

# HOUSING NEWS & VIEWS

There are two theories of housing. The first is that of the government economist, who says that the government must take it upon itself to build houses. The second is that of the private business man, who says that the government must take it upon itself to build houses. The first theory is based on the idea that the government is responsible for the welfare of its citizens. The second theory is based on the idea that the government is responsible for the welfare of its citizens.

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## FOREWORD

The Housing Digest consists of abstracts of current writings which seem pertinent to the work of the Housing Division staff and of its advisory committees. Other agencies, organizations, and individuals interested in housing may also find the Digest of use for reference and selection of material applicable to their own problems.

In issuing this first number, acknowledgments are due to similar publications in the field before us. The Housing Study Guild, the Housing Committee of the Welfare Council of New York City, the National Association of Housing Officials, and more recently the National Public Housing Conference have made valuable contributions of reviews and bibliographies.

It is to be hoped that these organizations will continue their bulletins and news letters which have proven of such value. In no sense is the Housing Digest intended to supplant the contributions of these private agencies. Its primary purpose is to keep a hard-pressed staff posted on current thought in the housing field.



THE HOUSING DIGEST . . . October 1935

Issued By

The Research and Information Branch  
of the Housing Division  
Public Works Administration

This review is designed as a reading guide for members of the Housing Division staff and for others interested in the field of Housing. An accumulation of published material has necessitated expansion of the first issue beyond the limits to which it will conform when dealing only with current material.

The summaries offered here are not intended as substitutes for complete reading but merely as guides to worthwhile material. The material is culled from foreign and domestic publications. Attention should be called to any omissions of important items.

Future issues will summarize current studies and progress of the Housing Division in addition to review of published material.



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These reviews of magazine articles and new books in housing and related fields are grouped according to subject treated. In the less technical periodicals to which the Housing Library subscribes, only the more significant of the articles appearing are reviewed.



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International Housing and Town Planning Congress, London: Discussion of town planning and powers and practice led to general agreement that a system of town and country planning that merely imposes a negative and limited control over development is insufficient. It must be supplemented by a directive planning that will give effective control of the creative forces of development. The broad objective of a positive planning system should provide a physical setting of towns, villages, and open country adequate for the present and foreseeable needs of balanced economic and cultural communities.

Central congestion and suburban wastage should be attacked by a planned redistribution of industry and population to create a sufficient supply of new towns, independent and satellite, compactly but openly developed on a background of permanent agricultural and open country, and to de-congest and remould existing towns so far as possible to a similar form.

A new Town and Country Act covering the whole planning system on a comprehensive basis was proposed. Emphasis was placed on the need for a Land Planning Board "for the preparation of a master-scheme of land (town and country) planning, with special reference to the location of industry and of housing, and for the general direction and coordination of regional and local planning schemes, in conformity with the master scheme." Such ad hoc measures as the Ribbon Development Bill are most undesirable. Special attention is drawn to the control of industrial location as a relatively new idea.

Conflicting views as to the existence of positive planning cited in reports from the United States.

Germany pointed to the Ruhr as its example of positive planning, but even there it could not remove the damage already caused by uncontrolled development.

Italy has been endeavoring to carry out the satellite principle during the past ten years, but the report confessed that the problem of how to prevent excessive agglomeration has not been solved.



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In connection with the administration of satellite areas, the Copenhagen report stated that "if satellites are to become a part of the re-organization of a large city, they must be within the area of the mother city and become an integral part of the economy of that city." This is the policy pursued by Manchester at Wythenshawe.

Constructive proposals for rehousing the working classes in Great Britain and other countries outlined. English housing experts agreed on the need for creating a body to centralize all problems, adapt general measures of planning, and direct a national housing policy. Such a body should be independent of any government nomination and able to approach the problem on purely technical grounds. At present, the housing authorities in England are spending vast sums of money without adequate statistical information. There is no official record of rent limits, earning capacities or recognized standards of expenditure by a working-class family, and it is obvious that some kind of binding form must be established. In centres with large-scale problems of general planning, the work of a National Planning Board for Housing must be coordinated with that of a controlling authority representative of all bodies connected with the organization of the specific centres.

Circumstances show that private enterprise will not cater to working-class needs, and even a drastic fall in building costs and interest rates will hardly touch the problem. The housing problem of the workers - more urgent today than ever before - is receiving attention. Not only is there no advance on previous activity but due to reliance upon private enterprise, the problem is farther from solution than ever.

The Housing Bill now before Parliament is in line with the rest of the government's housing policy. Regarding loans to societies under the 1935 Relief of Overcrowding Bill, the terms offered have been improved and the conditions under which subsidies may be given for rehousing in connection with slum clearance schemes have been made clearer.

The Budapest Representative: stated that the state built 4,600 dwellings and the municipality built 5,500 between 1919 and 1930. The problem of slums has been dealt with by building and renting emergency dwellings. A total of 5,500 such buildings has been erected to date, renting at approximately 7 to 18 pengoes monthly, much of which is paid through public assistance.



M. Jacques Greber, professor at the Institute d'Urbanisme de L'Université of Paris: Advised extensive research studies before making plans for rehousing. These plans would be of great value for a general redistribution of the population, selection of suitable sites, and determination of the number of dwellings of different types and different rents required.

Emphasis was placed on the fact that societies have carried out many interesting schemes, but lack of coordination has hindered them and limited their development. If the government and local authorities would cooperate with the societies and help to coordinate the planning and execution, schemes could be carried out without risk of incoherence or depreciation.

Dr. Frederick Schmidt: The present German government is encouraging systematic migration to the outer areas where the people can take fresh root on the land. In connection with this displacement, the improvement of urban areas has become urgent. However, these improvement schemes can only be carried out if there is suitable legislation as a basis. The state must be in a position to decide which areas need to be cleared, and it must have power to take over the property without paying too high compensation. A recurrence of overcrowding must forever be prevented by adequate regulations.

Methods of slum improvement differ in various towns. Some cities demolish whole blocks of houses, while in others it is sufficient to demolish the out-buildings and side wings that are crowded together. The municipalities are responsible for conducting and financing the work, while the Reich grants loans and subsidies on certain conditions. Limitation of rents is absolutely required so that the poorer classes can occupy the newly built dwellings. The new government is endeavoring to keep rents low by systematic reduction of the rate of interest on mortgages for new buildings.

Arie Keppler, Housing Director of Amsterdam: Described two methods applied to slum areas in the Netherlands, namely, clearance and improvement. Clearances on a more or less large scale had been completed by the end of 1934 by 17 local authorities, and government aid amounting to nearly three million guilders. In Amsterdam, it was not sufficient to pull down old houses and erect new tenement buildings. The problem is one of both housing and town planning, zoning and rebuilding.



A. Lilienberg, Sweden: Rebuilding schemes seldom aim at the demolition of whole blocks of buildings and the replacement of same with new residential building in one sweep. Housing is rebuilt gradually in accordance with the town plan and the building regulations that supplement it. If existing buildings in a certain area deviate too much from the plan adopted, the local authorities have power to expropriate the buildings and demolish them. A town plan must be prepared by all urban local authorities, even the smallest, for the approval of the government. Since 1915, approximately 32,000 dwellings, mostly flats, have been built with municipal assistance. Erection and administration of the dwellings have been done by municipal authorities or recognized associations. Rents are fixed according to the size of the family, and reductions are covered by the annual subvention.

K. Bjerregaard, Director of Municipal Housing Department of Copenhagen: Most of the city's population is housed in self-contained tenement buildings of three to four stories. The rent for a small modern two-room flat with central heat and hot water varies from 660 to 850 kroner per annum (\$132 to \$170). This type of flat is occupied by skilled workers, office employees, etc. Assistance is given by the authorities to those, who, owing to special circumstances are unable to pay the rent. There is no surplus of dwellings in Copenhagen, and very soon the authorities will be confronted with the problem of clearance.

J. Strzelecki, Director of Society for Construction of Working-Class Dwellings in Warsaw: Housing conditions in Poland are still difficult. Efforts have been made by worker's housing societies and social insurance institutions to provide decent dwellings at low rents for the working-classes; but, while the dwellings erected are very modest compared with Western European standards, the poorer classes for whom they were originally intended, cannot afford the rent. In view of these conditions, the Polish government decided in 1934, to allot from the General public funds certain sums for housing the working class; to grant specially easy terms for financing these working men's dwellings; and to adjust rents in accordance with capacity to pay.

The German representative: All planning in this country will be brought under central control but unless regional planning committees are given extensive powers for preparing and carrying out schemes, rural development will be impossible. Ribbon development and failure to reserve areas for schools and other purposes having proved very costly, zoning is supported as a device assuring a more orderly development.

(Editorials, The Municipal Journal and Public Works Engineer, London, July 26, 1935.)



Drs. A. Mikuskovic and L. P. Prochazke, Town Planning Institute of Masaryke Academy of Work of Prague: Housing in Czechoslovakia is better than before the war. However, government subsidies have not produced a large-scale building program to meet present needs. Unhealthy and insanitary conditions vary considerably; and improvement is further complicated by the movement to preserve the historical parts of towns. A practical solution of the housing problem is also handicapped by financial difficulties. At present, there is no hope of the government financing any improvements.

Discussion of planned rural development led to general agreement that any central or regional plan should be upon broad general lines providing central control over the land so that it may be developed in the most economical and productive manner but leaving details to be fitted to local conditions.

Prof. Piccinato, Italy: Stressed the importance of consideration by the rural planner for special local distribution of land ownership, local systems of agricultural management, and the organization of local rural life.

Lord Phillimore, M. C., Great Britain: Constructive planning should be of a wider nature than town planning but should include organized village development and scientific replanning of farms.

(Editorials, The Municipal Journal and Public Works Engineer, London, July 19, 1935.)



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National Conference on City, Regional, State, and National Planning,  
Cincinnati: May, 1935.

