

# CONNECTICUT ARCHITECT

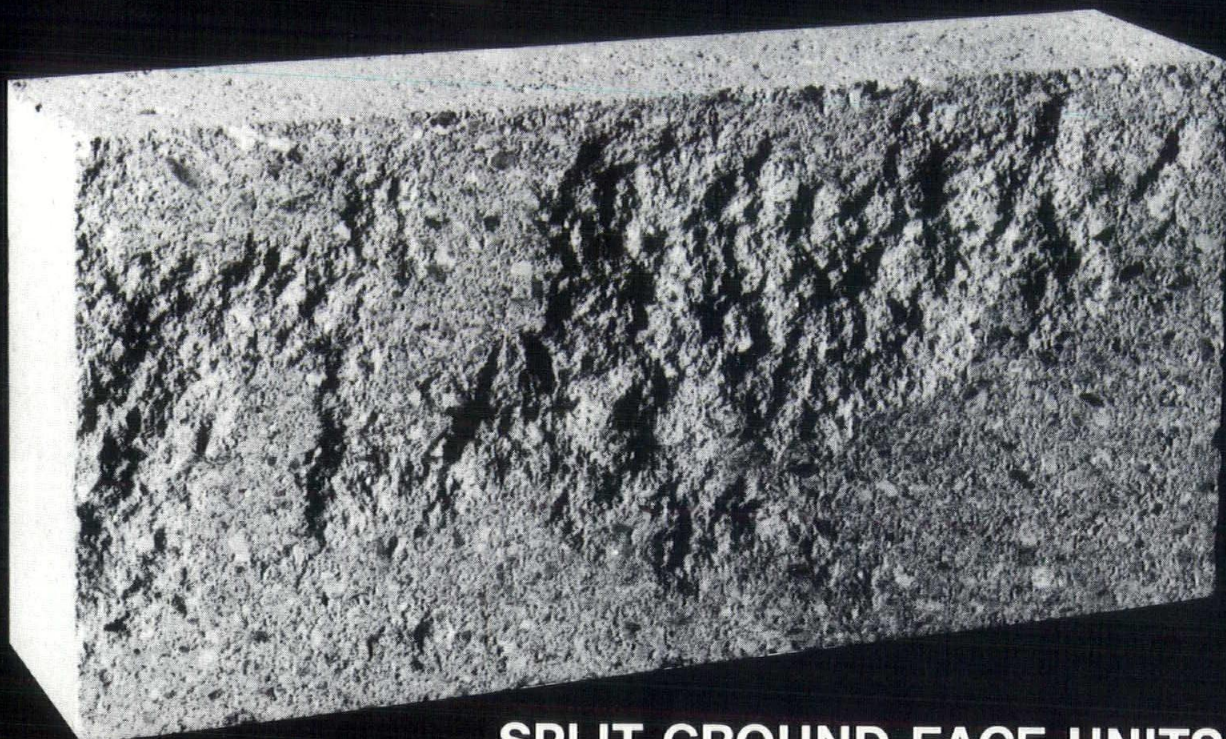
MAY-JUNE 1975



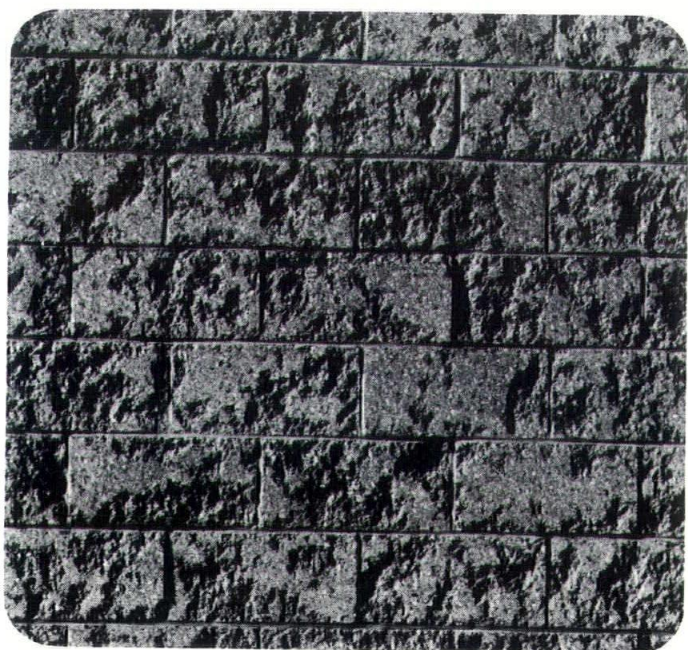
AMERICAN INST. OF ARCHITECTS  
LIBRARY  
1735 NEW YORK AVE. N. W.  
WASHINGTON, D. C.  
20006  
33

# Traveneer

by PLASTICRETE



**SPLIT GROUND FACE UNITS**

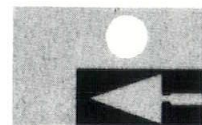


## Smooth and Rough... a unique personality all its own

Rich in appearance . . . low in cost, this exciting through-wall unit is the latest addition to our extensive line. After splitting the block, the high points are polished to a flat surface exposing the natural aggregates with a smooth, polished finish . . . the low areas catch a varied amount of light and shadow, resulting in a magnificently textured expanse. Replete with all the built-in qualities that have become traditional in the block construction of low-cost buildings . . . Fire resistance, sound reduction, strength, durability, insulating qualities and is practically maintenance free. Split Ground Face units are manufactured in conventional modular sizes in the standard natural color, other colors made to order. *Send for FREE detailed literature.*

**plasticrete corporation**

1883 Dixwell Avenue, Hamden, Connecticut 06514 • Tel: 288-1641



# CONNECTICUT ARCHITECT

Connecticut Architect is published bi-monthly by Communiconn Publications, Inc. for The Connecticut Society of Architects, a chapter of The American Institute of Architects, and is the official publication of the Society.

## Officers

President  
Robert L. Wilson, AIA  
Vice President  
Richard E. Schoenhardt, AIA  
Secretary  
Michael P. Buckley, AIA  
Treasurer  
Phyllis V. Olson, AIA  
Executive Director  
Peter H. Borgemeister

## Editorial Board

Co-Chairmen  
Walter F. Greene, Jr., AIA  
Robert H. Mutrux, AIA  
  
Donald J. Baerman, AIA  
David Basch, AIA  
Michael P. Buckley, AIA  
Raymond J. Wisniewski, AIA  
David E. Woodard, AIA

## Connecticut Architect

Editor-Publisher  
H. Evan Snyder  
Design Director  
Monica A. Wolff  
Marketing Director  
Sherman Kanter  
Advertising Director  
Donald F. Bradley  
Circulation Director  
Lucy W. Waesche

Printed by Allied Printing Services, Inc.,  
Manchester, Connecticut.

© Copyright 1975, Communiconn Publications,  
Inc.

All rights reserved. No part of this publication may be reproduced without permission in writing from the publisher, except brief quotations in a review.

Volume 11, Number 3

May-June 1975

- 4 From the CSA
- 5 CSA Professional Education
- 6 What is CHC?
- 10 Why Tear Everything Down?
- 14 Recycling Connecticut Buildings  
Richard Bergmann: Restoration Architect  
Renewed Hope for Congress Street  
Recycling for the Elderly: Taft Hotel, New Haven  
Defending the Depot: Union Station
- 18 News
- 24 Books
- 25 Letters

## About this issue . . .

The week of May 12 through 18 was proclaimed "National Preservation Week" by the National Trust for Historic Preservation. Events were sponsored around the State and around the nation to make the public aware of "what we have lost and what we have left." The effort provides the focus of this issue of Connecticut Architect, not only because of the worthiness of the cause, but also because it seems appropriate at such a time to remind our readers that there could be as much call for the architect's services in preservation and restoration of existing structures as in the erection of new and ever more expensive buildings. To begin, we present an overview of the role of the Connecticut Historical Commission in this effort, and an impassioned plea for preservation by Tyler Smith, an architect and Executive Director of the Hartford Architecture Conservancy — perhaps the most active preservation organization in the state. There follow brief descriptions of some interesting efforts at "recycling" older buildings to useful lives in the 1970's. These examples cannot, however, begin to scratch the surface of the topic, and the editors would like to encourage submission of other similar projects for inclusion in these pages. We also apologize to many whose projects are not included in this issue due to the limitations of space.

Our deepest gratitude must be expressed to Natalie Korsheniuk, former associate editor of this magazine, who assumed new duties as director of public relations for the Hartford Architecture Conservancy as this issue was being prepared for publication. Despite the demands of her new position, she provided most of the research and editorial co-ordination for the contents of this magazine and our readers (as well as the editor) must say a heart-felt "Thank you" for all her efforts, as well as "God speed."  
*The Editor*

Circulation of Connecticut Architect includes all resident Connecticut architects; libraries; landscape architects; and selected consulting engineers, contractors, builders, and church, hospital, school, federal, state, and local officials; and others concerned with architecture in Connecticut. Appearance of products, services, names, and pictures in advertising or editorial content does not constitute endorsement by The Connecticut Society of Architects.

Controlled circulation postage paid at Hartford, Connecticut.

For all subscription information write Circulation Dept., Connecticut Architect, The Market Place at Glen Lochen, Glastonbury, Connecticut 06033. (203) 633-8396  
When filing a change of address, give former as well as new address, zip codes, and include recent address label if possible.

\$1.50 per copy

Subscription: \$7.50 per year

# ....from the CSA

## From The President

I have recently returned from Atlanta, where I attended the annual AIA Convention. Atlanta, even in the throes of the economic recession, is a dynamic and vibrant city, a city throbbing with life and forward movement. One of the things that is very meaningful to me, and perhaps will also be to you, is the fact that Atlanta's current boom, which has lasted more than twenty years, is somewhat unique in that the catalyst for much of this activity was the Architect/Developer, John Portman.

Portman's story is of particular interest because, in the early fifties, he had a modest practice and clients were not knocking down his door to retain his services. However, he did have an idea that, if clients were not clamoring for his services, perhaps he could create his own commissions by acting as a developer. From that idea sprung several small projects and, ultimately, Peachtree Center, the main development in the downtown Atlanta central business district.

The lesson seems to me to be very clear. If there is not a steady stream of clients with fat commissions passing through our portals, then perhaps we, as Architects, had better look to our own devices for salvation.

The basic theme that I would like to discuss is the Architect as real estate developer, and the opportunities which are present now for Architects in this field.

I should like to point out, categorically, that the real estate development game is not child's play. It is not necessarily easy and it is not a sure-fire winner. It does, however, offer the possibility of increasing our work load and our compensation, not to mention the control of our own destiny, which the two former points allow us.

Architecture is the melding of art and technology. It is this capacity which the Architect has for implementing his visions that I should like to call on in the context of the Architect as developer. The ability to synthesize various kinds of input and constraints and to produce a workable product is necessary in the development of real estate. This ability could also give an Architect a leg up in his sojourn into the development area. In the past, we have constantly sold these skills to others. I am simply suggesting that in the absence of a healthy supply of purchasers, we utilize them ourselves.

I daresay that in the state of Connecticut right now (even with the economic down-

turn), there are literally hundreds of potential projects that are going begging for lack of imagination and determination on someone's part. I believe that "someone" should be a member of the Connecticut Society of Architects.

The time is now. Look around your community and ascertain a need that is not being filled or being only partially filled: commercial space, housing, shopping centers, motels, etc. Next look for real estate opportunities: vacant land, abandoned buildings (many service stations in prime locations have been abandoned or torn down recently). How about buildings capable of being recycled for a different use? Many owners of properties today are real estate rich and cash poor, a situation which usually allows for acquisition of properties with little or no money down.

Mortgage rates have eased within the past six months and are at their lowest level in more than a year. More importantly, lending institutions have funds available for project loans including property acquisition, construction and permanent financing. Indications are that this situation may not last beyond the fall of this year so obviously the sooner initial moves are made, the better.

There is one basic real estate analysis method which is standard throughout the industry and it would be well for Architects venturing into the development game to familiarize themselves with it.

First, no lender uses cost of construction as his basis for making a loan. Rather, the loan depends on the economic value of the project. The economic value is the capitalized net income. The lender will usually lend a loan-to-value ratio of approximately 75% — that is if a project has a value of \$100,000, a developer can reasonably expect a loan of \$75,000.

Before proceeding, the Architect/Developer must determine the maximum project budget. The formula for this determination is  $LOAN + EQUITY = BUDGET$ . Notice that loan and equity are based on economic considerations other than construction costs: loan is percent of capitalized net income; equity is based on expected return.

Perhaps the best way to explain the process is with a simple example. Let's assume a small convenience shopping center of 15,000 square feet; rental of \$5.00 per square foot for a yearly gross income of \$75,000.

Gross Rent.....	\$ 75,000
Operating Expense (\$1.00/S.F.).....	15,000
Net Income.....	60,000

Economic Value (10% Cap Rate).....	\$600,000
Mortgage Loan (75% Value).....	450,000
Debt Service Constant (DSK) 11% = 9% @ 20 years	
Debt Service.....	49,500
Cash Return.....	10,500
Land.....	200,000
Financing, Fees, etc.....	95,000
Building Costs @ \$15.00/S.F.....	225,000
Total Project Costs.....	520,000
Maximum Equity.....	70,000
Return On Investment (ROI).....	15%

This analysis shows that an investment (equity) of \$70,000 would show a cash return of \$10,500, or 15%.

This example by no means represents an exhaustive examination of all the factors which go into real estate analysis; however, it points out graphically that the process is far less mysterious and esoteric than many people believe. The basics can be readily understood by almost anyone.

I should like to list several caveats which I have labeled Wilson's Laws of Real Estate Development:

1. Timing is everything.
2. Good location is essential.
3. Use OPM (other people's money) wherever possible.
4. Control the land and you control the project.
5. Don't fall in love with any project.
6. If project goes sour, cut your losses and scat.
7. Start small, grow with experience.

One final note on Ethics. The AIA fully supports — in fact, encourages — Architects to become real estate developers. No breach of ethics is involved.

Robert L. Wilson, A.I.A.

## From the Executive Director

A three man delegation from the Connecticut Society of Architects spent twenty minutes with Governor Grasso in early May. Richard Foster, Robert Wilson and Peter Borgemeister presented statistics showing that firms five years old and older are employing 25% less people than they did in 1970. They pointed out that the employment decline is greater in younger firms, and that a number of firms are working on a four day week.

The delegation stressed that, because of the lack of work in all segments of the construction industry, this is an excellent time for the state to get projects planned and built. It was also suggested that the state should hire in-state architects and engineers if at all possible, because of the present depressed conditions.

Though the group was given no promises by the Governor, it felt that she has a better understanding of the architectural profession's economic health than she did before the visit.

The closing weeks of the 1975 General Assembly session have brought some developments that are of interest to architects:

The Designer Professional Selection Bill, sponsored by an Interprofessional Task Force did not pass. However, Commissioner Weinermann asked for and received suggestions for material relating to upcoming and completed projects that could be sent from his office to the state's architectural and engineering firms. Edward Jeter, AIA, and Robert Bounds, PE, developed the suggestions.

A bill to establish a Building Standards Regulations Commission that would centralize the administration of the state building and fire codes was "boxed" and is dead for this session.

The Connecticut Society of Architects is opposed to a bill that would replace two members of the Architectural Registration Board with two "public" members. Earlier in the session, a bill that would have added sufficient members to the various boards that regulate specific professions to make their composition 50% "public" members was considered by the General Law Committee. Since the additional members would require extra funding, the bill was sent to the Appropriations Committee, where the suggestion was made to replace professional members with public members. The CSA is joined by the engineering and accounting societies in opposing this bill on the grounds that there would be insufficient professionals on the board to handle its predominantly technical work.

Attorney Bourke Spellacy advised the CSA that the proposed tax on business services does not fall on the "learned" professions such as architecture, engineering, law and medicine, etc. Interior decorating is mentioned as being taxable.

