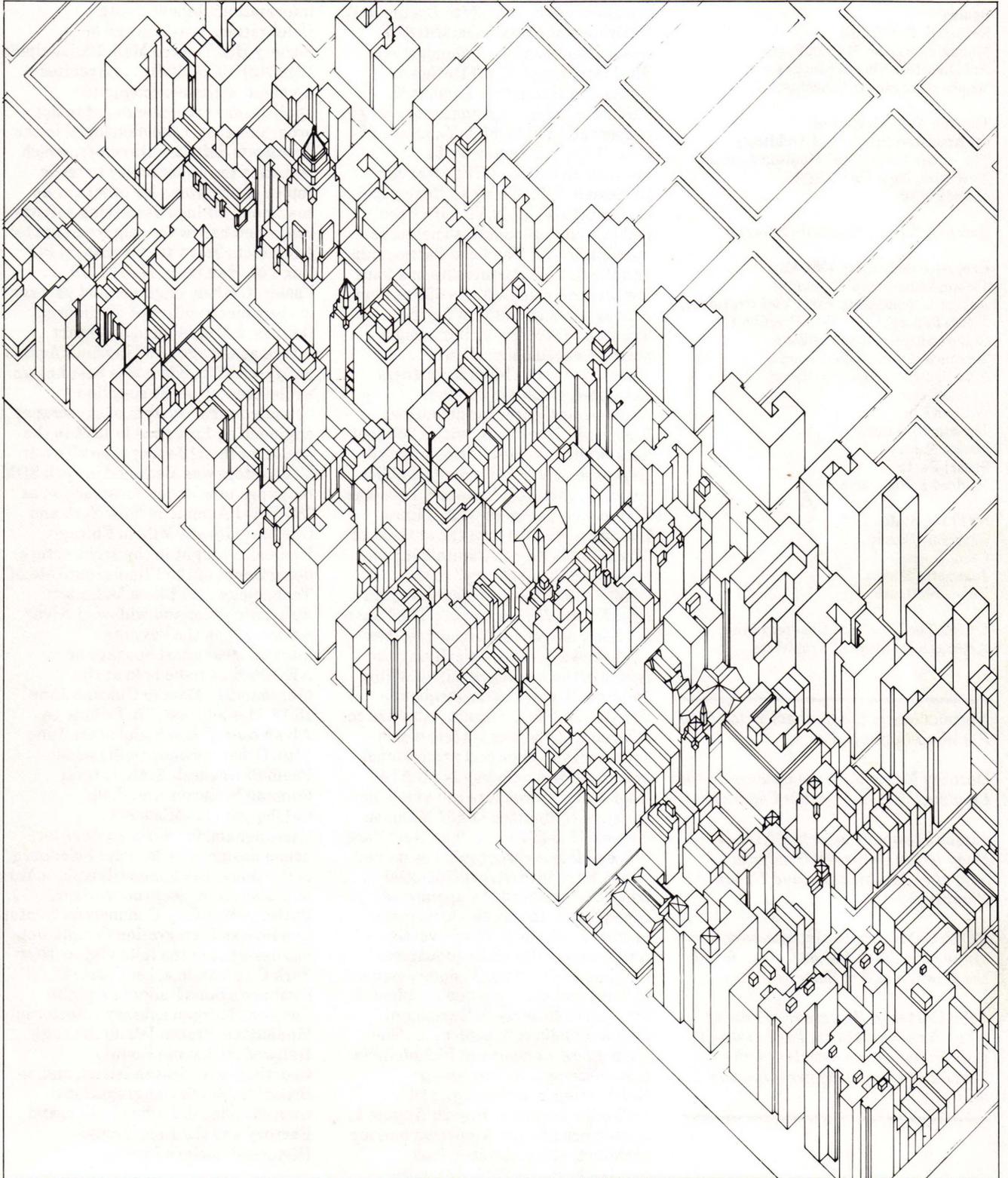


OCULUS

on current new york architecture

The New York Chapter of the American Institute of Architects

Volume 43, Number 8, May 1982



Upper East Side, drawing by Agrest & Gandelsonas, Architects. ©1981.

OCULUS

Names and News

Volume 43, Number 8, May 1982

Oculus

Editor: C. Ray Smith
 Managing Editor: Marian Page
 Art Director: Abigail Sturges
 Typesetting: Susan Schechter

The New York Chapter of
 the American Institute of Architects
 The Urban Center, 457 Madison Avenue,
 New York, New York 10022
 212-838-9670

George S. Lewis, *Executive Director*

Executive Committee 1981-82:
 Joseph Wasserman, *President*
 Arthur I. Rosenblatt, *First Vice President*
 Tician Papachristou, *Vice President*
 Robert Siegel, *Vice President*
 Terrance Williams, *Secretary*
 Alan Schwartzman, *Treasurer*
 Frank Eliseo
 William Ellis
 Theodore Liebman
 Nancy A. Miao
 Stuart Pertz
 Mildred F. Schmertz

NYC/AIA Staff
 Cathanne Piesla
 Carol Jones
 Jeannette Manzo
 Eileen McGrath

© 1982 The New York Chapter of the
 American Institute of Architects.

Norman Marcus is *Counsel to the City
 Planning Commission.*

Dorothy Marie Miner is *Counsel to the
 Landmarks Preservation Commission.*

James Stewart Polshek, FAIA, is
*Dean of the Columbia Graduate
 School of Architecture and Urban
 Planning*

Ralph C. Menapace, Jr., is a *member
 of the New York Bar and Director of
 the Municipal Art Society.*

John Costonis, *Professor of Law at
 New York University, has authored
 several books and articles on the
 subject of landmarks preservation
 law.*

Speakers at the May 27th Energy and Environment Committee/ASHRAE panel discussion (see Calendar) are: Sital Daryanani, Chief Design at Syska and Hennessy; Thomas K. Fridstein, AIA, coordinator of energy conservation at SOM N.Y.; Lauren F. Otis, Deputy Director of the Manhattan Office of CPC; Harvey Brickman, V.P., Tishman Realty and Construction Co., N.Y.; with Fred Dubin, Dubin Bloom Associates, as moderator . . . The Grad Partnership and the Gruzen Partnership in a joint venture are completing a \$60 million renovation and addition for the Trenton State Prison, including a solar-powered boiler plant . . . James Stewart Polshek & Partners have designed a 215,000 foot Convention Center for downtown Rochester, New York, with a 260-foot-long skylit galleria overlooking the Genessee River as its major public space . . . Michael Maas and Theodore S. Hammer, partners with Haines Lundberg Waehler, are the authors of "Planning is Key to Capitalizing on New Office Technology" in the October 1981 issue of *New England Real Estate Directory* . . . The "Save St. Bartholomew's Committee" has published a brochure clarifying the issues in the landmark battle. Philip Johnson, Brendan Gill, Jacqueline Onassis, and Mrs. Vincent Astor are co-chairmen of the committee, which represents 16 civic and professional organizations including NYC/AIA. Copies of the brochure are available from the committee at 457 Madison Avenue (935-3960) . . . The New York office of ISD Incorporated has moved to 305 East 46th Street (751-0800) . . . April 27th marked the opening of ChemCourt, the three-story, glass-enclosed, greenery-filled "vestibule" for Chemical Bank's headquarters building at 277 Park Avenue designed by a project team headed by Michael Maas and Theodore S. Hammer of Haines Lundberg Waehler . . . The Carpenters' Company of Philadelphia is sponsoring a Robert Smith Celebration in Edinburgh and Dalkeith, Scotland, July 26-August 1, to memorialize the American builder-architect who emigrated from Scotland around 1748. For more