Harold L. Ickes: Urging national conference on slum clearance, stated that while the Federal Government, as part of its program, is not only willing but glad to carry through its present plans for slum-clearance projects, it would be unreasonable to expect it to carry this burden for an indefinite length of time or for an indefinite amount of money. States, cities, and even private organizations of citizens must do their part. - Address.

Earl O. Miller: Urging better subdivision control, stated that few communities have escaped excessive and unwarranted subdivided areas as a result of unbridled land exploitation. Disastrous consequences of these false attempts at the urbanization of land, yet unripe for development, not fully realized in the absence of more complete and authentic information. With the renewed interest in all phases of planning now being stimulated by the National Resources Board and the increasingly favorable attitude of the courts toward the necessity of broader regulations to meet our changing social and economic conditions, suitable legislation can be procured and sustained. New attempts to engage in sub-division speculation can be avoided through density regulations under zoning ordinances requiring the installation of improvements and prohibiting the conveyance of property in unapproved subdivisions. - Address.

Jacob Crane: To reconstruct on a reasonably decent basis, the unlivable and uneconomic portions of our bigger cities, means expenditure of fifty billion dollars. "If it is work and exchange of goods that creates purchasing power, and if our cities and their dwellings constitute one of our most important elements of capital, this is a project to rouse all of us from any lethargy and social paralysis we may feel. Here is -- the single greatest opportunity for utilizing our natural resources, equipment, and man power." - Address.

Summary of Resolutions: The conference believes that the success of housing projects under the Federal Work Relief Program depends upon their formulation and evaluation in the light of planning principles, and urges more adequate provision for the organization and procedure of the various Federal agencies dealing with housing. It urges allocation of funds under Work Relief Act, to the extent of 35 million, be definitely allotted for such planning projects as the National Resources Board and its agencies may approve.



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Warren H. Manning: Recommends immediate preparation of a nation-wide catalog of all governmental and private planning agencies, organizations, individuals, and their records, surveys, reports, maps, plans, air pictures, and existing card catalogs, to which access may be gained. Emphasizes, as essential to the successful execution of any land use, economic, or social planning, comprehension of the plan and underlying factors dominant in its preparation by a majority of citizens if the U. S. is to continue as a voters' republic.

Planners of the future will be those who can so guide and direct that results will be looked upon as a plan of many, rather than as an independent expert's plan. A primary problem in national planning is a national regional zoning plan for the entire U. S. in which the dominant land units and their best uses are indicated, and in which provisions will be made to exclude uses that will greatly impair the best values.

(National Planning Notes, The Planners' Journal, July-August, 1935.)

Harold Merrill: Attention is called to remarkable increase in number of city, state, county, and regional planning boards during the last year. Experience of state planning boards indicates that the fields most urgently in need of attention are those relating to general welfare with more specific emphasis on housing, water-power, effective land utilization, water uses and controls, and coordination of transportation facilities. All state reports give consideration to the relation between the state planning agency and the local planning units.

So far, the activities of the state planning boards reveal certain definite trends: 1. Development as coordinating agencies which has been highly needed. 2. Consideration of the state unit has brought out essential considerations hitherto overlooked. 3. Evidence that planning must be a continuous process over a considerable length of time.

Growth of state and regional planning must ultimately rest on local interest, initiative, and responsibility. (State Planning in Relation to National Goals, Plan Age, June, 1935.)



Arthur C. Comey: More effective to make most enumerations in direct conjunction with the planning of the function immediately involved. Should be so gathered and presented as to be readily utilizable by other planners as well as by those working in the field directly concerned.

Though inadequate and, therefore, likely to lead to planning counter to actual trends, a great deal of data is already available, being periodically collected, analyzed in some degree with trends indicated, for studies of population in relation to dwelling or sleeping place. This furnishes more clues to planning than any, perhaps all, other enumeration. Planners need population censuses not less often than every five years. The intermediate censuses need not be as elaborate as the decennial ones, at least so far as the needs of the physical planner are concerned.

Vital Statistics. At present, annual population changes in any area are known within accuracy practiced by registering agencies for whose methods there is great need of improvement. With relatively stable death rate and rapidly decreasing birth rate, the point at which they will balance or when any other ratio will be established between them, can be estimated and is called the reproduction rate. Among many types of enumerations showing composition of population, that bearing on age has particular usefulness in predicting future population. It is found that, while the national population is still increasing, even if the present birth and death rates remain unchanged it will eventually decline.

Of various social groupings and family relationships that may be studied quantitatively, marital conditions and size of families have direct and controlling significance for housing. Obviously, with present steadily declining number of persons per family, a city, though stationary in total population, will continue to have an increase in number of families and consequent number of dwellings needed.

Migration into or out of particular area under study demands especial mention. Migration within a state, as between city and country, considered as a phase of distribution or pattern. For individual states, only roundabout and partial methods available to furnish clues to net migration which includes very little evidence for determination of migration for less than ten-year periods. Their value for general population studies lies chiefly in insight given into certain long-time trends, many of which seem now to be over.



Arthur C. Comey (continued)

Distribution Trends. Each state's population apt to be more accurately predictable in terms of percentage change than that of any of its subdivisions. Of state subdivisions for purpose of study of population distribution, that into rural and urban areas likely to have the broadest significance. Population maps of most general use described.

Population in relation to activities. Practically all population problems in this country are those of redistribution. Populational aspects of planning each human activity can as well or better be treated in direct connection with the handling of each activity in that part of the state planning program organized on basis of activities as such.

Population Objectives, plans, and methods. Necessary to define objectives of population planning. As an example of such determination examine what is generally known as the subsistence homesteads movement. In view of recent very strong population trend toward vicinity of metropolitan centers there is definite presumption that partial subsistence housing within the outer fringe of these metropolitan foci will be more populated in long run than more remote location. Some believe that decentralized city or aggregation of population, with opportunity for as many as will to eke out their more or less regular employment with partial self-subsistence, will meet more human wants than any other pattern. The village also has its proponents as more permanent means of maintaining society on every plane. The magnitude of the problem makes it seem certain that no reasonably practical amount of government aid can make such large numbers of people prefer to live in villages scattered over the entire habitable part of the nation or of any state, if they did not prefer so to live without such subsidy. Dominant objective of population pattern in most states is gradually demonstrated to be in direction of retention on land of those only who are needed to produce raw materials together with those serving them or serving transportation, recreation, or the like, and the location of all others within the outskirts of one or more large urban aggregations, decentralized in make-up and probably greatly enlarged in area over present practices.

(Population Planning, The Planners' Journal, July-August, 1935.)



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A. R. Mann: Data basic to planning any area are trends in land value, utilization, and factors which determine intensity of use. Therefore, the land use survey is an essential implement in planning land settlement projects, in zoning of areas against resettlement, and in industrial location and relocation, particularly in regard to the production of raw materials for industrial uses or the development of suburban homes for industrial workers. (Land Use Study as Base for Sound Planning, Real Estate Record, June, 1935.)

Henry S. Churchill: Housing in this country has been left to architects and social workers whose scopes have been limited because they have not realized that their problems meet in the broader field of city planning and economic analysis. Before the depression, only a few technicians recognized that the basic problem lay in the unrestrained growth of our cities, and that attack on slums and blighted areas would involve not merely housing the poor and clearing the slums, but complete reorganization and rehabilitation to the end of prevention of future blight and insurance of good living conditions for rich as well as for poor.

"This would mean a whole new technic in housing and city planning, involving our entire economic set-up." The old conceptions of city planning are "useless in the face of the growing revolt against the paleotechnic environment behind the facade", quoting from Henry Wright's Rehousing Urban America.

(No Mere Facial Uplift Can Cure the Wrinkles of Our Cities, The American City, June, 1935.)

Myron Day Downs: The fact that property values are stabilized by zoning control is well established. Proper determination of land values in accordance with established use, height, and area districts and a careful study of the future use of land in each district of similar character aids stabilization. By scientific application of all recognized laws of city growth, the unit value of all the major uses of real property may be definitely determined, resulting in a correct valuation of each parcel.

Land in a properly zoned community has certain permissive uses that create potential values. Applying such factors as the influence of certain conditions, physical and otherwise, expressed in figures, to the unit land values previously estimated, all parcels, even those representing troublesome "border-line" cases may be equitably assessed.

(The Coordination of Tax Assessments and Zoning, The Planners' Journal, July-August, 1935.)



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Frederick L. Ackerman: Zoning has not operated to restrict, except in matters of relatively little consequence. It has not stabilized property values, as advertised. In giving the sanction of law to definitions of our fantastic expectations (which have been reflected in rising appraisals, assessed valuations, and the mortgage and funded debt of urban centers) we have sanctioned plateaus of urban valuations which never had and can never have any relation to such facts of reality as the net earnings of urban communities.

Twenty-five years experience demonstrate conclusively that zoning cannot be employed to curb expectation guiding speculation and investment for a profit. Radical revision of zoning ordinances in direction suggested must await disallowance of certain rights of ownership which have been created and defined by zoning ordinances.

One zoning trend has been creation of constantly increasing number of use categories which sets heavy handicap on achieving orderly, functional arrangement, one said to constitute aim of zoning. If zoning is to achieve such order, following factors must be recognized:

Total population is growing at decreasing rate toward maximum: Urban centers cannot continue to grow at higher rate than total population: Rate of change is of an order of less than one per cent per annum, moving toward zero: Population of urban centers may decline: High probability that area now used for business and commerce approximates maximum requirement. Owing to tendency toward vertical expansion, less area than now used may meet future needs. Technological changes, resulting in greater physical volume of output per unit of energy, may limit in the same way the area now used by industry.

If we cannot bring zoning, with its provision for growth of population and social change, within the domain of the probable; and, if we cannot establish districts so that they will stand in rational functional relationships to each other, there are very sound reasons suggesting that the whole enterprise of zoning will go by default.

(Zoning, The Planners' Journal, July-August, 1935.)

Bleecker Marquette: Emphasis on relation between housing and planning.

"The community without a plan will find it difficult to outline an intelligent housing program and still more difficult to execute it."

(Housing and Planning, Survey Midmonthly, July, 1935.)