Carl Blanchard and Rick Schoenhardt visited Henry Parker, State Treasurer and one of the proposers of stock school plans and the creation of an in-house architectural department within the Department of Public Works. They discussed the lack of success that other states had in encouraging towns to use stock school plans. They also pointed out that states and large cities that had created fully staffed architectural departments found that design costs had increased, particularly when few projects were being designed.

The CSA took active positions on the legislation and proposals mentioned above,

but it reacted to many more bills that were proposed. The Chapter and its attorneys looked over virtually every bill in the areas of housing, energy conservation, provision for the handicapped, codes, the environment, and administration of the professions that were proposed. We sought the advice of people in the Chapter who had knowledge in the field of each bill, and developed letters to the appropriate committee leaders from the advice. Thus, the CSA's voice was forcefully heard in the legislature.



The CSA Continuing Education Committee is seeking instructors for seminar topics that fall into President Bob Wilson's mandate to the committee to present subjects that will help the architect's practice survive and grow during these uncertain times.

Irving A. Schwartz, CPA, will teach a one-day workshop on "Accounting for Architectural Firms". He is a partner in Schwartz and Hofflich, a Norwalk accounting firm which does work for many architectural and engineering offices. This workshop, to be held on July 11 at Uniroyal Headquarters, Middlebury, is designed for smaller firms and for firms that have recently changed their organizational structures. The following basic topics will be covered:

1. Setting up a simple but adequate set of books;
2. Keeping payroll records for the timely filing of payroll reports;
3. Preparing and understanding the use of time sheets and job-cost records;
4. Preparing and using cash flow projections;
5. Preparation of a financial statement and its importance in management use and for borrowing purposes.
6. The meaning of cash-basis accounting as opposed to accrual-basis accounting.

David Dibner, FAIA, a partner in the architectural-engineering-planning firm, The Grad Partnership of Newark, New Jersey, will give a one-day seminar on the "Creation and Marketing of Joint Ventures" on September 22 at Uniroyal Headquarters. Mr. Dibner, a leading authority on joint ventures, has written a book and many articles on the subject. Details on

the topics to be covered are being worked out by the Education Committee and Mr. Dibner.

Flyers on these seminars will be sent to members of the CSA. Architects who do not receive flyers can contact the CSA office for further information.

Plans for a seminar on the marketing of architectural services are being refined at this time. The Education Committee has discussed the teaching of this seminar with people from a large Hartford advertising agency, whose business is largely industrial, as opposed to consumer advertising. The process of seeking clients and securing commissions by advertising agents is, in many ways, similar to the process that architectural firms would use in a successful marketing program. Both processes involve marketing intangibles and both must involve the ability to understand and solve the clients' problems.

Since advertising agencies are the experts in marketing, the Committee felt that architects could learn a great deal from them. This seminar has not yet been scheduled, but an announcement and flyer will come later.

### Membership Report

The Chapter has been taking in new members at a normal rate despite the depressed economic condition of the profession, and, there have been fewer resignations than expected. This is partially due to a policy agreed upon by the Executive Committee by which a person could submit a written request for an extension on dues payments till December 1st, 1975. There is, however, a considerable amount of dues still outstanding, and we will have a better idea on how business conditions have effected membership and dues income at the end of June, the deadline for payment.

The following people have joined the Connecticut Society of Architects since January 1, 1975:

### Corporate Members

Robert Gelband  
Eugene Haberman (transferred)  
Morton Hoppenfeld (transferred)  
Robert Knapp  
Einar Lindholm (transferred)  
James Montague (transferred)  
Robert O'Brien  
H. Bradford Thorn (transferred)

### Corporate Members (being processed)

James Grant  
Stephen Leighton

### Professional Affiliate Members

Christopher Marx, P.E.  
James Peacock  
Allan Watson

### Associate Member

William Tureille

# What is C.H.C.?

by Clark Strickland

*As a staff member of the Connecticut Historical Commission, Clark Strickland works on the administration of state and federal preservation programs.*

What is the Connecticut Historical Commission (CHC)? What does it do? Of what importance is the Connecticut Historical Commission to architects?

Perhaps an observer would say that the Connecticut Historical Commission is misnamed, because no staff historian is employed by the agency. Furthermore, CHC neither maintains a large research library of historical scholarship, nor does it publish scholarly works by distinguished academic historians. Yet it is vitally concerned with the history of Connecticut and of the nation, and with the making of history as well.

An independent state agency, CHC was created by the legislature in 1955, and consists of 12 uncompensated members appointed by the Governor for four-year terms. In the two decades of its existence, the Commission has obtained a permanent staff, restored handsome quarters in an 18th century brick town house on South Prospect Street in Hartford, and assumed a long and ever-growing list of duties and responsibilities. Three main areas of concern highlight its activities: the coordination of Connecticut's Bicentennial celebration; the operation and improvement of six state-owned museum properties; and the preservation of the state's architectural, historical, and archaeological resources.

The American Revolution Bicentennial Commission of Connecticut was established by the General Assembly in 1971 to commemorate the American Revolution, and the agency operates with the same staff as the State Historical Commission. Besides its coordination of local pageants, efforts to increase tourism, and publication of a booklet series on Connecticut in the Revolution, the Bicentennial Commission has made available part of a \$200,000 grant from the ARBA for the restoration of historically significant houses.

CHC plays a unique role in the state's preservation efforts as coordinator of preservation programs through participation in environmental review procedures and through the administration of grants-in-aid. The Commission's staff includes a full-time preservation section of three professionals supervised by the Director, who also serves as the State Historic Preservation Officer. The entire preservation staff assists municipalities in identifying local historic districts and protecting these districts by the passage of local ordinances.

The National Historic Preservation Act of 1966 established the National Register of Historic Places as an official schedule of the nation's cultural property deemed worthy of saving — a protective inventory of irreplaceable man-made resources. Connecticut's official responsible for nominating sites to the National Register is the State Historic Preservation Officer. He also acts as the liaison between the state and the National Park Service, which administers programs mandated by the Preservation Act.

Any interested person may propose that a property be nominated to the National Register. Criteria for eligibility include a statement of the site's significance in state, local or national history, architecture, archaeology, and culture, and its integrity in historical fabric and feeling. The CHC staff presents the potential nomination to a Review Board, which includes architects, historians, planners, and archaeologists who have proven professional qualifications and stature. The Review Board then determines whether the site is to be studied further in anticipation of formal nomination to the National Register. The actual nomination form, including record photographs and map

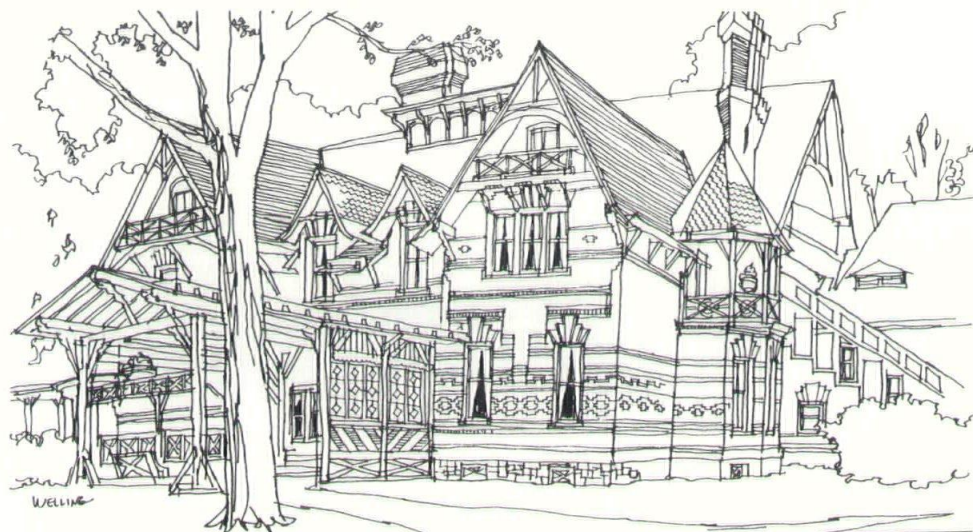
*Connecticut Historical Commission Headquarters*



*Photography by Monica A. Wolff*

coordinates, is prepared by the CHC staff, and the completed form, upon Review Board approval, is forwarded to the Keeper of the National Register, who then determines whether the site is to be enrolled.

Interest in the National Register program is great and still growing. At the present time, the number of proposed nominations and sites declared eligible for the Register far outstrips the ability of the staff of the Commission to prepare nomination forms. Connecticut presently has 155 entries on the National Register, including 16 historic districts; more than 2,400 structures are enrolled in the National Register of Historic Places, either as individual entries or as part of a district. The backlog of sites declared eligible, but not yet formally nominated, totals about 180. Among the properties already enrolled in the National Register are designs by some of the most historically important architects of Connecticut and the nation, including Henry Hobson Richardson (Union Station, New London), Edward Tuckerman Potter (Church of the Good Shepherd and Caldwell H. Colt Memorial Parish House, Mark Twain House), Henry Austin (Wooster Square Historic District buildings, New Haven), Ithiel Town (Center Church in the New Haven Green Historic District, Wadsworth Atheneum) and Charles Bulfinch (Old State House).



Mark Twain House on Farmington Avenue, designed by E. T. Potter.

The works of more recent architects have been declared eligible, but not yet nominated: the Glass House and related New Canaan buildings by Philip Johnson, and the Union Station in New Haven, designed by Cass Gilbert.

When the Review Board approves study of a site in anticipation of nomination to the National Register, the property is afforded all protections granted to formally nominated properties. Section 106 of the National Historic Preservation Act of 1966 and Executive Order #11593 provide that any federally funded project, which will have an effect on a National Register site or on a site declared eligible for study, must be reviewed by the State Historic Preservation Officer. It becomes the Officer's responsibility to inform the President's Advisory Council on Historic Preservation should a negative impact be anticipated, and project work may not begin until a full hearing has taken place on the question of whether the historic site has been treated as a resource which deserves to be conserved. These procedures have allowed full review of threats to such building as H. H. Richardson's Union Station in New London, the Post Office-Courthouse in New Haven, and a number of houses in the Colt Factory-Charter Oak-South Green area of Hartford.

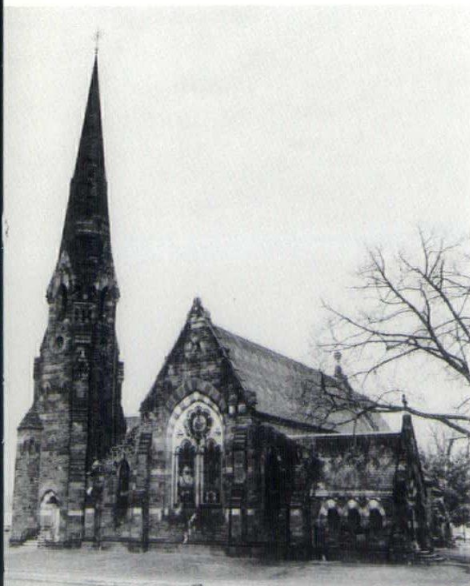
The Commission faces its newest and most exciting challenge in guaranteeing that the built environment is accorded full consideration in environmental reviews. In this way, CHC acts as advocate for the cultural and aesthetic heritage of the people of the state. The citizens of Connecticut must be encouraged to think of historically and architecturally distinctive buildings and districts as worthy of conservation, like any other limited and valued possession. In addition, CHC assumes responsibility for providing useful and timely information about historical and architectural resources to federal, state and local officials sufficiently early in

their planning processes, so that they can incorporate conservation into their plans.

The importance of historic resources was recognized by the state legislature in Connecticut's Environmental Policy Act of 1973. This Act requires that CHC submit its comments as part of regular environmental impact review procedures for any project utilizing state funds. Since almost all construction by governmental bodies in Connecticut uses some state or federal monies, CHC's participation insures that historical and architectural values are considered during the early planning phases of each project.

The magnitude of this task has recently been made abundantly clear. Thirty-two Connecticut towns and cities have received funds totalling some \$67 million, with \$339 million expected in the next six years, under the terms of the Housing and Community Development Act of 1974. This Act requires that localities take into account the effect of their planned projects on historically or architecturally important structures and districts. However, no adequate survey of the building stock of the state's cities exists, and the historic structures, sites and districts of Connecticut have never been adequately identified and listed. Before we know what will be important, we have to learn what is in the district.

The Connecticut Statewide Inventory of Historic Resources was organized in 1966. Nearly 3,500 sites have been recorded by professional and student surveyors, but this figure represents only about 5% of the estimated historical and architectural resources in the state. In a bold and imaginative plan, the Hartford Architecture Conservancy, with a planning grant administered by the Commission under the terms of the National Historic Preservation Act of 1966, plans to conduct a complete building inventory of Hartford on a neighborhood-by-neighborhood basis. More limited surveys are in the planning stages in other Connecticut



Photography by S. J. Raiche

The Church of the Good Shepherd on Wyllys Street was recently placed on the National Register.

cities. Architects can be of particular service in providing professional guidance in local survey work. While objective descriptive work and some photography can be done by students and trained amateurs, value judgements on architectural merit and distinctiveness should be made only by persons with experience and professional competence. Such services donated to a municipality can be used as an in-kind match for federal preservation planning funds, enabling the city to accomplish a great deal with a limited expenditure of funds.

It is not the intention of the Commission to attempt to preserve only isolated 18th century structures. The whole fabric of cities and towns is considered a resource and is treated as such by the staff. A streetscape which has retained its historic character is dealt with as a visual entity — a whole which is greater than the sum of its component structures. This working philosophy is best explained in CHC's latest publication, entitled *Historic Preservation: A Plan for Connecticut, Volume I, Planning for Preservation*, which is available in every town library. Emphasis is placed not only on the identification of historic areas and structures, but also on encouraging their sympathetic adaptive reuse, the "rediscovery" of their workmanship, character, productivity, and profitability. The attitude of the architect is obviously of crucial importance here, for he can encourage his client to consider alternatives to demolition and reconstruction.

Connecticut's General Assembly passed legislation in 1961, enabling local governments to identify and establish historic districts and to exert a measure of aesthetic control in their futures. These ordinances empower a commission of five town electors to rule on the propriety of external changes to facades of buildings in the district. The role of CHC in this area is to insure that the theory behind historic district legislation is understood and carefully applied. To date, 35 towns have taken advantage of this legislation to create the "aesthetically zoned historic districts."

By lending his expertise to the local historic district commission, the trained architect can be of inestimable value in setting up the district, while at the same time delineating those buildings which exhibit a variety of scale and work together to form a desirable streetscape or set of vistas. Certainly no one is more qualified than an architect to offer a professional opinion on whether or not the proposed alteration of a building will adversely affect the visual harmony of a village or city street. As an active participant in the formation or operation of an historic district, he will reap the satisfaction of knowing that he has helped not only to conserve part of the town's heritage, but also to protect the district from insensitive and unthinking exploitation and destruction.



*Old New-Gate Prison & Copper Mine in East Granby is maintained by CHC as a museum.*

Good intentions, however, do not pay the bills. Buildings do age and deteriorate, and money is required to restore them. To help defray expenses, CHC administers two grant-in-aid programs for historic preservation. In addition, Bicentennial grants have been made for certain projects which have special Revolutionary significance.

Through a 50 percent matching grant-in-aid program under the National Historic Preservation Act of 1966, approximately \$156,000 in federal assistance was made available for the physical restoration of Connecticut properties which have been placed on the National Register. The administration of federal grants requires, in most cases the preparation of detailed plans and specifications of the project work, necessitating the employment of a restoration architect, and professional services can be donated as part of an applicant's match for funds.

A state preservation grants-in-aid program subsists presently without funding, due to austerity conditions in the state government. This grants program provides for greater flexibility than the federal program because the lead time is at least six months shorter, and properties not on the National Register can apply. The state program has made some notable "saves" of buildings in the past, and it is anticipated that the program will be revived when the economic picture is not so bleak, thus providing work for restoration architects and renewing Connecticut's cultural resources.

