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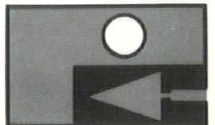
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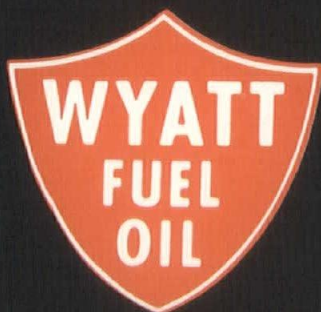
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**Publisher's Uneasy Chair**

A short-sighted and expedient developer has done it again — this time on Whitney Avenue in Hamden where the chainsaw and bulldozer have destroyed every tree on a several-acre site. The earth has been leveled, literally. All is ready and convenient for the construction traffic for whatever is to be built. What utter havoc is wrought in the names of progress and efficiency! How utterly wasteful and offensive! Contrast this to the successful efforts of architects and owners to preserve as much that is natural as possible in site use.

We like traditional things, like trees. We also like traditional things, like Christmas. A news release and photo from Chicago told and showed “colorful new banners in geometric shapes” to “replace the traditional Christmas reindeer, candy canes, and evergreens” which graced Michigan Avenue. They were created by design experts from whom may we be protected in Connecticut. Change solely for the sake of change — and to make a buck — is worse than no change at all. Change which improves, makes better or more attractive, pleases people, enhances living — these changes are tolerable.

“If we look around us, we will find disheartening statistics of public housing projects . . . designed to resemble the fortresses of social ostracism that they have become.” This statement, made by Commissioner of the Federal Housing Authority Eugene Gullledge, leads us into one of the key subjects of this issue of *Connecticut Architect*. We have Connecticut's positive approach in a definitive article by Donald T. Dorsey, Commissioner of the Department of Community Affairs. Also, the structure and purpose of Governor Meskill's housing task force is outlined. And, the *sans pareil* Bob Mutrux provides a story of Troy.

Other reading fare includes two awards programs, one environmental and the other architectural/environmental. Interspersed are other stories about architectural subjects in Connecticut.

We have some great stories that just will not fit our available space this time, so we'll save them for later on this year. Like good architecture, the passing of time will neither dull these stories, nor detract from their interest. □





# CONNECTICUT ARCHITECT

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FRONT COVER: The Albie Booth Memorial Boys' Club in New Haven, fronting on the Connecticut Turnpike and flanking the Gant, Blakeslee, and Sargent plants, was honor award winner in the 1971 CSA competition. Designed by Davis Cochran Miller Baerman Noyes, Architects. See awards story page 10.



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## The First Mobile Home

Robert Henri Mutrux, AIA

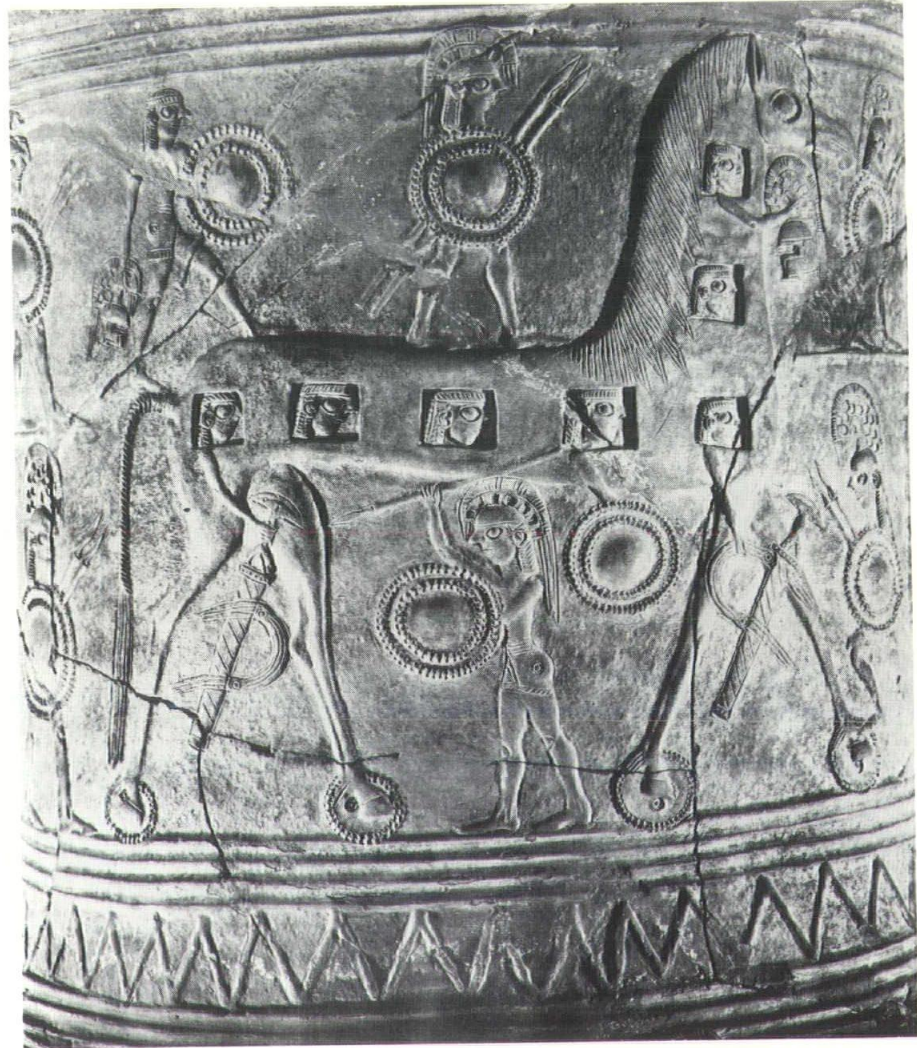


It was the Greek architect Epeus, according to the Century Classical Handbook, and not the artist Picasso who first conceived the notion that art could be an instrument of war. During the siege of Troy, Epeus proposed that a huge piece of sculpture be left outside the city's main gate, on the premise that the art-loving (and presumably retarded) Trojans would drag it inside the city walls. Then the Greek warriors who were concealed inside would sneak out, open the gates to their waiting army, and take over the city.

This is the way history tells it, but manuscripts recently discovered in the dark recesses of my typewriter reveal that history didn't really tell it like it was.

Epeus' completed design was "white, fringed with gold; the eyes were of sea-green beryl and red amethyst, and it had rows of ivory teeth in its jaws. The harness was purple, inlaid with ivory and bronze." It was obviously a strong bid for an AIA award.

However, from the moment Epeus made up this package deal, things had gone wrong. First of all, the building inspector decreed that, since the structure wasn't fireproof, it must have at least two exits at ground level. This necessitated a whole new set of drawings (all chiseled on marble), revised sub-contracts, and a resubmission. Then the Commissioner of Mobile Vehicles refused to grant a permit for an "oversize load" until a generous number of drachmae had passed under the table — and Epeus had taken the job at a guaranteed maximum. And shortly after they got under way, they got stuck at a low underpass, losing



a portion of their super-structure, and the now hopelessly truncated work of art resembled nothing so much as a pregnant box-car on stilts.

To make matters still worse, Epeus had not only used up all his sophistries to influence the Greeks to omit four-season air-conditioning to cut down his own cost; he violated the ancient Attic building code by not installing the minimum facilities, and the results of these two deplorable lapses of

architectural judgement were by now painfully evident.

The natives were getting very restless. They had long ago exchanged their discussions on philosophy for highly candid evaluations of Epeus' ability as an entrepreneur, and they were now concentrating on his family lineage, on both sides.

Hopefully, however, the plan might now come to fruition. The strange conveyance was deliberate-

*Please turn to page 18*



# Connecticut's Housing Commitment: A Review

Donald T. Dorsey, Commissioner

Connecticut Department of Community Affairs

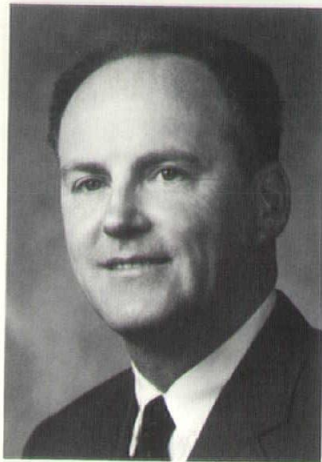
Housing holds first priority with the Connecticut Department of Community Affairs, but changes are necessary to provide needed dwelling units for our citizens.