Harlem 1934: A Study of Real Property and Negro Population. Outstanding among local surveys and reports is this study of an area selected because it exemplified a great many different aspects of the New York housing problem. Data is presented in summary rather than in detail.

Assessed valuation figures obtained from City Record, and population figures taken from 1920 U. S. Census. All other data presented supplied by the Real Property Inventory.

Contains maps showing location of religious and educational institutions; health institutions; and recreational institutions; maps and tables giving distribution of assessed valuations; dollars per square foot of taxable property; proportion of dwellings in poor condition to total dwellings; rental medians; dollars per month per occupied family quarters; crowded room occupancy per cent of family quarters vacant; gain and loss of Negro population 1920-34; proportion of Negro families to total families by blocks East of Fifth Avenue, between 97th and 141st Street; proportion of Negro families to total families by blocks and a map and table indicating density of Negro population.

(Prepared by Real Property Inventory of New York, and Land Utilization Committee, New York Building Congress for New York City Housing Authority, New York City Housing Authority, 10 E. 40th St., New York, 20pp., \$10.00.)

Report of the Housing Survey of Kansas City, Mo. 1934-35. The facts of the survey are interpreted by Jas. D. Marshall in an attached article, Evaluation of Housing. No effort has been made to draw formal conclusions nor to suggest a plan for the eradication of bad housing.

(Missouri E. R. A. Non-Manual Works Program in collaboration with the City Plan Commission of Kansas City. Jas. D. Marshall, 114 W. 10th Street, Kansas City, Missouri, 1935. 73 pp.)

New Housing Survey. Mr. Townroe, Mayor of Hampstead, points out that under the new Housing Act, local authorities will be required to conduct housing surveys to determine the amount of overcrowding to be remedied. He states that Sir Kingsley Wood has the choice of two alternatives in carrying out this new housing survey. He can urge local authorities to appoint a large number of temporary officials to carry out a census at breakneck speed, or he can insist that the survey be carried out scientifically, on a uniform basis with careful tabulation and analysis of returns. The organization representing local authorities should be consulted before deciding how to carry out this survey.



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Dr. Edith Elmer Wood: The important public document, "Slums and Blighted Areas in the United States", is reviewed by the Monthly Letter of the Housing Information Bureau\* as follows. "This study is a comprehensive analysis of slum conditions in leading American cities, and reveals that one-third of our population is living in dwellings and neighborhoods injurious to health and morals. According to the author, bad housing is sub-standard if each family is not furnished with an ample and pure supply of running water, with an indoor flush toilet for its exclusive use, with a bathtub or shower, and if, in a built-up community, it is not connected with the sewer system.

"Discussing the effect of slum conditions on morals, the report discloses that a long series of case studies shows that most criminals have a history of juvenile delinquency behind them, and that the majority of delinquents began by being truants. Areas of bad housing and of high truancy and delinquency rates often coincide; and the existence of these conditions are largely due to lack of play space indoors and outdoors for small children.

"Summarizing the economic effects of slums and blight, Dr. Wood contends that slum areas are extremely costly in an economic sense as well as in a social sense because of their excess amount of sickness, death, delinquency, crime, and **poverty**. Interpretation of the results of the Real Property Inventory of 1934; the impossibility of meeting the housing situation for low-income workers in America through speculative building, through limited dividend companies or the operations of private philanthropies. Positive benefits attained through clearance of slums and the provision of new living quarters of higher standards at comparable rents obtained in certain European cities, and the past and present housing conditions in fifteen of the largest American cities, from New York to Dayton, are discussed. In conclusion, Dr. Wood declares that the only way out of this national housing difficulty is through the cooperative action of national, state, and local governments. Photographs, tables, and charts accompany the text."

(Housing Division of Public Works Administration,  
Bulletin No. 1, 126pp. Tables. Ills.)

\* Housing Section, New York Welfare Council.



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Editorial Notes: The desire to remove slums and abate crowding is common to the supporters of the Housing Bill of 1935 and the editors of Town and Country Planning but they do not favor similar means to these ends. Attention is called to the danger of the Government, busied with foreign complications, going on with the Housing Bill and the Ribbon Development Bill even after the Marley Report of four years' deliberation has come - recommending the "fullest adoption of the type of development usually associated with the idea of the Garden City" and emphasizing the need of "Planning".  
(Town and Country Planning, London. June, 1935.)

L. H. Keay: Urges rehousing near work center saying that England has never had a flat scheme comparable with such a scheme as Letchworth or Welwyn Garden City. "We are only in our infancy with regard to flat planning." Brief statement concerning Liverpool developments. (Working-class Flats, Town and Country Planning, June, 1935.)

Stepney Planning Questions, Development Contemplated, Question of Density in Flats Scheme: As the whole borough is not subject to town planning interim control, the appropriate committee has carefully considered the memorandum from the London County Council which outlines the several stages the Borough Council must follow in advancing proposals for a scheme suitable for Stepney. It will be necessary to submit to the County Council, as the town planning authority, and to the Ministry of Health, particulars of certain developments now under way as well as contemplated plans. These developments include housing and slum clearance on which progress has been slow because of the demolition work, and because a decanting site has not yet been available. With regard to flats scheme, the County Council proposes a density of 88 flats to the acre, more than the County Council permits for its own schemes.

(Editorial, Municipal Journal and Public Works Engineer, London, August 9, 1935.)



Housing at Northampton: Northampton Town Council has invited tenders for the erection of 140 additional houses on the St. David's Estate. Fifty of these will be erected under a non-assisted scheme provided the houses are not required for rehousing purposes.  
(Editorial, The Municipal Journal and Public Works Engineer, London, August 9, 1935.)

New Flats for the Isle of Dogs: On July 20, there was begun the first block of flats to be built by the Isle of Dogs Housing Society, Limited. This project is especially noteworthy because the area is not one of the worst slum areas in London but sufficiently overcrowded to warrant clearance. Four-room cottages originally intended for single families have been housing two, three, and even four families for some time.  
(Editorial, The Observer, London, July 21, 1935.)

A Vital Conference. At the Building Industries' National Council meeting in London, July 2, Pres. Sydney Tatchell stated that while private building development cannot easily be controlled, public works can, and that the industry, before expending its resources to meet intense activity in both of these fields, should carefully weigh the future possibility of finding both at a simultaneous standstill. The first need for the building industries is stability of volume of work, employment, production, and demand. This can be achieved only by the regulated alternation of private and public building activity, and by a proper control of the production of building materials. The Building Industries' National Council was organized to regulate the volume of work available for the building trades, and reports great progress.  
(Editorial, The Architects' Journal, London, July 11, 1935.)

London's Becontree Scheme Completed. The London County Council has practically completed its fifteen years' work on the Becontree Housing Estate costing more than £14,000,000. It contains 2,770 acres of land, more than 500 of which have been reserved for open spaces, and 25,048 dwellings housing approximately 115,000 persons. The rents of flats and houses range from 82/9 to 26/6 per week, and even a two room flat has a scullery and bath.  
(Editorial, Municipal Journal and Public Works Engineer, London, July 19, 1935.)



Local Authorities' Housing Service. Progress reports on slum clearance in Scotland, giving details for a number of projects and one general statement to the effect that experience in Birmingham indicates that it is better to mix families instead of putting all of one type together. According to the general manager, many families are not suitable for residence in new houses but should be proved capable of keeping better houses clean before being moved into the best districts. (Editorial, Municipal Journal and Public Works Engineer, London, July 12, 1935.)

English Garden Cities Attracting Industries: English Garden Cities are becoming increasingly popular as suitable sites for newer and lighter industries. Houses of three bed-room type being built in Welwyn Garden City without Government subsidy to rent for twelve shillings per week. Can only be done outside great centers of population. (Editorial, The American City, June, 1935.)

Houses for the Poor: A London Centre. The Housing Centre is a concentration of the voluntary forces which have aroused public opinion against bad housing and may prove to be an essential link between the efforts of Government and municipalities and that of volunteers of housing societies and individuals. The value of the volunteer in the housing campaign can hardly be overestimated, because success in this difficult enterprise depends, not only on enactments to encourage what is good and to penalize what is bad in housing, but on effective public support of such measures. The last is the primary essential, for it is to the public will that the housing legislation of the last fifteen years has been due. Chief influence in creating that public will has been the ardour and work of volunteers.

The new Housing Bill authorizes the Minister of Health to recognize housing associations, if and when they are federated, and to make a grant to aid in the necessary expenses of the federated body subject to the approval of the Treasury. A body, the National Federation of Housing Societies, has thus been formed with full approval of the Minister. Its chief functions will be to coordinate, extend, and assist in every practicable way the work of housing societies. It will also provide to some extent, a channel of communication between the Minister and individual societies. (Sir Reginald Rowe, The Observer, London, July 21, 1935.)



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Bleecker Marquette: Contains such measures as will improve existing housing and will prevent the creation of future slums.  
(A Housing Policy for Cincinnati and Hamilton County; prepared for the Cincinnati Better Housing League, Cincinnati, April, 1935. 7 p.)

Housing - Let's Bring it Down to Earth. In endeavoring to solve our housing difficulties, we are constantly referred to foreign housing practices, which are for the most part, impractical for the U. S. because our national characteristics, as well as our standards of living, differ substantially from those of foreign peoples.

The best housing "standards" are not wholly applicable to every project. This is particularly true in low-rental developments, where the designer meets with factors not common to every locality or group. Every housing project becomes a problem to be solved in the light of its own peculiar limitations and possibilities. Standards are valuable only insofar as they set limits below which no decency in living quarters can be achieved.  
(Editorial, The American Architect, June, 1935.)

Raymond Moley: A government seeking to stimulate the heavy industries should decide that, regardless of what it is doing to level down some big businesses into small units, it must do the opposite in building where organization and coordination are essential for recovery. The first thing the government should do is to reorganize its own machinery. The confusion, suspicion, selfishness, and unwise diversification of financial and engineering efforts characteristic of private building enterprise have gotten into the public activities devised to sponsor it.  
(Headless Housing, Today, July 6, 1935.)