CHC has also sponsored a bill in the General Assembly which would provide for the establishment of a quasi-public Connecticut Preservation Trust. This Trust would administer a revolving fund for historic preservation, engage in emergency acquisition, and accept restoration projects, all toward saving particularly valuable structures from destruction.

CHC has undertaken a tremendous task in attempting to conserve Connecticut's historical and cultural heritage through education programs, museums, and preservation projects, and architects have a special role to play in this undertaking and a special responsibility. They should use their training, their qualifications in building restoration techniques, and their knowledge of architectural history to teach the public how to see and experience the built environment.

CHC stands ready and willing to entertain suggestions, especially from professionals, as to how the state's urban and village fabric can be preserved. Obviously, the job is much too large for the small staff of one agency. Moreover, there is no better time than the 200th birthday of our nation to take stock of what we, collectively, have, and to decide what we need to preserve. If architects don't respond to this challenge now, they will have missed a wonderful opportunity. ■



*The South Green — Charter Oak area of Hartford once housed the Colt firearms factory workers.*



# THE CONSULTANTS' CONSULTANT

- \* ENVIRONMENTAL CONSULTING
- \* ENVIRONMENTAL PLANNING
- \* APPLIED ENVIRONMENTAL RESEARCH

TRC frequently serves as the specialized environmental consultant to architects, engineers and construction management organizations. We offer unusually versatile field sampling facilities, mathematical modeling and environmental applications of chemistry, biology and meteorology. Our specialized knowledge of indoor air pollution can be particularly helpful in planning interior space utilization.

WRITE OR PHONE FOR OUR BROCHURE

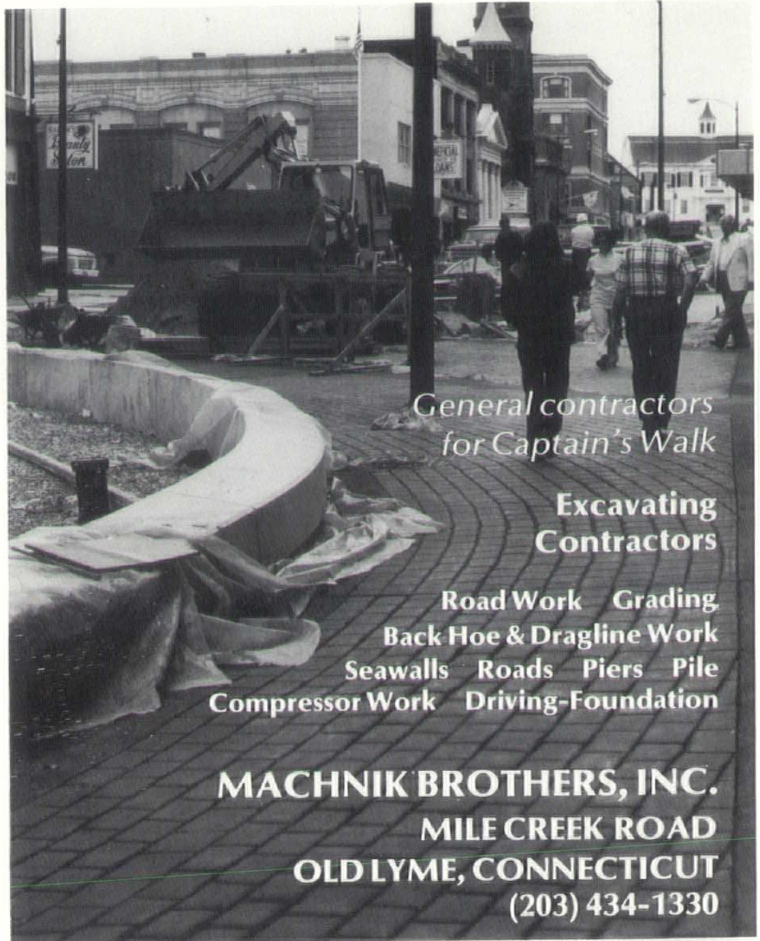
## TRC

THE RESEARCH CORPORATION of New England

125 Silas Deane Highway

Wethersfield, Ct. 06109

Tel: (203) 563-1431



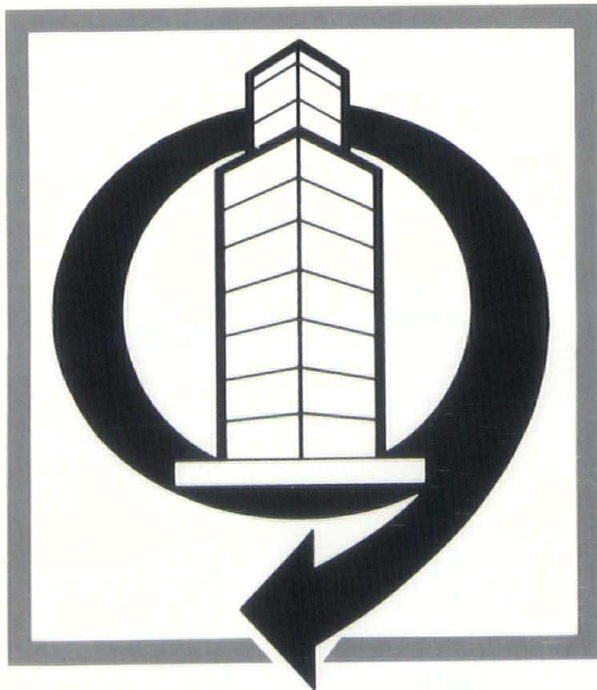
General contractors  
for Captain's Walk

Excavating  
Contractors

Road Work Grading  
Back Hoe & Dragline Work  
Seawalls Roads Piers Pile  
Compressor Work Driving-Foundation

**MACHNIK BROTHERS, INC.**  
MILE CREEK ROAD  
OLD LYME, CONNECTICUT  
(203) 434-1330

## DESIGNING A COMMERCIAL BUILDING?



Coordinated communications are vital to modern business. Commercial buildings require sophisticated communications services like voice, data, teletypewriter and video systems.

Underfloor ducts, conduit and riser systems, switchboards and equipment rooms must be planned early. Expensive rearrangements and unsightly exposed wiring can be avoided later on.

For help in planning communications systems for your clients, call our BUILDING INDUSTRY CONSULTANT. He knows communications. And he has experience in working with people who build. There's no cost to you or your client for this service. You add the BUILDING INDUSTRY CONSULTANT to your team without obligation. Just dial 1-800-922-2953, toll free from anywhere in Connecticut.



Southern New England Telephone



# Why Tear Everything Down?

by Tyler Smith

That was such a beautiful place! Why do they tear everything down?

*Girl from Hot I Baltimore*  
by Lanford Wilson

We've been betrayed by technology. Technology, which gave America that all-expense-paid vacation into the twentieth century, has turned around and sent us the bill. With technology on our side, there was not an excess that could not be offset, not a limit that could not be leap-frogged. This same technology that was both our defense and our arsenal against all earthly realities has delivered the Universal Truth. In our proudest parental moment, at the pinnacle of technological achievement, it handed us that truth in the form of a series of 8x10 color glossy photographs. Taken by one, or many, of our astronauts, it showed a tiny ball, receding in size as they sped into space. It was just an innocent picture, taken, perhaps, with an Instamatic. But these photographs, in all their cosmic illumination, destroyed the myth that America had supported for years: the myth of ubiquitous consumption. Those pictures offered us our human scale: we live in a seemingly infinite and mysterious universe, on a small and finite planet. Earth. It's time for Leonardo da Vinci to get that man out of the center of the universe and put him back on the chain gang.

The light bulb went on. *When* the full impact of these cosmic rays will filter into the collective consciousness of America is impossible to determine. Many will resist this uninvited intrusion. Anesthetized, or rather, lobotomized by big business's

close-out sales, they will pursue the last vestiges of a distorted American dream. Armed with no-glare, tinted sunglasses, they will ride that Pinto or Mustang into the western sun for the last round-up. Seventeen billion served! But the inevitable is too near to ignore. The legs are buckling under the obese leviathan of American consumption. The country cannot much longer afford to grow the way it has been growing, to build the way it has been building, or to consume the way it has been consuming.

The conditions necessitate a new set of rules. We are going to have to put back as well as take out, and recycle instead of throw-away. We are going to have to learn not to cut off the present from the past and future, but rather see the present as part of the continuum of past to future. In short, we are going to have to become conservationists of both the natural and man-made environment. As such, we are going to have to reject continued rampant suburbanization. America will have to rediscover the natural polarity of city and country, and the common sense and economy of means inherent in that duality.

## **A Capsule Account of Suburban Migration**

America had its simple and noble beginnings in a dream of a new life realized in the austerity of an agrarian way of life. The industrialization of America during the mid-nineteenth century severed that simple bond with the land, but wave after wave of new Americans longed for that rural Utopia as they sweated out a living in the factories of our towns and cities.

The cities grew and prospered and so did America. But the limitations of communication and transportation assured the tight, often overcrowded, development of the company town and cities, and the rural escape was, temporarily, relegated to dreams.

In hindsight it is easy to detect the first warning signs of the great urban exodus that was to come. Immigrants found themselves trapped in the bitter paradox of seeking a new land only to find themselves caught in the sweatshops of the cities. The agrarian dream turned to fantasy, confined within the walls of industry. The wealthy hurried to move away from the masses of laborers and the fuliginous clouds that belched from their factories. They staked out hilltops and countryside and thus fused their urban sophistication with the desire to reclaim that agrarian dream. Suburbia had arrived: the best of both worlds, a house in the country, a job in the city! The only remaining obstacle keeping this dream-come-true from the American people was accessibility. That was quickly resolved. The automobile, mass-produced, became available to the prospering American family. The stampepe was on. Now every American — with a few exceptions, of course — could be the king of his own castle, the keeper of his own plot of land.

What had started as a misguided Utopian dream to capture the best of both worlds, i.e. city and country, materialized as a gluttonous, all-consuming obsession, also carrying with it the worst of both worlds. Rather than being a natural reso-

tion to the town and country polarity, the suburbs emerged as a contrived and artificial non-planning solution, an inverted pyramid precariously carried on the viability of the automobile, and held together by a telephone cord. It was conceived as a highly controlled environment: one in which complexities would be simplified, diversity reduced to sameness, spontaneity rejected in favor of planned activity. In the end it is nothing short of an attempt to escape from reality.

### The Suburbanization of the City and the Urbanization of the Suburbs

With suburban development established as the American way, attention was turned to the city. The city as historically constituted — a place to work and live — was declared obsolete and out of sync with American suburban life. The suburban mandate necessitated that the city be a place for the suburbanite to work, not to live. The Urban Renewal Act assured that this would be the case. Having ravaged the countryside, the attack was focused on the American city. Urban Renewal allied with inner city highway construction and corporate expansion to obliterate whole sections of American cities. Huge subsidies provided through urban renewal were used to build corporate and governmental complexes with highway access to the suburbs assured with the funds from the Interstate Highway Act. Urban values were discarded; the American city would be suburbanized.

The street, which had always been the lifeblood of the city, was ignored as the major pedestrian way and turned over to the singular functions of serving cars, trucks and buses. In the past, buildings had stood up to and opened onto the street, reinforcing these pedestrian arteries. Through set backs, raised platforms, and inverted building plans, these new corporate and government complexes contemptuously ignored or rather denied

their surroundings. The degree to which the architects and planners rejected traditional urban values in favor of suburban ones is self-evident in the air-brushed deceptions of their renderings. These drawings would either show the building complexes surrounded only by other new buildings — the fabulous future — or towers set in expansive lawns — a pastoral fantasy. In either case, there was no recognition that these buildings were to go into an existing urban context. It was the suburban shopping center plopped in the city with a vengeance.

Another fatality in this suburbanization of the city was the loss of the mixed-use building. Since the city was no longer to serve a mixed-use function, there was no need for the supportive commercial facilities or other urban amenities. In fact these amenities were considered counter to the corporate function, a blemish to the pure, corporate image. Thus the mixed-use building that had been such a rich part of the aesthetics of 19th century urban architecture, and had served such a vital social function, was brazenly discarded.

In the haste to remake the American city to conform with this suburban image, vast areas, sometimes whole neighborhoods, were leveled to provide surface parking. In addition, even natural resources in an urban context were not safe from this invasion. Rivers were cut off from the public by highways, parks were dissected by more highways, public greens were reduced by even wider highways, and trees were felled to make even wider roads. The end result of this kind of intrusion could only mean that the American city was intended to assume the ultimate suburban form, that of a shopping center.

Meanwhile, back in the suburbs, while planners, architects, businessmen and politicians were ravaging the city, a gradual but perceptible evolution was begin-

ning to take place. The suburbs started to show signs of urbanization. Unbeknownst to its creators, a diversity and concentration of services which had not previously existed began to develop. Communities started to take on a character of their own, initiated, in part, by a demand for relief from the monotonous and monolithic nature of suburban living. Shopping centers added ethnic restaurants, health clubs and other facilities for social congregation. The basic desire for expanded social contact was forcing its way into the suburban lifestyle.

Yet in the final analysis, the degree to which this urbanization process can be complete is in direct inverse proportion to the extent that a community is dependent upon the automobile. Since the automobile is the foundation of suburban life, it is remote that this transformation will develop beyond a stunted gesture toward urbanity.

### An End to Urban Vandalism

The concept of city is more enduring than either its critics or its enemies give it credit for. A principal reason that cities are so enduring and will continue to be such is that they have a past, and in that past they can find a future.

But cities have suffered immense devastation over the last twenty-five years, and they continue to be ruthlessly abused. The task at hand is to assure that what we have left of our cities is preserved. The emphasis must now be placed on taking full advantage of our existing built and natural resources, so as to maximize the character and identity of our respective communities. Demolition must stop! Practical re-uses for our fine older buildings must be found!

Our towns and cities have a tremendous wealth of surplus buildings that should be reclaimed and recycled. Old schools, pub-



Many historic buildings (left) were lost in the construction of Hartford's Constitution Plaza (right).

lic buildings, and, in particular, our mill buildings have tremendous capacity for conversion. We still have railroad stations that could even be recycled as railroad stations. All of these buildings represent an irreplaceable resource, and they can be easily and economically adapted to a variety of new uses. The question of saving our towns and cities lies in saving what's left of them, and this is less a question of economics than it is of values. It will be done by those who have the wherewithall, the imagination and the determination to do so. It is time for a new breed of preservationist!

### Preservationists vs. Conservationists

Traditionally preservationists, particularly in Connecticut, have not been strong advocates for the city. They have focused their attention on the preservation and restoration of isolated landmarks, and most often embalmed them as house-museums. Unwittingly this approach to preservation frequently supported precisely those forces responsible for destroying much of our urban fabric. Old guard preservationists, using architectural integrity and historical significance as their sole measure of merit, would earmark a handful of specimens that were worthy of preservation. Implied in this selection process was the inference that those buildings not so designated were expendable. Oftentimes preservationists with extraordinary energy and determination would succeed in saving a structure, only to witness the demolition of its neighbors.

Recently there has been a dramatic shift in the philosophy and direction of many preservation-minded people: they have become conservationists, urban conservationists. Evaluation of buildings has expanded to embrace social, cultural and economic criteria, as well as architectural and historic significance. Emphasis has shifted from preserving individual buildings to conserving the architectural fabric of a town or neighborhood. Ordinary buildings, as well as extraordinary buildings, are worthy of preservation. The task of the conservationist is to conserve the existing fabric and mend it where it is torn. Thus preservationist becomes committed to conserving the man-made environment, just as his counterpart is committed to preserving the natural environment.

### The Role of the Architect in Urban Conservation

As the preservation movement has broadened to include the full scope of urban conservation, it has attracted a diverse and broad-based constituency. The strong-willed "little old Victorian ladies" who never accepted the panacea of progress have been joined by a younger following committed to the values of urban living. Whether they are suburban residents who seek an urban living alternative not now available, or whether they are the poor and oppressed victims of



Anywhere, U.S.A.

urban renewal, they have found a common forum in the cause of urban conservation.

