

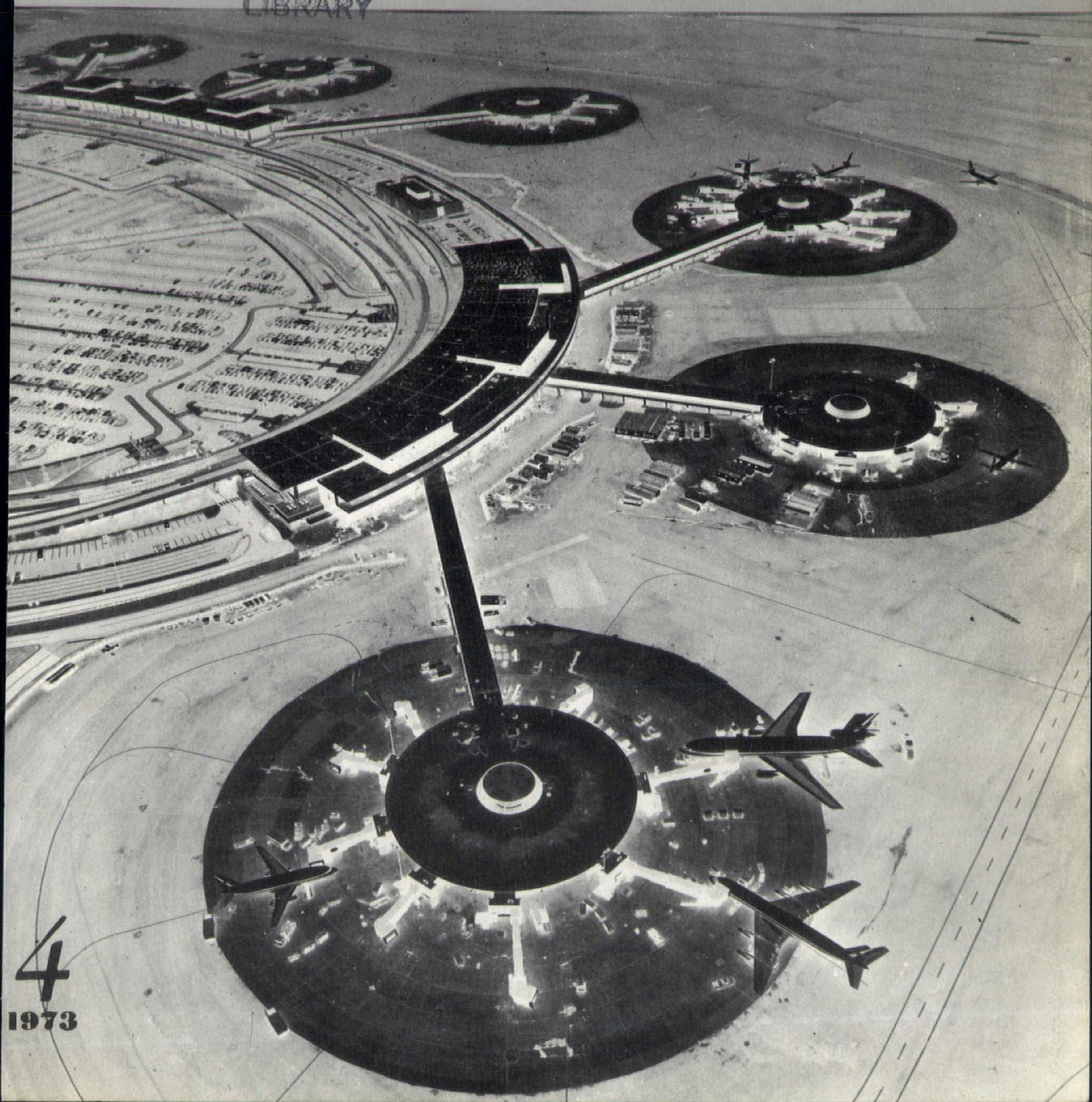
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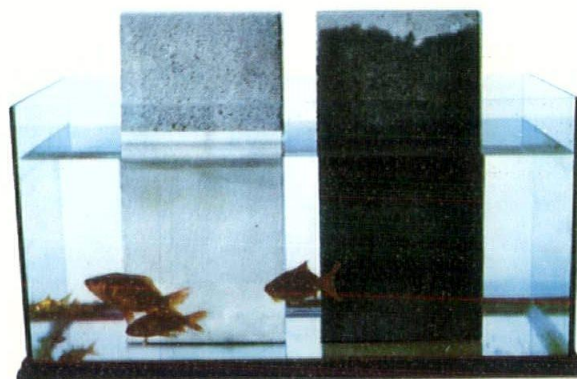
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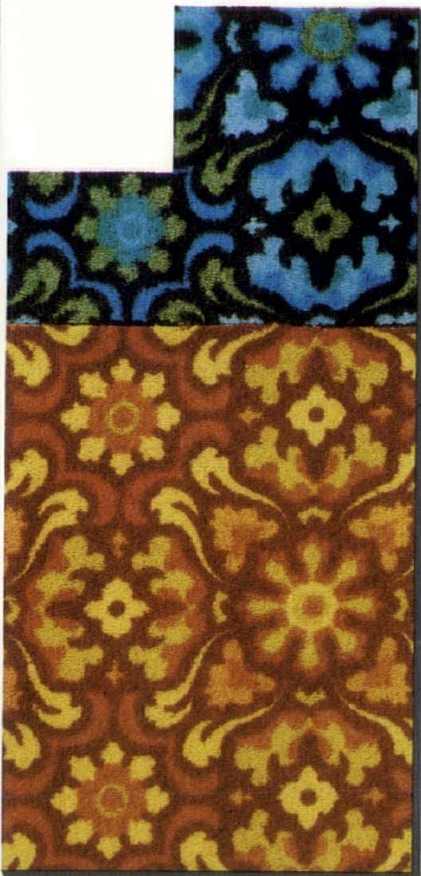
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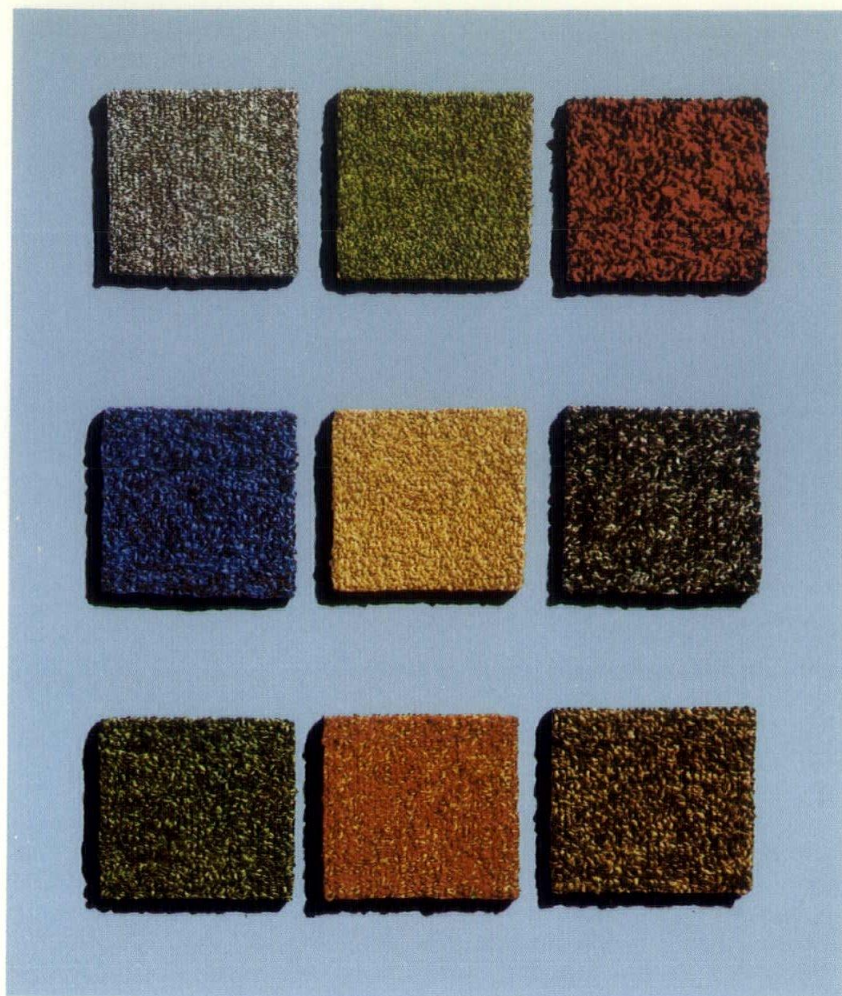
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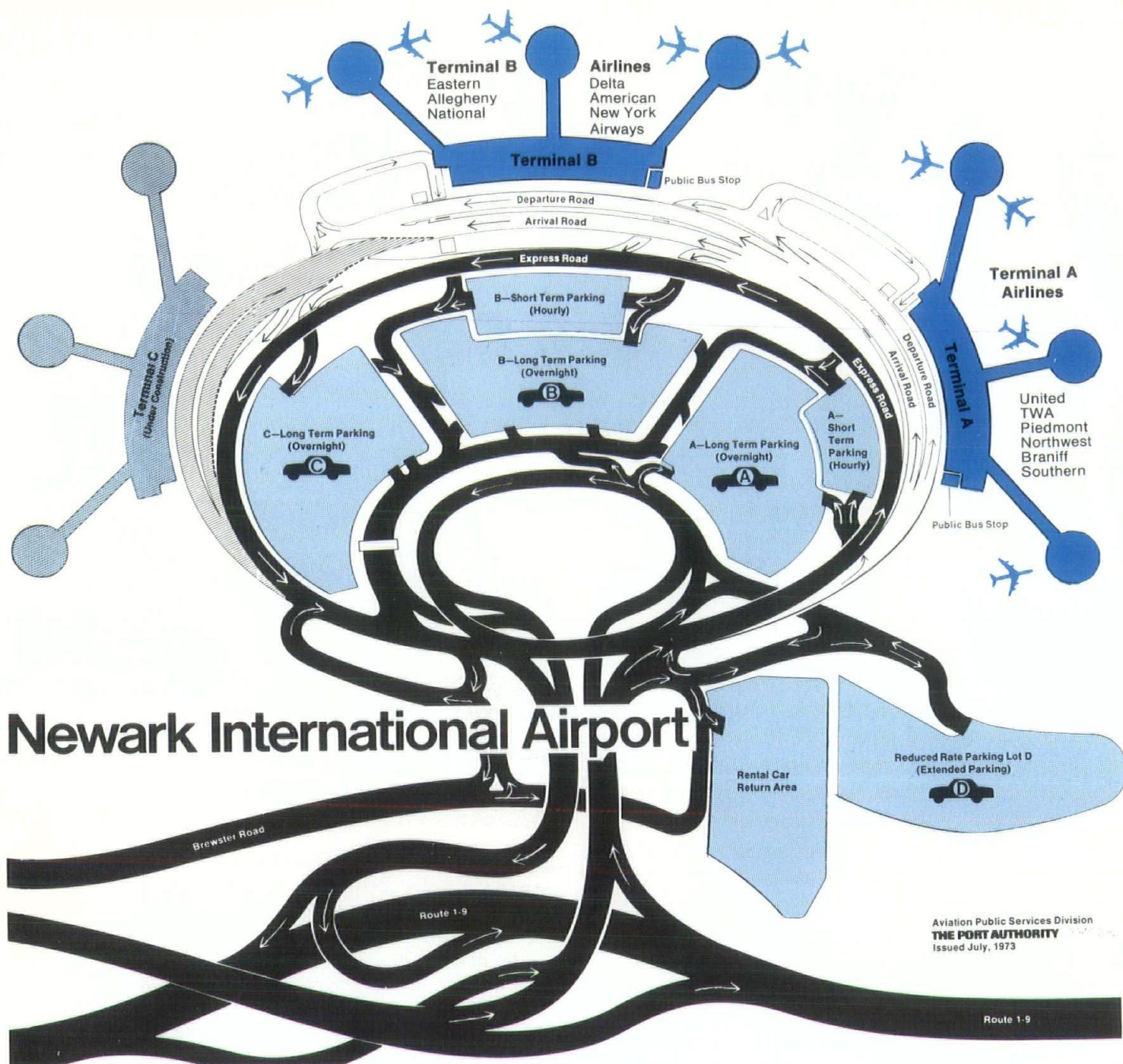
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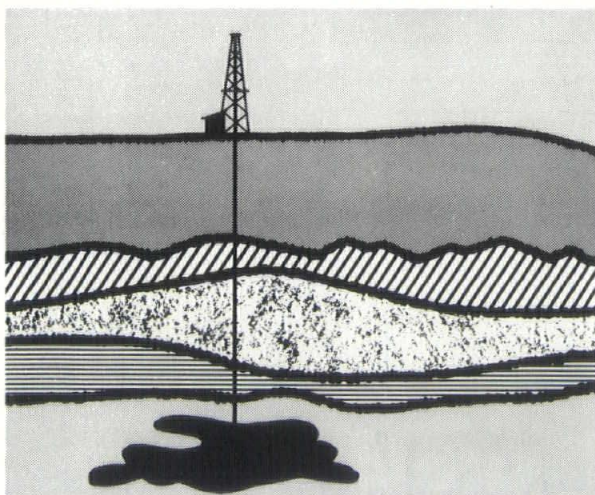
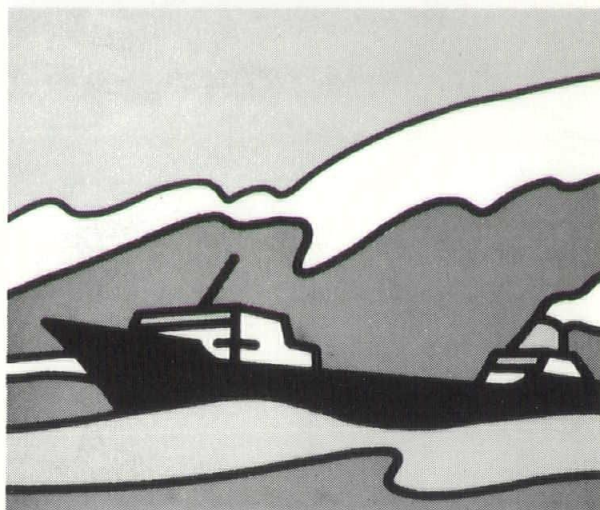
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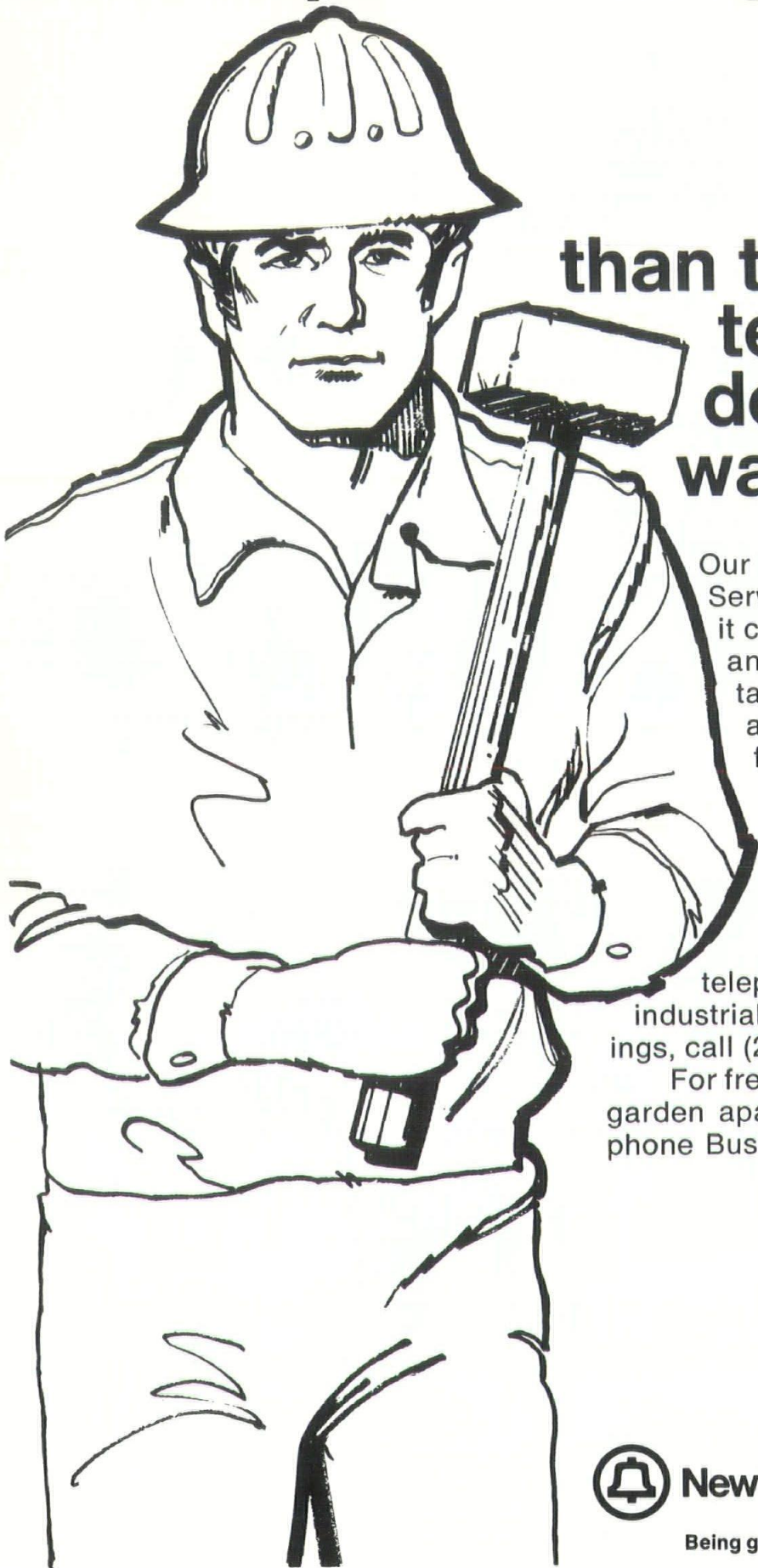