information: Robert Smith Celebration, Travel Anywhere, Society Hill Towers Mall, Philadelphia 19106 (215-925-2123) . . . Architects involved with microcomputer applications are encouraged to list programs they have developed in the Architects Software Directory, which will offer the opportunity to trade copies of programs for others at no cost. Send listings describing software usage and hardware requirements to: Architects Software Exchange, PO Box 126, Hamburg, N.J. 07419 . . . Fazlur R. Khan, engineer and partner in the Chicago office of Skidmore, Owings & Merrill died of a heart attack at the age of 52 in Saudi Arabia on March 27th. Khan was best known as the creator of the so-called "bundled tube" system of skyscraper engineering first used in 1974 in the design of the 110-story Sears Tower. The system was also used in such SOM buildings now under construction as 780 Third Avenue in New York and One Magnificent Mile in Chicago. Khan also taught in the architecture department of the Illinois Institute of Technology . . . Elissa Makiniemi Aalto, architect and widow of Alvar Aalto, will be the keynote international guest speaker at NEOCON 14 to be held at the Merchandise Mart in Chicago June 15-18. Her address, "A Tribute to Alvar Aalto," is scheduled for June 16th. Other speakers will include Paolo Portoghesi, Arata Isozaki, Edmund N. Bacon, and Paul Goldberger . . . Michael C. Cunningham, formerly partner for urban design with M. Paul Friedberg & Partners, has joined Olympia & York as assistant project coordinator, Battery Park City Commercial Center . . . Landmarks Preservation Commission has designated the following as New York City Landmarks: Charles Scribner's Sons Building and the Pierpont Morgan Library Interior in Manhattan; Staten Island Borough Hall and Richmond County Courthouse on Staten Island; and, in Brooklyn, South Congregational Church, Chapel, Ladies Parlor, and Rectory and the Long Island Historical Society Interior.

CRISIS IN PRESERVATION

A panel discussion at The Association of the Bar of the City of New York on March 22, 1982, organized by the Committee on Lectures and Continuing Education, chaired by Eugene J. Morris, with Norman Marcus as Program Liaison, had as its

subject the Upper East Side Historic District. Several panelists spoke also on the crisis in the preservation movement that seems to have emerged in the past several months. Oculus has separated these two areas of discussion, beginning with the

larger issues and considering the Upper East Side later as an example, p. 8. The editors are indebted to the Bar Association and to the speakers for their permission to excerpt their speeches:

Editorial

It is a serious time for preservation. The confidence that swelled in preservationists after the Grand Central decision is having its backlash now, as was predicted. Dissenters seem to be growing in number or in number of appearances. Opponents accuse landmarking and preservation of being a real estate scam, of being illegal, of denying Constitutional rights—of sin. Some of these dissenters are difficult to see through, since they have previously been respected public officials in the cause of urban good or have positions normally recognized for protecting our longest traditions and institutions. Now these dissenters are going against their own traditions with noble-sounding ideals—and surprisingly contradictory means. It is a critical time.

Let us not, therefore, lose sight of the principal fact: The preservation of landmarks is the preservation of culture and civilization, of the ideologies and aspirations of previous generations, and of the creativity of humanity. Preservation remains a good thing, a noble purpose without contradictions, and a mass civic act—regardless of whatever the detractors may be saying now.

One modest if seemingly naive proposal may lead to compromise: a hierarchical rating of landmarks. Not all landmarks are equal; some are more equal than others, as George Orwell might have said. It is clear that the St. Chapelle is more important to the continuity and record of western civilization than the Palais de Justice. But other ratings are not so clear. The hierarchy will be difficult to arrive at, as preservation standards have always been difficult. Yet that difficulty may be an indication of the ultimate benefit to preservation and to its opponents. Above all, in reading the following arguments, let us not lose sight of the fundamental fact: Preservation of the good is Right. Demolition of the tawdry, the uncreative, and the useless should be the goal. Let us again remember Penn Station.

CRS

by Ralph C. Menapace, Jr.

The series of articles that has appeared recently in the New York press, some hostile in tone, all seem to share a perception that there is a "backlash" against landmarks regulation and the Landmarks Preservation Commission. I do not share that perception. On the contrary, I believe that in New York City and in the United States as a whole there has been, and continues to be, a rising flood of public opinion in support of landmark preservation.

Since the Supreme Court decision in the Grand Central Terminal Case, scores of cities and towns across the U.S. have adopted landmarks preservation laws or amended existing laws to put teeth in them. The real estate industry, which was once virtually unanimous in opposition to any mandatory landmarks regulation, now is virtually unanimous in support of the principle—if not always all applications—of landmarks regulation. The Real Estate Board of New York, for example, did not oppose the Upper East Side Historic District, although it opposed the inclusion of Madison Avenue in the District.

Community Boards throughout the City of New York, City Council members, and others who reflect and express public sentiment have continued staunchly to support landmarks preservation regulation in general and, in virtually all instances, the specific applications of those regulations by the Landmarks Preservation Commission.

What then has brought the attention of the press? The principal source of the commotion appears to be in the perception of elements within the religious community, and to a lesser extent among other non-profit organizations, that regulation of landmark properties owned by them will prevent or inhibit a "quick—and temporary—fix" of their financial problems through commercial exploitation of the unused development potential of these properties. This is exemplified by the proposed office tower development by

cont'd. p. 4, col. 1

by John J. Costonis

Historic preservation faces a paradox, one that is the function of its own success—a success so great and so accelerated that, if it isn't careful, that success may lay the foundation for its failure in a very short time.

I am not alone in thinking that preservation has some problems—and I speak as a preservationist. Others have recently come out with the same questions: What is preservation really for? What does it mean? And what is its rationale?

My own judgment is that in 15 years the pendulum on preservation has swung wildly from a very negative situation to perhaps a too affirmative situation. I think we have gotten too rich too fast. The Italians have a saying that if you keep the priests poor you keep them honest. Maybe the problem with preservation is that it has gotten too fat.

As each of the sub set problems of historic preservation seems to have been solved, the basic question—what is the purpose of historic preservation—has become more diffuse.

I see a whole series of issues emerging none of which has been seriously talked about in the context of the Upper East Side District designation, which I regard as symbolic of the larger issues here: What is the relationship of the Landmarks Commission to the Planning Commission? Is it that the Landmarks Commission preserves and the Planning Commission develops? What's the relationship between the Landmarks Commission and the legislative body? The Board of Estimate is the final standard for the Landmarks Commission, but gives it the grand power to go ahead and designate 42 districts. And the Landmarks Commission provides no standard for what it is doing.

Who is exercising legislative powers? Who is exercising administrative powers? What's the relationship between the Landmarks Commission and the courts? If the Board of

cont'd. p. 4, col. 1

Menapace

cont'd. from p. 3

St. Bartholomew's, the proposed residential tower development by the Jewish Museum, and the vigorous opposition of the Church of St. Paul and St. Andrew to landmark designation.

Fundamentally, these groups all assert the same theme: "Properties owned by religious organizations should be free from landmark regulation because the proceeds of the development of such properties will be used to do good." The claim is also made that regulation which prevents such commercial development infringes upon First Amendment right to free exercise of religion. Both assertions, in my opinion, defy both common sense and well-established legal doctrines.

Landmark preservation regulation is a well-accepted part of land-use regulation in the United States with broad public support. Any perception that it is a passing fad that, in time, can be repealed or emasculated is, in my view, unrealistic. Just as the vast majority of Americans accepts zoning regulations as an entirely appropriate exercise of the state's police powers, the vast majority of Americans no longer views landmarks regulation as an exotic and somewhat questionable intrusion on private property rights but as a normal and entirely appropriate limitation on those rights.