The movement has also attracted a variety of professional people that had previously viewed preservation as a nicety and a suitable volunteer activity for women's clubs. At present some of the most important and creative work is being done in the area of finance and law. Innovative and sound financing mechanisms are being established to bring new sources of construction and mortgage money to conservation projects. In spite of recent court setbacks, lawyers are developing zoning and land use ordinances that will offer incentives to property owners for maintaining their properties, and legislation that will assure that the man-made environment is protected against the ravagings of man. Conservation has become a serious business!

The role of the architect-planner in the urban conservation movement should and could be profound. His skills are greatly needed to conserve and re-weave the urban fabric, which has been so badly torn in recent years. He is needed in the capacity of general practitioner, to engage in preventive medicine and provide the appropriate treatment commensurate with the diagnosed illness. In some cases this might be a bath for a building, in another case, possibly a new structure that is compatible and consistent with the existing urban character. But most of all he should be a person committed to the revitalization of the city in which he lives, through maximizing the potential of existing resources.

In order for the architect-planner to make a positive contribution to urban conservation, he must resolve some long and tenaciously held inner conflicts. He has designed himself into a box, an International Style box. First, the architect-planner has, in at least a general sense, been

trained in the modern movement. As part of this movement's noble beginnings, it unequivocally rejected the values and architecture of the Victorian era. They were seen as frivolous and decadent, and perhaps worst of all, lacking a sense of order. Nor did the Victorian pay proper homage to the utopian potentialities of the "new" technology, which was viewed by the modern movement as the passport to the liberated city. Architects today still cling to that primal artistic urge to get rid of the existing clutter as the first step in the design process. As life members of this "clean palette club", it is questionable whether they can divest themselves of this impulse and fully participate in the urban conservation movement.

Second, the architect-planner suffers from a severe misconception of his importance in the shaping of our cities. He sees himself in the tradition of the great giants of the modern movement: Meis, Gropius, and Corbu, or Sullivan, Wright, Kahn, and even Howard Roark of *Foundation* fame. He clings to the belief that he is still the maker and shaper of the built environment, as were his Olympian predecessors. Yet the modern movement no longer has the clarity, the simplicity or the moral singlemindedness that it had in its beginnings. The vision in this visionary movement has been blurred and co-opted, and has become myopic. As Robert Venturi writes in *Complexity and Contradiction in Architecture*, "Architects can no longer afford to be intimidated by the puritanically moral language of orthodox, modern architecture . . . I am for messy vitality over obvious unity. I include the *non sequitur* and proclaim the duality . . . Less is not more . . . Less is a bore."

The architect-planner is now the agent, the trained seal, for the real makers and shapers of our cities: big business and government. He is called in after the land

has been acquired, the buildings demolished, the program written, and budget established, and then he delivers a solution — a solution which is all too often regurgitated on American cities with such sameness and repetition as to defy creativity. Outside of the sanctuary of AIA gatherings, the image of the architect is seen in less than the pristine light of the noble crusader for truth and beauty. It is time, Mr. Apple, that you got yourself out of the apple tree!

Some architects, sensing that the end is near, have tried to make adjustments either to forestall or side-step the inevitable. Peter Blake, architect, critic and present editor of *Architecture Plus*, saw the writing on the wall and jumped ship. In his true confession in the September, 1974, issue of *Atlantic Monthly*, he declared that the modern movement had failed — a painful personal recognition for one who had committed much of his professional life to it. "Unhappily for me — and for some of my friends — [remaining radically chic] is becoming increasingly difficult: for I (and others) have begun to discover that almost nothing that we were taught by our betters in or out of the architecture schools of the midcentury has stood the test of time."

The New York Five, a self-advertised group of double-knit designers, also sensed something had gone astray, but failed to realize what it was. Their reflex action was to counter attack with stylistic gymnastics, and they began to grope for that evasive kernel of truth in the origins of the modern movement such as *De Stijl* and early Corbu. The self-deception is complete; they have become the last involuntary twitches of a dying corpse, not the first kicks of a new life. Others have packed it in, and have decided to peddle their warmed-over wares to various Arab nations, who seem to have a lemming's desire to mimic America's development follies. Still others see the restoration and recycling movement coming this way, and all too many architects hover like vultures over every railroad station, eager to turn it into a boutique or specialty restaurant.

If the architect-planner is going to play a major role in the urban conversation movement, he is going to have to dump much of his accumulated baggage. There is little need for more monuments to mammon. There is a need for "places" that accommodate, with some grace and dignity, the spectrum of human experience. We need to learn to make "living rooms": living rooms for families, for neighborhoods, for whole cities. We do not need grandiose master plans, but we do need "creative meddling" — an involvement that is a function of the concern and commitment to the humanism that is seminal to urban life.

**Closing Case for Urban Conservation**  
The psychological and social reasons for conserving the man-made environment

are potent. As James Marston Fitch declared during a 1973 lecture in Hartford, "A landscape without landmarks is like man without memory." People need to have a sense of continuity with the past so that they can deal with the present and project into the future. If the past is either destroyed or cut off from us, we become disoriented and alienated. We tend to form strong ties with various landmarks, which serve both as beacons and anchors to us. This is particularly true at this point in history when our faith in the future has been so shaken. The ecological and environmental reasons for conserving the man-made environment are even more compelling. As a society, we just will not survive as a throw-away culture. We must significantly alter our lifestyles.

But while these reasons for giving the past a place in the present and future might be profound, they are not the reasons that are going to convince businessmen, city officials, or taxpayers to commit themselves to a course of urban conservation. They will be convinced only if it serves their best interest, and if it can be shown that it is in their enlightened self-interest to do so. For business, a solution lies in a 20th century adaptation of the 19th century company town. Many businesses find themselves in an increasingly hostile and deteriorating environment. In reaction to this situation, the companies often buy up surrounding property and demolish all existing buildings. As a result of this sort of urban pacification program, corporations find themselves incurring a myriad of expenses as they try to defend the ever-increasing perimeter of their defense enclaves. If, on the other hand, they were to make a policy decision to encourage and in fact provide incentives for employees to live in proximity to their place of work, they will not only stabilize but also start to revitalize their own neighborhood.

For the city official who has watched his grand list shrink and mill rate rise, there



Historic Hartford YMCA

are tremendous economic benefits to be derived from neighborhood preservation programs. Not only do tax revenues increase dramatically in these areas, but whole neighborhoods also can be brought back with a minimum of city funds. In addition, urban homesteading programs offer a viable way to get abandoned properties back on the tax rolls. And not least of all, there are always more votes to be had by saving a building than by tearing it down.

For minorities, who are faced with the reality that there are not going to be funds available to provide adequate housing, a neighborhood conservation program offers a vehicle for community control and neighborhood pride. Oftentimes the poorest areas of a city have the finest collection of older buildings; and if a neighborhood can capitalize on this resource, it can foster a "house-proud" population, and save itself from clearance projects. Through urban homesteading programs and neighborhood development corporations, residents can obtain ownership of properties and then fix them up, as their own homes, rather than be subordinate to avaricious landlords.

Restoring a house is also a compelling option for the "urban pioneer" who lives in the suburbs but might wish to move to the city. For this particular breed of individual, the adventure and potential of restoring a house can offset the hassles presently associated with urban life, and he or she is usually soon followed by friends.

In each case the city and its inhabitants stand to benefit from urban conservation. The logic and common sense of this approach is starting to take hold. Preservation groups across the country are taking the lead in initiating a true urban renewal — one based on reclaiming existing resources.

But before we can fully realize a new architecture — an architecture of conservation — we are going to have to commit to new or rediscovered values upon which to build that architecture. Our cities have their "citadels"; they have become citadels. The need now is to rediscover the agora and the humanistic values inherent in the market place. In that we will find a new architecture of greater diversity, vitality and responsiveness. We will bridge that gap between "space" and "place" that both modern architecture and suburbia couldn't — place being space that includes human activity as its essential part. Through urban conservation we stand to rediscover the full potential of urban life. And in doing so we can trigger the beginning of logical land use patterns that will, in time, bring us into some kind of harmony with the rules established by a planet of limited size and resources. ■

A graduate of Columbia who received his degree in architecture in 1969, Tyler Smith serves as president of the Hartford Architecture Conservancy.

# Richard Bergmann: Restoration Architect

Richard Bergmann, New Canaan architect and preservationist, bought a run-down and almost forgotten Greek Revival house in the town's historic district and skillfully adapted it for use as a combination office and home.

Once the residence of Maxwell Perkins, editor for the writings of Thomas Wolfe, Ernest Hemingway and F. Scott Fitzgerald, the prominently located structure was built by Hiram Crissy in 1836 and served as a boarding house, grade school and apartment house over the



*Before: July, 1974 — Open to the elements; Palladian window had not yet been installed.*



*After: November, 1974 — Drafting room area of office in lower level.*

years. Bergmann purchased it in 1973 for his own use out of respect for old world craftsmanship and because he believed that with a great deal of hard work and money, he could turn it into a sound investment.

Bergmann complied eagerly with the historic district's restriction forbidding any change to the building's exterior fabric on the street facade, but sought and was granted permission at a public hearing to remove sleeping porches and other exterior elements which had been added over the years and were incompatible with the original architectural style.

The architect explains, "When we purchased the 18-room, four-story landmark house in New Canaan's business district, it came with four rusting T.V. antennas, four kitchens, five bathrooms, seven fireplaces, four window air conditioner units, miles of ugly wallpaper, radiators in every size and shape, miscellaneous sleeping porches, and other non-descript architectural elements, not to mention the inadequate 60-amp electrical service. Because of the building's age and previous function, it had many built-in limitations that had to be overcome."

The long and arduous process of restoration, adaptive use and renovation began with a complete demolition of the building's interior, followed by the installation of concealed steelwork for structural

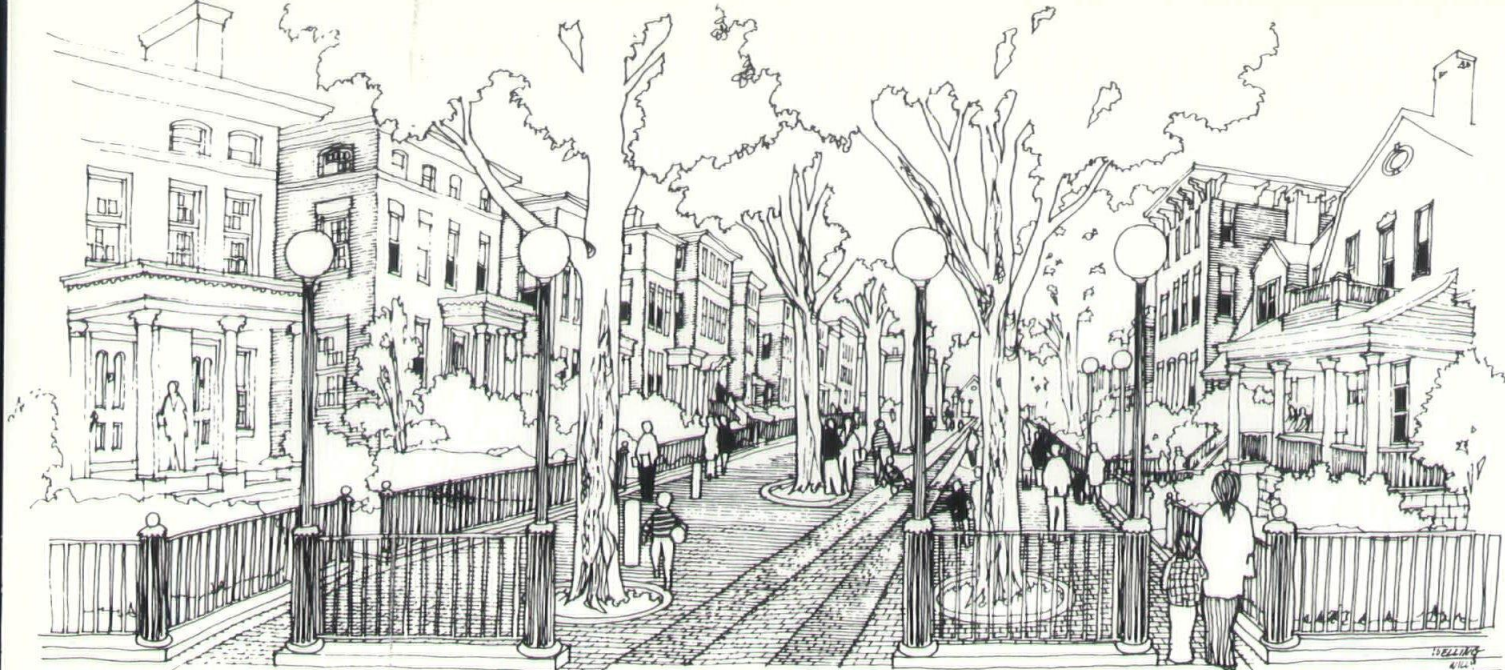
reinforcement and the reparation or replacement of defective timbers. All the woodwork and fireplace mantels were disassembled, numbered and stored. After the 139 years of paint was stripped, the moldings and paneling were repainted and reinstalled. Finally, the mechanical and electrical systems were revamped and modernized. In addition, the exterior walls were insulated, and a vapor barrier was installed as an energy-saver.

The grand result of all this hard work is an attractive and useful structure which serves as a modern office and comfortable home for the owner. The office area of over 2500 square feet on the first two floors also contains an art gallery, conference room, and a fully-equipped photo darkroom. The Bergmanns live on the second and third levels.

If one were to ask Architect Bergmann whether it was worth the effort, both in financial and physical terms, to recycle this architectural antique, he would hear an emphatic, "Yes!" He has not only transformed an unwanted building into a sound investment, but he has also preserved and made use of a valuable, architectural contribution to our culture. Verbalizing his reasons for not building a new office building, Bergmann says, "Each person must sort out for himself what he wants to live with. For us, craftsmanship and charm, plus grand spaces not usually available in new structures, were the reasons." ■



*Lower level approach to front entrance on Park Street*



# Renewed Hope for Congress Street

In recent years the inclination among most city governments has been to raze whole neighborhoods of delapidated but often salvageable buildings in the name of progress and expediency. This destructive trend has resulted in the irretrievable loss of a huge chunk of our nation's social and architectural heritage.

Hartford, too, has felt the heavy blows of the wrecker's ball, but today city officials are re-examining its resources and re-shaping their approach accordingly. The search for an alternative to widespread demolition began last year when the Redevelopment Agency contracted for the professional services of the Hartford Architecture Conservancy (HAC), under the direction of Tyler Smith, to study the Charter Oak-South Green area.

After conducting a preliminary study on the restoration and rehabilitation costs of ten buildings in the area, HAC narrowed its focus to Congress Street and delved into the details involved in establishing an "energizing core" for the revitalization of the entire neighborhood.

Centering upon the need for conserving and embellishing the Street's resources of Italianate single and double houses, the HAC staff began by researching the area's historical background. They discovered that the first houses were built in 1857, and by late 1860's there were fourteen — all red brick with three stories, projecting flat roofs, and a brownstone entrance way with twin-columned porches. In the early 1900's eight apartment buildings were added to the residential block. Well-known craftsmen, successful businessmen, pioneer career women, and nurses from nearby Hartford Hospital all lived here at one time. Eventually representatives of all incoming nationalities resided side-by-side in this small community.

Working with this initial information, HAC proposed that the feeling of neighborhood be encouraged by altering such amenities as parking facilities (reduce road bed and widen sidewalks to encourage pedestrian traffic while, at the same time, providing collective parking areas which would leave backyards free for gardening, etc.); fencing, lighting fixtures, paving, and off-street open spaces (design to "human" scale to stimulate pedestrian-related activities); park and shopping facilities (add a small park at the north end which would lead to shops and a restaurant on the first floor of the Nicholas Motto building); and security (promote activity on the street to deter crime, provide privacy with fences, and discourage thru vehicular traffic by design).