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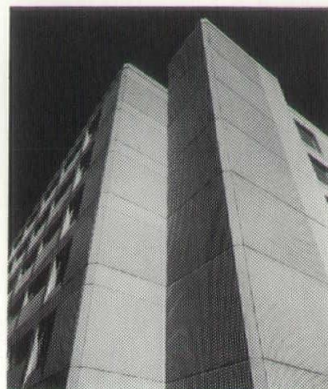
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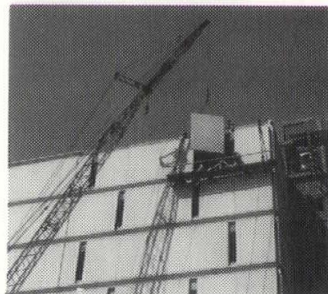
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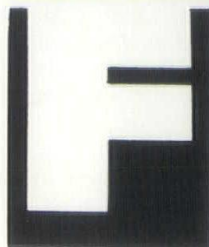
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Joint Statement on the Selection of Architects and Engineers For Public Contracts

By New Jersey Society of Architects
New Jersey Society of Professional Engineers
Consulting Engineers Council of New Jersey

I. INTRODUCTION

Recent charges of alleged illegal and/or unethical conduct by a few people engaged in obtaining public architectural or engineering contracts have aroused the professional Societies in the State to action. The New Jersey Society of Architects, New Jersey Society of Professional Engineers and the Consulting Engineers Council of New Jersey have all had long-standing traditional codes of practice which appear to be violated by the published charges.

These Three Societies have assigned task forces which independently investigated and reviewed the current practices used in the award of public contracts in order to determine how current defects may be eliminated. These Societies then met together to draft a joint statement on recommended methods of selection.

