The recently issued first report of the AIA Task Force on National Policy underwrites the expressed desire of Americans to live in smaller, "more livable" communities. The report proposes to curb the undesirable side effects of this trend, namely urban sprawl, through a massive program of public land purchase and preparation, combined with reforms of regional governmental patterns and tax structures.

The planning vehicle of this policy is to be the development of "Growth Units", i.e., balanced neighborhoods of 500 to 3000 housing units and related facilities. These Growth Units are to be used to reverse the decay of urban core areas, provide orderly development patterns in existing suburbs and small towns, or become the building blocks for new towns at the edges of metropolitan areas.

Specifically the report calls for the immediate public land assembly of 1 million acres at a cost of 5 billion, in segments large enough to contain the Growth Units at densities of 20 persons per acre. While priority is given to older, core city improvement, this is to be achieved through the construction of relocation communities elsewhere in the initial stages.

In a national context these may be laudable goals, but from the perspective and experience of this city serious questions arise:

Will not the broad nature of this report give license to governmental agencies to choose those areas of development which provide the safest political returns? At $5000 per acre success is surer in new town and suburban development than in ghetto renewal. Existing housing subsidy funds would follow this land development, further depriving the cities. Is not the recommended shift of political power to regional governments, i.e., state governments in conflict with the wishes of this city for greater autonomy and home rule? Until Washington and the states display a greater sense of responsibility to the national poorhouses concentrated in the cities, a maximum of power should be left to these cities to solve their own problems.

One fears that this report will lead to the final capitulation in the struggle to solve the problems of the inner cities, leaving them to the final round of decay until abandonment provides its own solution. The toll in human suffering implicit in this process should be unacceptable to architects of this city.

RK

The mixed-use building concept recently encouraged in New York City by the Special Zoning District for Fifth Avenue and the Theater District has come from a change in the way we think about center city development.

Since the last century "separation-of-uses" has been the keystone of enlightened zoning and planning practices; and, our cities have become places where living, working, shopping, and recreating are at a distance from one another interconnected by extensive (and expensive) transportation networks and requiring increasing lengths of time to make the trip from one activity to another. This horizontal zoning has had many real benefits: the most important being the peripheral, tree-shaded residential suburbs which—despite recent attitudes to the contrary—are probably the crowning achievement to date of American urbanism. But it has also been greatly responsible for the acceleration of "urban sprawl"; and, in our center cities, it has left us with single-use office districts which are increasingly devoid of "city-life", of people-oriented activities, during the working day and are almost literal graveyards the rest of the time—locked and empty filing cabinets.

The the extent that the cores of our cities are "dying" it is partly because we have zoned out, very carefully, all those uses which spell life. This is not only social and cultural philistinism—great city cultures have usually offered a high-variety, round-the-clock environment—but economically foolish; it simply costs too much to support with infrastructure a peice of high-density land which only "works" eight hours a day. In short, center cities imply a high concentration and mix of interlocking and supporting activities and a twenty-four hour life cycle and this cannot be achieved without amending current zoning practices—from the horizontal separation to a vertical combination of uses.

This is obviously not a new idea either to cities or to architects—merely a rediscovered one which is finally beginning to be formalized in both specific buildings (John Hancock) and larger scaled developments. The special incentive zoning districts in New York City are the first formalized pieces of zoning legislation to specifically encourage this vertical stacking and mix of uses.

The obvious rationale of this concept is the creation of the 24-hour city, safer streets at night, a more direct interrelationship of uses, reduced transportation demands, etc. But behind these more dramatic benefits are a number of quite startling and intriguing implications for the architect, planner and developer—as demonstrated by the residential and office mix as example:

