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Walter Sondheim, Jr., a native of Baltimore and vice president-secretary of Hochschild, Kohn & Co., serves the City of Baltimore as Chairman of the Board of Commissioners, BURHA. This is the only one of many important positions he fills in the community as he is currently active as a trustee of Goucher College and the Park School, a member of the Board of Sinai Hospital, and past president of the Board of School Commissioners. Exceptionally well qualified to guide policy decisions involved in the rehabilitation of our city, Mr. Sondheim is presiding officer of Baltimore's entire renewal program.



Dr. George R. Brain, Superintendent of Public Instruction for Baltimore City since January, 1960, is a native of the State of Washington. While serving as an elementary school principal in the Seattle area from 1950 to 1952 and assistant superintendent of Bellevue Public Schools from 1953 to 1959, Dr. Brain gained a deep appreciation of the architectural profession. Dr. Brain, a graduate of Central Washington College, saw action in the Pacific during WWII, and presently holds the rank of Major, USMCR. Although Dr. Brain started his teaching career as recently as 1946, Baltimore is the second major school system he has headed.



Raughley L. Porter, Building Construction Engineer appointed by Mayor Harold J. Grady in July, 1959, is a graduate of Johns Hopkins University, School of Engineering. He saw overseas military service as a major in Africa and Europe during WWII. Mr. Porter is now filling his second career position with the City of Baltimore, formerly having been Building Inspector Engineer. The Bureau of Building Construction, under his jurisdiction, is presently supervising \$25,000,000 worth of construction of municipal projects including schools, libraries, sanitation buildings and the new city jail.



J. Jefferson Miller, who retired from a 40-year business career with the Hecht Company in 1959, is the General Manager of the Charles Center Project. Mr. Miller was active in setting up the Committee for Downtown, and as its president, he was responsible for providing the funds that financed the study of the Central Business District by the Planning Council of the Greater Baltimore Committee. He is a graduate of Johns Hopkins and served as a naval aviator in the First World War. In addition to his civic interests, Mr. Miller is a director of the Fidelity-Baltimore National Bank and the Finance Company of America, and an overseer of Goucher College.

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ARCHITECTS' REPORT-Vol. 2, No. 3

Table of Contents - - - Spring 1960

	Page
Editorial	1
<i>I Love Paris</i>	
Marvin S. Gilman	2
<i>A Second Chance</i>	
Martin Millsbaugh	3
<i>What Can Urban Renewal Do For Baltimore?</i>	
John R. Searles, Jr.	4
<i>Renewal In The Nation's Capital</i>	
Richard L. Steiner	6
<i>Modernizing Old Baltimore</i>	
Harlem Park, Interior Open Area	7
<i>Weber, Jacobs & Kelly, Architect</i>	
Chloethiel Woodard Smith, A.I.A.	8
<i>Running The Urban Renewal Gantlet</i>	
Broadway Redevelopment Project	10
<i>Cochran, Stephenson & Wing, Architects</i>	
Mount Royal Plaza	12
<i>Fisher, Nes, Campbell & Associates, Architects</i>	
<i>Fenton & Lichtig, Architects</i>	
<i>Schwab, Jewell & Wolf, Architects</i>	
Dennis Durden	16
<i>Six Variations On A Theme (Charles Center Area 7)</i>	
Edward G. Howard	18
<i>The Story of Bolton Hill, Inc. (Private Urban Renewal)</i>	
Three Plans To Save The Mount Vernon Area	20
Renewal Program For Downtown Hartford, Connecticut . .	22
<i>Rogers, Taliaferro & Lamb, Architects</i>	
Special Feature: Demolition by Dynamite	23
Chapter News & Notes	Back Cover

I love Paris . . .

A popular thought and a popular ideal among Americans, implying that Paris has always been the the fabulously beautiful city we know today.

Few of us fully appreciate the last French emperor, Napoleon III, or his distinguished architect friend, G. E. Haussmann. Yet a mere 100 years ago these two men reversed the flight to the suburbs—to Versailles, Fontainebleau and Chantilly—by replacing the worst slums of Paris with the beautiful avenues, shopping and residential areas we know today. Most amazing, without the bulldozer, air hammer or mass production, it took only seventeen years to create this masterpiece that still exemplifies imaginative urban planning after countless revolutions, economic and political, several major wars and in face of a century of unqualified technological progress.

One hundred years later, Baltimore is faced with the same problem, the same challenge and the same opportunities: to create beauty out of decadence and decay; to reverse the flight to the suburbs.

As dramatically set forth in the following pages, we have the ideas, the initiative and the incentive. We're well on our way. Perhaps within a like seventeen years, Baltimore will be the city that awakens songs in our hearts and dreams in our minds.

PRODUCTS AND SERVICES

The Michaels Art Bronze Co./Curtain Wall System, page 26 The Burns & Russell Company/Glazed Structural Concrete Masonry Units, page 27 Conrad Protzman, Inc./Architectural Cabinet and Millwork; Hampshire/The Burgess-Manning 3-Way Functional Ceiling, page 28 Baltimore Brick Company/Homewood Colonial Mosaic Blend Face Brick; Arrow Cabinet/Custom Kitchen Units and Cabinet Work, page 29 National Builders' Hardware Association/Builders' Hardware, page 30 Julius Blum & Co., Inc./Dresden Non-Shattering, Malleable Iron; The H. Chambers Co./Interiors, page 31 Reynolds Paint Co., Inc./Architects Specifications; Eastern Products Corporation/Silent Ceiling, page 32 Blumcraft of Pittsburgh/New Treatment for Pre-Cast Treads, Inside Back Cover.



A Second Chance

by Marvin S. Gillman

Mr. Gilman is the redeveloper and sponsor of Sutton Place, Baltimore's first high-rise residential redevelopment—located in Mount Royal Plaza. He has had broad experience over the past ten years in the residential construction industry, and has served in many capacities with the National Association of Home Builders, including three terms as a member of its Executive Committee. He organized and served as general counsel for the Long Island Neighborhood Renewals, Inc.

I was somewhat startled just a few years ago to pick up the Book Review supplement in my Sunday newspaper and note that virtually one-third of the non-fiction best sellers covered America during the Thirties. I was in school during that tremulous decade and I remember well my feelings of disappointment as I studied World and American history. How I bemoaned my fate in having been "born too late"! How clearly I could conjure up the images of days gone by when the history of our country was being made! Ah, to have been a part of that exciting era, instead of simply a student looking back through the focus of history. At that time, it seemed to me that what had to be done and what could be done, had been done—the heroic days were past and ours would be a humdrum generation, fated to deal only with the petty problems of the present—barred forever from a place in the real making of our nation.

The recent spate of historical reviews of this era brought sharply into focus the myopic nature of my school-boy thinking. Apparently, we are all of us, willy-nilly, destined to be a part of what will soon be history. The place that our generation will occupy in this history, when it is written, depends completely upon the roles we choose to play. The opportunities are vast, if we maintain a clear view of the place we can occupy.

Ours is a generation of change and of building as truly as was the era after our nation's Civil War. The task of reconstructing and rebuilding our urban centers—the very heart of our American civilization is, in my opinion, a crucial one and the degree of our success in meeting this challenge will largely determine history's evaluation of our role. The generation which mastered space can expect little sympathy from future judgment, if at the same time it permits unbelievably large numbers of its members to live in the conditions of blight and squalor which characterize our ever-spreading slum and near-slum neighborhoods.

On the one hand, we have the challenge; on the other, the tools. Rarely is a business man faced with the opportunity to earn profits and, simultaneously, a place in the history of our times. Urban Renewal offers just such an opportunity and one must truly lack a sense of history to feel that Urban Renewal is solely "another business." There is no doubt that Urban Renewal is "a good business" and in my opinion, it will come to be even a better business. The wealth which will be created as slum area after slum area is attacked is simply beyond the comprehension of

most of us. Whether this wealth is created by first clearing in their entirety areas which are completely hopeless, or by rehabilitating those even larger areas wherein still reside the spark of hope, is relatively unimportant. Every unit that is added to our inventory of decent, safe and sanitary housing, is an almost immeasurable addition to our national health, safety and welfare. No one dares to deny that as a man lives, so is he conditioned to think. A family that lives in a sub-standard dwelling is unlikely to produce anything but sub-standard individuals—individuals without hope.

In Urban Renewal, we now stand on the threshold of opportunity. The growth and potential for growth of our generation is here put to the test. From the earliest stages of planning through the maze-like procedure which leads to ultimate rebuilding, we have the opportunity to employ the principles which have been developed over the past generations. Joined in tripartite effort, the planner, the architect and the builder have the opportunity to fulfill their highest possible role.

True, there are disappointments and there are frustrations. Interference by the uninformed and the tangle of governmental regulation at times seems insuperable. But if we are able to view today from the vantage of tomorrow, it is evident that by persistent single-minded effort, this trio of specialists can blaze the way to new glory. Our task is, I believe, made much the lighter if we bear in mind that the environment we shape will shape the thoughts of men and generations yet unborn.

Rarely, has mankind been offered "a second chance" in any field of endeavor. In Urban Renewal, we have indeed created a second chance and a new opportunity to shape our neighborhoods, our cities and our lives in an image which will do credit to the molders. It is a second chance which our generation cannot afford to miss. The men who must cope with space and the unleashed atom must come from the best planned, most estetically pleasing environment which we can in the present state of our technology produce. We have the capacity to provide the best; second best spells not only failure, but perhaps doom as well. Never before have so many people been awake to the depth of the problem and the hope of the solution. If we are strong enough and wise enough to take fullest advantage of our present situation, we can soar to heights as yet unexplored in the lives of men. END

What Can Urban Renewal Do for Baltimore?

by Martin Millspaugh

Baltimorean Martin Millspaugh commutes to Washington, serves as Assistant Commissioner for the U.S. Urban Renewal Administration. He spent eight years as a newspaperman on the Richmond News Leader and the Baltimore Evening Sun. He has been given a share of the credit for the city's multiple-dwelling license law, and for the adoption of the Baltimore County Charter. He is the author of a widely distributed pamphlet, "What Is Urban Renewal?", and a book, "The Human Side of Urban Renewal."



The tooling-up period is ending for Baltimore's urban renewal program. The projects we have heard so much about are taking physical form: in the northwest corner of the central city, the State Office buildings already stand out with a sparkle and sheen that holds the promise of things to come. In the northeast, the Johns Hopkins Hospital "campus" is now visible in the Broadway project. Redevelopers have submitted plans and drawings for the first new office tower in Charles Center. Land acquisition is under way in the Shot Tower area. Project Area 7, near Camden Station, will soon follow and redevelopment plans for the heart of the Mt. Royal Area have been announced.

These things point the way that urban renewal will take in Baltimore in the next few years. The Central Business District will revive and it may very well have air-conditioned pedestrian malls, moving sidewalks and escalators, adequate parking and a bazaar-like atmosphere around the Civic Center. The industrial parks provided by slum clearance will bring new taxpayers to town: modern industries with buildings designed for eye-appeal as well as efficiency.

The Mt. Royal project will create a convenient, middle-class neighborhood for in-town family living. The Mount Vernon area will come back to life as the spiritual heart of the city. If a solution can be found for Charles Street from Center to Saratoga—the bridge between culture and commerce—a new flow of luxury apartment dwellers will follow, bringing a return of carriage-trade stores and services.

If our vision of the future is correct, Baltimore may become known as a city of beauty, wit and elegance—a place where youth and talent and ambition will seek to work and live. If this appears too far-fetched a hope, look at San Francisco, or better yet at Pittsburgh, where managerial talent once longed to escape but now flows eagerly in and stays put.

What may be more important to the average citizen: the fruits of urban renewal will begin to show in the municipal budget ledger. The tax rate has been climbing at a frightening rate because municipal costs keep on increasing long after the open land for new assessable development has all but disappeared. Now, cleared land will be made available for new buildings with a much higher taxable value than the slums they replace. Municipal service costs for fire and police protection, traffic and the like will begin to ease. New jobs will be added to the city's economy. As

the economic base of the city is strengthened the cost of municipal borrowing should decline.

But there is still a gap in the picture—a gap which exists not only in Baltimore, but in almost every other large city. The projects that are going ahead are the dramatic clear-and-rebuild projects, the revitalization of "opportunity areas." The techniques of carrying these projects out are fairly well established, and the results will—rightly—capture the imagination of the investor, the professional, the citizen who is well enough off to pick his place to live.

What of the low-income, or to use the newly-fashionable term, the "lower-middle income" families? What of the areas where they live, and must continue to live: the vast, monotonous sea of row housing between the suburbs and the central business district?

This is the "grey area," which Raymond Vernon, director of the New York Metropolitan Region Study, says will require "a scale of (governmental) intervention much larger than any which heretofore has been contemplated." If Vernon is right, the grey areas will continue to deteriorate until the government is prepared to step in with massive public housing and open space projects. But in the meantime, the sea of housing in the grey areas must continue to be used. In the next twenty years, it may be used even more intensively than it is now, because the number of families setting up housekeeping each year is rising faster than the number of new houses that are built. The population increase will not all be siphoned off to the suburbs. The city will continue to house new families and old. Before the government (or any one else) can complete a massive public housing and open space program, a generation of children will grow up in the grey areas of Baltimore.

The Urban Renewal and Housing Agency, working with the Planning Commission, the Bureau of Building Inspection, the Health and Fire Departments and other city agencies, has a program to help the grey areas. The seeds of this program were in the old "Baltimore Plan" of housing law enforcement prior to 1955. Since then, the urban renewal program has added other necessary ingredients: street and alley improvements, parks and playgrounds, schools and recreation centers, new zoning, traffic control, high-risk mortgage insurance, technical advice for home-owners.

