

Iowa Architect

SEPTEMBER/OCTOBER 1984 TWO DOLLARS



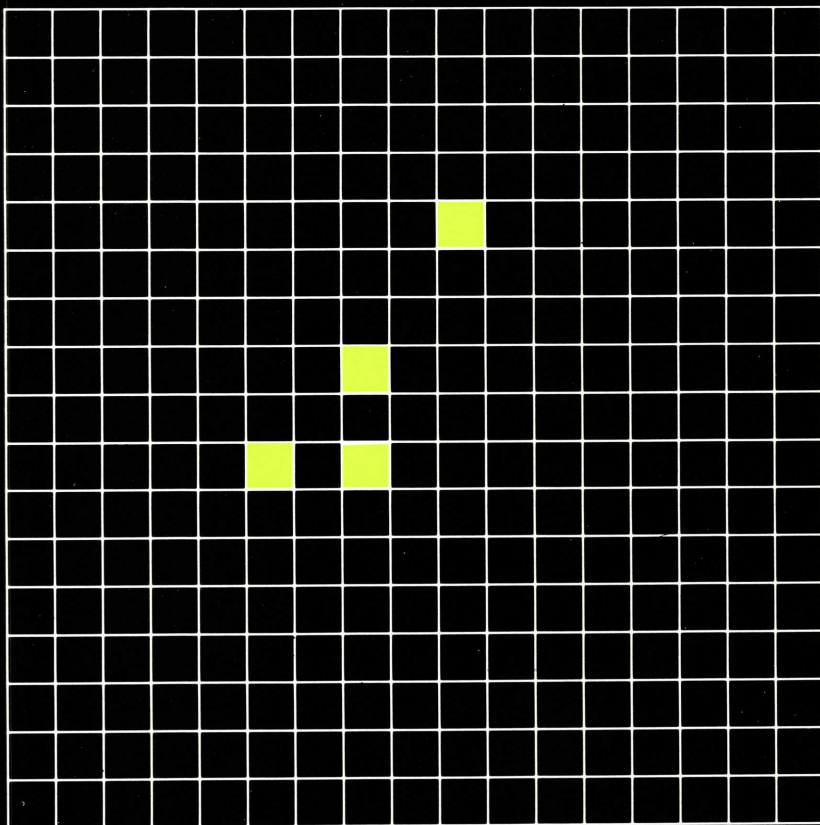
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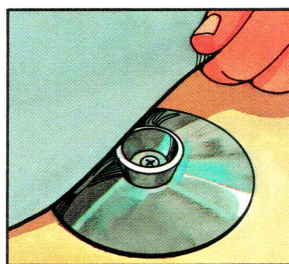
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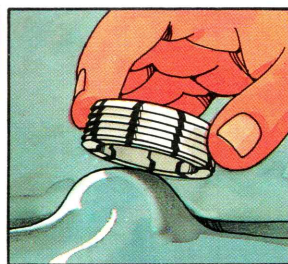
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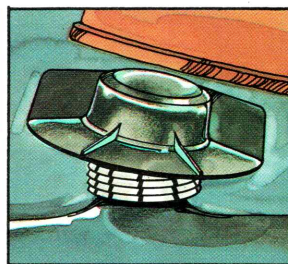
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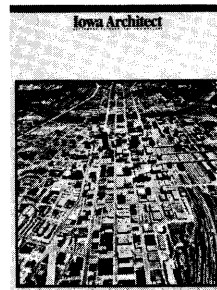
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A bird's eye view of downtown Des Moines redevelopment.

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Iowa Architect

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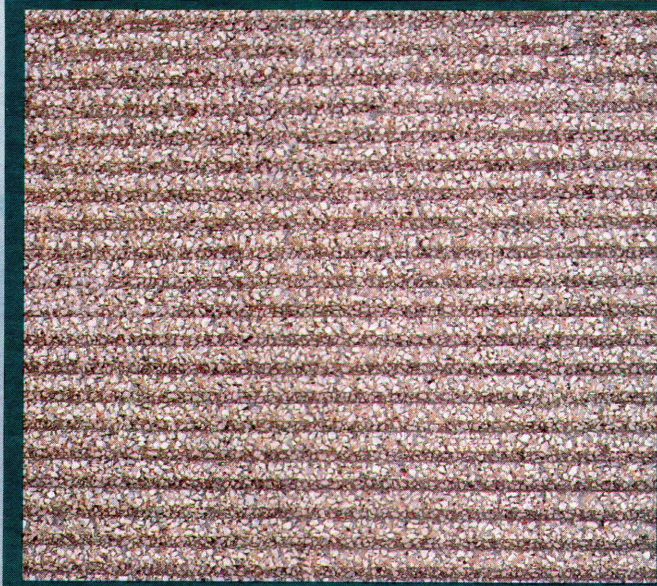
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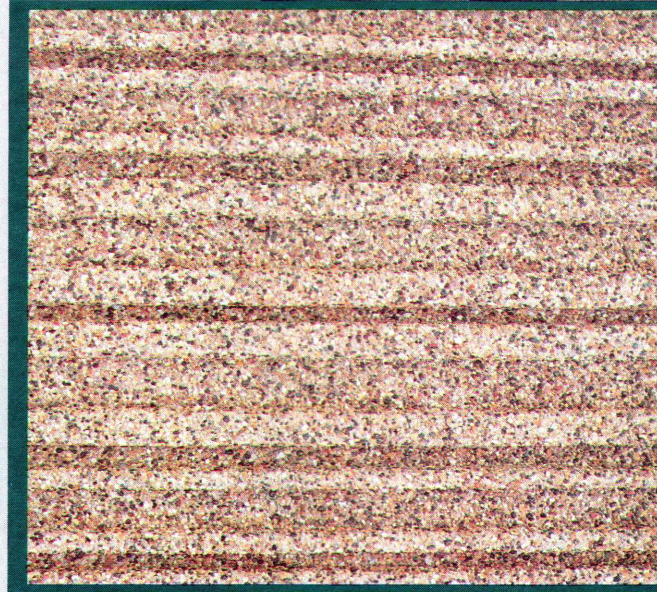
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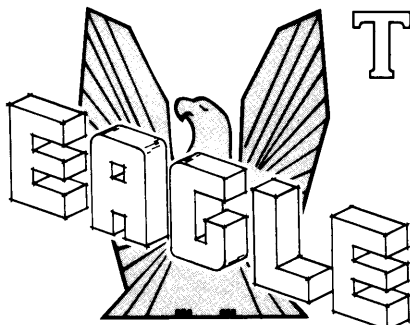
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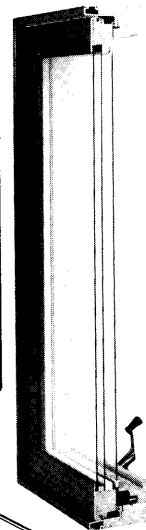


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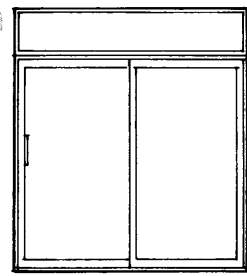
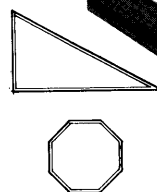
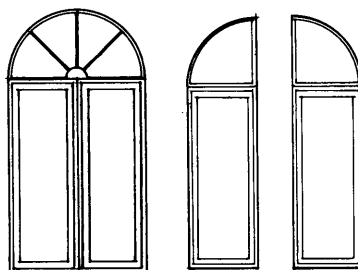
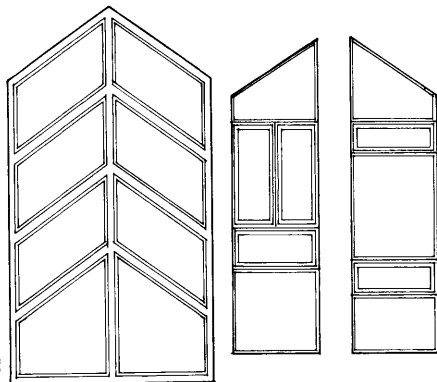
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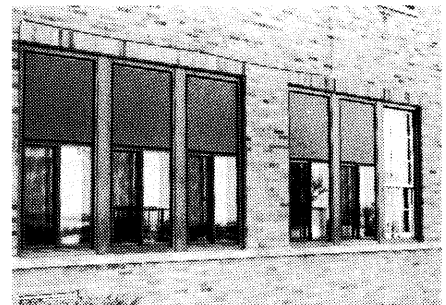
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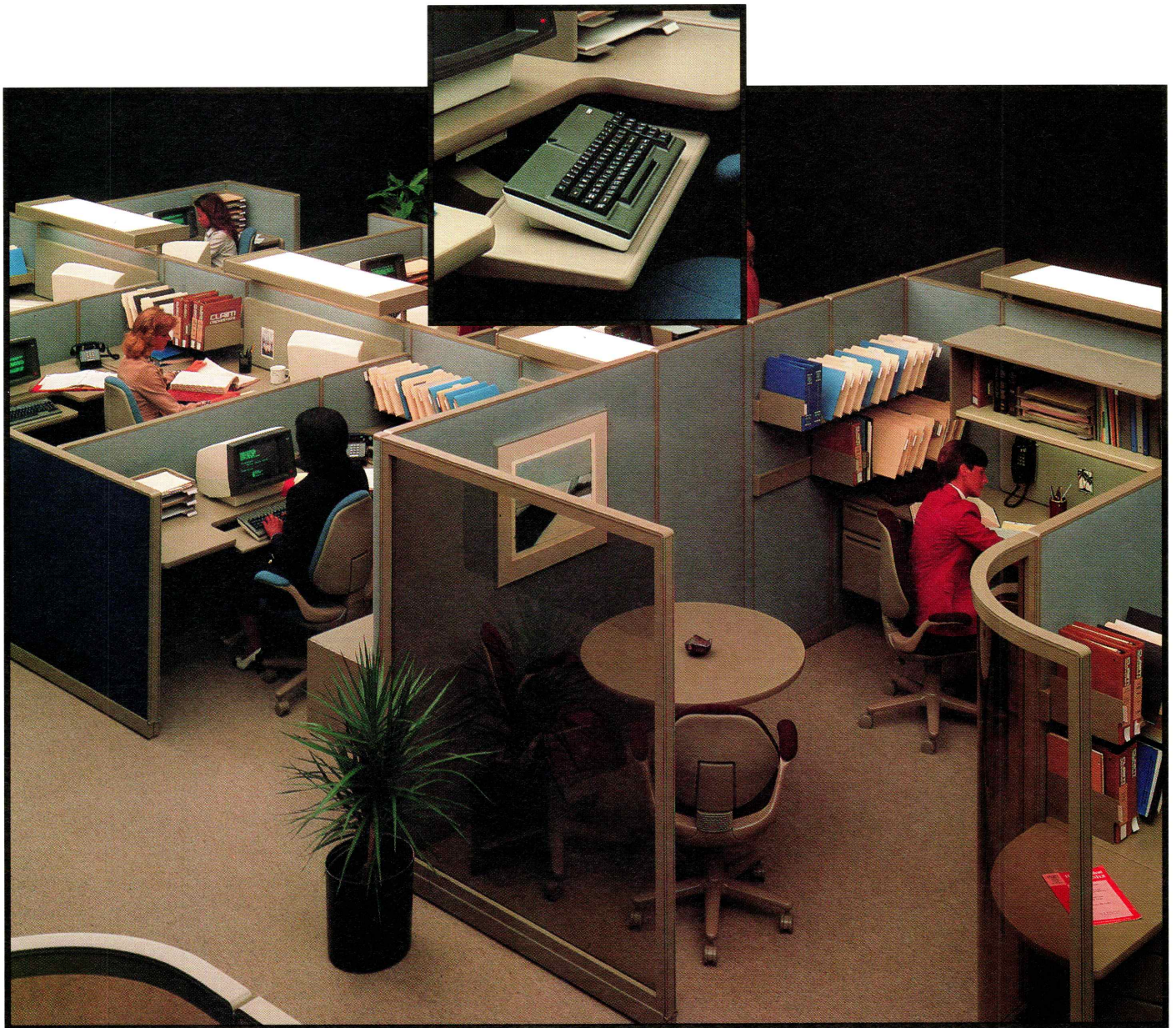
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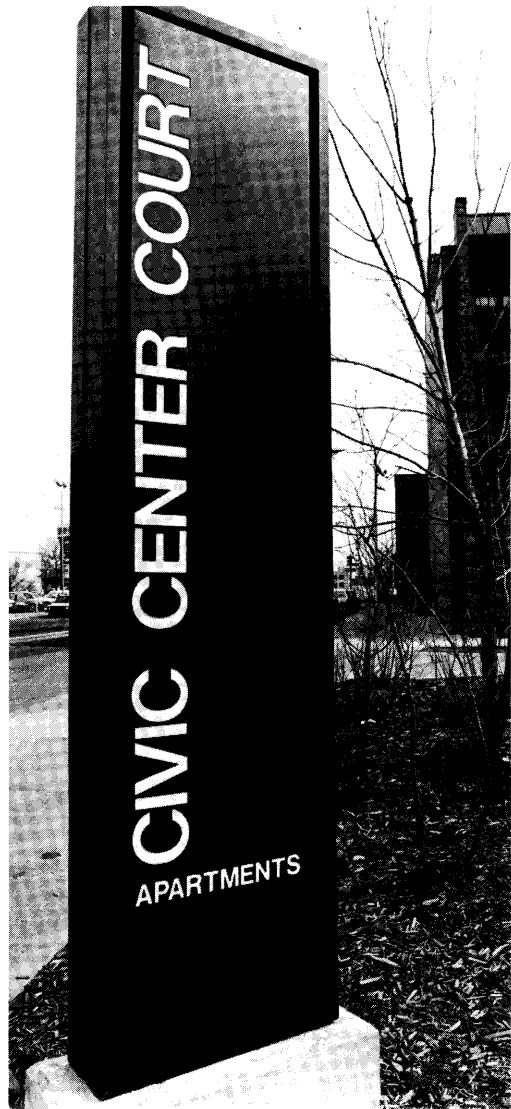
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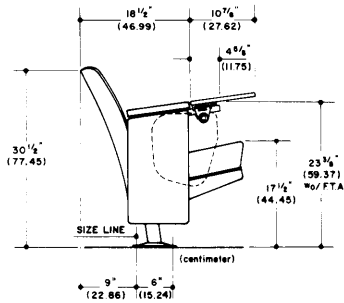
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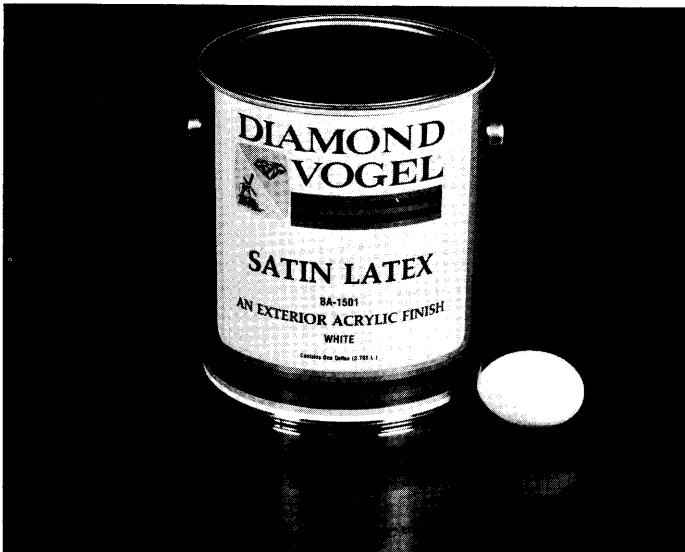
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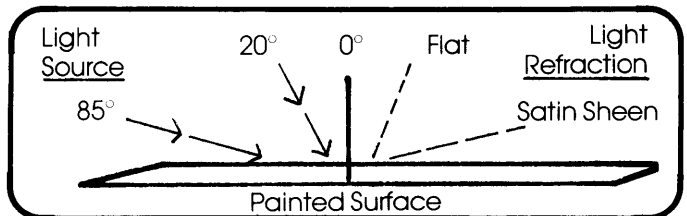


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**The Schwartz Residence
Rural Parkersburg, Iowa**

Construction is nearly completed on a large private residence, designed by David A. Block AIA Architects, on a farmstead near Parkersburg, Iowa. Located adjacent to a newly installed pond, the house utilizes an extensive passive solar system, a heat pump utilizing the farm pond water, and an adjacent windmill for domestic hot water heating.

Access to the site is by a winding tree-lined road that culminates in a circle drive surrounding the major tree on the site, and on axis with the glazed south elevation.

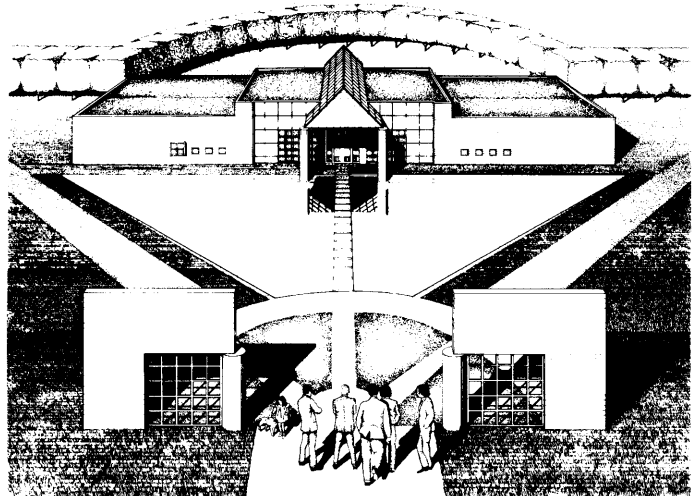


Des Moines Water Works

Shiffler Frey Baldwin Architects P.C. have completed the design for the new General Office of the Des Moines Water Works. The 14,000 square foot structure will be located in Water Works Park with completion scheduled for the summer of 1985.