The enormity of the need and the magnitude of the task are set forth in a recent study which indicated that over one million new housing units are required in Connecticut in the next thirty years. This calls for a 75 percent increase in annual housing production — from 20,000 units a year in the '60's to 35,000 a year from now to the year 2000.

Recognizing the scope and urgency of the problem, Governor Thomas J. Meskill said in Executive Order No. 4, dated August 5, 1971, that present housing programs are "without adequate direction and lack an established fiscal framework."

"There is a definite need for a comprehensive review of numerous proposals advanced in recent years toward solution of the housing problem and a need to consolidate the recommendations for action. It must be a dynamic program designed to continually upgrade the quality of housing — not merely to replace it. It should be recognized that, as we raise our standard of living, we upgrade our expectations. Consequently, this is more than simply a program to upgrade the quality of housing but a program designed ultimately to improve the quality of life," he said.

With the further admonition that this must be a program to build homes, not projects, the state's chief executive inaugurated the 150-member Governor's Task Force on Housing. While the task force was given one year, the Governor said he hoped that a preliminary conclusion can be drawn this winter so the recommendations can be implemented by the legislature. The immediate telescoping of the effort



Donald T. Dorsey

added emphasis to the urgency of our state's housing need.

The task force was charged:

- a. To prepare a program addressed to the problem of housing delivery and to define the role of the state in this effort.
- b. To determine how existing and future programs can ensure maximum "housing mileage" is obtained from program funds.
- c. To propose a level of housing production—a realistic, short-term housing commitment — and to recommend the level of funding necessary to reach this goal.
- d. To recommend the overall administrative structure and mechanism needed to implement and support the program.
- e. To determine the need for new legislation at the state level for solving housing issues.
- f. To examine the problems of the state's planning regions so measures can be tailored to meet each region's needs.

Chairman of the task force is George J. Achenbach, and its Ex-

ecutive Director is Irwin M. Kaplan, both of Middletown.

Over the years, varied steps have been taken to solve this state's housing problems. Approaches have included support for low and moderate-income rental housing and similar objectives to make home ownership possible for low-income families. There have also been state loans and grants to local public agencies, assistance to nonprofit, private housing sponsors, and federally sponsored projects. Types of housing offered have included institutional-type projects for urban centers and some smaller centers and suburban areas, single-family, duplex and townhouse types and, in some instances, projects on several scattered sites and experimentation with modular construction.

In their approach to the housing problem, state officials have not overlooked the private developer, whether he be the small builder who constructs a few homes each year or the developer who produces dwelling units by the hundreds. While the state relies heavily on the private entrepreneur, at the same time it must fill the housing needs of low and moderate-income families and individuals.

As far back as 1936, legislation provided for establishment of local housing authorities where there was proven need for low and moderate-income housing. Following World War II, the state aided towns and cities to convert military-service housing to rental housing for returning veterans.

## *Moderate-Rental Housing*

In 1947, a moderate-rental housing program in the state provided funds through loans to local housing authorities for construction of dwelling units. In the next 20 years, almost 10,000 moderate-means rentals were built, using



some \$120-million in state-authorized funds.

The type of individual rental unit has varied, as well as the size of the developments. Projects were constructed in some of the smallest communities in the state, as well as in all the larger cities. While one-family and duplex homes were the rule in small communities, row and garden-type apartments have also been constructed under this program, as well as some high-rise apartments. Essential features of this program were that it be self-supporting and operate without

profit through local housing authorities and that rents be kept low, compared to equal private housing, through partial tax abatement and low-interest funds obtained from state borrowing on short-term notes.

The sale of moderate-rental housing is possible under terms of the 1947 and subsequent legislation. The preference given to purchasers is (a) to present tenants, (b) to eligible applicants on the rental waiting list, (c) to eligible veterans resident in the municipality, and (d) to other eligible municipal

The Governor's Task Force on Housing comprises approximately 150 members from fifteen regional areas. A central group of thirty consists of regional chairmen and members of six technical subcommittees. This is the steering group under the leadership of George J. Achenbach, Chairman, and Irwin M. Kaplan, Executive Director.

Regional task forces identify housing goals and responsibilities of each region based on the distinctive characteristics and needs within the region. They then recommend general targets for housing and maintain liaison with the central group.

The technical subcommittees provide guidance, each within its scope of responsibility. They include *production allocation* which translates results of individual regional efforts into statewide housing production goals and recommends achievement methods.

*Subsidy program evaluation* reviews state and federal programs in Connecticut which assist in housing production, and similar programs in other states, to best match Connecticut's needs and goals — and to give the "most mileage" for the state's housing dollars.

*Cost factors and production techniques* explores and recommends alternatives to reduce the cost of housing to the consumer, including modifications to cut costs and investigation of new technologies.

*Business and civic participation* evaluates roles of private industry relating to housing. This includes industry actively engaged in housing effort through sponsorship and counseling, and the potential role of industry whose employees' needs affect and are affected by housing conditions.

*Legislative, funding, and administration* evaluates existing legislation and administrative techniques, and translates recommendations into proposals for legislation and administration for consideration by the legislature.

*Public information and education* coordinates news releases, provides support for regional programs of information, maintains a speakers' bureau, and handles the overall effort of promotion.

Working with Chairman Achenbach on the central task force are James F. Hartnett, Danbury; Joel Gogen, New Haven; Professor David Pinsky, West Hartford; Willis A. Sanford, Winsted; Hugh McK. Jones, Guilford; William N. Kinnard, Storrs; Charles A. Ukerd, Stamford; Richard G. Newman, Hamden; Philip Arcara, New London; Richard R. Carella, Portland; Robert W. Bulger, Putnam; Thomas Hisson, Norwich; S. Norton Miner, Lakeville; Samuel W. Pine, Norwalk; and Paul A. Perregaux, Mansfield.

Also, Reverend Richard A. Battles, Hartford; Patrick J. Delahunty, Jr., Southington; Wilbur L. Estes, Westbrook; J. Bradford Howard, Sr., Hartford; Fran Gentile, New Britain; Norwick R. G. Goodspeed, Fairfield; Gurdon H. Buck, Farmington; Mrs. Helen Carol-sella, Waterbury; Samuel Patterson, Bridgeport; Stephen C. Hart, Wethersfield; Randolph Parent, Waterbury; Hon. Ralph J. Roman, Derby; Peter Stern, Wethersfield; Mrs. Gloria Pond, Woodbury; and Frank Osak, Jr., Shelton.

Irwin M. Kaplan, task force director, is Middletown's director of community development and coordinator of the Community Development Action Plan.

residents.

An initial difficulty in such sales was the financing by the buyer. Notwithstanding, twenty-three out of sixty-four housing authorities in Connecticut have indicated interest in disposing of 4,691 housing units owned by them.

### **Home Ownership Program**

The state home ownership program was adopted in 1949 to stimulate construction of moderate-cost, single-family homes for World War II veterans and other Connecticut citizens of moderate means, and to bring money into the state economy to provide additional jobs. The \$60-million program, financed by issue of short-term state notes with maturities of one year or less, made direct loans at 1½ percent interest for the construction and purchase of new, single-family housing. Eligibility for a permanent home-mortgage loan required the head of a family to be a state resident, inadequately housed, and with gross family income then limited to \$2500 plus \$600 per dependent and a cash net worth of less than \$3000.

More than 6000 homes were constructed under this program in 123 of the 169 Connecticut towns, including 39 of the 91 towns with populations under 5000.

After the 1955 floods, the General Assembly adopted a similar mortgage loan program to finance construction of new, single-family housing for families displaced by the floods. Maximum term of a mortgage was thirty years, and the 3½ percent interest rate was higher since this program was financed through a thirty-year state bond issue. A total of 381 homes was built under this program, which terminated in 1957, and loans amounted to \$4.5 million. These homes pay full local taxes.

### **Housing For The Elderly**

Connecticut began funding housing for the elderly in 1959 with responsibility delegated to local housing authorities. In the only program which provides outright financial subsidy, the state borrows money in the open market which



is placed in a Rental Housing Fund for elderly persons. Capital grants from the fund are made by the State Bond Commission to local housing authorities to develop the rental homes, which are owned and managed by the authorities. The state Bureau of Housing supervises and guides the local housing authority.

Some 2200 of these units have been completed and occupied, with more than 1100 under construction or planned in forty-eight state communities. Nearly \$60 million has been authorized by the General Assembly in the past twelve years for this program. James T. Sullivan, Assistant Commissioner of the Bureau of Housing, notes that, aside from the physical aspects of the program, a recent survey shows nearly all tenants in this type of housing are fully satisfied with their living conditions.