- The mixed-use alternative presents the developer with a viable development option in periods of sagging office markets due to the economic blending of two disparate market types.
- Architecturally, the design of these buildings presents two important site planning opportunities heretofore untouched: a commercially viable two-story "ground floor" due to the separation of lobby functions, and the recognition of the setback or transition level as the building's second most important public area.
- The semi-public spaces afforded by this building type introduce a new kind of open space not yet recognized in our official laws: rooftops and setbacks, if developed as amenity areas, reclaim all of the area displaced by the structure and offer another classification of open space to fill the void between the very public at-grade plaza and the private apartment.
- Mixed-use buildings reduce the number of people using the building because residential floor area requirements are greater per person than equivalent office space. This results in an on-site population two-thirds that accommodated in a standard office building of comparable mass; and this population is dispersed throughout the 24 hour cycle.
- By the strategic mapping of mixed-use areas, transitional zones (in this case defined as those areas between all office and all residential districts) can be established to serve a variety of city planning objectives: a more subtle "blend" or mix between zones as office areas about residential neighborhoods; a logical location for those particular retail and service functions displaced by the office and residential areas; the addition of untapped housing markets; some form of assurance to the residential communities against tenant relocation since mixed-use districts will bear the brunt of the luxury apartment market.

In short, by controlling the location of the mapping and the number of sites included in any mixed-use zone, the city can quite accurately control and induce development—development of a kind that will revitalise rather than further drain "downtown". "Living over the store" may become a trend of the future.
Lathrop Douglass, FAIA
Comments on NYC/AIA
Elected Committee on Fellows

The elected Committee on Fellows of the Chapter is currently reviewing names of Chapter members proposed for possible recommendation to the Executive Committee for official endorsement to Washington. Final official election is made following intensive review by the National Jury of Fellows in Washington. Last year, of the 198 dossiers submitted, only 62 were elected to the status of Fellows.

This unhappy ratio was a clear demonstration that only those candidates exactly fulfilling the requirements of A.I.A. Document #501, “Principles Underlying Advancement to Fellowship”, are likely to be elected regardless of any Chapter’s enthusiasm and efforts. Because of the apparent ignorance of the rules and consequent recommendation of members not qualifying, there have obviously been many very deep personal disappointments. It is, consequently, only fair to possible candidates, their sponsors, who devote long hours to assembling material necessary for the dossiers; and their Chapters that no one be officially proposed for consideration by the National Jury of Fellows unless he can be proven to qualify under the standards set up in Document #501.

The writer, as a member of both the Chapter Committee and the National Jury, was deeply distressed to have to participate in this denial of advancement to so many worthy candidates.

With Document #501 in effect and with its clear-cut emphasis on outstanding achievement, it is to be hoped that the Chapter can set up its own standards and a method, at Chapter level, of giving suitable public recognition to those members genuinely deserving such recognition but unlikely to qualify under #501.

Metropolitan Chapter Idea Shelved — Rejoining Council Being Considered

We won’t be joining up with the other four borough chapters or the New York Society of Architects, at least not in the near future. According to Frederick Frost response from the other groups has been favorable at the top levels, but they didn’t get the support of their members or even some of their boards.” Our own By-Laws Committee, headed by Owen Delevante, studied the Metropolitan Chapter proposal and did not like it for reasons ranging from more bureaucracy to the problems of sharing votes and money.

In 1962 the Chapter resigned from the Architects Council of New York City, made up of the same groups. Right now Larry Litchfield is acting as an unofficial member of the Council and reporting to the Executive Committee. Mr. Frost hopes that we can rejoin the Council, but says the problem is that the NYC/AIA has not been able to get voting strength proportionate to the number of its members.

KK

Tuesday Morning Workshops Prepare WAA for Spring Fund-Raising Events

Preparing to succeed—educationally and financially, the Women’s Architectural Auxiliary has been studying fund-raising at well-attended Tuesday morning workshops, held every other week at the apartment of Mrs. Saul Edelbaum, 190 East 72d Street.

Mrs. Edelbaum, a former Auxiliary President and its Scholarship Chairman for several years, starts at 10 A.M. and discusses techniques of fund-raising for one hour. Her “class” then spends a second hour applying these methods to its crowded Spring calendar.