The new building will provide greater community image and ease public access for the water works staff. In order to provide an "entrance" to both the new General Office and to the Arboretum the south facade was pulled off the building and moved forward toward the street to create a monumental

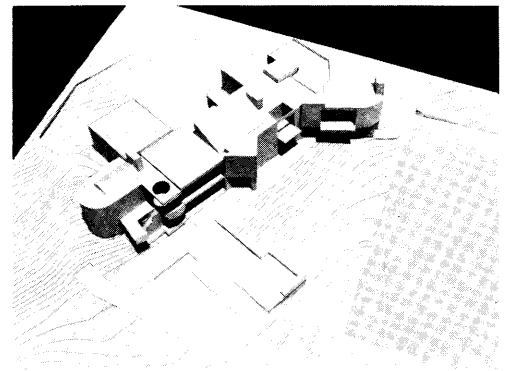
entry gate. A triangular reflecting pool then splits the park and building traffic.



**Stahl Residence
Des Moines, Iowa**

Thomas Baldwin of Shiffler Frey Baldwin Architects has designed an extensive enlargement to a 1970 Des Moines house owned by Jeffrey and Kathleen Stahl. A new bedroom wing, family wing and alterations adapt the original design to the new owners' larger family and additional needs. All original materials will be extended to the additions as in general is the

formal style. Color will be added to the original vocabulary in keeping with the more exuberant life style of the owners.



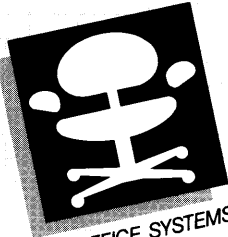
Penn Central Regional Mall

A seven block area to the west of Oskaloosa's Town Square will be incorporated into this regional mall designed by Voorhees, Kersten and Associates. Several anchor stores will be joined with 38 individual shops within the enclosed mall. The brick exterior design and entry canopies seek to recall the historical character of the existing

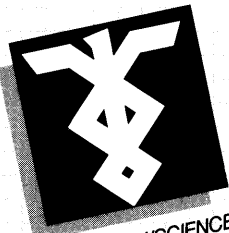
Town Square. Construction will begin this fall.



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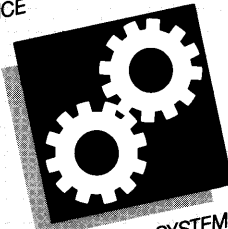


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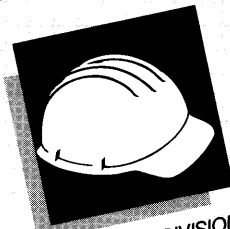


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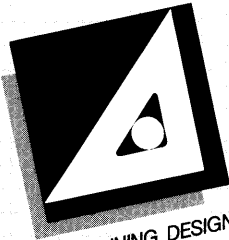
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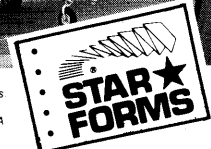
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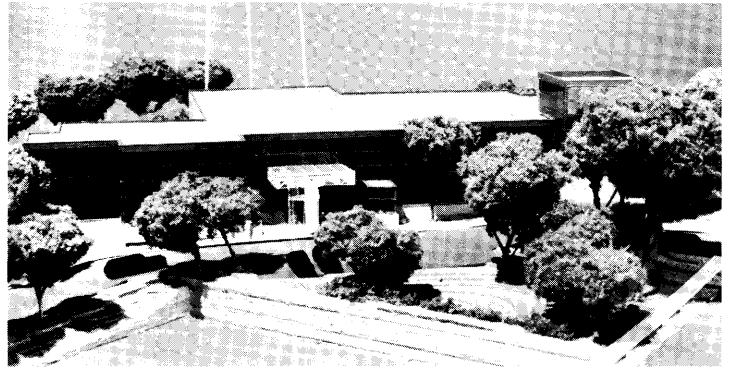


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**KCCI TV-8 Studio
Des Moines, Iowa**

Savage & Ver Ploeg, Inc., are the architects for the KCCI TV-8 Studio - Office Building located between Keo and Crocker in Des Moines. The sharply sloped site is being terraced and the 52,000 s.f. building has grade access at all three levels. Principal exterior building materials are masonry and butt-glazed reflective glass. The building features two studios and a two-

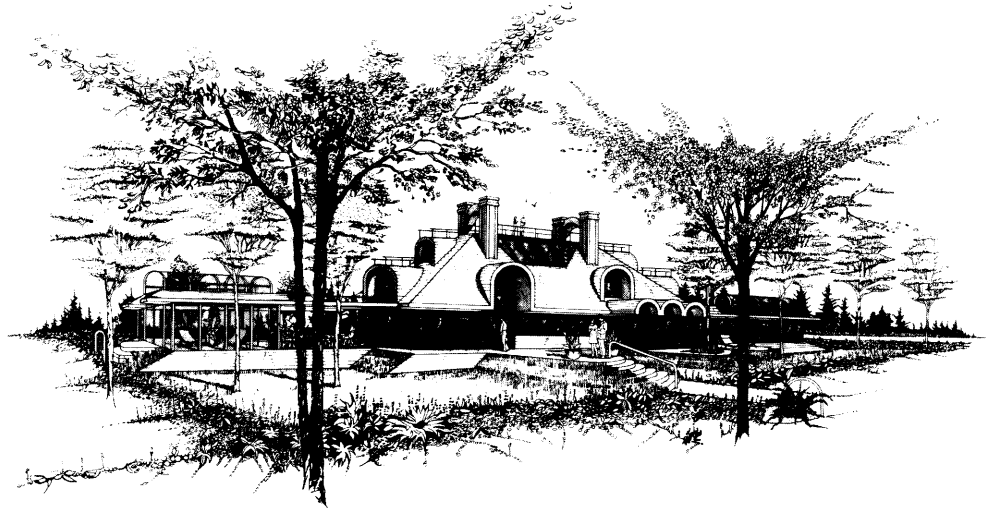
story atrium entrance. A space frame canopy extends in front of the building. Completion date is scheduled for October, 1985.



**Private Residence
Cape Cod, Massachusetts**

Construction is about to commence on a large private residence, designed by David A. Block AIA Architects, on the top of a small island just off Cape Cod, Massachusetts.

The house is intended to be the principle residence for a couple, and the weekend retreat for their children and families. The residence and site are to afford the family as much self-sufficiency as practical, and thus incorporate a large "working greenhouse" and a direct gain passive solar system.



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ST REGIS**First Annual
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- **The Program**

St. Regis Corporation Prestressed Concrete Operations is sponsoring a competition program to encourage design excellence in architecture using St. Regis prestressed and pre-cast concrete building systems.

- **Eligibility**

Entries may be any work of architecture designed by and submitted by an Iowa registered and Iowa based architect. Projects must have been completed after October 1, 1984, and prior to October 1, 1985. An individual or firm may submit an unlimited number of entries for which authorship can be supported.

- **What Projects Qualify**

Design award #1: Projects must incorporate St. Regis Corporation prestressed concrete walls, floors, roof units, columns and beams.*
Design award #2: Projects must incorporate the use of St. Regis patented corewall wall panel system.

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*(Note: Design award #1 will be \$3,000.00 if steel columns and beams are used.)
Design #2: \$2,500.00
Awards will be presented at the 1985 Iowa AIA winter meeting.

- **The Awards Jury:**

The jury will consist of five current members of the Iowa AIA.

- **Submittals**

Each project is to be submitted in a separate carousel slide tray; in addition each submittal must include a complete set of plans specs, and one 8" x 10" color glossy photo.

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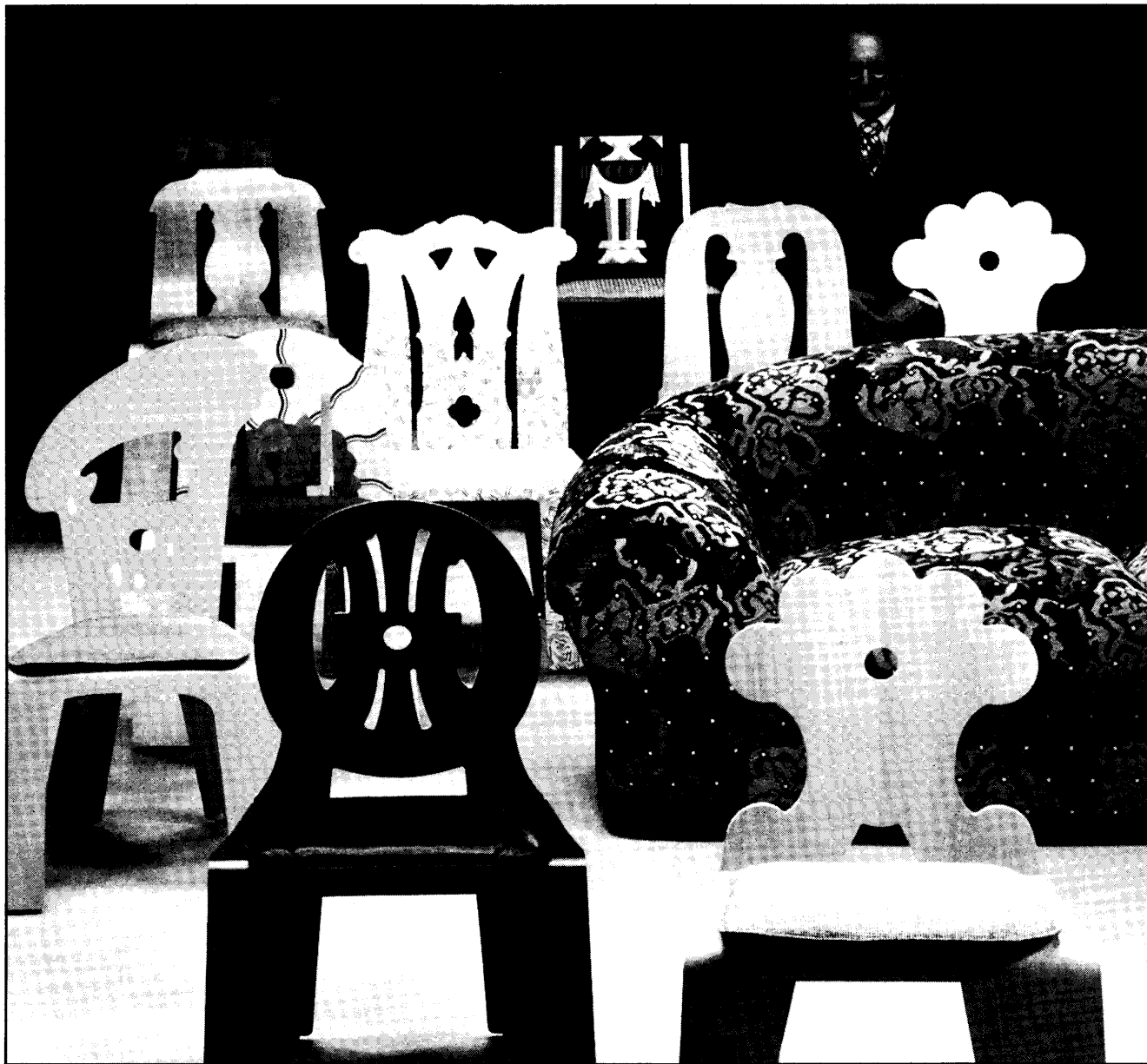
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The Venturi Collection



In collaboration with Robert Venturi, the intellectual founder of post-modern architecture, Knoll International has broken through the previously accepted limits of contemporary design and moved a step beyond classical modernism.

The Robert Venturi Collection of furniture combines powerful imagery and vitality with charm, wit, and a wealth of decorative detail. Through it, architect and author Venturi has combined symbolism and modern tech-

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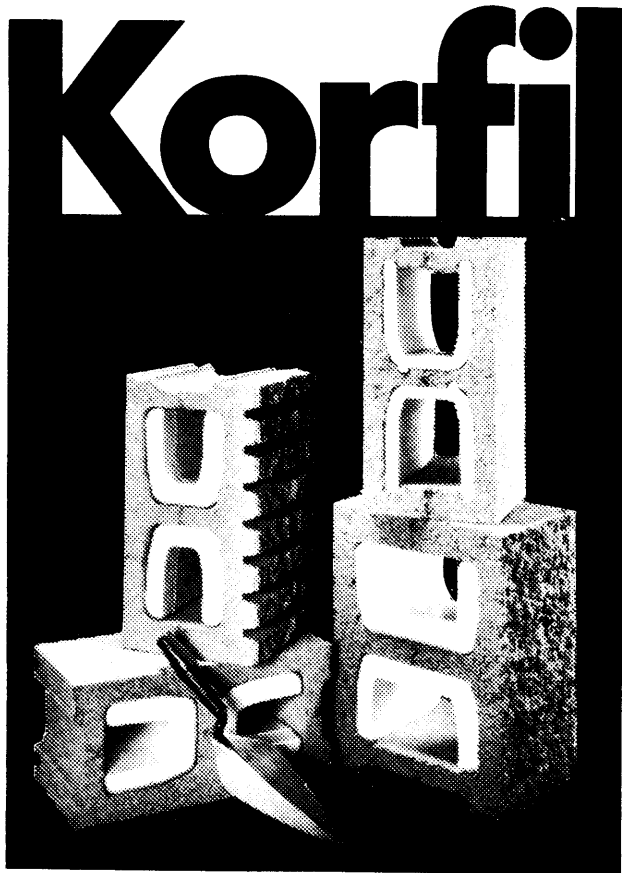
meier, Gothic Revival, and Hepplewhite are available through special order. The historical references are representational rather than literal, expressing the essence of their particular styles.

Unusual application of a familiar pattern is a key element of Venturi's approach to design. Venturi himself created two of the distinctive patterns for the collection to pursue his investigation of this concept. The Sheraton and Art Deco chairs

have painted stencil patterns derived from their historical predecessors. Some of the chairs depend on the quality of wood finish to convey pattern, while others have plastic laminate finishes in their plain colors.

Viewed as a whole, the Venturi Collection is a stimulating adventure into the past, present, and future of furniture design.

Kirk von Blunck



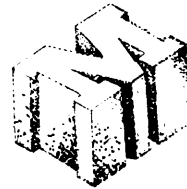
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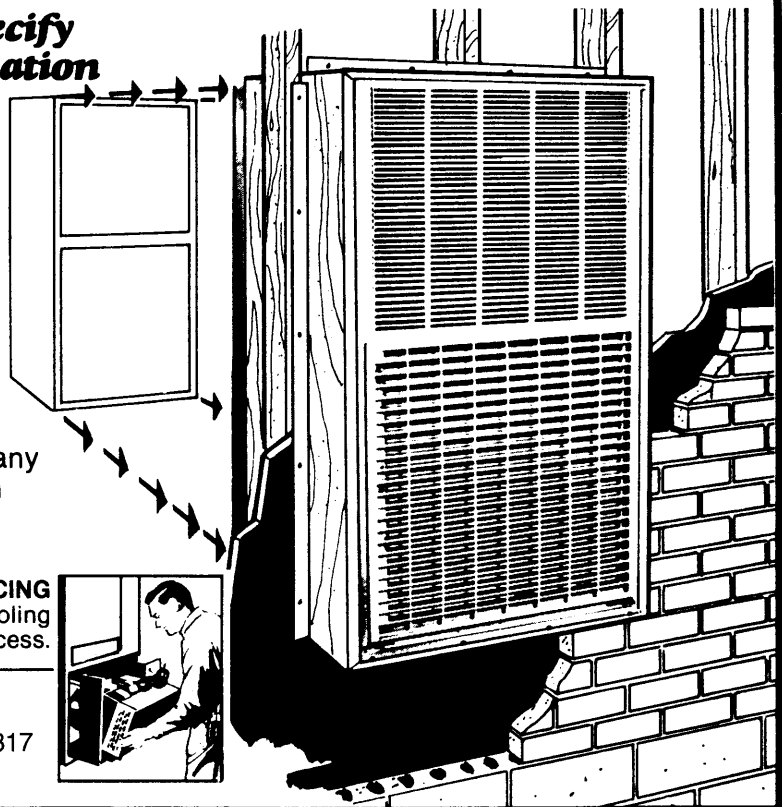
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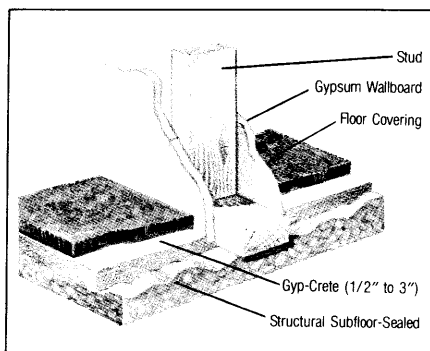
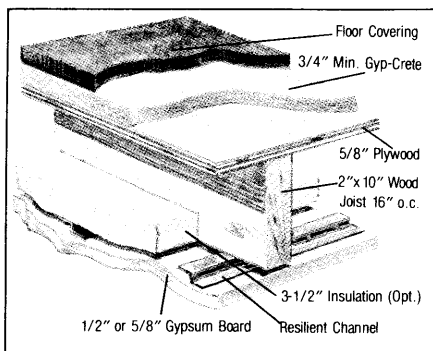
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Des Moines Redevelopment: Why Is It Working?



Robert N. Houser

Des Moines is in the midst of an urban renaissance that is the envy of many mid-size cities across the country. The revitalization of the downtown area is occurring with a rapidity and an apparent absence of major controversy which rarely happens in urban communities. What is it that is taking place in Des Moines that isn't happening in other cities? Which factors have made the redevelopment of downtown Des Moines work so well? Where is the revitalization going once the current crop of projects is completed?

In the hope of answering these questions, the IOWA ARCHITECT interviewed two prime movers in the downtown revitalization process. The first is Robert N. Houser, Chairman of Bankers Life Company, and president since 1978 of the Des Moines Development Corporation. Des Moines Development Corporation is an affiliate of the Greater Des Moines Chamber of Commerce and speaks for the city's business community. The second, James Grant, is Director of Planning for the City of Des Moines. The Planning Department sets the priorities for fulfilling the broad needs of the public, both downtown and in the neighborhoods.

In Des Moines, the groups represented by these men, the private and public sectors, are working together in a way that has produced "brick and mortar" results that have satisfied each and been enthusiastically accepted by the public. They consider themselves to be involved in a partnership, with all the give-and-take that the term implies.

