IOWA ARCHITECT

Oct/Nov/Dec 1972

Editorial

Cora Walker "Architects for a New Day"

Cora T. Walker is one of the most dynamic women in America today. A lawyer by profession and the only woman president of the HARLEM Lawyers Association, she has earned her reputation as an indefatigable battler for inner city social and economic programs—the hard way. She has not only developed cooperative ownership projects for both housing and supermarkets but also fought and beaten corrupt forces aimed at destroying the co-op movement. Ms. Walker also established the first cooperative construction company consisting of minority sub-contractors; by taking advantage of their combined strength, the co-op members are now able to joint-venture on large construction projects to redevelop their community.

Following is a condensed portion of her talk at the Central States Regional Conference.

I feel that you folks really need to know about us folks and how we feel and function from the inside.

I got involved in the whole area of people because of an architect friend who helped me to visualize a dream I had back in 1966. He was kind enough to do the rough sketches which were the architectural base from which we moved, grew and developed. My dream is to see that what we are doing in Central Harlem will spread to other areas of the country.

I feel that today we are too sectionalized and polarized as a group of people in the haves and have-nots, the black and white, the men and women, the young and old; you can go on down the line, and never stop for one moment to stop and think what it is really like on the other side of the street. Not really thinking in terms of the human values that for some reason, selfish or unselfish, economic or any other reason we seek to crush in a direct or indirect way the human values that are so essential to anyone's life.

I hail from the great slum of Harlem, USA, and I know that each region, even yours, has problems similar to those of Harlem. But I feel that from our diverse heritages and backgrounds we do share some common values and although I'm black and you're white and although by choice I'm in the legal profession and you're in the architectural profession, we in our adult years and following our careers are working in areas in which we are concerned with human values and I'm certain that most of you have no dream of living or working where I work. Probably you would only visit my community after being assured of police protection to protect your personal safety. But neverthless, when I left my soul brothers and sisters back on the reservation they were wondering why I was coming back here. What would Des Moines, Iowa care about the problems of Harlem and whether it would make any difference to tell you about our problems or even give you some insight into what we are doing and where we are going. And I confess that in the hustle and bustle of the last few hours of leaving the cozy area of rat infested slums I found myself plagued with the question of whether it would make any difference, whether you cared, whether when I finished here was I talking to the wall and getting nowhere, and the only thing that gave me solace and led me here to my spring committment to come out here is that I'm certain that if you haven't heard the facts as they really are and don't know where the pressures really hurt you will go away and I will have solace in the fact that I told it to you like it is and maybe somewhere down the line where we are headed on a clear collision course and I am particularly concerned about the arch. field (architectural field) because they play a big role in what I call this collision course and when we have to get down to the nitty gritty of what's going to happen in the great American crisis of the urban areas in the 1970's maybe you will reflect on some of the things I say today.

You probably as most people from outside the urban areas bitterly resent the fact that sums of federal funds are being appropriated to those areas and may have even attempted to arrive at some intelligent position at not opposing those appropriations. And you may feel that just give the city fathers the monies and they will with one fell sweep take everybody in those areas and they will be shipped out and their problems forgotten and it will be all over. But I can assure you that as flippant as that sounds there are some black and some intelligent white and some bureaucrats who believe that something as ridiculous as that is going to happen.

If you walk those mean streets and understand the human problems and really see that the problems do not generate from buildings, but from a sick society

continued on page 26.

ia

IOWA ARCHITECT

Volume 19 Number 4

Oct/Nov/Dec 1972

The **IOWA ARCHITECT** is the official publication of the Iowa Chapter, The American Institute of Architects, and is published quarterly.

Editor
H. Ronald Walker AIA, Des Moines

Editorial Staff:
Daryl E. Andersen, Waterloo
Richard T. Anderson, Des Moines
Joseph Kobes, Des Moines
Edward Kyker, Des Moines
Rick Rarrick, Des Moines
Edward Soenke, Des Moines

Managing Editor:
Julian B. Serrill, Des Moines

Publisher:
Peggy Shinn, Young Ideas Inc., Des Moines

Annual subscription rate is $4.00 per year, $1.00 per single copy. Advertising rates and subscriptions are available through the Office of the Chapter, 621 Savings and Loan Building, Des Moines, Iowa 50309, telephone (515) 244-7502.

Editorial:
Excerpts from the speech by Cora Walker at the 1972 Central States Regional Convention: an inside look at the problems of the inner city.

5

The Personality of Preservation:
Although architectural preservation and restoration is always an uphill battle, becoming involved in an effort to retain a structure and give it a meaningful life has its rewards, most of which are not tangible. Bill Wagner has for a number of years been active; in the battle for preservation of our architectural heritage.