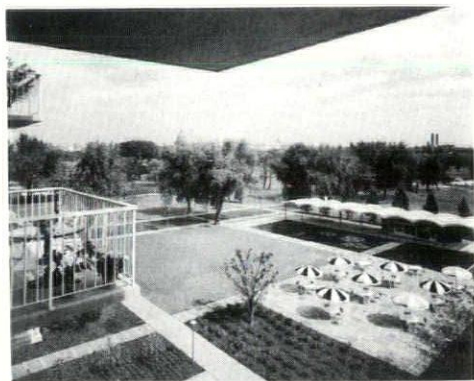
How can old row houses be redesigned and rehabilitated so that investment money will flow into them but costs will

(Cont'd on page 23)

Renewal In The Nation's Capitol

by John R. Searles, Jr.

Director, The District of Columbia Redevelopment Land Agency



East garden of Capitol Park Apartments. Careful landscaping enhances planned open space.

In January 1960 the ceremonial shovel bit three times into the clay of Southwest Washington. Twice construction started on city projects—a new automobile inspection station and a combined fire house and police station. The third construction start was for the Webb and Knapp Town Center which is now visible, as the first floors of part of a shopping building and two elevator apartments appear above the ground. With good weather, approving officials and a reasonable money market, there should be at least a dozen more “ground breakings” this year in the Southwest Redevelopment Project.

This big project involves an aggregate gross cost of about \$125 million and an estimated value of new construction of between \$400 and \$400 million. Technically, the Southwest is four projects—Project B, the first 80 acres now in residential, commercial and expressway uses; Project C-1, 30 acres of public and service uses along South Capitol Street and somewhat isolated from the rest of the Southwest; Greenleaf Gardens, a 500-unit public housing project; and Project C, the remaining 440 acres on the Southwest. In all there are about 600 strategically located acres in the combined project area which, now that it has been cleared, provides a challenging opportunity for the creation of a new town in the city.

The land use plan provides reasonable flexibility for distinct but related use sectors. The majority industry of the Southwest is government. Sites for four new major Federal office buildings are provided. The large sector south of the new expressway is the residential community for 5000 families of varying incomes with schools, shops and churches. The major entrance to the new area will be south from the Smithsonian Institution along 10th Street. Tenth Street will be widened to mall or boulevard dimensions and flanked by public and private commercial

buildings. The waterfront sector will be rebuilt as a center of tourism and recreation. Finally there are several smaller sectors including the triangular commercial area at the western tip of the project overlooking the approach to Washington from the south, the new wholesale market owned and operated by displaced food merchants and the proposed automobile service area along South Capitol Street.

The Southwest project has been called a pilot project in the National Urban Renewal Program. Although Washington has broken the ice at a number of points for the national program, it is only partially true to term the Southwest project a national “pilot.” Actually we find the term “pilot” a little embarrassing because it invites criticism and because the project has been much influenced by successes and failures in urban redevelopment projects elsewhere which are in a similar or even more advanced stage of development. The Southwest, however, is a good laboratory in which to study several redevelopment questions. Two of these questions, which are related, are the proper size of projects and the achievement of good design.

Some, including certain officials of the Housing and Home Finance Agency, have felt that Project C was so big as to be unwieldy. There is some truth in this. A plan of such complexity is bound to have loose ends. This is illustrated by a current amendment to the Project C Redevelopment Plan which has taken about a year to bring to the stage of adoption. Two earlier proposed amendments died in a tangle of administrative reviews. Present Federal and local rules make complicated urban renewal plans hard to review and to amend and, therefore, less flexible than simple plans for small projects.

On the other hand there are substantial advantages in the simultaneous planning and redevelopment of a natural



The Plaza, Southwest Washington. Model shows the 10th Street Mall leading from the Smithsonian Institution. The building bridging 9th Street is a proposed 1000-room hotel, facing the proposed World Communications Center across the Plaza. I. M. Pei & Associates, architects.

project area. The Southwest is a natural project area bounded by the great Mall, Washington Channel, Fort McNair (the Army War College) and South Capitol Street. In Washington as elsewhere strong pressures exist for piecemeal development. Highways are planned and built by Highway Departments. Other public construction agencies—public housing (sometimes), office buildings including those executed by the Federal Government, schools—are usually uncoordinated with adjacent urban renewal. The fragmentation of a natural urban renewal area into small projects to be undertaken at different times compounds the disadvantages of the piecemeal approach. My conclusion from our Southwest Washington experience is that big projects, when required by circumstances, are worth the delays and inflexibility of big urban renewal plans.

Three major residential redevelopers in the Southwest have architects who are acutely sensitive to the unusual design standards in Southwest Washington. These architects are Satterlee and Smith for Stevens and Scheuer, I. M. Pei for Webb and Knapp, and Charles Goodman for the Potomac Cooperative Federation. The public agency's job here is to remove impediment to the architects doing their best. In this we have not always been able to give full satisfaction because a reduction in land price below approvable minimums was involved.

The Redevelopment Agency has leased three commercial tracts. One parcel went to a corporation of displaced food merchants who have built and occupied a modern wholesale food distribution center. The Redevelopment Agency requested and received a sign plan from the corporation which was enthusiastically approved. Some of the merchants, however, are unhappy with the plan of their corporation and are chaffing under this new form of aesthetic control. The other two sites, which happen to be suitable



The Capitol Park Apartments are part of a 30-acre plan for 1600 families in Washington's Southwest Redevelopment Area. This view of the completed apartment building shows the east elevation. Satterlee & Smith, Architects

for gas stations, were the subject of a public auction participated in by four oil companies. Gulf and Phillips were the successful bidders. The Agency is now urging these companies to seek local architectural advice to adapt standardized plans to the particular sites and to the Southwest area. The Agency is limiting signs on the stations to dignified, stationary and attractive brand identification signs and disallowing temporary or moving signs of any type.

There are four churches to be constructed in the Southwest. The Agency has encouraged these churches either directly or through the Council of Churches to seek architects who understand the special design problems of a redevelopment area, particularly the Southwest. Three of the four architects have been chosen and include Cochran, Stephenson and Wing of Baltimore. A new theatre in the round, the Arena Stage, is being planned for the site at the corner of M Street and Maine Avenue. The Arena's management selected as architect Mr. Harry Weese, who has had considerable redevelopment experience including participation in the design of the Southwest Project. Two new pier restaurants on the waterfront are being designed for the well-known Hogates and its neighbor, the Flagship, by Dean Paul Rudolph of Yale, and by Satterlee and Smith respectively.

All this adds up to a growing sensitivity in Washington, as elsewhere, to the end product of urban redevelopment. Land improperly bought can cause a storm of protest or a scandal. Families improperly located from our urban renewal area can aggravate a city's social problems and bring misery in individual cases. But these errors are forgotten in a few years. If the redevelopment itself—the new communities we are building—is as excellent as is the opportunity we hold in our hands, then our inspiration in brick and concrete will remain to our credit for generations.

END

Lionel Freedman

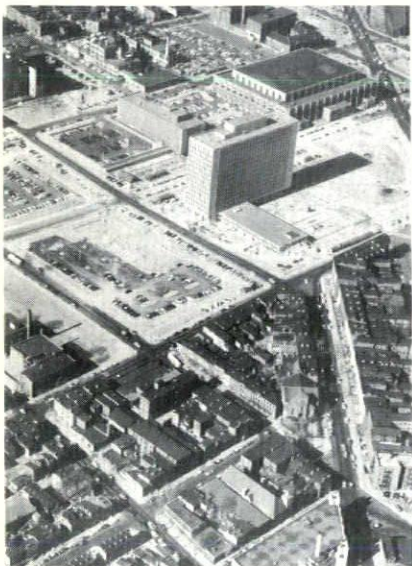
Ezra Stoller

Modernizing Old Baltimore

by Richard L. Steiner

Director of the Baltimore

Urban Renewal and Housing Agency



Maps, Incorporated

Shown here under construction, the State Office Center in Mount Royal Plaza is now one of the city's architectural showplaces.

Replacement of urban drabness and obsolescence with attractiveness and modern efficiency is moving out of the embryonic stage in Baltimore. In fact, the evolvement of the urban renewal program here has been so rapid that it has produced overtones of the dramatic.

Above all else it is important that we keep our focus on the prime objective—a better life for all the urban population. Can we bring the good life to all of the people? Can the whole city be attractive, permeated by good taste and design? Can we show the visitor from afar all of our city without shame? This is the challenge of our city in our time!

In Mount Royal Plaza near the Fifth Regiment Armory we get a suggestion of the city of the future. The State Office Center is characterized by tall buildings, openness, light and air, off-street parking and loading, and delightful landscape treatment. The new home office of the Baltimore Life Insurance Company is under construction, and Sutton Place—the first apartment buildings to be constructed in the downtown area since the pre-depression Twenties with the single exception of 1010 St. Paul Street—will be under construction next fall.

Immediately north of the Plaza, plans are well advanced for the first project in the 925-acre Mount Royal-Fremont Urban Renewal Area. Most of this 90-acre tract will be rehabilitated, but plans will probably include considerable clearance and redevelopment along Linden Avenue, widening of McMechen Street to a parkway and a neighborhood “necessity center” for shopping.

Preliminary plans of the Urban Renewal and Housing Agency for the 180-acre Mount Vernon section of the Downtown Urban Renewal Area are based on the hope that people who have fled to the outskirts will return to

the central city if offered attractive housing in a convenient location.

In the Waverly Project at Greenmount Avenue and 29th Street, scattered slum houses and stores in a maze of little streets have been replaced by a small modern shopping center and two residential superblocks with interior playgrounds and all parking at the edges. It was the second redevelopment project to be completed in the United States and today is returning four times the amount of taxes it formerly did.

The Broadway Project across from Johns Hopkins Hospital has helped save this great institution from being engulfed in a seemingly endless sea of slums, and it has provided medical school expansion and other facilities. A smaller area directly south of the hospital has been cleared, and its disposition is expected soon.

On the other side of town, plans are well advanced for rescuing the University of Maryland from the same kind of situation in which the Hopkins Medical Institutions found themselves.

The ambitious Charles Center undertaking involving major office space in the very heart of downtown is in the development stage with our Agency currently reviewing six proposals submitted for the erection of a multi-million dollar office building in the first development area on O'Neill's Corner at Charles and Lexington Streets. Charles Center has often been called the “key” to revitalizing downtown Baltimore. The plan for the 22-acre project stretching from Saratoga Street to Lombard Street between Charles and Liberty Streets was the imaginative product of the Planning Council of the Greater Baltimore Committee. An application for Federal aid to Charles Center is pending with the Urban Renewal Administration.

In the Shot Tower and Camden Industrial Park Projects on the eastern and southwestern edges of the Central Business District respectively, there is being provided space for modern, light industrial, wholesaling and distributing activity with off-street loading and parking and attractive landscape treatment. Land acquisition is in process in the former and the plan for the latter is now before the City Council for approval.

The first of 232 new homes in an addition to the Westport Homes public housing project will open for occupancy in a few more weeks, and options have been secured on most of the property in the George Street site.

Finally, the Agency's Harlem Park rehabilitation project is close to the point of City Council action. Demolition is almost complete for two new schools to be constructed in the area, and active rehabilitation is underway in a one square block Demonstration Project there.