The history of this unofficial alliance is brief, and began following the failure in 1973 of a referendum which would have provided bond funding for a botanical center, a performing arts center and a convention center. These projects had been identified in the 1973 Capital Center Development Area Urban Redevelopment Plan by Robert W. Mickle, then Des Moines' Director of Planning. They were key facilities which would serve as catalysts for extensive future redevelopment which, it was hoped, would bring people back into downtown and its adjacent riverfront to live, work, shop and play. Mickle, an Iowa native, had been brought in as Director of Planning because of his vision and his reputation for getting things done.

Publicity surrounding the referendum, and its subsequent failure, alerted the business community that the future of the deteriorating downtown was at a crucial point. Deterioration was rapid, visible, and likely to have a negative impact on the businesses trying to succeed there. A sense grew that Des Moines was, according to Houser, "on the verge of something," and that it was time to get involved. The first major undertaking that came about through private sector and city cooperation was the Civic Center and Nollen Plaza complex. The private sector, though not yet an organized group, banded together to raise the funds for the Civic Center, while the city acquired and donated the land. At about the same time, the business group became unofficially involved in Skywalk planning and implementation, a role which still exists.

Following successful planning for the Civic Center in 1977 (it was completed and opened in 1979), the business community continued to participate in downtown renewal, though in a more formal and organized manner. The vehicle chosen was the inactive Des Moines Development Corporation, which in the late 1970's had only three members and no active decision-making role. In 1978, the Development Corporation was reconstituted, with 18 members and new by-laws and policies. Robert Houser became president of the group at that time, a post he continues to fill today.

Houser believes there are several reasons for the success of the group. First, the original 18 corporations represented included the key enterprises in the downtown

Ruan Building
Architect: Kendall Griffith Russell Artiaga



area: the Hubbell, Knapp and Ruan interests, the Register & Tribune, Pioneer and Meredith Corporations, and the major banks and insurance companies. The few rules were strict. Only Chief Executive Officers were eligible to be Development Corporation members, ensuring that those around the meeting table could, said Houser, "make an on the spot commitment" on behalf of their corporations. Houser says the group "sets annual short term objectives, most of which get accomplished." The goals are specific and focus on economic redevelopment of the city. Goals are implemented after determining their cost and dividing the total amount among the members. This annual share is considered to be "dues", rather than a donation, and has typically amounted to \$300-\$400,000 each year. It is a sign of success that the original group has grown to include 60 corporations. Most of the newcomers are there at their own request, wishing to become involved. The original group's share of dues has remained the same, and the newer members have allowed the Development Corporation to "collect considerably more than 100 percent of its annual goal," noted to Houser.

Des Moines Development Corporation has spent its money in a variety of ways: for planning and economic studies; to purchase land; and as seed money for a number of projects, of a human service as well as "concrete" nature. The biggest commitment to date is to the Convention Center. The Development Corporation thought Des Moines was ready to support a new, first class convention center in the heart of downtown. The city had proposed an expansion to the existing Veteran's Auditorium. The business point of view prevailed; they raised \$1.6 million to acquire the land, and have pledged another \$1.5 million toward construction costs.

The City's decision makers include the Planning Director, the Mayor, the City Manager and City Council, and they have worked together in a way that is equally effective as that of the business group. In many cities the political group is not noted for its ability to share goals and pull in concert for implementation, or for its willingness to share decision-making with the private sector. In Des Moines' redevelopment, this has not been a problem.

Early in the redevelopment process (Houser feels it was during planning for the



James Grant

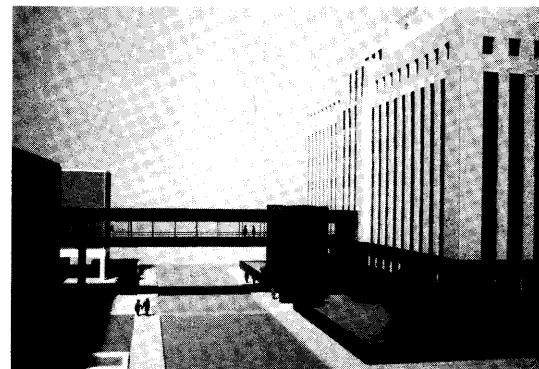
Civic Center), the City and the Development Corporation discovered that their goals were virtually the same. Houser says his group "wanted economic redevelopment with a downtown focus," and that downtown should "be a people place and not just of-fices closing at 5 o'clock." The City sought riverfront and downtown revitalization, housing for people with various income levels, and amenities (shopping, restaurants, parking, entertainment) for those who would work or live in or visit downtown. Grant feels that the failure of the 1973 referendum was a catalyst from which grew "the strength to get together and do something" for the city's future.

Both Houser and Grant stressed another mutual goal: that all projects be well designed, "first class" and of "a quality that will stand the test of time." Neither had analyzed or developed a set of criteria that defined the concept of quality beyond comparisons with projects in other cities; each expressed the opinion that it is the role of the architects and others to address design issues once the needs of each project have been clearly identified.

The Des Moines public - private coalition has, according to Jim Grant, "been through an evolution of trust. If something needs to be done, both parties have held to what they said, and have done it. There has been no backing up from commitments." Both Grant and Houser used the terms "trust" and "mutual respect" in describing their working relationships.

Both leaders feel that one key to success is the ability of Development Corporation

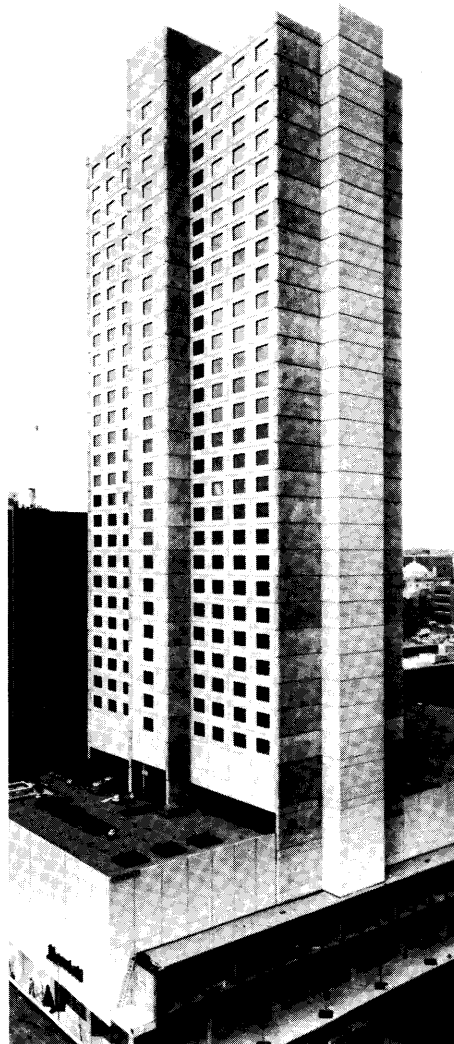
*Skywalk to The Bankers Life Company
Architect: Brooks Borg and Skiles, Architects-Engineers*



members to "work out their conflicts ahead of time," says Grant. Grant maintains that Houser "acts as a traffic cop" for his members, balancing the wishes of one strong ego with the wishes of others while keeping in mind the overriding goals of all. Houser says, "our differences are not aired in the newspaper," and divisive competition among group members is avoided.

The private and public sector groups seem convinced that each benefits in a very real way from their partnership. Houser notes that Des Moines is different from cities which can turn to one major philanthropist to underwrite public needs. The corporations looked around during the early 1970's and saw a city that had a deteriorating downtown and to which it was becoming increasingly difficult to attract and keep good employees. The businesses acted "out of a healthy self-interest," says Houser, to improve the quality of life in order to assure an adequate worker pool in the future. He also points out that businesses are "less likely to walk away from the commitment" once they have played a role in its redevelopment, and that Des Moines is not losing businesses to the suburbs or to other cities at the rate such losses occur in other places. Houser feels that economic growth is more likely in an atmosphere of cooperation and concern, and that growth is dependent on the quality of life in the community as a whole.

The City can point to very tangible benefits from the redevelopment. Jim Grant



Marriott Hotel

Architect: Kendall Griffith Russell Artiaga

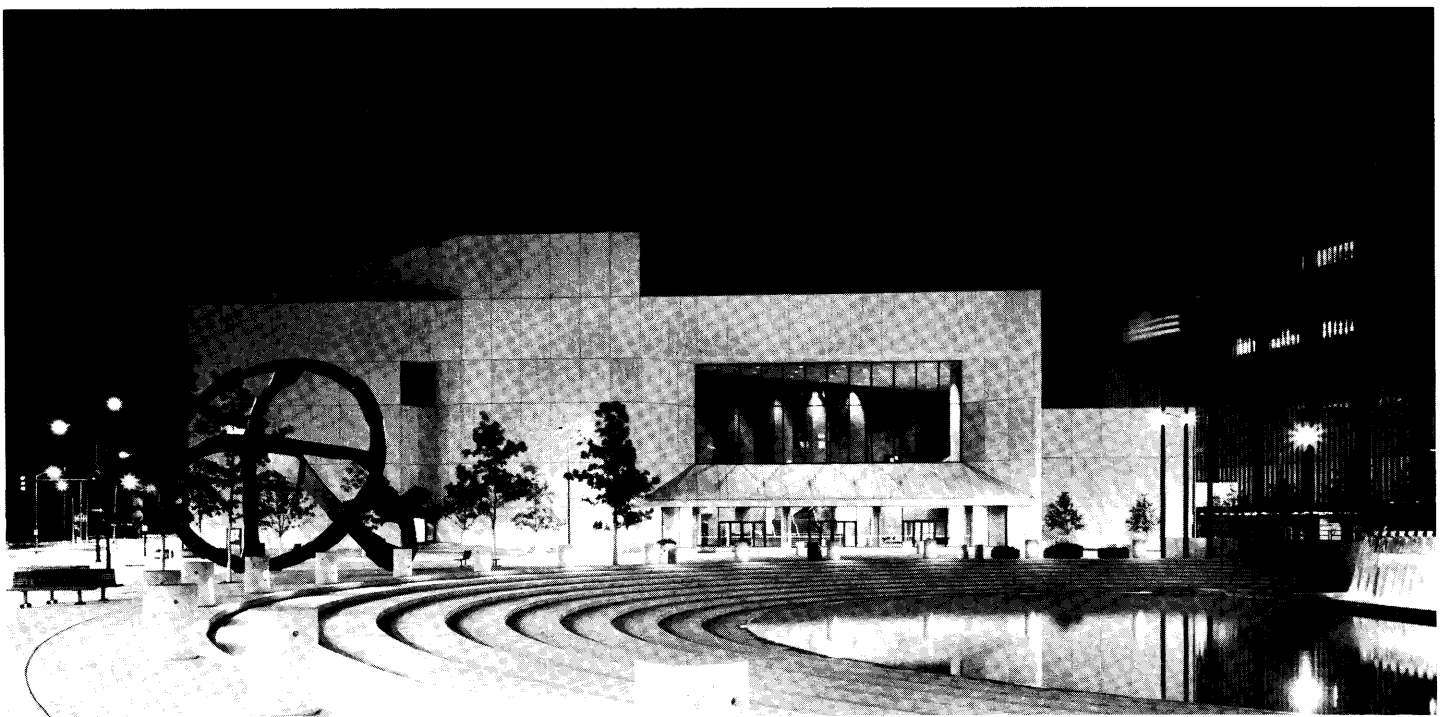
notes that when the 65 square block Capital Center Redevelopment Area was identified in 1973, its assessed value was \$71 million. Today, the value has nearly tripled, to an estimated \$200 million in taxable property. Because of this growth, projects, in effect, have paid for themselves. This, according to Grant, has made it unnecessary for the city to make choices between downtown and neighborhood concerns, and has allowed progress without the political opposition and polarization that has been the history in many other cities.

What does the future hold for the continued redevelopment of Des Moines? Both Bob Houser and Jim Grant point with pride to the great number of projects completed or in the works. These will have provided new office space, parking, housing, entertainment and meeting facilities. Both men agree that the job is well underway, but, as Grant says, "we need to blow on the coals to keep them red." They see the partnership continuing through the opening and operation of the Convention Center, and completion of the downtown core with additional housing and parking, extension of the Skywalk, and more amenities such as theaters and grocery shopping.

More important is the fact that the redevelopment area has been expanded to include sections to the west and east of the

Des Moines Civic Center

Architect: Charles Herbert and Associates



downtown core, with similar infusions of capital to fund projects which will fulfill the specific needs of those areas. The private sector group has begun looking for ways to assist the stabilization of the Drake neighborhood, and is expanding beyond brick and mortar projects into job creation and other ventures with a "social purpose not even conceived of" when the Des Moines Development Corporation was reorganized six short years ago. Grant explained this expanding commitment "If downtown redevelopment is successful and the community fails, downtown will still be lost."

The success of the public - private sector alliance has led to a broadening of horizons which is beginning to include the state in some current plans. Both Houser and Grant hope that as planning progresses for the proposed Iowa Historical Museum in Des Moines, the sense of mutual respect and trust they now share will grow to include the state.

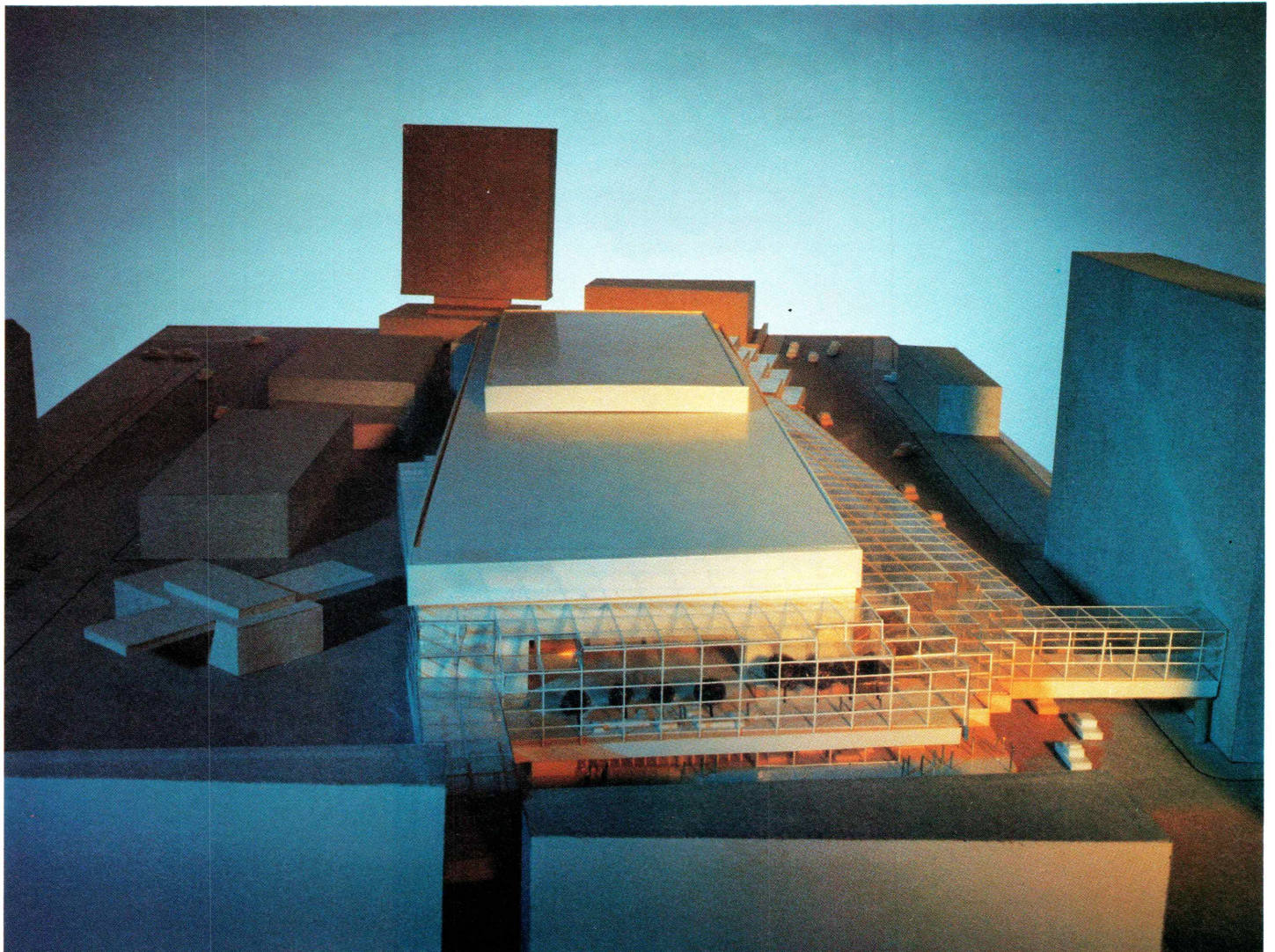


*The Bankers Life Company
Architect: Welton Becket Associates*

The keys to the success of Des Moines' rapid and effective renewal seem simple: a group of powerful business leaders who share a "healthy self-interest" in an economically vital downtown and are willing to subordinate short term corporate interest in order to accomplish it; a city team of Mayor, Manager, Planning Director and Council which share a vision and trust each other enough to be willing to make tough decisions quickly; leaders on both sides whose personalities choose negotiation and cooperation over controversy and self-interest. Jim Grant says, "For some lucky reason, Des Moines has had all the right factors fall in the right place at the right time," and he doesn't see "any end in sight" to the accomplishments and progress now underway.

Those who have tackled redevelopment in other urban communities look to Des Moines with envy, knowing that the success here is far less simple than it seems. ●

*Des Moines Convention Center
Architect: Brooks Borg and Skiles, Architects-Engineers*



The Kaleidoscope at the Hub and Hub Tower:

A New Focus for Downtown Des Moines



Skyline: The Hub Tower, looking ESE, as a significant addition to the Des Moines Skyline.

Construction is now underway on a two block long shopping center/office tower complex called The Kaleidoscope at the Hub and Hub Tower. This project will provide an architecturally interesting core project which should revitalize the downtown's retail marketplace and fill more of the continuing demand for premium office space.