\$2,600,000,000 for Homes. "This amount should be the annual U. S. expenditure for the next ten years to meet turnover and population trends." Tables.  
(Editorial, The Architectural Forum, June, 1935.)



Norbert Brown: A treatment of the factors which are to be considered in low-cost housing emphasizes: 1. Necessity of taking into account the variations of time and place with respect to land and building costs. 2. Necessity of distinguishing carefully between the terms low-cost and low-rent housing when speaking of state-supervised low-cost housing or housing constructed with Federal loans and grants. 3. In attempting to define low-cost housing in a given community at a given time, necessary to examine rentals paid in that community at a certain date. Logical to assume that the median rental paid by the median-sized family in given community constitutes the maximum rental to be asked for low-cost housing in that community. Information required to determine maximum rentals in low-cost housing is not available for 1935. Therefore, the 1930 records of median rentals and median-sized families of state population bulletins must be used. Adequate living facilities in low-cost housing require certain standards such as one room for each member of the family and a kitchen and bathroom for each separate residential unit. The formula for arriving at maximum rentals on a per-room basis is: median monthly rental divided by median-sized family, equals maximum monthly room rental. In establishing a per-room rental schedule, kitchens are included in the room count but not bathrooms.

If the administration of low-cost housing is to be nationally uniform, a definite maximum of rentals cannot be applied to suit all communities. In most American cities under 100,000 population, a monthly rental of \$8. per room would entitle the renter to better-than-average housing accommodations; but in the larger cities a monthly rental of \$8. per room would enable only the scantiest of living accommodations. (What Constitutes Low-Cost Housing, The Real Estate Record, July, 1935).

Norbert Brown: The final success of two completed projects constitute "convincing" argument that private capital can solve slum clearance without government subsidy, loans or tax exemption. These two projects have attained clearance of Newark's worst slums and production of good housing for Negroes at rentals ranging from \$8. to \$9.50 per room per month on which investment Prudential expects to receive 3-1/2% interest. Description of each project is given, as well as comparative data. (Prudential's Demonstration in Low Rental Housing, The Real Estate Record, June 1935.)



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Part I. PLANNING AND HOUSING PROGRAMS

Benjamin F. Betts: "Failure" of the P. W. A. program indicates that a new method of applying the work relief theory is necessary if new spending plans are to prove effective stimulus to business. This method involves three steps:

1. Recognition that private building activity is the logical means of producing an immediate improvement in general business; revival of private building means revival of one of the country's four **basic** industries.
2. The largest possible disbursement of funds for projects already planned and now ready to proceed.
3. An administrative policy emphasizing utilization of private firms and elimination of the "day labor system" on all building projects.

Failure of past relief programs can be attributed in part to undue emphasis on relief for unemployables.

Speedy government expenditure and the exclusive employment of private firms must be accomplished or appropriation will in no way accelerate improvement already noticeable in private business affairs.

(Work for the Building Industry Means Relief of Unemployment, The American Architect, June, 1935.)

Nathan Straus: Why has so little been done in this country toward improving housing conditions? The first reason is the traditional belief that government should not interfere in matters of private business even though private business has not been able to build for lower income groups. The housing problem is divided into three parts, namely housing for the low-income class, housing for those of such limited income that they are unable to pay minimum rental, and slum-clearance. Government should make available for low-cost housing purposes, under suitable restrictions as to rentals, unlimited sums of money at an interest rate no higher than cost of funds to government. Outright government subsidy is necessary to build houses for those people who can pay only five to seven dollars per room per month.

(A Housing Program for the United States, Address delivered April 11, 1935, before the School of Architecture, Princeton University.)



Catherine Bauer: Modern Housing begins with analysis of social and economic factors of the nineteenth century - those considered directly responsible for the present deplorable housing situation. Discussion in four parts: 1. Account of the long decline of the nineteenth century as urban congestion increased and land values rose. 2. Sketch of housing reform movements under way during the hundred years preceding the World War. 3. Story of spectacular housing enterprises in several European countries after the World War. 4. Analysis of present and prospective housing standards.

1. Nineteenth century was period of chaotic concentration, legalized congestion, of unregulated speculative expansion. This expansion resulted in overproduction causing period of inactivity and fear, shortage, higher construction costs, utilities, equipment, and taxes. All brought decided rise in rentals.

2. If, the housing movement had little of positive value to show before 1900, the reformers managed to give an initial impetus to the major elements in technique of modern housing as it has been practiced in Europe since the War. For the first time, facts about overcrowding, slum diseases, and exploitation were brought to light. Reformers also introduced idea of housing society and large-scale construction per se.

3. The critical turn in the history of the European housing movement came in early years of century, when the initiative in promoting housing and planning passed from upper-class reformers into hands of labor and consumer groups. Only then did the experiment and legislation which had been accumulating since 1850 begin to bear fruit. And when the post-war governments began to consider their method of attack on housing problem, not only was the necessary machinery ready but also a demand so clearly formulated and well organized that it could not be turned aside. Cooperative limited-dividend housing societies had been operating in every European country. Trade unions and other workers' organizations were prepared with concrete programs and the power to make them effective. In England, Vienna, and a few other places, notably Oslo and Zurich, most of the government assisted housing is directly constructed and administered by the municipal government.

4. Modern housing must constitute a "complete neighborhood, having some sort of visible, organic form; it must afford cross-ventilation, sunlight, quiet, and a pleasant outlook from every window; adequate privacy, space and sanitary facilities; children's play space adjacent, and finally it must be available at a price which citizens of average income or less can afford."



Catherine Bauer (Continued)

Complete communities designed and administered as functional units and constructed by large-scale methods are necessary to the improvement of our housing conditions. The Government must take the decisive step and set up the new method of house-production as a long-time social investment. At present, our social-economic framework is causing a blockade in this program. Yet European countries, with governments more or less like our own have been able to build some good low-cost modern housing. U. S. has produced some excellent experiments built by limited-dividend societies, but the housing problem of the lowest income groups has not yet been met.

Greatest stumbling block to large-scale slum-clearance in society based on private property is high cost of assembling the site. Cost of land is the most significant single factor in determining the quality of new housing. Only effective mode of attack on exploitation and speculative slum districts is the indirect one. By building ample supply of low-cost houses in other districts; by condemning insanitary dwellings as unfit for human habitation, and by raising the standard of demand and lowering the pressure on sub-standard areas, exploitive profits and their accompanying land-prices can be deflated. Also, by legally limiting the heights, coverage, and density of new building in a given district to that required by good standard housing, speculative hopes and prices can be curbed.

Subsistence farms are not modern housing; they are a repetition of the ordinary company towns, the abomination of the nineteenth century.

Concluding historical description and analysis of development of America's slums and blighted areas, thereby emphasizing lack of adequate housing for two-thirds of the population, "There will never be any realistic housing movement in this country until the workers and the consumers and the unemployed, themselves, take a hand in the problem.....If people are still perfectly satisfied with old or new law tenements, or with wooden three-deckers, four feet apart, then it is foolish to expect any fundamental changes from the Federal government."

(Houghton Mifflin Company, Boston. 200 Ills., 395 pp. \$5.00.)



Ira S. Robbins: Many of our cities and towns need a planned and vigorous demolition program in order to dispose of unsafe and insanitary buildings that ordinarily would have been demolished through normal construction activity. Demolition by consent of the owner is the most desirable approach, especially since the F.E.R.A. supplies the labor, and there is no cost to the owner. The wrecking may be supervised by professional wreckers who bid for the salvage, and the city keeps the proceeds. Where local ordinances permit demolition only by licensed wreckers, these should be amended so as to permit F.E.R.A. labor to do the work under proper supervision. No building should be demolished without consideration for the rights of the mortgage holder, who usually, by the terms of the mortgage, has the right to foreclose if the building is demolished without his consent.

Demolition without consent of the owners, under the statutes, is the next step. Some cities have specific ordinances; others need them or must amend existing statutes. Usually, the statutes apply only to buildings that cannot be repaired at reasonable cost. A court order permitting the demolition must first be obtained, and the expense of razing becomes a lien against the property. The enforcement of demolition ordinances requires the backing of an informed and alert public.

The mechanics of a demolition program are important. It is advisable to select an official agency to undertake the job. The local building department, the state or local relief agency or some similar body may be chosen. The second step is to make a preliminary survey. Because each city usually presents a separate and unique problem, it is impossible to outline a detailed program applicable to all. Suggestions for the mechanics of organization and procedure may be found in the National Association of Housing Officials' Bulletin dated April 1, 1934, which is available in the library of the Housing Division.

(A Program for Demolition of Unsafe and Insanitary Buildings, The American City, June, 1935.)

Frederick Osborn: "Better housing and the elimination of slums would undoubtedly diminish the birth rate among the poor".

(Social Morality in Diminishing Population, Scribner's, June, 1935.)



Speed-Up in Housing Progress: According to the Ministry of Health report during July, new houses are now being completed at the rate of 3,000 a month. More than one third of the 280,000 slum houses have been covered by declarations submitted, and rehousing proposals approved, and 50,000 new houses or nearly one fifth of the number required to complete the whole slum clearance programme have been completed under the Act of 1930. (Editorial, The Municipal Journal and Public Works Engineer, London, August 15, 1935.)

Slum Clearance at Deptford: An area of over two acres at Deptford, with approximately 119 houses, is scheduled for clearance by the London County Council. Several hundred persons will be displaced, and the cost of the clearance scheme is estimated at £130,000. (Editorial, The Municipal Journal and Public Works Engineer, August 16, 1935.)

Yorkshire Rehousing Plans: Yorkshire and some of the Northern counties have been making progress with slum clearance and rehousing schemes. The difficulty of providing accommodations for persons displaced by slum clearance operations and of providing transport for them, has caused the Birmingham City Council to reopen the question of building a large block of flats for working-class tenants. (Editorial, The Municipal Journal and Public Works Engineer, August 16, 1935.)