Costonis

cont'd. from p. 3

Estimate is not going to impose any controls on the Landmarks Commission and the courts are not going to review what the Landmarks Commission does, it's a question of politics between the Landmarks Commission and the particular neighborhood groups.

What I find troublesome is a standardless context with no serious legislative review of the decision-making process and with the possibility of no serious judicial review because the courts say that's the job of the legislature and the legislature says that's the job of the courts. I find troublesome the relationship that could develop between landmarks commissions and their legislative bodies. The acid test of any piece of legislation is does it tell us what it doesn't cover. Today I don't know that a sense of constraints or tolerances exists at all.

by James Stewart Polshek

As an architect I am philosophically troubled by what I once marched in the streets for — historic preservation. As an educator I am procedurally bothered by both the way we train young people to take their places in the field and by the way those young people behave once they are in the field.

Historic preservation began as a popular movement, not a bureaucratic movement. It began against the wishes and battles of the American Institute of Architects, developers, business men, bureaucrats, politicians, lawyers, and it succeeded. But it is not a popular movement in that sense any more. It has become a very grown-up regulatory agency . . .

When I heard about, but was not involved in, the decision on the 71st Street tower — which, like motherhood, everyone says is a wonderful building; they love it in the abstract, but as a built thing it is something else — it disturbed me that three architects who in the past have regularly disagreed with one another came to agree but were outvoted by six members of the Commission. I said to myself: "What would it be like in the medical profession? Would it be possible for three or four surgeons and five or six lay persons to judge an operation and be outvoted by the lay people?"

A silly analogy but I mention it because there is a process of education, which if handled correctly, can prepare people to make judgments on matters much graver than "I like it," or "I don't like it." It is to that process that I would like to speak.

Speaking theoretically as an educator, how do you get historic preservationists, urban planners, architecture students, and urban design students to talk to one another, to share ideas and disciplines? There are specific sets of interests that each of those disciplines hold dear and are more prepared to deal with.

The preservationists do research of a particular kind and should be taught to do their historical analysis in the nature of prototypes in any particular building situation. They can do compatibility analysis, tourism impact studies, conservation analysis, economic incentive definition, and so on.

The urban planners do economic analysis, cost benefits, taxes, job creation, incentives and dis-incentives to development, transportation and zoning considerations, intra-city agency coordination of municipal budgeting, planning law.



1.

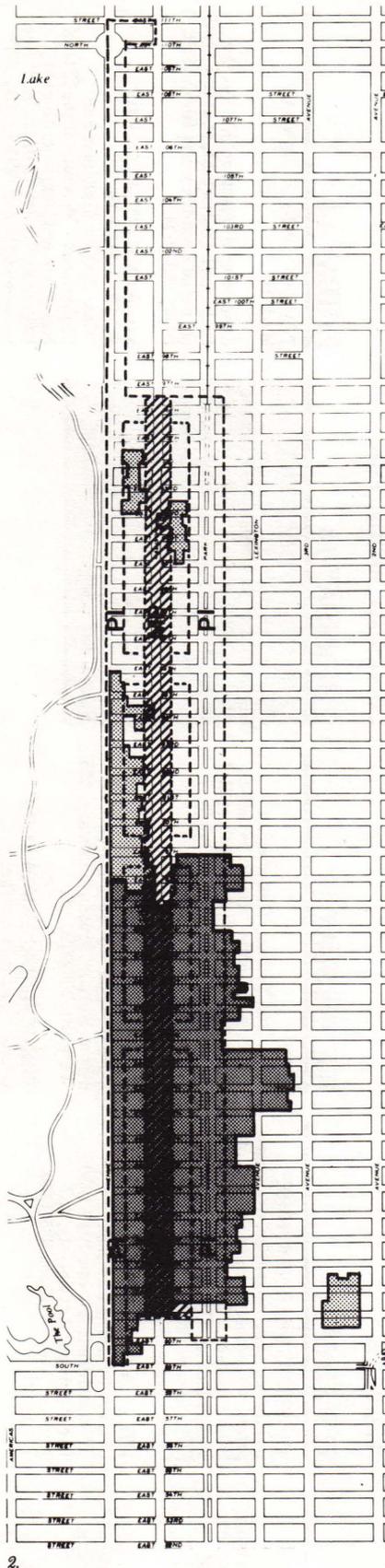
The urban designers do volumetric analysis, neighborhood scale consideration, contextual considerations.

And the architects — either in a traditional or modern interpretation — deal with scale and proportion, material compatibility, appropriateness of detail, volumetric considerations, planar considerations meaning fenestration, plastic or formal, profile and edge conditions, and so forth.

The ability to bring this complex of items together in an educational setting is difficult, but it is possible. As practitioners — as designers making a case before a planning commission, preservation commission, or planning board — we come to it in ignorance. We wonder what the definitions of what the roles are, where we sit in regard to those roles.

The time has come for a mutuality of concerns between these landmarks and planning commissions — that their concerns be collateral and that they sit down together with other observers to define their goals, to define the public interest, and to arrive at a consolidated concept of what historic preservation is . . .

Finally, there is a question of specific criteria with regard to typologies. Increasingly, the Landmarks Commission and Planning Commission are going to be faced with the different problems — not by the greediness of developers as parts of town boom in real estate values — but by churches, apartment houses, single and multi-family residences, office buildings, and institutions.



1. Perspective view, looking south from the corner of 71st Street and Madison Avenue, proposed apartment tower by Agrest & Gandelonas, Architects.

2. The Upper East Side Historic District showing the park improvement and Madison Avenue Districts.

3. Madison Avenue looking north from 63rd Street.



3.

Chapter Active on Upper East Side District

by George Lewis

When the Upper East Side Historic District was proposed in 1979, the Chapter did not jump on the bandwagon of support with the alacrity of some other organizations. In fact, a special committee of which John Belle, then president-elect, was chairman met many times, often in the company of Landmarks Chairman Kent Barwick and members of his staff. It wrestled with whether an area that included such discretely characteristic urban settings as Park Avenue, Madison Avenue, and the series of fine mid-block townhouses would constitute a coherent historic district; whether Madison Avenue's spontaneity of storefront change would be snuffed out (the legislation as finally enacted pretty much resolved this question); and whether the District and the Landmarks Commission itself could withstand developmental pressures. The upshot was that the Chapter did support the Upper East Side Historic District, but only after it became clear that the Planning Commission would reinforce it through zoning amendments designed to guide and limit density and height.

Planning Commission Amendments to the District's Zoning

The Chapter played a considerable role in drawing the Planning Commission into the picture, and last fall Chapter President Wasserman appointed a special committee with Michael Kwartler as chairman to review the Commission's preliminary proposals. Many of the committee's suggestions were implemented, and there is now on the books a 60-foot height limitation in the side street mid-blocks and revised Madison Avenue bulk controls to ensure adequate daylight and to require of new buildings on the Avenue's corners

that there be a transition to the low scale of midblocks through stepped down height (see illustrations).

The East 71st Street Controversy
The first real test of how the Upper East Side Historic District would be treated came with an application to the Landmarks Commission from Fieldhouse Realty for a 245-foot high apartment tower near the corner of 71st Street and Madison Avenue in the Frick Museum block. The Chapter's special committee and the executive committee greatly admired the design by Diana Agrest and Mario Gandelonas (see rendering) as being altogether in the spirit of the area, the kind of building that should be welcomed if the District were to be enhanced over time and not viewed as frozen forever. Although critics had denounced it as a mid-block "sliver" ruining the Frick block, "the only remaining low-rise block in the area," the Chapter viewed the proposal as a carefully situated Madison Avenue building not at all detrimental to the Frick. A letter was sent to the Landmarks Commission strongly recommending approval. The commission on November 10 rejected the proposal by a 6 to 5 vote, with all three architect members in the minority. The majority commissioners' comments, as they cast their votes, were troubling in that one wondered what, if anything, the commissioners would approve.