In an attempt to evaluate the marketability of the recreated community, HAC speculated that the first residents will be middle income, young professionals with the economic capabilities to make a large investment in a home and a spirit of adventure which allows them to see more advantages than disadvantages to living in the city. The essential ingredient to attracting any prospective residents, however, is an organized promotional approach, which is HAC's most important suggestion to the Redevelopment Agency. Such responsibilities as the implementation of available funds, the adoption of a uniform "plan of attack" for conservation and the drafting of guidelines, publicity on rehabilitation opportunities to prospective developers and residents and a subsequent process of review and selection, and assurances to all concerned that everyone is equally committed and on a time schedule must be coordinated by one agency for optimum results. HAC proposed the establishment of a Congress Street Plan/Action Team to initiate and complete these tasks.



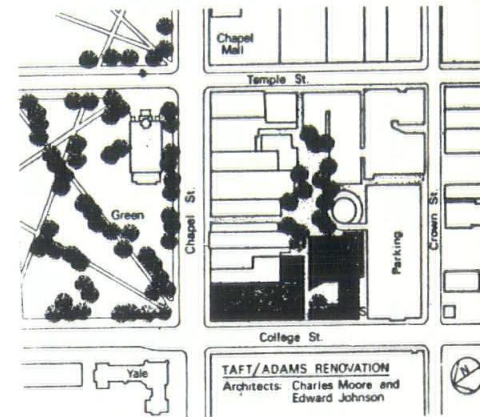
*Italianate residences on Congress Street*

Just a couple of months ago, the City of Hartford and its Redevelopment Agency accepted HAC's proposal for the revitalization of Congress Street, complete with drawings and financial estimates. Arrangements for the selection of a developer or developers have been made, and a search is also underway for interested new converts to city living.

Through the cooperation of the city, it seems that one preservation group, namely HAC, has been able to stay the execution of one Hartford neighborhood by the presentation of a viable alternative to demolition, both in terms of economics and aesthetics. ■

# Recycling for the Elderly: Taft Hotel

The Hotel Taft and adjoining Hotel Adams, right, would present this spruced up facade under one proposal to be considered by the New Haven Redevelopment Agency for conversion of the now unoccupied rooms into 300 to 350 housing units for the elderly.



of the 12-story Taft and the five-floor Adams will be remodeled and rearranged into apartments, approximately 75 percent as efficiencies and the remainder as one-bedroom units.

"This project," commented Jay Vlock, "started as an idea in a conversation with Mayor Guida, but it is now moving toward reality through the enthusiasm of the city, the Redevelopment Agency, the state, the architects and the New Haven Development Corporation — a non-profit offshoot of the Development Commission made up of city businessmen. What we want is for this project to provide a central meeting place for the elderly of the greater New Haven area, where they can be housed, helped, entertained, loved and cared for. After all, it is only fitting that this generation of elderly should provide the humane rebirth of this historic and most central part of the city."

In addition to serving this purpose, however, an irreplaceable landmark will be restored to its role as the center of vitality for downtown New Haven. ■

It appears that at least one New Haven landmark will escape demolition and be given new life as an elderly housing project. In its prime, the Taft Hotel, built on the New Haven Green in 1911 as the area's most elegant hostelry (the second largest in New England), could accommodate some 700 room guests and serve 300 diners in its ornate restaurants. The pent-house ballroom on the 12th floor was, for half a century, the center of the city's major social events.

Elegance is not a commodity to be easily afforded in the latter half of the 20th century, however, and the Taft, along with many other such hotels throughout the country, fell into disrepair and shabbiness, unable to compete with the encroaching army of plastic suburban motels, with parking at the door and a color TV in every room.

Architects Charles Moore and Edward Johnson, in conjunction with Jay I. Vlock, Chairman of the Mayor's Committee on the Elderly, have created a proposal for a \$2.6 million conversion of the Taft, the neighboring Adams Hotel, and the historic Shubert Theater into a 350-unit housing/retail complex primarily for the elder-

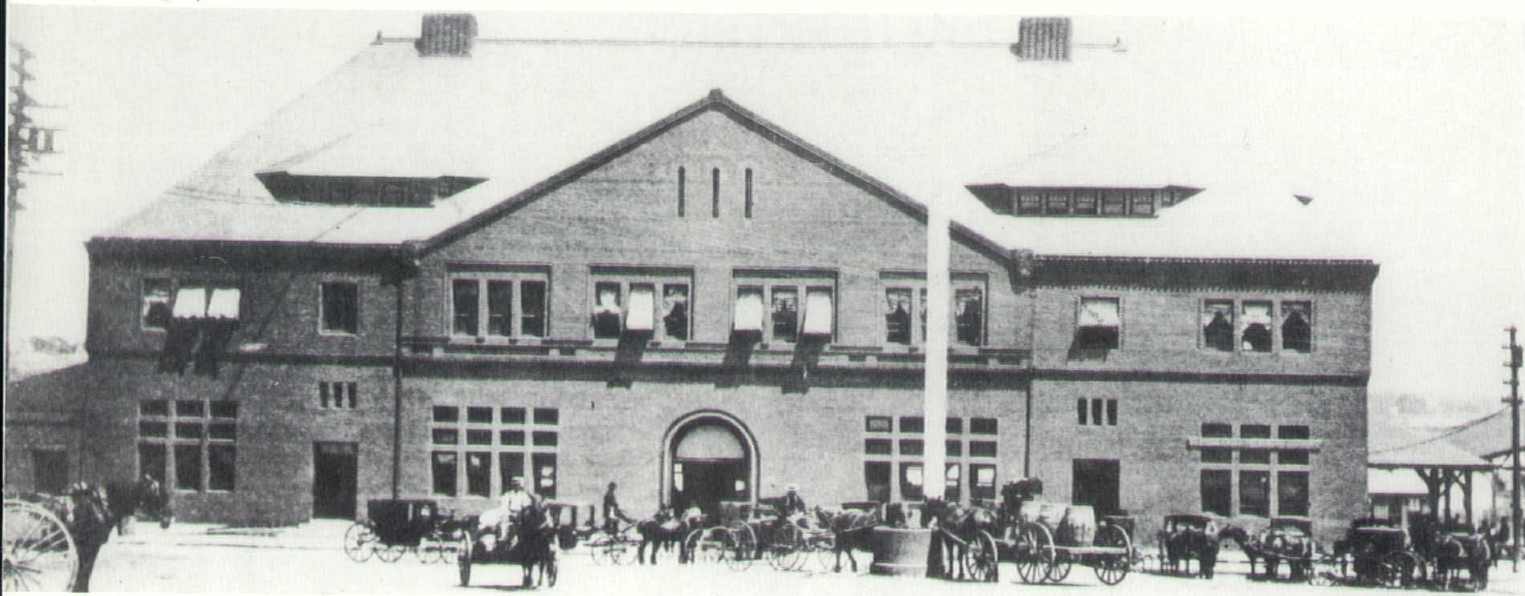
ly. The site development plans were unveiled in late 1974, with \$590,000 in funds earmarked for the project under the city's Community Development Fund. The plan is to be implemented by the New Haven Redevelopment Agency, the housing site for the city.

Under the Moore-Johnson plan, the project boundary would include the hotels, the theater, the Crown Street parking garage, and an existing walkway to Chapel Street. The architects would also open an area to provide access from Temple Street into a tree-shaded courtyard in the middle of the complex. The open courtyard will connect to a new shopping arcade and allow for the construction of a new main entrance for the Shubert.

Remodeling of the Taft would establish the main lobby, with its four-story domed ceiling, as a multi-purpose space for the elderly, with an adjoining shopping bazaar in what was formerly the dining room. Bridges over the two main areas will carry people to the courtyard, the theater, the parking garage, and to shops at street level. While the restoration calls for preservation of much of the building's original details, the upper floor interiors



Originally Constructed: 1888  
Original architect: H. H. Richardson  
Date of photograph: 1898



## Defending the Depot: Union Station

The popularity of the automobile and the convenience of the air line system have dealt America's railroads a hard blow. The railroad station, which was once a center of activity for travelers and shoppers, has been abandoned. Even the fuel crisis could not stimulate a return of the passengers who once depended solely upon trains for their transportation.

Many cities have come to view the almost empty terminals as a nuisance, and most railroad companies admit that they cannot afford to maintain them due to the economic downturn. Consequently, too many structurally sound and architectural-ly interesting stations have been razed in the name of progress and expediency.

When the citizens of New London realized the existence of their Union Station was being threatened by the Redevelopment Agency's hasty wrecking ball, they decided to take its fate into their own hands. Upon encouragement from such organizations as the Connecticut Society of Architects, the Connecticut Historical Commission, the Victorian Society, and the National Trust for Historic Preservation, a diligent letter-writing campaign was initiated and area meetings were organized to rally wide public support.

Under the Winthrop Urban Renewal Project, the Redevelopment Agency began to negotiate for the sale of the station for demolition in the spring of 1971. A plea for help was quickly made to the U.S. Department of Interior, and the station, built in 1888 and designed by America's first important architect, H. H. Richardson, was placed on the National Register of Historic Landmarks.

During the following year, several potential developers approached the Redevelopment Agency with proposals for reno-

vation and reuse, but to no avail. Even the City Council's cajoling could not convince the Agency to alter its decision, nor was HUD's offer of \$23,000 for a feasibility study accepted.

In November 1973, a group of local residents formally banded together for the purpose of saving the terminal, and founded the Union Railroad Station Trust, a non-profit organization. Their first order of business was to commission the Boston architectural firm of Anderson Notter Associates to examine the viability and expense of rehabilitating the building.

A year later, the architects undertook the role of developer with a contractor and formed a new corporation called Union Station Associates, which was eventually designated "redeveloper" by the Redevelopment Agency. An air of optimism prevailed as the developers began to assemble figures and ideas.

The cost of rehabilitation was estimated at \$750,000, with \$90,000 from HUD, \$30,000 as a National Trust loan, and the rest financed through equity and mortgage loans. Heartened by this concerted effort and show of interest, AMTRAK agreed to lease 4,700 square feet (parts of two floors) for 20 years at a total rent of \$900,000.

Working together with AMTRAK and the citizens' organization, Anderson Notter drew up plans for a main waiting room and museum area on the lower level, a balconied restaurant overlooking Long Island Sound and a ticket office on the first floor, and spaces for offices and small shops on the second floor.

The energetic efforts of the working team ground to an abrupt halt in February, 1975, when the Redevelopment Agency

dismissed the developers, stating that they failed to provide enough information on financing. Despite the loss of formal designation as developer, Anderson Notter managed to obtain a commitment of mortgage money for \$525,000.

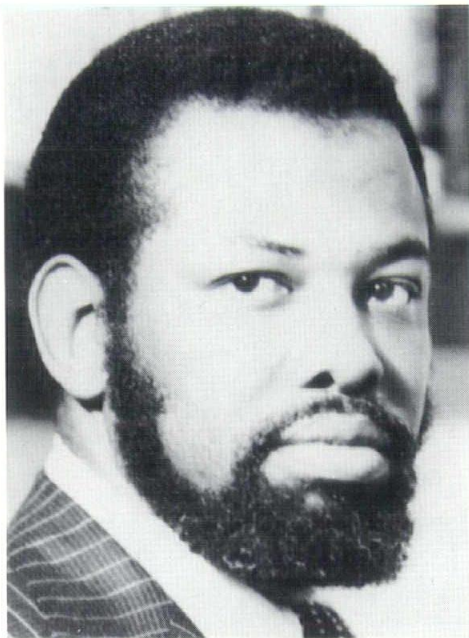
The next move is the city's. If no steps are taken by June 30, 1975 to rehabilitate the station, the federal agencies will be obliged to withdraw their offer of financial assistance, and ownership of the property will revert to the city. The city will then be forced to draw upon community funds for a demolition contract and, hopefully, there will be a deafening outcry from the public. ■

---

*Editor's note: On June 9, 1975, the city of New London voted to accept Anderson Notter's proposal for the rehabilitation of the Union Railroad Station, and work on the project will begin in earnest this fall.*



Photography by Monica A. Wolff



Robert L. Wilson, AIA

### Wilson Elected AIA Vice President

Robert L. Wilson, current president of CSA was elected one of three Vice Presidents of the AIA at the National Convention in Atlanta on May 22.

Wilson heads his own firm of architects and planners in Stamford, Conn., with a branch office in New York City. His is a diversified practice, with projects ranging from commercial structures to multifamily housing, and recreational facilities, schools, and universities.

He serves as chairman of AIA's Community Services Commission and was previously chairman of the Commission's Advisory Council. He also serves on the Institute's Housing Committee, and has been a member of the AIA Task Force on Urban Rebuilding. Wilson is a co-founder and director of the National Organization of Minority Architects.

### National Trust Announces Grant To HAC

The Hartford Architecture Conservancy has been awarded a Consultant Services Grant from the National Trust for Historic Preservation. The grant will help provide needed legal services for the Charter Oak-South Green historic area project, a major focus of HAC since it was founded in 1973.

HAC has been working under a city contract on a plan to restore a number of old homes and apartments in the Charter Oak-South Green area. The National Trust Grant, awarded on a 50/50 matching basis, will provide for legal services to draft a set of facade, design and use controls, under existing city zoning powers, for the proposed historic areas.

HAC has projected a "revolving fund" as a mechanism for saving many of the Victorian structures in the proposed area. A structure needing repair would be bought by HAC, then sold to an owner willing to comply with the historic guideline restrictions established for the district. Proceeds from the sale would then be used by HAC to purchase another unrestored building, to be sold in the same manner. Thus the fund "revolves." The legal consultant hired with the aid of the National Trust Grant will draft these buyers' deed restrictions, which will ensure architectural consistency within the historic area.

The legal consultant will also explore the feasibility of a home owners' association, using the Connecticut Special Service District statute to achieve the goals of the historic area. Such a device would allow for funding and maintenance of non-standard, district-compatible design elements, such as periodic paving, lighting and fencing, and landscaped group parking lots. The consultant will also explore the feasibility of creating district-compatible design standards for public improvements made by the city, other than those now required by the city code.

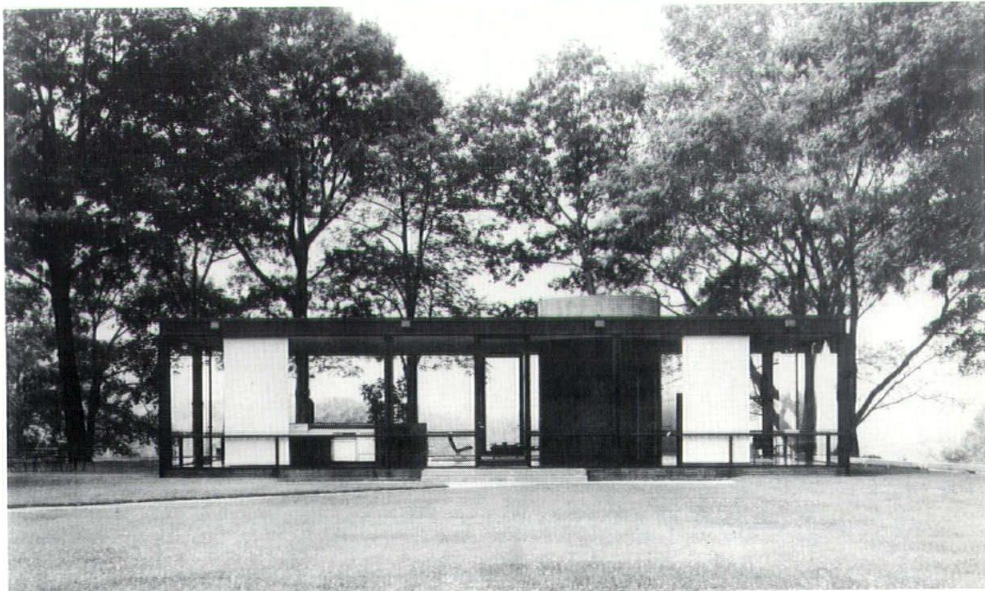
### Johnson's Glass House Receives AIA 25-Year Award

The elegant glass house designed by Philip Johnson, FAIA, for his estate in New Canaan, received The American Institute of Architects' 25-Year Award during the Institute's annual convention in Atlanta.

