (see plant). Below: main selling area; walls and benches of Shoe Department to left of stairway are covered in dark green leather.
CALIFORNIA DEPARTMENT STORE FOR WOMEN

Joseph Magnin's, Palo Alto

Gruen and Krummeck, Designers

Michael Auer, R. L. Baumfeld, Associates

Beyond all the questions of efficiency and economy discussed in the pages preceding — the complex issues of storage space and service planning — lies still the crucial matter of architectural treatment to please and beguile the customer, to attract her eye, and her mind and hand, to the acquisition of merchandise — the real crux of the problem.

"Joseph Magnin's in Palo Alto," say the designers, "is a department store for women. It is intended to appeal not only to the women students of nearby Leland-Stanford, but as well to all the women residents of the San Francisco Peninsula. We feel that here the idea of individual shops within a store has been expressed most clearly..."

Individual shops not shown in the plan at left are: Sportswear, Infants and Children, Robes, Lingerie and Corsets located on the mezzanine — a feature partially existing in the original building from which the store was remodeled. A beauty parlor will be added later on the top floor, at present still occupied by offices.

All principal departments of the store are immediately accessible from the main room (bottom photo across page), either by ground-level contiguity or by stairway — the latter being, as well as a convenience, a contrivance exerting most palpable lure to customer circulation. The Dress Salon located behind it profits by the placing of the approach risers — turned away from the main street entrance.

Exterior of the store (above) is dark gray marble around the base; upper portions, medium gray stucco. Frames around show windows are white marble; awnings, black and white striped. Panel above entrance is antique Roman marble. Letters "J. M." are gold bronze with concealed neon.
Right: closeup view of departments in main selling area to right of stairway in plan. Cosmetics at right. Millinery beyond; lighting concealed behind mirrors is designed for flattery. Below: view on mezzanine, looking toward Children’s Shop.

Below: view from mezzanine, across to Lingerie and Corset Department, down to jewelry case in foyer. Splashing effect of light on ceiling is by means of indirect fixtures in the column cap; this general light from the main ceiling is supplemented by recessed "pots." Also, the mezzanine railing contains a cove lighted by cold cathode tubing. Stairway is gold finish; plastic inserts in the railing.
Above: behind plate glass, to left of door, and above outside showcase are two hanging cases for special displays, illuminated by "bullet-type" spots. Right: Silverware Department; hassock type chairs (designed by the architect) are finished in delft blue leather

NEW ARRANGEMENT FOR BRINGING THE INSIDE OUTSIDE

J. A. Fernandez, Architect

PROBABLE customers are arrested on the sidewalk in front of this Wiss Jewelry Store in East Orange, N. J., by an almost uncanny feeling of being "through the looking glass." The arrangement of the "showcase" type of exterior display produces a sensation, in a person outside, of being already within the store. The next few steps to the true inside are practically irresistible. The circular ceiling light cove provides the main general light for the front; high lighting of merchandise in outside cases is by incandescence recessed spots along the display windows, both inside and out. Lighting inside is "spot," with fluorescent in cases and boxes.

Woodwork, cabinets, tables and display cases, inside, are pickled oak. Back walls, in china and glassware section, are woodweave, painted delft blue.

Above: open counter across rear of store is wrapping department; offices, behind; Children's Department on upstairs balcony
TOWN AND COUNTRY BOUDOIR THEME

L. G. Gluskin, Designer; W. J. Modin, Associated Architect

His purpose for Blackton's, Fifth Avenue, New York, the designer says, "was to create an informal boudoir atmosphere for the sale of women's intimate apparel." His use of rough stone in soft hues of pink, orchid and tan, giving an effect of "Town and Country" to the exterior, was to avoid "the cold, unwelcoming formality often expressed by limestone and marble."

The plan below the general view of the first floor, from a point just beyond the street entrance, does not indicate the second-floor departments: (in order behind the big upstairs window) Bridal Salon; "Bras"; Corsets.

Above: "boudoir atmosphere" of first floor is contributed to by straight-grain oak with light pickled finish. All woodwork and cases are intended to suggest actual boudoir furnishings. Walls are chartreuse, turquoise, fuchsia, ceiling, gray orchid. Cove interiors light orchid.
Above (top): general view of upstairs from point opposite stairway. Directly above: cashier and wrapping station at a point before "Bra" Department and just after Bridal Salon; note camouflage of cash register by the flower box and trellis.

Right: north wall, lower floor, looking toward rear of store from just beyond stairway. Combined lighting is designed to give average reading of 28 lumens on active selling plane, at show case level, in aisles and non-selling areas, it is less. "Bullet-type" spotlights dramatize special displays on "A-B-C" platforms.

Above: south wall, lower floor, looking toward street. Fluorescent lighting is used only in caves where source is concealed; recessed ceiling fixtures, general and spot, are incandescent.
OPEN-FRONT PHOTO SHOP

IN BERKELEY, CALIFORNIA

John Carl Warnecke, Architect

This young architect (age 27) makes his wholly visible sales interior of continuous part with the outside, by keying wood finishes to the color of the structural glass used as exterior facing. Counter fronts, storage fixtures, and wall coverings are Philippine mahogany, bleached white, then finished in a silver gray.

Counter tops are accents of bright blue structural glass. The ceiling is white acoustical tile with flush fluorescent lighting fixtures. Cabinets and show cases are lighted indirectly by fluorescent.

The Berkeley Photo Co. is located near the Sather Gate entrance to the University of California.
Another hotel fire! Another holocaust in a "fireproof" hotel! Why? What can be done to prevent this needless loss of life? What is the architect's responsibility — moral, as well as legal?

In six short months two large hotels, the Winecoff in Atlanta and the LaSalle in Chicago, were turned into lethal gas chambers and crematoria, although both bore that mocking title, "fireproof." Another, the Canfield Hotel in Dubuque, Iowa, demonstrated the danger of unprotected combustible construction.

The public was particularly appalled because the Winecoff and LaSalle hotels, in which 180 persons died, were thought of as fireproof hotels. The layman naturally, but mistakenly, believed that a hotel of "fireproof construction" was, for that reason alone, a "fire safe" hotel.

The term "fireproof construction" according to the National Board of Fire Underwriters indicates only that the framework will be capable of being rehabilitated and continued in use, even though the contents of a building are completely destroyed. And "contents" includes occupants.

Most fatal hotel fires occur in comparatively old buildings. It would be wise if, at the outset, every existing hotel were examined by local architects and immediate practical recommendations for increasing fire safety were made, whether or not the law requires changes. The principles of fire safety and the means to be employed are the same for new or old hotels. To understand these principles and the means for control, it is necessary to understand what happens in hotel fires — where and why they start, how they spread, and what people do. For that reason we give accounts of recent fires as they relate to the recommendations for action that will increase fire safety.

Fire safety depends not only upon fireproof construction of the shell (walls, floors, partitions, etc.) but also upon other means of (1) fire prevention; (2) fire control, fire isolation, preventing the spread of fire once it starts; and (3) providing adequate means of escape for the occupants.

The architect's responsibility in remodeling or in designing new hotels extends beyond mere compliance with existing building laws. They often are inadequate for true fire safety, although new standard codes are being developed. His plan, his design, his choice of materials and equipment, his supervision — all must take into account the three factors of fire safety.

Fire Prevention

This is largely a matter of materials used. In addition to the usual legal requirement for fireproof structure, it is essential that all possible finish ma-
Within a room, constructed of wood studs with gypsum block filler, covered with a highly combustible interior finish. The fire started in the concealed space behind the false wall and spread rapidly through the cocktail lounge and through the unprotected opening into the main lobby. Here it also found ready fuel: the entire lobby and mezzanine were finished with ornate paneling of walnut veneer that burned like tinder.

Heat caused the dried-out highly varnished veneer on the panel to delaminate and burn at a much lower temperature than if ordinary wood had been involved. Underwriters' Laboratory tests on representative samples of the paneling indicate that the surface spread of fire was approximately five times faster than on red oak lumber.

Combustible finish also was a highly contributory factor to the rapid spread of fire in the Hotel Winecoff and Hotel Canfield.

In the Winecoff, walls of corridors and stairways were covered with painted burlap from the wood baseboard to the rail, above which they were papered. The corridor floors were completely covered with carpet on felt backing. The doors to guest rooms were of light panel wood, with wood frames and transoms. Interior finish generally consisted of wallpaper and painted ceilings: some rooms were reported to have up to five thicknesses of wallpaper. Most windows had ordinary cloth draperies and a number were equipped with wooden venetian blinds.

In the Canfield Hotel there had been extensive modernization of the interior with combustible board glued to 3/8-in. plaster board which in turn was nailed to suspended two-by-fours. Fire started in a closet in the cocktail lounge where ashtrays were emptied into a cardboard container. As in the LaSalle, it flared quickly through the cocktail lounge, then into the lobby, and up the unprotected stairs and elevator shaft.

The National Fire Protection Association recommends that, since oil bonded paints on walls and ceiling provide much fuel to fires, all ceilings of public area, including assembly rooms, stairwells and corridors, be coated with incombustible types of paints. Reference is made to Navy Specification 52-F-22. It also advises that in all stairways the use of wood paneling, flammable paints, and carpet runners that are not flameproofed be forbidden.

**Sprinkler Protection.** Certain hotel elements offer unusual hazards to fire prevention, and should be provided with sprinkler protection. Areas where many fires originate include the kitchen, bakery, laundry, valet shop, linen room, repair shop, storerooms, paint shop, carpenter shop, and help's quarters. See table listing locations of all reported fires in hotels, page 109. Service areas should be isolated, whenever possible, and separated from the rest of the structure by fire walls.

The Winecoff fire is believed to have been started through the careless storage of a mattress and folding bed in the

*Left: Lobby and mezzanine of Hotel LaSalle were finished with walnut veneer paneling that delaminated and burned fiercely. Fire started in the adjoining cocktail lounge, also finished with combustible material. Right: False wall above elevator door lintels buckled and opened shafts to the flames. An open stairway (not shown) permitted fire and strangling smoke to penetrate quickly to the upper floors.*
hotel corridor, where it was exposed to any carelessly discarded cigarette.

The careless smoker will always remain the number one cause of hotel fires (approximately 38 per cent), and a hazard beyond the architect’s control. Fires will start in this manner, but by keeping combustible furnishings to a minimum, providing sprinkler protection, and preventing the spread of fire by the compartmentation of hotel areas, fires can usually be isolated and checked at their source.

For fire prevention, therefore, starve or kill fires at the outset. Specify fire-resistant interior finish, flameproofed furnishings, incombustible paints.

FIRE CONTROL

Control is accomplished by three means: (1) fire isolation, (2) directed venting, and (3) quick extinguishing provisions, including fire detection and alarm systems.

Isolation. By sealing off the hotel areas into a series of vertical and horizontal “locks” protected by fire barriers, the architect can achieve a maximum of fire safety. Once a fire gains initial headway, it sets up a tremendous upward and outward pressure, fresh air being drawn in at the base and flames, smoke, and heated gases spreading upward through every unprotected opening and mushrooming horizontally when its upward travel is blocked.

Horizontal Isolation. To combat the horizontal spread of fire within a single story, self-closing fire doors should be included in long corridors, doors to rooms should be of heavy construction, and transoms should be eliminated.

In none of the hotels under study were there any of these barriers to the horizontal spread of fire.

Vertical Shafts and Stairs. For safety, all floor openings, such as stair, elevator and dumbwaiter shafts, laundry chutes and similar vertical openings must be continuously enclosed with fireproof walls or partitions on all stories, and should have approved fire doors at all openings. Vertical pipe, ducts, or chases should be fire-stopped at floor and ceiling lines; and heating and ventilating ducts serving more than one story must be provided with automatic dampers on all outlet openings and branches.

Unprotected vertical openings were the chief cause of the rapid spread of fire in each of the recent disasters. Despite the fireproof structure of the Winecoff and LaSalle, the flames and death-dealing smoke and gases sprouted upward like a deadly plant, seeking every opening such as open stairways and shafts, pouring through open transoms into rooms and across to open windows.

In the LaSalle there was the additional invitation to danger in the openings into the elevator shaft. False walls above the lintels of the passenger elevator door in the lobby quickly burned out and revealed openings where masonry had been omitted. In addition there was later discovered a 5 ft. by 3 ft. opening in the rear of the elevator shaft leading to the concealed space behind the walls of the cocktail lounge, which had been broken through for ventilating purposes.

The main passage for flames, heat, and smoke that caused death on the upper floors was the open stairway, however. Some investigators believe

Above: Ground floor plan of Hotel LaSalle. Fire started at point X, spread throughout cocktail lounge, then through unprotected door into lobby and up the open stairs and pierced elevator shafts. Below: Plan of an upper floor. None of the fire stairs at rear opened directly to the outside at ground floor level. Propped-open fire doors admitted smoke and gases. Most who escaped made their way down the exterior fire escapes.