The owner, James Hubbell III of Hub Limited Partnership, cited several reasons for undertaking the project. The location of the site is its primary strength, and the Hubbell company owned or was able to acquire the entire two-block long by half block wide parcel for development. The west end of the site is at the heart of the business center of downtown, making it ideal for office space. Two major department stores, Younkers and Penneys, anchor the ends of the site, making it ideal for the classic "magnet" shopping center layout with smaller retail stores stretched between the two major stores. While some office tenant parking is being built below the west block, most parking needs will be met by numerous existing and new ramps adjacent to the site. Finally, Hubbell sees this project not just as an investment for them, but as an investment in the future of downtown Des Moines.

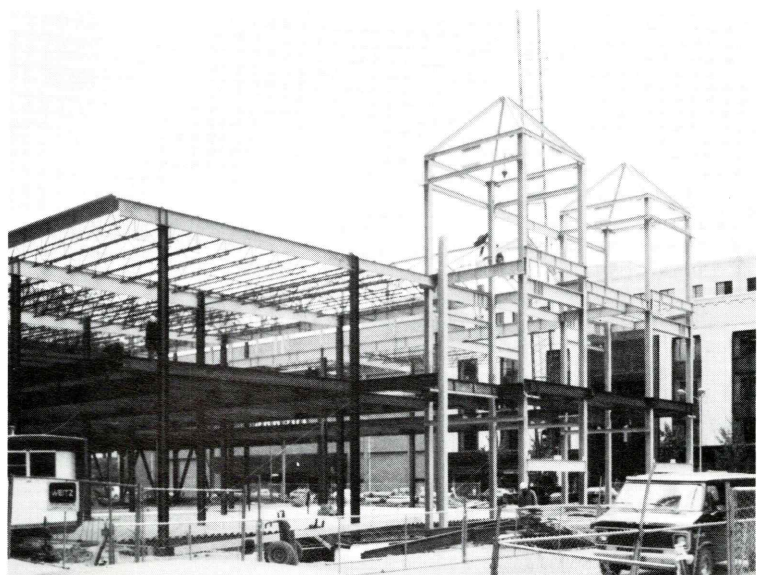
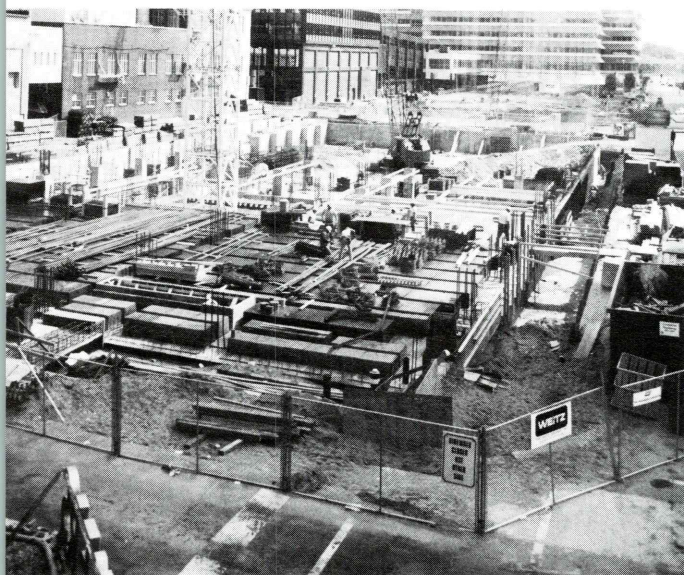
What projects most influenced the developers while touring prototype downtown shopping centers? Hubbell mentioned two. "Grand Avenue" in Milwaukee, while larger in scale, had to solve many similar site problems. "Santa Monica Place" in Santa Monica, California struck a happy balance between the architectural identity of



the whole space with that of the individual stores through graphic and architectural controls.

For marketing purposes Hubbell intends to use the architecture as well as the "theme" of the project as selling points. Charles Herbert and Associates was hired to create an architecturally significant complex while keeping it functional and affordable. With the help of a marketing consultant the "Kaleidoscope at the Hub" theme was developed and will serve as a marketing and design tool.

In conceptualizing the project, the architects defined three major parts. The first, the 20 story Hub Tower, maintains its own identity and strong entrance even though it is related architecturally to the retail complex and devotes its first two levels to retail. The



East Grand Office Park

The eastside of Downtown Des Moines has embarked on its own ambitious and enthusiastic redevelopment plans. Stretching from the State Capitol to the City government buildings along the riverfront; housing, office, retail, and museum projects are rapidly establishing a new competitive image. The East Grand Office Park represents another of the many recent public-private partnerships that have helped fuel this continuing redevelopment and expansion.

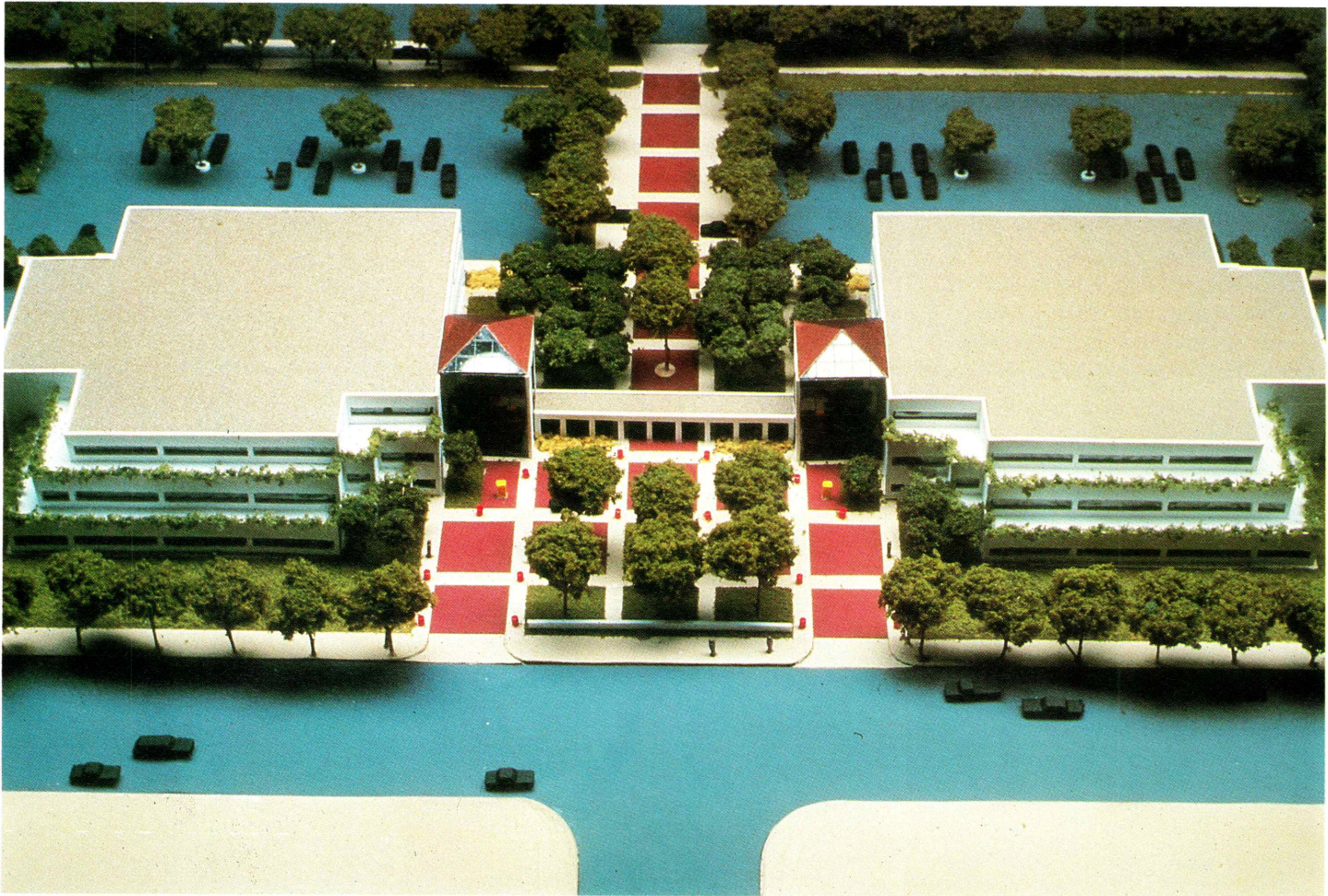
The genesis of this proposed office park development occurred when the City of Des Moines asked the Bankers Life to consider developing an office complex on the near eastside of downtown Des Moines. Previously, The Bankers Life had developed a light industrial park along River Drive East just south of Interstate 235. Chairman of the Board Robert N. Houser has long been a supporter of the eastside district and agreed to consider making another proposal for this area.

Cooperating with the city, The Bankers Life commissioned Savage and Ver Ploeg Inc. to create a master plan proposal for the

area south of their present light industrial development and covering two parcels of land. The first area is situated from East First Street to East Fourth Street and from Des Moines Street on the north to East Grand Avenue on the south. A second parcel is located between East First and East Fourth and extends from East Grand Avenue on the north to East Locust Street on the south.

The charge to the architects was to create a low-rise office/retail complex with on-site parking for the occupants or customers of the buildings and as much open landscaped area as possible. Without going to





Architect

Savage and Ver Ploeg Inc.

Owner

The Bankers Life Company

Proposed Completion Date

Spring 1986

Landscape Architects

Cruse-Gardner Associates

Photography: Aerial Photo

Perry Struse

the suburbs, the Bankers Life wished to establish a quality office park which would attract tenants desiring a working environment with ample on-site parking and green areas. Proposed for the north parcel were two 3-story buildings and one 2-story building, each being speculative office buildings. A fourth 1-story building on this parcel would accommodate a restaurant, since the area has minimum food service facilities. On the second parcel between East Grand and East Locust several building types, all one or two stories, were planned. Some suggested uses included another food service facility (restaurant or cafeteria type), speciality shops, and a grocery/drug store.

The master plan was presented to the City Council as a suggested development for the area. After review by city officials, it was decided to take only a portion of the master plan parcels and have the Urban

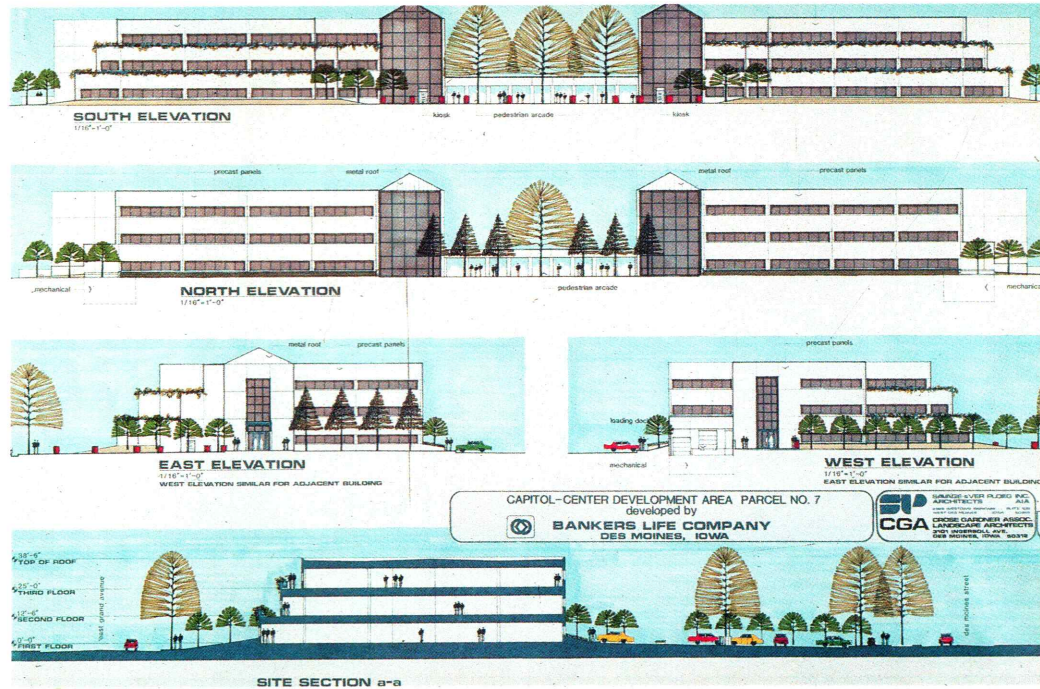
Development Department prepare an urban renewal package which would be part of the Capitol-Center Development Area. The site for redevelopment used only part of the first (north) parcel described above.

The Urban Development Department solicited proposals for the scaled down site with very specific requirements. Some of those requirements included a minimum of two separate buildings; on-site parking with service facilities screened from East Grand Avenue; an emphasis on open landscaped areas along the south with surface parking restricted to the north portion of the site; and to develop the site with a strong orientation to East Grand Avenue.

The Bankers Life submitted a proposal for the redevelopment offering which was accepted by the Urban Development Department. This proposed development, now called East Grand Office Park, consists of two separate three story multi-tenant speculative office buildings connected along the east-west axis with a covered pedestrian arcade. Arrival to this arcade is across a motor court plaza from East Grand Avenue or through a grove of white pines from the north. The gridded walkways/drives have brick paved infill panels which extend from East Grand on the south to Des Moines Street on the north.

As part of the redevelopment package, East Second Street was abandoned through the site and the two buildings are located on each side of the former street location. In response to the requirements for a strong orientation and open landscaped areas along East Grand Avenue, each building has stepped back terraces with planters at the edges of the accessible balconies. Stepping back of the buildings as well as the plantings will soften the edge of the development along East Grand Avenue. Also the balconies provide viewing areas to the State Capitol, the Des Moines River, and the westside downtown.

The main entrance lobbies of each building are open for three stories with a glass-backed elevator located near the center of the lobby space. Large areas of glass on three sides of the lobby provide views to the State Capitol or the westside downtown from the lobby balconies and from the elevators. A pyramid skylight completes the roof of each lobby. There is also a stair tower adjacent to this area.



These main lobbies are to create an impressive first impression for the multi-tenant buildings and thus encourage the future tenants to establish their own quality interior spaces. The balconies along the south side of the buildings also enhance the tenant spaces adjacent to them, and the occupants will be permitted to use these planter lined terraces as an extension of their space.

This medium intensity office complex is intended to make a transition from the light industrial park to the north to the more intensely developed retail/commercial areas to the south and east. Located directly west of the site, the open landscaped areas of the complex become extensions of existing Armory Park and the Des Moines River. The height of the buildings has been restricted to preserve views to the State Capitol from the surrounding City government buildings.

Just as the westside of the downtown business district of Des Moines has seen tremendous growth and change in recent years, the eastside area has begun to build, literally, its own new image. The areas leading to the State Capitol are being restored, renewed, and rebuilt. The proposed East Grand Office Park is part of the future look for the eastside of downtown Des Moines. ●

Skywalks to Heaven?

For a hundred years, architects and planners have struggled to achieve a peaceful coexistence between vehicular traffic and pedestrian movement. More recently, the problem has been to fit automobiles into the city without all the nerve-wrecking noise and congestion that naturally go with them. Indeed, in 1971, New York Mayor John V. Lindsay admitted defeat. He announced plans to ban cars altogether from a large part of Manhattan's heart. At the same time, the City of Minneapolis surged forward with a different solution, lifting people off the street into an elevated walkway system and unhindered movement above the traffic.

A top supported structural system from which the floor is suspended establishes a level horizontal bridge appearance, yet allows the extensive floor ramping required by severe second level elevation differences. This is sheathed in a grid of flush aluminum panels and floor to ceiling clear glass. While a consistent vocabulary of skin assemblies and building connections are sought to unite the system, the skin color is intended to vary in skywalks throughout the downtown system, responding to the particular buildings they connect. Clear aluminum was selected for its lightness, reflective qualities and compatibility with adjacent buildings in the initial phase connecting the Financial Center, Employers Mutual and the renovated Younkers.

*Architect: Brooks Borg and Skiles
Architects-Engineers*

Skywalk System Evolution

There has been a development resurgence in many of our nation's central business districts during the last decade. Prior to this time, particularly during the 1950s there was a tendency to overlook downtown potentials in favor of what appeared to be more competitive suburban shopping centers and office complexes. Suburban competition has not dwindled of course, but the central business district has been "rediscovered" as planners, developers and citizens alike have recognized that this small area typically offers the region's best overall accessibility and provides a variety of concentrated urban activities unmatched in other portions of the city or metropolitan area.

The competitive success or failure of a central business district is often determined to a great extent by the ease of accessibility to activities located within the district. But there are problems to be faced if adequate internal access and growth are to be maintained. If a downtown grows laterally, motor vehicle traffic can be accommodated, but distances become too great to be overcome by pedestrian travel - the most flexible and least expensive form of transportation. If the area grows by the intensification of activities within a small area (growing up), short walking distances prevail, but great pressures are made to accommodate high volumes of motor vehicle traffic in a restricted amount of space. Thus, the challenge is to create closeness without congestion.

The solution in many if not most cities, has been to accommodate the motor vehicle and minimize congestion. This has been accomplished, unintentionally, to the detriment of the pedestrian. Typically streets and parking areas comprise over 50 percent of a central business district's land area, which unavoidably extends the length of pedestrian trips. The accommodation of heavy volumes of motor vehicle travel also discourages walking by causing greater pedestrian delays and increasing accident probabilities. Beyond these traffic concerns, the pedestrian is often subjected to heavy concentrations of air pollutants and frequently inclement weather. Small wonder that Ilf and Petrov said . . . "pedestrians shall lead a life of martyrdom".