The award is given for architectural design of enduring significance and is restricted to structures at least 25 years old. Built in 1949, the glass house joins a small but distinguished list of buildings that have been honored with the award: Rockefeller Center, New York City (1969); Crow Island School, Winnetka, Ill. (1971); Baldwin Hills Village, Los Angeles (1972); Taliesin West, Scottsdale, Ariz. (1973); and the S. C. Johnson & Son Inc. Administration Building, Racine, Wis. (1974).

One of the best-known of Johnson's works, the house is a 56 by 32-foot rectangle of glass, set in a wooded landscape. There are no partitions; a brick cylinder enclosing a bathroom and fireplace is the only architectural element to reach the ceiling. Living areas are defined by furniture groupings which, says Johnson, are never changed.

The natural setting is an integral part of the glass house, visible both from the inside and from the outside, as one looks through the house. According to an article in *Architectural Forum* published at the time the house was built, "... the open secret is that the house alone is not the complete dwelling unit. The real living



Johnson's Glass House

pace is the tree-bounded, three-level piece of land.”

In addition to the glass house, Johnson's New Canaan estate also includes a brick guest house, a small pavilion by the lake, an art gallery, and a sculpture gallery housing selections from the architect's extensive collection of contemporary art.

In making the award, the AIA jury called the glass house “a classic work of architecture which is as extraordinary and beautiful today as it was when it was built.” While the house clearly demonstrates the influence of Mies Van der Rohe with whom Johnson was closely associated, the jury noted that, “Johnson's intellect demands that he distort the Miesian idiom just enough to make this work a very personal statement, his very personal work of art.”

### Architects Take Positions On Construction Revival

A resolution to urge federal, state and local officials to take measures to revitalize the construction industry was passed by delegates to the national convention of the American Institute of Architects.

The resolution on construction industry revival contains seven specific areas in which AIA believes government must act:

- release of currently impounded federal funds for construction;
- revival of the housing industry;
- initiation of public works programs in local communities;
- use of general revenue-sharing funds and community block grants for direct construction activities in local communities;
- revision of federal monetary policies to increase availability of revolving credits for construction;
- provision of tax incentives to owners to design or redesign new or existing buildings; and
- provision of similar incentives for adaptive reuse of buildings.

The housing resolution establishes AIA policy in regard to housing in five major areas: provision of federal financial assistance, including subsidy funding; conservation of existing housing stock; recognition of the problems of housing for the poor and the elderly; maintenance of an open housing market; and elimination of wasteful elements of housing models and standards.

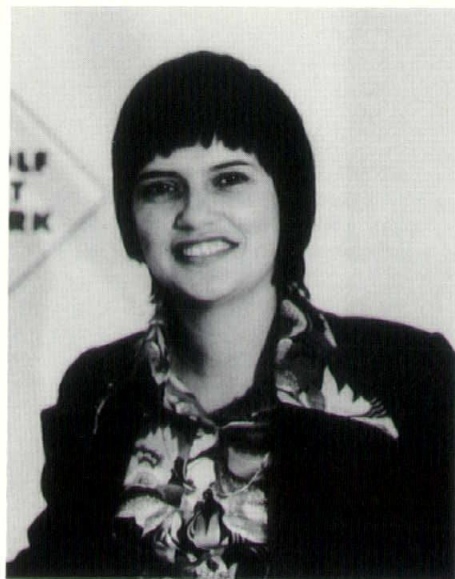
In connection with the last point, the resolution states: “Rising aspirations and false promises of affluence have led the country into confusions of luxury and necessity, with compounding confusions between the separate advocacies of environmental protection and the fundamental needs of human existence. We call upon the agencies of government as well as on The American Institute of Architects to identify and resolve these confusions of national purpose.”

### Associate Editor Joins HAC

Natalie Korsheniuk, Associate Editor of *CONNECTICUT ARCHITECT*, has accepted an appointment as Director of Public Relations with the Hartford Architecture Conservancy. Ms. Korsheniuk, herself a volunteer worker for HAC since its founding over one year ago, has been associated with Comm-niconn Publications, Inc., publisher of *CONNECTICUT ARCHITECT*, since April, 1973 and began her work on the magazine in January, 1974.

A graduate of Trinity College, Ms. Korsheniuk was responsible for the magazine's “News” and “Books” sections and other general editorial duties, as well as the preparation of a number of feature articles. This issue on preservation and recycling of older buildings is largely the result of her efforts.

Any architects or others interested in the work of the Conservancy may contact Ms. Korsheniuk at the Hartford Archi-



Natalie Korsheniuk

ecture Conservancy, 65 Wethersfield Avenue, Hartford, Ct. 06114, telephone 525-0279.

The convention also passed resolutions supporting the preservation of New York's Grand Central Station, now threatened by demolition; and commending the efforts in Georgia to preserve the Fox Theater in Atlanta.

### Energy Conservation Legislation

Legislation to provide incentives for energy-efficient buildings will be a top priority for the American Institute of Architects in the coming year.

High on the list are legislative efforts at both the state and federal levels to create economic incentives for individual building owners to convert existing buildings and design new buildings for energy efficiency. Such incentives, according to John M. McGinty, will have far greater potential for energy conservation than the regulatory standards approach now being considered by many jurisdictions.

At the national level, AIA efforts contributed to the deletion of a regulatory standards provision in the proposed Emergency Housing Act of 1975. The incentives approach is also being encouraged on the state and local levels by individual AIA chapters.

The convention also passed a resolution calling for the development of recommendations on performance or energy budget alternatives to the prescriptive standards approach. In contrast to prescriptive standards, the energy budget approach would set limits to the amount of energy to be consumed by a particular building, but would not stipulate how this would be achieved, thus allowing for design innovations that would effect maximum energy savings.

Other AIA activities in the energy field include:

- The organization of a National Advisory Council on Research in Energy Conservation, composed of representatives from corporations, academia, government, and other professional associations, to define needed research and to encourage balanced allocations of funding for research on energy conservation in the built environment. The council held its first meeting in December 1974, and will issue its initial report this fall;
- The publication in February 1975 of the second AIA energy report, “A Nation of Energy Efficient Buildings by 1990.” The report presented an economic and administrative strategy for achieving energy efficiency in the built environment; and
- A program of educational services for the practicing architect, including the publication of the “Energy Opportunities Notebook.” The notebook, a continuing subscription service, will serve as an educational and reference guide for designing or redesigning energy efficient buildings.

### Moore Firm To Design Solar Heated Armory

Charles W. Moore Associates, Essex architectural firm, has been retained by the State Department of Public Works to design a new National Guard Armory in Norwich, to be heated by solar energy. The armory will be the first state-owned facility to use the sun as a prime heat source and is expected to serve as a pilot project to determine the feasibility of solar energy use for other state facilities.

The architects, selected following a series of interviews with several firms, will retain Arthur D. Little Company of Cambridge, Mass., as consultants on the project and will work under the supervision of the State Public Works Department. It is expected that a standby conventional heating system will also be included in the 26,200 square foot facility, which is intended to replace existing armories in Norwich and Willimantic, both of which were built more than three decades ago. The site for the new facility, at Wisconsin and Scott Avenues in the Norwich Industrial Park, is being donated to the state by the City of Norwich. When the new armory is completed, according to present plans, the two old armories will be demolished and their site will revert to the municipalities.

In addition to the new armory, plans call for erection of a 4,300 square-foot Organizational Maintenance Shop on the site, also using the solar system as a primary heat source.

### Dubin-Mindell-Bloome To Study Energy Systems For Long Island

Dubin-Mindell-Bloome Associates, Consulting Engineers and Planners, have been selected by the Suffolk County (New York) Department of Environmental Control to carry out a study of future electrical power needs in the Long Island area from 1975 to 1995.

The firm has been asked to investigate practical ways of minimizing the need for additional central station generating capacity. Its study will focus on two objectives; to spell out the conservation in existing and new buildings, and highway lighting that could help reduce the future levels of electric energy consumption and demand; and to identify a variety of alternative methods that could be used to supply future power requirements after con-

servation measures have been implemented.

The report on the Long Island Study, due in July, will include:

- Estimates of the electrical energy demand in the Nassau-Suffolk area for the next twenty years.
- A program of energy conservation for new and existing homes, office, plants, shopping centers, schools, street lights, and other power consumers, and an estimate of the magnitude of electric energy savings that could be achieved by such a program.
- An analysis of opportunities for meeting future needs with solar energy, wind energy, and on-site electrical generation combined with heat recovery (total energy systems).
- A determination of how much, if any, new central utility electrical generation would still be needed after the conservation measures were taken and alternative energy systems installed.

This study will pinpoint energy savings in new and existing buildings that can be accomplished through dozens of techniques, ranging from more efficient lighting sources, improved insulation, and more efficient heating and air conditioning systems and modes of operation, to the use of energy-efficient home appliances and the substitution of heat pumps for resistive electrical heating devices.

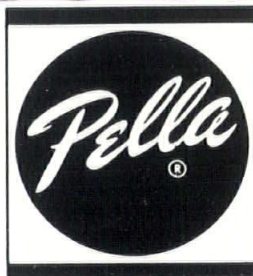
The firm has long been active in energy conservation projects throughout the United States. They have just completed a manual for engineers, architects, and operators on energy conservation for existing office and retail buildings for the Federal Energy Administration. The firm is also an energy consultant to the General Services Administration's model energy conservation building in Manchester, New Hampshire.



Donald Watson, AIA

### United Nations Mission To Bhutan

Donald Watson, AIA, has begun a journey to Bhutan, as an environmental design consultant for the United Nations. Bhutan, a small country north of India which joined the United Nations in 1972, is situated on the southern slopes of the Himalayas and exhibits conditions for an extreme variety of climates, from tropical lowland to snow-covered mountainous areas of the Himalayan crest. As part of his assignment, Watson will prepare a feasibility report for a housing development program for Bhutan which will include considerations of climate, traditional house forms, and local building materials and methods. An environmental consultant and architect with an office in Guilford, Connecticut, Watson has building experience in Scandinavia and Africa, as well as in the United States.



**Job:** WILLIMANTIC SERVICE CENTER  
SOUTHERN NEW ENGLAND TELEPHONE

**Contractor:** J. S. NASIN CO.

**Architect:** CYRIL K. SMITH, JR.

**Windows:** PELLA CLAD CASEMENTS WITH SLIMSHADES

**Supplied By:** LAURENCE R. SMITH, INC.

68 Holmes Road, Newington, Conn. 06111  
Phone: (203) 666-1527

## Hirsch Opens New Firm

A new architectural firm, Irwin J. Hirsch & Associates, has been formed, with offices at 920 Farmington Avenue in West Hartford. Headed by Irwin Hirsch, AIA, of West Hartford, the firm is presently working on several multi-million dollar projects, including a \$4.5 million addition to the Wolcott High School, the \$7 million Hartford Jai-Alai facility in the North Meadows, and a \$2.5 million New Park Avenue School project.

In addition to the projects currently underway, Hirsch was responsible for the design of several major buildings for Central Connecticut State College, New Britain Senior High School, and many other area schools and hospital facilities. He was formerly a principal in Hirsch-Kaestle-Boos of New Britain.

## Plasticrete Opens Homes Division

Plasticrete Corporation has recently created its own Home Products Division, developed with the intention of catering to the homeowner and to Plasticrete's dealers. Manager Tony Rescigno has indicated that his goals are to help acquaint the general public with the many possibilities of using masonry products for the yard, patio, and other products for home beautification and remodeling. Plasticrete, as usual, has its doors open to the masonry contractor as well as the do-it-yourselfer, offering advice on patios, walkways, retaining walls, steps, tables, etc.



Photography by Richard Shope

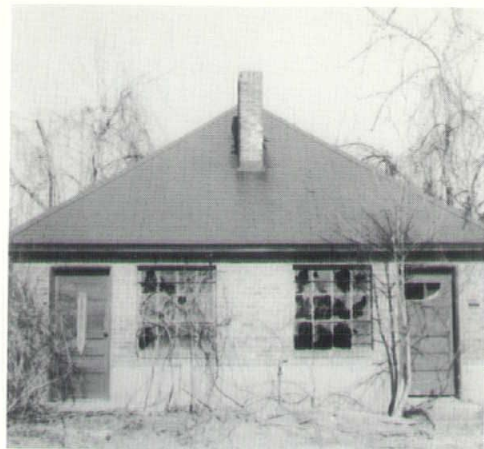
Olsen House, Wethersfield

Retail sales on a come-and-get-it basis are in effect at Plasticrete's four locations in Connecticut: Stoddard Avenue, North Haven; Skiff Street, Hamden; Ledyard Street, Hartford; and Lake Avenue Extension, Danbury.

## Shope Recycles Historic Buildings

An early 19th century home in Wethersfield, and an adjacent jail house, will be restored by architect Richard A. Shope to serve as a visitor's center for the town's bicentennial activities.

Shope was commissioned to recycle two historic structures in "Old Wethersfield" as an appropriate showplace for the display of informational literature and photographic exhibits. Staffed by the local



Photography by Richard Shope

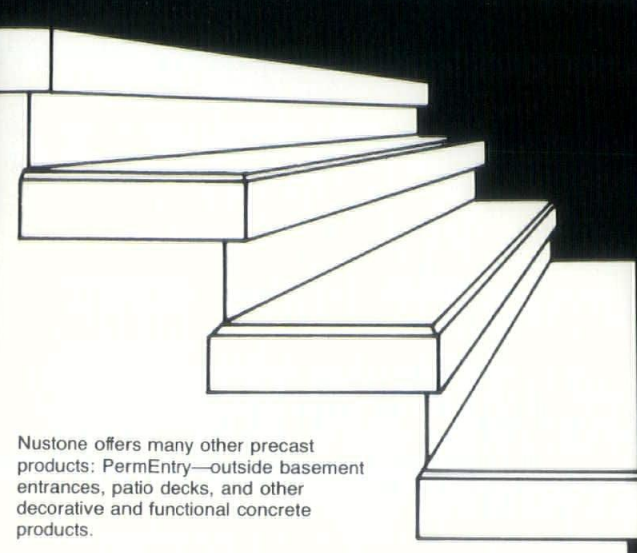
Old Jail, Wethersfield

historical society, the buildings will also provide a meeting place for walking tour participants and restrooms for visitors. Originally the Olsen House on Marsh Street was a two-story residence with simple exterior detailing. A one-story "L", rear shed, and Victorian front porch were added at a later date. The one-story, brick jail house contained two cells and a guard room in its 625 square feet. The fireplace was strategically located to benefit the jail guard rather than the prisoners.

Upon the close of the bicentennial celebration, the Olsen House will be readily adaptable to serve as a center for Wethersfield Arts and Crafts, under the supervision of the town's Committee of Culture and the Arts.

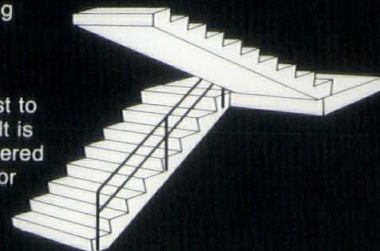
## NUSTEP precast concrete steps enhance the beauty and value of every building.

Connecticut's leading producer of precast steps and entryways presents the smart-looking, economical, maintenance-free, safety-engineered, time-resistant, super-strong NUSTEP: the perfect replacement step. Thousands of our precast steps have already been installed and NUSTEP remains the number one choice for *new* and *renovative* construction. NUSTEP never needs painting—will never rot. Engineered for safety and long life. Available in a wide range of sizes to meet virtually any need. Expert installation by NUSTONE personnel. Call or write today. (It will be a step in the right direction).