Emerging Houses, 1935. 1. Experimental House - Exhibiting unit planning with complete flexibility and standardization of mass produced parts to achieve low cost. 2. Two and Four-family Houses - Exhibiting traditional design, materials, and construction plus a unit bathroom to prove immediate profits possibilities for private capital. 3. Demonstration Houses - Exhibiting steel frame construction plus use of standardized units, now made on mass production basis, throughout to demonstrate the public appeal of the part steel house at a competitive price. 4. Motohomes - Exhibiting for the first time completely prefabricated houses, in a group and in a natural setting, to indicate they have individuality and compose attractively.  
(Notes, The Architectural Forum, July, 1935.)

Robert Kohn: "Will we stand for the old, petty, piece-meal, speculator's methods, leading again to uneconomic disorderly ugliness, or do we mean to work together, as social animals, for planned, large-scale group operations, which alone can furnish an opportunity for creating a beauty in environment. Are we really going to rebuild America or just paint a false front over it?"  
(Rebuild American, Architecture, July 1935.)

Noise Abatement Exhibition: Noise nuisance must be tackled first by reducing the source; second, by intelligent protective building. Drawings.  
(Editorial, The Architect's Journal, June, 1935.)

Planning Against Noise: Recommendations to architects in the planning of buildings against noise with plans, drawings, and charts.  
(Editorial, Journal of Royal Institute of British Architects, London, June, 1935.)

Marc A. Rose: Nothing has done more to convince conservative business men that recovery has really begun than the sustained six-month improvement in home building, but there has been no program in small-home construction which is principally due to the designers. We built one new home for every three marriages before the depression; since then, we have been building one for every sixteen marriages. We must develop a four room house that will sell, including the lot, for \$4000.  
(The Tide of Business, Today, July, 1935.)



Wells Bennett: The purpose of An Analysis of Housing Practice, which consists entirely of plans and photographs of American and European housing projects, is to show a section of experience in planning dwelling units which have been built or have been accepted by competent authorities.

It is not likely that any rigid standards for housing can be successfully set up in America. Climatic variations, the special needs of racial groups, and the wide range of employment classifications will defy regimentation. Finally, as our whole standard of living changes with the course of time, such changes will dictate the architect's approach to housing.

(The American Architect, June, 1935.)

Jerry-Building: Jerry-building is widespread and serious in England where there are no accepted standards of materials which can be enforced on all builders and vast numbers of houses are being constructed with rotten materials. A deputation from the National Federation of Building Operatives has seen the Minister of Health on this matter who held out no hopes of legislation to enforce proper standards. However, the Ministry is pressing the local authorities to insist on the rigid observance of their by-laws, and attention is being given to a scheme of suitable standard specifications which is being prepared by the Committee of the Employers' Federation, under the chairmanship of Sir Raymond Unwin. The essence of this scheme is a register of honest builders. That would afford a guarantee to any honest and competent local authority, or to any sensible individual, contracting for the building of a house. But it still leaves scope for the unscrupulous speculative builder to exploit unwary innocents.

(Editorial, The New Statesman and Nation, London, August 3, 1935.)

Kingston-upon Thames Developments: Increasing use is being made of the services of sanitary inspectors in an advisory capacity, states the medical officer of health of Kingston-upon Thames, in his report for 1934. Owners of property are encouraged to seek assistance when in doubt as to what should be done to improve their property or to remedy obstinate troubles.

In connection with the Brae Court Flats scheme, it is reported that the architects have requested that the question of the thickness of the party walls be referred to the Ministry of Health for arbitration; also that in the event of dispute between a local authority and builders, the Ministry be prepared to adjudicate on such dispute provided both parties submitted a joint case and agreed to abide by the Ministry's decision. The Council has been recommended to adopt this procedure.

(Editorial, Municipal Journal and Public Works Engineer, London, August 16, 1935.)



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Part III. TECHNIQUES AND STANDARDS

Specification, 1935: "The changes in this year's edition of Specification are perhaps the most sweeping and comprehensive in the history of the publication. Ten sections have been entirely rewritten; two new sections dealing with insulation and floors have been added, and all the trade divisions drastically revised, and their contents condensed."  
(Edited by F. R. S. York, The Architectural Press, London, 1935. 10s 6d.)

Specifications for Houses, Schedule No. 2. Compiled with special reference to damp and weather-proof construction.  
(B. Price Davies, Cardiff Building Estimator, London, 1935. 72p. 5s.)

Kenneth Kingsley Stowell: To determine the profitability of a modernization venture, consider the factors taken up in chronological order by the author. "How, when, and why" of each step are given. Concrete suggestions regarding the things that can be done to each type of building are considered separately and valuable check lists are given. The illustrated case histories of exteriors of old farm houses, homes, apartments, group modernizing, hotels, restaurants, bars, shops and stores, office and bank buildings and theatres offer many possibilities. Photographs, plans, cost of expenditures, and notes on the problems involved are given in each case.  
(Modernizing Building for Profit, Prentice-Hall, Inc., New York, 231p. illus. \$6.50.)

Unit Plans: Typical Room Arrangement, Site Plans and Details for Low-Rent Housing. These are studies aimed at establishing standards of planning rather than standardization of low-rent housing plans. Preliminary discussion of location of project, design of building, treatment of grounds, structural costs, and initial costs vs. maintenance; under types of unit plans, design and construction on considerations, special considerations, outstanding characteristics and factors in various house types, housing standards, and a glossary of terms are presented. Typical unit and site plans with explanatory notes are given next. In conclusion, details in construction, structural design, architectural design, and comparative sheets are illustrated.  
(Housing Division, P. W. A., in Washington.)



Henry Wright: Rehousing Urban America concerns itself with technical problems. Wright's purpose is to develop a technique capable of carrying out, in architectural terms, policies whose main outlines will be determined in another arena the architects having previously, in their capacity as alert and informed citizens, played as large a part as possible in shaping those policies. On all points, the author enumerates the problem and gives opinions without making claim to finality. Need of further study emphasized.

Albert Mayer, in reviewing the book in Architecture, says: "The appearance of this book is of enormous significance; a study of the creative evolution of housing architecture in the past and up to now, followed by the creative projection of a living architecture into a changing future. Its facts apply definitely to housing, but its searching methods, its analyses and syntheses, are equally important for any architectural problems. His great contribution is a searching attack that bites so deeply that its results are genuinely creative. But the present tendency must be guarded against - the use of Wright's and others' tools, which are only a splendid means, as an end in themselves as a substitute for creative thinking and designing. There is no substitute.

"Part I outlines growth (or decay) of our cities, of which the facts and factors are so well known as to need no additional discussion here. He restates cogently the case for attacking the problem of rehousing in blighted districts rather than in slums."

"Part II is an analysis of recent housing history, showing the continuity and advance of development in the few large-scale American housing achievements, which due to their rarity, are generally considered as less interrelated instances than they really are. He shows the slow change away from narrow-deep structure, whether house, flat or tenement, with its minimum of light and maximum of waste space, into the H-shaped structure with somewhat larger courts, first fifty feet wide, then often larger. There are two threads which are carried thru the group or row house and the apartment. But their progress is roughly parallel, and in Sunnyside, the two living types are successfully combined, a remainder against the present tendency of doctrinaire adoption of one type alone in any one development." Finally, at Radburn, there was freedom to plan and build as it should be done. "We all hope that slums will go, but if we take our first steps there, we set a standard of planning based on the hampering influence of existing patterns and ownerships and prices. We should first go where we can plan relatively freely, then reflect such free planning back to the slums."



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Part III. TECHNIQUES AND STANDARDS

"Part III is Wright's contribution to a living theory of design. There is a demonstration of the importance of the analytic method in creative design. In the chapter on planning, the point is made that if the basic elements of site planning, outlook, orientation, open spaces, are permanently sound, then the new movable elements permit adjustment of the apartments themselves to the changing family sizes and requirements which may come."

(Columbia University Press, New York, 1935, 173p. illus. \$7.50.)

Leeds £14,000,000 Housing Project: In construction on a section of the 6 $\frac{1}{2}$  year program, the site for which has been cleared recently, the Mopin concrete block system adopted in Paris will be used throughout. Less than one-fifth of the area will be occupied by the flats, the rest being set apart for roads, gardens, playgrounds, and tennis courts. The apartments will range from 2 to 5 bedrooms, with some smaller flats for elderly persons. A central laundry will serve the whole block; provision is also made for a community hall, a nursery school, a perambulator and cycle store room. An incinerator will supply the heat for the water in the central wash-house. Special steel casement windows have been designed in order to give good lighting

(Editorial, The Municipal Journal and Public Works Engineer, London, August 9, 1935.)



Construction of Working-Class Flats: This is a summary of the Interim Report recently compiled and published by the Departmental Committee appointed by the Minister of Health "to inquire and report upon materials and methods of construction suitable for the building of flats for the working classes" which provides such guidance as is at present possible on the available methods of construction leaving the results of the detailed investigations now in hand for the main report.

This report discusses the basis for the measurement of the efficiency of constructional materials and the methods of assessment of comparative costs. These must be considered from a wide angle, taking into full account the need of adequate comforts for the occupants. As fire risks in connection with five story flats are negligible in areas covered by permanently manned fire brigades, and where adequate means of escape are provided, the rules of building practice should be adjusted to follow the use of structural elements having fire resistance of one hour duration.

Every effort to combat the noise nuisance is urged by the Committee. It stresses the difficulty of the acoustic problem, and refers to investigations being made by the Department of Scientific and Industrial Research. The Committee believes that the sound reduction capacity of a dividing wall between flats should be equivalent at least to that of an  $8\frac{1}{2}$ " brick wall plastered on both sides. The transmission of impact noises on floors may be minimized by suitable insulation of the wearing surface, and by a break of continuity in the floor system between dwellings.

The Committee states that some elementary precaution should be taken to prevent cracks and cavities. It also believes that the best general procedure is to disinfect the tenants and their furniture before entering into the new dwellings, and thereafter maintain strict supervision.