9

Academic Building Systems:
The Academic Building System approach to education facilities is discussed by Dale A. Nederhoff. Find out how this approach offers improved methods of cost control, improved quality, and a reduction in construction time.

12

Revitalizing Our Architectural Heritage:
Preservation of our national heritage has, along with many other things recently, been gaining support from many people. We have now begun to see the need to preserve with our cities and towns those ties to the spirit which created them. There are a number of ways to utilize and revitalize our existing structures. Phase 2 shops in Des Moines point out very dramatically one of the potentials.

23

News:
A look at the Central States Regional Conference held in October to remind those attending of some of their experiences and those not attending of what they missed; plus some notes of interest right here in the Iowa Architects.

The IOWA ARCHITECT is printed by Garner Publishing Company.

Typography is Helvetica set by Art-O-Type Service.

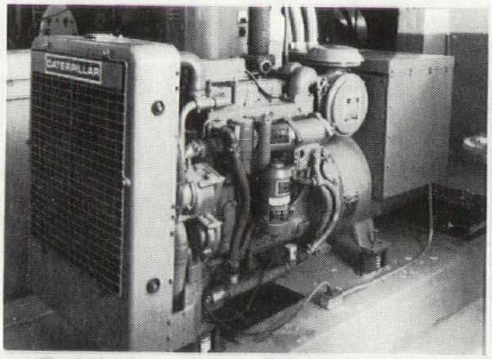
Cover and text paper is Paloma—Butler Paper Company.

Cover and layout by Young Ideas, Inc.

What would happen if the power failed during a major operation?

Modern surgical techniques depend a great deal on uninterrupted electrical power. A total power failure during a major operation could be a catastrophe were it not for stand-by power.

Fortunately, however, the people responsible for running our modern hospitals, like the Clarke County Hospital in Osceola, turn to Gibbs-Cook for assurance against a complete power failure.



An outage happened last July, when power was interrupted for five hours during a thunderstorm. Surgeons were in the midst of an operation when the failure occurred. The Caterpillar 100 KW generator picked up the load instantly and the operation was completed as scheduled.

Modern surgery depends on power. Hospitals can depend on Gibbs-Cook and Caterpillar when outages occur.

Gibbs-Cook Equipment Company. Des Moines, Fort Dodge, Mason City and Postville.

GIBBS-COOK
EQUIPMENT COMPANY

Caterpillar, Cat and CB are trademarks of Caterpillar Tractor Co.

Clarke County Hospital — Osceola, Iowa: Frank Pulley Associates — Engineers.

HAYDITE

"THE ORIGINAL LIGHTWEIGHT AGGREGATE"

LIGHTWEIGHT—approximately ⅓ lighter than ordinary blocks made with sand and rock. Reduces deadload without sacrificing strength or other desirable qualities.

STRENGTH—in excess of Federal and ASTM specifications and local building code requirements.

FIRE RESISTANCE—Underwriters Laboratories Standards for Safety UL 618, August 1958, tests rate 8" Haydite block, with a 1¼" face shell, at 2 hours. A 1¾" face shell is rated at 4 hours.

UNIFORMITY—in size, texture and color for accuracy and beauty.

ACOUSTICS—are improved by the cellular structure of the aggregate and the texture of the block. Approximate noise reduction coefficient of a medium textured, unpainted Haydite block is 0.45.