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that if the elevator shafts had been self-venting at the top, they would have acted as chimneys to draw off smoke and superheated air, thus preventing most of the mushrooming effect of the fire. See page 110. In this way, once the effectiveness of a shaft or stairway has been destroyed as a means of escape (because of fire or smoke) it will, if vented, release dangerous pressures confined in it and protect unaffected areas from the horizontal spread of fire.

Instead, the flames roared up the open stairway in the LaSalle as high as the fifth floor and into corridors before the fire was brought under control. Hot smoke and gases driven up by the heat below, and drawn by the draft created by open guest room doors, transoms and open windows, caught many victims in the halls, where they were overcome and died. Those who managed to save themselves made their way down the outside fire escapes and rear stairways.

The report of the Cook County Inspection Bureau states that "Few persons lost their lives from the actual flames. Death was mostly caused by inhalation of gases distributed by the unprotected stairways and pierced elevator shaft openings.

"In many cases gases were drawn through open transoms. Unprotected stairways reduced the value of the emergency exits by permitting spread of fire and gases through corridors so rapidly that escape was cut off."

A report on the Winecoff fire pointed to similar conditions:

"The major contributing cause of the tragedy was the open, unprotected stairway, which furnished a perfect channel for providing draft and extension of flame, heat, and gases. Another factor was the opened transoms, and doors as tenants attempted to flee rooms, also the open windows."

Main floor openings in the Winecoff formed a central group, consisting of two elevators, extending from basement to penthouse on the roof, with the stairway located between the shafts. Stairs led to a half-way landing from which they rose on each side to the next floor. The elevator shafts were enclosed with fire-resistant walls, with openings on each floor protected by metal doors having large wired-glass panels. The stairway, however, was not enclosed. After the fire started in the hallway of the third floor, it spread rapidly upward by means of this open stairway, trapping the occupants of the upper floors.

During the holocaust, stairways and halls from the third floor upwards were charged with smoke, flame, and toxic gases. Therefore, even on the top floors where there was least fire damage, travel through the hallways was practically impossible. Some investigators are of the opinion that, even if there had been outside fire escapes on the building, the impassable halls and corridors would have made them inaccessible to all except those in the nearest rooms.

Evidences of extreme heat in excess of 1,500°F. were found in many Winecoff rooms. Electric light bulbs were fused and melted down; porcelain bowls were cracked; the heavy metal doors on elevators were twisted; telephones were melted down; nothing but bedsprings remained of some room furnishings: wood doors and trim were completely consumed in places; hollow tile walls were exposed and cracked in some places; fire hose was consumed down to nozzles and fittings; and there was severe spalling of walls and flaking of plaster.

All of this took place in a so-called "fireproof" hotel — believed to be still structurally sound! The fire did not enter the elevator shafts (or any of the small pipe shafts) even though the elevator doors were buckled by the heat.

This appears proof that such shafts can be isolated and protected against fire and its vertical extension. Had the stairway been similarly enclosed and protected, there seems little doubt that the fire could have been confined to the third floor.

**Mechanical Aids.** In addition to horizontal and vertical fire barriers, the control of fire also depends upon certain fire-fighting aids, such as automatic sprinkler and alarm systems, standpipes, fire hose, and extinguishers.

**Sprinklers.** Sprinkler systems are of particular value in existing hotels, where high standards of fire safety might not be achieved except through almost complete remodeling and new construction. Had the cocktail lounge of the LaSalle Hotel and the third floor corridor in the Winecoff Hotel been provided with automatic sprinkler protection, it is believed that neither fire could have gained headway at the outset.

**Alarm Systems.** Early discovery of a fire and prompt alarm are of utmost importance. Every hotel should have a local alarm system with signaling stations on all floors, arranged to transmit an alarm to the telephone switchboard and to the offices of the engineer and employee in charge of the fire brigade. A city fire alarm box should also be provided on the outside of the hotel at a readily accessible point.

Irrespective of the class of hotel, dependence upon the telephone as a means of giving the alarm to guests is apt to result in serious delay. The automatic sprinkler system can be so mechanically or electrically equipped as to transmit an automatic alarm immediately upon the fusing of the sprinkler head; or an independent alarm system can be provided. It has been suggested by some authorities that a public address system might be connected with each guest room.

**Standpipes.** The inside standpipe is important in any scheme of hotel protection. For the small building of moderate height, the National Board of Fire Underwriters states that 2-in. standpipes may be sufficient for "fire-aid" requirements; otherwise there should be a larger line, 4 to 6 in. in diameter, equipped for use of both small hose and 2½-in. fire department hose. Standpipes should extend from basement to roof and be connected to a street main or suitable pressure or gravity tank. It should have a gated 2½-in. hose connection, reduced down to 1½-in., not over 5 ft. above the floor on each story, including basement, attic, and roof. Hose sufficient to reach all parts of the fire section, but preferably not in excess of 75 ft. should be attached to each outlet. In addition, portable hand extinguishers should be provided at all strategic points.

**Automatic Vents.** To prevent the accumulation of inflammable gases under skylights or in attics which are relatively inaccessible, it is recommended that automatic venting devices be installed, which will open when dangerous pressures or temperatures are reached. Failing this, skylights should be glazed with thin glass that will break under pressure, though in this case a metal screen must be provided beneath the
glass to prevent the entrance of sparks or flying embers from an exposure fire. **Fire control**, to sum up, involves (1) so planning the hotel as to provide for the localization of the fire by isolating areas with firewalls and fireproof self-closing doors; (2) fire stairs and fire towers; (3) automatic venting of all vertical shafts once they have become useless as escape means; (4) automatic sprinklers in all major-hazard locations; (5) adequate standpipes, and convenient hose to reach the entire interior; (6) portable extinguishers at strategic points; (7) providing detection and alarm systems; and (8) (not within the province of the architect) employee and personnel training and drill in immediate emergency action, plus rigid inspection and alert maintenance.

**ESCAPE**

Warning fire alarms are necessary but must be subject to control by management to prevent panic. Fire towers, fire stairs, and fire escapes must be constructed according to modern standards, offering alternate means of escape to every occupant of the hotel, and terminating with direct egress from the building. Lights in corridors indicating exits and fire stairs should be placed flush with wall or door jambs near floor level (to prevent obscuring by smoke) as well as above exits. Directness and simplicity in the plan of the hotel make for natural choice and use of exits and prevent confusion which leads to panic.

All recommendations and modern laws relating to hotel fire safety now call for at least two safe, readily accessible exits from every corridor, public space or service area. These were shockingly absent at the Winecoff. There, the single open stairway was sole means of escape from upper floors. While the exits in the LaSalle were sufficient in number, certain conditions nullified much of their effectiveness. None of the fire stairs opened directly to the outside at the ground floor level. At the time of the fire a door leading to the enclosed stairway near the service elevators at the mezzanine floor had been left open, and this stair, which offered nearest egress from the building at the first floor, could not be used because of the smoke and gas pouring through it and up the stairs.

A deterrent to the proper location of hotel exits is their possible use as a means of evading hotel bills. Also as invitations to intruders with criminal intent. Therefore most stairways lead into the lobby. Where this is necessary, special provision must be made to make this area as nearly fireproof as possible, with a minimum of combustible trim and decoration, free from obstacles, and with several nearby points of exit to the outside.

It is of utmost importance that the doors to escape stairs be self-closing and that they never be permitted to be propped open for ventilation or any other reason. Occupants must also be impressed with the necessity of allowing the doors to close behind them after passing through, since, once they are left open to admit smoke and fire, their usefulness to those above ceases.

It is interesting to note that the original plans for the LaSalle Hotel called for fire doors in corridors, but they were later deleted. Had they existed, guests could have gone from danger areas to a safer zone on the same floor protected by fire doors.

**Fire Escapes.** Outside fire escapes have their place in the general scheme of hotel fire protection, especially in old hotels. Hundreds escaped from the LaSalle by outside escapes. They are far less satisfactory than enclosed fire stairs, however, since they must be located in such a way that they avoid passing in front of windows unprotected by wired glass. Otherwise fire in a lower story might make them unusable. They are objectionable, too, as possible means for theft or invasion of privacy.

**Point of Origin of Hotel Fires, 1930-1940**

<table>
<thead>
<tr>
<th>Type of Origin</th>
<th>Number</th>
<th>Per Cent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guest rooms</td>
<td>93</td>
<td>20.6</td>
</tr>
<tr>
<td>Unknown</td>
<td>58</td>
<td>12.9</td>
</tr>
<tr>
<td>Basement locations otherwise listed</td>
<td>44</td>
<td>9.8</td>
</tr>
<tr>
<td>Kitchens and kitchenettes</td>
<td>37</td>
<td>8.2</td>
</tr>
<tr>
<td>Stairwell, elevator shafts, waste chutes, linen chutes, etc.</td>
<td>27</td>
<td>6.0</td>
</tr>
<tr>
<td>Storerooms</td>
<td>26</td>
<td>5.8</td>
</tr>
<tr>
<td>Boiler room</td>
<td>25</td>
<td>5.5</td>
</tr>
<tr>
<td>Stores and shops</td>
<td>23</td>
<td>5.2</td>
</tr>
<tr>
<td>Clothes and service closets</td>
<td>18</td>
<td>3.9</td>
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<tr>
<td>Lounges and lobbies</td>
<td>13</td>
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<td>Miscellaneous known locations</td>
<td>13</td>
<td>2.9</td>
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<td>Attic or roof space</td>
<td>12</td>
<td>2.7</td>
</tr>
<tr>
<td>Roof or penthouse</td>
<td>10</td>
<td>2.2</td>
</tr>
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<td>Employees' quarters</td>
<td>9</td>
<td>2.0</td>
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<tr>
<td>Restaurants</td>
<td>9</td>
<td>2.0</td>
</tr>
<tr>
<td>Hallway or corridor</td>
<td>9</td>
<td>2.0</td>
</tr>
<tr>
<td>Dining room</td>
<td>4</td>
<td>0.9</td>
</tr>
<tr>
<td>Outbuildings</td>
<td>4</td>
<td>0.9</td>
</tr>
<tr>
<td>Outside or exposure</td>
<td>3</td>
<td>0.6</td>
</tr>
<tr>
<td>Ballroom</td>
<td>3</td>
<td>0.7</td>
</tr>
<tr>
<td>Laundry</td>
<td>3</td>
<td>0.7</td>
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<tr>
<td>Radio stations</td>
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<td>0.4</td>
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<tr>
<td>Air conditioning units</td>
<td>2</td>
<td>0.4</td>
</tr>
<tr>
<td>Incinerator or rubbish room</td>
<td>2</td>
<td>0.4</td>
</tr>
<tr>
<td>Stairway</td>
<td>2</td>
<td>0.4</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>451</td>
<td>100.0</td>
</tr>
</tbody>
</table>

*National Board of Fire Underwriters*

**Note.** The foregoing article, concerned with the elements of fire safety as shown necessary by recent fires, is intended to supplement local codes which give specific and sometimes exhaustive legal provisions for materials, dimensions, tests and applications that demand conformance or revision. The following article sets forth the conclusions drawn by an investigator after careful analysis of recent hotel disasters.
PREVENTING THE SPREAD OF FIRE

By Maurice Webster *

INVESTIGATION of the General Clark Hotel fire (15 per cent of occupancy killed), the LaSalle Hotel fire (6 per cent of occupancy killed), and studies of other fires leads me to believe that the question of proper venting to prevent the spread of fire has been grossly neglected.

In the General Clark fire there was a 10 ft. square skylight directly above the stairwell, glazed with wire glass. This glass did not let go for some time after the fire had become intense — not until the glass had melted. It could be seen after the fire dripping like icicles from the reinforcing wire. In my opinion, if this skylight had been plain glass, of large enough coefficient of expansion to break quickly, most if not all lives would have been saved. Instead, wherever a bedroom door and window were opened, a vent through the bedroom was thus formed, and flames cut a path like that of a blowtorch from corridor across the room and out the window, enveloping the fire escape.

Firemen testified that the outward pressure from gases of combustion seemed like a hurricane when they tried to enter the front door. Such pressures would not have existed if the skylight had let go. The reverse condition was noted by firemen when they arrived at the LaSalle fire after about 180 sq. ft. of glass had broken out in stairwells and elevator shaft. If this feature (venting) had been combined with self-closing doors, of even ½ hour rating, across corridors at "A" and "B" in diagram, all guests would have been safe.

The advantages of venting stairwells and elevator shafts lie in giving a great measure of safety for a relatively small expenditure of money and in their applicability to many existing buildings, with only moderate structural change. Automatic doors across corridors are also relatively cheap and are applicable to old buildings, thus giving the safety of horizontal exits as well as "cellular" the buildings.

In the Canfield Hotel fire, survivors reported that the pressure from the corridor was "terrific" when they opened bedroom doors. These corridors were not vented, and bedroom windows became horizontal vents for smoke and flames when doors or transoms were left open.