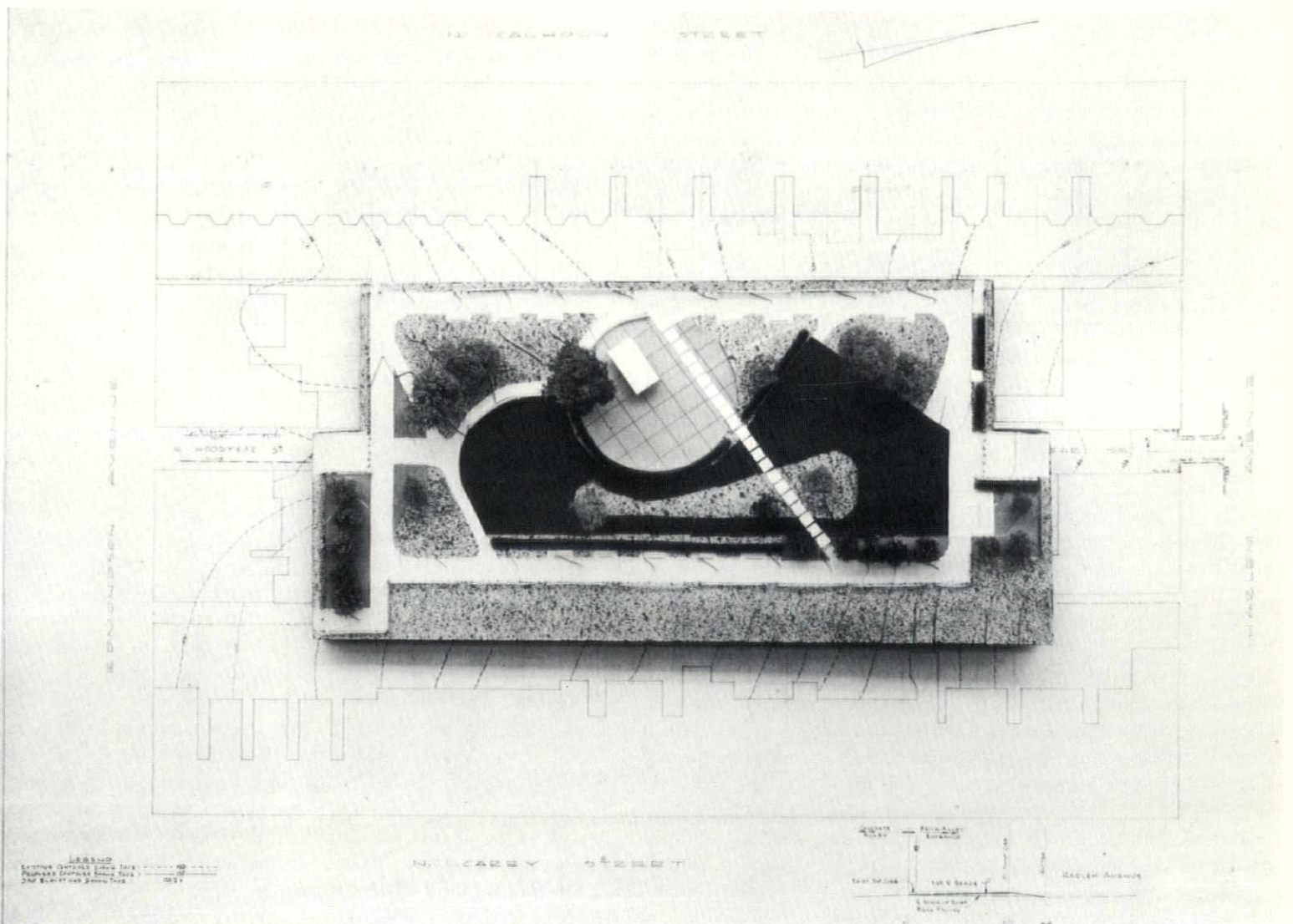
Today Baltimore's urban renewal is underway in three officially designated areas that comprise 2,445 acres. Add to that an additional 481 acres of public housing projects that lie outside the boundaries of the official renewal areas, and we find that the Agency is operating in a total land area of 2,926 acres. That is 5.8 percent of the 50,380-acre total land area of Baltimore City.

END

Architect:
Weber, Jacobs & Kelly
 Baltimore, Maryland

INTERIOR OPEN SPACE: Demonstration Area 314 for the Baltimore Urban Renewal and Housing Agency. *Engineers:* John E. Harms, Jr., & Associates. *Structural Engineers:* Ewell, Nelson & Bomhardt. *Landscape Architect:* E. Bruce Baetjer.

This area, enclosed by the houses on N. Carey and N. Calhoun Streets, and Edmondson and Harlem Avenues, is presently a catch-all for old auto carcasses and other trash. It is to be converted to a community park and play area through clearance, paving and planting as shown on the model. Shown are the blacktop play area for the children and the checker pavilion for the older generation. This is a demonstration project to encourage similar interior space renewal areas in additional Baltimore blocks.



Running The Urban Renewal Gantlet

by Chloethiel Woodard Smith, F.A.I.A.

Satterlee & Smith, Architects



The author, a partner in the firm of Satterlee & Smith, was made a fellow of the AIA at its recent convention. She is the architect for several projects in the Southwest Washington Redevelopment Area, one of which was given an Award of Merit for Design by the AIA this year. Her design practice ranges from speculative housing to embassies. Through her extensive work in urban planning and development, Mrs. Smith is well qualified to speak out on the architect's problems in that field.

"Running the gantlet" is an old form of torture—American Indian tribes practiced it. The culprit ran between two rows of Indians armed with clubs and tommyhawks. If he could reach the chief's house or some other agreed point of safety, he could go free. Today we have a new version of the gantlet, familiar to architects trying to work in Urban Renewal. The reason for the gantlet isn't clear, its length is unknown, the weapons change constantly, and there is no agreed point of safety.

Most people involved in Urban Renewal either won't admit there is a gantlet or think it really isn't very tough and is necessary to protect the public interest. Federal and local officials concentrate on whatever phase of the complex program their agencies are set up to handle. The rules and regulations of one agency aren't related to those of another and none seem to be written with a clear goal in mind. They are strong on what not to do and weak on what to do. The developer is forced to relate all the rules and regulations of all agencies involved. As a rule, he concentrates on his program and financial and legal problems. His architect is the real gantlet runner who must translate all of this into buildings that can be built.

Washington is probably not much different from anywhere else. We have local building, housing, health codes, etc. and zoning ordinances—all designed primarily to prevent the construction of anything considered bad at the time they were written. A new building code is in preparation, a new zoning ordinance is in effect for all sections of the city except Urban Renewal areas which are under the old zoning. All of the rules and regulations were designed to control buildings on individual lots and not to advance modern large scale development. The architect is accustomed to these. Many are obsolete, are not properly coordinated, and all too frequently prevent rather than encour-

age progress in urban design and construction. It is a familiar gantlet and there are some men at the top who do their best to minimize the gantlet.

The first additions to local rules came many years ago with the Federal Housing Administration. This agency assumed that local officials had not established proper regulations and their officials wrote new rules covering everything from light and ventilation to the construction of chimneys. There were national "Minimum Property Standards" and while certain interpretive powers were given to local offices, officials do not familiarize themselves with local regulations and do little interpreting. For example, FHA has its own rules for light and ventilation and they are different from the D.C. Code, and they are figured differently.

When the Redevelopment Land Agency was formed to carry out a new Federal program, it concentrated on the residential part of Urban Renewal and saw its chance to protect the public interest even more. Of course, this required new rules—not only those already established by the Federal HHFA—but new local rules. RLA rules writers worked with those from the Planning Commission, previously concerned primarily with a master plan and parks, and particularly the Federal areas in the District, and between them developed new specifications.

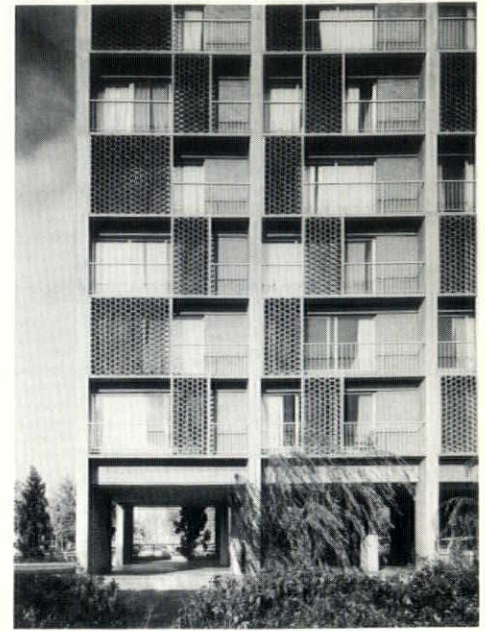
These new rules were written by men who did not take into account all of the existing D.C. and FHA rules, or considered them inadequate. Focusing on large scale development (fortunately they didn't get into construction), they used density and coverage as new weapons and added new requirements for establishing types of dwellings, play areas, parking, etc. When the architect started to analyze these in relation to the already existing rules, he found he was becoming a new type of lawyer instead of an architect.

Capitol Park Apartments as seen from 4th Street.

Capitol Park Apartments, east loggia.



Ezra Stoller



When he finally got all the new regulations interpreted, coordinated and inter-related, he found many established by one agency were impossible to carry out precisely when they were set beside those of another. Worse than this, whenever he tried something new that seemed to be in the direction of progress in urban architecture, he realized that the gantlet had become so long it looked almost hopeless. Only the architect sees this clearly—because he is the only one who has to deal with the whole as well as every minute part. Few officials see it—they see only part of the whole—and they are impatient with the architect who must see it all.

A regulating body is not and should not be a creative body. Design by regulation carries its own failure. Regulations are largely written *against* something. Too many officials treat these rules as gospel—right and final. The rules—some once valid—soon lose their validity. They hinder progress because it takes so long to change them once they are “official.” The architect and developer trying to make Urban Renewal worth doing, to make it something more than just “new,” must try to force progress. This gets them into a difficult role. They think by challenging certain rules they are working towards progress and officials think that their questioning of the rules means they are out for profit and not the public good. Some officials believe only the Government knows what is good.

Perhaps every official in every agency remotely connected with Urban Renewal should have to spend several days living in each new project and have his official and non-official friends visit him there. Then he should have to write a report on why he did or didn't like living there and what his friends thought. Following this, he should be required to attend a conference with the developers and the architect, hear a full story of the project and how each

agency and all agencies together affected its development. If the architect did not include certain features the “rules” wouldn't allow, he'd present these at this time. The conference would be attended by a goodly representation of people who live in the city but don't help build it—and who could ask questions. Finally, a top reporter would write all this up: is this project a better and more beautiful place to live; do people really want to live there and why or why not; is this how we want to rebuild our cities?

Officials would be questioned about their rules and interpretations and, of great importance, be forced to see clearly how one set of rules relates to all others. Architects would be questioned and criticized—but they are accustomed to that. Unlike the official who can stand with his tommyhawk along the gantlet with hundreds of others (and the culprit seldom knows which one hit him) the architect has no such protection. He is accustomed to acting and being solely responsible for his decisions and to having all of these questioned.

No one suggests that some rules—or better said, some statements of goals and policies, aren't necessary. Urban Renewal—a more rapid and a better rebuilding of our cities—is new. It requires a type of partnership between government and business that has no real precedent. It is much more than co-existence. Because it is new, its scope and goals are constantly changing and expanding, and rightly so. Obsolete and already too extensive regulations make progress extremely difficult. Far more time needs to be spent on goals, on creative work, and far less on regulations. Until there is greater agreement on *what* to do and less time spent on *how* to do it, the gantlet will lengthen, the weapons will become sharper and the point of freedom at the end will become more distant.

END

Architect:
Cochran, Stephenson & Wing
Baltimore, Maryland

THE BROADWAY REDEVELOPMENT PROJECT cleared a six block slum area to the west of the Johns Hopkins Medical Institutions. The area is being used for facilities that support, directly or indirectly, the activities of the Medical Institutions. Completed are a dormitory for 250 medical students, 120 garden apartments units for students and staff and a shopping center. Opening in late summer 1960 will be the Sheraton Baltimore Inn which includes dining and function rooms as well as 146 guest rooms with provisions for the future addition of another 100 guest rooms. Scheduled to be complete in 1961 is an eleven story building to house doctor's offices and apartments. Henry J. Knott is the redeveloper. The architects have been responsible both for the overall development plans and the individual buildings.

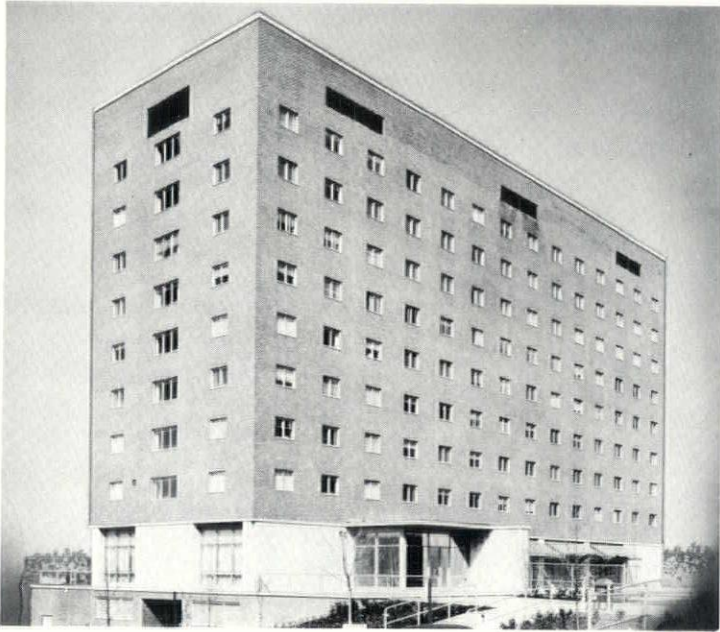
Broadway Redevelopment Project





Hopkins Staff Apartments

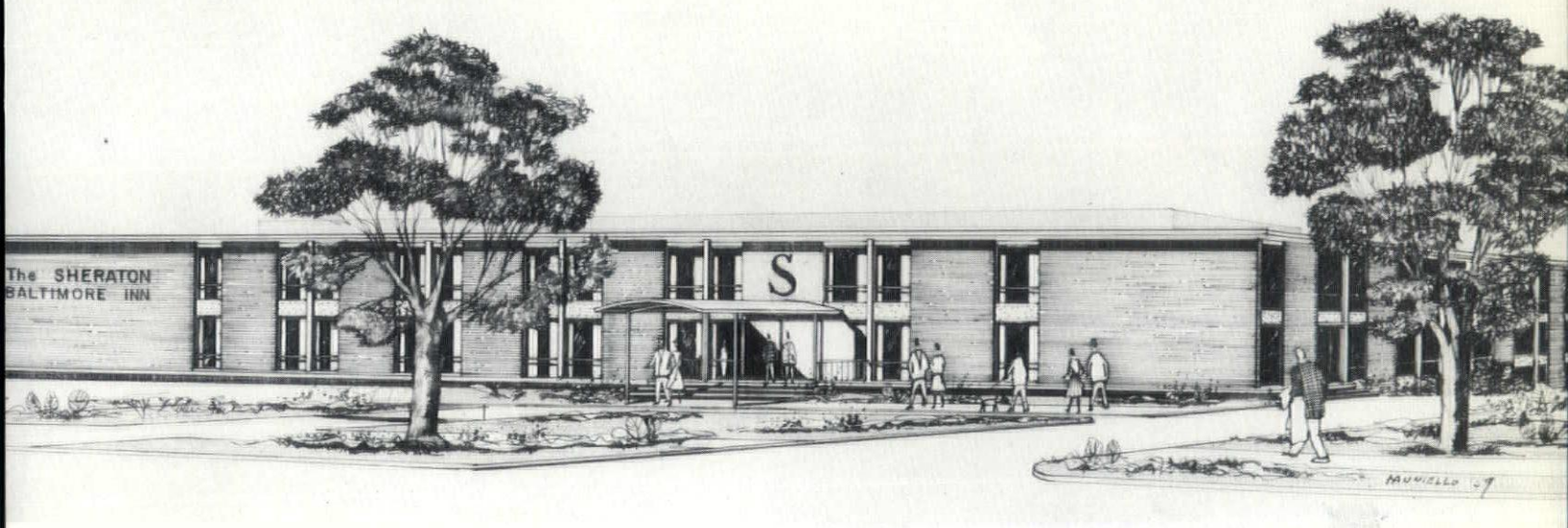
Hopkins Medical Residence Hall



Medical Office Building—Apartments



The Sheraton Baltimore Inn



MOUNT ROYAL PLAZA . . .