Tuesday mornings March 14 and 28, and April 4 are the remaining sessions that prepare specifically for the Auxiliary’s next event, the Saturday, April 15 Walking and House Tour of the Upper West Side Urban Renewal Program. (Details in the April Oculus.) Co-Chairman for this event are Mrs. Ralph E. Leff and Architect Mrs. Don Reiman. A final meeting for hostesses will be held at the West 88th Street home of Mr. and Mrs. Peter Samton the week before the Tour.

A Publicity Workshop has also been regularly meeting, under the direction of Mrs. David Paul Helpern, WAA Publicity Chairman. Mrs. Henry W. Broido, Jr., Miss Jeanne Davern, Mrs. J. Arvid Klein, and Mrs. Michael Maas form this group.

Auxiliary members are invited—and urged—to attend any or all workshop sessions. Please call Mrs. Edelbaum at TR 9-0494 for further information.
TATAC Expands Activities  
“Mini-Centers” Planned

The Architects’ Technical Assistance Center is expanding. TATAC, begun less than two years ago to provide architectural know-how by matching community groups and volunteer architects, is now setting up offices to provide places where communities can get on-the-spot assistance.

According to Joshua Lawrence, Executive Director of TATAC, the first “mini-center” will open on Pitt Street on the Lower East Side this Spring. Mini-centers for East New York and Manhattan Valley are also planned. Headquarters will remain on the fourth floor of 20 West 40th Street, in space provided by the Chapter.

This last year, over 100 projects have been undertaken by the Center’s volunteers. Approximately 25 community groups received aid in planning and establishing Day Care Centers. Almost twice that number were guided in New York State 7A actions. TATAC volunteers also advise on projects such as housing rehabilitation, retail space, arts facilities, parks and playgrounds and a narcotics rehabilitation center.

In an interview about the Center, Herbert Oppenheimer, NYCAIA member and TATAC Board Member at Large, stressed TATAC’s unique position as a “bridge between members who participate and young professionals, students, and community groups.”

More volunteers—and sponsors—are needed. For information, call Mr. Lawrence at 594-0259.

JPH

44 Students Receive  
Chapter Aid Under  
Minority Scholarship Program

Because of its complex nature, one of the most far-reaching and creative endeavors undertaken by the NYC/AIA occasionally appears inscrutable to the membership.

The Chapter’s financial assistance to minority individuals began simply enough in 1963. At that time, several members became concerned about the absence of architects from minority groups. Since then, various projects have been initiated in the hope of rectifying the situation.

The most financially ambitious of these undertakings now is the Minority Scholarship Program. This consists of two distinct projects.

The larger of these is the Equal Opportunities Scholarship. These funds are awarded to students enrolled in accredited New York City architectural schools. Thirty-three students will receive stipends from this year’s appropriation of $14,000.

The other project within the Minority Scholarship Program involves the students currently completing their college education who were part of the 1968/69 ARCH-NYC/AIA training program. The $29,000 for these students this year, includes a matching Ford Foundation grant.

Originally, this training program recruited educationally disadvantaged boys and girls who had high potential for work in the architectural field. Also known as “Architecture in the Neighborhoods”, it included summer classes and an office internship. After successfully completing this training, a number of these youngsters were accepted at colleges throughout the country. In spite of their originally poor academic background, several of the 11 students still in the college program are doing extraordinarily well.

Funds received for the Minority Scholarship Program go into the “AIA Foundation”. This is the Chapter’s legal instrument for achieving the necessary tax-deductible status for contributions.

The funds presently come from three main sources: The WAA. During the past three years, these hard working women have managed to donate $20,000. This was the result of their numerous interesting fund raising functions. The Membership Assessment. A vote last spring created this source of funds. It will yield about $75,000 during the next 5 years. The Public Service Fund. And finally, there is this recently formed Committee which seeks money from within the building industry.

But small direct contributions continue to be made separately by individuals within the Chapter. For the Minority Scholarship Program is a concrete manifestation of the Chapter’s realization that while much has been achieved since 1963, much more remains to be done.

LY
Environment Committee Plans Exhibit

Chairman Marvin Mills of the Natural Environment Committee reports that planning for a major exhibit on Architecture and Energy Conservation is continuing. Financial support for the project is a problem, however.