In the LaSalle Hotel, it appears that full venting action through breaking out of glass did not occur until about five minutes after the blaze had started up the stairwell. Flame and carbon monoxide entered all bedrooms in which deaths occurred from corridors and not from the court. Most deaths occurred in bedrooms where transoms were found open. Conditions were most fatal in court bedrooms where the rising column of heated air caused a suction augmenting the movement of gas from corridors through bedrooms.

A good system of venting might well consist of moderately sized vents spaced at intervals along corridors. If intakes to these vents were equipped with balanced doors operating like typical draft regulators in breechings, they could be so adjusted as to automatically give protection for any floor where fire might occur, without danger of spreading fire through flues to other floors.

It seems strange that with the National Underwriters Code, the National Safety Code, and the Consolidated Pacific Code all recommending the principle of venting stairwells and elevator shafts, so many municipal and state codes actually forbid this practice.

What happened, where broken windows in shafts served as vents

What might have happened if windows in shafts had not broken out

What might have happened with proper vents at the top of shafts

Schematic Section Through Hotel LaSalle
NEW VERSION OF ROW HOUSES

Something better than the old and all too familiar plan of block row houses is suggested by the Federal Housing Administration. Groups of houses are set at right angles to the street, instead of being cramped into narrow plots facing the street.

An obvious advantage is the wider, more comfortable house proportion which permits better planning, and at no loss in occupancy when end houses are enlarged to accommodate two families, as shown in this plot plan. Lots run parallel to the street (indicated at the right) and are reached by walks bordered with planting.

Principal rooms and porch are placed at the rear of the house, overlooking a garden — it can't be a "back yard." Only kitchen, stairway, and bathroom windows face the adjoining plot. Floor plans for two of the single-family units are shown at the right.

APARTMENT PLANS FOR VARIOUS PLOT SIZES

The following plans for multiple housing will be published soon by FHA* to show certain federal standards for rental housing, including room count and acceptable room sizes. The numbers in foyers indicate permissible room count. Those in rooms indicate their square foot areas.

These plans, of course, serve only to show suggested arrangements for the use of architects. Naturally, no plan is applicable to all conditions and locations, for

75-ft. lot. Walk-up building, with efficiency apartments. 4 apartments and 10 rooms per floor.

Walk-up unit, with efficiency apartments. 3 apartments and 8 rooms per floor.

---

* Under the title of "Planning Rental Housing Projects."
FHA APARTMENT PLAN TYPES (Continued from page 111)

(Above) 60-ft. lot. Elevator building. 4 apartments and 15 rooms per floor (14 1/2 on first floor)

(Above) 75-ft. lot. Elevator building. 6 apartments and 22 rooms per floor (21 1/2 on first floor)

(Left) 75-ft. lot. Walk-up building. 5 apartments and 19 rooms per floor (18 1/2 on first floor). Front apartments show two solutions — one giving preferential treatment to the bedroom; the other, to the living room and dining alcove

as FHA points out, apartment buildings of these types and arrangements are limited by conditions on adjacent properties and by depth of property which must be sufficient for yards and setbacks required by deed restrictions, ordinances, and FHA.

The percentage of efficiency units (apartments with minimum kitchenettes and dressing closets) in a project is determined by FHA on the basis of suitability to the local rental market. Certain specific requirements for these efficiency units are: entrance through a foyer and access to bathroom from foyer, dressing closet or hall; minimum living-room and bedroom areas as shown; kitchenettes not less than 3 ft. by 5 ft., opening off living room or foyer, with a tenant-operated exhaust fan; dressing closet large enough for dresser, circulation, and storage, including approximately 6 linear feet of rod and shelf space.

(Continued on page 117)
MOVE THE SUN INDOORS

An experimental sunshine room has been built by General Electric Company to demonstrate the possibilities of artificial sunshine solariums* for convalescent hospitals, athletic clubs, and progressive industrial plants in the northern part of the country, and with slight modifications to plant growth research and materials testing. The lighting setup shown in the sketch of the experimental solarium was designed to produce a perceptible sunburn in the same time as does the sun, to provide high levels of light, and as nearly as possible the same infrared radiant energy as the sun.

Tungsten spotlight lamps and A-119 mercury lamps are installed above the glass skylight over which flows a film of water to filter out much of the long-wave infrared energy. The balance of the ceiling contains 30-watt fluorescent sunlamps and regular 30-watt white fluorescent lamps. A ventilating system keeps the air temperature down to a comfortable 80°F. Results are said to be a reasonable approximation of summer sunlight. Skin appears quite as it does in sunshine, and room occupants agree that it "feels" like sunshine.


PRODUCTS for Better Building

HOME LIGHTING

A restyled Lighting Center has been opened in New York City by Sylvania Electric Products Company to display latest techniques in home lighting and to serve as a proving ground for new lighting equipment. The redecorated rooms, first opened in 1944, incorporate black light, germicidal light and infrared heat lamps, as well as new adaptations of both tubular and circular fluorescent lighting combined with the latest in incandescent floor and table lamps. The basic idea of the lighting scheme throughout the five rooms—living room, bedroom/den, kitchen, bathroom, and study—is "to make light itself an integral part of the decorations."

The fundamental lighting unit is a simple fluorescent lighting strip, with self-contained ballast, which is placed in book cases, kitchen cabinets, direct and indirect coves and in valences. The floor lamp is still considered essential for close visual tasks, and an attempt is made to coordinate recessed fluorescent tubes with the latest types of portable lamps. Emphasis is also placed upon the fact that fluorescent and incandescent sources can be blended successfully.

Illustrated is the living room, focal point of which is a television set. An illuminated fish tank is set into a large mirror placed along one wall for decorative effect and to provide a low brightness background for watching the television screen. Window valence and book

(Continued on page 122)

Television-living room shows new techniques in fluorescent and incandescent lighting
CONCRETE FORMS
Steel Forms for Concrete Walls and Floors, and Steel Forms for House Foundations. Two folders describing Atlas Speed Forms for concrete construction. Complete specifications, advantages claimed, applications, diagrams. 4 pp. ea., illus. Irvington Form & Tank Corp., 43 Cedar St., New York, N.Y.

ELEVATORS

FANS
Durco Corrosion Resisting Fans (Bulletin 1102). Description of five standard sizes of corrosion-resistant fans for exhausting acid and other corrosive fumes. Complete engineering data including dimensions and capacities; typical applications; information on the type of drives used, hood outlets, bell end adapters and drip traps. 12 pp., illus. The Duriron Co., Inc., Dayton, Ohio.*

Emerson Electric Exhaust Fans for Business and Industry (Catalog X5559). Details of design and construction, specifications and performance data for direct-drive and belt-drive exhaust fans and accessories for commercial and industrial use. Typical uses and installations, table of recommended air changes for various rooms. 16 pp., illus. The Emerson Electric Mfg. Co., St. Louis 21, Mo.*

FIRE HOSE
Firemen Can Work Faster With B.F. Goodrich Hose. Folder describing a canvas-jacketed, flexible fire hose, its features and record. Includes description of couplings, gaskets and other accessories. 6 pp., illus. The B. F. Goodrich Co., Akron, Ohio.*

FURNACE
Mor-Sun Utility Model U-4-G Pressed Steel Gas Fired Forced Warm Air Furnaces. Bulletin describing a new unit designed for the small home. Gives features, complete specifications. 2 pp., illus. Morrison Steel Products, Inc., 601 Amherst St., Buffalo 7, N.Y.

HEATING

KITCHEN PLANNING
Planning the Kitchen Electrically: Westinghouse Electric Home Planning Series Manual No. 1. Fundamentals of kitchen planning, basic kitchen layouts, design details, lighting, outlets, equipment. Application to four types of home — "thrift," "budget," "ideal," and "de luxe." Details include dimensions of typical equipment. Table shows relative amount of storage space and counter surface in each of the four groups of plans. 74 pp., illus. Better homes Dept., Westinghouse Electric Corp., Pittsburgh 30, Penn.* $1.00.

LAUNDRIES
Does Your Home Have a Place for Living? Eleven plans for electric "dual-purpose" laundries, so arranged as to permit their use for varying other family activities. Novel ideas include use of the breezeway for the laundry, use of the laundry as a maid's or guest room. 24 pp., illus. Home Laundry Equipment Division, General Electric Co., Bridgeport, Conn.* 10 cents.

LIGHTING
A Better Kind of Lighting (Bulletin 101). Nine types of Lustra Reflector Lamps for industrial, commercial, store, theater and display lighting. Included are neck-silvered directs and concentrators, side-silvered tubulars, and various floodlights, spotlights, etc. Construction details, sizes, recommended uses. 4 pp., illus. Lustra Corp. of America, 40 W. 25th St., New York 10, N.Y.

Specify Colovolt Cold Cathode-Low Voltage Lighting (Catalog 5-2). Complete mounting dimensions for four types of Colovolt commercial and industrial fixtures, and description of each. Tables to determine footcandles required for a given room. 4 pp., illus. General Luminescent Corp., 752 S. Federal St., Chicago 5, Ill.

METALS
Reynolds Aluminum Alloys and Mill Products Data Book. Description of aluminum alloys and aluminum mill products made by Reynolds. Range of sizes, chemical compositions, yield and ultimate strengths, hardnesses, tolerances, etc.; manufacturing methods; section of reference tables and related specifications. 248 pp., illus. Reynolds Metals Co., Inc., Louisville 1, Ky.* $2.00.

PARTITIONS
The New Gold Bond Hollow Wall System. Booklet describing a new system using two free standing partitions to house plumbing, wiring and ducts, to deaden transmission of sound, and to give a higher fire-rating than the standard requirement. Gives comparison of sound insulation value with other types of walls. Recommended specifications. Section of detailed architectural drawings, readily traceable into plans. 10 pp., illus. National Gypsum Co., Buffalo 2, N.Y.*

PIPES
Branch Pipe Outlets with Bonney WeldOlet Fittings. Catalog giving complete application information, structural data, installation procedure, temperature-pressure rating charts, specifications and list prices of fittings for making full pipe strength branch pipe outlets. Also illustrates and describes drain out fittings and complete line of flanges. 18 pp., illus. Bonney Forge & Tool Works, Allentown, Penn.

Pipe in American Life. Booklet presenting historical background and modern uses of metal pipe, with emphasis on the use of steel pipe. Separate chapters deal with the uses of steel pipe in homes, large buildings, process industries, railroads, shipping, water supply systems, etc. 48 pp., illus. American Iron and Steel Institute, 350 Fifth Ave., New York 1, N.Y.

PLASTICS
Tenite Injection Molding. All aspects of the injection-molding process: choice of material, preparation for molding, proper design of product, the machines used, mold design and construction, methods of finishing. Index of molding terms. 36 pp., illus. Tennessee Eastman Corp., Kingsport, Tenn.

PLUMBING
Transitional Data on the Crane Plumbing Line. Catalog of plumbing fixtures for the home and for industrial, commercial, educational buildings, hotels, etc. Intended primarily to furnish dimensional data; improvements in design and trim not included. 32 pp., illus. Crane Co., 836 S. Michigan Ave., Chicago 5, III.

STORE FRONTS
Kawneer Sales-Building Store-Fronts. Portfolio of half-size details (Continued on page 130)
STREAMLINED beauty is practical design in a car. But it pays to remember it's what's inside the hood that matters.

It's what's inside that counts with quality building products, too. Hidden, inside values the eye seldom sees. That's why building-wise people insist on Celotex Building and Insulating Products.

They know the raw materials that go into Celotex are the best that nature can grow and money can buy.

And rigid production controls all along the line guarantee uniformly high quality of every product bearing the Celotex name.

Tireless laboratory research perfects materials and methods still more . . . helps to maintain Celotex leadership year after year.

These, plus more than a quarter of a century of building materials "know how," are the invaluable ingredients in every Celotex product.

They make a big difference in performance . . . in long life and low cost maintenance. A difference that has proved its value on hundreds of thousands of building jobs of every kind.

There aren't enough of these famous Celotex products to go around now—but steadily increasing production is making Celotex materials gradually available in larger quantities.

Building Board
Internal Finish Boards
Cel-O-Siding
Rock Wool Insulation
Celo-Rok Sheathing and Wallboard
Celo-Rok Anchor Lath and Plaster
Cemesto
Flexcell
Triple Sealed Shingles

THE CELOTEX CORPORATION • CHICAGO 3, ILLINOIS

FEBRUARY 1947
The place to look for boiler values is **inside the boiler**

**In the FITZGIBBONS 400 SERIES**

**here's what you see—**

ALL CONSTRUCTION IN ACCORDANCE WITH THE A.S.M.E. CODE — flange steel plate with a minimum thickness of 1/4" and minimum tensile strength of 45,000 lbs. Every boiler tested hydrostatically to 60 lbs. pressure for maximum 15 lb. steam operation. Every boiler passed by the Hartford Steam Boiler Inspection and Insurance Co. and rated in accordance with the Steel Boiler Institute.

COMBUSTION CHAMBER CORRECT IN FORM AND SIZE to promote complete burning with a hot, clean flame and the minimum of soot deposit. Providing the conditions under which any good oil burner will give its best performance.