A 74-acre redevelopment area in mid-town Baltimore, officially known as Urban Renewal Area 12.

Mount Royal Plaza is an outstanding example of the revitalization of one of Baltimore's most important areas as a result of Urban Renewal in action with government, private enterprise and the community participating.

This partnership of Federal, State and City government has resulted in the development of a well planned and pleasant urban environment.

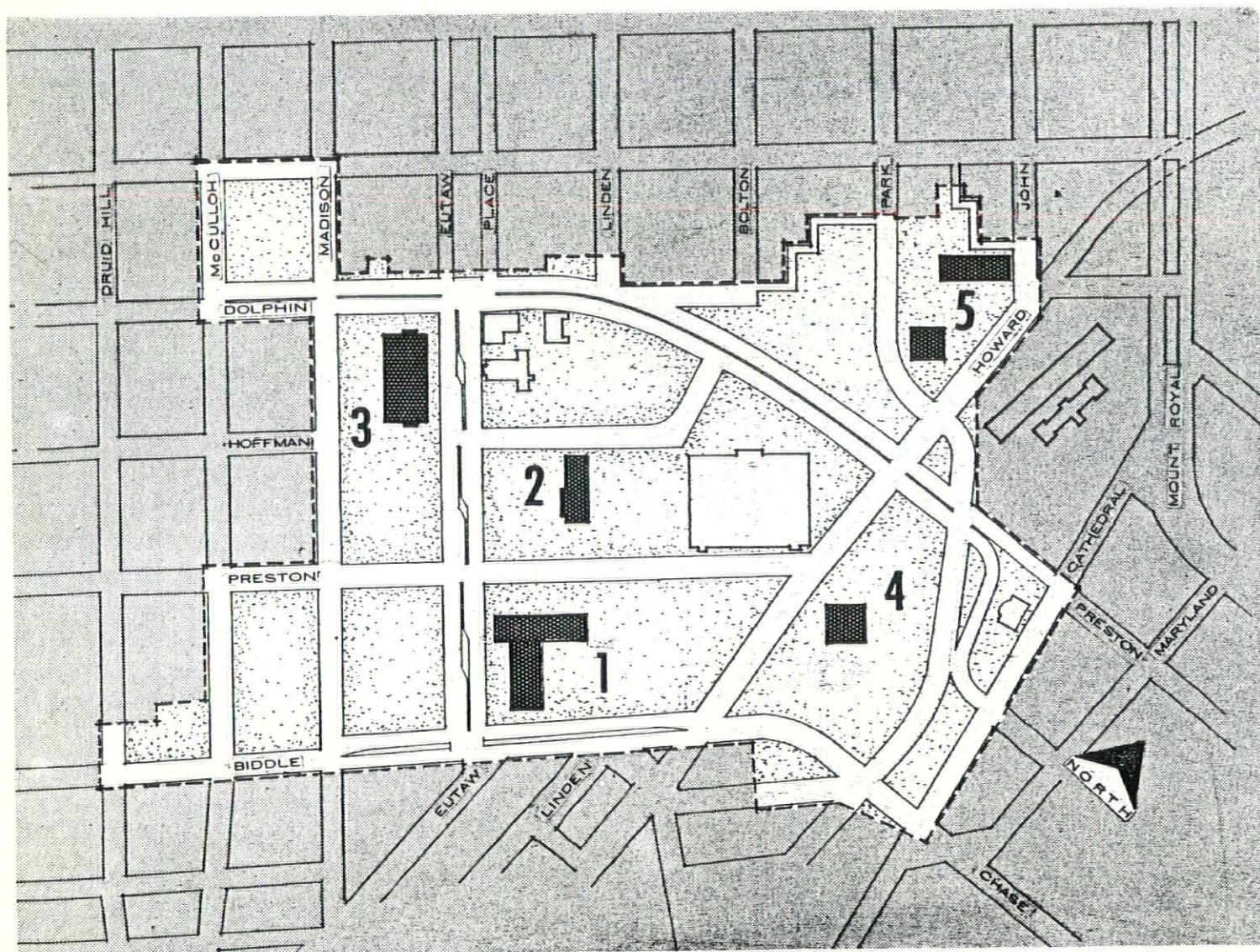
The Plaza includes office space for 3,000 state employees in the State Office Building, the State Roads Building and the Employment Security Building. The Baltimore Life Insurance Building, now under construction, will initially house 350 employees with an ultimate of 1,200 workers under present plans for future expansion.

Sutton Place and its two fourteen-story apartment structures will house 300 families, combining the advantages of in-town location with the amenities of suburban living.

Mount Royal Plaza is strategically located on the southern fringe of the Bolton Hill-Mount Royal area and is bordered on the south by the proposed Mount Vernon Renewal Area. It is only six minutes by bus from the Charles Center and central business district, providing a sound northern anchor and added stimulus for the renewal of the area between.

Numerous sites still remain for redevelopment within the 74-acre area for office buildings and commercial use in addition to five sites designated for residential development.

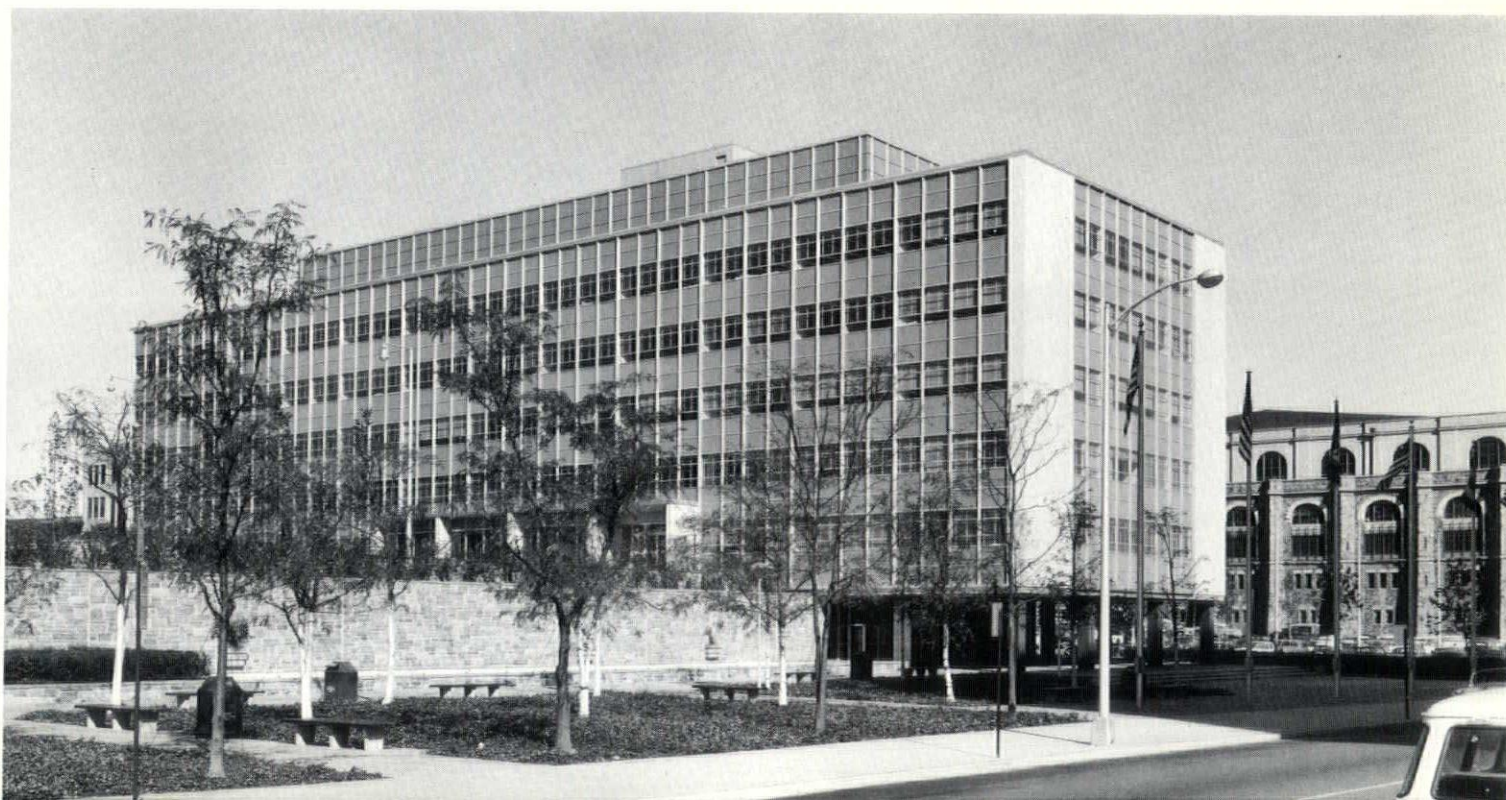
The Mount Royal Plaza brings the renewal process into focus, substantiating its desirability, its practicality and its economic feasibility.



Architect:
Fisher, Nes, Campbell & Associates
Baltimore, Maryland



MAIN OFFICE BUILDING. (407,000 square feet) and
STATE ROADS BUILDING (140,000 square feet). *Con-*
tractor: Blake Construction Co., Inc. *Structural Engineer:*
The L. P. Kooken Company. *Mechanical Engineer:* H.
Walton Redmile & Associates.

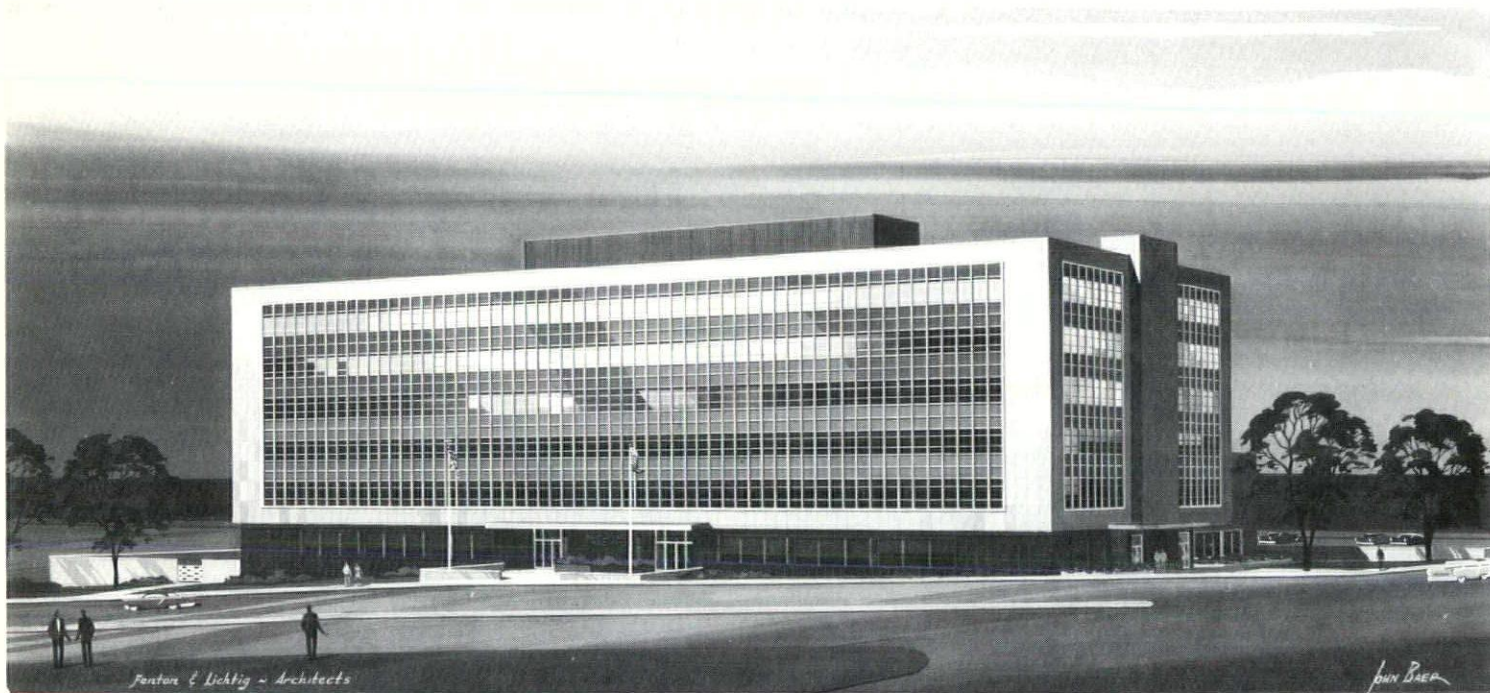


Architects:

Fenton & Lichtig

Baltimore, Maryland

EMPLOYMENT SECURITY BUILDING — 212,400 Square Feet, 2,756,000 Cubic Feet. Cost: \$4,128,000. Builder: Blake Construction Company. Engineers: Green Associates Inc. Landscape Architect: Martin Funnell.