Nustone offers many other precast products: PermEntry—outside basement entrances, patio decks, and other decorative and functional concrete products.

NUSTAIR: a stair and landing system for commercial and industrial interior or exterior installations is available in standard sizes or can be cast to meet specific requirements. It is strong, attractive and engineered for safety and long life. Call or write for free brochures and specifications.



## NUSTONE INDUSTRIES, INC.



355 Sackett Point Road  
North Haven, Connecticut 06473  
Telephone (203) 288-7481

An important name in concrete since 1886.



### Fairchild/Rallis/Fairchild Design Post Office

The final design for the new Litchfield Post Office, being prepared by Fairchild/Rallis/Fairchild Architects of Hartford, features a semicircular box lobby carved out of an otherwise standard "box" structure and utilizing traditional brick and limestone materials.

It is hoped that the unusual design solution will enhance an otherwise undistinguished site, providing an environment attractive to patrons as well as employees.

The Litchfield Post Office design represents a reawakened desire of the U.S. Postal Service to provide quality and imaginative architectural solutions for its new facilities, while at the same time shedding the "colonial shopping center" image of post office design in recent years.

The facility, to be located on Route 202, west of the town center, will provide 5600 square feet of fully air-conditioned space for a total developed cost of approximately \$300,000. Hopefully, it will serve also as a design quality standard for future development in the immediate neighborhood.

### Solar Heating Firm Opens

A new firm that will provide engineered solar heating systems for both residential and commercial buildings throughout New England, has been formed by Andreas Duus, Jr. of New Preston, and James R. Logan, Woodbury. Duus is president and Logan vice president of the recently founded Solar Industries, Inc., which has its office on Captain Neville Drive, Waterbury.

The company has capabilities for designing a complete solar heating system and supplying all the necessary components for new construction or existing housing. It will be working with architects, heating contractors and builders, offering PPG Industries solar collectors and peripheral equipment. PPG Industries is one of the country's largest manufacturers of solar heat collectors.

Solar Industries President Duus said solar heating is easily combined with current heating systems to reduce use of heating oil by up to 80 percent in homes in this area. According to Duus, the average home here uses about 80,000,000 btu's of heat each year. About 50,000 of these are obtained from one gallon of oil. This means the average home uses 1,600 gallons of oil a year. Solar heating can save as much as 1,280 gallons of heating oil.

Duus said that although solar heating is a fairly new concept in this area, there are already schools, office buildings and homes in New England using this system.

you already know about  
*Jennite J-16* the pavement saver

Now find out about

# latexite

**ACRYLIC COLOR SEALER/SURFACER SYSTEM**  
for all-weather tennis courts, play areas, patios, traffic islands, masonry  
**Resilient • Non-Fading • Weather-Proof**  
Won't Peel, Crack, or Chalk

**FREE Brochure, Spec. Sheets, Swatch Card**

**TENNIS COURT CONSTRUCTION,  
SURFACING, ACCESSORIES**



**COPELAND  
COMPANY, INC.**  
131 Willow St., Cheshire, Ct. 06410  
(203) 272-3221



## THINK SMALL...

## ...TO SOLVE YOUR NEXT BIG PROBLEM

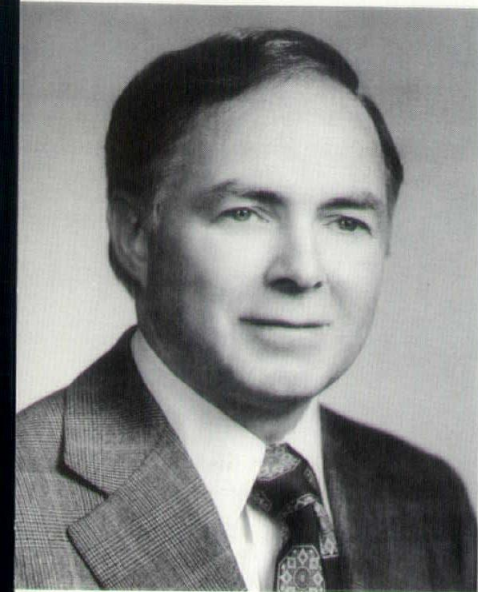
Serving the New England Architect  
with quality models.

... our 10th year

architectural  
**MODEL ASSOCIATES**  
engineering

Division of F. W. Dixon Co.

55 SALEM STREET  
WOBURN, MA. 01801  
(617) 935-8855



William Gorman

**Gorman New Vice President of Joseph Merritt**

William Gorman has been elected vice-president of sales for Joseph Merritt & Company of Hartford. The firm is a leading supplier of engineering and graphic materials in the Connecticut area, and is a distributor of Keuffel & Esser products. In making the announcement, President Earle Davison said that Gorman's elevation is one of a series of moves to expand customer service and sales of Joseph Merritt's broadening line of graphic arts products and reprographic services.

# New Products and Services

**"Solar Utilization News"**

Solar Research grants for the years 1974/75 are featured in comprehensive form in the current "Solar Utilization News", a new "insiders" newspaper of solar energy information.

Almost 100 different grants approaching \$20,000,000 are listed, including the project title and description, recipient, amount, duration and other data.

The newspaper also includes a roundup of solar news; "People in the Sun" (profiles); reports on new companies and products associated with solar energy; upcoming events in the field; and articles on solar-related material. It reports on uses, opportunities, and developments in utilizing the sun as an energy source. It covers both government and private industry news and is available by subscription at \$175 per year. A copy is available from Solar Utilization Network, 121 Chestnut Street, Philadelphia, Pa. 19106.

**Errata Sheet For Timber Manual**

The American Institute of Timber Construction, which prepared the *Timber Construction Manual*, has announced

that an errata sheet for the second edition of the *Manual* is available from the Institute at 333 West Hampden Avenue, Englewood, Colorado 80110. Printing and other errors, including one concerning the design of single-tapered, glued-laminated, timber beams, are covered in the errata sheet.

The second edition of the *Timber Construction Manual*, published in 1974, is available from John Wiley & Sons, Inc., 605 Third Avenue, New York, New York 10016, at a cost of \$15.00 per copy.

The American Institute of Timber Construction is the national technical trade association of the structural glued laminating (glulam) industry.

**Acousti-Tech Systems**

Gerald Arsenault, Wethersfield, has announced the formation of a new interior systems contracting company, Acousti-Tech Systems, Inc., located at 55 Collier Road, Wethersfield. The company will handle acoustical ceilings, partitions, stone aggregate facings and accordion folding doors.

Acousti-Tech Systems, Inc. is an authorized distributor for Pittsburgh Corning Geocoustic II Units, designed to reduce noise reverberation in high traffic areas such as cafeterias, indoor swimming pools, and school auditoriums. Arsenault, president of the company, was formerly purchasing agent with Davis Acoustical Co. of Hartford.

**SEDGWICK MACHINE WORKS, INC.**

**Dumbwaiters  
Residence Elevators**

- Manufacturing • Sales
- Installation • Service

**EDGWICK** E. V. HOWARD  
(914) 454-5400  
P.O. BOX 630, POUGHKEEPSIE, NEW YORK 12602

Publications, brochures, catalogues are our forte

. . . in fact any printing requirement  
you may have will be of interest.

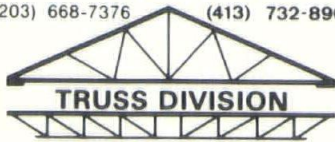
HAVE A NICE DAY



ALLIED PRINTING SERVICES, INC.  
579 MIDDLE TURNPIKE, WEST  
MANCHESTER, CONNECTICUT 06040  
TELEPHONE 643-1101

**Triangle Pacific  
Building Products Corp**

Mountain Road • Suffield, Conn. 06078  
(203) 668-7376 (413) 732-8900



# nema 2 inc

specializing in lighting equipment

**WESTINGHOUSE  
KLIEGL - STAGE CO.  
LAM  
GOTHAM  
ART METAL**

222 Park Road  
West Hartford, Conn.  
(203) 236-5941

**ANDY RESNISKY  
PAUL RIEDEL**

**OFFICE  
SIGN  
EXIT  
ELEVATOR**

**WALL & DOOR  
SIGNS  
EVERY TYPE**

FOR SCHOOLS, CHURCHES,  
HOSPITALS, OFFICES,  
FREE 73 PAGE CATALOG  
FACTORIES, BANKS,  
PUBLIC BUILDINGS

**SETON NAME PLATE CORP.**  
New Haven, Conn., 06505 • (203) 772-2520

# Books

Four new publications from the National Trust for Historic Preservation were issued May 12 to inaugurate the 1975 National Historic Preservation Week, May 12-18. The publications are the first to be produced by the National Trust's new Preservation Press, which was introduced as one of the Trust's major Preservation Week activities. The publications are:

**"I Feel I Should Warn You..." A Collection of Preservation Cartoons.** Edited with an introduction by Terry B. Morton, director, Preservation Press. Essay by Draper Hill, editorial cartoonist, *Memphis Commercial-Appeal*. 112 pages, paperbound, 94 b/w cartoons. \$3.00.

Preservation cartoons, old and new, British and American, from general concepts to specific campaigns, *Punch* to Snoopy. Cartoonists include Alan Dunn, Charles Addams, Robert Day, Henry R. Martin, George Lichty, James Stevenson, Jules Feiffer, Herblock, Charles Schultz and Draper Hill. "Together cartoonists and preservationists are proving that looking backward, to early cartoons for meaning just as to cultural resources from another day, is not a nostalgic escape." (Terry B. Morton)

**Woodbury, Connecticut: A New England Townscape.** Prepared by Tony P. Wrenn. Prefaces by James Biddle, president, National Trust; Harlan Griswold, chairman, Connecticut Historical Commission; Alan Magary, past president, Old Woodbury Historical Society. 60 pages, paperbound, 42 halftones, 2 maps, appendices (historic district survey and ordinance), bibliography. \$3.00 (Published by the Preservation Press on behalf of the Old Woodbury Historical Society)

Architectural survey of historic districts in Woodbury with emphasis on the rural cultural landscape, historical research, amenities and the townscape concept. "... a step intended to help residents look about them with fresh appreciation." (Harlan H. Griswold)

**The Failure To Preserve The Queen City Hotel, Cumberland, Maryland.** (Case Studies in Preservation 1) by Dianne Newell. Foreword by Peter H. Smith, assistant director, Field Services, National Trust. 36 pages, paperbound, 25 b/w illustrations, appendices. \$3.00.

The experiences of a small preservation group in attempting to save a large and deteriorated public structure, a 100-year-old railroad station hotel, and the lessons to be learned from their failure. Chronology and Cast of Characters included. "Perhaps preservationists can learn at least as much from a resounding failure as from a brilliant success." (Dianne Newell)

**The Making Of A Historic District: Swiss Avenue, Dallas, Texas.** (Case Studies in Preservation 2) Virginia Talkington and Lyn Dunsavage. Foreword by Russell V. Keune, AIA, director, Field Services, National Trust. 40 pages, paperbound, 17 b/w illustrations, 2 maps, appendices. \$3.00.

Account of a neighborhood group's success in creating a historic district. Emphasis on communication and public relations

programs with residents, business people and realtors. Chronology and sample publications and publicity. "It took time, a little bit of money and an abiding faith that logical communication of a value system will influence and, eventually, change another." (Virginia Talkington and Lyn Dunsavage)

Organized as an educational, nonprofit program to promote preservation through

## Professional Services

### BURTON & VAN HOUTEN ENGINEERS, INC.

Structural, Mechanical, Electrical, and Civil Engineering

10 North Main Street  
West Hartford, Conn. 06107

### BOUNDS & GRIFFES ENGINEERS

STRUCTURAL - CIVIL  
CODE REVIEW - STUDIES - REPORTS

967 FARMINGTON AVENUE  
WEST HARTFORD, CONN. 06107  
523-4228

### STORCH ENGINEERS

*Subsurface Investigations  
Laboratory Testing  
Soil Analysis & Reports*

ONE SIXTY ONE MAIN STREET  
WETHERSFIELD, CONN. 06109  
203-529-7727

### FRAIOLI - BLUM - YESSELMAN OF NEW ENGLAND

A Professional Corporation  
STRUCTURAL ENGINEERING  
CONSULTANTS

999 Asylum Ave., Hartford Ct. 06105  
Philip Wesler, P.E. Richard R. Gossou, P.E.

### HALLISEY ENGINEERING ASSOCIATES, INC.

STRUCTURAL ENGINEERS

17 WOODLAND STREET  
HARTFORD, CONNECTICUT 06105  
TEL: (203) 278-8267

JOSEPH M. HALLISEY, P.E.

### HUBBARD, LAWLESS & OSBORNE ASSOCIATES, INC.

110 Whitney Avenue  
New Haven, Connecticut 06510

Mechanical & Electrical  
Engineers

### GEOTECH, INC.

Consulting Soils and Foundation Engineers  
Test Borings - Complete Inspection Service  
Laboratory and Field Soil Testing

EDWARD M. GRECO, P.E.  
52 TRUMBULL ST., NEW HAVEN, CONNECTICUT  
787-0266

Specialists in Environmental Impact Statements

- SOCIO-ECONOMIC ANALYSES
- NOISE INVESTIGATIONS
- ECOLOGICAL ASSESSMENTS
- HYDROLOGICAL STUDIES

*Elose,  
Jensen  
& Miller*

(203) 563-9375

449 Silas Deane Highway • Wethersfield, Ct. 06109

### JOHN L. ALTIERI, P.E. CONSULTING ENGINEERS

MECHANICAL & ELECTRICAL  
ENGINEERING

3 MORGAN AVENUE  
NORWALK, CONN. 06851  
203-866-5538 212-489-6275

### THE MINGES ASSOCIATES, INC.

Environmental Engineering Building Engineering  
Land Planning Laboratory Analyses

The Exchange, Farmington, Connecticut 06032  
203-677-1385



publications, the Preservation Press is the successor to the Publications Department of the National Trust. The Press was created to implement an expanded Trust publications program necessitated by the rising public interest in preservation of America's historic districts, buildings, sites and objects. Copies of these publications may be obtained by writing The Preservation Press, 1729 H Street, N. W., Suite 300, Washington, D. C. 20006.

**Solar Energy House Design in Four Climates.** Douglas Coonley, Leandre Poisson, Charles Michal and Daniel Scully. Total Environmental Action (TEA) Publishing, Harrisville, N. H. 200 pages (paperback). \$12.75, postpaid

Written for the layman as well as the architect or technician, *Solar Energy House Design* is touted as the first such volume ever published on the comparative design of solar heated and naturally cooled houses in the four major climatic regions of the United States. The volume contains elevations and plan drawings for construction of two- and three-bedroom homes as well as 125 charts, diagrams, graphs and tables detailing methods for determining "collector" sizes, tilt angles, proper orientation of a building, and heat loss and gain through walls and windows.

Of particular interest to architects, engineers and other designers is detailed

coverage of the design procedure for the solar energy and energy conservation aspects of the house designs and of the solar energy systems. Much of the information is recorded as innovative "design tools" which enable other solar architects and engineers to quickly and easily design with solar energy.

The book originated from an intensive research program subcontracted to TEA by the AIA Research Corporation.

**The OSHA Compliance Manual**, by Dan Petersen. McGraw-Hill, New York, 225 pages. \$29.95

This ring-bound manual, prepared for those facing the task of unscrambling OSHA, provides information on the planning, implementing, documenting and reporting of OSHA-related safety programs in any kind of business, and includes all forms and references needed in the actual program. It offers a preparation plan to the company organizing for an OSHA inspection, leading the reader through the law, its obligations, and the Federal standards and explaining how to handle the maze of regulations and determine which are the most frequently violated and most important to correct first.