EXCEPTIONALLY POWERFUL WATER CIRCULATION which sweeps off steam bubbles and brings ever new water molecules against the hot boiler surfaces. This is the true basis of quick steaming. In short —

ALL THE QUICK-STEAMING, FUEL-SAVING BENEFITS of steel boiler design, brought to the ultimate degree by our sixty-one years of constant improvement—The 400 Series is all boiler and it's all Fitzgibbons.

__Fitzgibbons Boiler Company, Inc.__

*General Offices: 101 Park Avenue, New York 17, N. Y.*

*Manufactured at: Oswego, N. Y.*

SALES BRANCHES IN PRINCIPAL CITIES
FHA APARTMENT PLAN TYPES (Continued from page 112)

75-ft. lot. Walk-up building, with efficiency apartments. 6 apartments and 16 rooms per floor. Efficiency apartments show alternate treatment of same floor area.

75-ft. lot. Walk-up building. 5 apartments and 18 1/2 rooms per floor (18 on first floor).

75-ft. lot. Walk-up building. 4 apartments and 18 rooms per floor. Doors replace windows in dining alcoves on first floor for secondary exits in place of kitchen doors.

100-ft. lot. Elevator building, with efficiency apartments. 8 apartments and 20 rooms on each floor (19 on first floor) (Continued on page 119)
DAY-LINE

IMMUNE TO

VIBRATION

The shock-resistant industrial lighting fixture. It's rugged—rigid—die-formed of heavy-gauge steel. Its truss-like construction provides for added strength. Nothing can bend or work loose.

May we send Bulletin 30-A with complete details?

The DAY-LINE

Heavy-duty industrial fluorescent fixture with porcelain-enamled steel reflectors. Designed for two and three 40- or two 100-watt lamps—unit or continuous installations.


Day-Brite Lighting, Inc., 5465 Bulwer Avenue, St. Louis 7, Mo.
Nationaliy distributed through leading electrical supply houses.

In Canada: address all inquiries to Amalgamated Electric Corp., Ltd., Toronto 6, Ont.

IT'S EASY TO SEE WHEN IT'S

DAY-BRITE

Lighting
FHA APARTMENT PLAN TYPES (Continued from page 117)

(Left) 100-ft. lot. Elevator building. 6 apartments and 25 rooms per floor (24½ on first floor). Plan is approximately the same as last plan on page but with room sizes reduced to meet possible need in lower rent projects.

(Below) 100-ft. lot. Elevator building. 6 apartments and 25 rooms per floor (24½ on first floor). Plan is approximately the same as last plan on page except for room arrangement which gives preferential treatment to living rooms at front and rear.

(Left) 100-ft. lot. Elevator building. 6 apartments and 25 rooms per floor (24½ on first floor). Room arrangement gives preferential treatment to bedrooms in front and rear apartments.
Why the builder of Bolling Square says, “We intend to use Kimsul® again”

Simple method by which Double Thick KIMSUL, 16" wide blanket, was applied between ceiling joists in the attics of the 33 Bolling Square buildings. This illustration is from Page 6 of the KIMSUL Application Data File, a useful insulation manual, free on request to architects and builders.

Every day more planners and builders of important projects express preference for many-layer KIMSUL®. Tops in efficiency ("K" factor 0.27, J. C. Peebles)...extremely light (average density, including cover, 1.40 lbs. per cubic foot), KIMSUL is also one of the easiest of all insulations to apply. It’s a prefabricated blanket, handily packaged and compressed to only 1/5th installed length. And it’s clean—no irritating dust or splinters. KIMSUL provides permanent protection too—won’t sag, sift or settle...resists fire, moisture, and fungi...is termite proof. Let us send you the 11-page Application Data File giving complete installation details for KIMSUL in any construction. Write Kimberly-Clark Corporation, KIMSUL Division, Neenah, Wisconsin.

We are producing all the KIMSUL Insulation we possibly can, but due to the great demand, your dealer may have some difficulty in supplying your requirements as promptly as usual.

*KIMSUL (trademark) means Kimberly-Clark Insulation
There's a store in every community which shoppers patronize first. Naturally, it's the smartest shop on the avenue. Attractive outside as well as within, the distinguished Brasco Front sets it apart from competition, identifies it as the leader in its field.

Modern store front design entices the shopper with an intimate view of the interior. Low bulkheads and high ceilings, with generous expanses of plate glass, create the impression of being inside the store before its portals are actually passed.

Today's unique fronts are built most effectively with complete Brasco Construction. Our comprehensive line of unified members fully interprets the architect's ideas with sound, economical construction, easily installed. The result is a beautiful, sales-winning store front . . . distinctive as a trade-mark.

BRASCO MANUFACTURING CO.
HARVEY • (Chicago Suburb) • ILLINOIS
National Distribution Assures Effective Installation
shelves are indirectly lighted by fluorescent lamps to give light for moderate visual tasks. To give extra light for reading, incandescent table lamps are equipped with the new Indirect Bolite bulb and circular fluorescent tube.

In the event that the television screen is to be viewed under darkened conditions, "black light" units concealed under shelves, tables, and chairs, can be turned on to make the fluorescent-treated carpet glow colorfully.

**STEEL FORMS**

A manufacturer of steel forms for concrete construction now offers Atlas Speed Forms for house foundations, walls and floors. It is claimed that in housing developments a complete house foundation can be made in a day's time, including stripping, moving, erection, and pouring. The forms are made of 14-gauge blue steel, 5 to 10 ft. long, averaging 30 lb. in weight, and are said to give over 200 uses without repair, when given normal handling. Other forms for concrete construction include flat slab, pan, column, wall, pipe, tunnel, caisson, bridge, road, sewer, and steel plate work. Irvington Form & Tank Corp., 43 Cedar St., New York, N. Y.

**WATER HEATER**

Glass-lined tanks for electric water heaters have been designed for installation in soft-water areas of the country where acid conditions often hamper operation of conventional models. Tanks are available in 30-gal. or 50-gal. models for use with either one or two heating units, depending upon requirements. These heating units are immersed in the water, heating by direct contact. All models are thermostatically controlled, operate automatically, and are insulated with approximately 3 in. of spun glass wool. Frigidaire Div., General Motors Corp., Dayton 1, Ohio.

**ALUMINUM SIDING**

Recently announced is Compo-Miracle Rigid Aluminum Siding, available from lumber and building supply dealers in 4-ft. lengths. This siding is said to lie flat against the sheathing and have greater rigidity, thereby reducing to a minimum denting, warping, and ladder marks. Also, it provides four thicknesses of metal through the beading for strength where most needed. Siding is applied from bottom of the wall upwards, each length interlocking with the length below. Joints are staggered and nailed to assure a tight butt that will not gap. Corners butt against wooden corner strips and are caulked, making it possible to cover a complete wall without laying an entire course around the building. Starter strips at the base of the siding are provided, or base can be caulked. Compo-Miracle Products Co., 15221 West Eleven Mile Rd., Berkley, Mich. (Continued on page 124)

**What makes a LONGSPAN Outstanding?**

Look for the U-shaped diagonal web. It provides an excellent welding condition and a constant chord spread that results in outstanding lateral rigidity. This exclusive Macomber design is made in underslung or square end types with sloping or parallel chords in lengths up to 70 feet. Here is a completely standardized structural unit, specified from load and span tables for unobstructed floor or roof support. Get our complete design information for your next project.
Efficiently-designed Heating Systems

Now Include the

Electric Quikheter

No matter how efficient your regular heating system may be, there are always times when extra heat is not only a comfort and convenience but an almost necessity.

There are those cold, chilly and damp mornings, for instance, when the regular heating plant is not in operation. Then, there are those cold, blustery days, when wind and cold just will seep into the room and chill it. Or there are those times when it seems hours before heat begins to filter into the house from the regular heating plant.

Electric Quikheters are ideal for situations such as these. Easy to operate, requiring only the flip of a conveniently-located switch, they send forth billows of warm air that will change the temperature of the average room in three to five minutes.

Install one of these attractive, convenient, fuel-saving, comfort-giving units in your home today and thus provide against unusual weather variations.

Now Available

Built-in Electric Quikheters are available in single units of 1,000 and 1,500 watts and twin units of 2,000 and 3,000 watts, for immediate delivery. Contact your nearest electrical contractor for details or send for Bulletin No. 77.

Makers Of...

BusDuct
Panelboards
Switchboards

Frank Adam
Electric Company
St. Louis, Missouri

Service Equipment
Safety Switches
Load Centers
Electric Quikheter
PLASTIC JOINTER
A new plastic jointer, similar in design to the standard jointer of bent iron rod, is now available as a hand tool to finish cement or mortar joints between brick or tile. Its application on cement is said to leave none of the discoloration that may result from the touch of iron on cement. Other advantages claimed are its lightweight and warmth to the touch. Plaz Corporation, Hartford, Conn.

DOOR JAMB
Installation time is reported to be cut from an average of one and a half hours to 8 to 10 minutes through use of the Wheeler Osgood Tru-Sized Door Jamb. There are only three precision milled pieces to handle, which are adjusted one at a time. This is said to eliminate making dados, placing and fitting blocks, squaring and plumbing with wedges, gaining for hinges, and cutting and installing stops. Tru-Sized Jambs come complete with all necessary hardware and full instructions for installing. Each set consists of hinge jamb (with starter block glued in place), lock-strike and head jambs (stops on all three jambs), 5 rustproof shock-absorber leaf springs, recessed handle and locksets, washers, and friction clips. Permanent accuracy of fit is claimed since no deviation from original clearances can be quickly compensated for by a few turns of the screwdriver. In case of alterations, the jambs can be moved or salvaged. Wheeler Osgood Sales Corp., Dept. AR, 1216 St. Paul Ave., Tacoma, Wash.

IMPLEMENT OF ARCHITECTURE

SCHLAGE DESIGN

Schlage lock trim offers a flexibility that ranges from stately, conservative locks to modern, contemporary designs. Knobs can be placed anywhere on the door. There is a Schlage design to effectively complement any scheme of decoration or architecture. For information on specific lock trim, see your builders' hardware man, or write direct to Schlage Lock Company, P. O. Box 3324, San Francisco.

SCHLAGE LOCK COMPANY
SAN FRANCISCO • NEW YORK
ORIGINATORS OF THE CYLINDRICAL LOCK

(Continued from page 122)

WINDOW PRODUCTION
General Bronze Corporation has announced that with the completion in January of its $2,000,000 factory in Hempstead, L. I., current output of half a million low-cost aluminum windows per year will be doubled, and two new types, casement and picture-window, will be added to the line. It is claimed that the Aluminite Aluminum Window will have a long-range cost to the purchaser nearly 20 per cent under that of good quality wood ones and nearly 15 per cent less than that of steel, taking into consideration all installation and maintenance costs over a 10 year period. General Bronze Corp., 34-19 Tenth St., Long Island City, L. Y.

PLASTIC WALL COVERING
Detron, a plastic-on-fabric wall covering, is now available in 13 new colors based on a survey of architects' preferences. The surface is washable, and has a textured metallic finish. It is suggested for interiors that require dramatic treatment, such as theaters, restaurants, and public rooms. Supplied in double roll units, it is applied like any good wallpaper, on plaster, plywood, fiber and composition board, or metal. A companion product is Fabron, used in hospitals, schools, and institutions. Frederic Blank & Co., Inc., 230 Park Ave., New York 17, N. Y.

(Continued on page 126)
"I'm glad we're having Todd Burners in this development"

... a wise specification—TODD Burners for minimum fuel consumption.

Operating and maintenance economies from the standpoint of both major and minor power consumers. The whole field of installation and operating experience of Todd engineers and service experts is available for the design of this equipment to meet accurately your minimum fuel consumption. There is an economy-proved line of Todd Oil or Gas Burners, fully automatic, semi-automatic, or manually controlled, to fit all requirements, regardless of the type of building or the power set-up. In addition, special equipment can be tailored to meet your exact specifications.

Before selecting burners for your new or remodeled buildings consult Todd Engineers. They will cooperate with you in every way in meeting the individual needs of your clients' power plants.
PLASTIC PANEL
A reinforced plastic panel, known as Neutron, will soon be on the market. Made of resin-impregnated pigmented wood pulp, Neutron will be available in standard 4 ft. by 8 ft. sheets, 3/16 in. thick, for application to any smooth surface by means of a mastic adhesive. Panels are said to have strength, without brittleness, and, being washable and waterproof, are appropriate for bars, table tops, walls in bathrooms and kitchens, and as a store-front veneer. There will be a variety of finishes: high-gloss, semi-gloss, mat, marbledize, textured, wood grain, or solid colors. Mac- rolyn, Inc., Houston 4, Tex.

TILEBOARD
For a colorful wall surface in bathrooms, kitchens, and stores, Prestile comes in panels, 4 ft. by 4 ft., for installation over new or old walls. Made of masonite Fosphores, these panels are plain or scored for decorative effect into 4- or 8-in. squares. Prestile Mfg. Co., 2860 Lincoln Ave., Chicago, Ill.