II. REVIEW OF PRESENT PRACTICES

The present procedures for engaging professional architectural and engineering services for almost all public projects are vague and undefined. Except at the Federal level, there is no formal published procedure on the method of selection of architects and engineers readily available as a guide to the professional interested in public work. In fact, except for Federal projects, there is no available source of knowledge of proposed projects.

The present method of selection is by elected or appointed officials to make selections without any standard or uniform basis. Most often, selection is not based on technical competency, but on how best it may serve the interest of political objectives. These selection procedures for professional services apply not only to the design professions, but also the legal, accounting and medical professions. The professional, in this way, becomes the prey to the politician. A more logical, uniform method of selection must be established.

Those architects and engineers who endeavor to practice their profession in an ethical manner are unwilling to tolerate those who violate the laws and the code of ethics of their professional Societies. Architects and engineers have a strong desire that their profession should rid itself of those who abuse the privilege of being licensed by the State of New Jersey to serve the interests of the public.

Solutions to the problems of selection process and of unprofessional conduct are in the best interest of the public as well as the professional.

III. RECOMMENDATIONS

Based upon their review of current practices, the three Societies make the following recommendations:

1. All pending or anticipated public projects should be

advertised in publications that are well circulated within public, business and professional circles.

2. One set of definitive selection procedures should be established and the procedures should be published in a manual. These shall be used by all levels of government engaging professional services.
3. A certification procedure to assure competency should be established for consultants and professional firms desiring to offer services on public projects.
4. A Selection Committee should be appointed for each agency engaging professional services to evaluate those certified firms who have expressed an interest to be considered for an anticipated project. The Committee shall establish a priority of at least three (3) firms. Negotiation shall be undertaken with the first of these firms to establish an equitable contract.
5. The final award of the contract shall be published in the same publication as those used in (1) above.
6. The licensing laws for architects and engineers should be reviewed and changes should be recommended, if necessary, to empower the State licensing boards to suspend or revoke the license of any architect or engineer found guilty of unprofessional conduct in the procurement of contracts.
7. Political campaigns should be publicly financed. There should be full disclosure and limits on contributions and expenditures for political campaigns.
8. The competitive method of bidding should not be the basis for selection of architectural and engineering services since it determines choice based upon price and not upon competency and is, therefore, not in the best interest of the public.

IV. CONCLUSIONS

1. Architects and engineers desire to participate in good government and they recognize that good government requires the election of qualified candidates. The candidates must have financial support to bring their views to the public. The public disclosure and award of contracts will be a check on any political favoritism that may develop.
2. The State Board of Architects and the State Board of Professional Engineers and Land Surveyors are empowered to license those engaged in the practices of architecture and engineering. The two boards only have the authority to investigate violations of the registration laws and to assess penalties for any violation of the laws.
3. The present system of awarding public contracts for professional services can be improved by making sure that professional services are obtained by selection based on qualifications and technical competence.

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4,200 copies are distributed to every registered Architect in New Jersey, consulting engineers, people in related fields and others whose fields of interest include Architecture, such as leaders in business, commerce, industry, banking, education, religion and government at all levels.

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new jersey



Volume 7, No. 4

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8 There's A Question On The Floor

9 An Equation: Lowest Price Does Not Equal Highest Quality

10 Convention Report



15 Architectural Design Awards



18 Historic Preservation Thru "Adaptive Usage"

20 Arbitrate

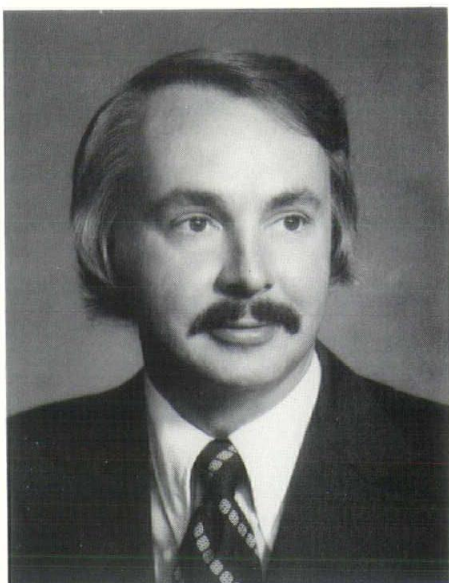
21 Madison Township Competition Winner



22 Good Neighbor Awards

23 People

Cover: Newark International Airport
 Architects: George Ralph, AIA; Sheldon D. Wander, AIA;
 The Grad Partnership, Abbott-Merk.



By Donald J. Gatarz, AIA
Chairman, Editorial Board

Gentlemen, There's a Question on the Floor

I recently had the opportunity to serve on a New Jersey Society of Architects Task Force charged with reviewing present A/E Selection Procedures for State Projects and suggesting, where necessary, improvements to the present system. Hopefully the recommendations made in the Final Report of the Task Force along with the assistance and support of the New Jersey Society of Professional Engineers and Consulting Engineers Council will have some positive results in the selection of professionals for future projects.

The assignment had a secondary reward in the sense that the Task Force researched and was able to identify some of the selection procedures and problems that exist in a number of other states. It was surprising to find that although the magnitude and extent may vary, consistently the profession is faced with the pressure of providing complex expanding services with almost marginal compensation in an aggressive market that tends to intensify that pressure. Coupled with this trend are the unfortunate market conditions of the last few years which have postponed or minimized growth in the building industry as well as claims by other professionals or para-professionals that their "approach" to resolving construction problems is superior to "conventional services." The architect is being hard pressed and the question of survival, particularly the

survival of the smaller firms, is emerging.

Has our country arrived at the threshold of short-life or disposable shelters? Are we willing to compromise design for the advantage of quick approvals by Planning Boards and other Governing Bodies? Are first costs more decisive than value? Do buildings really influence their inhabitants and users or are they only a necessary expedient? These really aren't new questions . . . they're the same problems that clients and their architects have always faced but apparently we have arrived at an evaluation plateau; a time to question and improve.

It is unfortunate that in this competitive atmosphere some professionals have chosen to resort to unethical methods to obtain commissions. The abuses that have made recent national headlines emphasize that fact; a few professionals chose to "buy the job" rather than to actively improve their qualifications and expertise in order to receive the assignment on merit. AIA has been quick to react to these abuses; it has issued a definitive position paper clearly stating that unethical conduct will not be tolerated and in addition to termination from the AIA, the Society will share its findings with public agencies for the purpose of prosecution. The profession recognizes that it can-

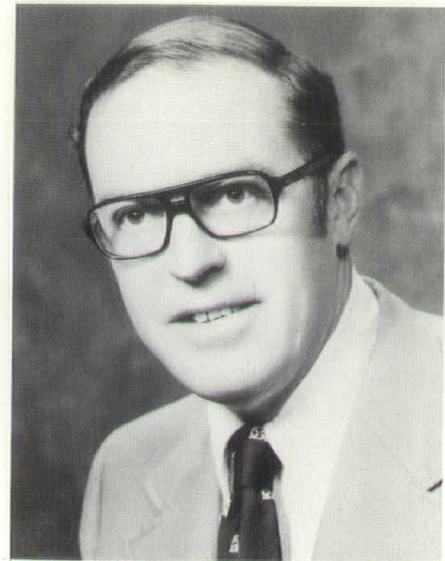
not eliminate the problem by position papers and membership purges alone; it will require the efforts and concerns of our entire citizenry.

Crisis always generates a better way. The profession acknowledges that now more than ever second best can't be tolerated or accepted. We are providing continuing education for our practitioners. We are perfecting the latest techniques and new types of required services. We are tuned in on value engineering, construction management, systems and design/build process. AIA is insisting upon licensing and registration requirements that will be meaningful, effective and consistent. The profession is prepared and continuing to improve but it can't singularly elevate the construction industry. The public has the right and obligation to insist on the best. Even in a "consumer society" value doesn't reduce itself to the criteria of how cheap can you make it. The criticisms have been enlightening, the challenges and pressures possibly valid but it's time for the public to face the issue. Good architecture requires support, it means fiscal responsibility, mature judgment and, at times, an extra hard look at some difficult decisions.

There's a question on the floor, "Is good enough really best", or are we, the profession and the public, all entitled to something better.

Equation

Lowest Price Does Not Equal Highest Quality



By Edward M. Kolbe, Jr., AIA
President

In June of this year the New Jersey Society of Architects charged a Task Force to conduct appropriate research and issue a statement of position on selection procedures for architects and engineers for public work in New Jersey. In view of situations then seen to be developing elsewhere, particularly in Maryland, we wanted to "nip in the bud" any problems of this kind, if they even existed, here in our state. Since the resignation of Mr. Agnew and the revelations flowing from that matter, much accelerating pressure was felt to apparently "throw the baby out with the bath water" and immediately embark on a procedure of taking bids for professional A/E services. From one position of the public trust being betrayed to another one of the public receiving less than full value for his tax dollar seems inappropriate to us. Let's explore competitive bidding for services together.

Competitive bidding might be defined as the formal or informal submission, or receipt, of verbal or written estimates of cost or proposals in terms of dollars, man-days of work required, percentage of construction cost, or any other measure of compensation whereby the prospective client may compare A/E services on a price basis prior to the time that one A/E firm has been selected for negotiations.

A/E services means those professional services associated with research, development, and design

in connection with the construction, alteration, or repair of real property including the tasks performed to accomplish those services, i.e., studies, investigations, evaluations, consultations, planning, programming, conceptions, cost estimates, contract administration, shop drawing reviews, sample approvals, and other related services.

Considering these definitions, at what point in the selection process is it appropriate and in the public interest to request the A/E to submit a fee quotation? I'm convinced that introducing these comparisons in the initial stages of the process will result in price, and price alone, becoming the principal element in determining who is selected for the work.

Why not pick the "low bidder"?

Perhaps the best answer to that question was made in a letter by congressman Jack Brooks in which he said:

"If the amount to be paid an architect or engineer enters into the initial stage of the selection process, when the relative qualifications of each firm are being evaluated, the chances of achieving optimum results are compromised.