In view of these problems, it is not surprising that increasing attention has been directed toward providing special improvements to assist the movement and enjoyment



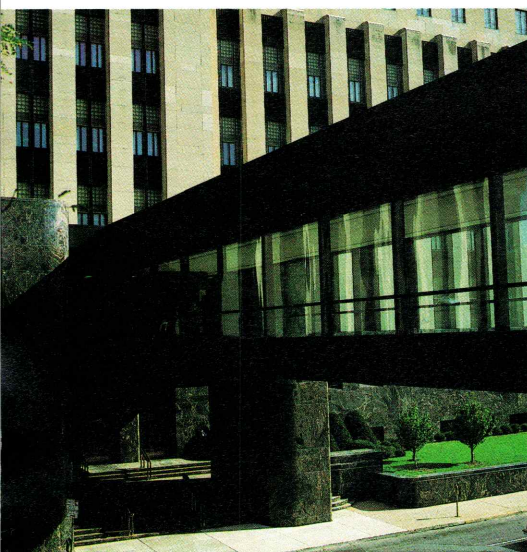


YOUNKERS



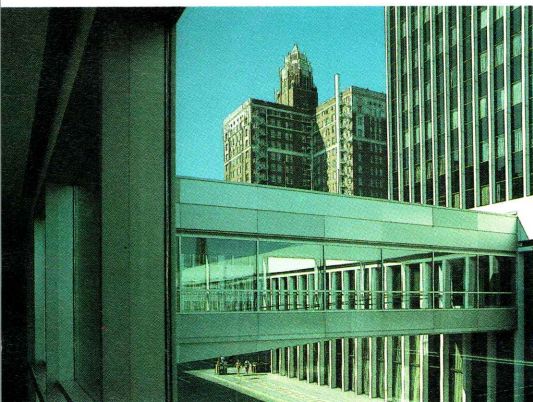
The Skywalk spanning Grand Avenue to the Ruan Center, completed in 1974, was a private bridge connecting to a public parking garage. The City of Des Moines purchased this Skywalk to incorporate it into the public system in 1981.

Architect: Kendall Griffith Russell Artiaga



Bankers Life agonized over the possible architectural implications of a skywalk penetration into their building. Drawings and models of many solutions were studied before a major addition was approved that provided not only structural support for a skywalk, but a stair and elevator for both public and employee use.

Architect: Brooks Borg and Skiles Architects-Engineers



of pedestrian travel within many central business districts. While at-grade pedestrian malls of various types and sizes have been successful in some cities, a perhaps more significant functional development has been the evolution of grade-separated pedestrian systems linking significant portions of downtowns. There are currently over 20 cities in North America with some type of grade-separated pedestrian system which offers complete separation of pedestrian and motor vehicle traffic, climate control of temperature extremes, and creation of another level of commercial and service activities. These benefits enhance the attractiveness of the downtown area, and quite often the grade-separated pedestrian system is the catalyst for downtown revitalization.

Planning for a Des Moines Skywalk System

Downtown Des Moines has many of the problems outlined above. In order to help alleviate these problems and aid downtown redevelopment, the City of Des Moines, in 1974, proposed a skywalk pedestrian system in the core of the central business district. The area is bounded on the north by Grand Avenue, on the west by 8th Street, on the south by Mulberry Street, and on the east by 4th Street.

In 1978, the City submitted an application to the Federal Highway Administration (FHWA) and the Iowa Department of Transportation (IDOT) requesting the pedestrian skywalk system to be eligible for Federal Aid Urban Funding. This would allow the City of Des Moines to use Federal Aid Urban funds for the planning and construction of this important transportation element.

The FHWA and IDOT responded to this application by asking the City of Des Moines to make further studies in order to complete their application. In reply to this request, Des Moines commissioned a study by Barton-Aschman Associates to examine the questions relating to pedestrian and vehicle movements in the Central Business District. Specifically, this study addressed the volume of pedestrians anticipated to use the skywalk system, the resultant savings in vehicle delay, an examination of vehicle-pedestrian accidents, and a cost-benefit analysis of the proposed skywalk system.

Concerns for pedestrian comfort and urban redevelopment incentives notwithstanding, the cost-benefits arguments proved most critical and ultimately most persuasive to the funding request approval. Annual dollar benefits attributable to faster pedestrian and automobile movement and to fuel saved were estimated at \$561,000. Annual cost was estimated to be \$375,000.

The Barton-Aschman transportation study was quickly followed by a city commissioned design study. Completed by Brooks Borg and Skiles Architects-Engineers in

association with Barton-Aschman, the study outlined fundamental design, operational and economic directions for system development. Most importantly, the study tackled the issues of skywalk locations and methods to ensure unhindered growth. A system based on using existing building interiors was proposed with a goal of promoting interesting, activity-oriented pedestrian connections. Undoubtedly, this basic design proposal continues to be the most difficult to achieve.

From Des Moines' point of view, the skywalk system "was to be a public system which would serve two public purposes. It would be an integral part of the public transportation system downtown and would also serve as an urban renewal project to prevent deterioration and to encourage downtown rehabilitation." The city has funded construction through general obligation bonds repaid by tax revenue accruing from downtown property owners via tax-increment financing.

Since September of 1980, when Des Moines authorized construction of the first public financed skywalk bridge, 17 other bridges have been laced across the urban core. A dozen more are now being designed as the skywalk stretches to embrace new development to the east and north. In only four years, 18 city blocks will have been joined by an enthusiastic city-private partnership many thought would never last. Indeed, success can be partly measured by repeated requests for system expansion and mounting economic pressure to be one level up.

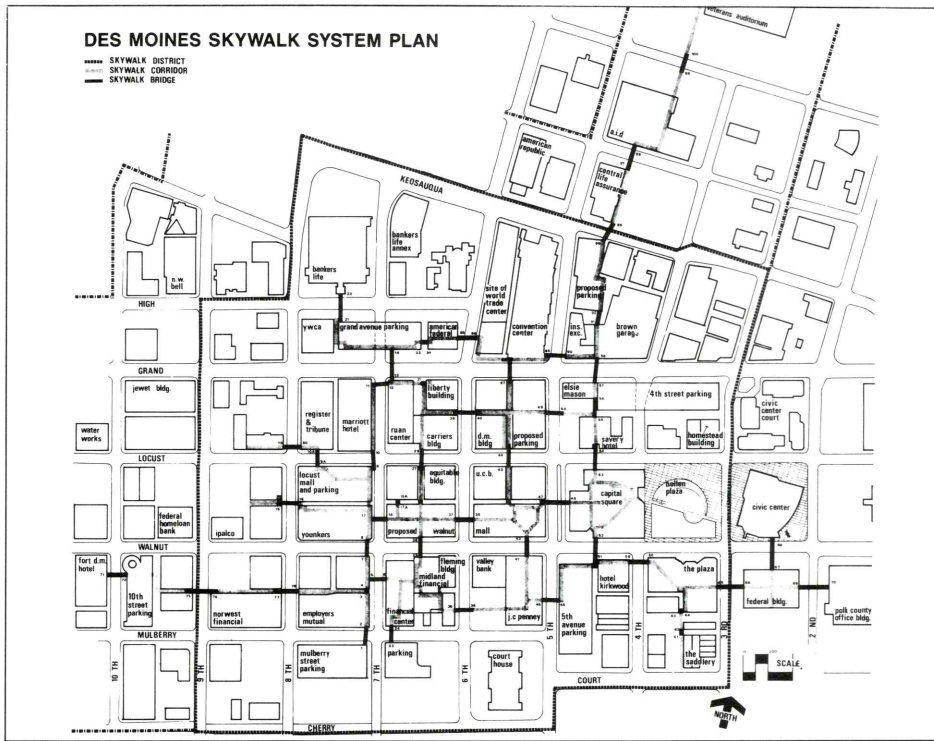
Evaluation

The skywalk system is not without its critics. Opponents have repeated that public money could better be spent on housing improvements, on neighborhood revitalization, increased fire and police protection and street repair. The skywalk, they say, is an unnecessary luxury.

Many merchants continue to have reservations about the system. Security, daily and long-term maintenance and operating costs are recurring questions. Some fear that skywalk patrons won't descend to the street level at all, increasing second level lease rates but ultimately deflating street level property values.

Counter arguments center about both user comfort and economic benefits. The general public, whether the downtown workers, the downtown resident or the visitor to the downtown area, will reap benefits of greater comfort (especially in inclement weather), greater convenience and greater safety. The property owner and businesses stand to benefit from increased sales, a greater demand for space and increases in property value.

This rosy vision has, in fact, been realized



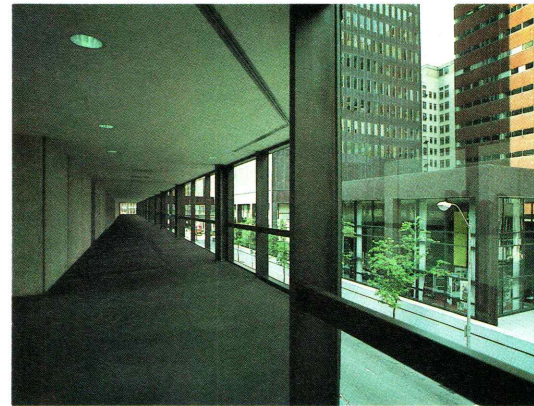
in Minneapolis. The system has utterly transformed the second floor in the buildings adjacent to the IDS Center. Since the pedestrian traffic now flows mainly at the second level, routes have been raised and new commercial centers created with banks, cafeterias and shops. Inside several buildings, courtyards and plazas open up and are centers for rendezvous, leisure, clubs and small cafes. The result is that the city's face has changed a great deal.

Skywalks are not, of course, a panacea. As city planners embrace the concept of a downtown skywalk linking office buildings as commercial establishments, architects argue that skywalks must be designed to fit particular needs. Edward Baker, whose firm designed the first structures in Minneapolis' attention-getting skywalk system in 1962 and has since been involved in the development of most of the city's subsequent skywalks, conservatively views the skywalk concept as a good solution for some cities and some buildings. It is not always the right answer, the better alternative. "The biggest danger facing cities that are beginning to develop skywalk systems is the tendency to look at skywalks as public passways to be financed and owned all or in large part by public funds. What you have to have is an entire system interconnecting the bridges, inside buildings. You need walkways, you need second-story stops, you need rest areas, and you have to plan your inside areas just as if they were laid out on the high traffic ground floor - for maximum utilization. The worse use of the skywalks is to simply put [one] up... as a showpiece of modernity to connect two buildings."

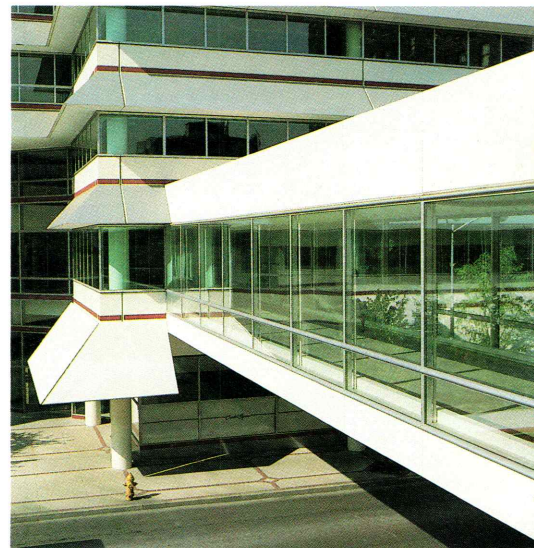
His is not an idle warning. Concerns

about system security and maintenance have resulted in several skywalk concourses shoved to the perimeter of the buildings they were intended to serve. Elevation differences between buildings have also posed considerable problems for system development, becoming even more problematic given consideration of handicap accessibility. Even where at-grade differences are insignificant, second level elevations can vary greatly, particularly when new office structures connect with older retail buildings with intervening mezzanines, or grand first-level spaces. In Des Moines, the potential for second level public plazas or special activity centers has yet to be realized.

At least as important, however, as all the functional and economic justifications for the system that have so far been proffered are the psychological implications to downtown redevelopment. Such a system, by its very nature, is extremely visible to the general public. Once the sometimes tortuous planning efforts are over, actual design and construction of skywalks can proceed very quickly. All of this assists to dispell the many negative impressions that have been developed about downtowns over the last twenty years of decay. At last, it appears to many, architects and planners have devised a reasonable response to the controlled environment of the suburban shopping center. Now possible is a convergence toward the city center by people living in the suburbs who find it more convenient to shop in this "new zone" than in their own suburban shopping centers. People are attracted to newness, and the skywalks are very visibly that. ● Kirk von Blunck

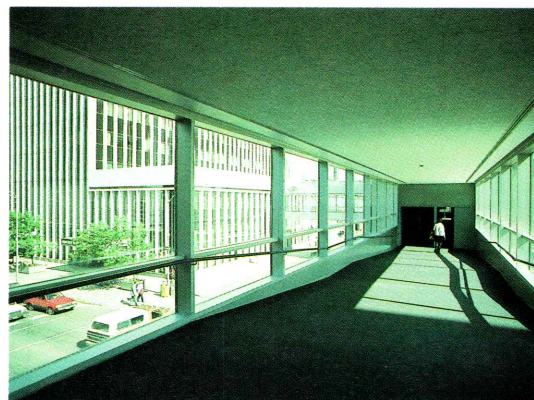


Sliding alongside the Marriott Hotel, a Skywalk passage links the Ruan Center with the Locust Mall and parking structure. Architect: Brooks Borg and Skiles Architects-Engineers



Capital Square extended the system to the east with three skywalk connections. They were the first fully integrated into the architectural design of a new building structure. Architect: Skidmore, Owings and Merrill

Elevation differences pose functional and design challenges throughout the system. Skywalks linking Younkers, Employer's Mutual and The Financial Center connected second floor levels with over five feet of elevation variance.



The Homestead Building

Rehabilitation and Adaptive Reuse

As a seedy hotel and bar, the Homestead Building was an annoying embarrassment to the redevelopment efforts of downtown Des Moines. Its rehabilitation and successful adaptive reuse illustrate, however, that progress need not always mean replacing old buildings with new. The historic dignity and style of this 1900's structure on Nollen Plaza has been recreated, while a contemporary interior serves today's office and retail demand.

Most redevelopment in downtown Des Moines has involved replacing old buildings with new. These new buildings have created an image of progress and growth in the central business district.

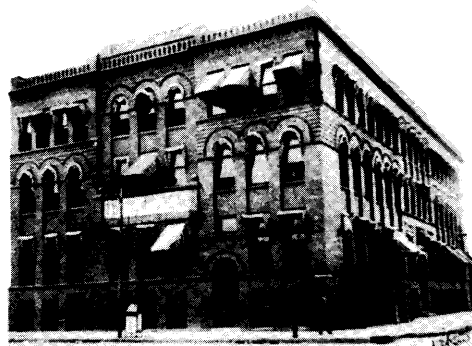
New construction, however, is just one way to make redevelopment progress. The Homestead Building rehabilitation and adaptive reuse is progress with a different look and presents another way to change. The historic dignity and style of this 1893/1905 brick commercial structure facing Nollen Plaza has been recreated, while a contemporary interior treatment meets modern safety codes for office and retail use.

The Homestead Building was built by James M. Pierce to house his publishing operations, which included *Iowa Homestead* magazine, the pioneer of modern agricultural journalism. Designed by Des Moines architects Smith & Gutterson (later Smith & Bage), the building was constructed in two parts: the east 22 feet in 1893, the west 44 feet in 1905. This firm also designed the Des Moines Public Library, the Iowa Historical and Library Building, the Drake Conservatory of Music, and numerous churches, residences, apartments, commercial and industrial buildings. An example of late nineteenth-century commercial/industrial buildings, the Homestead Building is one of the few of that type still standing in Des Moines' central business district. The Homestead was listed on the National Register of Historic Places in 1982 for its statewide historic significance.

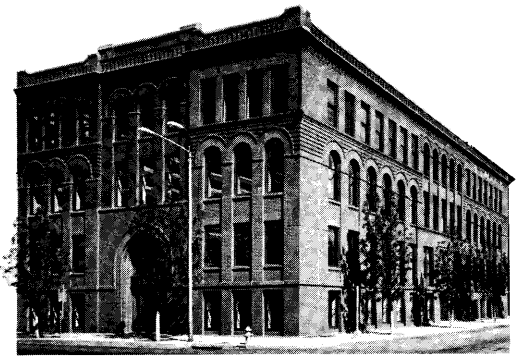
Bussard/Dikis Associates, Ltd., was hired by the Homestead Building Limited Partnership to direct the redevelopment of the Homestead Building. To take advantage of investment tax credits for certified rehabilitation of National Register-listed properties, redevelopment had to meet the Department of Interior's standards for historic buildings. Arches at the two entrances and parts of two exterior walls were rebuilt, restoring the concept of the original 1893/1905 structure. New wood window frames and sash painted the same green used originally, replaced badly deteriorated frames. A gable-shaped skylight, of clear and translucent insulated acrylic, was added over the enlarged existing lightwell, enclosing a central atrium. Ceiling heights of 18 feet plus between ground and first levels allowed construction of an additional partial floor, increasing useable area.



Homestead Building, circa 1893



Circa 1905
Photograph courtesy of Paul Ashby.