The exhibit scheduled for June will be at the Corning Glass Building. The Committee is considering how to present a subject as dramatically and educationally as possible to the general public. A brochure will be prepared outlining the final plans.

Information and material is being solicited from the Chapter membership. Some response has been received but much more could be used. Contact Marvin Mills.

JD

Headquarters to Get New Look - And That Lobby Too

Now that the decision has been made to remain at 20 West 40th St., a remodeling program is being put into action. Joseph Wasserman, Chairman of the Headquarters Committee reports that Julian Neski, a Chapter member and a winner in the 1971 Residential Design Awards Program, has been retained to develop third and fourth floor alterations. Mr. Neski has also been retained by the Willkie Foundation to re-design the ground floor lobby, towards which the Chapter is contributing up to $7,500.

A conference room will be added on the fourth floor and TATAC will expand to three rooms. The WAA will continue to have a small office. On the third floor space will be rearranged to provide a proper receptionist area. Other modifications will include changes to the AC system, lighting, carpeting, and painting.

KK

Oculus — Friend of Cast Iron Architecture

The letter began: “Dear Mr. Editor: Here in San Francisco at the annual meeting of The Society of Architectural Historians someone handed me a copy of the Oculus for December 1971....”

San Francisco! Flattering for Oculus but, perhaps, more for the cast iron of 55 White Street.

The letter, signed by Margot Gayle, Chairman, Friends of Cast Iron Architecture, invites the Chapter to their spring and summer walking tours of New York’s cast iron legacy.

For information write: Room 20, 44 W 9th St., N.Y.C. 10011.

High School Students to Observe Architectural Offices

It is the rare high school student who declares “I’m going to be an ARCHITECT!” and really knows what he is getting into. To amend this situation, the Student Affairs Committee is planning to bring such students into offices to “observe and absorb”.

Not expected to be productive members of the office, the student will receive no pay for his seven day visit; the time there will be considered part of the high school curriculum. But some staff member of the participating firm is expected to devote attention to him at all times.

According to Chairman Jerry Maltz, the following offices have committed themselves to taking on one student each: Davis Brody, Curtis & Davis, Horowitz & Chun, Hoberman & Wasserman, James Polshek, John Johansen, Mitchell-Giurgola, Norval White, Max Urbahn, and Smotrich & Platt. Any other volunteers?

LY
**Frost and Polshek Testify At BSA Hearing On Upper East Side Housing**

Bronson Binger, a Chapter member and a member of Community Planning Board No. 8, asked the Executive Committee if it would testify against a variance asked of the Board of Standards and Appeals by Rudin Management Co., Inc. The developers propose to build an apartment building 34 stories high in mid-block between 2nd and 3rd Avenues and 70 and 71st Streets, which will have 40% greater bulk than allowed in an R-8 zone. Frederick Frost, Jr. and James Polshek did speak against the project at a January 25th hearing.

After the hearing Richard Roth, architect for the building, asked to present arguments for the variance to the Executive Committee. They were that it did not adversely effect the quality of the neighborhood and that rooms were large but the density conformed to regulations. After a unanimous vote by the Committee Frost again testified against the variance on February 8th, but the Board of Standards and Appeals voted 5-0 in its favor.

**Statute of Limitations Bill In State Legislature**

Despite efforts of several years to see a statute of limitations enacted in Albany, architects of this State remain vulnerable to suits in perpetuity. This year a major effort will be required by those who advocate passage of A-9088 and S-8132, a 10-year statute of limitations bill.

The State Association has mailed to all its members a persuasive analysis of this bill by Nathan Walker. New York Chapter members should read this to be sure they understand the present bill, and opinions should be expressed to state senators and representatives.