As there are no available standards of performance at the time of A/E selection, any reduction in the

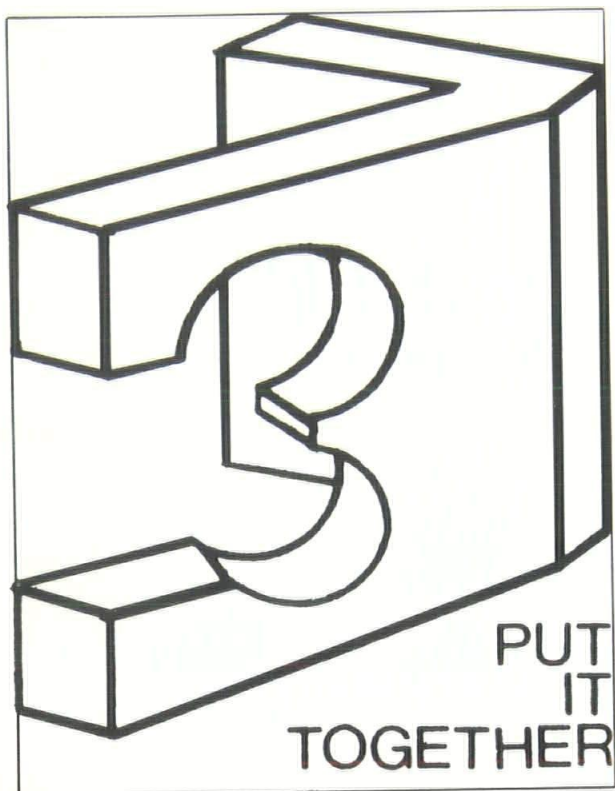
amount of the A/E's fee resulting from competitive negotiation . . . could as easily come out of the quality of the successful proposer's subsequent performance as out of his margin of profit. Furthermore, this approach openly discourages the more painstaking, careful, and thorough architect or engineer whose offer of higher quality services is inevitably at the mercy of less responsible members of his profession."

Contractors are able to bid on construction projects because the architect and his consulting engineers have prepared a fully detailed set of plans and specifications which stipulate everything from the soil conditions which can be anticipated during excavations to the type and quantity of lighting fixtures. Obviously, similar criteria could rarely be available prior to the planning process when an architect is called in to negotiate a project.

The final product of nearly every design assignment is a finished structure or facility that is expected to fulfill its intended function with maximum efficiency and with minimum operations and maintenance costs. To produce such a facility requires that full and complete study be given to every alternative design and to new or innovative approaches to the solution to the problem. It is not in the public interest to select the professional to

(continued on page 24)

The Convention



The New Jersey Society of Architects concludes its 73rd Annual Convention at the Playboy Club Hotel at Great Gorge, McAfee on September 15th. As always, the Convention provided a perfect opportunity for architects to participate in timely workshops, view a superb architectural exhibition, brush up on new products and techniques, and engage in the myriad activities which promote good fellowship.

The Convention Committee, under the leadership of Romeo Aybar, AIA, of Ridgefield Park, transformed the entire Mezzanine and Duke of York areas into an architectural convention arena. Workshops, Architectural Exhibits, Educational Displays, Registration Area, Coffee and Conversation Corners — all were designed into one large space. One activity flowed into another. The Architects involved in convention planning did a superb job of designing the space.

Almost 1500 architects and guests provided a constant flow of traffic during the three days of activities planned to provide the architect with up-to-the-minute learning experiences.

Keynote Speaker Charles W. Sandman, Jr., Republican candidate for Governor, opened the Convention on Thursday. Referring to the current discussions in the press of the method of selection of architects and engineers for public work, Mr. Sandman said, if elected, he would have a professional board appointed to make recommendations to whoever is in charge of hiring architects, engineers and other consultants for state construction projects.



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1. Disadvantaged Minority Scholarship Program; Ned and Laraine Gaunt, Lou DiGeronimo, Lillian Bruner, Joseph Costanza, Van Bruner.
2. President Ed Kolbe, Republican Candidate for Governor Charles Sandman, Convention Chairman Romeo Aybar.

Mr. Sandman expressed a feeling of confidence that 1974 would be a more productive year than 1973 in the construction industry. He pointed out that the problem this year of an extremely poor money market, and numerous difficulties of supplying building materials causing shortages in several facilities, have resulted in a bad year. He said the entire industry will have to meet, not only the needs of 1974, but make up the deficiencies of 1973.

Democratic Gubernatorial Candidate Brendan T. Byrne was unable to be present because of the death of his father. In relaying his good wishes to President Kolbe he said, "Through ability and dedicated effort New Jersey architects and engineers have improved the living standards of our people and brought beauty and order where chaos prevailed, and enhanced the environment of communities throughout the state. Wherever possible and in every sphere of activity whether in the private or public sector, the skills and talents of our New Jersey architects should be employed for the benefit which these obviously will bring to all."

The upgrading of skills to keep pace with his changing role in architectural practice was the emphasis of the workshops. "Put It Together" was the theme used to illustrate the many areas of expertise an architect must master in his ever-expanding scope of responsibility to his clients and to the public at large.

"The workshops were designed as another facet of the continuing education program our professional so-

ciety has undertaken this year," said Romeo Aybar, AIA, Convention Chairman, "The convention workshops provided opportunities for architects to upgrade their skills to keep pace with changing technology, methods of practice and new approaches to old problems," Aybar added.

On Friday, one seminar examined the Design/Build Turnkey approach to construction with Edward N. Rothe, Moderator. Mr. Rothe is an associate in the office of Gruzen and Partners, Newark.

Another seminar, running concurrently, examined Office Structure as a tool to a more efficient operation. Moderator Thomas A. Farina, AIA, has his own architectural practice in Jersey City.

Saturday's seminar discussed the architect's role in Construction Management with Gary Y. Kaplan, AIA, as Moderator, Mr. Kaplan is partner

in the architectural firm of Kaplan and Gaunt in Middletown.

The concluding seminar dealt with Legal Considerations of Architectural Practice. Peter I. Biber, AIA, of Chapman and Biber in Summit acted as Moderator with Attorneys Norman Coplan of New York City and John B. Stone of Elizabeth.

EDUCATION DISPLAYS

The Educational Displays were selected to educate and stimulate the Architects' desire for a better understanding of available products and materials and their applications. The Exhibit provided an excellent opportunity for Architects to learn firsthand the full spectrum of equipment and services available.

Of the 66 exhibits, six were cited for Design Excellence or Informational Content:

American Olean Tile Co.



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ASG Industries, Inc.
Bergen Bluestone Co., Inc.
Johns-Manville Corp.
Moldcast Mfg. Co.
N.J. Bureau for Lathing
Plastering

OFFICERS ELECTED

Donald J. Gatarz, AIA, of Franklin Park, was elected today as the 50th President of the New Jersey Society of Architects.

At thirty-six, Gatarz is the youngest man in the profession to hold this high office. He succeeds Edward M. Kolbe, Jr., AIA, of Cherry Hill.

Other officers elected were First Vice President/President Elect Gary Y. Kaplan, AIA, of Middletown; Vice Presidents Robert F. Grove, AIA, of Elizabeth, and J. Robert Hillier, AIA, of Princeton; and Treasurer Romeo Aybar, AIA, of Ridgely.

Elected as Directors-at-Large for a three-year term were William M. Brown, Jr., AIA, of Newark, and Richard O. Boyken, AIA, of Holmdel.

Re-elected as Past President-Directors for a second term of three years were Howard L. McMurray, AIA, of Elizabeth and Adolph R. Scrimenti, FAIA, of Somerville.

Mr. Gatarz is a graduate of Rutgers, the State University in New Bruns-

wick. In 1963 he received the profession's Master Draftsman's Award for outstanding skills. In 1964 he became registered to practice architecture in New Jersey and in 1965 formed a partnership with Nicholas G. Eckert, AIA. With continued expansion of their practice, the firm of Eckert & Gatarz designed and moved into their own building in North Brunswick in the same year.

Gatarz has been active in architec-



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3. Chiaroscuro Ball Costume Award Winners: Bob and Susie Hillier, Ken and Doris Wheeler Romeo Aybar
4. Annual Meeting: Bob Hillier, Ken Wheeler, Dick Bottelli, Don Gatarz, Gary Kaplan, Arthur Rigolo, Bob Grove, George Riedl of Riedl Associates, Helen Schneider, Ed Kolbe, and Adolph Scrimenti.
5. Architects Community Design Center Workshop: Executive Director Toni Gaskin, Bob Yeager, Reginald Hale, and Van Bruner.

tural circles since joining the Society in 1963. He served as Vice President and Chairman of the Editorial Board of ARCHITECTURE NEW JERSEY for two years. In addition, he has chaired numerous committees and Task Forces, the most recent being a Task Force on the Selection of Architects/Engineers for Public Contracts.

Mr. Kaplan is senior partner in the firm of Kaplan & Gaunt with offices in Middletown. Mr. Grove is a partner in the firm of McMurray and Grove in Elizabeth. Mr. Hillier has his own architectural practice in Princeton. Mr. Aybar has his own practice in Ridgefield. Mr. Richard J. Bottelli, AIA, of Summit, will serve his second year as secretary. Mr. Bottelli is a principal in the firm of Bottelli Associates in Florham Park.

WRITER ELECTED TO HONORARY MEMBERSHIP

Robert J. Braun, Education Editor of the Star-Ledger, was elected to Honorary Membership of the New Jersey Society of Architects.

Mr. Braun was cited for his "significant contribution to the profession in connection with the establishment of a publicly supported School of Architecture in New Jersey."

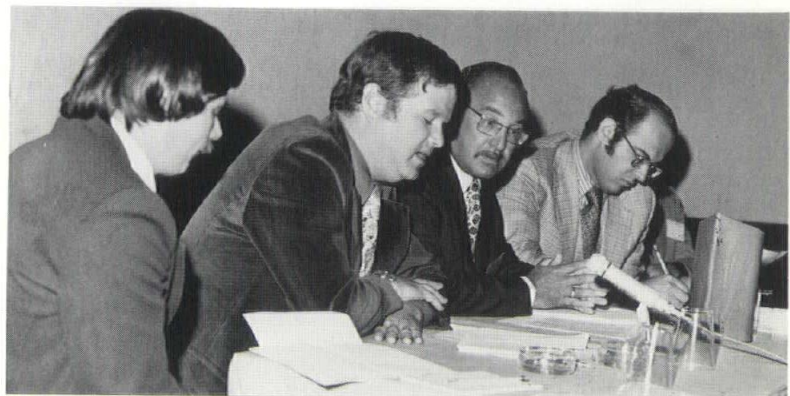
President Kolbe explained that Honorary Membership, according to Society By-Laws, is awarded to "a person of esteemed character who has rendered the profession of architecture signal and valuable service within the territory of this Society . . ."