Another vehicle for aiding housing in behalf of low and moderate-income families is the Connecticut Mortgage Authority, created by the 1969 General Assembly as a nonprofit corporation. It has two programs, mortgage purchase and mortgage insurance, which began operation in March, 1970.

The state authorized initial funds of \$5 million and, in August 1971, some \$26 million in Mortgage Authority Revenue bonds were issued, of which totals about \$17 million is already invested in mortgages. The Authority purchased or committed mortgages for 268 housing units in its first year and anticipates covering an additional 493 units in its second year under vari-

ous programs. It is required that the lending institution use the proceeds from a mortgage purchase by the Authority in further loans for low and moderate-income housing. This means that every purchase by the Authority provides funds for another mortgage.

### **Housing Assistance Program**

Connecticut's Community Development Act of 1967 opened the way for closer cooperation between the state and HUD's housing programs. Authorization for state grants and advances in conjunction with federal housing programs made it possible for one to complement the other. The availability of state funds for "seed money" and tax abatement proved a substantial boon for nonprofit and limited dividend sponsors seeking to use certain FHA mortgage insurance and housing programs.

The four major programs in which the DCA has placed reliance are the Housing Site Development Agencies, Housing Development Corporations, tax abatement, and payments in lieu of taxes.

The scarcity and cost of desirable sites for low and moderate-income rental housing, particularly in the state's largest cities, prompted setting up the Housing Site Development Agency program. DCA grants are for two-thirds of the costs of site acquisition and improvement and operating costs of the agency. Following its improvement, a site may be sold at a greatly written-down price to nonprofit sponsors. The General Assembly has author-

ized over \$6 million in housing site development funds.

Funding for nonprofit Housing Development Corporations is in the form of DCA grants and advances, with some \$3.5 million authorized so far, and no local share is required. Appraisal, title search, option agreements, and similar costs are "seed money" grants, refundable to DCA to the extent allowed under FHA mortgages. Other expenses are covered by grants.

Grants made to municipalities to reimburse them for taxes abated on nonprofit or limited dividend housing for low and moderate-income families aim to encourage tax abatement as a means of ensuring the economic feasibility of a project. Tax abatement funds authorized by the DCA so far amount to \$3.5 million.

Payments in lieu of taxes (PILOT) are made annually to municipalities on moderate-income housing owned by the local housing authority. Payments are equivalent to normal levies on the tax-exempt property, and the housing authority is required to invest such amounts for improved services to tenants. PILOT programs have called for about \$9 million in authorized state funds.

Late last year, DCA staff undertook a study of three programs — housing site development, housing development corporations, and tax abatement — to determine, inter alia, their effectiveness in present form as vehicles to increase production of housing for low and moderate-income families. Based on results of the past four years, the researchers will scrutinize each program in the light of housing results, possible revisions or restructuring, and the need to correct deficiencies. The objective of the study is to bring the thrust of these units in line with Governor Meskill's aim to initiate "a dynamic program to continually upgrade the quality of housing — not merely to replace it."

In setting our goals between now and the year 2000, we must recognize some of the obstacles which

Bonnie Acres Extension, Bristol; Kane, Fairchild, Farrell, White & Rallis, Architects.





## Honor Awards

1971

American Educational Publications, A Xerox Education Company, Middletown.

Nine Connecticut buildings designed by eight architectural firms were selected for their excellence of design in the 1971 honor awards program of the Connecticut Society of Architects. This annual program focuses attention on buildings which architects feel have met the highest standards of the profession in design and execution.

Honor awards went to Stecker & Colavecchio, Architects, Inc. for the Dr. Robert H. Brown School, Madison; Marcel Breuer & Herbert Beckhard: Architect, for Stillman House II, Litchfield; Robert H. Gantner, Architect, for an addition to a Cape House, Mansfield; E. Todd Wheeler & Perkins & Will Architects, for Stamford Hospital Staff Housing, Stamford; The SMS Architects, for St. Matthew's Episcopal/Wilton Presbyterian Joint Building Project, Wilton; and Davis Cochran Miller Baerman Noyes Architects, for Albie Booth Memorial Boys' Club, New Haven.

Honorable mentions went to the SMS Architects' Educational Office Building, Middletown, and to The Eggers Partnership for the Uniroyal Oxford Management and Research Center, Middlebury. A special commendation was earned by Lee Harris Pomeroy, Architects, for Casagmo, Ridgefield.

The decision to place the long classroom block of the Dr. Brown Middle School in Madison on two levels resulted in the classrooms

being close to the resource center and only one half level away. The split level is well suited to the sloping site and permits on-grade exits at each side. An incidental advantage is that the cantilevered second floor provides a sheltered area for children boarding and leaving buses. This design solution led to the development of a "spine" area which serves as a central sky-lit indoor street with access to all areas of the school. A system of ramps and bridges was included in the design for the benefit of handicapped persons. The "street" is also the fire exit for academic areas and the locker area.

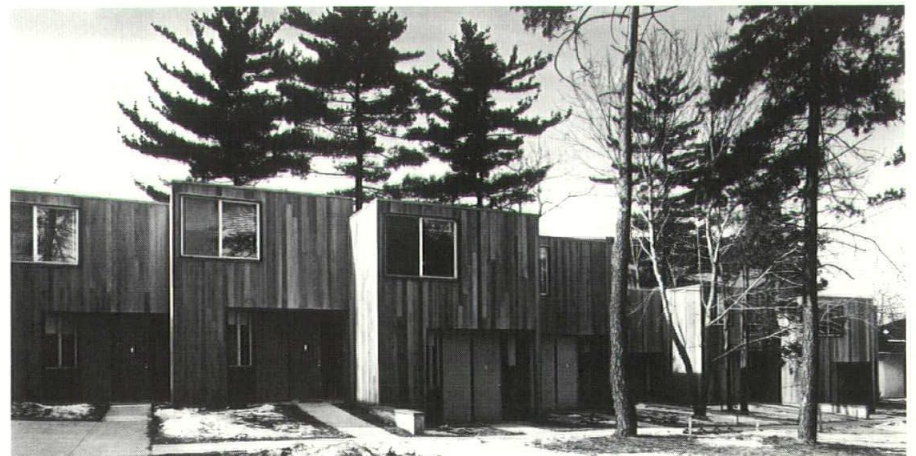
Physical education facilities were built as a separate block for use by the community and nearby school without intrusion into academic areas. The auditorium is

divisible by coiling walls, and music and shop facilities are adjacent to the stage.

Because the middle-school years are critical development periods for the child, an effort is made to personalize a student's experience by improving the transition between the self-contained classroom of the elementary school and the diverse environment encountered at high school. Stecker & Colavecchio, Bloomfield architects, developed the design and plan, working with Milton Heller as chairman of the school's building committee.

Mr. and Mrs. Rufus Stillman asked Marcel Breuer and Herbert Beckhard, New York, to design a house "to trap the sun in the late summer and early spring." The architects planned the house for clients who favored informal and comfortable living. Despite being

Stamford Hospital Staff Housing.



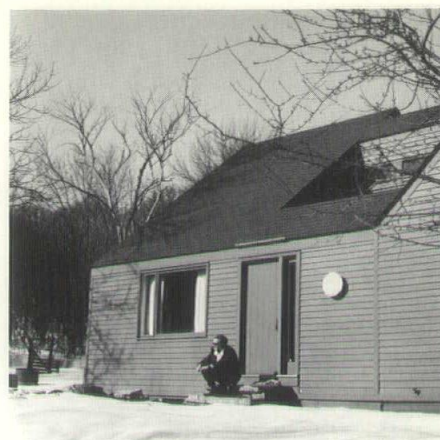


built in a rather substantial fashion, it still presents the aspect of a vacation house. This impression has its basis in the rough finishes of materials employed and in the informal plan.