Last year a similar bill never got to the Governor's desk. The following assemblymen voted against that bill on May 3, 1971:

- Louis F. Desalvio, Dem. Dist. 60
  425 W. Broadway, N.Y. 10012
- Anthony G. DeFalco, Dem Dist. 61
  39 Broadway, N.Y. 10016
- Andrew J. Stein, Dem, Dist. 62
  20 Park Ave., N.Y. 10016
- Wm. Passannante, Dem. Dist. 63
  72 Barrows St., N.Y. 10014
- Richard N. Gottfried, Dem, Dist. 65
  91 Central Park West, N.Y. 10023
- Antonio G. Olivieri, Dem, Dist. 66
  112 E. 74 St., N.Y. 10021
- Albert H. Blumenthal, Dem, Dist. 67
  90 Riverside Dr., N.Y. 10024
- Franz S. J. Leichter, Dem, Dist. 69
  250 W. 104 St., N.Y. 10025
- Hulan E. Jack, Dem, Dist. 70
  45 W. 110 St., N.Y. 10026
- Stephen S. Gottlieb, Dem, Dist. 71
  159-34 Riverside Drive West, N.Y. 10032
- George Miller, Dem, Dist. 72
  25 W. 132 St. N.Y. 10037
- John J. Walsh, Dem, Dist. 73
  91 Park Ter. West, N.Y. 10034
- Mark T. Southall, Dem, Dist. 74
  345 W. 145 St., N.Y. 10031
- Eugene Levy, Rep. Dist 94 (Rockland Cty.)
  1 E. Place, Suffern, N.Y. 10901
- Willis H. Stephens, Rep. Dist 97
  (Putnam Cty.) RFD 5
  Brewster, N.Y. 10509

The above may be contacted at the address shown above or the Assembly, Albany, 12224.

**NYC/AIA Organizes for Convention**

The Executive Committee has appointed David Todd as Chairman of a new committee to formally structure what stance the Chapter will take on various issues and how it will effectively present its position on these issues at the May Convention in Houston. The creation of a mechanism to effectively voice the policy adopted by the Chapter is a very necessary and important consideration in light of the controversial resolutions that will be placed before the national membership, including the National Policy Task Force Report.

According to David Todd, the Committee, which has already met, will look to the Executive Committee for Chapter policy and general approval of what to communicate. The new Committee, drawing on its knowledge of convention practices and procedures, will describe mechanisms for effecting discussion of issues, presenting and responding to criticism and alternative proposals as well as caucusing with other chapters to develop a feeling of how NYC/AIA policy relates to that of other chapters in the Institute.

JDK
Senators Kennedy and Proxmire To Address Public Affairs Conference

Senators Edward M. Kennedy (D., Mass.) and William Proxmire (D., Wis.) will be among the main speakers at the 1972 AIA/CEC Public Affairs Conference to be held March 13-14, 1972 at the Statler Hilton Hotel in Washington. Registration forms have been sent to all AIA members in the latest AIA MEMO.

A new feature of the conference, now in its fifth year, will be a series of small-group workshop seminars designed to give conference an opportunity to discuss legislative issues first hand with Congressmen and key staff personnel from Congressional committees.


A reception honoring participants and other members of Congress will be held Monday evening, March 13, at the Museum of History and Technology of the Smithsonian Institution. Key officials of government agencies using architectural and engineering services will also attend.

A congressional briefing breakfast will be held Tuesday morning, March 14, with the remainder of the day reserved for visits by conferees to the offices of Congressmen and Senators on Capitol Hill.

First Joint NYC/AIA — GBCS NY Meeting

The NYC/AIA, represented by its Building Industry Coordinating Committee with Michael Maas as its Chairman, and the General Building Contractors of the State of New York, represented by its Architects Relations Committee, with Robert Lathlaen as its Chairman, held their first joint meeting on February 3rd. The well attended meeting focused on the method used recently by the Dormitory Authority in obtaining design-build proposals from architect-contractor-architect-contractor-developer teams for new dormitories at the State University Campus in Brockport.

Ronald Waite of the Dormitory Authority explained the process which led to the selection of a design-build team. According to Waite, the reason for this modified turnkey technique was to provide SUNY with new dormitories at a guaranteed price. Also, Daniel Giroux of the Rochester firm of Todd & Giroux, who participated in the first phase of the project as a member of an A/C team and Paul Richards, Managing Director of the GBCSNY, spoke from the point of view of the architect and the general contractor. A lively discussion followed.