"Our Board of Directors felt that a series of articles Mr. Braun wrote for The Star-Ledger played a significant

part in the establishment of a publicly supported School of Architecture in New Jersey," said Mr. Kolbe.

"The articles, which also served the purpose of educating the general public on the real need for such a school, were extremely well written and documented, indicating the vast amount of research he has undertaken."

Mr. Kolbe noted that Mr. Braun's articles appeared in The Star-Ledger immediately prior to the March 16 meeting of the State Board of Higher Education at which the board voted



6. Joint Ventures Workshop: Don Gatarz, Bob Hillier, Donald Phimister, Moderator Ed Rothe, Rolland Thompson, Dave Dibner.
7. Construction Management Workshop: John Povacz, Moderator Gary Kaplan, Hartley Finkel and Attorney Michael Simon.
8. Legal Considerations Workshop: Attorneys Norman Coplan and John Stone, Moderator Peter Biber, Coordinator Michael Callori.

9. Mrs. Reg Hale, June and Don Gatarz, Bessie Kolbe.
10. 1974 NJSA Officers: Vice President Bob Hillier, President-Elect Gary Kaplan, Secretary Richard Bottelli, Vice President Robert Grove, Treasurer Romeo Aybar, and President Donald Gatarz.
11. Fur Coat Winner Lillian Bruner with husband Van Bruner and Ross Smith of Structural Steel and Ornamental Iron Association.
12. Office Structure Workshop: Frank Codella, Richard Shive, Moderator Tom Farina, Stephen Schwartz.



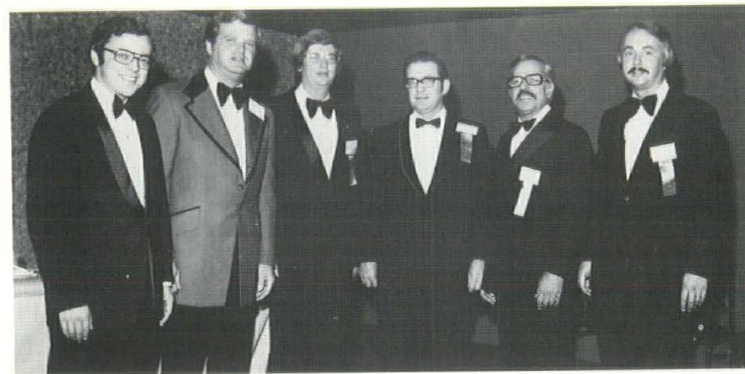
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Mr. and Mrs. Bob Hillier who were a pencil and pencil sharpener; and Romeo Aybar as "Cousin It".

Mrs. Kenneth D. Wheeler, wife of our immediate Past President, planned an Art Auction conducted by Discovery Art Galleries of Clifton. The results were most rewarding, resulting in a profit which Mrs. Wheeler and her committee have turned into a Scholarship for a deserving student of Architecture.

On Saturday evening at the President's Banquet tickets for 2 on a round-trip, all-expenses paid vacation to Bermuda were awarded by the Tile Council Promotion Fund to Architect Lawrence Siegel.

The climax of the convention was the winning of a beautiful black broad-tail jacket with white mink collar and cuffs by Mrs. Van Bruner. This unusually lovely prize was donated by the Structural Steel and Ornamental Iron Association with President Frank Selbach and Past President Ross Smith awarding the coveted prize.



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in favor of establishing a state-supported school of architecture to be located in Newark and administered by the Newark College of Engineering. Classes will begin in the new school in September, 1974.

"In the past, the only architectural school in the State was at Princeton which is a private college with a limited enrollment," said the architect. "Unfortunately, a great number of aspiring young New Jersey architects left the state to go to school and stayed out of the state to work.

"Now, with a state-supported school, potential young architects will train and work in New Jersey."

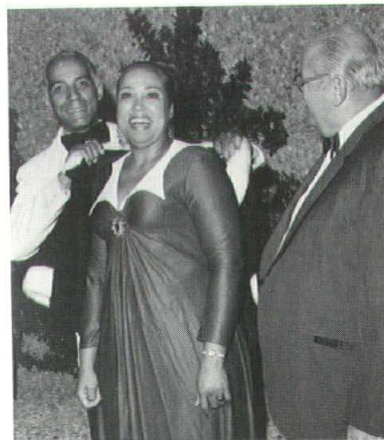
Mr. Braun, who has been The Star-Ledger's Education Editor for six years, holds a bachelor's degree in journalism from Rutgers University and a master's degree in American studies from Seton Hall University.

He is the author of "Teachers and Power" which was published by Simon and Schuster and is coming out in paperback this month.

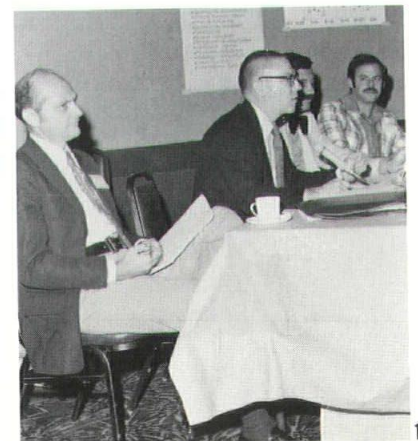
Mr. Braun and his wife, Lynda, and their daughter, Jennifer, 1-1/2, live in Elizabeth.

Special Events

A Chiaroscuro Ball on Thursday night gave the architects an opportunity to design and create their own costumes expressing their individual creative and imaginative abilities. The awards went to Mr. & Mrs. Ken Wheeler dressed as devil and angel;



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Architectural Design Awards

The Jury's Comments

To compensate, however imperfectly, for the fact that the jury had no opportunity to personally experience any of the entries (with one partial exception) a considerable study was devoted to each project submitted.

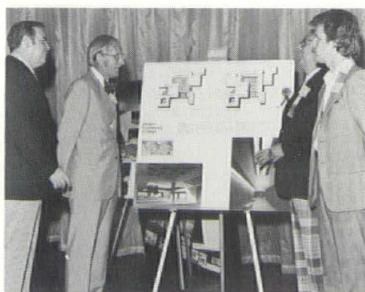
Like all juries, we finally relied on what knowledge we could gain and, intuitively, on an always uneasy balance of criteria. Elements such as integrity, originality, restraint, environmental sensitivity, and strength, were juggled with design considerations such as proportion, scale, functionality, naturalness, clarity, and quality of detail. We searched, of course, for that special skill in combining all of these elements into a design which transcends the collective virtues achieved in each.

The Jury members quite consciously gave little or no weight to the size or so-called importance of the facilities represented. Perhaps, if anything, extra concern was given to assure that small additions and projects of interest primarily to their owners and architects were not passed by too quickly.

The quality of the presentation was never weighed as a plus factor. The Jurors experienced some problem in relating to the Preliminary entry category. These submissions varied widely in the amount of information conveyed. Realizing that this



Architectural Jury Members: William Marshall, Jr., FAIA, of Norfolk, Va. (chairman); John A. Bower, Jr., AIA, of Philadelphia; George H. Allan, AIA, of Knoxville, Tenn.

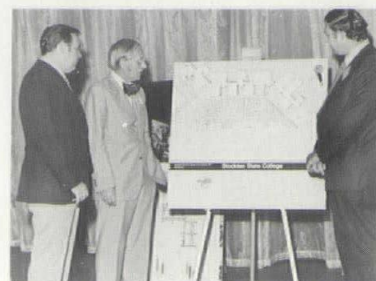
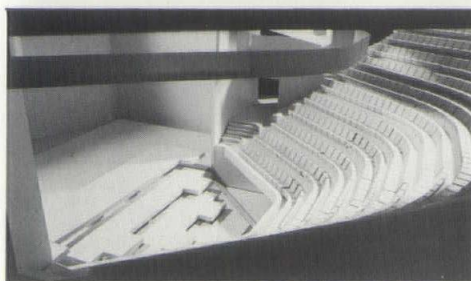


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AWARDS

George H. Allan, AIA, and William Marshall, Jr., FAIA, discuss with the architects their award winning designs selected for their outstanding architectural excellence.

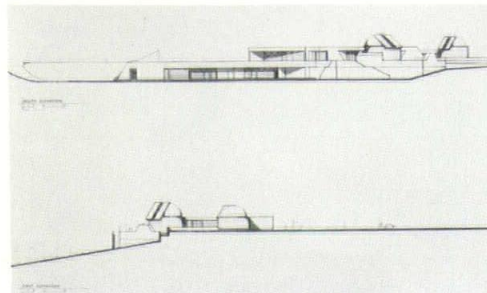
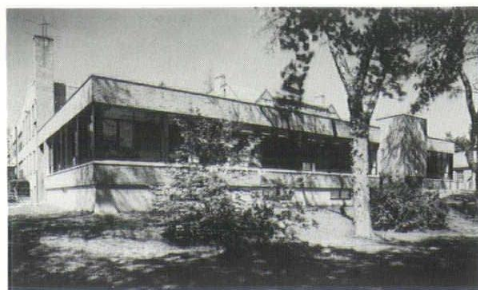
1. Harry B. Mahler, FAIA, and Ronald H. Schmidt, AIA, both of The Grad Partnership, Newark. Bergen Community College, Paramus.
2. M. Neville Epstein, AIA, of Geddes, Brecher, Qualls, Cunningham in Princeton. Stockton State College, Pomona.