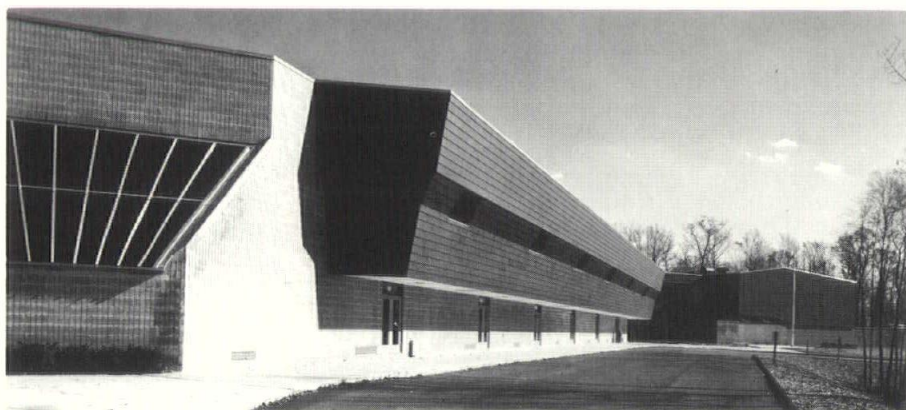
The living, dining, and kitchen areas are contained in one uninterrupted space. This impressive room adjoins a somewhat similar outdoor space, a partly covered entrance court enclosed by the walls of the house, and the parapet formed by the extension of stone walls upon which the house is set. These two adjoining spaces are connected by continuous glass walls which, because of the sloping nature of the site, are not readily visible from outside. The two spaces are articulated with a

The problem was to provide this space for one large family — the owners have three children — with separation for privacy, and do this on a restricted budget.

The result is a two story addition to the west of the house. It includes a new living room and entrance downstairs, with a new master bedroom, bridge, and bath upstairs. This places the parents on the same floor with the children, but separated by a bridge. The elder members of the family use the first floor bedrooms. The existing Cape and detached garage and the addition are painted barn red and roofed with rust colored shingles. They are connected with a one story entry, a second floor bridge, and a red-brown pea stone



Cape House Addition, Mansfield.



Dr. Robert H. Brown School, Madison.

level change which places the interior a few steps lower than the court.

The owners feel the house "lives well with only two of us and as well with a house full of grown children and their friends. It's easy, warm and relaxed. Imagine lying in a bed facing a small fireplace, looking at walls with stones as large as three foot squares, and watching a forty-foot ash tree filter the sun. Or, imagine having lunch in the courtyard in April and looking through the house to a hillside birch buckling to a still cold wind."

Mr. and Mrs. Robert E. Jenkins spoke with architect Robert H. Gantner, Willimantic, about expanding their standard Cape Cod house to provide space for a grandmother and great-grandmother.

and oak timbered patio between the addition and the garage. The group of buildings is cohesive, and triangular windows tie the interior pitched ceiling spaces and exterior roof lines. The building is an excellent example of solving an everyday expansion problem excitingly and economically.

E. Todd Wheeler and Perkins & Will Architects designed staff housing consisting of twenty-six dwelling units as a HUD sponsored project under its college housing program. Primarily intended for use by residents and interns, the units are separated into groupings of about four apartments per building to gain maximum advantage of low cost, wood construction. To avoid a monotonous and uninteresting site plan, the identical

units "slide" back and forth in relation to each other and create exterior spaces and some concept of private areas. Buildings were located to retain as many trees as possible and thus preserve a significant portion of the natural environment — an overlooked asset too often sacrificed to the bulldozer in the interest of expediency.

St. Matthew's Episcopal/Wilton Presbyterian Church joint building project (Connecticut Architect, Vol. 4, No. 6, pg. 18) designed by The SMS Architects, Stamford, resulted from an agreement that the two congregations would build a joint facility. "Both congregations were committed to an ecumenical approach to many things, yet each wanted to keep its unique Episcopalian or Presbyterian form of worship. Through our architecture and life style, we wanted to keep what was unique yet demonstrate that we could work and live together . . . the architects succeeded far beyond our wildest dream," said Rector Roger O. Douglas of St. Matthew's.

The needs of the joint church included independent worship spaces and shared educational, administrative, and community meeting spaces. The complex focuses on a central flagstone entrance court through which one enters either worship space. The shared spaces form the third side of the court. The joint facility is functional and flexible and is working out to the complete satisfaction of everyone concerned.



Davis Cochran Miller Baerman Noyes, New Haven architects for the Albie Booth Memorial Boys' Club in New Haven, based its program of space requirements on recommendations of the national Boys' Club organization as related to capacity and need characteristics. Within the context of simple and modest materials, the building achieves an air of permanence, dignity, and accessibility which appeals to its members and to those in the community who supply the financial support. The interior atmosphere, with its relationship of spaces, color, and decor, satisfies the age level of its members. The exterior blends effectively with its large-scale industrial neighbors to the east and its multi-story residential building neighbors to the west and north, and has effective visibility from fast moving traffic on the Connecticut Turnpike to its south.

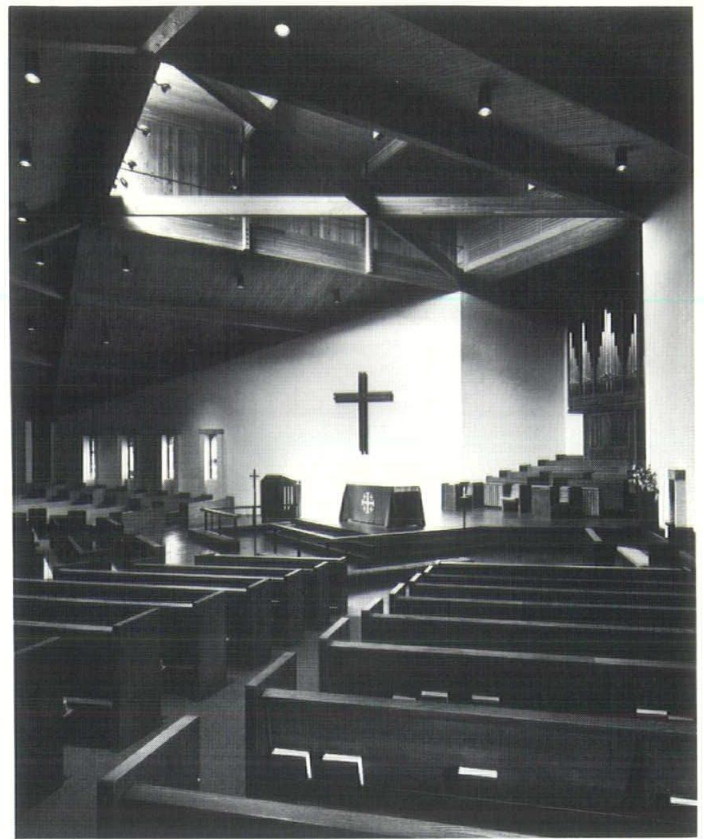
The New Haven Boys' Club, owner of the building, are "particularly gratified . . . to create a fully air-conditioned boys' club plant which compares favorably to any in the nation and that we have been able to do this within the context of the strictly limited budgetary control which we set for ourselves at the time of the issuance of the program requirements to the architects."

SMS Architects received its second citation in the awards program, an honorable mention, for design of an educational office building in Middletown for American Educational Publications, a Xerox Education Company. The building is built into a hill for maximum site utilization and glazed on three sides for views of the surrounding meadows. Two levels of offices are located above a service and cafeteria level and surround an open library space containing a main level and a "floating mezzanine" offset by half-levels from the surrounding office floors.

Commenting on the result, the owner states: "The architects have designed a building which has

utilized the surrounding terrain of the site yet allowed for matching expansion if needed. The immediate neighbors, all residential, are quite pleased to have this imposing structure adjacent. The type of work done in the building assures that there will never be noise or pollution to cause disturbance to the neighborhood."

Another honorable mention singled out The Eggers Partnership of New York for its design of the Uniroyal Oxford Management and Research Center in Middlebury. Both the client and the architect wished to keep the heavily wooded, hilltop site essentially in a natural state. This thinking resulted in four detached structures which are accessible by informal walkways and connected by an underground pedestrian and utility corridor. A peripheral road system provides good access to the buildings and parking areas while preserving the woodland setting of the interior of the site. Surface parking for 1,400 cars was located in sparsely treed areas which are visually separated from the buildings.



St. Matthew's Episcopal/Wilton Presbyterian Church.

A special commendation for the condominium Casagmo in Ridgefield was awarded to Lee Harris Pomeroy, Architects, New York. Owner of the complex is David Paul.

The selections were made from sixty-eight entries by an awards jury led by Patrick J. Quinn, dean of architecture at Rensselaer Polytechnic Institute in Troy, New York. □

### National Award

Caudill Rowlett Scott, architects, planners, and engineers, Texas firm which designed several Hartford school buildings, has been selected by the American Institute of Architects to receive the 1972 national architectural firm award. The award is given for "continuing collaboration among individuals of the firm" as the "principal force in consistently producing distinguished architecture." The award will be made in May.