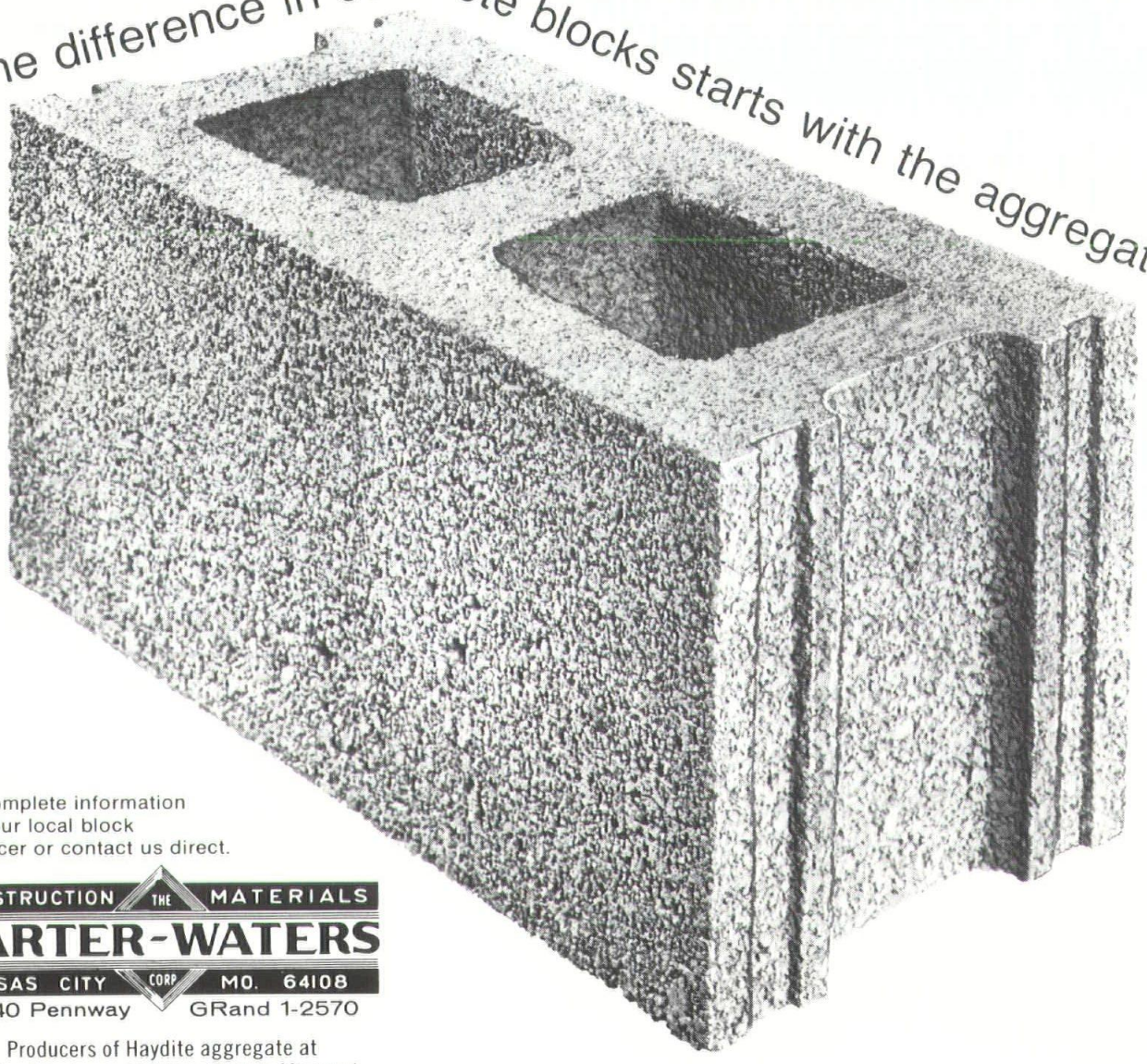
THERMAL INSULATION—the U factor (average) on 8" Haydite blocks is 0.32 and on 12", 0.29.

DURABLE—exceeds Federal and ASTM specifications for hollow, load-bearing masonry, above and below grade. Laboratory tests show 100 cycles of freezing and thawing without visible damage or loss of weight.

NON-STAINING & NON-CORROSIVE—the chemically inert composition of Haydite eliminates discoloration of the block, or to paint or plaster applied to the block.

ATTRACTIVE—a pleasing texture and natural gray color suitable for many applications without further treatment.

...the difference in concrete blocks starts with the aggregate



For complete information
see your local block
producer or contact us direct.

CONSTRUCTION THE MATERIALS
CARTER-WATERS
KANSAS CITY CORP MO. 64108
2440 Pennway GRand 1-2570

Producers of Haydite aggregate at
Centerville, Iowa, and New Market, Missouri.

Preservation

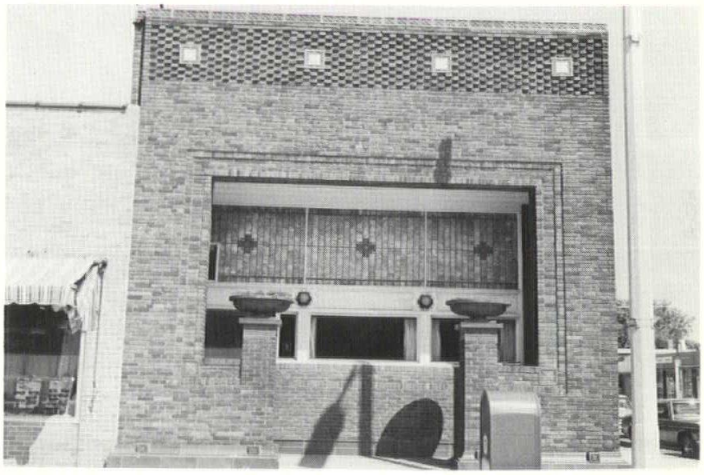
Bill Wagner, FAIA

A conservative guess would have me talking to various groups on preservation at least twenty-five times a year. To see new and useful life come from preservation and preservation of a worthwhile building—well, I guess you could say I'm turned on, although there are a number of problems when you deal with architectural restoration. I find that only in architecture as a form of art are there "experts". Or think they are! Architecture is one of the oldest and most dramatic surviving aspects of our heritage. Yet it is probably the least valuable to our society. Give any one of the other arts to an individual. He would never even think of making an alteration to the background, for example, to fit the color scheme a bit better. Yet, give an individual a piece of architecture and he would hardly rest until it has been drastically altered or torn down. Everyone knows of Cezanne, Van Gogh and Picasso — no one knows Sullivan, Richardson, William Foster.