CIRCUIT BREAKER
Now in production and designed for the protection of 4 single-phase circuits or less, the MO-4 Multibreaker has both automatic overcurrent and short circuit protection for branch circuits. Its thermal and magnetic characteristics are said to make for greater speed in tripping. It is made to protect circuits of 10 and 20 amperes, plus 30 amperes to conform with new ratings. The Truman- hill Electric Mfg. Co., Plainville, Conn.

STANDARDS
Elevators
Now under revision is the American Standard Safety Code for elevators, dumbwaiters, and escalators, sponsored jointly by the A.I.A., National Bureau of Standards, and American Society of Mechanical Engineers. The usual periodic revisions scheduled for 1943 were postponed due to war work. Suggested rearrangements, modifications, or proposals may be addressed to American Institute of Architects, 1741 New York Ave., N. W., Washington 25, D. C., Att: Theodore I. Coe, Technical Sec'y.

Cement
The 1946 edition of "A.S.T.M. Standards on Cement" presents in convenient form six standard specifications for Portland and other types of cement, and methods of chemical analysis and physical testing. A copy may be obtained for $2.00 from A.S.T.M., 1916 Race St., Philadelphia 3, Pa.
PLAN NOW FOR Cool Comfort NEXT SUMMER

KoolShade SUN SCREEN

BLOCKS SUN HEAT RAYS Outside THE WINDOW

The most efficient shading device ever developed

Comparative tests prove KoolShade gives more effective shade than awnings, venetian blinds or window shades. Up to 90% of sun heat rays are blocked and radiated outside the window. Vision from inside is not cut-off or blurred... every elusive breeze drifts through. Paper-thin slats, in effect, form a miniature outside venetian blind. Sun-exposed rooms stay as much as 15 degrees cooler.

NOTE THESE VALUABLE FEATURES

- Permanently set at 17° angle for greatest shading efficiency.
- Prevents the fading of valuable drapes and furnishings.
- Easy and inexpensive to install—will not rust, rot or rattle.
- Fits neatly and smoothly into modern architectural design.
- Durable bronze KoolShade also effective as insect screen.

Air conditioning becomes more effective and less costly

Sun heat rays pouring through unshaded windows build up room temperatures and put a heavy load on air conditioning equipment. The American Society of Heating and Ventilating Engineers state in their 1940 guide, "... by reflecting, absorbing and radiating most of the sun's heat rays outside the window, KoolShade has been shown to account for as much as 75% of the cooling necessary."

An overloaded air-conditioning unit can become effective by installing KoolShade. On new installations an excellent cooling job can be accomplished with lighter, less expensive equipment if KoolShade is used on all sun exposed windows—electricity and maintenance costs are lowered by reducing the load on present equipment.

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Company

Address

City, State

Febrary 1947

127
"Hospital Planning"

by Charles Butler, F.A.I.A. and Addison Erdman, A.I.A.

A Case-Study Analysis of Modern Hospitals

When "Hospital Planning" first went on sale in June 1946, the rush for copies exhausted the initial print order within a matter of weeks.

A second printing, just off the press, now makes a fresh supply of copies available.

But already our backlog of unfilled orders is commanding a large share of this new supply. And the demand is growing!

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ARCHITECTURAL ENGINEERING
TECHNICAL NEWS AND RESEARCH

THEATER SEAT

Contoured to fit the human body, Bodiform Theatre Chair is manufactured with arch-springs, concealed hinges, and a frame that is said to be practically indestructible. The seat is formed from a single steel sheet, with no protruding corners or edges, and folds automatically to a "3/4 fold" when the occupant rises. Seat and back are designed for quick removal when necessary to replace covering material. Like all other chairs in the line, this model No. 118 is entirely made without tacks or bolts and with no exposed screws. American Seating Co., Grand Rapids, Mich.

VENTILATOR

Suitable for use in houses and most private offices, also in many conference, reception, and rest rooms, Aerocel Home Ventilator has a certified capacity of 400 cfm, tested in accordance with the Standard Test Code. Fan, within a grille of white plastic, consists of a 3-bladed aerocurve propeller (1-piece molded Bakelite fabric base), driven by an enclosed 115 60/50 cycle single phase motor. A resilient spring mounting attaches motor to cylindrical air tunnel. Wall box is of rustproofed steel with insulated weather door. Automatic door latching mechanism is furnished with each unit. The fan starts automatically when door is opened and stops when door is closed. American Blower Corp., Detroit, Mich.

AUTOMATIC AWNING

An awning frame, known as Awn-A-Matic, is designed to automatically raise and fold most types of fabric awnings, eliminating the need for ropes. The aluminum frame comes in two models for any conventional awning, from small sizes to those over 8 ft. in width. Automatic features, operated from within the house, are said to be synchronized for efficient operation regardless of awning's size. Adjustable arms and automatic mechanisms compensate for its weight as size increases. Also announced is the Awn-A-Fenl, attached between top of awning and house to permit warm air to escape through louvers. Awnning Accessories Div., Orchard Brothers, Inc., 269 Meadow Rd., Rutherford, N. J.

COLORED PENCILS

Thick-lead Multichrome drawing pencils come in 50 brilliant colors, reported to be extremely permanent and moistureproof. Pencils are packaged in sets of 12, 24, 36, and 48 assorted colors; and in a box of 35 for a single color. The General Pencil Company, 67 Fleet St., Jersey City 6, N. J.
THE PROBLEM
To provide economical elevator service for a three-story manufacturing plant of functional design. All movement of raw and finished materials in plant to be handled by fork lift trucks which are to be carried on elevator in process of loading and unloading. Architect's visualization calls for building without elevator penthouse to break streamlined contour.

THE SOLUTION
The architect analyzed his problem as follows:
1. Since no elevator penthouse was desired, a push-up type elevator should be used. 2. Loading by power vehicles called for unusually accurate landing stops and for an elevator of very strong construction. 3. Initial cost of elevator, including construction provisions, must be held to a minimum. Elevator operation and maintenance expense must be low. Result: A Rotary Oildaumatic Elevator was selected because it met all these requirements.

Elimination of Penthouse
Streamlines Building Design
The Oildaumatic Elevator requires no costly, unsightly penthouse because it's pushed up from below by a powerful hydraulic jack... not pulled from above. This also makes possible a lighter shaftway structure... no need for heavy loading bearing supporting columns to carry the elevator and its load. No special machine room necessary. Either... the compact power unit can be located in any convenient space on any floor.

Oildaumatic Controller
Insures Accurate Landing Stops
Where loading and unloading is done by power vehicles, the Rotary Oildaumatic Elevator is first choice. Guided by a highly efficient mechanism, the Oildaumatic Controller, it operates smoothly and rapidly, stops at floor landings with accuracy and holds the landings. Also important for this type of service is the rugged construction of the elevator car, with its heavily reinforced sling and platform.

Streamline your building designs and make sizeable savings in construction costs by specifying Rotary Oildaumatic Elevators for 2, 3 or 4-story structures. Coupon at the right will bring you complete information and Architect's Preliminary Layout Data.

For data to help solve your elevator problems:

Rotary Lift Co.
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Memphis 2, Tenn.

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FEBRUARY 1947

129
covering the complete Kawneer K-47 line of glazing moldings, metal trim and awnings. Description of the various units, features of the line such as flexibility and ease of installation. 20 pp. illus. The Kawneer Co., Niles, Mich.*

STUD WELDING


WATER HEATER


LITERATURE REQUESTED

The following individuals and firms request manufacturers' literature:

David Searcy Barrow, Architect, 605 Central Ave., Wilmette, Ill.

George F. Bidwell, Architect, 4139 Shafter Ave., Oakland 9, Calif.

Paul B. Coxe, Architect-Engineer, 45 Wilkins Rd., Pittsburgh 21, Penn.

Ashley De Wolf, Hershey Chocolate Corp., Hershey, Penn.

Fleming & Guerard, Architects, Palmetto Bldg., Columbia, S. C.

W. Edwin Gossop, Architect, Room 1507, Starks Bldg., Louisville 2, Ky.

Bernard J. Heim, Architect, 316 Hyde Bldg., Albert Lea, Minn.

Benjamin Earle Irby, Architect, P.O. Box 3366, Beaumont, Texas.

Robert T. Irvin, 902 College Court #512, Urbana, Ill.


Kenneth J. Spry, Architect, 2204 McKinley St., R.D. #2, Box 74, Hollywood, Fla.

Eaton W. Tarbell & Associates, Architects, 84 Harlow St., Bangor, Maine.

John M. Walton and Associates, Architects, P.O. Box 208, Arlington, Va.

Paul Weinberg, Secretary, Commerce Research Group, 909 Steuben Bldg., Chicago 1, Ill.

A. Ziegenhagen, Designer, P.O. Box 62, Poy Sippi, Wis.

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In 1939, the Webster Moderator System set new standards, obtained for the Penton Building through a unique Heating Modernization Contract. Three years later, on May 5, 1943, E. L. Shaner, President of Penton, released Webster from its guarantee of performance, reported savings of $2,515.82 and added "We are completely satisfied with the manner in which our building now is being heated and commend Warren Webster & Company for the satisfactory way in which it has fulfilled its contract".

Your case may be parallel to that of Penton in 1939. Why not check on the possibility of a Webster Heating Modernization program for your own building?

WEBSTER HEATING SYSTEMS

THE RECORD REPORTS

(Continued from page 20)

under the firm name of Matthiessen and Johnson, Architects. Address: Rippowam Village Rd., Stamford, Conn. A branch office will be maintained at 17 E. 42nd St., New York 17, N. Y.

William E. Richardson, lighting consultant, has opened offices as an industrial lighting engineer at 419 W. 55th St., New York City.

Samuel A. Soville, Architect, formerly associate of the architectural firm of Furno and Harrison, has become associated with Previews Incorporated, The National Real Estate Clearing House, 49 E. 53rd St., New York 22, N. Y. He will assist with the technical aspects of the business including the company’s town planning and engineering department.

Lester C. Tichy, Architect and Industrial Designer, 369 Lexington Ave., New York 17, N. Y., has announced that C. Ralph Fletcher and Raoul L. Danburg are now associates in his organization.

The firm of Wogan, Bernard & de la Vergne, Architects (Victor Wogan, Joseph Bernard, Jules K. de la Vergne and Albert Muller), has succeeded the firm of Wogan & Bernard. Address: 1703 Pere Marquette Bldg., New Orleans 12.

ELECTIONS, APPOINTMENTS

Twelve new members have been elected to the National Institute of Arts and Letters, including two architects elected to the Department of Art. The two architects so honored are John Walter Cross of New York and Frank Lloyd Wright of Phoenix, Ariz., and Spring Green, Wis.

Kalman Klein, Nassau and Queens county builder, has been elected president of the Long Island Home Builders Institute.

Edgar M. Hastings, of Richmond, Va., chief engineer of the Richmond, Fredericksburg and Potomac Railroad Company, has been elected president of the American Society of Civil Engineers.

Vice presidents elected by the Society are Gail A. Hathaway, special assistant to the Chief of Engineers, U.S.A., and Professor Ralph B. Wiley, head of the civil engineering school at Purdue.

A. Gordon Lorimer, chief of the Bureau of Architecture, Department of Public Works, New York City, has been named technical consultant to the Producers’ Council. He will coordinate the Council’s research and technical activities and also will serve as chairman of the organization’s Committee on Building Codes.

Frederick R. Lack, vice president of Western Electric Co., has been elected president of the American Standards Association.

The RESTORATION of COLONIAL WILLIAMSBURG

A Reprint of the December, 1935 Issue of ARCHITECTURAL RECORD

104 pages, bound in cloth $2.00 per copy

The Colonial Williamsburg Number of ARCHITECTURAL RECORD — issue of December 1935 — was sold out soon after publication but the entire editorial contents have been reprinted and bound in permanent book form with blue cloth covers.

Many thousands of these Williamsburg reprints have been sold but the demand continues unabated.

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119 W. 40th Street, New York, N. Y.

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ARCHITECTURAL RECORD
Time was when an architect would put his tongue in his check if he detailed a window seat like this one. For it was bound to be a drafty proposition at best.

But with Andersen WINDOWALLS, the windows that function as a wall—weathertight and secure against infiltration of cold air—the window seat becomes a cozy, inviting spot in the home.

This WINDOWALL, in a New York home, is made by a mullion installation of Andersen Complete Wood Horizontal Gliding Window Units. The WINDOWALL is completely weatherstripped, equipped with double glazing panels, and screen.

For complete details, consult Sweet's Catalog, or write directly to Andersen.

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Complete Wood Window Units • Casement • Horizontal Gliding • Double Hung and Basement
TRANE FURNISHED A STEAM TRAP TO HELP THE MAKERS OF AUTOMOBILES

In many automotive production processes, for example, in the ovens where enamel is baked on automobile bodies, high heats must be held within extremely close limits to assure uniform results. These high heats are often obtained with high pressure steam. However, ordinary steam traps discharge air and condensate intermittently—making it difficult to hold unvarying temperatures.