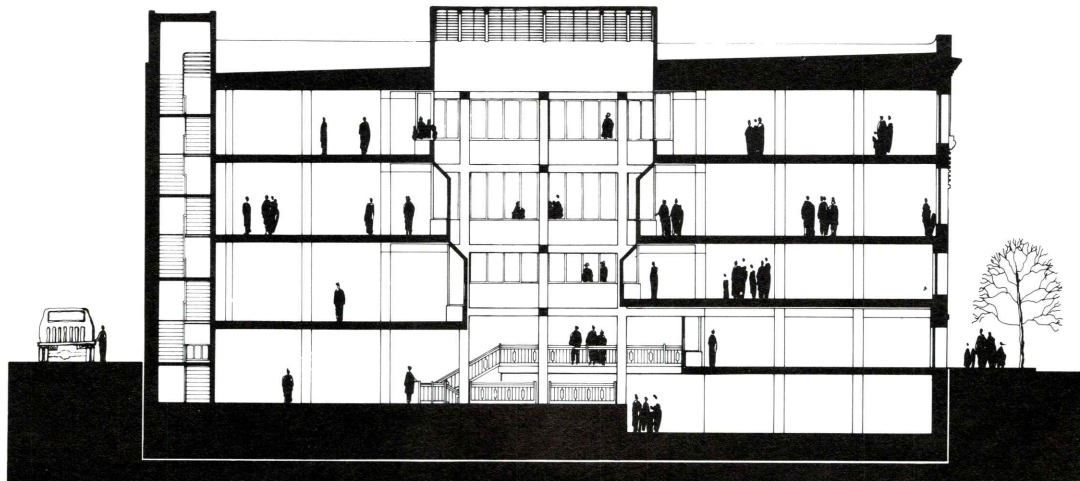
1984

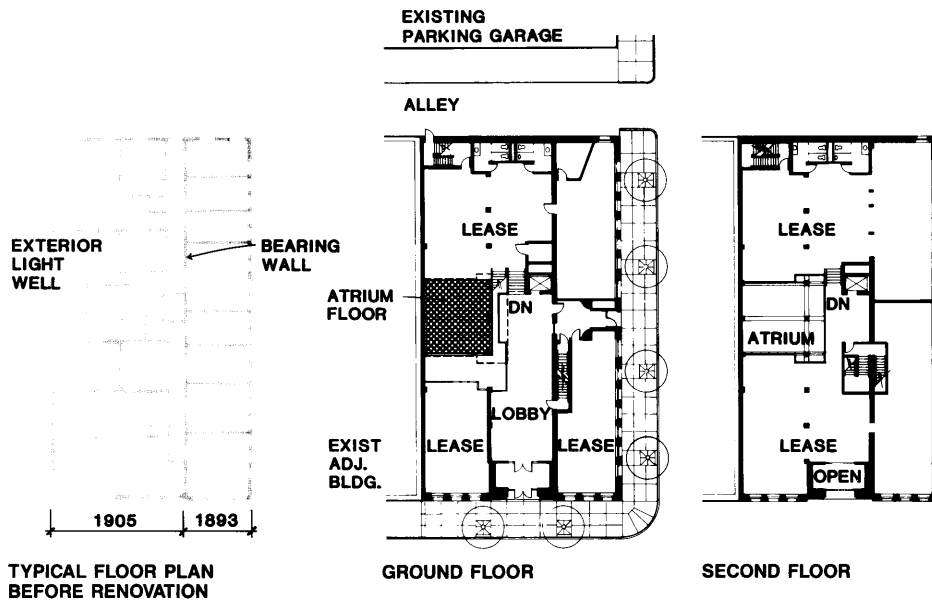
Architect
Bussard/Dikis Associates, Ltd.
Structural Engineer
Structural Consultants, P.C.
General Contractor
Ringland-Johnson-Crowley

Mechanical Contractor
The Waldinger Corporation
Electrical Contractor
Baker Electric Inc.



SECTION





Above: Looking up and east from the atrium floor. Below left: View from the north studio across the atrium space.

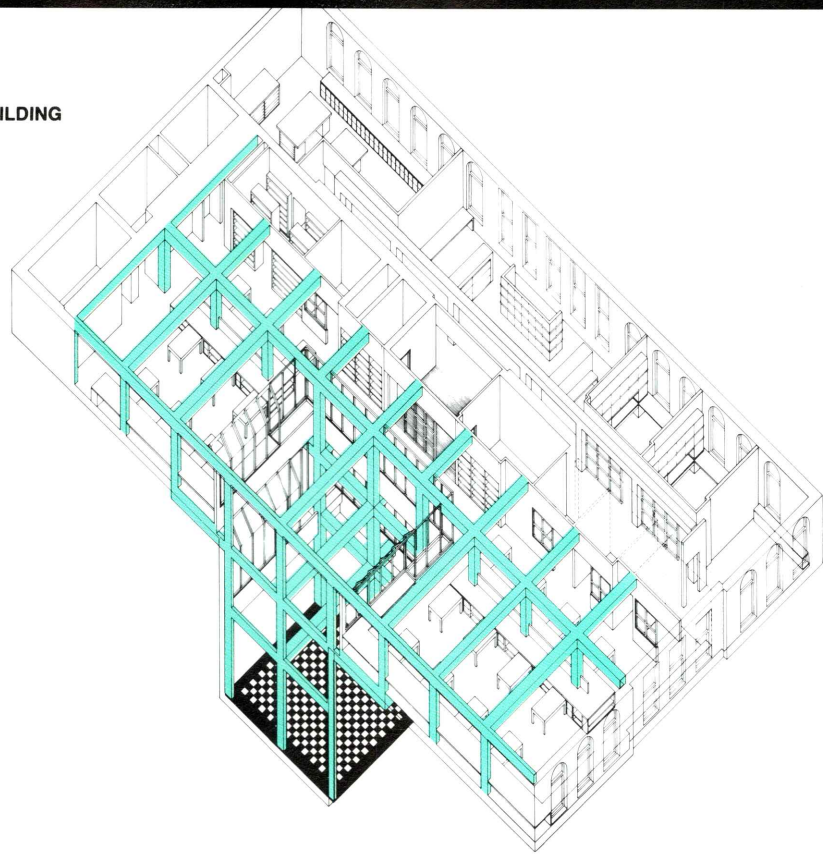


The interior of the Homestead Building is a mix of historic recall and contemporary style. Ceramic tile laid in a decorative pattern covers the vestibule and atrium floors. The oak-trimmed railing around the atrium is a modern recall of those used at the turn of the century. A common brick wall, left exposed at the request of the owner, defines the original exterior wall of the 1893 structure. Columns and beams, painted teal blue, break through the full four story height of the atrium. Green aluminum-framed atrium windows recall the green of the exterior windows.

Other general improvements to the Homestead Building included installation of a complete sprinkler system, individual heat pumps for each tenant, a new insulated rubber membrane roof, new plumbing and wiring, a new elevator, and new sidewalks and street trees. The \$2.3 million cost of the project included acquisition, general building exterior and interior improvements, and base tenant improvements, for 27,000 gross/25,000 net square feet.

In its use as a hotel and bar, the Homestead Building (then known as the Martin Hotel) was an embarrassment to those redeveloping the downtown. With its prominent location on the Nollen Plaza, it was a strong candidate for demolition, an attractive nuisance. "There was definitely that sentiment to tear down the building," said Stephen Williams, one of the general partners involved in the Homestead redevelopment. "We general partners felt, however, that there was a place for old buildings in society. Utility and function can be achieved in an historic context." ●

AXONOMETRIC OF THIRD FLOOR, HOMESTEAD BUILDING



PHOTOGRAPH BY ASSASSI



A Mixed-Use Condominium Project

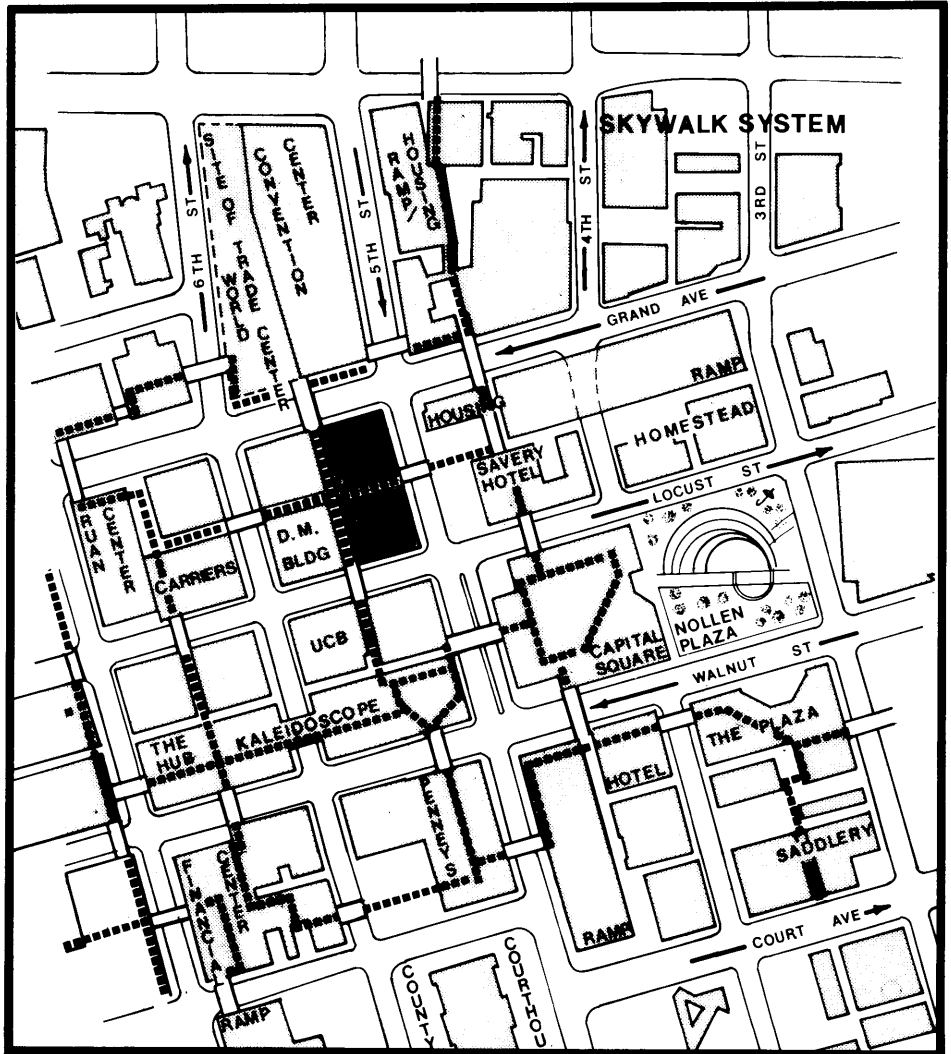
"Confronted with the dilemma of taking prime sites in the core area for a parking garage, we were prompted to look at mixed-use solutions and creative public/private ownership arrangements. As a result, this is the first parking garage built by the City in what is defined as the "central core area" of the Downtown and the first time the City sells rather than leases space at a City parking garage."

Richard Wilkey, City Manager

The site along 5th Street between Locust and Grand, with the new Convention Center on the north and Capitol Square on the south, would seem far too valuable to be used for a municipal parking garage. This project, however, is much more than a parking garage. It is a 500,000 SF mixed-use project which includes commercial space and residential air rights in addition to municipal parking. The City will sell to a redeveloper, at a fixed price, 55,000 SF of commercial space at Street Level, Skywalk Level and 3rd Levels, 2 of the 8 levels of parking and the air rights to construct a minimum of 150,000 SF of residential/hotel development above the base building. A condominium regime between the City of Des Moines and the competitively selected redeveloper will result with the City retaining ownership of 6 levels of parking.

City Manager Richard Wilkey explains that his goals for the project include maximizing this very expensive land while providing a parking garage in a location which will serve the parking needs of new retail and office tenants in projects such as Capitol Square and the Kaleidoscope at the Hub. He points out that various sites in the area were considered for this purpose; however, this particular site offered the means for a critical connecting link for north-south and east-west branches of the Skywalk System, providing direct connection between the Convention Center and the restaurants, hotels and retail shops of the downtown core.

Jack Leisch & Associates and Perkins and Will, Inc. were commissioned by the City to design the building and both skywalk bridges which link the project to



The building designed by Jack E. Leisch & Associates and Perkins & Will, Inc. will be located across Grand Avenue from the City's new 134,000 SF Convention Center and will be a major link in the City's comprehensive skywalk system.

the Convention Center across Grand and to the Savery Hotel and Elsie Mason Manor across 5th Street. "Experience in multi-use structures which included parking and the ability to design an upscale and attractive treatment to the exterior were our major concerns in selecting the design team" says Wilkey.

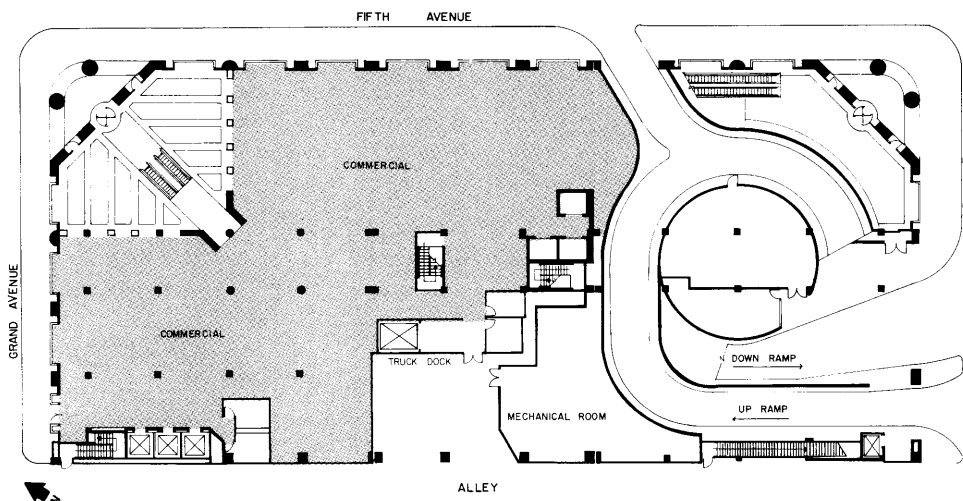
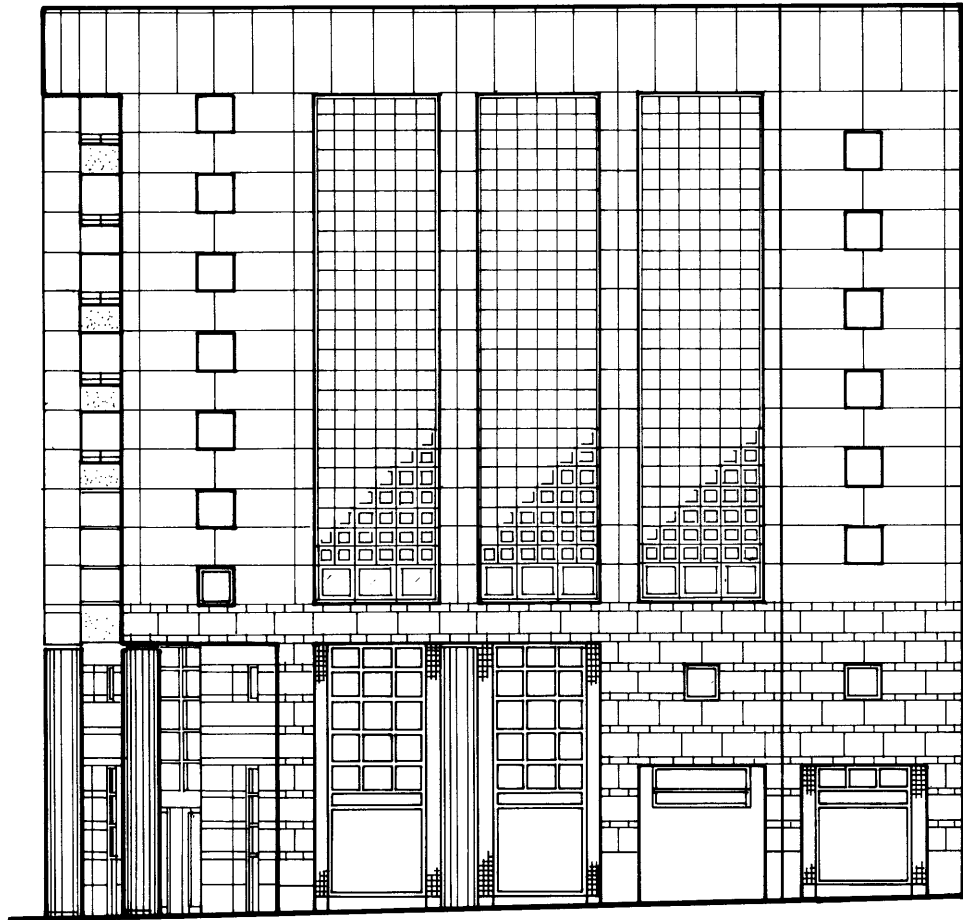
The poured concrete structure will have an exterior of rose-colored granite with polished black granite banding at Street Level and Skywalk Level. Glass bays in the granite exterior will accommodate individual shop entries, display windows and signage. At the parking levels, the exterior material changes to precast concrete open-air grids. 3rd Level commercial spaces, which are behind the precast grid of the parking levels, are expressed on the exterior by a change in the grid spacing and by glass infill.

At the main atrium-type entrance lobbies, one on the corner of 5th and Locust and one on the corner of 5th and Grand, escalators will take people to the Skywalk Level. These major interior spaces will be sold with a completely finished interior including escalators and signage, and feature a rotunda ceiling and terrazo floor. By providing strong vertical links these lobbies will take a major step toward increasing the visibility and clarity of the Skywalk System as a whole and toward establishing a pattern for better connection between street level pedestrian ways and skywalk level pedestrian ways.

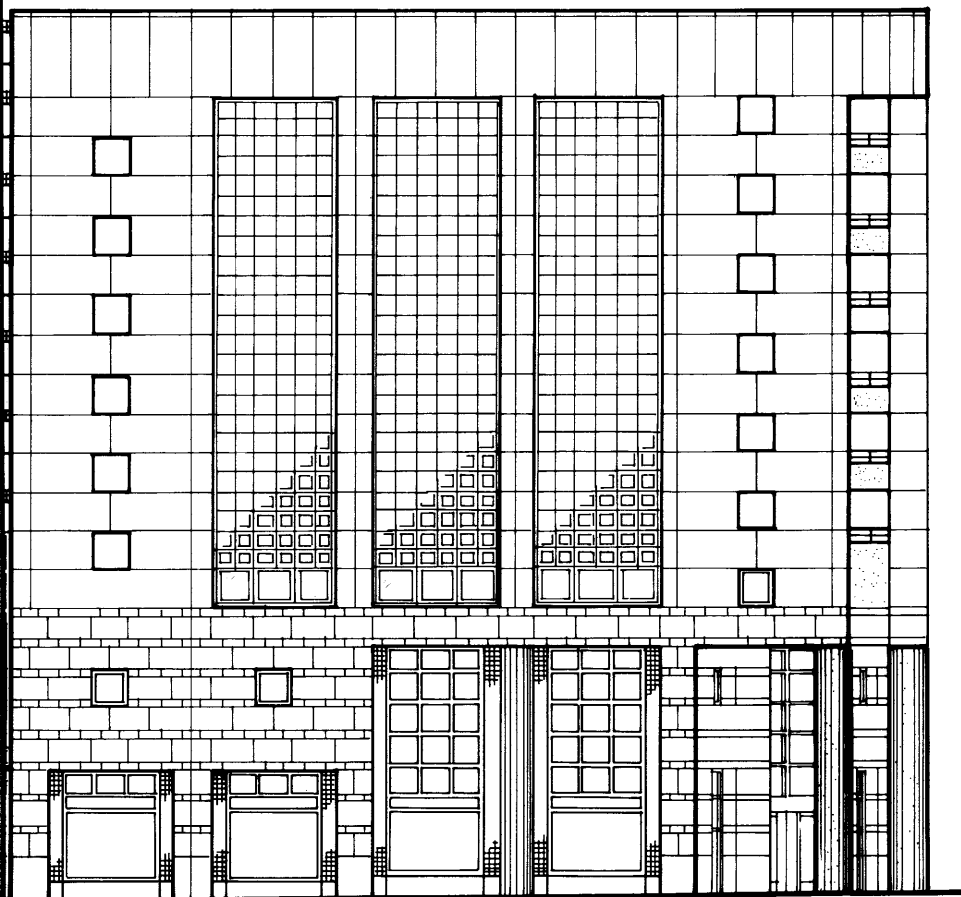
Air rights are structurally accommodated by a central bay of double columns which will continue up through the 8 parking levels. Above this the selected redeveloper will be required to construct a transfer level to shift lateral forces to the structural system below where a shear wall system is provided. The structure outside this central bay will be sized to accommodate recreational amenities including a roof-top pool.