The numerous difficulties that arise in attempting to estimate comparative costs of different materials and processes of construction are pointed out, and the Committee also outlines its review of existing typical buildings. The Report includes a review of the general forms of construction with suggestions of increased economy and efficiency. It deals in some detail with materials and systems used in external walling, internal walls, floors, floor coverings, ceilings and wall finish, roofs, etc. It is a definite step forward in presenting to local authorities and others concerned in building, a summary of existing knowledge on the subject of block dwelling construction.

(Editorial, *The Builder*, London, July 5, 1935.)



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Part IV. FINANCE

Oswald Garrison Villard: The experts agree that slum reconstruction cannot be solved on any adequate basis unless government waives interest. Public works buildings program should proceed chiefly along three lines: the re-building of entire prison system; building of new schools and university buildings; and development of huge housing program. The author notes that while Langdon Post favors the Wagner housing bill, in which \$800,000,000 is asked so that out-right grants amounting to 30% of cost of labor and materials may be given to local authorities, he believes the government should waive all interest payments and simply require a payment each year from the Housing Authority to cover amortization over a period of from forty to sixty years. This would approximate from  $1\frac{1}{2}$  to  $1-3/4$  per cent with this type of financing, and rentals averaging slightly under six dollars a room would be obtained.  
(Issues and Men, The Nation, July 3, 1935.)

Jerome Gaspard: It is definitely economical for government to clear slums; and undoubtedly it will have to do so. Building low-rent houses is quite another thing which should be left for private industry. Will government competition give private industry the necessary jolt to drive it into revived construction, it is claimed that this was done in England. Who bears the burden when building costs are lowered? It is assumed that this must be done before private industry can build low-rent houses.  
(Low-Rent Housing, The Commonweal, July, 1935.)

Subsidies for Housing: A summary of data assembled on this subject and available at the Housing Study Guild.  
(Housing Study Guild Bulletin No. 8)

Miles L. Colean: "The purpose of the Federal Housing Administration is to develop a nation-wide system of home mortgage financing based on the employment of private rather than public funds." The architect must understand the possibilities and assist in translating them into fact.  
(The Architect's Place in the Housing Program, Architecture, June, 1935.)



Frank Watson: For the entire period from 1921 to 1933, there was a turnover rate of .7% per year or complete turnover of once in 142 years. If continue to turn over at this rate, residential construction volume of approximately 800 million per year is to be expected; but should the turnover equal that of 1925 (meaning turnover each 40 years), a residential construction volume of 2.9 billion dollars would result. The total estimate of approximately 2.6 billion dollars and 4.7 billion dollars per year construction volume may result as contrasted with less than 300 million per year volume of recent years.

Housing is socially and economically too important to be abandoned by the government entirely. The future welfare of our country depends upon relief of unemployment; better living standards; and security of shelter -- all of which require revival of construction; better dwelling accommodations; and a reform of the mortgage market. Private housing does not demand it. For quick recovery from depression and a quick elevation of housing standards, Mr. Watson suggests the prefabricated house. Alterations in construction methods, reduction in building costs, planned erection of entire neighborhoods, efficient use of land and reduced costs are additional possibilities for the production of low-cost housing. However, reform of the mortgage market will be impossible without government intervention.

Three steps are suggested as essential in creating a system of home mortgage finance that will promote a steady and stabilized real estate market and construction program, and that will be able to counteract deflationary forces: 1. The universal adoption of sound and proper lending practices. 2. An opening of the investment market including a means of transmitting funds from areas of excess supply to areas of excess demand. 3. Discount facilities by which mortgage credit may become readily convertible into cash.

If housing and a sound real estate market are to improve within the next ten years, local lending institutions and liquidity will have to be furnished by some other device than national mortgage associations. It is advisable to create a mortgage discount bank where mortgage credit may be converted into cash for short periods of time to allay panic desired for currency. Either the Federal Reserve or a new and separate mortgage bank should be created so that its facilities may be available to institutions not members of the Federal Reserve System. The structure of this bank should be similar to that of the R. F. C. By a mortgage insurance system, sound and proper lending practices and true liquidity may be attained. A third requirement remains -- the opening of an investment market and provisions for the proper flow of funds between areas.

(Housing Problems and Possibilities in the United States, Harper and Brothers. New York, 100p. \$1.25.)



What the New Housing Act Does: The Minister of Health has issued a circular (1493) with enclosures to local authorities with regard to the (Overcrowding) Housing Act, 1935. The purpose of the circular is (a) to inform the authorities of the changes which the new act makes in the law relating to slum clearance, and of other amendments to Housing Act; (b) to draw the particular attention of the appropriate housing authorities to the way in which the new Housing Act makes the fuller use of the Housing (Rural Workers) Acts easier, and to urge their fuller use; (c) to emphasize to all concerned the importance of the main purpose of the Act - that is, the abolition of overcrowding, and to assure local authorities that the Minister is prepared to aid local authorities who are in a position to take immediate action.  
(Editorial, The Municipal Journal and Public Works Engineer, London, August 16, 1935.)

The Ribbon Mischief: The Ribbon Development Bill passed its third reading in the Commons after a storm raised by a number of Tories more concerned for private privilege than Public interest. In Standing Committee, an amendment was carried against the government, giving a right to appeal to the courts from the decision of highway authority to limit building beside, or access to, a road. It was a deliberate attempt to weaken the bill, as Hore-Belisha pointed out, and it was fortunately deleted.

Despite this the bill is pitiful. It only serves to widen the space between the ribbons and does not prevent the continuance by ribbon development. It does not apply to unclassified roads. The zeal of local authorities for dealing with the ribbon mischief will inevitably be curbed by prospect of saddling the rates with the heavy price that will be enacted by owners of land. Tho it can be claimed that the traffic problem will be eased, the main problem-the unregulated exploitation of the countryside and its amenities for private profit remains unsolved. And even without the right of appeal to the Courts, the exploiters are left with ample safeguards against effective interference by the community.

(Editorial, The New Statesman and Nation, London, August 3, 1935.)



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Part V. LAW

Harold S. Battenheim: "There will be no great improvement in the real estate game until, in the public interest, we greatly modify by national and state legislation, the present anti-social rules of the game."  
(Possible Modifications of Urban Land Policies in America, The Journal of Land and Public Utility Economics, May, 1935.)

Ribbon Bill in the Commons: The bill to prevent ribbon development opposed by landlord interests on the ground that powers given local authorities to acquire land were too wide and that compensation offered was inadequate.  
(Editorial, The Economist, June, 1935.)

Private Building Owners and the Ribbon Bill: The bill does not stop ribbon development per se; it enables authorities to keep it at a distance from roads that may become traffic arteries.  
(Editorial, The Architect and Building News, London, June, 1935.)



Society of Women Housing Estate Managers (England): Anne V. Baynes reports that in Bristol, four A3 type houses were furnished with complete cooking and cleaning equipment. Each family spent three to five days in the houses while getting their new houses into habitable condition before moving in. Everything provided free except food. The tenant was responsible for the cleanliness of the house. After vacation, the place was washed and disinfected. A woman warden living nearby served as supervisor and checked the inventories. After six months trial, the scheme has been declared a great success.

Last May, (1934) the Chesterfield Committee decided to follow Bristol's experiment in providing tenants to be rehoused with temporary quarters while their own belongings were being fumigated and freed from gas. The Chesterfield experiment differed only in number and type of houses, and its function has been just as successful as that in Bristol. (An Experiment in Rehousing. The Bulletin of the Society, London, January, 1935.)

B. A. Gamble: Reports that the provision of temporary accommodations is undoubtedly helpful to incoming tenants, enabling them to get settled properly before actually moving in. It is also of great value to the manager of an estate, bringing her into close contact with the new tenants from the very beginning.

After rehousing over 130 families in this way, the Chesterfield Corporation feels that the extra work and expense involved are well worth while, chiefly because of the friendly relations established. Since moving into their new houses, almost all the tenants have responded very well to their improved surroundings. Great energy has been displayed in planting the gardens, and the Housing Committee is helping with supplies of soil and plants.

A further development, "a hire purchase scheme", to supply beds and bedding to the tenants has been started in order to prevent them from buying second-hand furniture, and to ensure use being made of the extra bedroom accommodation.

(Furnished Houses in Action, The Bulletin of the Society, London, April, 1935.)



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Part VI. MANAGEMENT

Urban District Council Notes: Dagenham Urban District Council considers helping tenants purchase furniture and furnishings and gas disinfection of houses.  
(Editorial, The Municipal Journal and Public Works Engineer, London, August 9, 1935.)

Record in Rent Collecting: The Grosvenor Housing Estate containing 519 flats and the Elbury Bridge Estate totaling 222 flats have been managed very successfully for four years. A recent report submitted to the Westminster Council of the City of Westminster by the manager shows that £21,813 was collected in rents for the year, and that arrears amounted to only 9s 11d. There are few private property owners whose housing estates can show a record of .006 as a percentage of arrears to the annual rental.  
(Editorial, The Observer, London, July 21, 1935.)

Hertha Kraus: It is impossible that housing for lower income groups may open new opportunities for social workers. The duties including selection and allocation of tenants as well as care for prompt collection of rentals and for property maintenance and repairs. What should be done to prepare pre-selected tenants for transfer to new housing? Social service agencies should organize new non-profit corporations charged with the exclusive function of skilled management of government housing projects.  
(Social Workers and Problems of Housing Management, Pennsylvania Social Work, April, 1935.)



Washington Notes: A new enlarged housing program is not to be included in the Work Relief Fund allocations because the administration does not dare to compete with private industry for certain kind of skilled building labor and investment funds.  
(T. R. B., The New Republic, June 26, 1935.)

A Setback to Housing: Decision of United States Circuit Court of Appeals forbidding Federal government to condemn land in Louisville for low-cost housing project will be damaging, not only to PWA's program but to Resettlement Administration.