Some said the building was admirable and would be acceptable if located elsewhere than the Frick block. Others rejected it because its base, an existing townhouse, would be altered. "I don't believe the purpose of the Commission is to destroy a landmark to create a new one," said Commissioner Beverly Moss Spatt.

OCULUS NYC / AIA MAY 82

CONTINUING EVENTS

Oculus welcomes information for the calendar pertaining to public events about architecture and the other design professions. It is due by the 7th of the month for the following month's issue. Because of the time lag between information received and printed, final details of events are likely to change. It is recommended, therefore, that events be checked with the institutions before attending.

Send Oculus Calendar information to: New York Chapter/AIA, 457 Madison Avenue, N.Y. 10022.

SHELTER: MODELS OF NATIVE INGENUITY
Exhibition focusing on house forms of indigenous builders, early American settlers, energy-conscious architects. The Katonah Gallery, 28 Bedford Rd., Katonah. 914-232-4988. Closes May 23.

TOWARD A MODERN (RE)CONSTRUCTION OF THE EUROPEAN CITY
Exhibition of recent housing projects by Rem Koolhaas and Elia Zenghelis. Institute for Architecture and Urban Studies. 398-9474. Closes May 28.

THE GREAT EXHIBITION: A QUESTION OF TASTE
The first major exhibition to deal with the Great Exhibition of 1851, which was held in the Crystal Palace in London. Yale Center for British Art, 1080 Chapel St., New Haven. 203-432-4594. Closes May 30.

MANHATTAN SUITE
Exhibition of contemporary prints celebrating eight of Manhattan's architectural wonders. Museum of the City of New York, Fifth Ave. at 103 St. 534-1672. Closes June 10.

ROBERT A.M. STERN: MODERN ARCHITECTURE AFTER MODERNISM
Exhibition. Neuberger Museum, State University of New York at Purchase. 914-253-5087. Closes June 20.

GIORGIO DE CHIRICO
Exhibition of paintings and drawings. New West Wing, MOMA, 18 W. 54 St. 956-7284. Closes June 29.

RADIANCE AND REFLECTION
Exhibition of stained glass and sculpture from the Raymond Pitcairn collection, which focuses on architectural arts of the 12th and 13th centuries. The Cloisters, Fort Tryon Park. 879-5500. Closes Sept. 15.

PRESERVATION IN PROGRESS: THE SEAPORT DISTRICT
Exhibition and program highlighting the Seaport as a working preservation site. Organized by the South Street Seaport Museum, 203 Front St. 766-9020. Closes Dec. 26.

MONDAY 3

THE FURNITURE OF H.H. RICHARDSON AND HIS CONTEMPORARIES
Lecture by Kevin Stayton in series on "The Architecture of Henry Hobson Richardson." Cooper-Hewitt Museum, 2 E. 91 St. 860-6868. 6:15 pm. Members \$8, nonmembers \$10.

REVIEW OF REVIEWS
Roundtable discussion of architectural events reported in the press, moderated by Gerald Allen. 6:30 pm. The Architectural League, 753-1722. Nonmembers \$5.

MONDAY 10

RICHARDSON'S COMMERCIAL ARCHITECTURE
Lecture by Sarah Bradford Landau. Cooper-Hewitt Museum, 2 E. 91 St. 6:16 pm. 860-6868. Members \$8, nonmembers \$10.

STUDENT WORK
Exhibition Gallery, 100 Level, Avery Hall, Columbia Graduate School of Architecture and Urban Planning. 280-3414. Closes May 19.

PRESERVATION WEEK 1982
Theme: Historic Preservation: Reinvesting in America's Past.

TUESDAY 4

THE CITY TRANSFORMED II
Lecture: "American Art Deco 1925-1940: The City." Municipal Art Society. 6-7:30 pm. 935-3960.

ORGANIC DYNAMICS IN ARCHITECTURE
Lecture by Walter Leicht. National Academy of Design. 369-4880. 6:30 pm.

GOETHEANUN
Rudolph Steiner's Architectural Impulse. National Academy of Design, 1083 Fifth Ave. 369-4880. Closes June 20.

TUESDAY 11

ARCHITECTURAL NEW YORK
Exhibition of photographs, drawings, prints, watercolors, and paintings of buildings over a 100-year period. Museum of the City of New York, Fifth Ave. at 103rd St. 534-1672. Closes Sept. 12.

THE CITY TRANSFORMED II
Lecture by Barry Lewis on "Minimalism in Europe 1918-1930." The Municipal Art Society, 457 Madison Ave. 6-7:30pm. 935-3960.

WEDNESDAY 5

LECTURE
"Preservation at the Seaport: An Architect's Overview" by James Marston Fitch. 6-8 pm. Seaport Museum Library, 215 Water St. 766-9020. \$6.

THE GREENING OF NEW YORK
Midday lecture on "Central Park for the 1980s and Beyond" by Elizabeth Barlow, administrator of Central Park. 12:30-1:30 pm. The Municipal Art Society, 457 Madison Ave. 980-1297.

WEDNESDAY 12

TOUR
"Soho and Tribeca: Galleries and Buildings." Cooper-Hewitt Museum. 860-6868. 10:30am-4pm. Members \$30, nonmembers \$40 including lunch.

LECTURE
"Preservation at the Seaport: Demystifying the Technology of Conservation" by Norma Weiss. 6-8pm. Seaport Museum Library, 215 Water St. 766-9020. \$6.

THE GREENING OF NEW YORK
Lecture by Lisa Cashdan. 12:30-1:30pm. The Municipal Art Society, 457 Madison Ave. 980-1297.

THURSDAY 6

THREE ART DECO MASTERS
Lecture on Raymond Hood, Ralph T. Walker, Ely Jacques Kahn. Cooper-Hewitt Museum. 6:15 pm. 860-6868. Members \$8, nonmembers \$10.

TABLES AND CHAIRS: VINTAGE MODERN
Exhibition. Max Protetch, 37 W. 57th St. 838-7436. Closes May 29.

RECENT WORK
Lecture by Richard Meier in Pratt series. Higgins Hall, St. James & Lafayette Ave., Brooklyn. 6 pm.

THURSDAY 13

ARCHITECTURAL SALARIES/COMPENSATION
Second of two panel discussions on the Chapter's Compensation Survey: Leon Brand & Sam Haffey on management techniques, Frank Munzer & Eason Leonard on long term planning, Joseph Wasserman & Jeff Sydness on employee compensation; Richard Hayden, moderator. 6pm. The Urban Center, 457 Madison Ave. 838-9670.

FRIDAY 7

NATIONAL TRUST ANNUAL MEMBERSHIP MEETING
Washington, D.C.

ON SATURDAY MAY 8
One-day symposium on "Historic Landscapes and Gardens: Preservation and Restoration." The New York Botanical Garden, Bronx. 9am -5pm. Information. Cindee J. Howard 220-8741.

FRIDAY 14

TOUR OF SOHO ON SUNDAY MAY 16

Cast-iron architecture in Soho, the Landmark District. Meet at 2pm. NW corner of Broadway and Howard St. \$2:50. 369-6004.