To solve this problem, the Ford Motor Company called on Trane for a trap that would maintain high temperatures without fluctuation. Trane Class 200 Industrial Traps were furnished. These traps permit a continuous discharge of condensate and vent air out of the heating coils, thus making it possible to hold the constant high temperatures needed.

The Class 200 Industrial Trap was so satisfactory that the Ford Motor Company promptly put it to work in several entirely new applications—among them, in a large paper drying machine and in large blast coils in several Ford plants. This trap is another example of the ingenuity of the men who design and build the complete line of Trane matched products—products that are designed and built together for use together. See other Trane products in the panel at the right.

More than 200 Trane Field Engineers in principal cities all over the country co-operate with architects, engineers, and contractors in the application of Trane products and systems—the utilization of Trane Weather Magic.

Like all other Trane products, Trane Steam Heating Specialties are matched with other Trane equipment, so that a complete, perfectly co-ordinated Trane system can be selected.

Typical of Trane Heating Specialties is the Trane Lifetime Hermetic Valve—a valve so good that it is guaranteed for life against steam leakage at the stem. Equally famous is the Trane Thermostatic Trap, featuring the long-lived Trane seamless bellows. Write for Bulletin J-260, describing Trane Heating Specialties.

Most of the 156 types and sizes of Trane Steam Heating Specialties are now immediately available from stock.
A GUIDE to FINER STUCCO

The first requirement for a finer stucco is a cement that can be used white or tinted, can be given a wide variety of surface treatments to harmonize with other building materials or the natural surroundings, and meets all design problems. In addition, it must have all the strength and other qualities of ordinary gray cement.

The original white cement—Medusa White—fulfills all these requirements. Its pure, non-staining white color lends versatility to the architects' expression. Almost unlimited color and texture variations can be obtained with its use. Medusa White Portland Cement meets the A. S. T. M. requirements for a white cement.

Medusa Stucco, when made with Medusa Waterproofed White Portland Cement, offers high resistance to moisture penetration and has unusual non-staining properties. Water-borne dirt is washed off instead of being absorbed. This means stucco has longer lasting beauty—is free of stains and discolorations.

For specifications and information on Medusa White Stucco, write for "A Guide To Finer Stucco".

SPECIFY MEDUSA WHITE FOR TERRAZZO

The above picture illustrates another use for Medusa White—Terrazzo. By using marble chips in many color combinations and tinting the matrix with any shade, unlimited color effects may be obtained. Specify Medusa White, the original white portland cement, for all terrazzo.
How to Adapt Weldwood Paneling to Stock Door and Window Frames

For new construction or remodeling, you'll find it quick and easy to use Weldwood Plywood with stock sashwork.

Here are four methods selected from those illustrated in the Weldwood Installation Booklet. You'll find a host of other helpful and valuable suggestions for the many interesting structural details possible with this versatile material.

This profusely illustrated booklet is yours for the asking. Write for your free copy today.

Waterproof Weldwood for exterior use is bonded with phenol formaldehyde synthetic resins. Other types of water-resistant Weldwood for interior applications are manufactured with extended area resins and other approved bonding agents.

WELDWOOD Plywood
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UNITED STATES PLYWOOD CORPORATION THE MENGEL COMPANY, INCORPORATED
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This detail shows a simple but effective method of adapting Weldwood Plywood to an inside door jamb during new construction. Weldwood is brought flush and covered with stock molding.

Dri-bilt construction, with Weldwood adapted to stock window frame. Note the unique plywood valence, concealing all fixtures. Easily made from Weldwood during construction.

Double-hung window in standard plaster wall construction, with back band casing. Banding must be thick enough to install small molding around opening, to cover fitting imperfections.

You can use Weldwood equally well without any type of casing, as this detail of an interior door opening shows. This method is equally satisfactory for new construction or remodeling.
For clients who want more than heat from a furnace, architects and builders choose MOR-SUN...

The winter air-conditioning furnace that's at home in the most resplendent rumpus room or cellar bar...

The factory-assembled packaged furnace whose installation is negligible and whose long life service is guaranteed...

The pressed steel furnace that heats, conditions, circulates, filters, humidifies and continuously renews the air...

The furnace, in short, for the home owner who wants more than heat!

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Maximum protection is secured through the use of the five or six-strand barbed wire top finish. Three-strand barbed wire, barbed and knuckled selvages, are also available, depending upon the degree of protection required.

Only the best selected materials are used in making Wickwire, Colorado and Calwico Brands of Chain Link Fence fabric, which is further protected by hot galvanizing after weaving. Fittings are of malleable iron and pressed steel, heavily galvanized, or aluminum.

FREE ESTIMATES—We will be happy to measure your property, work out details to secure proper protection, and submit estimates for fence material ready for erection or covering complete installation by our trained crews. For free catalog and further particulars, write to our nearest branch office.
When the waste lines of a building become clogged because of inadequate or faulty drainage, its life is choked off. Water supply must be stopped . . . tenants are inconvenienced . . . damage occurs . . . and an expensive repair operation is often required to restore the building to normal. To prevent this from happening, specify Josam Non-Clog Triple Drainage Drains. Their exclusive features shown below provide for uninterrupted drainage . . . a safeguard against clogged drain lines. Why take chances when the drains cost so little compared with the investment in a building? Specify the best—Josam!

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Exclusive "three-way" performance not only assures continuous, uninterrupted floor drainage in spite of accumulated debris, but also positive protection against leakage. Sediment container intercepts debris, allowing clear water to flow into drain line (normal drainage). If water seeps into floor around drain, it is returned directly into drain line . . . does not spread into floor or walls (double drainage). Even if sediment container becomes filled with debris, drainage continues through holes in auxiliary rim, signalling need for cleaning (triple drainage). Another exclusive feature is that the strainer fits into the sediment bucket. After being cleaned, sediment bucket must be replaced, otherwise strainer will not fit into place . . . a positive safeguard against carelessness in cleaning! For complete information on the many types of Non-Clog Drains send coupon below.

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See our Catalog in Sweats. Member of the Producer's Council

February 1947
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ED: "If you do a decent day's work you deserve a decent place to clean up in—like this one for example."

JOE: "I have a lot of respect for the management here. They see to it that these washrooms are kept right!"

When men and women workers from coast to coast were asked what they considered the most important factors in good working conditions they answered: good washrooms, adequate lighting, safety devices and proper ventilation.

This research study shows that well-kept washrooms equipped with plenty of hot water, soap and good quality individual paper towels definitely contribute to a pleasant relationship between employees and management. Good washrooms also help reduce the number of absences due to illness by helping check the spread of colds and germs.

Haven't you yourself been irritated by a poorly planned, badly equipped washroom? Washrooms should be "Health Zones," not "Germ Exchanges"—"morale-boosters," not "temper-testers."

Good Washrooms begin at the Drawing Board—Good washrooms are a result of careful thinking and planning in the blueprint stage. For practical suggestions on modern washroom layout, turn to our four pages in Sweet's catalog—or call on the Scott Washroom Advisory Service, Scott Paper Company, Chester, Pa.

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STAY TOUGH WHEN WET

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1. **RADIANT HEATING**
   Mild, radiant heat in just enough quantity to offset heat loss from window areas — that's what those arrows represent, coming from the Modine Convector Panel below the window. To this we add...

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   Warmed air circulated by Convection Heating. Hot water or steam passes through copper heating unit which draws cooler, floor-line air into bottom of convector where it’s warmed, rises and then passes out through grille.

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FACTS FOR '47

OVER A MILLION NEW FAMILIES IN THE U.S.A.
Predicted by U. S. Census Officials

SAFE DEPOSIT BOX SHORTAGE STILL SERIOUS
Estimate 2,500,000 More Needed In 1947

$22 1/2 BILLIONS IN CONSUMER CREDIT PREDICTED
Pittsburgh Banker Makes Forecast

NEW BANKS WITHOUT VAULT PROTECTION?
Banks on Threshold of Epochal Opportunity Yet Lacking in Modern Fire- and-Burglary Resisitive Equipment

Here's How
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Consider these facts . . . First: The entire vault-building industry has a tremendous backlog of unfilled orders . . . Second: Some banks with antiquated vault facilities may be compelled to wait for years for replacements . . . Third: Many new banks must open their doors in '47 without adequate vault protection — or wait until it is available . . . Fourth: No thoughtful banker wants to compromise with safety. Yet Herring-Hall- Marvin is the only builder of fire-and-burglar resistive vault equipment in the world who combines the advantages of stainless steel finishes with the incomparable strength of the interlocking channel frame vault entrance . . . and the miraculous new H-610-CC Changeable Key Safe Deposit Box Lock with Sealed Key feature.

There's one best way to meet this challenge to progress . . . write, wire or phone for an early appointment with an authorized H-H-M vault engineer.

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MORE uses than ever

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Installed by Enterprise Heat & Power Co. of Detroit, these four combination oil and gas burners operate 24 hours a day, every day of the month, giving outstanding performance in their three-way duty.

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Ferro-Therm Division,
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FEBRUARY 1947
Holoflux Close-Ceiling Unit

Here is a superb new Holoflux unit that is beyond all comparison for lighting effectiveness and architectural beauty . . . Its new curved-type Controlens directs the light downward in an intensive pattern producing maximum illumination with a minimum of glare . . . Its upper refracting sections spread light across the ceiling to furnish a luminous background for the lighting system . . . Gracefully proportioned (only 8° deep) these Holoflux units may be mounted close-to-ceiling or suspended on stems. In either case they may be ganged for continuous lighting . . . Fully enclosed, they are protected against collection of dust, assuring marked economies in maintenance. Write for attractive Folder R today; no obligation.

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342 MADISON AVENUE, NEW YORK 17
Holophane Co., Ltd., 385 Yonge St., Toronto, Can.
Lighting Authorities Since 1898
80 MILE GALE BLOWING...

HAS YOUR BUILDING THIS RAINCOAT?

One bad storm will result in costly damage to your unprotected building and contents. To protect your building and beautify it is now a simple process with Waterfoil. Unlike any other protective coating, Waterfoil is made of irreversible inorganic gels which bond both chemically and physically to masonry surfaces. By helping to impede water penetration into concrete, brick or stucco walls, Waterfoil also prevents reinforcing bar rust, spalling or disintegration. Don't wait for the gale. Write for the literature today—it's important to all building operations.

Horn Products and Methods Protect Millions of Square Feet of Surface Throughout the Nation

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Established 1897
Manufacturers of Materials for Building Maintenance and Construction
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FEBRUARY 1947
What's the ideal pipe for RADIANT HEATING?

THE first answer to this question, "What's the ideal pipe for Radiant Heating?", is obviously "steel pipe". Steel pipe has been predominant for heating systems carrying hot water or steam for nearly half a century as every heating engineer knows, and often outlasts the useful life of the building itself. A radiant heating system is the same as any conventional hot water or steam heating system, except in the method of installation which is particularly favorable to steel pipe. Like steel reinforcing bars, steel pipe expands at the same rate as concrete and plaster. Steel pipe is easy to weld, is easy to bend, and with the maximum of advantages, costs less to buy.

In turn, the same advantages that have made NATIONAL the leader in steel pipe for many years, make it the ideal steel pipe for this service. You get the plus value of the Scale Free and Spellerizing Processes, special NATIONAL Pipe features. This means the interior surface of NATIONAL is smooth, free from mill scale, with minimum frictional resistance. It means, also, that even though corrosion is an inconsequential factor in radiant heating as it is in the regular hot water and steam systems, these processes, nevertheless, give the pipe added corrosion resistance. Further, the extra rolling which it receives in the Scale Free Process increases the weld strength approximately 20 per cent which helps give NATIONAL its well known bending properties.

For economy, easy installation, and reliability in service, no other pipe possesses all the advantages of U.S.S NATIONAL Pipe for radiant heating service. For detailed information, write for our Bulletin, "Radiant Heating with National Pipe".

NATIONAL TUBE COMPANY
PITTSBURGH, PA.
Columbia Steel Company, San Francisco, Pacific Coast Distributors
United States Steel Export Company, New York

UNITED STATES STEEL
Marlite has unlimited wall design possibilities. That's why leading architects specify versatile Marlite for modern store interiors. Clients are Marlite boosters, too, because colorful Marlite invites sales... individualizes the whole store... increases profits. Include Marlite in your plans for store interiors, wash rooms, offices—wherever colorful interiors are wanted... choice of patterns and colors... equally adapted to new construction or modernization. You'll find complete specifications in SWEETS FILE, Architectural, or write directly to the factory. Marsh Wall Products, Inc., 25 Main Street, Dover, Ohio.

Specify

For Creating Beautiful Interiors....
This entrance in Martha Maid Manufacturing Company's showrooms is highlighted by a gracefully curved floor-to-ceiling panel of Insulux Glass Block. The Insulux panel transmits light from room to room—creates an atmosphere of spaciousness—for this Chicago manufacturer of women's lingerie. Architects are Loewenberg & Loewenberg, Chicago.