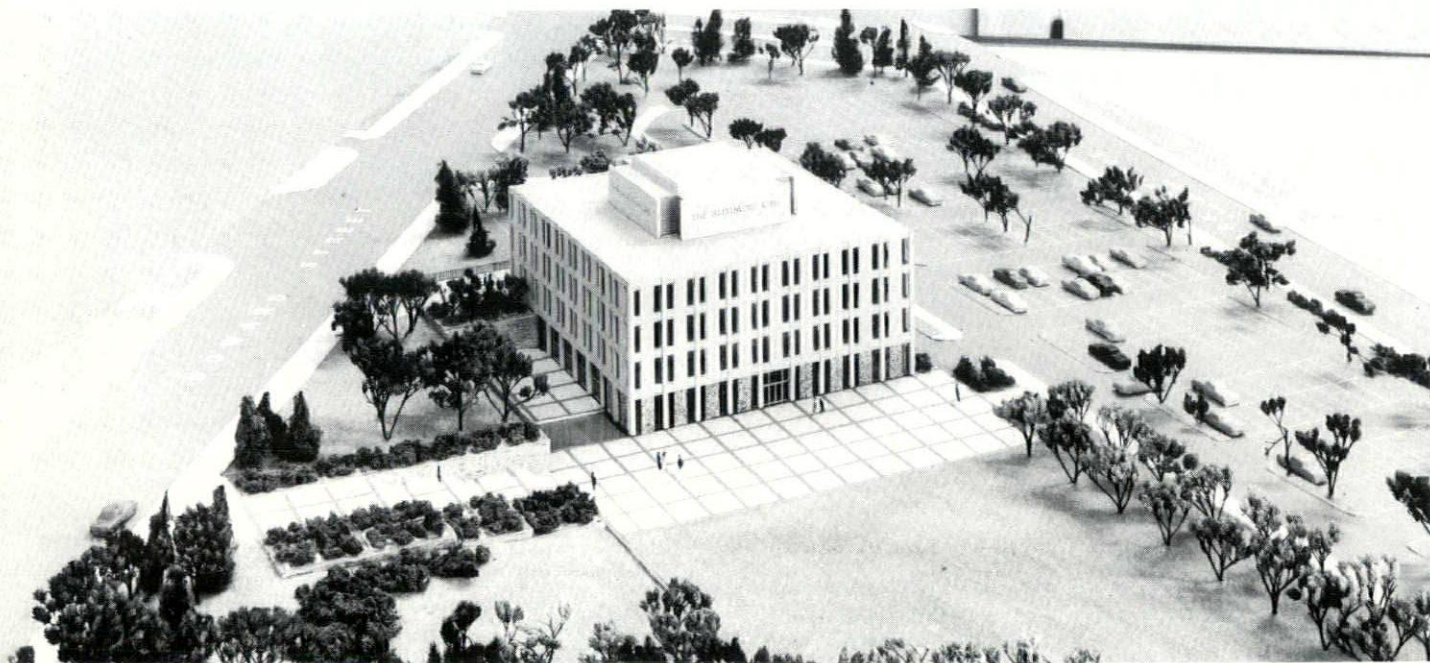


Architects:

Fisher, Nes, Campbell & Associates

Baltimore, Maryland

BALTIMORE LIFE BUILDING—Contractor: Consolidated Engineering Company, Inc. Engineers: Office of Van Rensselaer P. Saxe—Structural. Henry Adams, Inc.—Mechanical. Cost: \$1,549,400.00. Cube: 820,978 cu. ft. (Includes basement & Penthouse). Area: 62,174 sq. ft. (Includes basement & Penthouse).



Architects:
Schwab, Jewell & Wolf
Baltimore, Maryland



SUTTON PLACE—*Sponsors and Re-Developers:* Marvin S. Gilman and Arthur E. Klein. Baltimore's first high-rise apartment project to be erected in the downtown area. 300 units, air-conditioned, swimming club, restaurant and other commercial spaces. *Mechanical and Electrical Engineering:* William A. Brown. *Structural Engineering:* Perry, Lamprecht & Rickert. *Landscape Architect:* E. Bruce Baetjer.



M. E. Warren

CHARLES CENTER LOT NO. 7: Six Variations on a Theme

Dennis Durden,
Deputy General Manager,
Charles Center Project

(Editor's Note: As this issue went to press, Metropolitan Structures, Inc.—Exhibit 5—was announced as the redeveloper for Area 7 in Charles Center.)

The response to the first Charles Center offering—Lot No. 7—has fulfilled Baltimore's optimistic hopes for the projects. The six submitted proposals, though controlled by tight development standards, demonstrate imaginative and distinctively original approaches to office building architecture.

Lot No. 7 is a 31,000-square-foot plot on Charles Street between Lexington and Fayette Streets in Baltimore's central business district. It is a key portion of the overall Charles Center Project which will eventually involve reconstruction of 22 acres in the city's heart. As specified by the Baltimore Urban Renewal and Housing Agency, standards for Lot No. 7 call for an office tower of over 250,000 square feet of rentable area surmounting some 30,000 square feet of lower level retailing. There is to be underground parking for a minimum of 120 automobiles.

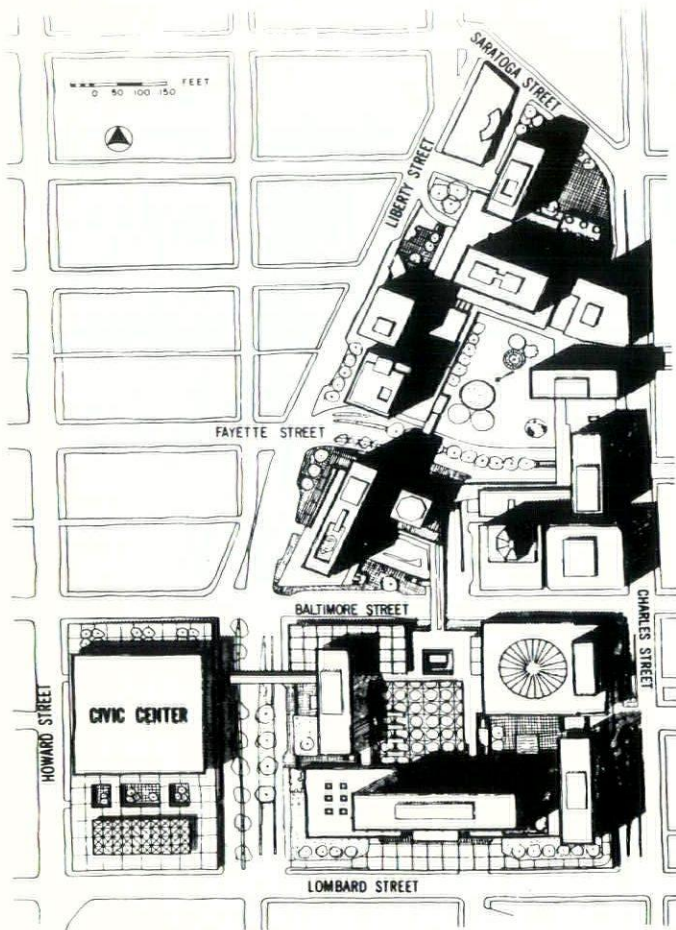
Now under review by the BURHA, the six proposals show pronounced design variations in site treatment, floor layout, fenestration, materials and internal circulation. Taken together, they present an interesting cross-section of contemporary downtown design. On the basis of the current review, a single developer will be selected from the six who have submitted proposals. Announcement of the final selection is tentatively scheduled for early summer, and the construction program could begin in 1961 with a 1963 completion date.

As special consultants for the Charles Center project, the BURHA has retained three nationally known architects: Pietro Belluschi, G. Holmes Perkins and Joseph Hudnut. The agency will look to these three consultants for recommendations in matters of architecture, and following the selection of a developer, they will work with the developer's architect in maintaining the standards set for the project.

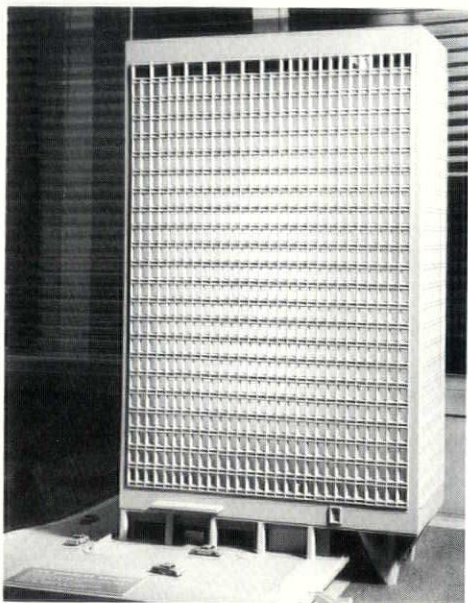
In addition to architectural excellence, the selection of a developer for Lot No. 7 must take into consideration his experience and general reputation, his financial ability to carry through his proposal, and the long term financial return that will accrue to the city from the completed work.

The high quality of the submitting developers' architects is a tribute to the national reputation of Baltimore's renewal program. Among them are found the winner of the American Institute of Architects 1960 Gold Medal and the designer of the UNESCO Building in Paris. The success of this first offering—Lot No. 7—has justified and indeed reinforced the BURHA's determination to maintain high standards of architectural quality for the whole of Charles Center.

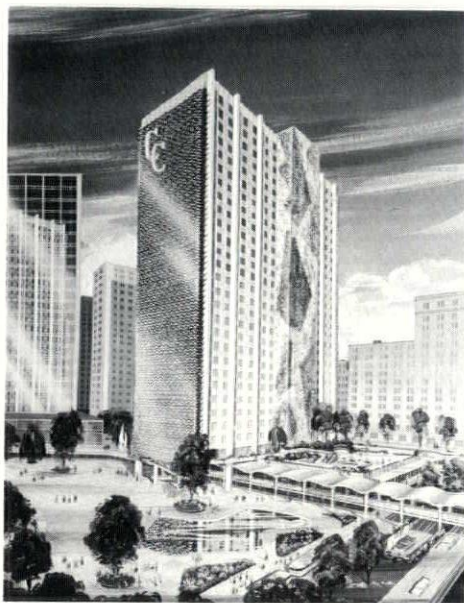
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Following are the six developers & their architects who submitted proposals for Lot No. 7:



1. American Trading & Production Corp. and McCloskey and Co., Developer, Balto. and Phila.; Marcel Breuer, Architect, N.Y.

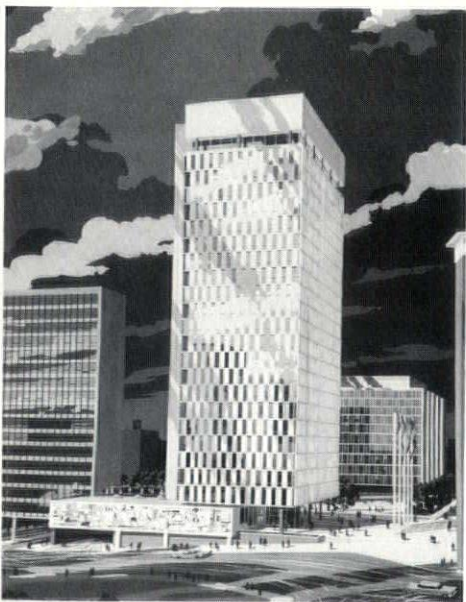


2. Bush Construction Company, Developer, Norfolk; Charles F. McKirahan and Assocs., Architect, Fort Lauderdale.



3. Community Research and Development, Inc., Developer, Balto.; Rogers, Taliaferro and Lamb, Architect, Balto.

4. E. J. Frankel Enterprises, Developer, Philadelphia; John Hans Graham and Assocs., Architect, Wash.



5. Metropolitan Structures, Inc., Developer, Chicago; Ludwig Mies Van Der Rohe, Architect, Chicago.



6. Roscoe-Ajax Construction Company, Developer, Wash.; Edwin Weihe and Associates, Architect, Wash.



M. E. Warren

PRIVATE URBAN RENEWAL:

The Story of Bolton Hill, Inc.

*By Edward G. Howard,
Vice President,
Bolton Hill, Inc.*



*1610 Bolton Street,
renovated by
Bolton Hill, Inc.*

The Mount Royal area of Baltimore, comprising some hundred city blocks on the northern fringes of "downtown," was described in 1942 as a neighborhood of comfortable houses where the residents were "neither rich nor poor but eminently 'nice.'" Ten years later those of the old guard who had not moved to the suburbs awoke to the fact that a good many of their neighbors were not only not "eminently" nice, but not nice at all. The vacuum left by the pre-war residents had been filled largely by immigrants from the mountains of North Carolina, Georgia and Tennessee attracted by the wages of the wartime factories. Whatever the innate virtues of these people, they had no talent for city living yet they had no desire to return to the hills. They filled tiny apartments, jerry-built into tall houses by absentee landlords, with their tow-headed children and bedraggled relatives. Some streets in the area were thus very quickly turned into slums.