TOUR OF EAST SIXTIES ON SUNDAY MAY 16
"East Sixties: Mansions and Clubhouses," Museum of the City of New York walking tour. Meet at 1:30pm at Hunter College, Park Ave. between 68th and 69th St. 534-1672. Members \$3, nonmembers \$5.

MONDAY 17

**MIES VAN DER ROHE:
BARCELONA PAVILION AND
FURNITURE DESIGNS**
Exhibition. Neuberger Museum,
State University of New York at
Purchase. 914-253-5087. Closes
Aug. 22.

MONDAY 24

MONDAY 31

PALLADIO: WORKSHOP TOUR
Study tour of the architecture of
Palladio and his contemporaries in
Vicenza, Mantua, Verona, Venice,
sponsored by Pratt Institute.
Information: Arthur Edwards, School
of Architecture, Pratt. 636-3453.

MONROEVILLE AREA CIVIC CENTER ARCHITECTURAL COMPETITION

Deadline for submission of entries to
Civic Center Competition, c/o
Intergovernmental Advisory Board,
Municipality of Monroeville, 2700
Monroeville Blvd., Monroeville, PA.
15146. Attn.: Gary R. Natkin, AIA.

TUESDAY 18

THE CITY TRANSFORMED II
Lecture by Barry Lewis on
"Minimalism in Post-War America
1945-1970." The Municipal Art
Society, 457 Madison Ave. 6-7:30 pm.
935-3960.

ARCHITECTURE FOR HEALTH
Exhibition at the 14th Annual Middle
Atlantic Health Congress (May
18-20). Convention Hall, Atlantic
City.

TUESDAY 25

**DIRECTION IN INDUSTRIAL
DESIGN: PRODUCT DESIGN**
Symposium. Cooper-Hewitt Museum,
2 E. 91 St. 860-6868. 7-9pm. Members
\$7, nonmembers \$10.

THE CITY TRANSFORMED II
Lecture by Barry Lewis,
"Introduction to Post Modernism."
The Municipal Art Society, 457
Madison Ave. 6-7:30pm.

LECTURE
"The Artistic Achievement of
Rudolph Steiner and Early 20th
Century Modernism" by Dr. Hagen
Biesantz. National Academy of
Design. 369-4880. 6:30pm.

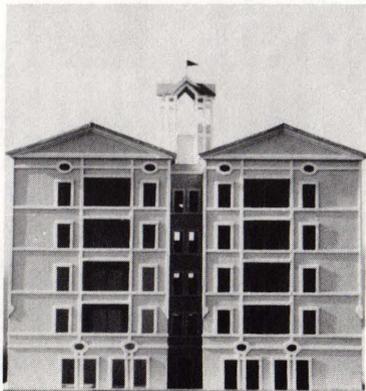


WEDNESDAY 19

THE GREENING OF NEW YORK
Midday lecture on "City Farming" by
Herley Thompson, program leader
for the New York City Cooperative
Extension of Cornell University.
12:30-1:30pm. The Municipal Art
Society, 457 Madison Ave. 980-1297.

WEDNESDAY 26

THE GREENING OF NEW YORK
Midday lecture on "Connoisseur
Plants for City Gardens" by Tim
Steinhoff, staff horticulturist and
director of the urban tree crop of the
Horticultural Society of New York.
The Municipal Art Society, 457
Madison Ave. 12:30-1:30pm. 980-1297.



THURSDAY 20

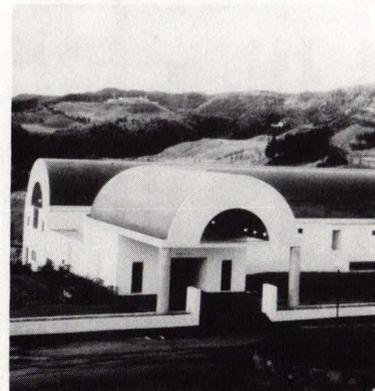
**DISTINGUISHED ARCHITECTURE
AWARDS PRESENTATION**
All Chapter members and friends are
invited to the announcement of the
winners of the Chapter's First Annual
Distinguished Architecture Awards
Program which will happen as part of
this year's reception for new and
prospective members. Wine and
cheese. 5:30-8:30. Guggenheim
Museum, Fifth Ave. at 89th St.

NEW YORK WORLD'S FAIR OF 1939
"The World of Tomorrow, Its
Relevance Today". Carol Willis at
Cooper-Hewitt Museum, 2 E. 91 St.
6:15pm. 860-6868. Members \$8,
nonmembers \$10

THURSDAY 27

**ENERGY-CONSCIOUS URBAN
ARCHITECTURE**
Speaker/panel discussion co-
sponsored by the NYC/AIA Energy
and Environment Committee and
ASHRAE. United Engineering Center,
345 E. 47 St. 5:30pm.

NATIONAL BUILDING MUSEUM
Discussion and short film of this new
museum of the building arts located in
the old Pension Building in
Washington. Bates Lowry, Director,
and W. Boulton Kelly, Assistant
Director, will describe the Museum's
potential importance to the
architectural profession. 6pm. The
Urban Center, 457 Madison 838-9670.



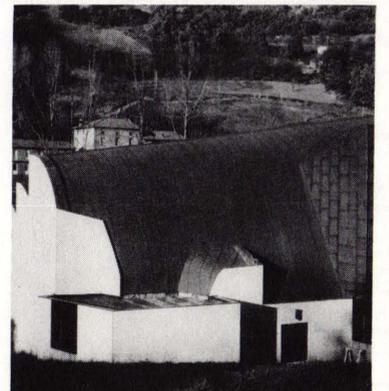
FRIDAY 21

DESIGN 1925, SATURDAY MAY 22
Symposium focusing on the evolution
of a modern esthetic and the artistic
links that existed between Europe
and the U.S. in the two decades
following World War I. Fashion
Institute of Technology, 227 W. 27 St.
Registration: Richard Martin, FIT,
760-7970.

WALKING TOUR, SUNDAY MAY 23
"Chelsea: Brick and Brownstone on
the Hudson Shore." Museum of the
City of New York walking tour.
Meets 1:30pm at the Chelsea Hotel,
222 W. 23 St. 534-1672. Members \$3,
nonmembers \$5.

FRIDAY 28

**WALKING TOUR ON SUNDAY MAY
30**
"Madison Square and Gramercy
Park: The World of Edith Wharton."
Museum of the City of New York
walking tour, 1:30pm. Meets at the
Little Church Around the Corner, 1
E. 29th St. 534-1672. Members \$3,
nonmembers \$5.



UPPER EAST SIDE HISTORIC DISTRICT

A panel discussion at The Association of the Bar of the City of New York on March 22, 1982.

by Norman Marcus

Tonight's forum will examine the recent decision of the City to preserve one of its most unique neighborhoods—the Upper East Side—and how the City's constituents planned together to achieve this salutary result.

Working out the details of this complex proposal were the Landmarks Preservation Commission, the City Planning Commission, Community Board 8, elected officials in the State Legislature and the City Council, and representatives of the New York Chapter of the American Institute of Architects and the Real Estate Board of New York. The host of potentially competing values inherent in such a diverse group made their ultimate civic compromise a cause of deep satisfaction to the participants.

Following the creation of the Landmarks Preservation Commission under the statute, it was recognized that zoning classifications with their use and bulk allowances would play a critical role in supporting or eroding future designations of individual landmarks and historic districts by the newly-formed Landmarks Commission. A creative interaction between the two agencies has recognized the separate concerns of each. While the Landmarks Preservation Commission by definition, focuses on questions of historic context and preservation, the Planning Commission determines questions of use, bulk, and scale, considering area-wide economic and environmental impacts.