The apparent deficiencies of this technique as they apply to the profession stem principally from the fact that there is no way to assure the architect remuneration for his services if he is a member of an unsuccessful team. This, the committees feel, will lead eventually to an unfair competitive situation in that only those that can afford it will participate. Also discussed was the apparent subjectivity used in evaluating certain aspects of the submissions and the new A/C relationship. When all the information concerning this project is fully digested the joint committees will publish a report. It will be available to all chapter members.

MM/JDK

Trip to Albany March 21 To Meet Legislators

Led by President Fritz Frost, a politically oriented Chapter delegation will go to Albany to meet with state senators and assemblymen in their offices on the morning of Tuesday, March 21. Efforts are being made to meet with the leadership. The trip is being organized by the Political Affairs Committee, Leon Brand, Chairman, for the purpose of urging passage of bills related to professional practice, housing and urban development.

At this writing the following subjects will be on the agenda:
- Statute of Limitations bill.
- Bills affecting the supply of housing in New York City.
- A bill to create a new public corporation to undertake the creation of a New City in South Richmond, Staten Island.
- Bills affecting community development.

The chapter's Housing and Urban Planning Committees are developing recommendations. Other committees and individual Chapter members are urged to suggest subject matter and to participate in the trip.

It has been commented on too often that architects are notoriously absent from the legislative process in Albany, except on matters directly affecting professional practice (statute of limitations, etc.). Albert Blumenthal, Deputy Minority Leader in the Assembly, pointed this out when he met with the Political Affairs Committee last fall. He said that legislators, who have small staffs, greatly need the help of architects in formulating and evaluating bills.

GL
Executive Committee Actions

January 9, 1972
• This special meeting was called to discuss an application to the Board of Standards and Appeals by Rudin Management Company, Inc. for a variance at 211 East 70 Street (see article this issue). It was resolved to express opposition at the Board’s hearing on Jan. 25.

February 1, 1972
• The above discussion was continued, and Richard Roth, Sr., representing the architects, was invited to explain the proposal. The Committee reiterated its opposition.

February 9, 1972
• Approved the Political Affairs Committee’s plans for a trip to Albany (see article this issue).
• Discussed possible recommendations for appointment to fill the vacancy on the Planning Commission.
• Reviewed Chapter efforts to make Madison Mall a reality.
• Authorized expenditure of funds on the current alteration of the first floor of 20 West 40 Street (location of Chapter Headquarters).
• Heard how a Chapter member had lost a commission with the DPW apparently because he was conforming to certain new procedures; resolved to investigate the matter and vigorously protest if necessary.
• Approved a request by the School and College Architecture Committee to publish a guide to significant college buildings.
• Approved a procedure whereby the Chapter would invite requests to review significant building and planning projects (see article next issue).
• Heard recommendations by the Chapter’s public relations consultant, Elliot Willensky.

Candidates for Membership

Information received by the Secretary of NYC/AIA regarding the qualifications of candidates for membership will be considered confidential.

Corporate
Henry Kibel
Tsi-Kwong Lan
Jane Hough Leoncavallo
Rita R. Robison
Paul Raymond Schieve, Sr.
Gregory Serrao
John Taylor Herget
Frederic Joseph Tresnak

AIA Associate
George Buermeyer
Ranger Farrell

Associate
Thomas Fallon, Jr.

Welcome to New Members

The NYC/AIA welcomes the following members:

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F. Marshall Smith
Seymour Remen
Lawrence John Becchina
Stuart E. Cohen
John S. Hagmann
John F. O’Brien
Arnold Prato
Frank E. Sanchis
Herbert Siegel
Sarelle T. Weisberg

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Copy of Zoning Resolution at Chapter Office

Chapter members who do not own copies of the Zoning Resolution can consult a copy at Chapter Headquarters, which was recently donated by the New York City Planning Commission. It will be kept up to date.