William W. Caudill was recently named president of the firm. □

PRACTICE CONSERVATION



# Connecticut School Cost Trends

Gary L. Holmes, AIA

Anyone who deals with construction costs has become accustomed to allowing for a yearly cost increase ranging anywhere from ten to fifteen percent. Such increases frequently are compensated for with an allowance of one percent a month.

In Connecticut elementary and secondary schools, however, construction cost trends recently have taken a turn for the better, an improvement of special interest to architects preparing preliminary cost estimates. Data for this trend is determined from the records of the Connecticut State Bureau of School Buildings. Such a source encompasses the entire state, providing a comprehensive and balanced picture which cannot be obtained from an individual architect's records.

Additional understanding of the local trend may be gleaned from a review of national construction costs. The building cost index of *Engineering News Record* represents this national trend and is accompanied periodically by projections which are of great value in predicting future trends.

The Connecticut State Bureau of School Buildings records are separated into four categories: *bid* and

*completed* costs on both *elementary* and *secondary* schools. While recent magnitudes and directions differ significantly between bid and completed schools, there is little difference between elementary and secondary schools. Because of this similarity in elementary and secondary school costs, and to create an even broader data base for trend purposes, the figures presented here are the combined averages of elementary and secondary schools.

From 1965 to June 1971, the square-foot construction cost of completed schools has increased from \$15.35 to \$20.45 or by 33 percent. Although costs in each six month period did not necessarily increase over the previous period, they may be considered on a yearly basis in order to determine an overall trend. When analyzed in this fashion, the records indicate an annual increase of approximately five percent.

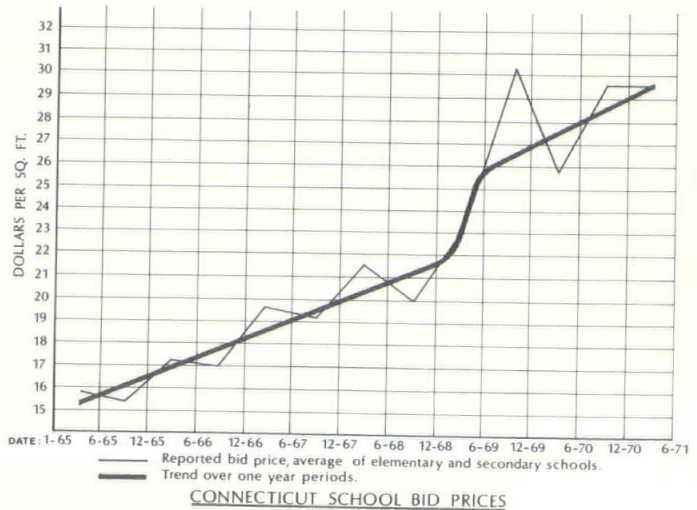
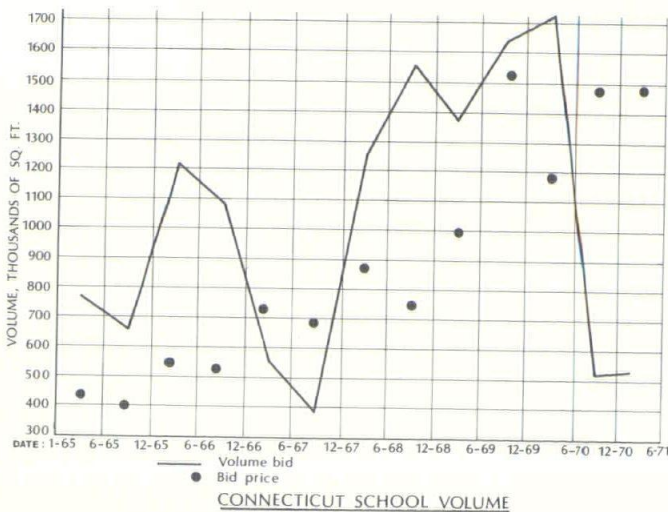
During the same period, the cost of schools bid has increased by 85 percent, or from \$16.00 to \$29.55 a square foot. Average annual increase in this case is approximately eleven percent.

Of particular interest in the bid cost pattern is the observation that prices peaked in late 1969 and have

not increased since. Increases in the near future should reflect this leveling off. An averaging out of the peaks and valleys of cost change from mid-1969 to the present indicates a seven-and-one-half percent yearly increase for the period. This figure should be more representative of future increases rather than the sporadic ups and downs of the individual six-month cost changes during 1969 and 1970.

A comparison of this Connecticut trend with the national construction cost trend as indicated by the *ENR* building cost index shows that changes in Connecticut school costs precede changes on the national level. Sharp increases in Connecticut costs began in 1965 but were not matched nationally until 1968. The leveling off of this inflationary trend began in Connecticut in 1969 but has not yet occurred on the national level. It is predicted to do so in 1972.

The *ENR* building cost index showed uniform increases of approximately three-and-one-half percent until 1968, at which time they jumped to nine percent. The following year costs increased six percent and in 1970 increased eight percent. An increase of 12.6 percent is predicted for 1971. To date,





however, the twelve month increase is 15.4 percent and continued average monthly increases would result in a total increase of nineteen or twenty percent for the year.

What effect a larger than expected 1971 increase will have on the index's 1972 performance is not known. In March, the expected 1972 performance was predicted as a 9.6 percent increase. This represents a leveling off of the trend similar to the leveling off now occurring in Connecticut school costs and was based on completed wage negotiations in 1971 as well as a volume increase in 1972, thereby allowing a healthy and competitive market.

The gap between completed school prices and bid prices at similar times has been widening since 1966. From that time, when there was no appreciable gap, until 1969, the increase has been a consistent non-compounded one percent per month.

Current prices show a narrowing of that gap; since 1969 to the present the difference has decreased to one-half a percent a month. This would be the logical result of recently completed projects experiencing some of the high inflation that recently bid projects are experiencing. Once the effect of the steep inflation of 1968 and 1969 passes, the gap increase may diminish further. The difference between a current bid and a currently completed building with similar characteristics would be forty-seven percent [ $36\%$  ('66-'69) +  $\frac{1}{2}\%$  x 21 months (1-70 to 9-71).]

Volume of projects bid has declined since January 1970 when it was at a five year high. At mid-1971, the volume was 33 percent of what it had been during 1969-70. Whether this decline represents a future trend is questionable. A similar dip occurred during the two years of 1966 and 1967 when the volume went down to 32 percent of the 1965 figures.

In both instances the magnitude of the volume amounts were similar enough to be comparable. Be-

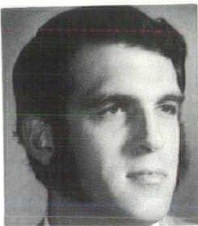
fore decline, both highs were about one-and-a-half-million square feet and both lows were approximately one-half-million square feet.

From 1966 to the present, the rule of thumb that bid prices will be lower in response to lower volumes has been violated as often as it has been validated. Bid prices increased consistently through the sharp volume decrease of 1966 and 1967. The most significant price decrease occurred, in fact, during the period of highest volume, the first-half of 1970.

The lessening in Connecticut school cost increases, seemingly brought about through natural market conditions, may be enforced by federal wage and price guidelines. Whatever the outcome, the current favorable change in cost patterns should be acknowledged by those responsible for preparing future school cost budgets. □

(Mr. Holmes' biography, page 20)

### New Partner



Philip A. Pineo

Philip A. Pineo has been named to a partnership in the firm of Olson & Miller, Architects, 410 Asylum Street, Hartford. He has been an associate of the firm for seven years.

Mr. Pineo is a 1963 graduate of Rensselaer Polytechnic Institute and has been associated with the firm's design of a number of public housing developments and school buildings in Connecticut. □

### Housing

*Continued from page 9*

confront us and realize that many of them are not confined by regions or state boundaries. President Richard M. Nixon, in his second annual report on National Housing Goals, cited five constraints in meeting the nation's housing objectives: inflation, fragmentation of production, limited and expensive material supply, limited construction manpower, and limited site availability. He might have added insufficient federal funding for many programs.

DCA researchers reviewed the

problem in Connecticut last year, and many of their findings echoed the President's words. For example, record housing costs result from high interest rates and growing real estate taxes, as well as the high costs of land, labor, and materials. In the northeast, generally, of each \$100 of rent, \$24 represents property taxes. There is also a lack of inter-agency coordination, fragmented planning, and limited state and federal funds for housing — all of which are important administrative obstacles.