To meet this threat, Bolton Hill, Inc., was formed in the spring of 1956. The company was organized by twenty-odd residents of the Mount Royal area who met at a dinner called by George Thomas, a real estate salesman who had moved into the area a few years before. The plan he had in mind was unique, though it has been imitated since. He proposed the formation of a business corporation with two purposes: 1) the earning of money for its stockholders and 2) the maintenance and improvement of the traditional neighborhood fabric, both social and physical. To carry out these purposes the company was to raise funds by the sale of stock, primarily in the neighborhood, and use them to buy houses threatened by physical decay, or

what is much the same thing, by the possibility of sale to predatory landlords. After refurbishing, such houses could be rented or resold to people the directors considered attractive neighbors. The corporation differed from the improvement associations in that it was to be conducted on business lines and offer its prospective stockholders at least some hope of a return in dollars on their investment.

Bolton Hill was founded on a realistic assessment of its area's faults and virtues. Almost all the houses in the Mount Royal area were built between 1850 and 1900. There are, therefore, none of the Georgian or Federal houses that give distinction to such other downtown districts as Beacon Hill or Georgetown or The Battery. On the other hand, there is much in good Victorian architecture that is worthy of preservation and pleasant to live with. At the very least it is to be greatly preferred to the fake Georgian and bogus Tudor of the suburbs. The Mount Royal area is a museum of Victoriana extending from elegant mansions of the 'fifties and 'sixties to some ugly, but most comfortable, rows produced in the late 'nineties.

Quite apart from their merits in terms of architecture, the comparative youth of these houses makes many of them capable of use today without major reconstruction. Redecoration alone, together with a certain amount of plumbing, is usually sufficient to transform a moldy Mount Royal house into a home large enough and comfortable enough for almost any modern family. The lawns and gardens are very small, and few of them are at the fronts or sides of the houses; but their very smallness enables local gardeners, like Dutch farmers, to obtain great rewards from intensive effort.

Above all, the Mount Royal area is worth preserving because it is almost next door to the offices, stores, libraries and railroad stations of the downtown. This basic geographic advantage, which permits residents to walk to work in town or commute easily to Washington by train, is its major virtue and its chief selling point. Bolton Hill's problem, and the problem of all downtown residents, is therefore in part a psychological one; for the fear of slums is one cause of their very existence.

Bolton Hill was premised on realism about its own capacities as well as those of its area. There are few really wealthy people in the Mount Royal area and a good many poor ones. The average age of the residents, as well as their average of education, is considerably higher than in the city as a whole. A fair proportion of the Mount Royal residents are what in England would be called "distressed gentlefolk," many of them living in houses long since paid for, but on inadequate pensions or small investments. It was clear from the beginning that great sums of money would not be subscribed for Bolton Hill in its neighborhood. For this reason the directors determined that the company's efforts would at first be concentrated in the hard core of the Mount Royal area, leaving the outlying and more deteriorated portions until such time as larger funds seemed in prospect. This core area, almost not at all blighted, consists of 32 city blocks containing about 530 houses. It has

become known as the Bolton Hill area. It is the heart of the Mount Royal area.

Bolton Hill began operations in the late spring of 1956 with about \$15,000 paid in by the officers and directors for an equal number of shares of its \$1 par capital stock. Since you can't buy many houses for \$15,000, even with the help of mortgages, the company's first major effort was devoted to finding additional stockholders. A prospectus was sent to some 400 residents or property owners of the area, outlining the company's plans and hopes.

The response to the prospectus was encouraging but by no means overwhelming. Bolton Hill's purposes, it seemed, were fine; but the flow of subscriptions failed to match the enthusiasm of the neighborhood. This kind of inertia had to be overcome by a massive sales effort conducted without any record of accomplishment. Subscription to stock had to be an act of faith.

In time, however, neighborhood salvation caught on with at least a respectable minority. By September of 1956 the corporate till held almost \$40,000, all but a thousand or so from the neighborhood itself. But even before then, the company had begun its work of purchasing shabby old Mount Royal houses. The original prospectus had emphasized the company's hope of buying, renovating and reselling houses in danger of decay—not so much the one-family places, but rather those that had been converted into apartments. It was houses of this type, often overcrowded and long left uncared for, that tended to attract the unscrupulous landlords who had made such a mess of the Mount Royal fringe areas. Since resale of such houses could be attractive only to real estate investors, most likely absentees, it soon became apparent that a major part of Bolton Hill's business would necessarily consist in renting apartments. There is no point in buying from one absentee and selling to another.

In four years, subscriptions from about 300 stockholders have amounted to about \$75,000, a remarkable amount for a small shabby-genteel neighborhood. With these funds the company has bought 11 houses containing a total of more than 40 apartments. Two of these houses have been sold to residents of the area at a modest book profit. A third has been converted from three apartments to a single-family dwelling and sold (at a loss, unfortunately) to a desirable family. The others have been entirely refurbished and are being rented as apartments under Bolton Hill ownership.

Some of Bolton Hill's purchases have been at prices on the high side and some of its repair and improvement jobs have been more elaborate than a landlord with an eye to profit only would have made. But each gallon of paint represents a physical improvement to the neighborhood as well as an investment upon which a return must be earned; and in that respect the intangible return may be even greater than the one in dollars. Nevertheless the company has never paid a price for a house or improvements that did not give some promise of producing a fair monetary return.

The book value of Bolton Hill's real estate, less the

heavy depreciation appropriate for old houses, exceeds \$125,000. Liabilities include some \$70,000 in mortgages. Major improvements to real estate, the largest item of payment, have thus far amounted to more than \$50,000. The company's gross rentals, assuming 90 per cent occupancy, now come to about \$26,000 annually.

Unfortunately, Bolton Hill has not yet earned a profit and, in fact, has a substantial deficit to be made up. This fact is discouraging and must be changed; but it is not the only fact to be considered in gauging Bolton Hill's success or failure.

In terms of revived community spirit, success is quite evident. In one block, the formerly worst house has become the best under Bolton Hill ownership and has served as an example. There has been a flurry of painting and papering in nearby houses whose owners have no connection with Bolton Hill. Two houses in the block have been purchased as homes by people the neighbors welcome. There has been only one departure from the block to cause regrets and there have been a good many worthy of applause.

Much the same thing seems to be happening throughout the area. There is hardly a nearby block today that has not recently had several painter's scaffoldings on it. Many people are making major investments in their houses—new roofs, kitchens, bathrooms and the like—that they would have been afraid to make a few years ago. It is abundantly clear that Bolton Hill's contribution to the tangible value of the neighborhood goes far beyond the improvements it has made on its own houses: it has stimulated other new capital improvements. And it has stimulated an underlying confidence in the continued integrity of the neighborhood that is more meaningful than all the pipes and paint yet laid on.

Bolton Hill's future activities must be closely related to those of the urban renewal authorities who have designated a part of the company's area as Renewal Project 1 for the larger Mount Royal-Fremont area. The precise nature of the changes in Bolton Hill's activities that will result is not yet clear. What is clear is that there will continue to be work for Bolton Hill and similar organizations to do.

We hope that Bolton Hill will be imitated in other cities, as it has already been in Baltimore. The problems of other cities are in substance ours. We think our method of solving some of them may also work elsewhere. To those who have participated in Bolton Hill and who have seen it affect our community to an extent far greater than can be measured by its capitalization or its expenditures, there seems no limit to the good that such companies can do, not only for neighborhoods but for ailing cities as well.

On April 18, 1957, the City of Baltimore received the LOOK MAGAZINE 1956 Community Home Achievement Award, one of only 9 such awards presented to cities throughout the nation. The award was presented in recognition of Bolton Hill's outstanding effort to improve the residential areas of the community.

THREE PLANS TO SAVE THE MT. VERNON AREA

Few Baltimoreans appear to realize that Charles Street has enjoyed for some time a national reputation of being "something to see" when one visits Baltimore. But today's visitor travelling downtown Charles Street is doomed to disappointment if he expects an avenue of gay shops, dignified culture and civic pride. To be sure, shops are there, as are imposing homes of art and music and some of the most fascinating town houses in the nation. But the gentry that built these houses fled long ago to the remoteness of the suburbs as the city's weight crushed in upon them. Gone is any obvious manifestation of pride in Baltimore's main avenue. Too frequently, empty windows stare blankly at the four lanes of traffic churning northward past what should be the city's proudest showplace.

Hard hit by the decline of inner Baltimore is the Mt. Vernon area: a 180-acre tract bounded on the north and east by the Jones Falls Expressway alignment; on the west by Howard north to Chase, then by Cathedral Street and two blocks of northwestward-bound Mt. Royal; and on the south by Centre Street. Charles Street runs through the middle of this area for nine blocks.

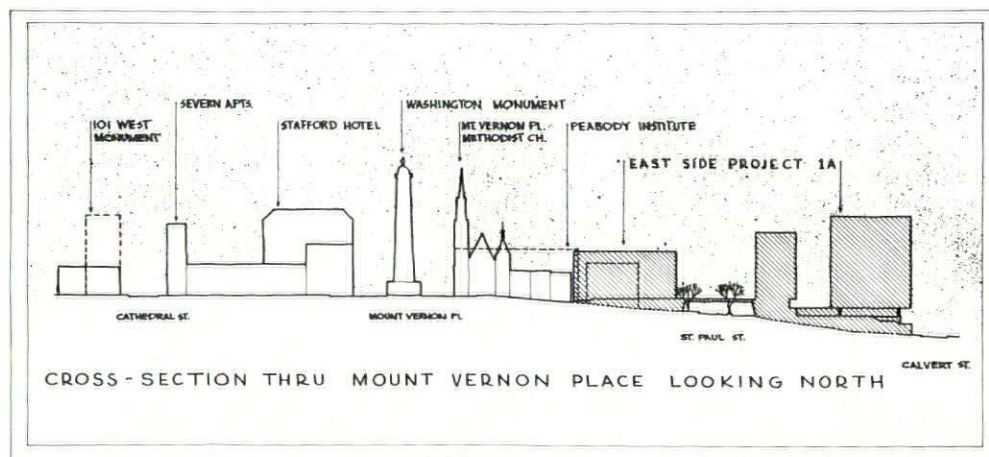
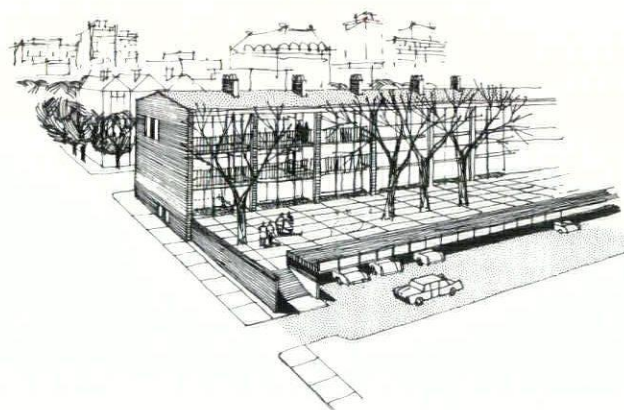
The Mt. Vernon neighborhood is immediately north of proposed Charles Center and the Central Business District,

directly adjacent to Mt. Royal Plaza and to the Mt. Royal-Fremont Urban Renewal Area to the northeast. It is already flanked by almost-completed and ultra-modern Jones Falls Expressway. It cries out for renewal in its own right, else it will become—through inertia—an island of retrogression in a progressive sea.

Even beyond that consideration, Mt. Vernon deserves attention. Baltimoreans remember it as the center of early residential and cultural elegance. This memory lingers with many of those who have left the area and certainly is dominant in the thoughts of those who still work or live in Mt. Vernon. The increasing concern for the future of the area has led to a request by interested citizens and neighborhood groups that the city study Mt. Vernon to determine the feasibility and methods of urban renewal in this key section of Baltimore.

In March, 1959, the Baltimore Urban Renewal and Housing Agency engaged consultants to conduct a preliminary study of Mt. Vernon. A work program was then outlined and in February of this year, the Planning Council of the Greater Baltimore Committee presented a Progress Report to the director of the B.U.R.H.A.

Now undergoing study, the Progress Report outlines



three alternate General Neighborhood Renewal Plans (GNRP) to salvage Mt. Vernon, home of the Walters Art Gallery, Peabody Conservatory of Music, Peabody Library, the Lyric Theater, University of Baltimore, Baltimore Institute, and historic Mt. Vernon Place with its towering tribute to George Washington.

GNRP Alternative No. 1 provides for the acquisition of substantial areas of land to permit basic redesign of the neighborhood. The nucleus of the plan is the clearance of two large areas: 16 acres east of Charles Street, the "spine" of the Mt. Vernon area, and 20 acres west. New construction in these sections would provide 3500 dwelling units in elevator apartments, almost ½ million square feet of commercial and office space, and about 2500 new off-street parking areas. A major portion of Alternate No. 1 is Project 1A where site development would take advantage of the sharp gradient running down to the Jones Falls to create a series of terraces placing the parking beneath these platforms.