Direct approach to lighting for sales

In showrooms, stores and shops, Insulux Glass Block has proved its merit time and time again.

Exterior panels and interior partitions of Insulux are a direct architectural approach to improved lighting—with the maintenance of privacy. This versatile material diffuses light and permits the "borrowing" of light for rooms lacking an outside exposure.

The fresh spotless appearance is appealing, sales-making—and Insulux is readily adaptable to a wide variety of design possibilities of definite functional value.

Check the "Glass" section of Sweet's Architectural Catalog for technical data, specifications and installation details. Or write Dept. D-2, Owens-Illinois Glass Company, Insulux Products Division, Toledo 1, Ohio.

OWENS - ILLINOIS

INSULUX

GLASS BLOCK

Insulux Glass Block is manufactured in three sizes, many attractive and functional patterns. It is designed to do many things other materials cannot do. Investigate!
"I'LL TAKE IT," SAID HE. This schoolman knew what he wanted. He'd heard about the new schoolroom ensemble — The Nesbitt Package — how it combined health, comfort and utility by integrating steel Classroom Shelving and Cabinets with the Nesbitt Syncretizer Unit Ventilator. But he wanted to be sure. "Show me!" he demanded. We did. He listened to the story of Syncretized Air: its benefits to the health and comfort of the schoolchild through (1) maintaining uniform temperature at all times; (2) eliminating dangerous drafts; (3) supplying fresh, clean, odorless air to any size classroom. He pondered the three economies of The Nesbitt Package: the time economy of quick installation; the space economy of utilizing the area beneath windows; and the cost economy of sizable fuel savings. "I'll take it," said he . . . and another school was added to Nesbitt's long list. . . . How about you, sir? Shall we wrap it up? Write for Publication 249.

THE NESBITT PACKAGE

THE NESBITT PACKAGE IS MADE BY JOHN J. NESBITT, INC., PHILADELPHIA 36, PA., AND SOLD BY NESBITTS AND AMERICAN BLOWER CORPORATION

FEBRUARY 1947
It shouldn’t happen to a Home Owner!

- Dependability and low cost make Bituminous Coal the leading home-heating fuel, as every architect and builder well knows. And as stoker developments and improved local services make coal an “automatic” fuel as well, the advantages of coal heat will be even more pronounced.

So even when a client of yours insists on some other fuel for his new home, make sure his house plans don’t tie him to that choice forever.

This means, make sure his plans provide: (1) A chimney with sufficient flue capacity to burn coal efficiently; (2) Sufficient space adjacent to the heating unit for eventual coal storage and stoker installation.

The cost of such sensible precautions is slight. And they may add greatly to the future value of the home.

Coal supplies uniform, steady warmth throughout every portion of each room. For there’s always a fire in the furnace—no “pop on and pop off” periods that permit accumulated heat to rise to the ceilings and leave floor areas dangerously cold. That, plus its low cost, is why more than 4 out of every 7 homes in the United States now heat with coal!
8 reasons why you should specify

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FEBRUARY 1947
"There were giants in the earth..."

America, above all lands, is blessed with Nature's lavish gifts.

And since it was given to man to have "dominion over all the earth," it is fortunate for mankind that Americans are custodians of so great a store of the world's natural resources... modern-day giants in the earth. For Americans are not a race but a melt of peoples, combining the wisdom, strength, ingenuity and idealism of many. A people whose blended characteristics act to stimulate the development of natural resources for the uses of all humanity.

So it is that America has become the cornucopia of the world!

For generations the harnessing of Nature's giants was accomplished only by laborious effort. But as American inventiveness expressed itself in better ways to "subdue the earth" the utilization of natural resources was complete.

No single development has contributed more than the plentiful production of durable, reliable steel pipe. Pipe to make the great resource of pure water the available servant of the people, pipe to distribute natural gas, to carry compressed air to quarry hammers, to expel mine water, for use in extracting valuable minerals... pipe for a thousand-and-one jobs that multiply and accelerate the utilization of our natural resources.

Just as in other phases of modern American life, the development of natural resources has paralleled the development of steel pipe so that it becomes a truism to say steel pipe makes it possible!

The interesting story of "Pipe in American Life" will be sent upon request.

Committee on Steel Pipe Research
Of American Iron and Steel Institute
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STEEL PIPE MAKES IT POSSIBLE!

...better living through pipes of steel for plumbing and heating purposes.
Our Thanks to Emery Roth & Sons

For this letter about the Gold Bond 2" Solid Partition System. Architects everywhere are discovering that this system increases the actual rentable space of a building by 7%. The special adjustable metal base allows for simple, speedy construction. The resulting walls—made entirely of guaranteed Gold Bond Products—are fireproof, durable and effectively cut down room-to-room noise. Write us for complete descriptive details (specify Form 1080). Or refer to our section of Sweet's.

J. J. Ryan, Manager
Metal Lath Division
National Gypsum Co.
Buffalo, N. Y.

October 28, 1946

Dear Mr. Ryan:

In 1941 we used the Gold Bond 2" Solid Partition System with your flush type Metal Base throughout an eighteen-story and pent-house apartment building at 90th Street and Central Park West.

The results were very satisfactory. So much so that we are again specifying the Gold Bond 2" Solid Partition System for three additional apartments of the same size. Enclosed is a perspective of one of them to be erected at 90 East 77th Street.

We felt that you would be interested in this information.

Very truly yours,

Emery Roth & Sons

Enclosure

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National Gypsum Company
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Wm. B. Ittner, Inc. details a school...

Mesker Windows

"Rarely does a product so functional as yours lend itself to such a wide range of architectural treatment in designing school buildings."

Lester C. Hauckel, Designer for Wm. B. Ittner, Inc.

For your copy of the Mesker Book of School Windows write to Mesker Brothers, 4338 Geraldine, St. Louis 15, Mo.
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WHEN YOU SPECIFY
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COPPER PIPE AND FITTINGS

The piping system is one of most vitally important factors in the home or building as it is the actual nerve center upon which the livability of the dwelling depends. This fact becomes more and more apparent as the years go by.

The installation of efficient and trouble-free Streamline Copper Pipe and Solder Fittings will bring extra dividends to your clients through added livability to the home in additional years of reliable plumbing and heating service.

Practically any piping material may be satisfactory for a limited time—but the question is—How good will it be after five or ten years under actual service conditions? Then comes the test of a piping system and that is when copper piping proves its worth beyond question—and goes on proving it with year after year of efficient trouble-free service.

Streamline Copper Pipe connected with Streamline Solder Fittings assures a piping installation that incorporates tremendous resistance to rust, clogging and vibration. More than that, its cost is little, if any, higher than materials that corrode and leak after a few short years of service. But taken over a period of years its cost will be immeasurably less.

STREAMLINE
PIPE AND FITTING DIVISION
MUELLER BRASS CO.
PORT HURON, MICHIGAN

FEBRUARY 1947
This light-reflective paint is an important aid to startling educational growth in Texas schools.

**Other Advantages of Luminall Paint**

The paint used in the Texas schools described here was Luminall (casein binder) taken from dealers' regular stocks. Its high light-reflective properties were sought.

Other advantages of Luminall are its purity of color; its special velvety texture produced by an exclusive patented method of manufacture. Luminall has long been a favorite with architects and builders as it can be applied over damp plaster without damage, thus hastening the delivery of a fully decorated structure.

Here is news of high importance to school architects! Many schools are gaining startling educational growth . . . important decreases in students' visual difficulty . . . and reduction in classroom energy problems by painting the interiors of schoolrooms with Luminall paint (light-reflecting) and making changes in fenestration and seating arrangement according to a plan known as the "Texas Method."

These revolutionary achievements developed and proved in the Mexia, Texas Public Schools under the direction of Dr. Darell B. Harmon, Texas State Department of Health, are reported in Illuminating Engineer, Architectural Record, and elsewhere. The modernization necessary to achieve these results is relatively simple.

Send today for "Light on Growing Children" by Dr. Harmon. Learn how easily your school may obtain these benefits for its children. NATIONAL CHEMICAL & MFG. CO., 3611 South May Street, Dept. G, Chicago 9, Illinois.

Luminall

The light-reflective paint for interiors
For buildings large and small, industry uses Johns-Manville Corrugated Transite for the entire exterior—roofs as well as side walls. Transite needs no upkeep... can't rot... can't burn... can't rust.

It builds fast! And it's built to last! Corrugated Transite is a rigid asbestos sheet that provides durable, weatherproof walls and roofs for buildings of every size and design.

Whatever your industry, whatever type of building, you can use Transite for both new and remodeled structures, and cut construction costs.

The large convenient sheets, with their unusual strength further increased by corrugations, permit a minimum of framing. They're quickly and easily applied, and when alterations are necessary can be completely salvaged.

You save on maintenance, too. Made of asbestos and cement, practically indestructible materials, Transite requires no preservatives... remains virtually maintenance-free.

For more details, write Johns-Manville, Dept. AR2, Box 290, New York 16, N. Y.

Because of the unprecedented demand for J-M Building Materials, there may be times when we cannot make immediate delivery. We urge you to anticipate your needs.
BACKGROUND
for
SPECIFICATION

ARCHITECTURAL
ENGINEERING
TECHNICAL NEWS AND RESEARCH

The trend toward ever closer collaboration between architect and engineer has been speeded up—during the past decade—by technological advances generally and by war needs in particular. Today, architect and engineer are frequently copartners—in a firm of architect-engineers. And— the specification of your product actually has become architectural engineering.

The Record has kept pace with this trend—has almost kept ahead of it—by alert and constant editorial attention to the engineering angles of every architectural subject. In May of this year, the ARCHITECTURAL ENGINEERING section made its bow—a vital, practical, editorial department, integrating the Record's ever-increasing editorial coverage of the engineering aspects of architecture—structural, mechanical, electrical and allied technical problems.

In twelve to eighteen pages of every issue, the Record's architect-engineer audience finds a weighty package of purely technical information on new developments in building design, construction, materials and equipment and in building and product research.

In addition to condensed technical articles, drawings and photographs—of which typical examples are reproduced herewith—this section includes the widely acclaimed Record features of Time-Saver Standards and Products for Better Building.

Architectural Engineering has been welcomed by Record readers as a logical continuation and expansion of the features which have given this publication the unofficial title of "workbook of the architect-engineer." You find the Record in the workrooms (rather than the reception rooms) of the architects and engineers on whose boards at least 80% of all current planning for investment building is being done.

This type of editorial treatment—intensely practical and always in line with current activities—is one of the reasons why the Record has more architect and engineer circulation than any other publication in the field.

Here is the workbook in which to keep your story told to the men who select and specify building materials, equipment, furnishings and services.

We have gathered from many sources and compiled a check list for advertisers entitled, "Pointers on Writing Architectural Copy." Your copy will be mailed on request.

A band practice room—under an auditorium—must be soundproof.
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VERMONT MARBLE

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ZINC

"BY FAR THE BEST"
protective metallic coating for rust-proofing
Iron or Steel
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CIRCULAR NO. 80

Buildings, equipment, machinery...in all of them galvanizing (zinc-coating) against rust is good engineering, sound economy.

Zinc, in the form of galvanizing, protects against rust in TWO WAYS: First, by simple coverage, with a sheath of rust-resistant metal...Second, by electro-chemical action, or "sacrificial corrosion." Good design that includes zinc-protected steel or iron means long-time, low-cost protection...savings in materials and maintenance. It's wise to specify heavy coatings—for the heavier the coating, the better the protection. The "Seal of Quality," shown at the right, is the yardstick of economy and service-life in galvanized sheets. It denotes at least 2 oz. of Zinc per square foot!

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Controlled Air Circulation
EQUIPMENT FOR EFFECTIVE ECONOMICAL VENTILATION OF INDUSTRIAL BUILDINGS
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Zonolite Insulating Concrete floors are made by mixing a specially graded Zonolite brand of vermiculite with Portland cement. This insulating concrete can be placed directly on the ground (vapor seal often placed on ground first) forming a fireproof, rot proof, termite proof, vermin proof floor base.

When radiant heating is specified, these floors are particularly desirable as a base for the coils or ducts. After laying the coils on this highly efficient and permanent base, they should then be covered with ordinary concrete. Heat waste into the ground is greatly reduced and enables the room to heat faster.

Whenever a floor is constructed on grade level, regardless of whether or not it has radiant heat, Zonolite Insulating Concrete should be specified. Because of the low heat capacity of Zonolite Insulating Concrete, condensation on the floor surface on warm, humid summer days is avoided.

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Send now for complete information about Zonolite Concrete Floors.

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Please send complete details on Zonolite Insulating Concrete Floors.

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The Grand Rapids Invisible Sash Balance is popular with dealers and builders because it is simple and easy to order and maintain a balanced stock. Ten sizes meet 95% of the usual residential requirements and are complete and easily understood instructions printed on every carton make them easy to install. Then, too, they are easily adjusted. A tension chart is included with the instructions and builders know that it is unnecessary to remove screws or trim to make a tension adjustment.