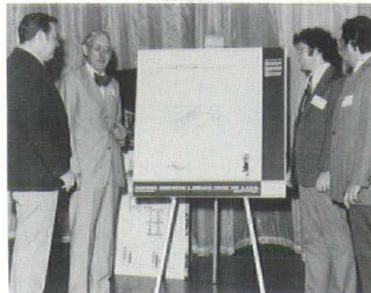
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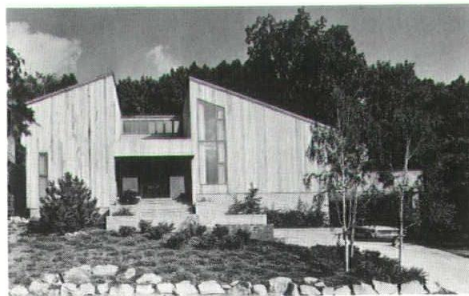
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could be due to the stage of project development, we wondered if minimum presentation requirements might not be appropriate in the future.

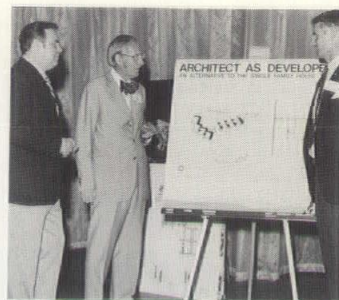
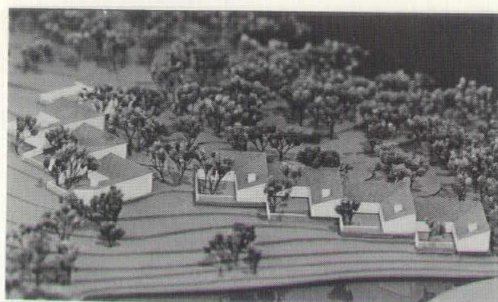
This concern was perhaps best illustrated in the Ecological Community entry which the Jury found most appealing in respect to its conceptual objectives and aspirations — but the design had not advanced far enough to be adequately understood and evaluated.

Real creativity was discerned in other preliminaries that also failed to convey sufficient confidence in a predictable end result, that any Jury must have. The Jury could otherwise be unfair to those whose more advanced submissions revealed a significant design weakness which caused them not to be further considered.

Many of the preliminary entries which did not receive an award appear to have future promise for consideration as completed projects in subsequent exhibits.

The Jury completed its assignment with the welcome realization that all entrants and the New Jersey Society of Architects can take considerable pride in the overall quality of the architectural exhibit for 1973. We looked for the unusually competent design and we found quite a few — almost always in unanimity. We applaud your obviously successful program and the absence of a significant number of unwarranted submissions.

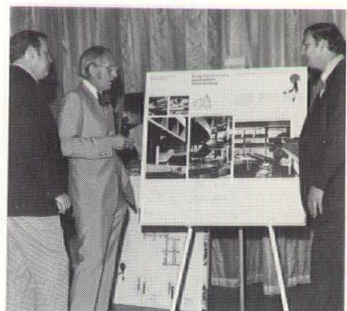
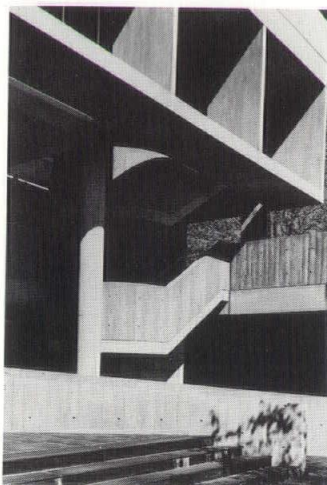
3. Philetus H. Holt, III, AIA, of Holt-Morgan-Schwartz, Princeton. Rumson Country Day School, Rumson.
4. Dicran Levon Gedickian, AIA and Steven Perls of Englewood. Observatory & Research Center for American Astronomical Group, New Hope, Pa.
5. The Hanselmann House by Michael E. Graves, AIA, of Princeton.
6. Edmund A. Wilson, AIA and J. Robert Hillier, AIA, of Princeton. Greenbrook Village Condominiums, Greenbrook Township.
7. Romeo Aybar, AIA, Ridgefield. Aybar Residence.



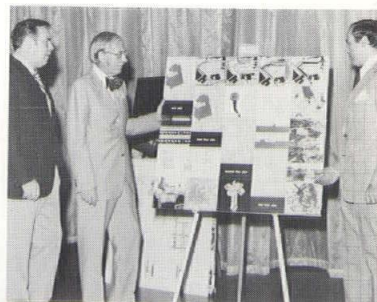
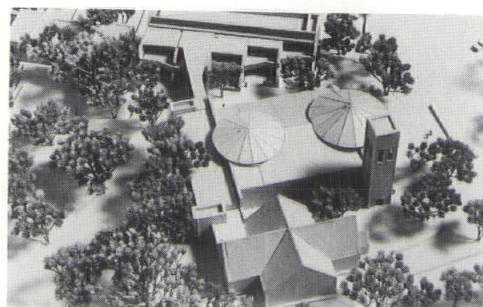
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8. Philetus H. Holt, III, AIA, of Holt-Morgan-Schwartz, Princeton. Terrace Housing, Princeton.
9. Sheldon D. Wander, AIA, of The Port Authority of New York and New Jersey; J. Stanley Nants, AIA, of Abbott-Merk, New York; George Ralph, AIA, of The Port Authority; and Joseph D. Bavaro, AIA, and Kenneth D. Wheeler, AIA, of The Grad Partnership, Newark. Newark International Airport.
10. M. Neville Epstein, AIA, of Geddes, Brecher, Qualls, Cunningham, of Princeton. Dining Hall Commons and Academic Office Building, Institute for Advanced Study, Princeton.
11. S. James Goldstein, AIA, of James Goldstein & Partners, Millburn. Educational and Social Facilities, Morristown Church-on-the-Green, Morristown.
12. Rutgers Medical School, College of Medicine and Dentistry of New Jersey, Piscataway, by John R. Diehl & Associates of Princeton and the Office of Max O. Urbahn, New York.

This is the third of a series of four articles by Mr. Detwiller on Preservation of Historic Buildings. Mr. Detwiller writes from extensive experience in the field of preservation. Some of his restoration work include the Drake House-Plainfield Museum, the Stage House Inn of Scotch Plains, and the Friends Meeting House in Plainfield. Mr. Detwiller also lectures on Architectural Styles of the Past for the Society's Adult Education Program.

Historic Preservation

Thru "Adaptive Usage"

By Charles H. Detwiller, Jr., AIA



This attractive old 18th Century Mill in Cranford has been adapted for use as offices of the Engineering firm of Robert Brooks Associates.

There is nothing sadder than to see the failure of the well meaning efforts of a preservation minded citizenry whose project has failed either for lack of municipal support, financial help, an impatient owner, or in many cases the lack of imagination to make the whole thing plausible. "Adaptive Usage" can frequently be the magic word to convince the skeptic Banker or unsympathetic municipal official whose biggest concern is the tax loss or income as the case may be.

Preservation must be affected often by moving a structure to another site, where a practical usage of the space may be far more adapted to the new site while completely unfeasible at the original location.

With the Bicentennial celebration on the horizon for 1976, every small community as well as the larger ones seem to be scurrying to restore or revitalize some existing structure, "important" to their community. Ob-

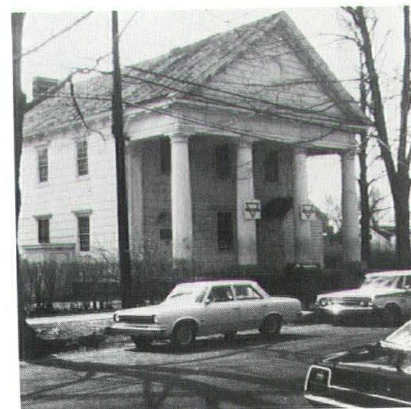
viously many of these structures selected cannot and should not qualify for National Register status, and in many respects must search for a reasonable excuse for the effort and expenditure involved. It is here where other successful experiences of "adaptive use" might be of value in helping such situations.

Even with large Federal sums allocated to promote the efforts of preservationists these monies are confined to only such buildings and sites attaining National Registry designations. However, there are other Federal funds that can also be applied thru adaptive usages toward this end.

One of the newest of the larger "district" restorations has taken place in Portsmouth, N.H. at "Strawberry Banke" where on a 10-acre tract some 30 buildings constructed before 1695 have been restored and preserved, thru the joint efforts of Federal, local, Municipal and private

funds. This resulted from an impassioned plea to save the district threatened by an Urban Renewal Project, before the local Rotary Club, who since 1958 has been giving it full support. Their combined efforts were not all philanthropic, for it has been proven that an average of 28 tourists per day visiting a town with historic attractions will bring in as much money during a year as a new business with \$100,000 payroll.

This fine old building originally constructed in 1817 for a Baptist Meeting House, has been moved twice and used as a School and presently YMCA.



Here after a long uphill fight, all these efforts in Portsmouth are being rewarded with an attraction, rapidly assuming the stature of Williamsburg, Va., Sturbridge, Mass., and Charleston, N.C., along with the spin off financial advantages that usually accrue to the business community under such conditions.

All this exemplifies the philosophy of James Biddle, President of "The National Trust for Historic Preservation, who says, "Our goal is not to make every old building into a museum. Instead we want to encourage documentation of significant landmarks — prevent wanton destruction — and assist in developing adaptive uses for landmarks which will serve our lifestyle of today. — The emphasis must be on finding innovations and creative alternatives to destruction. — 'Preservation with a Purpose'."

To this end we cite a few examples of adaptive uses as a stimulant to those who are seeking a means to justify preserving a site.

Old Railroad Stations seem to be the simplest and most realistic business adaptations as they are generally centrally located, easily accessible with convenient parking and a built-in Men's and Women's Rooms. Fanwood, N.J. adapted theirs to a Community Center; Flemington, N.J., developed an attractive "Train Buffs" oriented restaurant; — Mountclair uses its, now as a combination Flea Market with supporting Craft Shops that is open daily.

Large Mansions and Old Farm Houses adapt to restaurants such as the Bound Brook Inn, Coach and Paddock in Clinton, Spottswood Manor, etc. and more innovative uses such as a Golf Club house at Scotch Hills Country Club, Scotch Plains, and Hunterdon County National Bank at Whitehouse, and a Municipal Building in Warren.