History of the housing program of the Roosevelt Administration: In the beginning, all factions favored the construction of housing on a gigantic scale; General Hugh Johnson, impressed by the inflationary effects of government construction during the World War, was partly responsible for the provision of low-cost housing under the PWA, and later outspoken in ascribing the continuance of the depression to the collapse of the New Deal housing plans. There is no obvious cause for this failure of the housing program. Basically, it may have been due to lack of strong resourceful labor unions. Low-cost housing means workers' housing, and no organized group representing this group demanded haste in the execution of the program.

The decision of the Circuit Court of Appeals is particularly serious since Mr. Ickes has conducted all housing activities directly from Washington. The Resettlement Administration, having authority to build in suburban areas and country districts, is confronted with the same administrative and legal obstacles. Now it seems that public interest in housing has become blunted. The group that should be the main driving force for workers' homes, the A. F. of L., is apathetic. The men who would gain most from a housing program, the organized workers of the building trade, are divided, and two rivals A. F. of L. building trades departments are fighting each other desperately in the courts.

(T. R. B., The New Republic, July 3, 1935.)

An Open Letter to Sir Kingsley Wood: Slum conditions must be publicized to retain public enthusiasm during the long complications of clearance orders and inquiries. The mental picture of slum conditions must be fixed and kept in the public mind until the phrase lacks meaning for lack of an example. This is the duty of the Minister of Health who must urge the local authorities to perform their housing duties, and must conduct a national survey and plan the housing of the nation. This job must not be delegated to the haphazard discretion of local authorities, because each year of delay brings additional chaos in the building field.  
(The Architect's Journal, July, 1935.)



THE HOUSING DIGEST. . . . . October 1935

- SUPPLEMENT -

Recent Publications Pertinent To Housing

This list gives some conception of the numerous recent contributions to the literature in housing and related fields including those from the United States Government.

It is made up of the accession list of the Housing Study Guild, of the Welfare Council Monthly Letter lists, for June, July, and August of recently published material, and other material not listed elsewhere in this Digest. The monthly accession list of the Library of the Housing Division will be presented in subsequent issues.

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Recent Publications Pertinent to Housing

- \*\*Abrams, Charles. Analysis of Wagner and Ellenbogen housing bills. New York City Housing Authority, 1935. 14p. mimeo.
- \*\*Adler, Joseph. Questionnaire on recreational facilities, programs and leadership in housing developments. Joseph Adler, 124 Goerck St., New York City, 1935. 7p. mimeo.
- \* Alfred, Helen. Municipal housing. New York League for Industrial Democracy. 10¢.
- \*\*American Public Health Association. An Official declaration of attitude of the American Public Health Association on desirable standard minimum functions and suitable organization of health activities. Sub-committee on essentials of health organization, 450 Seventh Ave., New York, 1933. 4p.
- \*\*American Society of Planning Officials. Organization and administration of a city planning department. Chicago, The Society.
- \* Black, Russell Van Nest. Building lines and reservations for future streets; their establishment and protection. Cambridge, Harvard university press, 1935. 243p. plates, diagrams, tables. (Harvard City Planning Studies VIII.) Bibliography 170 - 176. \$3.50 postpaid.
- Blackbourn's Guide to the Planning Act of 1932. The Planning Guides. Publishing Company, London. 10¢.
- \*\*Blucher, Walter H. Rehabilitation of the blighted district: a cooperative enterprise. Chicago, American Society of Planning Officials, May 1935. 4p. 5¢.
- Boston, Mass. Dept. of Public Welfare. Annual report of the State Board of Housing from September 27, 1933 to November 30, 1934. Public Documents No. 154. Boston. The Department. 1935. 24p. illus., tables, diagrams.
- \* Brant, Irving. The great American delusion. New York, National Public Housing Conference. 5¢.
- \* Brookings Institution. America's capacity to produce, by Edwin G. Nourse and Associates. Wash., D. C., Brookings Institution, 1934. 608 p.
- \* Brookings Institution. America's capacity to consume, by Maurice Leven, Harold G. Moulton and Clark Warburton. Wash., D. C., Brookings Institution, 1934. 272p. illus.

\* Available Housing Division Library      \*\* On order.



- \* Brookings Institution. The formation of capital, by Harold G. Moulton. Washington, D. C., Brookings Institution.
- \* Brookings Institution. Income and Economic progress, by Harold G. Moulton Wash., D. C. Brookings Institution.
- Byer, Herman B. Relative cost of material and labor in P. W. A. building construction. Monthly Labor Review. July, 1935. p.117/119 tables.
- \*\*California County Planning Commissioners' Association. Manual of county planning, by the Association and the California State Chamber of Commerce. Los Angeles, The Ass'n., March 1934. 30p. biblio.
- \* Chamber of Commerce of the United States. Housing activities of the federal government; a report compiled by the construction and civic development department. Washington, D. C., The Chamber of Commerce, 1935. 11p. mimeo.
- \*\*City Club of New York. Housing Committee. Provisions relating to city planning; proposed for incorporation in the new charter of the City of New York; for submission to the Charter Revision Commission by the Housing Committee of the City Club. 55 W. 44th St., New York City. The City Club, July 8, 1935. 6p. mimeo.
- \*\*Columbia University School of Architecture. Preliminary report on Hamilton Heights, prepared by the Town planning studio of the School of Architecture, Columbia University. Henry Wright in charge; Henry S. Churchill, assistant. N.Y., The Studio, May, 1935. 24p. charts. tables.
- \*\*Creamer, Daniel B. Is industry decentralizing? a statistical analysis of locational changes in manufacturing employment, 1899-1933. (Study of Population redistribution bulletin No. 3.) Philadelphia, University of Pennsylvania press, 1935. 105p. tables chart \$1.00.
- \*\*Chicago Plan Commission. Annual report. . . . 1933. . Chicago, The Commission, see 1934. p. 1527-1558. tables, map.
- \*\*Dalszel, A. Z. Housing on the North American continent. Toronto, Canada, Social Service Council of Canada, June 1935, 14p. charts.
- Dayton, Ohio. City Plan Board. Housing Survey, City of Dayton, Ohio. Prepared by the City Plan Board, 1934. U. S. Civil Work Administration Project No. 4013. 95p. charts.
- \* Engels, Frederick. The Housing Question, New York, International Publishers, 1935. 103p. (Translated from original German of 1872).

\*Available Housing Division Library      \*\* On order.



- \*\*England. Ministry of Health. Town and country planning; model clauses for use in the preparation of schemes (without notes - for use in the actual drafting of schemes.) London, H. M. Stationery Office, March, 1935. 57p. (No. 8700, obtainable at 35¢ from British Library of Information, 270 Madison Ave., N. Y. C.)
- \* Fellheimer, Alfred: Planning American standards for low-rent housing. (Reprint from American Architect. Feb. 1935. 20p.)
- Florida State Planning Board. Progress report; April 6, 1934 to Dec. 31, 1934. Tallahassee, Fla., The Board, cl934. 85p. mimeo.
- \*\*Freeman, Ruth Crawford. Living expenditures of a group of Illinois families, 1930, 1931, 1932. Urbana, Univ. of Illinois agricultural experiment station, Bulletin 406. Sept. 1934. p.367-406. tables, graphs, map.
- \*\*Ginzburg, Benjamin. Sunnyside home owners vs. city housing corporation. Sunnyside, N. Y. C., cl935. 6p.
- \* Goldfeld, Abraham. Toward fuller living through public housing and leisure time activities. New York National Public Housing Conference. 25¢.
- \*\*Goodrich, Carter, Allin, Bushrod W., and Hayes, Marion. Migration and planes of living, 1920-1934. Philadelphia, University of Pennsylvania press, 1935. (Study of Population Redistribution bulletin No. 2) 11lp. maps, tables.\$1.00.
- Great Britain Government's restriction of ribbon development bill. H. M. Stationery Office, London. 6¢ net.
- Great Britain Ministry of Health. Garden cities and satellite towns - report of departmental committee. (#32-11) London, H. M. Stationery office, 1935. 3lp. (This is the Marley report, available at the British Library of Information for 20¢)
- \*\*Great Britain Ministry of Health. Housing: a bill (as amended by Standing Committee A) to make further and better provision for the abatement and prevention of overcrowding, - - - Bill 63. London, H. M. Stationery Off., ordered by the House of Commons to be printed May 7, 1935. 90p. (Apply British Library of Information, 270 Madison Avenue, New York) For original bill and full reference see "Housing Study Guild Accession", Vol. 1, No. 1, March 11, 1935.
- \*\*Holden, Arthur C. Is better housing a dream? 11 W. 53rd St., N.Y.C., Museum of Modern Art, 1934. unpagged (six sheets) illus.
- \* Home development reference number (Architectural Forum. May, 1935)

\* Available Housing Division Library      \*\* On order.



- \*\*Housing Study Guild. A preliminary study of low-rental housing maintenance problems. As affected by the work of the architect: Prepared by Milton Lowenthal and Henry M. Barons of the Housing Study Guild, with the assistance of Abraham Goldfeld, manager of Lavanburg Homes. New York, The Guild, May 1, 1935. 40p.
- \* Housing Study Guild. Housing Study Guild Accessions: A bi-weekly record of material received by the library of the Housing Study Guild. N.Y.C. The Guild.
- \*\*Housing Study Guild. Study for housing projects: cost of electricity and steam. New York The Guild. 4p.
- \*\*Housing Study Guild, Terminology Committee. Tentative definitions of terms used in reference to housing projects. New York, The Guild, Sept. 1934. 10p. typewritten. 50¢.
- \* Ihlder, John The American housing movement; past and present. John Ihlder, B. Franklin Station, Washington, D. C., 1935. 10p. mimeo.
- \*\*International housing and town planning congress (XIV), London, 1935. Part I: Papers and general reports. 25 Bedford Row, London, W.C.I., England, International Federation for Housing and Town Planning 1935. 416p. tables, charts, photographs. (Proceedings of each of the last three Congresses, in three parts, sold for £ 1.0.0. per set)
- \* Iowa Agricultural Experiment Station. Status of farm housing in Iowa, by Margaret Z. Reid. Research bulletin No. 174. Ames, Iowa, The Experiment Station, Sept. 1934. 396 p. tables, charts.
- \* Iowa State Planning Board. Bulletin on housing: State and Federal agencies in Iowa, First report, Iowa, The Board, April 1935. 226p. illus.
- \*\*Labor Housing Conference. Standards as to labor relations and working conditions in federal-aided community housing projects. 2021 Chancellor St., Philadelphia, Pa. The Conference. 4p. mimeo.
- \*\*Laidler, Dr. Harry. America in the depression. N. Y. League for Industrial Democracy. 10¢.
- \*\*Lamont, Corliss. Socialist planning in Soviet Russia. 822 Broadway, N.Y.C. Friends of the Soviet Union, c1935. 39¢ charts. 5¢ per copy.
- \*\*Mahaupt, Rosina K. and Lenz, Alger W. A description of the English system for the taxation of real property on an income basis. 936 Nat'l Bank Bldg., Detroit, Mich., Detroit Bureau of Governmental Research, Inc., revised May, 1935. 33p. tables. biblio.