Home owners like the Grand Rapids Invisible because it is smooth in performance, trouble-free and dependable in all climates and under varying conditions.

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ARCHITECTURAL RECORD
Why AQUELLA is a "must" on every concrete masonry unit job!

As everyone in the construction industry knows, the water permeability of light weight concrete masonry units leaves no room for argument! The only possible argument lies in the means and methods of applying an effective water barrier to this excellent construction material.

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But despite these many materials there must be a reason why Aquella is being so widely used throughout the nation today and acclaimed by home owners, architects, engineers, waterproofing contractors and builders! The answer lies in the simple fact that it works on an entirely new principle!

To Illustrate:

1. Here is an Aquellized concrete masonry unit filled with water. Naturally, there is no leakage.

2. But what happens if the Aquella surface coating is scraped off? To answer that, we scraped away this portion, and there's still no leakage. This may be slightly puzzling until you study the photograph of the third step...

3. The enlargement of a small, sawed-away section of the above block, which shows the way Aquella penetrates to fill and close the microscopic pores of the surface. It is the filling of the pores—not essentially the surface coating—which stops the penetration of water.

Is it any wonder then, that in a cinder concrete block tower test, Aquella withstood the pressure exerted by an 8 ft. hydrostatic head of water, equivalent to approximately 500 lbs. pressure per sq. ft. at the base?

We would like to send you details of this test. It is contained in our booklet, "Aquella and Concrete Masonry Construction." This booklet also contains many illustrations of the uses of Aquella in concrete masonry construction throughout the United States, and should prove very interesting to all in the construction industry. It is yours for the asking.

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**BUT JUST WHAT IS A "Modern Hinge"?**

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ARCHITECTURAL RECORD
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FEBRUARY 1947
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The Wade Wall Chart is available, without charge, to architects; engineers; plumbing contractors, and dealers. Write for your copy today.

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... BUILT ON 70 YEARS' EXPERIENCE

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- Remember when there were literally thousands of convector sizes and styles...when grille designs were limited only by the imagination? Young, early realizing the need for clarification, proceeded not only to standardize the "Streamaire" line, but conceived the idea of packaging them as well. Standardization has simplified specifications...assured the right convector for the job, guaranteed quicker delivery and speeded-up installations. Standardization has also permitted use of mass production techniques, thus reducing manufacturing costs and making possible this modern heating equipment at a low price. Packaging has hastened handling, lessened danger of damage in transit and storage and eventually units will be shipped from stock. All of these advantages are in addition to the smart cabinet styling and engineered construction of "Streamaire" Convector.

A copy of the "Streamaire" Convector Catalog is yours for the asking...gives descriptions, diagrams and ratings on "Streamaire" Standardized models. Bring your heating files up to date by sending for a copy today.

**Young**

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FEBRUARY 1947
LOWER FUEL COSTS and have GREATER INTERIOR COMFORT with RUSCO Self-Storing COMBINATION SCREEN AND STORM SASH!

Rusco is the first practical combination screen and storm sash to bring “window conditioning” benefits to hospitals, hotels, office buildings, apartments. It combines screens, storm sash and weatherproofing in one permanent unit with the added advantage of year-round, rainproof, draft-free, filtered-screen ventilation. Can be installed on old or new buildings without alteration to existing or planned window construction.

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Rusco storm sash stores itself when not in use—simply slides upward into storage position, allowing full, direct ventilation through the permanent plastic screen that never needs painting. In winter, just lower storm sash into position. Seasonal changing, painting and refitting of screens and storm sash are completely eliminated. The Rusco Patented Thermolok® Frame automatically adjusts to contraction, expansion and settlement. Assures perfect fit under all conditions. Weatherproofs entire window opening. Patented seep-hole drainage guards against sill decay.

a product of THE F. C. RUSSELL COMPANY 6400-AR Herman Avenue Cleveland 2, Ohio

Manufacturers of the Rusco all-metal Venetian Awnings, Rusco Colorless Water Repellent, Thermosol Combination Windows

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Rusco Windows control condensation and frosting—windows stay clean longer. When cleaning is necessary—glass inserts are removable easily from inside.

For cleaner, quieter, healthier interiors... for fuel savings up to 1/3... for greater convenience... investigate Rusco All-Metal Self-Storing Combination Screen and Storm Sash... the world's first practical combination window. Illustrated, informative literature is available, or consult Sweet's, 118-7

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QUESTION: What's the best way to cover the coping on a low parapet wall?

ANSWER: See Pages 42 to 45 in Revere Manual of Sheet Copper Construction*

NEARLY all architects and sheet metal experts agree that the best material for a parapet wall cover is copper. But there are several different forms of copper as well as many methods of construction. Revere's sheet copper research has shown which of these gives best results, and why. It has thrown entirely new light, not only on this subject, but on every important aspect of sheet copper construction.

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The Revere Manual has been sent to all holders of Sweet's Architectural File and to leading sheet metal contractors throughout the country. By making full use of it you can be sure of fine and durable sheet metal construction based on sound engineering principles. Revere materials are sold only through Revere Distributors. A Revere Technical Advisor, Architectural, will always be glad to consult with you without obligation.

*Entitled “Research Solves Problem of Stress Failures in Sheet Copper Construction.”

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FEBRUARY 1947
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For offices, stores, and home baths and kitchens. Exterior glass block construction is not complete without Winco Ventilators. Admits light and ventilates like a window—will not admit rain, flies or insects when open. Entire unit in steel frame sets in mortar—complete with interior "vomed" glass panel and exterior bronze screen which are removed during construction, 6 sizes: for 6" blocks and 8" blocks.

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Write for our new 12-page booklet giving additional specifications and illustrating types, or see our section in SWEET'S

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In Architectural Concrete, features such as the bladed pylons and crown moulding illustrated here by Hugh Ferriss, may be cast in one operation as integral parts of the whole structure. This is typical of the economies effected by using concrete for apartment houses, hotels, hospitals, schools or industrial buildings.

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DEPT. A2-8, 33 WEST GRAND AVENUE, CHICAGO 10, ILLINOIS

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Moultilie is floor beauty. The colors, over the complete range from light to dark, have sparkling clarity and depth of tone. The clean, distinct veining creates a rich, variegated effect which never appears mechanical or monotonous. As to design, the artistic requirements can be fulfilled without resorting to costly special fabrication. Moultilie can be used in conventional checkerboards, can be laid in panels, strips or bands, either parallel or diagonal, can be varied with spots and other inserts, and can be worked into interesting original maze, meander or woven patterns.

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The design of this Moultilie floor in a Wilmette, Ill., school harmoniously follows the shape of the room. Childs & Smith, Architects
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It's an Anystream!

- The Speakman Self-Cleaning Anystream assures you a full-flowing, evenly distributed shower instantly adjustable to any degree of spray you desire.
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February 1947
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HART & HEGEMAN DIVISION
ARROW-HART & HEGEMAN ELECTRIC COMPANY, HARTFORD 6, CONN., U.S.A.
New Dormitory at Cornell has OPEN-WEB JOISTS

This huge four-story stone-and-brick dormitory—Clara Dickson Hall—is Cornell University's answer to the current shortage of living quarters for college students. Designed by Bagg and Newkirk, Utica, N. Y., and rushed to completion in the fall of 1946 by Barr and Lane, Inc., New York City, this charming colonial-type structure accommodates 430 women students—practically all in single, outside rooms.

In addition, the dormitory has a modern kitchen and spacious dining rooms, as well as reception rooms and recreational facilities. Bethlehem Open-Web Joists were used throughout in the floor and roof construction.

These joists are ideal for all kinds of light-occupancy structures. They eliminate shrinking and sagging, as well as open baseboards and squeaky floors. When used with concrete floor-slab and plaster ceiling, they provide at moderate cost a floor construction which withstands fire for more than two hours as well as resisting the passage of sound. They have the further advantage of making construction easier and more economical, as pipes, conduits and ducts are readily run through the open webs.

Bethlehem Open-Web Joists come completely fabricated, ready for installation without falsework. The standard-type joist is easily handled by two men—and all that's needed to raise the Longspan type of joist into place is a light gin pole.

Our Joist Folder 522 will help you to design with Bethlehem Open-Web Joists. In concise form it contains scale detail drawings, design tables—even specifications for open-web joist construction. You can obtain a copy from the nearest Bethlehem district office. Or write us at Bethlehem, Pa.

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FEBRUARY 1947
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As we have definite contacts in the Philadelphia area, we can place a limited number of graduate, bang-up No. 1 Architectural Design Draftsmen at salaries ranging anywhere from $100.00 to $175.00 per week. If interested, simply mail us your qualifications. Executive Employment Service, Technical Department, 37 South 13th Street, Philadelphia 7.


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LANGLEY FIELD, VIRGINIA: Architect or Planning Engineer, Hq. Tactical Air Command, Air Installations Section, Langley Field, Va. $4,275 to $5,905 per annum, 40-hour week. Male graduate civil or landscape engineer with practical site planning and/or construction planning experience, preferably in military airfield work, to assist in supervision of planning AAF airfields. Submit standard U. S. Civil Service Commission Form 57 to Chief, Air Installations Section, Hq. Tactical Air Command, Langley Field, Virginia, making reference to this announcement.

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Long established Boston architect, own small office, invites correspondence with architect or recent graduate. Object, an association eventuating in full partnership. No money required but man must sustain self, have a background and share in office overhead. All replies will be confidential. Give personal and professional details in letter. Box 210, ARCHITECTURAL RECORD, 119 W. 40th St., New York 18.

Well established South Florida architectural office has openings for competent designers, draftsmen, and delineator. Must have college degree and a minimum of five years experience. Office does wide general practice involving all types of structures. Send full particulars including sample of work, stating minimum acceptable salary. Positions will include increase in salary and percentage of profits if applicant proves ability. Box 212, ARCHITECTURAL RECORD, 119 W. 40th St., New York 18.

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FEBRUARY 1947
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REPORT

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By preventing back-siphonage from entering the fresh water supply lines you STOP COMPLETELY one of the commonest sources of possible contamination with probably transmission of water borne diseases.

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Specifically designed for eyesight protection, Wakefield's new Over-ALL lighting provides smooth, pleasing, diffused light over all... makes for fewer errors, less eye strain, more cheerfulness. Based on lighting results where they count. Ask your Wakefield distributor or power company lighting engineer about Over-ALL lighting—or write for new catalog No. 46. The F. W. Wakefield Brass Co., Vermilion, Ohio.

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16 OZ. COPPER

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No thru-wall flashing can operate successfully unless it has the two very important features that are found in CHENEY FLASHING - proven weep-hole drainage and the three-way bond, vertical as well as longitudinal and lateral.
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Veteran's home features ceiling
radiation heating system using
Bryant Model 26 Boiler

Near completion in suburban Chi-
cago is this attractive ranch style
house, the first of 22 new Metropoli-
tan Chicago homes being construct-
ed in the Tribune’s Prize Homes
Building Program. Like all others
in the Program, the house will be
owned by a veteran and is being
built from a design which won an
award in the Tribune’s recent Chica-
goland Prize Homes Competition.

Featured in this house is a comparatively new radiant
heating method in which the pipes and radiant coils are
embedded in the ceilings. Walls and ceilings are insu-
lated with rock wool as part of the heating arrangement.
Heat source for the system is a Bryant Model 5-W-26
Boiler, with an output of 90,000 btu per hour.

The Bryant Model 26 Boiler, long a favorite in the
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Suitable for a 50-foot lot, this home for a
navy veteran and his family was adapted
from a design by Lt. W. R. Burns, Jr., of
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FEBRUARY 1947
ARCHITECTS

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DRAVO DIRECT FIRED HEATERS

for open-space HEATING

Dravo Direct Fired Heaters are designed for heating installations in large unobstructed areas, where they may be installed as single units or in multiple for heating factories, warehouses, foundries, machine shops, airport hangars, garages, and similar establishments.

Unit capacities of Dravo Direct Fired Heaters range from 400,000 to 2,000,000 BTU/ Hour. Design and installation features are described in detail in Bulletin OA-514.

Important Features
- Stainless Steel Combustion Chamber
- Counterflow Combustion of Fuel within the Chamber
- Sustained Efficiency of Unit at 80 to 85%
- Reduction of Roof Loss by Effective Floor-Level Recirculation
- Four-Pass Gas-Flow Design
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- Flexible in Application, Easy to Install

HEATING SECTION

DRAVO CORPORATION

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Morris Lapidus of New York has designed well-known chain and department store buildings as far west as California and Texas. He is a specialist in the functional planning of store interiors, as well as in the design of exteriors and complete buildings. Experience like his make these observations particularly valuable to architects and engineers who are currently designing tomorrow's stores. Mr. Lapidus writes:

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ARCHITECTURAL RECORD
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The Truscon "Clerespan" Joist

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FEBRUARY 1947 195
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