Residences have many adaptive possibilities, and have also been used as Law offices, Real Estate, Architects and Engineers' offices, Shops, Doctor's offices, various Municipal annexes, public agencies, Furniture Stores and the obvious Crafts and Antique Shops.

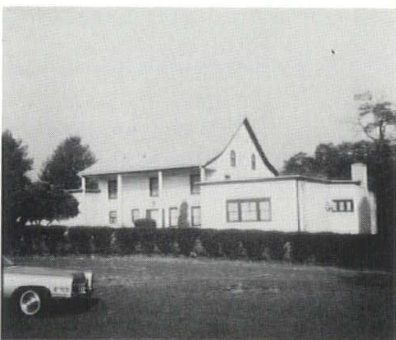
Yet another proposed innovative use is a current endeavor in Plainfield to adapt a group of 3 antique residential



This former Meat Packing Warehouse, circa 1880 has been made into a successful adaptation to a unique restaurant.



The adaptive use of this old Brick Federal House near Cherry Hill, doesn't exactly represent the ideal to most preservationists.



This early Dutch Colonial farm plantation house has been successfully adapted to a Golf Club in Scotch Plains.



buildings into a cultural complex. One has already been established as an Historic House Museum and it is proposed that this be supplemented with a building housing the local Art association where members' output will be displayed and sold. Provision is planned for painting and sculpture studios. Equally practical planning will permit a Senior Citizens group to utilize the adjoining structure (the third building in the complex) where there will be Clubrooms, Music rooms and a carpentry shop. Here participants will repair, refinish antiques and create such items as may be sold. The entire project hopes to be self-sustaining. A successful precedent for this is found in the Governor Shirley Mansion in Roxbury, Mass., which has been converted to a similar community center.

Old Churches and Meeting houses also have been successfully adapted to new uses. In Scotch Plains a former Baptist "Meeting House" built in 1817 was a School House for 50 years and currently and for the last 25 years a Y.M.C.A. In Plainfield the old wagon sheds of the Friends Meeting House have been enclosed and utilized as Sunday School Rooms.

Various other churches, after thorough deconsecration, have been used for theatres, auction halls, furniture showrooms and warehouses.

Barns and Carriage Houses adapt themselves well with their flexible open spaces and have been used for Restaurants, Shops, Libraries and Schools.

Mill Buildings adapt themselves to many uses also; such as group antique shops, Restaurants, Schools, Residences and an unusually nice adaptation for use as an engineering office in a picturesque setting in Cranford.

Even old warehouses can be preserved and adapted such as the Circa-1880 old Meat packers quarters in

(continued on page 24)

This Georgian Farmhouse has been adapted to a rural branch Bank, with the old kitchen oven complex converted to a unique vault area.

Arbitrate

By Charles Jon Rose, Consultant
American Arbitration Association

Article II in AIA Owner Architect agreements and Article 7.10 in AIA General Conditions provide the means to resolve disputes without complicated litigation.

Recently, a small architectural firm in Northern Jersey entered into a contract with a Board of Education to design plans for the construction of a new high school. The entire contract was conditioned upon the voters' of the school district approval authorizing the Board to issue bonds to pay for the project.

However, largely due to public criticism and budgetary problems, the Board reluctantly abandoned plans for a new school and embarked upon a new, less-expensive program. This new program called for an addition to the existing building. This decision was made after the architect had submitted his specifications for the new school.

The architect was requested to draw up a sketch for the new program, with which he complied while asking for payment on the basis of abandoned work, which, under a provision of the Architect — Owners Agreement, states that 'the Architect is to be paid for the services rendered on account of it.'

When he did not receive payment for the abandoned work, the architect refused to continue plans for the addition. The Board, under the belief that the contract had been breached by the architect's refusal to proceed, terminated its relationship with the architect and proceeded to obtain the services of a new architect.

In accordance with the provisions of the AIA Standard Form of Arbitration Procedure, the architect initiated a demand for arbitration in order to receive due payment.

At the hearing, the neutral arbitrator agreed upon by the parties, in this case an attorney, heard the testimony of six witnesses and received forty exhibits into evidence. After several days of deliberation, the award was

handed down to the architect because of a paragraph of the contract which provided in part:

"If there is any work abandoned or suspended which was designed or specified by the architect, in whole or in part, the architect is to be paid for the services rendered . . ."

Of course, not every architect that's involved in an arbitration hearing is the recipient of the arbitrator's award. In this case, the arbitrator based his decision on the facts of the hearing, the contract and trade custom. The decision was legally binding under state law and would be upheld in any state court.

The non-profit American Arbitration Association has, for the past 46 years, kept the peace in many diversified fields. And the AAA's administration of a grievance guarantees privacy, expediency (the case related above was settled in two months) and an arbitrator with subject expertise for only a minimal administrative fee.

Almost twenty-five thousand times in each recent year, AAA rules of arbitration were invoked to bring to an end conflicts between disputing parties. There are thirty-five thousand AAA arbitrators throughout the country who are willing to volunteer their services for the sole purpose of promoting peace in fields such as commercial contract disputes, labor/management grievances, accident injury claims, tenant-landlord squabbles, consumer-merchant, salary arbitrations and even marital disputes.

The AAA regional office, upon receiving demands for arbitration from the entangled parties, establishes the time and place of the hearing in accord with the parties and provides a list of arbitrators knowledgeable in the field of dispute enabling the disputants to mutually agree on an arbitrator's neutrality.

If the parties do not have an arbitration clause in their contract, they may

still agree to arbitrate by filing a submission agreement — a jointly signed statement in which they describe the issue and affirm their willingness to abide by the decision of the arbitrator.

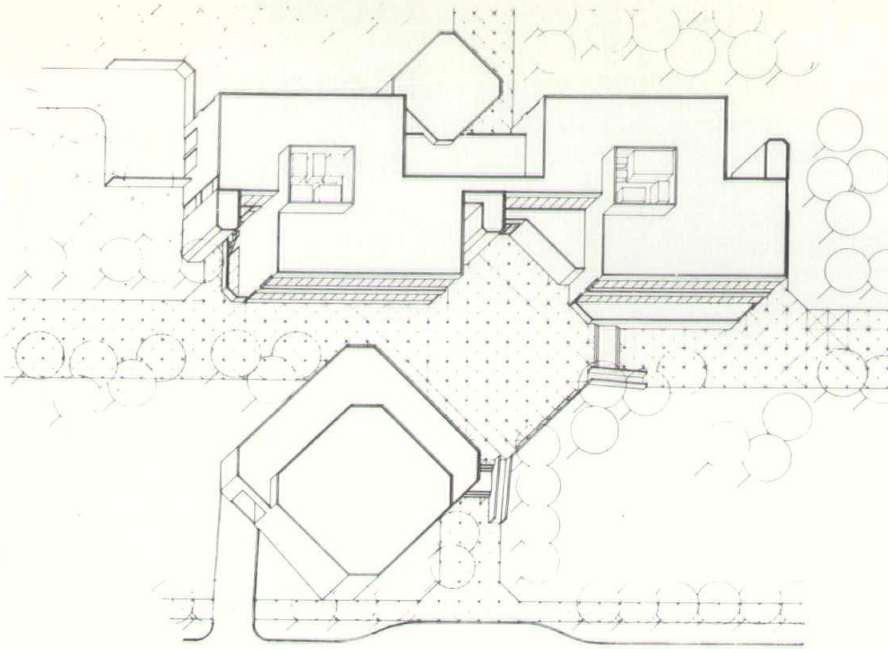
The New Jersey Regional Office of the American Arbitration Association, located at 96 Bayard Street in New Brunswick, has, since its inception in 1971, risen to prominence in its field by becoming the fifth largest regional office (of twenty-two nationwide) in volume of cases handled. The original staff of our has since tripled and the caseload volume has increased an astonishing 714%.

The American Institute of Architects played a key role in having arbitration clauses included in construction contracts between contractors and owners, subcontractors and contractors, and owners and their engineers or architects.

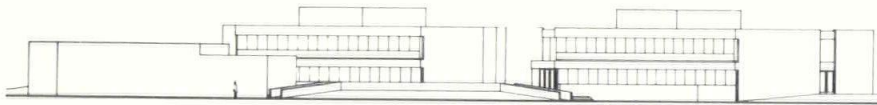
The AIA likes arbitration because of its speed, privacy, low cost and expertise of its arbitrators. It is a workable alternative to the complications of court litigation. Also the American Arbitration system, which provides that all arbitrators appointed will be neutral, is looked on with much favor. The old tripartite approach, permitting each disputant to select an arbitrator whether the person chosen was friend, business associate or brother-in-law, created more problems than it solved. Modern Triple A administration assures impartial overseeing of arbitration.

Binding arbitration is almost nationally accepted by the legal community as the most effective solution to the congestion of our courts. When arbitration is needed, AAA is standing by ready to promote peace in the area of private disputes. With the establishment of their own regional office, citizens and businesses of New Jersey now can enjoy an easy route to the most complex of problems; through legally-binding arbitration provided by the American Arbitration Association.

Madison Township Competition



Axonometric



Northwest

The Princeton firm of Collins Uhl Hoisington Anderson was selected as the winners of an architectural competition for design of a new \$2.5 million municipal center for Madison Township, New Jersey. Although competitions are frequently used in Europe, and occasionally in the United States for major public projects, the use of a competition for a municipal project of this size is unusual in this country.

Collins Uhl Hoisington Anderson's design was selected unanimously on the first ballot. The jury report stated that the CUHA design "fulfilled the basic criteria and objectives of the competition and went beyond these requirements to provide an outstanding design for the municipal center

which will give Madison a sense of civic pride and provide a strong sense of identity to visitors from the region".

In announcing the jury's selection Monday night, Peter Abeles, Madison Township planning advisor, explained that they decided on a competition to insure that the architects were selected purely on the basis of their design's merits, and not on favoritism or personal acquaintance.