\*\*Mather, W. G. Jr., et al. A study of rural community development in Waterville, N. Y. Bulletin 608, Ithaca, N. Y., Cornell University Agricultural Experiment Station, June, 1934. 39p. photos, diagrams, charts, tables.

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\* Metropolitan Housing Council. The result of its first year's work. Chicago, The Council, 1935. 19p. illus. 15¢.

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\*\*Nathan, Robert R. National income increased five billion dollars in 1934. (In Survey of Current Business. August 1935. p. 16-18. tables.)

\* National Advisory Committee on Emergency Nursery Schools. In cooperation with the U. S. Emergency Nursery Schools. Bulletin No. 1. Office of Education, 1734 New York Ave., Wash., D. C. 32p.

\* National Association of Housing Officials. A housing program for the United States. Chicago, The Association. Free.

\* National Association of Housing Officials. Housing Officials' Year Book, 1935. Chicago, The Association. \$1.00.

\* National Association of Housing Officials. Summary of 1935 state housing laws; supplement to Housing Officials' Year Book 1935. 850 East 58th St., Chicago. June, 1935. 9p.

\*\*National Ass'n of real estate boards. Memorandum on blighted areas and housing. 22 W. Monroe St., Chicago, the Ass'n, 1935. 4p. mimeo.

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- \*\*Nelson, Herbert U. Memorandum on the home district plan to Dr. Alexander Sach; Chicago, National Association of Real Estate Boards, 1933. 2p. mimeo.
- \*\*Nelson, Herbert U. Memorandum on protection and development of residential areas and rehabilitation and reconstruction of blighted areas in cities. 22 W. Monroe St., Chicago, National ass'n of real estate boards, July 8, 1935. 3p. (Supplement to Secretary's letter no. 28)
- \*\*Newman, William H. The building industry and business cycles. Chicago, University of Chicago press, 1935. 73p. tables, diagrams. \$1.00.
- \*\*New Building Congress. Studies carried on under the control of the New York Building Congress. Committee on land utilization and zoning, in cooperation with the New York City Housing Department. Report from location #11. 902 Broadway, New York City. April 9, 1935. 5p. typewritten.
- New York City. Department of Water Supply, Gas and Electricity. Annual report for 1929-1930. New York City, The Department, cl931.
- \*\*New York City Housing Authority. Demolition contract between New York City Housing Authority and owner, New York, The Authority n. d. 7 sheets. mimeo.
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- \*\*New York. State Board of Housing. Report of the State Board of Housing to Governor Herbert H. Lehman and to the Legislature of the state of New York. (Legislative Document, 1935. No. 41) New York, 80 Center Street, The Board, 1935. 72p. illus. photo. tables, graphs.
- \* New York city. Tenement House Dept. City Affairs Committee. Tenement house inspections and fatal fires. City Affairs Committee Bulletin. Municipal Bldg., New York. May, 1935. 5p.



- \* New York. State Board of Labor. Municipal building codes in New York state by Elmer F. Andrews. New York, 80 Center St. 1935. 6p, mimeo.
- \*\*New York. State Planning Board. State planning for New York: summary report of progress to Governor Herbert H. Lehman; transmitted to the Legislature by message of the Governor, January 14, 1935. Albany, 353 Broadway, The Board. 1934. 84 p. maps, graphs.
- \*\*New York State Senate. Act incorporating the New York State rural rehabilitation corporation, prescribing its purposes, powers, and duties and providing for its organization and management. Albany, February 4, 1935. 7p.
- \*\*Odum, Howard W. The regional approach to national social planning; with special reference to a more abundant south and its continuing reintegration in the national economy. Chapel Hill, N. C., University of North Carolina press, 1935. 3lp.
- \*\*Padwin, Emil. Homestead settlements in Germany. N. Y., The Authority, c1935. 64p. illus. backed carbons.
- \*\*Paige, Robert M. The exemption of homesteads from taxation. American Legislators' Ass'n. May 6, 1935. 14p. mimeo. (no. BX-126)
- \*\*Pennsylvania Association of Planning Commissioners. Place of grade crossing elimination projects in the city plan. Harrisburg, The Ass'n, May 1935. 5p.
- \* Platsker, Joseph. Corlear's Hook District. N. Y. East Side Chamber of Commerce. May, 1935. 8p.
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- \*\*Portland Cement Association. Report on survey of concrete house construction systems. 33 W. Grand Ave., Chicago, Ill., The Ass'n. c1934. 124p. plans.
- \*\*Ramsay, David. Housing and inflation. N. Y., The Author, March 18, 1935. 3p. typed.
- \* Ramsey, Duane V. What some slum dwellers want in housing; findings of a study of one square block in the Lower East Side, New York City; one of a series of neighborhood studies made by the Henry Street Settlement under the direction of Duane V. Ramsey. 265 Henry St., N.Y.C. The author, July, 1935. 10p. tables.
- \*\*Regional Plan Association, Inc., Bulletin No. 24. (maps-photographs) New York, The Association, May 6, 1935. 8p. 15¢.
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- \* Rosahn, Beatrice Greenfield. Housing management - its history and relation to present day housing problems. 309 E. 34th St., N.Y.C., The National Municipal League, 1935. 32p. biblio. 25¢.

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- \* Stannard, Paul L. Relocation of tenants evicted from housing project areas; an address delivered June 11, 1935, at National Conference on Social work, Montreal, Canada. 2650 St. James Parkway, Cleveland Heights, Ohio. 5p. mimeo.

State Planning Board. Report on land problems and conditions in Florida. Tallahassee, Fla., The Board, Jan. 14, 1935. 113p. mimeo. tables, charts, maps.

- \*\*Tax Policy League. Homestead tax exemption, New York, The League, April 1935. 8p.

- \*\*Taylor, Robert R. Is a social service background adequate training for housing managers? Chicago, Michigan Blvd Garden Apartments Building Corporation, c1935. 3p. mimeo.

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- \* Toronto, Canada. Lieutenant-Governor's Committee. Report on housing conditions in Toronto. Toronto, Ontario, The Committee 1934. 14lp. illus. tables, diags.

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- \* U. S. Dept. of Interior. Geological Survey Library. Suggestive list of references on the Federal Emergency Administration of Public Works and its work including certain references pertaining to the Public Works Housing Division, compiled by James T. Ruby. Revised to May 15, 1935. Wash. D. C. The Department, 1935. 28p. mimeo.
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- \*\*U. S. Dept. of Interior. Subsistence Homesteads Division. Homestead houses, collection of plans and perspectives issued by the Subsistence Homesteads Division. 1934. 72p. Included list of Farmers' Bulletins by Department of Agriculture, of interest in connection with this publication.
- \*\* U. S. Dept. of Labor. Bureau of Industrial Housing and Transportation. Report of the United States Housing Corporation. Washington, D. C., Government printing office, 1919, 126p.
- \* U. S. Dept. of Labor. Bureau of Labor Statistics. Building construction Wash. D. C. The Bureau, Issued monthly.
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- \* U. S. Congress, Senate. Rent and housing conditions in the District of Columbia; a report of investigation of facts relating to the cost and character of housing in rented premises in the District of Columbia. Wash. D. C., Government printing office, 1934.
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- \*\*U. S. Circuit of Appeals for the Sixth Circuit. United States of America, appellant, v. certain lands in the city of Louisville, Ky. Edward J. Gernert et al., appellees. #7000. Alfred Bettman, attorney for Amici Curiae. (Scope of this brief limited to question of "public use".) Chicago, National Assoc. of Housing Officials, 1935. 76p. \$1.
- \*\*U. S. Department of Agriculture. Bureau of Agricultural Economics. Farm Plumbing, by J. M. Warren. Farmer's Bulletin 1426. October, 1924; Revised June, 1933; reprint 1935. 22p.
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- \*\*U. S. Dept. of Agriculture. Forest Service. Forest products laboratory prefabrication system a new departure in all wood housing, by George W. Traylor. Madison, Wisconsin, The Department, Forest Products Laboratory, May 1935.
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- \* U. S. Federal Housing Administration. United States housing market: housing statistics and market quotas; analysis for state, metropolitan districts, cities, counties. Wash. D. C., F. H. A., May 1935. unpagged tables, charts.
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- \*\*U. S. Treasury Department, Public Health Service. Relation of sickness to income and income changes in 10 surveyed communities, by G. J. Perrott and S. D. Collins. Health and Depression Studies No. 1. (Reprint No. 1684 from the Public Health Reports. May 3, 1935. p. 595-622 tables, graphs.) 5¢ at Supt. of Documents, Washington, D. C.
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- \* Watson, Frank. Housing problems and possibilities in the U. S. N.Y., Harper & Brothers, 1935. 100p. tables. \$1.25.
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- \* Welfare Council of New York City. Housing Section. Annual report, 1934-1935. New York, The Council, 1935. 6p. mimeo.
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