Traditional approaches to land use and zoning often are barriers to higher-density housing for moderate-income families. Zoning ordinances in many communities restrict development to single-family houses, with exceptions made for higher-income apartments and commercial or industrial buildings. Higher density land use is further restrained by lack of necessary water and sewer facilities and the high cost of constructing them.

Connecticut is deeply involved in housing and the quality of life. Some of our communities have sophisticated zoning codes which encourage innovative development. We have a mandatory statewide uniform building code — not minimum but uniform. There are ongoing state, regional, and local planning programs of which we can be proud. The state has financial assistance programs to communities in support of urban renewal and housing, including tax abatement programs to encourage construction of low and moderate-income housing.

Our involvement, however, does not yet reflect our commitment. The approach must be systematic and effective, if the results are to reflect adequately the depth of our concern. We are proud of our efforts to date, but we have no illusions about the job ahead. □

DONALD T. DORSEY, Commissioner of the Department of Community Affairs since January 1971, was formerly Meriden's mayor. An attorney, he earned his bachelor's degree in economics at Yale University and his law degree at the University of Connecticut Law School. He has been a member of the Bar of the State of Connecticut since 1952.



## Thoughts on a Double Standard

Zane Yost, AIA

For a while, I thought that we architects must not be too smart. Here we were, big deal educations and all, yet we couldn't solve the housing problem which keeps getting worse.

One by one, even award winning projects — photographed by Stoller, published with cheers in every architectural magazine, — have proven to be lemons, hateful places for those folks unlucky enough to live there, crumbling to pieces under the rage of hatred. Who was right? The Taste Makers, who touted each sliced off, angled wall as the clue to a whole new "star-spangled future," the light at the end of the tunnel. "Look Ma, see my 'thrust of space' resolved in a twenty story shaft." Or the little guy who, if you bother to ask him, always says, "I don't dig living in a shaft. Give me something that looks like a house, a yard for my kids, a place for the car up close."

Then there are always the important people: city officials, Mr. Government Man, builders, bankers, planners, do-good sponsors, clergy, zoners, you name it. They agree with us creators of the future, not with Mr. Nobody Littleman. So if all the tasteful, forceful people agree that houses and yards are out (we all live that way, so we should know it is bad), what we give to others is better than what we have (noblesse oblige, etc.).

Wait, wait, let's be honest. Maybe it isn't as good, but gosh, poor people can't afford all those luxuries. What they need is cut-rate, stripped down, minimum living, plain pipe-rack stuff. It is the best we can do, isn't it?

Here are a couple of definitions: Rationalize — Explain, explain away, by rationalism, bring

into conformity with reason. Mystify — Hoax, play on credulity of, bewilder, wrap up in mystery.

Step up folks and get your "double standard." You're nothing without one. Us sheep get yards, the goats get none. Who said, "But what about the kids?" Is that a pun?

I had thought that people build lots of buildings on a little piece of land because it is better, or cheaper, or because it makes people

happy to live there, or because it is new and improved or something. Then I talked to a wise old real estate promoter who set me straight. "My son," he said, "you must build hi-density housing that doesn't work because the land is scarce and costs so much."

"But, sir," I said politely, "I have flown high in an airplane over this area where land costs so much because there is no land, and all I see is empty land."

He chuckled and explained: "All

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that land is cleverly zoned so that it is not available. This makes land that is available cost very much."

"But what determines the final cost of the little land that is available?" I asked stupidly. He was rolling on the ground with glee.

"The zoning, the zoning! Don't you get it? If you can put one house on an acre it is only worth the average amount. But if they let you put ten houses, or a hundred, on that acre, it is worth a fortune. It makes you rich! It is true that one hundred apartments cost almost two hundred times as much to build out of concrete, steel, elevators, and stuff as single houses. But the poor boobs have nowhere else to live — zoning keeps them out everywhere!"

Said the architect, "Your gripe is a bore,  
Recall, this is housing for the poor,  
We've left off the doors, all windows and floors,  
Didn't you know that less always costs more?"

So we're not stupid after all, we architects. We are part of a beautiful system that hums along making money for some, grinding our environment up, and spitting out our cities of the future. "El Excelente" was pleased; he was on the right side of the fence.

A couple of years ago I did a dumb thing. I started to look at housing as if I'd have to live there myself. I figured that my kids needed a yard, so *all* kids needed a yard. My basement got full of junk, so everyone's junk needed a basement (or an attic). Look around at how people have lived in the city. As houses got closer together on smaller lots, guess what? Fences. No big deal, but important. In fact, the most important thing is how fences weave a subtle chain of territories throughout the city, not just separating one Joe from the next, but giving small groups control over their kids, and all the crazy little activities that make life go. In the city, walls, fences, hedges, and gates define the controls that are tacitly

understood or not needed in the suburbs. And don't forget the front yard. Flowers are nice, and some day the vines may grow all over the houses like they do in France.

Home ownership is vital, not as everyone thinks — to encourage responsibility and good habits (always there in Everyman — who do you think digs the "Mr. Clean" commercials) — but because the important people, those with the double-standard, have never treated people who rent with the same respect given to property owners. Community control? Not while the majority rent.

Do you know why the cities are falling apart? It's called "disinvestment." That means the big ones are taking more out of some parts of the city than they're putting back in. Schools don't get shabby if they're repaired regularly, garbage doesn't litter the streets if it is collected regularly, crime doesn't thrive where good protection exists, streets don't have holes if they are repaired properly. The trick is to

*Please turn to page 22*

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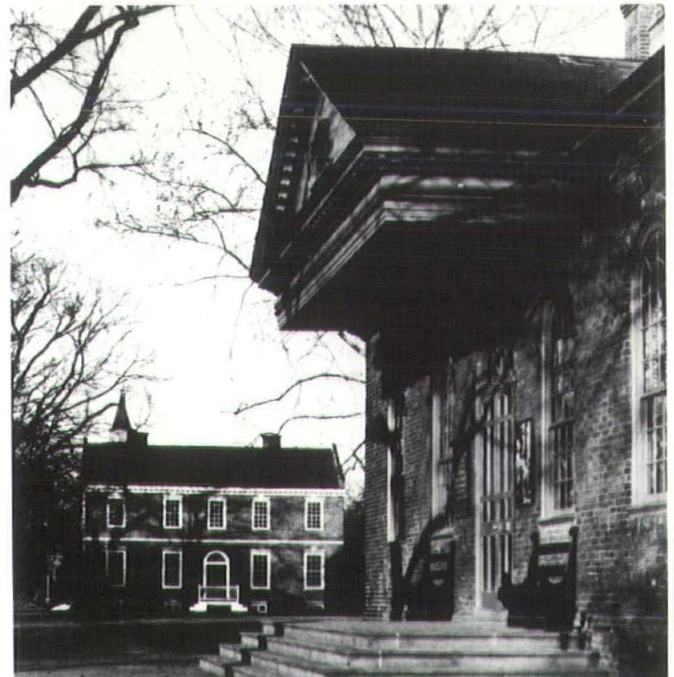
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## Annals

Continued from page 6

ly double-parked going the wrong way on a one-way street, waiting to be impounded and towed inside the city. But, as is all too often the case when the constabulary is in urgent demand, there was not a cop in sight.

As Epeus pondered a logical substitute for total inactivity, a rustling sound was heard, then stealthy footsteps, and then voices.

"Hey Mac! Getta loada this. Whaddya sponse is inside?"

This was followed by much exploratory thumping and the search for an access door.

Then the prophetess Cassandra, (known, as you may have guessed, as Mama Cass to her intimates) was heard saying in a shrill voice: "There's something fishy here. I don't like the looks of it, even if it does look like a horse. You guys ever heard of Greeks bearing gifts?"

This was answered by, "Aw c'mon, Mom. You chicken or sumpn? You're always buggin' us!"

Then one later identified as Lao-coön, known less for his impulsiveness than for his way with snakes, drove his spear through the fragile wood exterior. The Greeks, fortunately, were huddled in the tail compartment, well out of range.

"C'mon, let's drag it over to the warehouse."

Epeus and his charges, the legend states, "quaking with fear," felt themselves drawn over the rough cobblestones and potholes, little realizing that they were the protagonists in history's first recorded hijacking.