After obtaining expressions of interest from two dozen New Jersey firms, the township selected eight for interview and then narrowed the field to five firms for the actual competition. Each competitor was asked to submit a proposed design, based on a detailed set of requirements prepared

by the township planners. Judging was done under the rules of the American Institute of Architects, with none of the four professional architects and three lay judges knowing which firm had submitted which design, until after their selection was made.

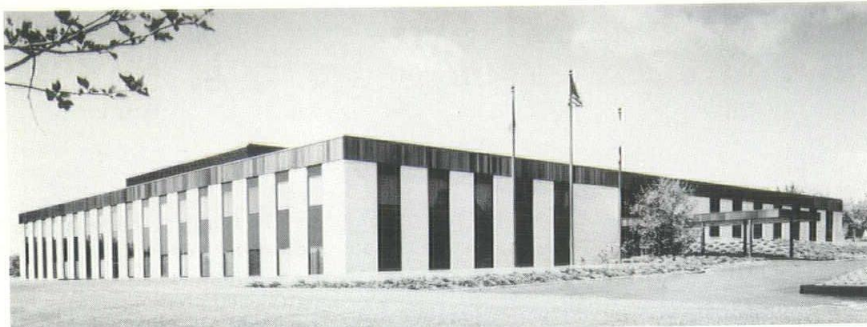
CUHA architect Harlow Pearson of Twin Rivers headed up the design team for the competition. The jury consisted of architects Geoffrey Freeman, John Stonehill, Henry Liu, and Brian Smith, and lay members Thomas English, Madison Township Mayor; Mrs. Daryl Hiller, League of Women Voters; and Russell Azzarello, Jaycees. Richard Blinder, a New York architect, was the professional advisor to the jury.

Good Neighbor Awards

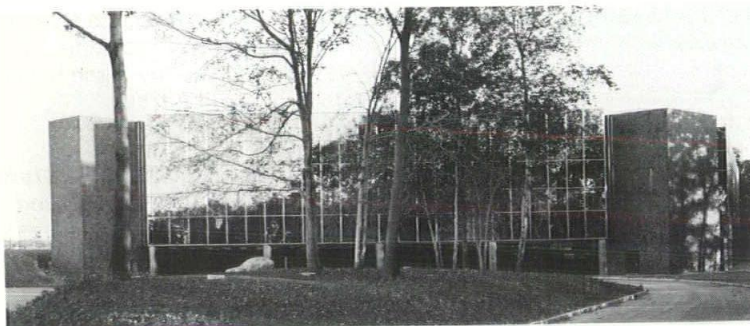
The buildings shown on this page were among those selected by the jury for awards in the Fourteenth Annual "New Good Neighbor" Awards Competition sponsored by New Jersey Business Magazine.



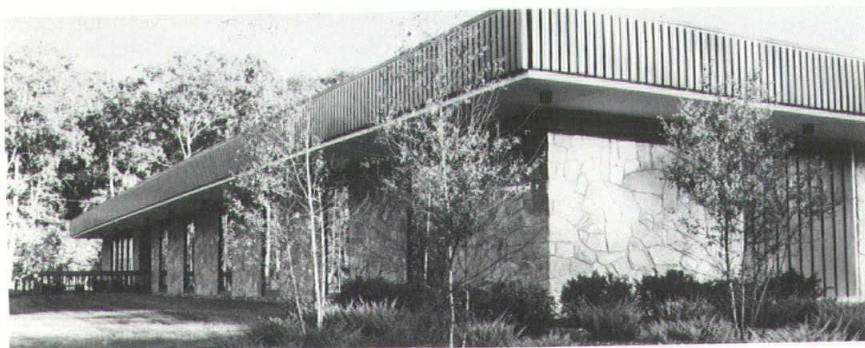
1



2



3



4



5

1. AFIA Worldwide Insurance, Wayne. Architects: J. Robert Gilchrist & Associates, Hackensack.
2. Airco, Inc., Montvale. Architects: Kuhn + Drake + Hessberger, Summit.
3. Mercedes-Benz of North America, Montvale. Architects: The Grad Partnership, Newark.
4. Microwave Semi-Conductor Corp., Franklin Township, Somerset. Architects: Armstrong, Jordan, Pease of Somerville.
5. Sutton Metro-Park Office Building, Ise-lin. Architects: The Grad Partnership, Newark.

People



Aybar



Cedeno



Mitchell



Wolfe



Rutenberg



Morton



Emerson



Duffe



Maggio



Graves



Gruzen

Romeo Aybar, AIA, who was selected by Architects League of Northern New Jersey for the 1973 Vegliante Award, has donated the award to the Scholarship Foundation for "a student who will attend our new School of Architecture at NCE and who meets the following requirements: financial need and scholarly achievements." Mr. Aybar hopes to continue the scholarship annually, "as long as my office maintains the success it has achieved, thanks to the help and opportunities extended to me by the profession."

George Cedeno, AIA, of Upper Montclair has been appointed chairman of NJSA's 1974 Convention. Mr. Cedeno is with the Grad Partnership in Newark.

Kenneth D. Mitchell, AIA, of Rumson

has been appointed by Governor Cahill to another term on the New Jersey State Council on The Arts.

C. William Wolfe, AIA, of Burlington represented the Gerard B. Lambert Awards Foundation at a recent meeting of a Japanese Study Mission on Health Care Facilities sponsored by the Japan Industrial Planning Association. Innovative and imaginative ideas successfully implemented and resulting in improved patient care or reduced health care cost were the topic of the meeting.

Leo Rutenberg, AIA, of Kearny was elected President of the New Jersey Chapter of The Construction Specification Institute.

James E. Morton, AIA; **Arthur M. Emerson**, AIA; **Brendan J. Duffe**, AIA;

and **John P. Maggio**, have all been named partners in the firm of Eckert & Gatarz, Architects and Planners of North Brunswick.

The photo which appeared on the cover of Issue #3 of *Architecture New Jersey* was taken by Architectural Photographer-Gil Amiaga.

Princeton architect **Michael Graves** was one of five architects invited to be the American representatives at the 15th Triennale in Milan, which opened September 20th.

B. Sumner Gruzen, FAIA, received New York City's Diamond Jubilee Medallion from Mayor John Lindsay. The occasion was the formal dedication October 16 of New York City's new Police Headquarters designed by Gruzen & Partners.

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Citizenship Requirements Dropped By State Board of Architects

Although, since 1902, the Statute governing the licensing of Architects and the practice of the profession in New Jersey has required evidence of Citizenship, or since 1968, of a Declaration of Intention to become a Citizen, the State Board will no longer comply with these requirements.

On July 16, 1973 the Attorney General's office, thru Assistant Attorney General Theodore A. Winard, issued an opinion which held that such requirements as a prerequisite to licensing by the various professional boards in the Division of Consumer Affairs were violative of the Equal Protection clause of the 14th Amendment to the United State Constitution.

In a letter to the Honorable Millicent Fenwick, Director, Division of Consumer Affairs, Mr. Winard cited several U.S. Supreme Court decisions which considered that a resident alien was a "person" within the meaning of the Equal Protection clause, and that the right to work for a living in the common occupations of a community was the very essence of the personal freedom and opportunity made secure by the 14th Amendment. He held, therefore, that the indiscriminate Statutory ban on licensure of aliens by the various professional boards was constitutionally offensive unless a special circumstance inherent in a particular profession required citizenship as a qualification for such occupation. Since such "special circumstances" were not readily apparent, Deputy Attorney General, via telephone message to all the Boards, declared that an Amendment to the Statute was not necessary, and directed that all Boards drop the requirement of citizenship immediately.

Since the Board had already requested deletion of these requirements in its proposal of revisions to the Statute, the Board implemented this directive without delay.

Equation

(continued from page 9)

perform this responsible task on the basis of price and then run the risk of his being willing to produce a design based upon the least expenditure of effort.

Another question frequently asked is 'Why can't architects and engineers be procured like research and development or management consultant services?' Unlike R & D or management consultant contracts where the end product is often a "best effort", the A/E must produce a workable set of plans and specifications for a facility that can be built within the time and budget established by the owner. R & D and management consultant firms are able to quote a price for a "best effort" because they stop work when the money runs out, whether or not the goal has been achieved. Naturally, this approach is not practical when contracting for A/E services.

Lest anyone be mislead, we in no way object to competition. We firmly advocate, and believe me, there already exists, keen competition for commissions based upon qualifications, experience, technical competence, availability, equipment, proximity to the work, past performance, creativity, ability to bring a project in within the budget and dozens of other factors which are carefully weighed by prospective clients. To enhance this competition, we advocate the publishing of all proposed public projects. This would give all interested firms the opportunity to present their qualifications and would allow the consideration of a wider range of firms.

The future growth of our State is too important to allow the selection of anything but the best qualified design professional for the job. Lets all continue our efforts in that direction.

Historic Preservation

(continued from page 19)

Plainfield, now used as a colorful restaurant complete with old meat tracks, scales and grilled wicket office.

Industry has been recently taking a more active roll in preservation either thru sponsorship of a project or thru its own adaptive use of structures.

The most outstanding example being Sturbridge Village in Mass. sponsored by the American Optical Company. Mystic Seaport Museum has various segments sponsored such as the Spouter Tavern by Schaefer Beer; Apothecary Shop by Sharp and Doane; American Cyanamid saved an historic landmark thru remodeling it for Executive offices.

Not all adaptive uses are to be acclaimed as practical or worth-while. The merits of creating a "cinematheque" under the stone supporting arches of the approaches to the Queensboro Bridge in New York City, while certainly innovative, do not reflect the type of "Great" project you would associate with its designer I.M. Pei. Altho hailed as "Found Space" there certainly must be more worthy areas in New York City to save and adapt to cultural uses.

Equally hard to justify is the use of a fine old brick Federal structure, near Cherry Hill off the N.J. Turnpike, that has been painted as a giant Billboard for a gas station. Its shock effect is certainly good advertising, but not the type of adaptive use preservationists prefer.

To summarize the conglomerate possible adaptive uses, it is essential not to overlook the importance of preserving the integrity of the original exterior appearance of the building, especially if in relationship to other nearby compatible structures. The effect of the original design is generally far happier than some of the innovative uses which destroy what was intended to preserve.