This historic designation of developed low-scale areas, where zoning permitted high-rise development, has created tension between the preservation objective of the landmarks policy and the development potential of the zoning policy. The Planning Commission, recognizing that this tension could subvert preservation, created the zoning tool of height limitation within historic districts and applied it in Brooklyn Heights and Gramercy park, before using it in the Upper East Side District.

On other occasions, creative cooperation enabled the two Commissions to harmonize zoning-use regulations within historic districts and landmark structures. The Special Limited Commercial Use District in Greenwich Village and the landmark building use modification procedure responded to, and materially strengthened, the preservation goal enunciated by the Landmarks Preservation Commission.

The Planning Context

Obviously, the planning key to both the historic district designation and the related protective zoning amendments is the special character of the area affected. On this basic question there is a common understanding between the City Planning Commission and the Landmarks Preservation Commission.

Revisions to zoning established scale and design relationships between new construction and the historic fabric. They include:

- 1) A mid-block limited height district of six stories or 65 feet, whichever is less, in R8 and R7-2 zones within the mapped historic district to preserve the low scale of the mid-blocks.
- 2) Revision of the Special Fifth Avenue and Park Avenue ("PI") Districts to eliminate the bonusable provisions for plazas and arcades; and elimination of monetary contributions to the Park Improvement Account in order to reduce the incentive to build the highest bulk buildings.
- 3) Revision of the Special Madison Avenue Preservation ("MP") District substituting for the "residential park" provision, a "mid-block transition" portion of the building lot that would allow a 10 FAR higher-coverage street wall building with incentives for preserving small-scale, architecturally noteworthy buildings on the development site.

The Planning Commission believes that historic district designations of the area should not slow new construction in appropriate redevelopment locations. In this connection, the Landmarks Commission has put forward

administrative steps to expedite alteration of all shopfront and store conversions in non-landmark buildings.

A pattern of predictability for redevelopment within the area by means of surveying and categorizing the merits of each building in the district has thus been set in motion with beneficial consequences to the City and to the neighborhood itself.

by Dorothy Marie Miner

The Landmarks Preservation Commission is celebrating a 17th birthday just about now. The law creating a Commission was adopted in 1965 with 11 commissioners who were asked to protect and preserve architecturally, historically, and culturally significant structures. And the administrative task they were given was, first, to identify and designate what was architecturally significant—historically or culturally significant in the city—and then to regulate the changes made on designated properties.

The law, as originally adopted in 1965 and then amended in 1973, provided for four types of designation: exterior designation, interior designation (for publicly accessible areas), a scenic landmark (which would be a park area owned by the City), and finally historic districts. As of this date there are approximately 670 individually-designated landmarks, 27 interiors, 8 scenic landmarks, and 42 historic districts.

The historic district is defined in the law as an area that contains improvement, that has a special character of historic or esthetic value, and that represents one or more periods or styles of architecture typical of one or more eras in the history of the City, and thus cause such areas to constitute a distinct section of the City, and then that this area is designated in accordance with chapter 8A of the administrative code.

The districts so far designated range

in size from the 21 buildings that make up the Turtle Bay Historic District to the 2,035 buildings that make up the Greenwich Village Historic District. The Upper East Side District is approximately in the middle with 1,044 buildings.

Once a building or area is designated, any alterations or improvements require a permit issued by the Landmarks Commission stating that the work on the building is above the level of maintenance or repair. This is true whether it is an individually-designated building or an interior or historic district. In the latter case this would include all buildings within the historic district — those of architectural significance, those that contribute to the district, and those that are non-contributing to the district. Work on any building above the maintenance level must have a permit of some sort. In addition to the three permits, which I will describe later — the Certificate of No Effect, the Permit for Minor Work, and the Certificate of Appropriateness — there is another category and that is the Hardship Relief Provision, which is the safety valve in the law. It is the equivalent of the Board of Standards and Appeals relation to the zoning resolution and City Planning. Within the landmark law the Commission has the forum by which the owner of a property who believed he could not make sufficient return can come to seek another form of change on the building which, if successful, would shift the burden to the City to come up with a plan to save the building or allow it to be altered or demolished.

The permits I am concerned with tonight deal with the vast majority of permits. There is the Permit for Minor Work, which means there is no Buildings Department permit involved. The Buildings Department was very concerned when the Landmarks Law was passed that those who got a permit from Landmarks would think they did not have to go to the Buildings Department. Therefore we have first the Permit for Minor Work where the Commission finds that it is an appropriate change but below the level to require a permit from the Department of Buildings. If a Buildings Department permit is involved there are two possibilities: one is the Certificate of No Effect on protected architectural features. In the case of an interior landmark, a tower could be built on top of a building and that would be a Certificate of No Effect because the interior was not affected. In the case of an exterior we are concerned with features that the designation sought to protect. Finally there is the



Disruption of mid-block transition.

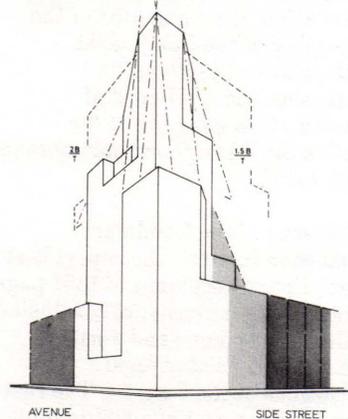


Diagram of transitions from corner with sky exposure planes.

Certificate of Appropriateness, which is the only one that requires a public hearing. The Commission can always hold a public hearing if it is necessary, but the law requires a hearing in the case of a Certificate of Appropriateness.

When the Commission put the Upper East Side Historic District up for consideration, the question was whether the Commission with its various reviews on all changes would be able to cope with the additional work load being projected by the thousand-some buildings when every change would mandate some kind of review by the Commission. This question led the Commission to study the area. As a result of careful study starting on Madison Avenue with the whole question of shopfronts — what was really significant on Madison Avenue, what was one really seeking to protect? — the Commission with great specificity delineated all those features it thought significant on all the buildings. It then determined that many of the shopfronts were not original but replacements and changes to those shopfronts would have no adverse impact on the significance that one sought to protect on Madison Avenue. It was also noted that the constant changing of shopfronts was indeed the essence of what made up the character of Madison Avenue. Based on this careful study, the Commission determined that if one listed each and every feature one

cared about and thought significant on the buildings on Madison Avenue and if any future changes did not affect the delineated features, one could issue a Certificate of No Effect. It would not require a public hearing although a Buildings Department permit would be involved.

Looking at the area this way led to the kind of designation report that was produced so that each building in the district was described and its features delineated. Then the question was raised, "are there sites in this area where development would be appropriate?" Among these were the areas where the buildings had no style. They might be quite old but had had their distinguishing features removed so they no longer evoked any particular period and, other than scale, did not contribute to the district. So the Commission listed those as "No Style Buildings," and a key architectural feature we are seeking to protect is indeed style. Therefore as a result of this study the Commission determined that first in the case of the shopfronts and second in the case of the "No Style Buildings," it would be appropriate to allow most change to occur with a Certificate of No Effect, which was a very quickly reviewed procedure provided the proper documentation was supplied.

We developed this mechanism for the Upper East Side but it really looks toward the possibility of how the three permits that exist are created with great specificity as to the various notices that must be given and procedures to be followed, and provides great flexibility as long as one takes care at the time of designation to delineate what you think is important and needs protection in an area.

by John J. Costonis

First, I have no problem with historic district designation when it is properly undertaken. Second, I don't deny for a second that there are many sub-areas of the Upper East Side that clearly qualify as historic districts and

many buildings there that qualify. Third, I don't doubt the possibility that a case could be made for the designation as the boundaries are drawn for the Upper East Side District. My position is a simple one—that the case is by no means proven.