Wilkey offers 2 main aspects of the client-architect relationship as the reasons for the design success of this project:

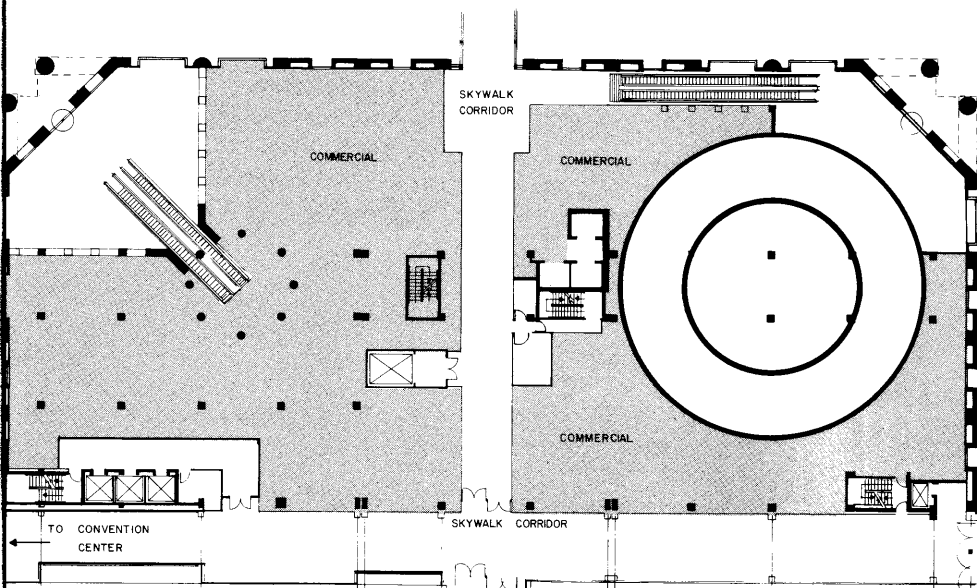
- 1) "The City staff's team approach to working with these architects which involves coordination between City Engineering as project manager, Traffic and Transportation as coordinator of garage functions, street traffic patterns and skywalk construction, the Planning Department's urban design concerns and in addition



STREET LEVEL



FIFTH AVENUE ELEVATION



SKYWALK LEVEL

Client

City of Des Moines
Richard Wilkey, City Manager

Owner

City of Des Moines and selected developer

Photographer

Perkins and Will

Architect

Jack Leisch & Associates and
Perkins & Will

legal, financial and urban renewal expertise. This team consulted regularly with the architect and covered all the bases".

- 2) "The peer review provided by the Architectural Advisory Committee for Urban Renewal and the Architectural Advisory Committee for Excellence in Urban Design. "This architectural review mandated by City procedure and law is charged with reviewing designs and making recommendations to the Urban Renewal Board and the Plan and Zoning Commission and serves to place a certain importance on urban design concerns in the minds of the consultant" says Wilkey.

The project is located in an Urban Renewal Area and is being offered nationally on a fixed price basis to redevelopers since the City bears a share of the cost of assembling the property and demolishing buildings. In return the developer submits proposals which must meet Minimum Requirements and which will be evaluated against Competitive Criteria.

The Minimum Requirements give the City the opportunity to shape the project in order to satisfy certain planning and urban design goals. Street Level and Skywalk Level are restricted to commercial uses. The 3rd Level is restricted to either commercial uses or other uses related to the residential portions of the project. Use of the Air Rights is restricted to residential/hotel use with no more than 25% of the total square footage developed as hotel space and bonus points awarded proposals providing a non-private restaurant at the top of the tower. In addition, the Competitive Criteria are used to evaluate proposals in the categories of architectural design, quality, appropriateness of proposed use, development intensity and economic feasibility.

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President's Address 1914

1984 is the 80th anniversary of the official birth of the Iowa Chapter, American Institute of Architects. The chapter's roots go back as far as the 1884 formation of the Architectural Association of Des Moines, and through several offshoot groups which were successful only for limited periods of time. In 1903, a meeting was held in the offices of the Cedar Rapids firm Josselyn and Taylor for the purpose of organizing a chapter under the auspices of The American Institute of Architects. There were eight charter members, who quickly adopted bylaws and a Code of Ethics, and set dues at \$2.50 per year.

In 1904, at its second Annual Meeting, the group had grown to 16 members, with 6 applications pending. A motion was approved to appoint a committee to file Articles of Incorporation with the State of Iowa. The filing took place on September 20, 1904. According to the Articles, the purpose of the chapter was "to unite in fellowship the Architects of the State of Iowa, and to combine their efforts so as to promote the artistic, scientific and practical efficiency of the profession."

In 1914 at its 12th Annual Meeting, Chapter President William L. Steele of Sioux City delivered an address which eloquently reflected the hopes and fears of the architectural profession and the young Iowa Chapter. The speech carries a message which still seems fresh seventy years later.

We meet again at a time unique in history. Half of the world is at war. We cannot avoid thinking about it. We can scarcely help speaking of it. With all our progress and wealth, with all our science, with all our art, with all our religion, War has come again, and the most titanic, the most terrible and all-embracing war that ever happened. Never before was such wholesale reaping of Death's harvest. Never before was such a vast army of bereaved ones so quickly assembled. Never before were the great Nations so fearfully bent on the one fell purpose of destroying one another. Never before have men so recklessly sacrificed in such lavish measure not only life but all that makes life worth living. The land of our ancestors is become one vast charnel house, and the end of it all is still hidden by the impenetrable smoke of battle.

How small and petty seem in comparison our little affairs. How little worthy seem we of the blessings which we enjoy. We are no better than our brothers who are being torn from their wives and babies to lie festering in some foreign ditch. It may be our turn next. We are not at war, thank God! nor yet do we deserve peace if we are engaged in petty and unmanly strife for the other fellow's job. Nor yet do we deserve peace unless, please God! we are at war with ourselves against that within us which is base and unworthy.

Our lines are indeed fallen in pleasant places. We live in that spot of earth most favored in things material. Nor is there lacking inspiration for the things of the mind. There is no lack of noble companionship, high endeavor, unselfish service. We like to think of Iowa as God's country. We like to think of Iowa as home. However much we may bewail the lack of place or preferment enjoyed by our profession, there is stimulus in the knowledge that our profession will be respected in proportion as we ourselves are worthy of respect. We cannot hide our littleness behind a tradition of respectability attached to our calling. As workers our feet stand upon the solid earth.

We need not accuse ourselves of all the sins of age-old privilege which for centuries has ridden in chariots whose wheels are stained with the blood of the less fortunate.

Ours is the high privilege of useful work and we may justly be proud when we consider the nature of the task set before us. We may justly be humble and ashamed



Attendants at the Twelfth Annual Convention, Iowa Chapter, AIA
Fridolin J. Heer, Dubuque; Thomas T. Carkeek, Dubuque; William L. Steele, Sioux City; Francis T. Lowrey, Sioux City; William Beuttler, Sioux City;

when we consider how far short we fall in the doing of this task. We have not, however, profited by our reflection if such thoughts tend to make us discouraged and gloomy.

You are doubtless familiar with the series of cartoons now appearing in the papers entitled "Someone is always taking the joy out of life." It sometimes seems to me that deliberate pessimism is the worst sin an architect can commit against his chosen calling. Life is good and its happiest moments are those which partake of the beneficence of the Author of Life. Architecture, whether it be viewed as merely the science of building for the housing of humanity and its concerns, or as the highest expression of life in its desire for immortal beauty, is certainly beneficent, and therefore essentially joyful.

In a certain real sense it creates. It adds to the world's wealth and comfort. It always stands for plus. It adds to the sum total of human well-being and happiness. And if it benefits the world at large it also largely benefits him who serves the world. It has even been true that "it is more blessed to give than to receive."

The happiest men an architect meets on his daily rounds are the carpenters, for in their work is the greatest variety and the most frequent demand for ingenuity and resourcefulness. The gloomiest are those



Ralph Arnold, Sioux City; H.E. Ratcliffe, Keokuk; J.M. Gardner (Guest), Cedar Rapids; Eugene H. Taylor, FAIA, Cedar Rapids; George H. Washburn, Burlington; Ben J. Lubschez (Speaker), Kansas City; and Thomas W. Reely, Fort Dodge.

whose work an inexorable system has forced into a grove of dull soul-deadening monotony. While we may well sigh at the demands made upon us, knowing our own insufficiency, we ought to rejoice to know there is so much for us to do.

Let this then be the first purpose of our meeting: To cultivate joy in our work.

We are not banded together as against thieves. We have no secret hoard to guard. We are not associated to get the better of each other. I take it that in the last analysis this little Iowa Chapter of ours means fellowship, a union of men who feel that each is better for and because of that union.

If any member feels that the gap between the theory and the fact is too great, and it always is, let his be the privilege of striving to shorten it. And always let it be our own shortcomings that are first remedied. No member is true to the cause for which this Iowa Chapter stands who is willing to contribute nothing to the common fund, whether it be money, brains, experience, time. No member is doing right toward himself or the Chapter who seeks only his own advantage.

Our membership is small and it is therefore particularly true that we have no place for the professionally jealous. We need honest criticism, constructive suggestion, helpful advice, but we have no room

for the "knocker." We have no time for him who would devise rules for the guidance and restriction of others, in order that his own freedom of action would thereby be enlarged. Such things are the real joy-killers for they poison the motives for good and wholesome action at their source. We have a right to joy in our work and once that is firmly established we may confidently assume the serious burden of responsibility which we cannot evade if we are not merely airy triflers.

Joy is the Child of Faith and Hope. As it is a sin to disown our parents be sure it is sinful to be ungrateful to the kind virtues who introduced us to our life work. Who but these carried us as students through the grind of school and college days. Who else kept us going when we stretched boards and ran errands for the older fellows in our first real office experience? Who else noticed us and beckoned us and kept flitting along just ahead of us, only pausing now and then long enough to give us a more delicious frenzy for full possession?

If it were not for joy and her attendant band of illusive airy sprites that tempt and beckon, it would not be found in man's nature to address himself with perseverance toward a work so arduous, exacting and many sided as the practice of architecture.

Let us not in full possession of manhood turn against the good spirits who led us hither. All is not just what we expected, but that is no fault of our guides. Truth is always the same and the old beliefs are still right. Let us rather be thankful and trust still further to those ideals which guided us past the whirlpools and brain storms of youth.

Let us seek to still keep their happy company while we face the stern facts of duty and responsibility. Never does the habit of joy reward more generously than in the hour of mature deliberate and full-grown fidelity to the dreams of our youth. Faithfulness to duty begets love of duty. The hardest task becomes pleasant. The vision broadens and we see a nobility in our work that we had never dreamed of. We discover that pleasure sought for its own sake is Dead Sea fruit, but out of sacrifice for others comes the highest form of joy—peace. We come to the end of the road well content that the goal we have striven for is still far distant. For is not that proof that our ideal is so much the more glorious and pursuit-compelling than we had ever

dreamed?

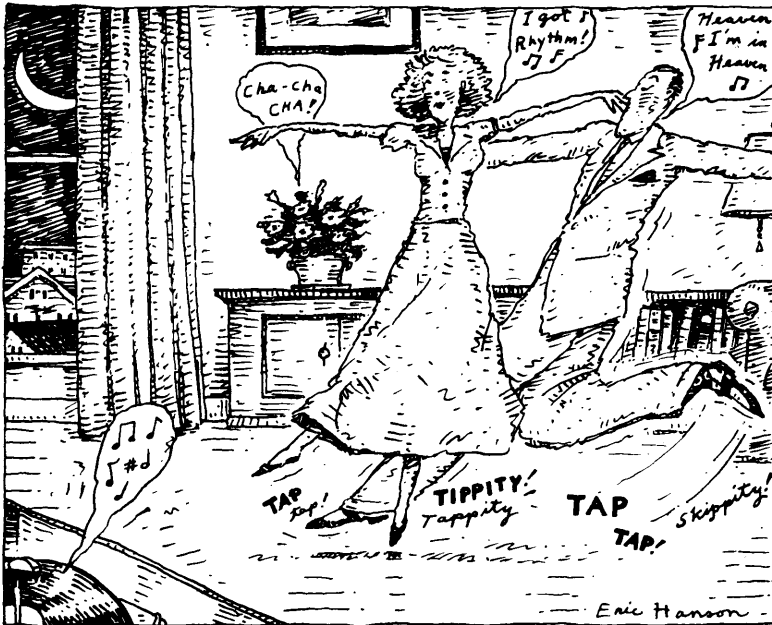
I am fully aware of the fact that each year the question comes up in the minds of some of us; "what's the use?" "What good is the Chapter?" "What did the Institute ever do for me?" It is the old "Cui bono?" This grim old joyless Pagan skepticism is ever testing us out.

I do not believe in ignoring the question. I am making this profession of faith to you in the hope of partially answering it. But I do not think it always necessary to be able to give an answer to the question that will satisfy all the demands of exact logic. I like to think of the child's confidence in its father. The little heart is torn with its first disillusionment. The child runs to the father seeking comfort. The father may not be able to say much, but his arms are stretched out, and the little fellow snuggles up against his daddy and knows that somehow everything has come right.

We have dedicated ourselves to architecture, however halting and crude may have been the terms of our consecration. We know that by ourselves we are weak and inefficient. We naturally seek union with kindred spirits, and association with others similarly minded. We tend naturally toward the sharing with others of such gifts as we possess. There is not much argument to be made against right instincts. There is not much sense in trying to argue. We can always pick flaws due to human imperfection, but the basis principle is sound.

There may be some unfairness among us. There may be some injustice. There may be occasionally a rank perversion of the purpose and intent of this society. But are we, on that account, to conclude that the attempt is a failure, and retreat, each into his individual shell?

I hope not. I sincerely trust and pray not. The American Institute of Architects has no God-given charter. It is not a religion, but nevertheless it is a visible expression of a certain faith that is in us. It will be that expression in full measure exactly in proportion as its membership live up to that faith. And that means being generous, being willing to make sacrifices, being anxious to serve. No man can get any more out of life than he himself puts into it, and we cannot expect to benefit by our membership in the society unless we first try to benefit the society. ●



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SCHEDULE

1984 Iowa Chapter AIA Convention

Thursday November 1

8:00 - 10:00	Registration
9:00 - 10:00	Chapter Meeting
10:15 - 10:45	Donald Kaul: Openers
11:00 - 12:15	John Morris Dixon
12:30 - 1:30	Lunch: Exhibits Open
1:45 - 3:00	Joan Capelin
3:00 - 6:00	Exhibits Open
6:00 - 7:00	Cocktail Party
7:00	Iowa Chapter's 80th Birthday Dinner

Friday November 2

8:00	Registration
9:00 - 10:15	William Pedersen
10:30 - 11:45	Steven Izenour
12:00 - 1:30	Lunch: Exhibits Open
1:30 - 3:15	Round Table Discussion: John Morris Dixon, William Pedersen, Steven Izenour, Joan Capelin, Donald Kaul and John Taylor moderated by Antonia Hamilton
3:30 - 5:00	Jury Critique
5:30 - 6:45	Capital Square Open House
7:00 - 7:30	Donald Kaul at Capital Square
7:45 - 9:15	Banquet at Capital Square Design Awards Dancing and Entertainment

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5:30 - 6:45

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- 9 Windows, Inc. (DeSCo Windows)
- 10 Hi-Co Distributors
- 11 Allied Construction Services, Inc.
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- 13 Iowa Ready Mixed Concrete Association
- 14 Quality Surface Systems
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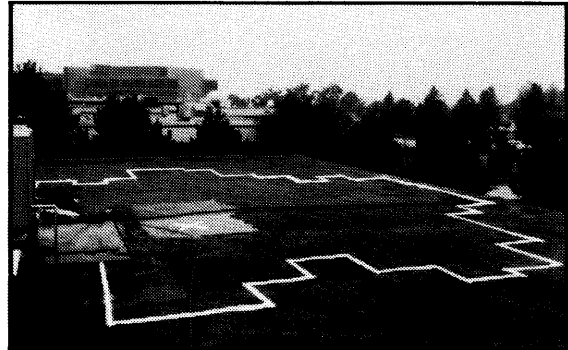


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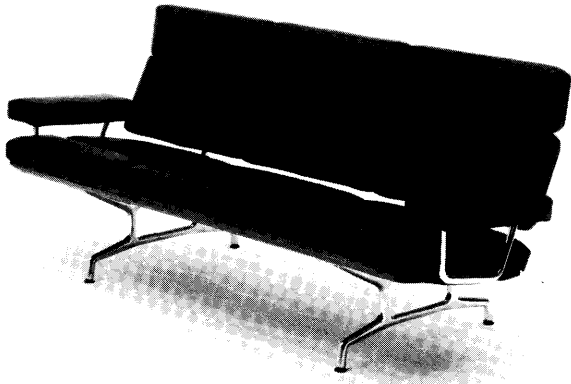
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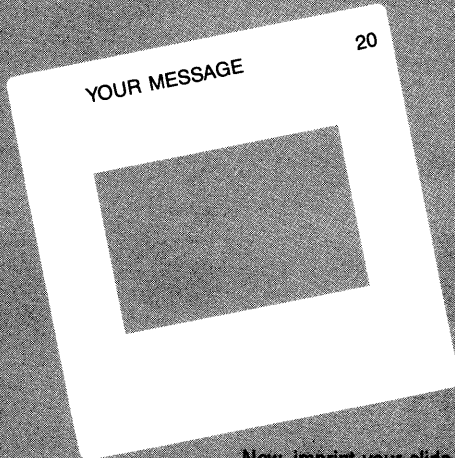