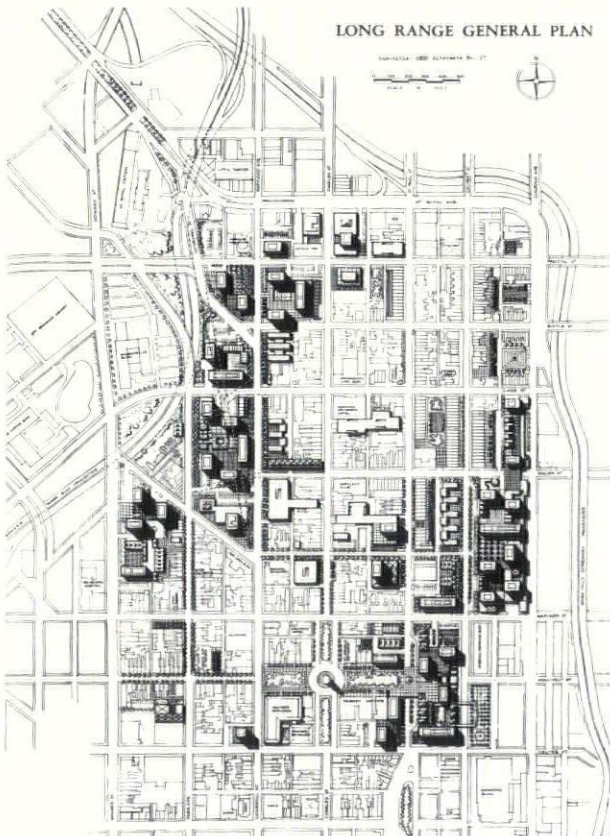
GNRP Alternative No. 2 has the same general objectives as Alternative No. 1, but with half the clearance. Its main features are a dependence upon private enterprise without the benefit of eminent domain, plus a much larger commit-

ment to rehabilitation. It would provide 1800 new dwelling units in a variety of housing types, and 180,000 square feet of commercial space.

GNRP Alternative No. 3 is based mainly upon rehabilitation with clearance limited to structures that cannot be successfully rehabilitated or included in the planned improvement. Small clearance areas would provide about 350 new dwelling units plus limited open space and commercial facilities. This plan would necessarily retain much of the existing neighborhood, albeit in a rehabilitated state. Thus middle and upper income tenants would be attracted to the area with more difficulty than under Alternates 1 and 2 which provide more sweeping changes.

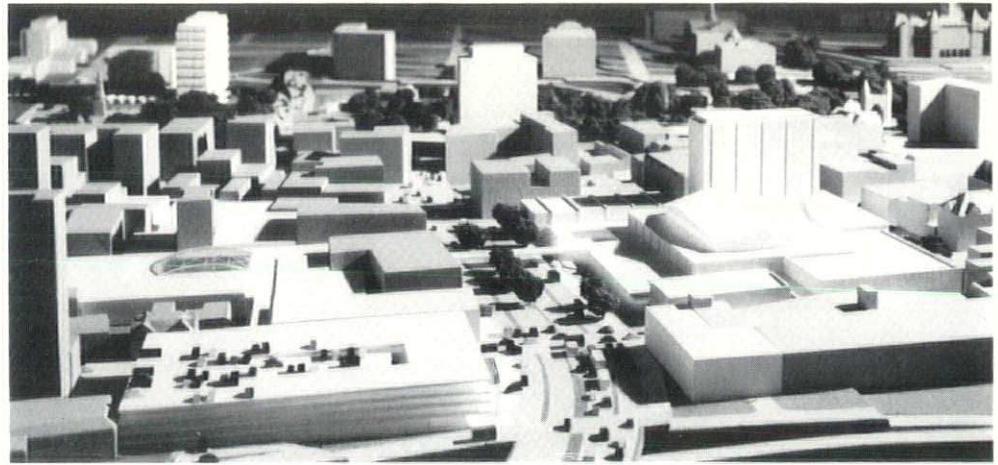
These, then, are the three renewal plans currently proposed for Mt. Vernon, a former well-to-do residential neighborhood now given over to an amazing number of medical offices. More than 750 physicians, surgeons and dentists utilize Mt. Vernon in this era of concentrated medical specialization. But now even such office space is going begging, indicating at least a temporary glut of professional tenants. "For rent" signs appear with increasing frequency. Mt. Vernon is clearly marked for either renewal or accelerated and fatal blight.

END



Aerial view of Mt. Vernon Place, looking south. Centre Street, south boundary of Mt. Vernon section, runs along top of photo; Charles Street bisects photo top to bottom through Washington Monument area.

Architects and Planners:
Rogers, Taliaferro & Lamb
 Baltimore, Maryland



Downtown Hartford from the North—Central Mall at left, partially shown and Trumbull Center at right

RENEWAL PROGRAM FOR DOWNTOWN HARTFORD, CONNECTICUT—This initial six year program is aimed toward the rebirth of Downtown Hartford, Connecticut, and considers redevelopment, rehabilitation and conservation of Hartford's physical, economic and social values. Designed to be completed in a period from 1960 to 1965, the building program will be accomplished at a public cost not to exceed \$10,000,000.

Conceived as a direct function of the city's financial and physical capacities, both public and private, the plan proposes four main architectural

projects; (1) Trumbull Center—a new municipal convention hall; (2) Central Mall—a rehabilitated downtown shopping center; (3) Bushnell Plaza—a new luxury apartment; (4) River-view Apartments—a moderate income housing project, to be partly accomplished during this period.

Also proposed is a closely integrated program for downtown improvement including street planting, transportation improvements and street widening, all with emphasis on the pedestrian shoppers' safety and enjoyment.

*Director—***Archibald C. Rogers**
*Planner—***George E. Kostritsky**
*Architect—***Charles E. Lamb**
*Economist—***Harry B. Cooper**
*Traffic Planning—***Alan M. Voorhees**



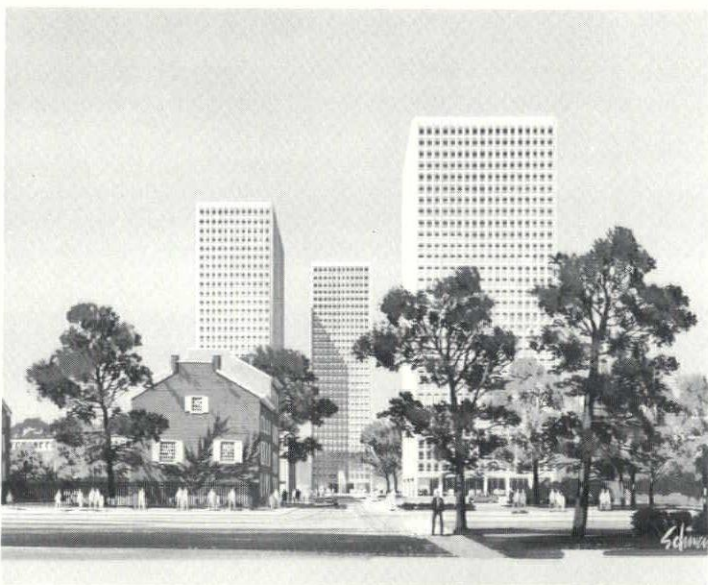
Downtown Hartford from the East—Riverview Apartments in left foreground, Bushnell Plaza left center, next to the park

What Can Urban Renewal Do For Baltimore?

(Cont'd from page 3)

remain low enough for the families who live there now? How can real neighborhoods, with an identity and vitality of their own, be carved out of the amorphous sea of rental housing in the grey areas? What can be done to revive mass transit, the historical lifeline of high-density, low-income neighborhoods? How can the housing codes and assessment rules be adjusted to take the profit out of slum-building without penalizing the owner who wants to invest in improvements?

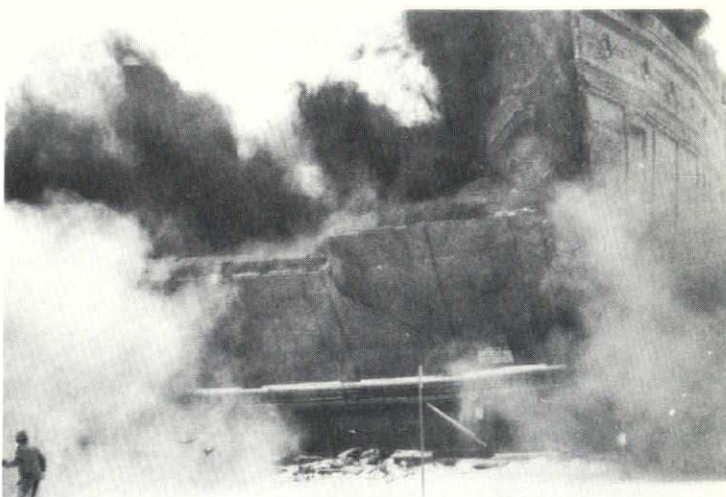
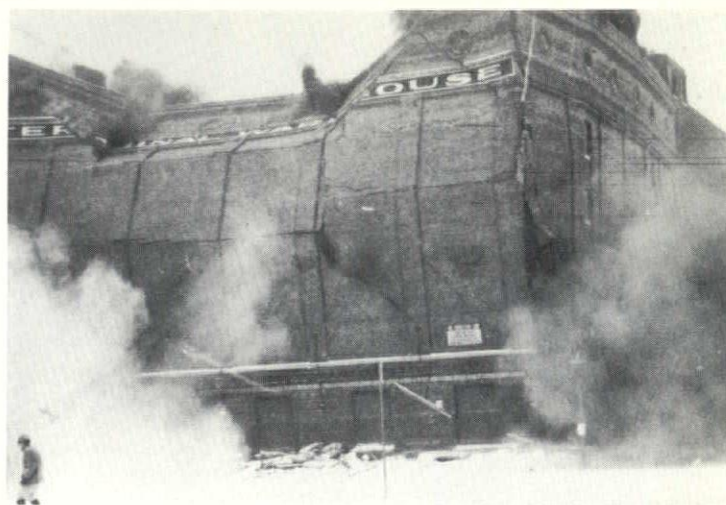
Solutions to these problems will be found. But they will come faster if the people who possess the necessary talents will turn their attention in this direction. This includes the architects, planners and other designers. It is hard to wrench one's attention from the vision of shining towers downtown and the creative freedom that a designer experiences in a redevelopment project. It is much more difficult, and therefore more challenging, to ask: why can't the old neighborhoods of Baltimore be molded into decent, esthetic and urbane places for the rank-and-file?



Looking North on 2nd St. at Spruce

Think for a moment how the typical old-row-house block would change if the orientation of the houses were reversed—with the back door opening to street traffic, and the front to the interior of the block. In the interior, replace the alley with a common lawn and trees. Then think of the design possibilities that exist in the infinite variety of shapes and planes and colors that the houses present from this side. In European cities, such clusters of houses and courts have maintained their character for centuries. Surely our designers can capture some of the same flavor.

When solutions such as these have been found and constructed out of brick and mortar for the ordinary citizen to see and emulate, then Baltimore will be in a position to reap the full benefits of urban renewal—benefits that will brighten the lives of all who call the city home. END



Max Araujo

The pace of modern renewal demands swift clearance of condemned structures. As a special feature, *ARCHITECTS' REPORT* presents this unusual photo sequence of demolition by dynamite of the Terminal Refrigeration Warehouse in Washington's Southwest Redevelopment Area. Total time of collapse: 14 seconds!

CHAPTER NEWS AND NOTES

AIA CONVENTION:

As anticipated the Convention in San Francisco, April 18-23, was nothing short of sensational. While representing the Baltimore Chapter, President **Schwab** and Messrs. **Howard Hall, Alexander Cochran, Grinnell Locke,** and **Charles Richter** heard some excellent talks, saw plenty of exciting architecture and thoroughly enjoyed the sumptuous hospitality that made this visit to the Mecca of Modern Architecture a memorable one. Our warmest thanks to each of our many hosts.

Honors conferred during the Convention included:

ELEVATION TO FELLOW OF AIA for:

Mrs. Chloethiel Woodard Smith and **John Wishart MacLeod** of the Washington Chapter.

AWARD OF MERIT for Architectural Design to:

The Church of the Redeemer, Baltimore, Md.
Pietro Belluschi, FAIA., Architect
Rogers, Taliaferro & Lamb, Associated Architects
Consolidated Engineering Co., General Contractor
The Capitol Park Apartments, SW Washington, D. C.
Satterlee & Smith, Architects
Roger L. Stevens & James H. Scheuer, Owners
Blake Construction Co., General Contractors

CERTIFICATE OF MERIT for Journalism to **Robert J. Lewis** of the Washington Star for the excellence of a series of articles on Urban Renewal in Washington, D. C.

1960 GOLD MEDAL of the American Institute of Architects, highest honor of the Institute can bestow on an individual, to **Ludwig Mies van der Rohe**, FAIA, recently retired director of the Department of Architecture and City Planning of the Illinois Institute of Technology and architect of the famous Lake Shore Apartments in Chicago and Seagram House in New York City.

\$25,000 R. S. REYNOLDS MEMORIAL AWARD for 1960 to **Professor Jean Tschumi** of Lausanne, Switzerland, for the design of the Administration Building of the Societe des Produits Nestle, S.A., in Vevey, Switzerland. This is the first time that this award, conferred annually on the architect who has designed the foremost contemporary structure in the world, has gone to an individual, having previously been won by teams from Spain, Belgium and Australia.

Business transactions included the tabling of a proposal to reorganize the structure of the Institute, to allow for future study and the election of the following officers for 1960-61.

President, **Philip Will, Jr.**, FAIA. of Chicago, Illinois.
1st Vice-Pres., **Henry L. Wright**, FAIA. of Los Angeles, California.

2nd Vice-Pres., **James M. Hunter**, FAIA. of Boulder, Colorado.

Secretary, **J. Roy Carroll, Jr.**, FAIA. of Philadelphia, Pennsylvania.