What's really behind the Upper East Side historic designation is a zoning dispute. The folks on the Upper East Side, probably for good reason, have less confidence in the City Planning Commission, have less confidence in the capability of zoning to control and preserve the neighborhood, as they wish it to be controlled and preserved, and they have looked to the Historic Preservation Commission to do basically the work that the Planning Commission ought to be doing.

There has been an extraordinary failure on the part of virtually every active interest group in the city that ought to have an interest in this area to address it. The design community, which knows there are very serious problems with respect to that designation in terms of the supposed and purported architectural and historic values, have said not very much at all about the serious issues that are posed by the Upper East Side District as it is presently bounded. The Landmarks Commission report that was presented to the Board of Estimate is a totally inadequate document to justify what was done. And my recollection of the Board of Estimate is the response of the Mayor's representative who said those are problems for the court, they are not problems for us.

When we get to the courts we will see what they do with this situation, but they'll probably take the decision that those are problems for the legislative body. As to the Landmarks Commission, I don't blame them. I think they have been extraordinarily astute. I think there is a basis for designation in the area but I find it very difficult to take seriously the process values, particularly the procedure of process dimensions of the report that was filed.

I realize my views differ from those presented here, and certainly from those of Ada Louise Huxtable and Paul Goldberger. But maybe I can focus some of my comments by addressing them to Mrs. Huxtable's article on the Upper East Side Historic designation. Basically Mrs. Huxtable took five positions. The first was that the issue presented by the Upper East Side designation pitted the impoverishment of the City against the enrichment of a couple of developers. Secondly she said the Landmarks report was meticulously

researched and detailed. Third was that the proposed initiative represented a sensitive and cordial collaboration between the Planning Commission and Landmarks Commission. And last she said the Landmarks Commission has developed a set of expedited procedures that will deal in a principal way with the problems there.

I take issue on all counts. The issue in the Upper East Side is not a question of developers vs. the City. It's a question of the purposes of historic preservation. It's a question of the relationship of the Landmarks Commission to the Planning Commission and the Board of Estimate. It's a question of the direction preservation should take in this country.

On the issue of the Landmarks Commission report—the report is an extraordinary document of 1387 pages of which 3 pages consist of conclusions and findings and one-and-a-half of those pages consist of legal descriptions of the District. The rest of the pages consist of a building-by-building description and a description of architects who developed in this area. In my judgment that is a totally inadequate basis upon which one ought to proceed.

On the question of the relationship between the Planning Commission and the Landmarks Commission I find it significant that Giorgio Cavaglieri took the position that the character of the Upper East Side District is not due to the preponderance of carefully designated facades with constant elements of style and compatible selections of materials; rather it is created by the small size of the properties and the low level of the roofs and the strong social force of recollection of the elegance of these addresses, which reminds one of the famous persons of New York society. Basically he said it is a zoning problem, and he recommended a zoning solution.

Paul Goldberger, in dealing with the proposal for a 20-story apartment tower on East 71 Street, shortly after the designation of the district, writes as follows: "Preservationists are arguing that the designation was intended to prevent tall buildings not to permit them, and the project would destroy the block on which it would be located, now one of the few full city blocks in the Upper East Side to contain no tall buildings and that it represents another attempt to shoehorn development into tight Manhattan sites." That's not historic preservation. That's the control of constancy and scale, and it seems to

me that to suggest that the Landmarks Commission preserves and the Planning Commission controls new development is absurd. What about all those special districts that the Planning Commission has done for the last 15 years—Times Square and Fifth Avenue—isn't that preservation? I find this dichotomy between preservation and development very troublesome.

Let me close with a simple thought. Robert Moses is quoted as having said that if the end doesn't justify the means, what does? What struck me so much when I got into preservation 15 years ago was that the people we were fighting took exactly that point of view. I think it would be perfectly awful if preservationists now found themselves in exactly the same camp.

by Ralph C. Menapace, Jr.

Much of the opposition to the designation of the Upper East Side Historic District—which, it should be noted, was surprisingly limited—consists of a rehash of the arguments against all landmarks regulation, arguments that have long since been rejected by both the courts and by public opinion.

For example, we are told that regulation within the historic district of properties that, when viewed individually, are not themselves of historic or architectural significance, is improper. This is an argument specifically rejected by the courts in such leading cases as *Maier vs. City of New Orleans* and uniformly rejected by legislatures and administrative agencies in enacting and enforcing landmark regulation. Historic districts throughout the United States include—subject to regulation—properties that do not share the architectural or historic merits that led to the designation of the historic district. Indeed, the vast majority of such districts contain much higher percentages of such non-style structures than does the Upper East Side Historic District. The studies of the Landmarks Preservation Commission and City Planning Commission demonstrate that this district has a lower percentage of such intrusions than does Greenwich Village, one of New York's largest and most successful historic districts.

A variation on this theme has been the argument that streets such as Madison Avenue, which are predominantly commercial, should not be included in historic districts. This claim was repeatedly made in the discussion of the Upper East Side Historic District, despite the fact that

Greenwich Village, Brooklyn Heights, and other historic districts in New York and throughout the U.S. have included many primarily commercial streets.

Another variation on this theme is the claim that there is no "sense of place" within the Upper East Side District. We are told that Greenwich Village and Brooklyn Heights have such a quality whereas the Upper East Side does not. In part, the answer to this claim is that by any quantifiable standards the Upper East Side is more or a single entity than is Greenwich Village. We are also told that designation of the Upper East Side would "freeze" the area and frustrate growth and development. This assertion blithely ignores the contrary history of other historic districts in New York and throughout the U.S., which have thrived under landmarks regulation.

To the best of my knowledge, there has been no instance in the U.S. where a community, once designated a historic district, has sought to remove the designation. If district designation "stifles" growth and development, you can't prove it by the people who have experienced it.

Moreover, as Dorothy Miner has outlined, the Commission has adopted regulations that will permit prompt approval of changes in the vast majority of storefronts along Madison Avenue and the Commission has surveyed the entire district, and buildings found by it to have no architectural significance can be altered or demolished under simplified procedures.

Complaints were also made about the absence of guidance in the law itself or by rules or regulations of the Commission that would set standards of appropriateness for alterations of existing buildings or new buildings within the district. Again, the critics have ignored the actual experience over a number of years of the Commission's regulation of other historic districts in the City.

Two factors must be mentioned. The first is that the architectural community has, for the most part, been able to operate under landmarks regulation in historic districts without undue delays or difficulties. The other factor is the difficulty of formulating written standards for any historic district. Some years ago, the Municipal Art Society undertook to formulate possible standards for such items as window treatments and exterior painting in Greenwich Village. The project was unsuccessful, and we concluded that attempts at

written standards create more problems than they solve and might well tend to delay rather than accelerate Commission review of specific projects.

The difficulty is that the Commission's determinations are in many cases aesthetic judgments, which are not easily reduced to standards and guidelines of the kind that make lawyers comfortable. However, the fact that these judgments can be controversial and that they are influenced by current climates of thought and perception in the architectural community and the artistic community at large does not mean that such judgments should not be made. The public interest in regulating development to preserve our architectural heritage cannot be ignored simply because such regulation in some cases involves difficult and close judgments.

Two aspects of the debate on the Upper East Side Historic District can be viewed as somewhat novel. The first can easily be disposed of: it is the assertion that the Landmarks Preservation Commission does not have the resources to carry out its regulatory responsibilities with respect to the Upper East Side District. Much of the steam was taken from this argument by the Commission's actions simplifying review of storefront alterations and of buildings in the district that the Commission has found to have no architectural significance.