Suddenly, as they bumped along, one of the newly invented wheels, inflated mostly with Epeus' own ego, went flat. The vehicle tilted at a crazy angle and came to rest with a dull crash against a stone wall. They heard the Trojans panic.

"Let's get outta here."

And while the Greeks, half suffocated, held their breath, Epeus, greatly relieved, fell into a deep sleep.

As dawn poked her rosy fingers through the cracks in the siding,

he awoke with a start. The inside of his craft was filled with an ominous silence. He rushed to the front escape hatch which had been forced open during the crash, and was greeted by a young gamin, his face wreathed in an eloquent grin, pointing over his shoulder to a side street. Epeus soon learned that his cargo, charmed by the fables of the legendary Trojan women, were to a man happily and permanently shackled up\* inside cute little stone cottages. They were never heard of again.

\*The word the Greeks have for formal social intercourse, *bundling à la New England*, and everything in between loses nothing in the translation.

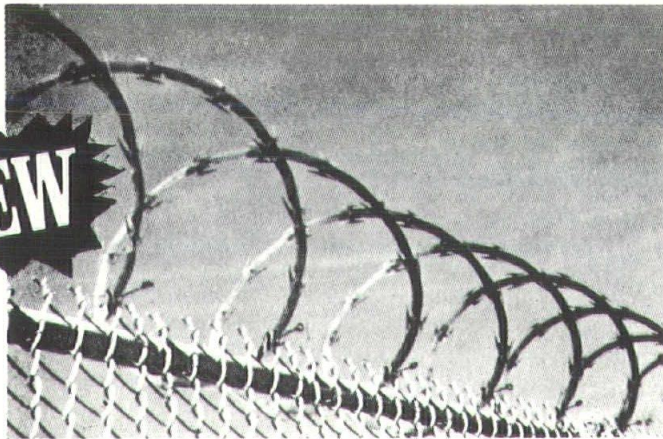
The Greeks finally did win the Trojan war, but that's not what made history. It was that famous Trojan trailer, as fine a work of art as you will ever see, and it's still there, about four levels down. It's inhabited by one of the nicest welfare families around. In fact, they claim descent from one of the original passengers.

The structure itself, complete with geraniums, shutters, and a large can of bottled-gas, differs little from its neighbors or, for that matter, from its myriad prototypes that line the highways from Vermont to Oregon. Except that, instead of cinder blocks, it is propped up on marble plinths and has been declared an historic monument.

The moral of the story is: if a work of art on wheels can settle a major war, why couldn't it solve the nation's housing crisis? □

## Female Profile

The National Association of Women in Construction surveyed its membership to learn that eighty percent have worked in the construction industry more than five years. A third of its members earn between \$6,000 and \$8,000 a year, a fourth, make between \$8,000 and \$10,000, and the \$10,000 to \$15,000 range accounts for seventeen percent. Another seventeen percent earn less than \$6,000, and five percent reported annual salaries of more than \$15,000. □



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## CSA Officers

Connecticut Society of Architects, AIA, officers who will serve during 1972 are Robert H. Mutrux of Wilton, president; Walter F. Greene, Jr. of Farmington, vice

president; Howard A. Patterson, Jr. of Darien, secretary; and Richard E. Schoenhardt of Simsbury, treasurer.

Mr. Mutrux is associated with Fletcher-Thompson, Inc.; Mr.

Greene, with Associated Architects; Mr. Patterson, with The SMS Architects; and Mr. Schoenhardt, with Galliher & Schoenhardt.

Members of the board of directors of the Connecticut Society of Architects are Richard L. Cowling, David LaBau, Harvey M. White, Russell L. Stecker, Robert L. Wilson, Augustus G. Kellogg, and Val Carlson.

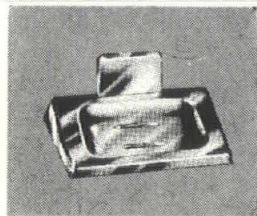
The CSA is a professional society of architects affiliated with the American Institute of Architects. The Connecticut Society of Architects, AIA, was formed in 1966 in a merger between the Connecticut Chapter, AIA, established in 1902, and the Connecticut Society of Architects, established in 1942. □

Robert H. Mutrux, president, center; left to right, Walter F. Greene, Jr., vice president, Howard A. Patterson, Jr., secretary, and Richard E. Schoenhardt, treasurer.

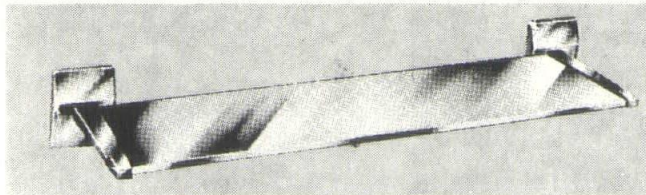


## Selling Services

A book aimed to help design professionals, *Marketing Architectural and Engineering Services*, by Weld Coxe, has been published by Van Nostrand Reinhold. □



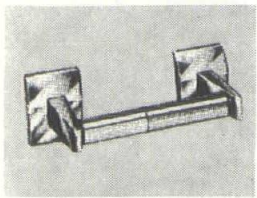
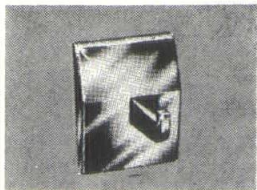
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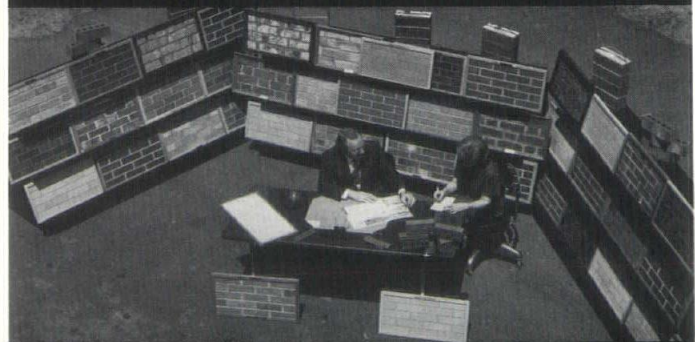
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## CSA Launches New Awards Program

The Connecticut Society of Architects has presented five honor awards outside its professional circle for significant contributions to environmental quality in Connecticut. The awards were made at the fall meeting of the New England Regional Council of the American Institute of Architects at Northampton, Massachusetts.

Those honored were *Tomorrow*, The Magazine of the Environmental; F.I.P. Corporation; Beatrice Joy Thomson Lee; Connecticut Housing Investment Fund; and New Hope Corporation.

*Tomorrow* received the award for its "commitment to contribute to environmental quality through . . . awareness of the need to rescue the environment by informing man of his choices, that tomorrow he may have the wisdom to create in his society the grace and balance of nature." *Tomorrow's* editor is Jeremy Main, an associate editor of

*Fortune*, and its publisher is Lee B. Hall, editor of international editions of *Life*. The new magazine "will do its best to report all of the news of the environment, without polemics or rhetoric but with objectivity and understanding, in order that the human condition be enhanced.

The award to the F.I.P. Corporation cited its "contribution to environmental quality through . . . efforts to enhance the environment in which man works with his machines . . . in the development of the Farmington Industrial Park." Great care was exercised in the development of this industrial complex to avoid any resemblance to the old-time crowded, unattractive look of manufacturing buildings. The Park is a pleasant place to work.

Beatrice Joy Thomson Lee was cited for the "contribution to environmental quality by founding the nationwide PYE Club and inspiring this organization of high school students with an awareness of our relationship to the natural environment and the need to preserve the critical balance essential to our survival."

The Connecticut Housing Investment Fund's certificate of award was given for its "contribution to environmental quality through . . . awareness of the human needs of family living and persistence to enhance human condition in the inner-city as sponsor of the cooper-

ative housing development in the Barbour-Charlotte-Garden-Waverly Redevelopment Area in Hartford."

The award to the New Hope Corporation was for its "contribution to environmental quality through . . . awareness of the human needs of family living and persistence to enhance the human condition of the inner-city as sponsor of housing developments in Stamford."

This new awards program emphasizes the architects' interest and responsibility in connection with the profound effect of architecture on the environment. It involves other than architects in what has become a major problem whose solution is possible only by the combined efforts of everyone in the planning and building process.