Treasurer, **Raymond S. Kastendieck**, FAIA. of Gary, Indiana.

Interspersed with these sessions was relaxation and refreshment at the Top of the Mark, Enrico's Sidewalk Cafe, 56 Gold Street (where it's New Years Eve every night), Tokyo Yamasaki and the like, and visits to such stimulating new landmarks as the circular American Trust Co., Stanford University Medical Center, Palo Alto Public Library, numerous schools and glamorous houses. For a thoroughly

BALTIMORE CHAPTER AFFAIRS:

D. K. Este Fisher, Jr. has been appointed to fill the vacancy on the Executive Committee caused by the recent change in the by-laws with regard to rotation of officers.

L. Edward Wolf, Norman E. Kelly, Charles F. Curry, Jr. and **Richard C. Donkervoet** have been made corporate members of the AIA. We extend a warm welcome and trust they will take an active part in the Chapter's affairs.

Our best wishes go to: **Charles H. Marshall** and **William Albert Lewis** upon the formation of the firm of Marshall and Lewis with offices at 2125 Maryland Ave., Baltimore 18, and to **Arthur G. Wildberger, Jr.**, upon the opening of his office at 1279 Limit Avenue, Baltimore 12.

Professor Hoyt F. Sherman of the University of Ohio on February 24th addressed a joint Producer's Council—AIA meeting on "Visual Dynamics." With unusual props and slides he demonstrated how we had been conditioned to accept traditional forms and colors and our imaginations stifled!

Mr. Marvin S. Gilman, President of Evans Realty Co., Developer of Sutton Place on Mount Royal Plaza, in a talk to the March meeting of the Chapter urged architects to stand up to their clients, particularly when they are developers, and give them the guidance they are seeking.

Mr. Richard A. Miller, associate editor of the FORUM addressed the May meeting of the Chapter. In talking on "The Impact of Expressways on the Urban Scene" he pointed not only to the need for such highways but also to the need for planning them to be assets instead of detriments to their communities. At this same meeting **Mr. Lothar F. Riba** of the Structural Clay Products Institute presented the film "Man and Masonry", a truly magnificent presentation of some of the masterpieces of architecture down through the ages.

THE CARROLL MANSION

A Struggle to Preserve History

In the heady enthusiasm for sweeping renewal, we are too often prone to neglect the landmarks of the past. Many a historically valuable building is destroyed in the quick efficiency of condemnation by area, or abandoned to the ravages of decay while the proponents of renewal look to more dramatic opportunities.

Such is the plight of the Carroll Mansion, Baltimore's last surviving big town house of its period. Some years ago, the building was renovated as a public recreation center, but after developing a serious bulge in the rear wall, the structure has been declared unsuitable for municipal use. The city intends to sell the mansion, and it is feared that such action will inevitably lead to its demolition.



A battle to preserve the Carroll Mansion is being pressed by the Charles Carroll American Heritage Association, a private corporation founded in 1959 to establish a living memorial to Charles Carroll, one of Maryland's four signers of the Declaration of Independence. The mansion, erected in 1822 at the northeast corner of Lombard and Front Streets in downtown Baltimore, was a gift by Charles Carroll to his daughter and her husband, Richard Caton. Here Charles Carroll lived his final ten years, and here he died in 1832: the last surviving signer of the Declaration of Independence and reputedly America's wealthiest citizen.

The Carroll Association's aim is to raise the funds required to stabilize and repair the building. In the future, the group proposes to open the mansion as a memorial to Charles Carroll and the democratic ideals for which he stood.

In the face of the wholesale reconstruction now sweeping the land, the effort to renovate symbols of our heritage is always difficult, too often fruitless. Yet these private citizens who sacrifice time and money to modify the crusade for blanket renewal merit our searching consideration. They are struggling to preserve something that many of the crisp modern facades in America have difficulty in conveying. And that happens to be: charm. **END**



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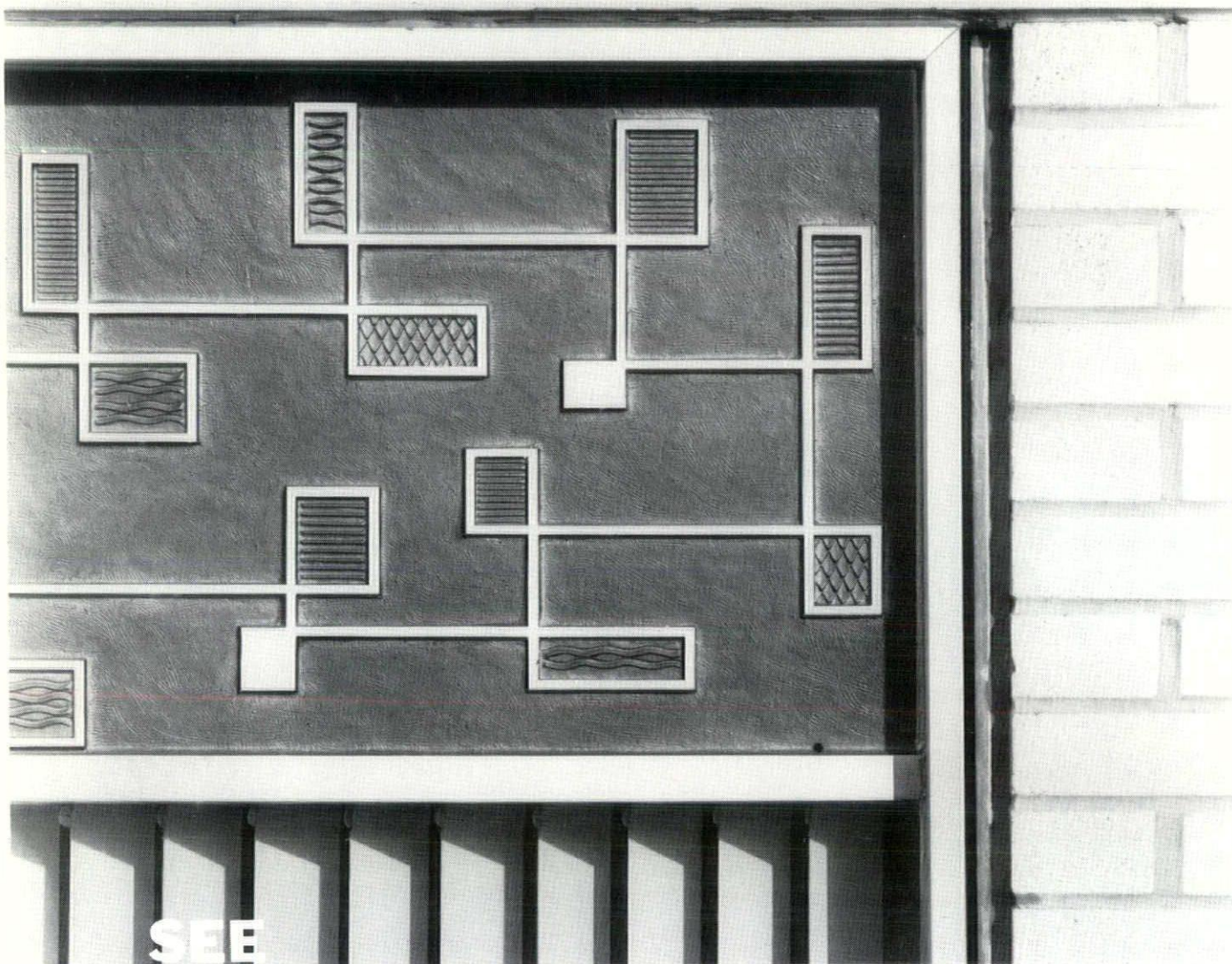
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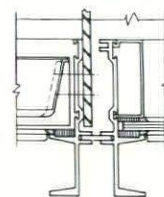
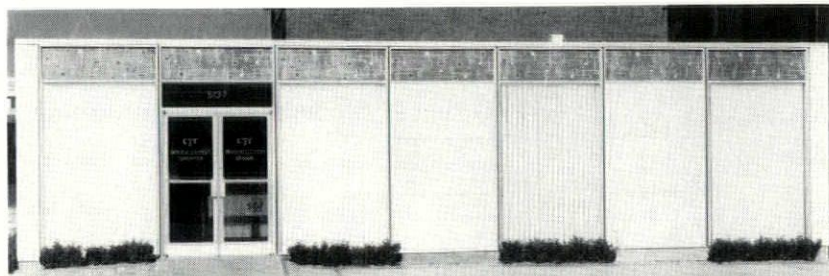


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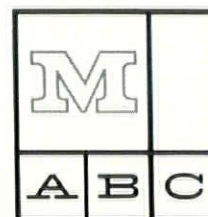
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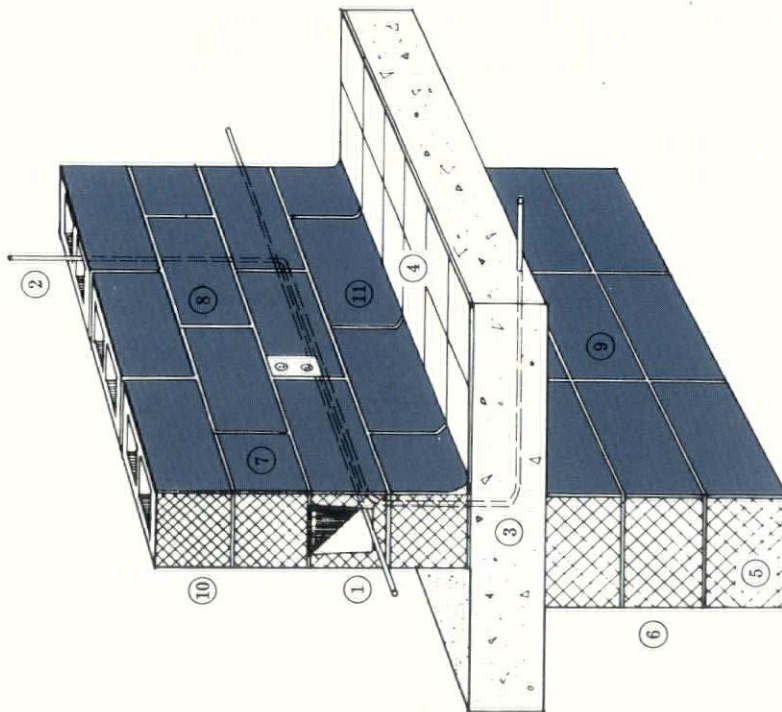
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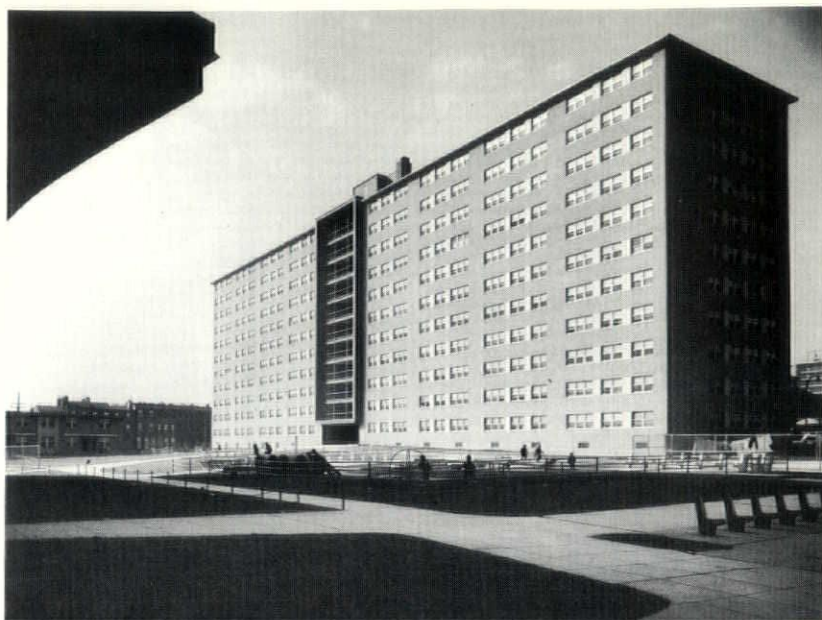
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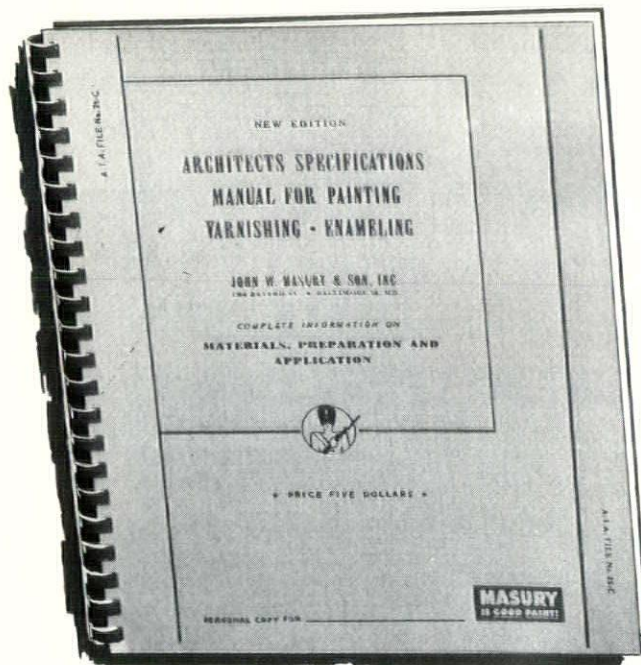
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