The second novel aspect of the debate was the assertion that historic designation of the Upper East Side District had an improper motive; that what the supporters of the district had in mind were bulk restrictions, which more properly were to be dealt with through zoning reforms. This allegation has always puzzled me: clearly the particular quality and charm of the Upper East Side District derives in significant part from the smaller scale of its buildings, particularly in the midblock areas of the side streets; but it is equally clear that the quality and charm of the area derives from the architectural quality and detail of the individual buildings in the district. There was therefore need for integrated action in terms of zoning and in terms of historic district regulation. This is precisely what has occurred. The Landmarks Preservation Commission and the City Planning Commission did coordinate their efforts. Indeed, one of the most encouraging aspects of the events surrounding the Upper East Side Historic District was the ability of the two commissions to work together so successfully.

Transit Authority Committee Progress

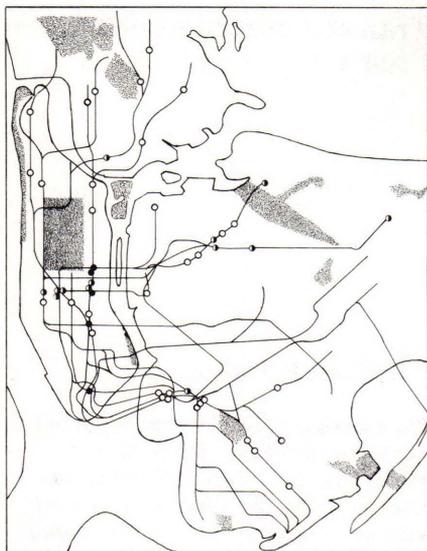
by Terrance R. Williams

The February 1982 Oculus, reported on the status of the "50-Station Modernization Program" and on the role played by the Chapter's Transit Authority Committee. The following is an up-date on the work of that Committee by its chairman:

We are pleased to report that the TA has signed contracts with nine architectural firms and their sub-consultants for a total of 38 stations out of the original target number of 50. The additional 12 stations have been delayed for a number of reasons, including a request by Manhattan Borough President Andrew Stein, that the contracts for four intensely used midtown stations be layed over because of the time gap between design and actual implementation. The Committee has written the Borough President objecting to the delay, which will place the station design out of sequence with the development of system-wide design standards and the design phases of interrelated projects currently being carried out—often by the same firms contracted for the stations themselves.

We are pleased to report that the modifications to the standard TA contract made during the first round of contract negotiations have indeed been incorporated into the standard contract. While the TA has selected a third party consultant to act as project manager on various improvement programs, prolonged negotiations with the selected firm, DMJM, have made it impossible to bring the firm on line in time to be effective in this particular program. Therefore, project management is again being handled by in-house TA staff.

Although the presence of a third party consultant offered many advantages for a fast-track job such as this, the TA has made many improvements in their project-management procedures. Each consultant has been assigned a liaison person responsible for guiding the consultant through the Authority's bureaucracy and assisting him in resolving procedural problems. Design review committees have been



- Subway stations under design
- Architects selected, contracts not yet let
- Stations planned for renovation under other programs

■ Parks

established for milestone reviews. They are charged to render decisions covering procedural and design issues during design review meetings, thereby cutting weeks from the normal review process. While still far from perfect, the TA seems to be making every effort to expedite the normal flow of paperwork.

The Committee and consultants are continuing to press the Authority for even further procedural improvements, including more precise construction budget parameters and a streamlined invoice approval procedure that will keep pace with the work being performed by consultants.

The design guidelines set by the Authority establish certain quantifiable parameters for the use of materials, lighting levels on the platform, etc., but studiously avoid establishing a qualitative level of design. The Committee is working with the consultants to determine the feasibility of adopting system-wide standards for certain items. The elements currently under study include a more durable and contextual warning strip, entry kiosks, trash receptacles, lighting and graphics, revised advertisement standards, concession booths, and operational equipment enclosures. While it is too early to tell whether standardization of all or part of these elements will be possible, it has been extremely heartening to us that the varied groups of firms, which run the gamut from small design firms to large production offices, have all

Station Modernization: Five Year Capital Revitalization Program

All costs (in millions of dollars) are construction costs only.
Excludes engineering costs (design and construction supervision) and contingencies.
Includes inflation of 10% per year beginning in 1983.

Construction Cost \$188.0 Million
Engineering 29.0
Contingency 10.0

Firm	Year	Line	Station	Boro	Cost
Pomeroy Lebduska	1982	QBL	5 Ave.-53 St.	M	\$5.00
Prentice & Chan, Ohlhausen	1982	LEX	Astor Place	M	2.50
Leibowitz/Bodouva	1982	BWY	Herald Sq.	M	
	1982	6 Ave.	Herald Sq.	M	15.25
Transit Authority	1982	8 Ave.	125 St.	M	3.30
Castro-Blanco,	1982	NLT	Hoyt-Fulton	B	2.25
Piscioneri & Feder	1983	LNx	Pelham Pkwy.	BX	2.20
	1984	LEX	103 St.	M	3.00
	1984	LEX	125 St.	M	3.60
	1984	4 Ave.	Court St.	B	3.60
	1985	NLT	Clark St.	B	2.60
Mayers & Schiff	1982	LEX	Boro Hall	B	3.50
	1983	NLT	Boro Hall	B	3.30
Perkins & Will	1983	FLS	Woodside	Q	2.70
	1983	FLS	46-Bliss	Q	2.20
	1983	BRT	Church Ave.	B	2.80
	1983	BRT	Newkirk Ave.	B	2.20
	1984	8 Ave.	34th St.	M	3.90
	1984	FLS	Hunters Pt. Ave.	Q	3.00
	1984	AST	Ditmars Blvd.	Q	3.00
	1984	BRT	Kings Highway	B	3.60
	1985	LEX	23 St.	M	3.00
	1985	FLS	Junction Blvd.	Q	3.30
Urbahn Associates	1983	NLT	Atlantic Ave.	B	4.40
	1984	BRT	Atlantic Ave.	B	4.80
	1984	PEL	Hunts Pt. Ave.	BX	3.60
	1984	BXC	Fordham Rd.	BX	3.60
	1985	BW7	191 St.	M	3.90
	1985	4 Ave.	Pacific St.	B	2.80
Stull Associates	1985	BW7	137 St.	M	3.90
	1986	FLS	82 St.	Q	3.40
	1986	NLT	Utica Ave.	B	4.20
	1986	NOS	Flatbush Ave.	B	3.60
Architect selected—no contract as yet:					
Gruzen Partnership	1985	QBL	Woodhaven Blvd.	Q	\$3.90
	1986	LEX	Union Square	M	4.20
	1986	LEX	59 St.	M	
	1986	BWY	Lex. Ave.	M	9.40
	1986	FLS	Grand Central	M	8.50
Pomeroy Lebduska	1982	QBL	5 Ave.-53 St.	M	5.00
Program Station unassigned as yet:					
	1982	FLS	Main St.	Q	\$6.40
	1983	LEX	51 St.	M	3.30
	1983	LNx	149-3 Ave.	BX	5.50
	1984	BW7	Times Sq.	M	
	1984	FLS	Times Sq.	M	5.50
	1985	BWY	Times Sq.	M	
	1985	TSS	Times Sq.	M	7.00

agreed to pursue it seriously as a viable option.

In the remaining four months of the modernization program, the Committee will continue to work with the consultants and the Authority on procedural and design issues, including the formulation of a unified policy regarding the percent-for-art program and its application to the Transit System.