One section of this volume details the administrative violations hidden in the standards, highlighting such areas as training and inspection requirements, operating procedures, and protective equipment. Exercises are included for a simulated company.

Using OSHA as a base, the book suggests ways to improve the safety program of an organization. It compares OSHA to the principles and techniques of safety management, and discusses the weaknesses of the OSHA laws. Included in the appendixes are OSHA forms, required signs and warnings, noise guidelines, and extinguisher and guarding requirements.

# Letters

## Sir:

Presently I am enrolled in an evening course at Connecticut College entitled "Environmental Psychology", given by Mrs. Devlin. The course involves studying the environmental effects on people; both man-made and natural, and the psychological needs of people throughout the history of mankind.

As I read the latest issue of *Connecticut Architect*, (March-April) about Hartford's Civic Center's building costs, seating capacity, unique roof, and "... the warm and gracious interiors, designed by Office Interiors, Inc. of Hamden," I began to realize that more emphasis is placed on designs, costs, etc. than on the cognitive effects of these designs on people. After all, architects are designing buildings for people, so why not mention more about the cognitive effects of buildings on people. A building could look nice, yet be unsuitable for people.

Two interesting books, *Defensible Space*, by Oscar Newman, and *The City and Its Image*, by Kevin Lynch, describe how people interact with the environment. I feel that equal emphasis should be placed on the psychological effects of a design as well as the cost and aesthetic value.

John J. Gulk  
New London

## KESSLER EQUIPMENT SALES

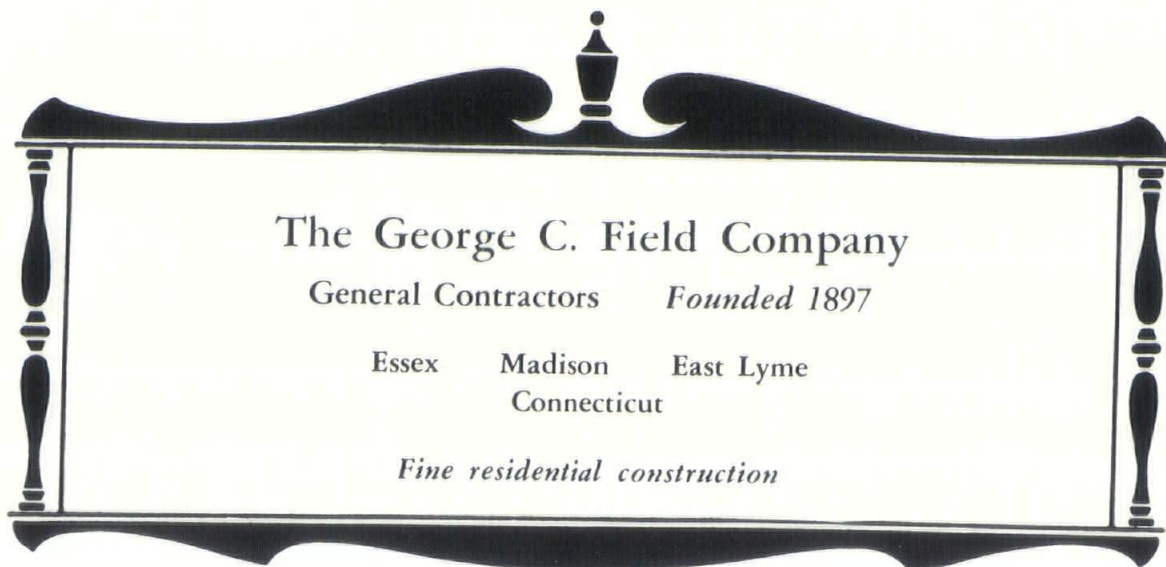
Automotive and Petroleum  
Equipment

Carbon Monoxide Systems  
Welding Exhaust Systems

Automotive Lifts  
Lubrication Systems

Air Compressors

CALL — Hartford (203) 236-0833



The George C. Field Company  
General Contractors    *Founded 1897*

Essex    Madison    East Lyme  
Connecticut

*Fine residential construction*



522-0197

# Briggs Paint and Arts Company

94 ASYLUM STREET  
HARTFORD, CONN. 06101

**ARTISTS' MATERIALS  
ARCHITECTURAL & DRAFTING SUPPLIES**

## THE ASSOCIATED SHEET METAL, ROOFING AND INSULATING CONTRACTORS NORTHERN DISTRICT OF CONNECTICUT

19 LAUREL AVENUE — WINDSOR, CONNECTICUT — TELEPHONE 688-9651

American Sheet Metal Works  
280 Brookside Ave., Waterbury

C. G. Bostwick Co.  
41 Francis Ave., Hartford

Bristol Sheet Metal Works  
7 Carlton St., Wallingford

Capitol Ventilating Co.  
195 Maxim Road, Hartford

G. R. Cummings Co.  
198-210 State St., Meriden

Dansky's Roofing & Sheet Metal Works  
22 Raymond Road, West Hartford

Joseph H. Day Company  
16 Honey St., Milford

H. R. Hillery Co.  
Box 186, Groton

Industrial Sheet Metal Works  
140 Boston Post Road, Orange

Limbach Company  
9 Goodman Place, Bloomfield

Liner-Atwill Co.  
729 N. Mountain Rd., Newington

Morin Erection Co.  
683 Middle Turnpike, Bristol

Northeastern Ventilating Co.  
271 John Downey Dr., New Britain

Ernest Peterson, Inc.  
1830 Broad St., Hartford

Portland Roofing Co.  
Lake St., Portland

R & S Contractors, Inc.  
410 S. Main St., Waterbury

Shaw Metal Fabricators  
Box 131, Branford

Shelton Roofing Co.  
101 Water St., Derby

Southern N. E. Roofing Co.  
Box 1772, Hartford

Systems Testing & Balancing Co.  
32 Harmony Rd., Granby

### for architects, contractors and industrialists... a complete painting and architectural coating service

#### PAINTING ...

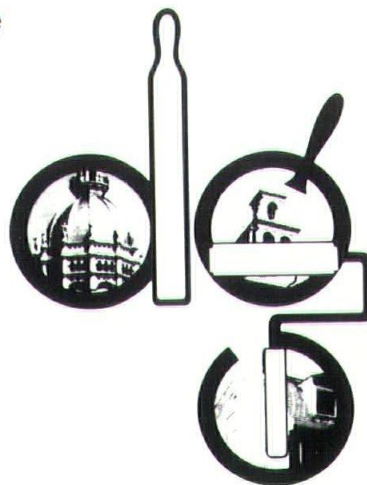
gold leafing  
decorating  
sandblasting  
waterblasting  
vinyl wall coverings  
flexible wood wall coverings  
paper hanging  
waterproofing  
protective coatings

#### ARCHITECTURAL COATINGS ...

seamless floors  
cold glaze wall coatings  
epoxies  
textures  
aggregate finishes  
stone finishes

#### OTHERS ...

tanks  
stipple work  
refinishing factory, office furniture  
decorative finishes



**daniel goodison, inc.**  
painting and architectural coatings  
97 nutmeg lane / glastonbury / connecticut 06033 / 633-6751

# How to avoid future shock.

Tomorrow won't take care of itself. And, deep down, you know that. So you'd better do something about your future money needs today.

There's a painless way. Simply start building your nest egg a little at a time. It's easy when you buy U.S. Savings Bonds through the Payroll Savings Plan where you work.

You can save as little or as much as you want. Just specify the amount. And it'll be set aside from your paycheck and used to buy Bonds.

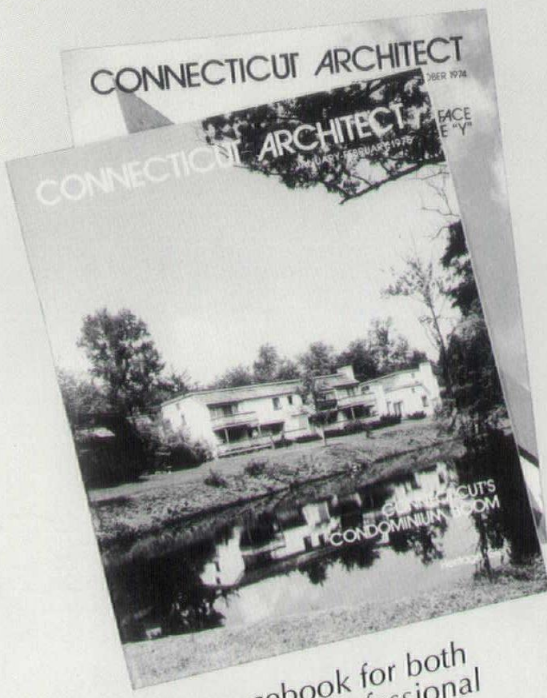
Then, when the future arrives, you'll be better fixed to face it. Because Bonds are the best shock absorber around.

Now E Bonds pay 6% interest when held to maturity of 5 years (4% the first year). Bonds are replaced if lost, stolen or destroyed. When needed, they can be cashed at your bank. Interest is not subject to state or local income taxes, and federal tax may be deferred until redemption.



## Take stock in America.

Join the Payroll Savings Plan.



A sourcebook for both  
the design professional  
and the consumer

# CONNECTICUT ARCHITECT

Journal of the Connecticut Society of Architects

The award winning magazine devoted to exploring the exciting and controversial world of Connecticut architecture through color photography and stimulating commentary on:

- innovative projects & materials
- historical preservation
- environmental protection
- urban redevelopment
- land use planning

Please send me CONNECTICUT ARCHITECT for

1 year       2 years

Regular Subscription Rate: \$7.50 per year

Professional Rate: \$6.00 per year for registered architects, engineers, landscape architects, and students.

Payment Enclosed

Please bill me

Name \_\_\_\_\_

Firm \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

CONNECTICUT ARCHITECT • The Market Place  
Glen Lochen • Glastonbury, CT. 06033

## M. Frank Higgins & Co., Inc.

Resilient Flooring  
& Carpet Specialists

780 NORTH MOUNTAIN ROAD  
NEWINGTON, CT. 06111  
PHONE: 249-6826

## Koenig's Four Arts!!

ART NEEDS FOR —

- 1.. FINE ARTS...  
Custom Frames etc...
- 2.. COMMERCIAL...  
Advertising & Illustrating..
- 3.. TECHNICAL...  
Architects-Engineers.. etc...
- 4.. REPROGRAPHIC...  
Photostats.. Blueprints...  
Cameras... Drafting...



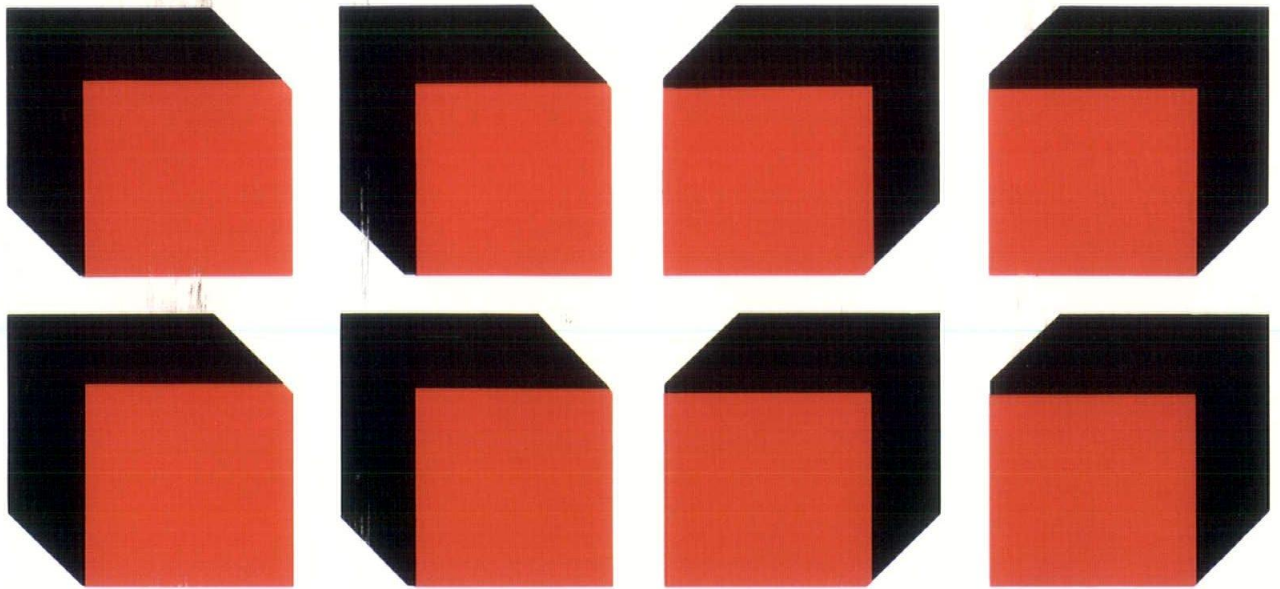
## Koenig & Company

are moving to  
999 Farmington Avenue  
West Hartford

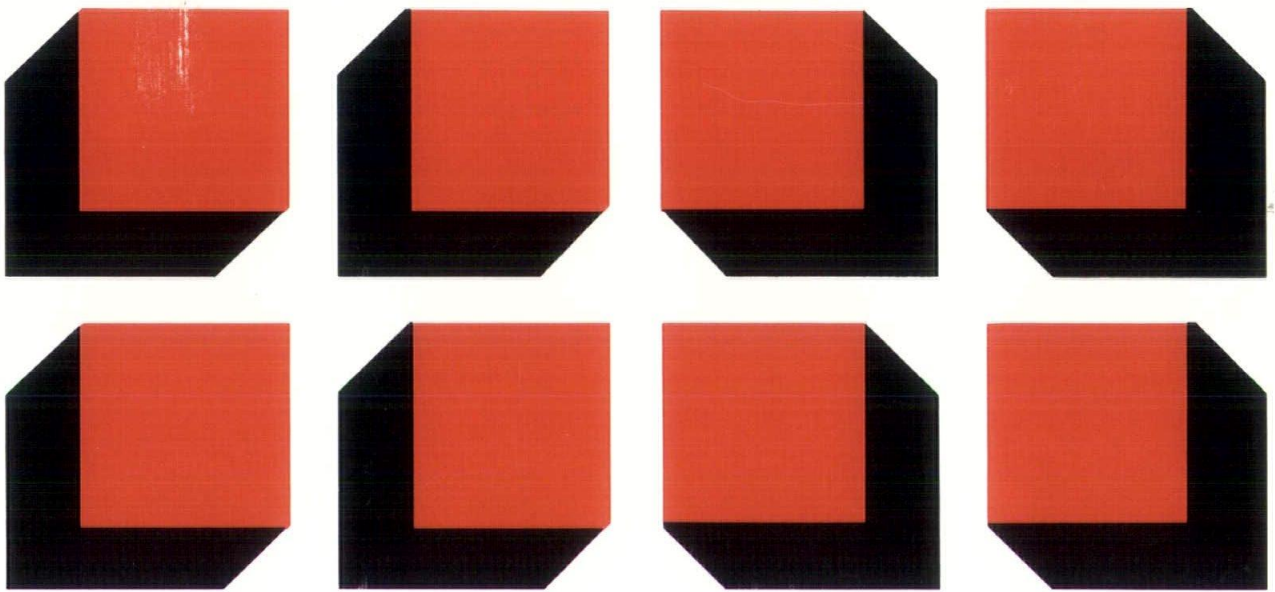
same phone number  
(203) 728-3406

same super service

Serving the Arts Since 1933



## Will Your Clients Have the Energy?



For assurance that they will have the energy, specify heating plants which burn fuel oil. For assurance of heating plants of high efficiency, feel free to ask our opinion.

Our business is supplying fuel oil for New England and in fostering its economical use. Allow us to assist you.



CONNECTICUT  
Call 203-787-2175

MASSACHUSETTS  
Call 413-732-6207

**FUEL OIL FOR NEW ENGLAND**