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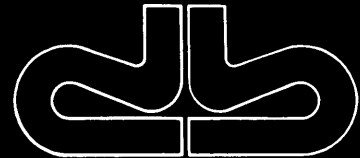
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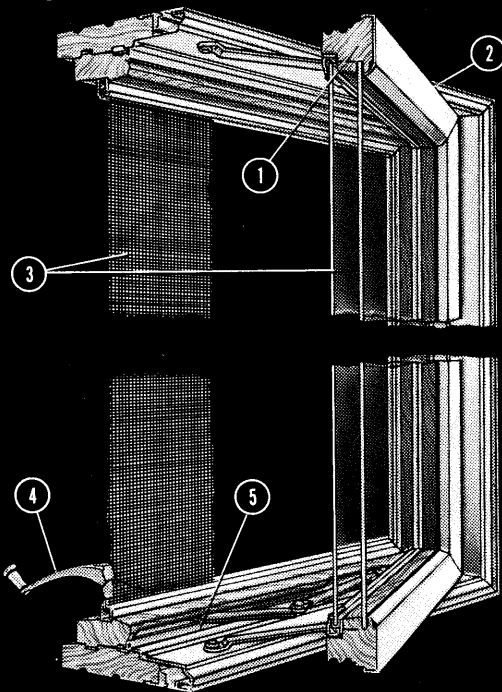


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Architectural Drawings By AIA Gold Medalists

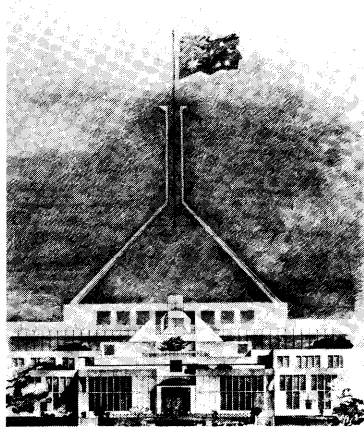
Architectural drawings by Frank Lloyd Wright, R. Buckminster Fuller, Louis Kahn and other recipients of the American Institute of Architects Gold Medal — the highest honor the Institute can bestow upon an individual — will be displayed in the AIA Foundation's exhibition "Honor and Intimacy: Architectural Drawings by AIA Gold Medalists, 1907-1983." The exhibit will travel to the Art Institute of Chicago and the Octagon in Washington, D.C.

The exhibit features architectural drawings by Gold Medalists from the point of inspiration — when the first idea takes form on paper — to the final presentation, and includes photographs of the completed buildings.

Architectural drawings in the exhibition represent a broad range of styles and interests, from Louis I. Kahn's Kimball Art Museum to Paul Philippe Cret's Federal Reserve Building; from Philip Johnson's Glass House to R. Buckminster Fuller's Geodesic Dome; from

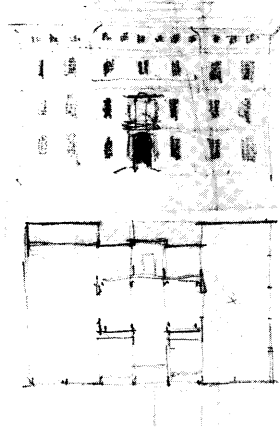
Ragnar Ostberg's Stockholm City Hall to Eliel Saarinen's Christ Lutheran Church.

For 75 years from the initial Gold Medal awarded to Sir Aston Webb in 1907 through the special Centennial Medal given to Ralph Walker in 1957 and the most recent Gold Medal awarded to Nathaniel Owings, FAIA, in 1983,



Front view of the Australian House of Representatives in Canberra, drawn 1979-1980 by Romaldo Giurgola, FAIA, winner of the 1982 AIA Gold Medal. Photograph courtesy of Mitchell/Giurgola Associates.

the award has gone to the designers of many of the seminal buildings of the past century. Forty-four individuals — some of the most prominent architects in the world — have received the Gold Medal, which recognizes individual achievement in design, planning, education, engineering and the practice of architecture.



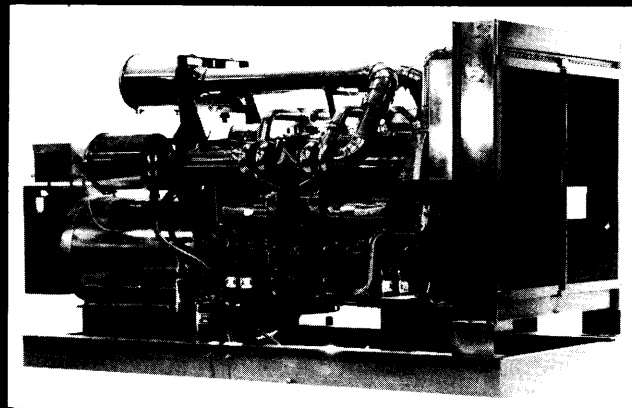
Original sketch of the University Club in New York City, drawn 1896-1909 by Charles Follen McKim, winner of the 1909 Gold Medal. Photograph courtesy of the Library of Congress.

Included in the exhibit are drawings by Gold Medal recipients Pietro Belluschi, Charles F. McKim, Milton Medary, Ludwig Mies van der Rohe, Clarence Stein and Howard Van Doren Shaw. Also featured are drawings by Henry Bacon, Marcel Breuer, Bertram Goodhue, Sir Edwin Lutyens, Auguste Perret, Josep Lluís Sert, Louis Skidmore and Louis Sullivan.

Drawings for the exhibition are on loan from institutions such as the Museum of Modern Art in New York, Columbia University's Avery Library, the AIA archives, the Royal Institute of British Architects, Harvard University's Frances Loeb Library and the Conservatoire National des Arts et Metiers in Paris.

The exhibition opened at the Art Institute in Chicago September 6, 1984, and will remain through October 28; it will then be displayed at the Octagon, the historic house and architecture museum operated by the AIA Foundation, February 5 to March 25, 1985.

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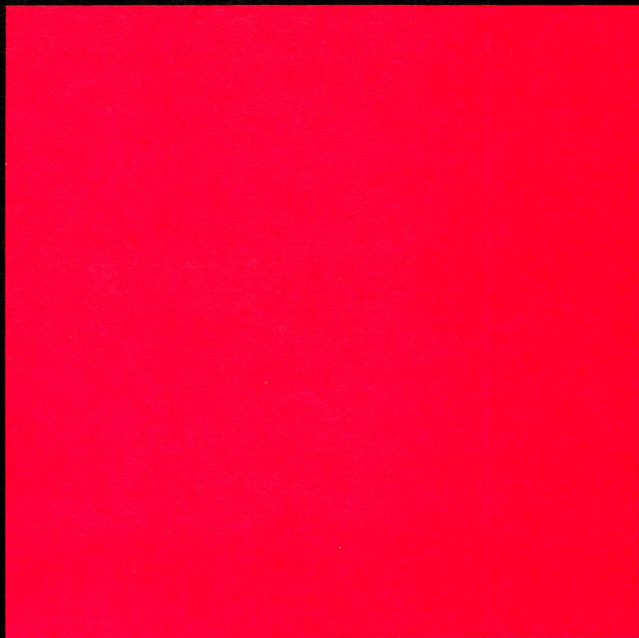
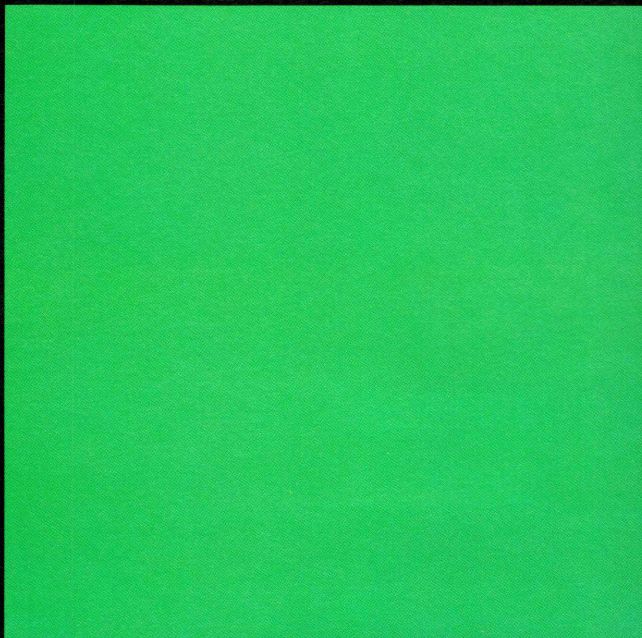
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"A Call For Entries"

From the continual refinement of classicism to the subtle abstraction of the modern movement, the entrance to a building can be regarded as an example of a building's architectural expression. In recent years the great variety of solutions to the programmatic and philosophical issues of entering a building has given rise to a lively discussion of style. With the aims of promoting such discussion within the profession and increasing the public's awareness of architectural issues, the Iowa Chapter of the American Institute of Architects announces a new exhibit entitled "A Call for Entries" featuring building entrances real, idealized, and imagined.

The show will open with the Iowa Chapter AIA Fall Convention and will be on display in the atrium of the Capitol Square building in Des Moines through November 16, 1984. The show will then move to the College of Design at Iowa State University for three weeks. Both shows will be open to the public

and will be accompanied by a catalogue listing the artists and briefly describing each project.

Deadline for submission is October 26, 1984.

F. Lloyd Wright House

Thomas S. Monaghan, chairman and president of Domino's Pizza, Inc., has added another jewel to his growing collection of architect Frank Lloyd Wright masterpieces.

During a fund raising auction for New York's public television station Monaghan successfully purchased the materials for a house designed by Wright. The two-bedroom house was part of a series called "Usonian" which the famed architect intended to demonstrate the accessibility of quality architecture to the general public.

Monaghan, a long-time admirer of Wright's works, purchased the materials for the home for \$117,500. Plans call for the home to be reconstructed in Ann Arbor.

The house had been stored in Westchester county, N.Y., before being donated to WNETTV for their

annual fundraiser by David T. Henken, a designer and contractor who worked closely with Wright and supervised its construction.

In 1953, Henken and Wright erected the house on New York's Fifth Avenue. The project was paid for and sponsored by the Guggenheim Museum, which later occupied this same site with a Wright-designed permanent building. As planned, the house remained on Fifth Avenue for one season, after which it was sold, but the purchaser decided not to reconstruct it. Although authorities believed that the structure had been demolished, Henken actually acquired the materials that made up the house and stored them in his basement for 30 years.

Architectural Interactions Between New York City and Chicago

Competitive interaction between architects, contractors and developers in Chicago and New York City will be the focus of an exhibition of more than 70 drawings,

photographs, prints, models, posters and architectural fragments at The American Institute of Architects Foundation's historic Octagon, 1799 New York Ave., N.W., from Oct. 17, 1984, through Jan. 6, 1985.

The exhibition, "Chicago and New York: More Than a Century of Architectural Interaction," will outline the cross-pollinating effects of Chicago and New York architects living, designing and teaching in both cities. Sponsored by the Art Institute of Chicago and the New York Historical Society, the exhibition traces the evolution of the skyscraper and the development of city planning, residential dwellings, suburban environments and world's fairs.

In the exhibition are photographs and drawings of works designed in both cities by renowned architects and architecture firms. Among them are Frank Lloyd Wright; McKim, Mead & White; Skidmore, Owings & Merrill; Adler & Sullivan; Stanley Tigerman, and Eliel Saarinen.

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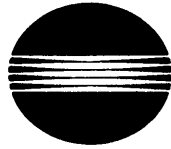
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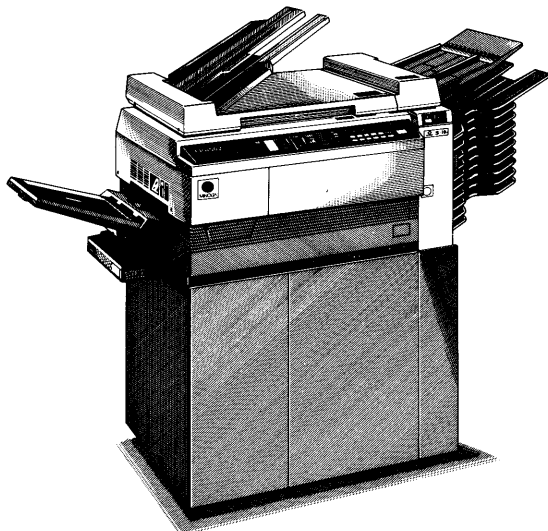
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Richard Meier Photograph by Irving Penn. Courtesy VOGUE. 1983 by the Conde Nast Publications, Inc.

Pritzker Prize Winner

Richard Meier, architect of the recently acclaimed High Museum of Atlanta, Georgia, as well as many other world-wide public projects and private residences over the past two decades, has been named the 1984 Laureate of the Pritzker Architecture Prize. He is the sixth architect in the world to be so honored since the prize was established in 1979 by The Hyatt Foundation to reward a creative endeavor not recognized by the Nobel Prize. Meier is a graduate of Cornell University. At 49, he is the youngest architect to receive the prize.

Winning Entries in National Architectural Competition on Display in October

Winning entries in *A New American House* architectural design competition will be exhibited in MCAD Gallery October 5-25 at the Minneapolis College of Art and Design. Co-sponsored by the College, the National Endowment for the Arts Design Arts Pro-

gram, and Dayton's, the competition drew 346 entries from 37 states and 3 foreign countries this past spring. Wakefield, Rhode Island architect Troy West and urban planner Jacqueline Leavitt submitted the entry awarded "Best Design" on June 7 by the competition's jury of nationally known architects.

Quality Design Can Make a Home Affordable

"The smaller the house gets," said President George M. Notter Jr., FAIA, at the 116th national convention of The American Institute of Architects in Phoenix, "the more valuable the architecture becomes."

Notter addressed an audience of architects on the subject of "Housing America's People." Commenting on the fact that the size of the average house has decreased as its cost has increased, Notter observed that architects "need to convert past perceptions of what quality housing is by creating new designs that are smaller yet just as livable—and more affordable." He predicted that as the size of the typical house drops below 1200 square feet in the near future, the role of the architect as a resource for the homeowner and home builder would become more important.

"Smaller units need to look larger," Notter explained, "multiple units need to give the owner a sense of privacy and personal

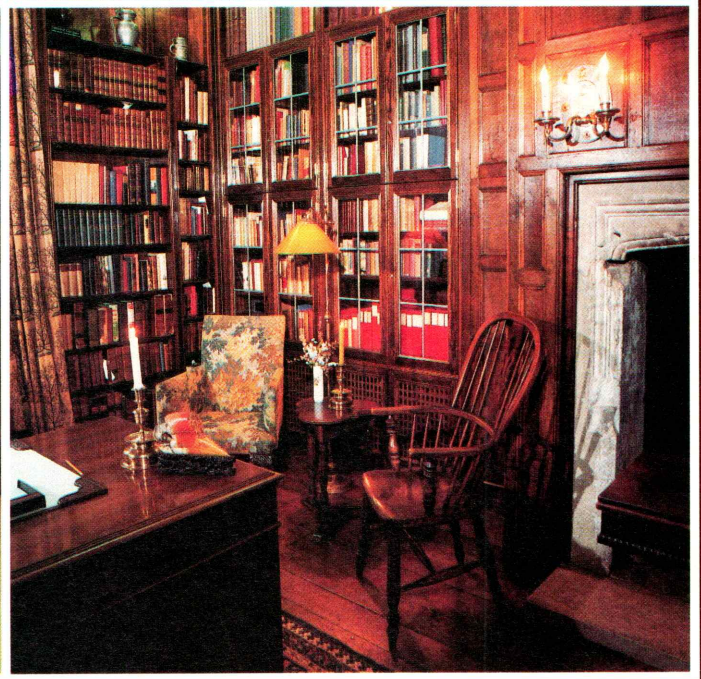
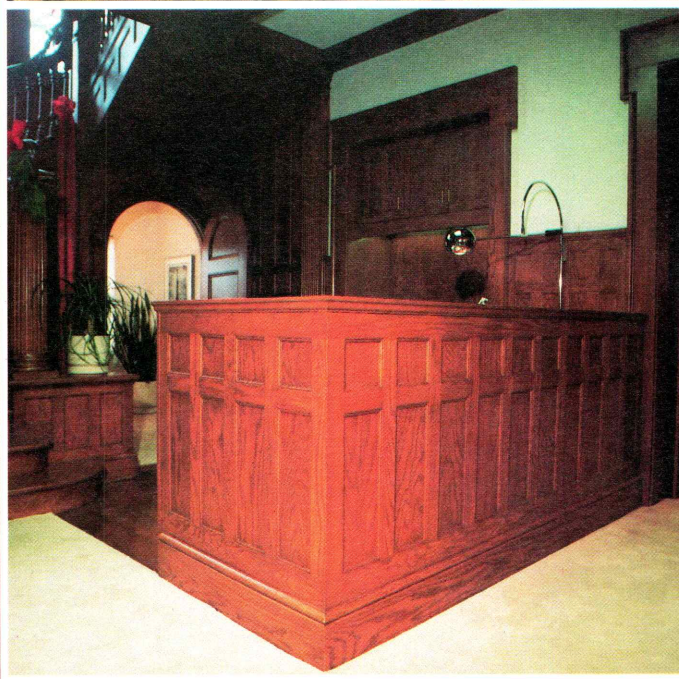
ownership; the development of the entire site as an integrated unit can't be just an afterthought when lots get smaller and people are placed closer to one another."

At least as important as the actual design of the house itself, land use or the spaces in between, called for the professional skills unique to the architect. "We must add up the sum of the individual parts," Notter said, "and transform these into coherent, livable neighborhoods and communities."

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Custom Furnishings

Restoration

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