The awards project was implemented by Hugh McK. Jones, FAIA, director of AIA's New England Region; Harvey M. White, AIA, 1971 president of the Connecticut Society of Architects; and Augustus G. Kellogg, AIA, chairman of the awards committee. □

### Research Architect



Gary L. Holmes

Gary L. Holmes has joined the architectural firm of Russell Gibson vonDohlen, West Hartford, as staff research architect. He

will provide research and consultative services in construction management, systems building, cost analysis, building codes, and material selection.

Formerly associated with M. N. Crabtree Associates, Inc. as a cost estimator and mechanical systems designer, Mr. Holmes is a graduate of the University of California School of Architecture. □

### Environmental Talk

Commissioner Dan W. Lufkin, Connecticut Department of Environmental Protection, will address the Connecticut Society of Architects at its February 23 meeting. □

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LARRY SCHENCK

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## New Associates

Frederick C. Biebesheimer III, Padmakar Vasudeo Karve, and Jonathan B. Isleib have been named associates of Richard Sharpe Associates of Norwich. The firm was formerly known as Richard Sharpe, FAIA, Architecture, Interiors, and Urban Design.

Mr. Biebesheimer was graduated in 1962 from Cornell University and joined the Sharpe firm in 1965. Mr. Karve received his bachelor's degree in architecture in 1959 from Maharaja Sayajirao University in Baroda, India, his master's at Oklahoma State University in 1961; and he joined the firm in 1967. Mr. Isleib was graduated from Pratt Institute in 1965 and, after serving with the Peace Corps in Chile, joined the firm in 1967. □

## SMS Moves

The SMS Architects offices will move in mid-April to 59 Grove Street, New Canaan. The firm, formerly known as Sherwood, Mills and Smith, has been located in Stamford since 1946. Present offices are at 777 Summer Street, Stamford. □

## AG Yearbook

The United States Department of Agriculture yearbook, *A Good Life For More People*, is of interest to real estate brokers, home builders, and material suppliers. The 416-page book may be obtained for \$3.50 a copy from the Superintendent of Documents, Washington, DC 20402. □

## Design Contest

The second annual student design competition using copper, brass, or bronze has been announced. Details are available from the Copper Development Association, Box 2809, Grand Central Station, New York, NY 10017. □

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## Fund Aid

The Student Community Housing Corporation, 1044 Chapel Street, New Haven, will be recognized as a Community Design Center eligible for local support from members of the Connecticut Society of Architects. SCHC has as its president Mike Tinchula, and Pete Fitzgerald is executive director. A fund drive is scheduled for early spring. □

## Chief Engineer



Heinz H. Janssen

Heinz H. Janssen, PE, has been named chief structural engineer for Fletcher-Thompson, Inc., Architects-Engineers, Bridgeport. He succeeds Ayres C. Seaman, PE, who retired from the firm in December.

Mr. Janssen joined Fletcher-Thompson in 1957. He is a member of the National and Connecticut Societies of Professional Engineers and the Consulting Engineers in Private Practice. He has a degree in structural engineering from the Academy for Technology in Chemnitz, Germany, and a degree in civil engineering from the Technical University in Munich. In 1968, he served as a faculty member of the continuing education program of the Bridgeport Engineering Institute and last year was appointed to the building board of appeals for the City of Bridgeport. □

## Systems Speaker



Joseph F. Pierz

Joseph F. Pierz, AIA, was a featured speaker at a conference in January at the School of Architecture and Urban Planning, University of California, Los Angeles. He discussed the transition to systems architecture based on data gathered during two years as director of building systems for Omniform Incorporated. He suggested alternate solutions and rational guidelines pertinent to the successful use of systems methodology and industrialized building techniques in creating a better environment.

Mr. Pierz is a 1964 graduate of Pratt Institute where he is a guest lecturer at its School of Architecture. He is vice president of M. N. Crabtree Associates, Inc., Architects, of Hartford and a member of the Connecticut Society of Architects. □

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**Thoughts**

*Continued from page 16*

put *all* the blame on the folk. Find a slob and say everyone is a slob; find a junky and say everyone pushes; find a ten-kid family and say everyone has ten kids over there.

I did another dumb thing. I found out how many families have lots of kids. Answer: 4 percent. Guess how many families don't have any kids. Answer: 45 percent. Why not put all families with children in two story buildings with yards. Why not put all large families in single family houses (many are now standing empty). Why not build scattered housing for oldies, maybe with gardens for each? Answer: Too logical, easily possible, would save money, but would diminish the external profits. Therefore, *forget it.*

Here are some definitions:

Exploit—(n) Brilliant achievement.

Exploit' (v) Utilize (person, etc.) for one's own ends.

Expose' (v) Disclose, unmask (villain, villainy).

Editor, Connecticut Architect:

Robert Mutrux's article in your December issue, "A New Awareness," helps set a course for CSA for the coming year as well as a psychological stance that can bring our profession together as a force to better achieve the goals we aim toward.

At the same time, an amplification of Mr. Mutrux's thesis might well carry an action program into more specific fields of effort. I should hope Mr. Mutrux would agree that there are further opportunities, indeed responsibilities, we as architects must become involved in besides the technology of building design and such things as ways to fasten plastics to concrete or steel. Too long have we seemed to avoid facing up to the very real economic, political and social problems of our time, problems for which, because of our special training and experience, we should have a better understanding than the average citi-

zen. Furthermore, it appears to me that we avoid coming to grips with these problems only at the risk of losing a large measure of our influence and authority (not to say jobs) to other more adventuresome business concerns and professions.

It need scarcely be pointed out that we are in a period of fast change in the order of things. This is also an election year. Our efforts as individuals, but even more as an association, can do a great deal to affect the policies and plans under which our community functions. To effect revisions in our national priorities, in our domestic and foreign policies, in the ways and places the wealth of this nation and her tax dollars are to be spent will require a maximum of concerted effort by all those committed, as we architects primarily are, in the betterment of the entire society.

May I offer this motto for 1972: "On the move with Mutrux."

George M. Conklin, AIA



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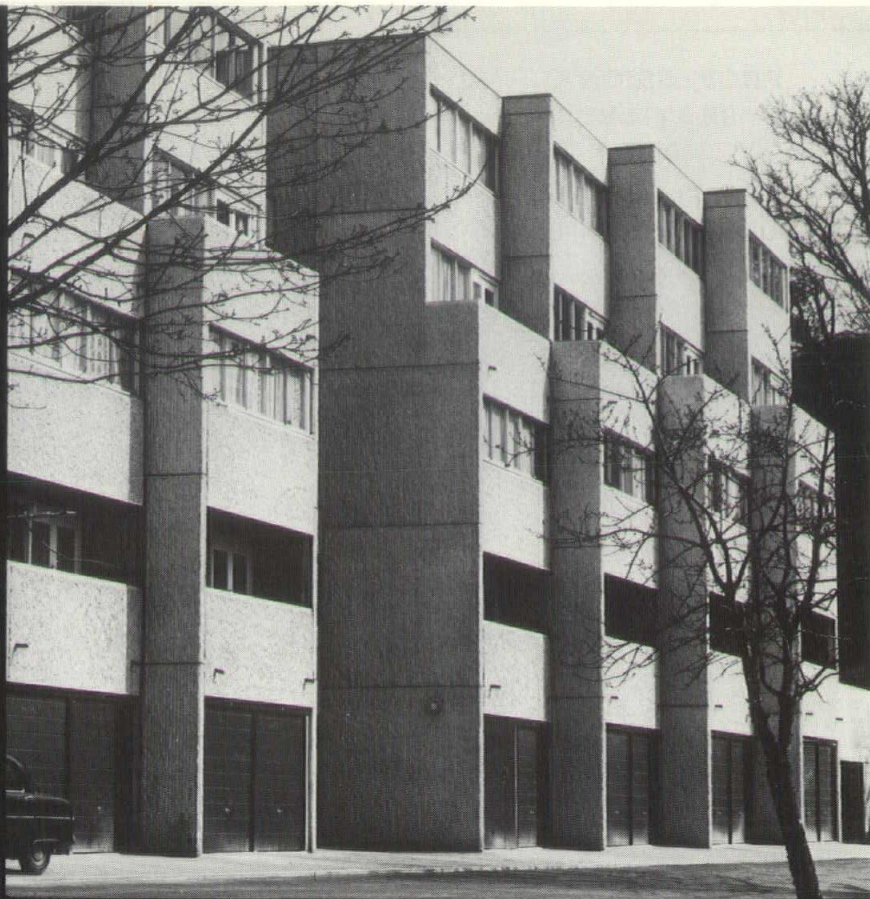
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