There are far too many examples we can paint of this prevailing attitude. For example, over 5000 people here in Des Moines signed a petition to ask for time to work out a use for the old Federal Building. (It was one of 51 built throughout the United States between 1869 and 1880.) 346 signed a petition saying tear the useless thing down. It was torn down. One thing preservation has taught me is to keep calm. You win one and lose two. But even though experience hardens you, each time you lose one it takes something from you. If you don't believe me, get involved in an effort to save one. You'll learn the hard way.

In June of 1970 I severed connections with the firm I had been with for thirty years. The fine print said I was not to practice architecture for six months if I was to receive a certain amount of dollars. This seemed the ideal time to do something I had dreamed of but had never seemed possible — take a trip around the world. In one rather uncivilized area I found myself, I found that the natives were very hesitant about selling their art. The reason was that anything created has a soul. They felt they could not sell their art because it had a soul. I think this is what I have always felt. I would rather give a sketch than sell it.

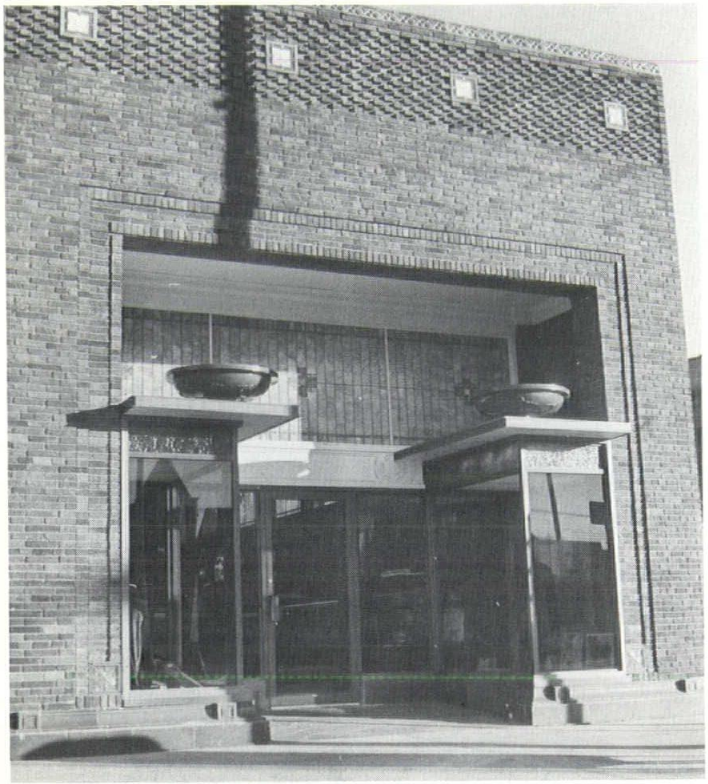
Speaking of sketches, for fourteen years I have produced a set of pen and ink drawings of Iowa architecture. Eleven years ago the Iowa Chapter of the AIA was contacted. They were interested in an idea I had — which was a calendar with thirteen drawings, fifty words of copy, plus a cover. Twenty to twenty five thousand calendars going all over the state of Iowa and Iowans sending to friends all over the USA. I wish it had been the AIA calendar instead of Home Federal for the advertising benefit it would have given the AIA. This one project has done more for preservation in Iowa than anything else has ever done. It has brought to the attention of countless people, every day of the year, our Iowa heritage.



Original building in Algona, built by Louis Sullivan.

Recently I had all sorts of calls from a number of people. Sullivan's Druggists Mutual Insurance building in Algona was being threatened total alteration. These callers were asking me to become involved. No offer of what or how. Just do something. The problem immediately became that when someone owns a building, no one can tell him how to use it or alter it or how to preserve it. The first thing I felt pressed to do was to write a letter saying some of the things previously said in this article about architecture being one of the arts — and no one owning a painting would think of altering said painting and that if they would like, I would appreciate the opportunity to come and visit them and see if some compromise could be worked out whereby the building's use could be changed to suit their need and still remain Sullivan's design. I felt the only way to accomplish this was to offer the "no charge" bit. It worked. I got in and ended up with twenty five hours of donated time plus travel. The compensation ultimately comes from the good feeling that there is a

measured drawing of it as it was and that all of Sullivan's detail is as it was. The basic architectural concept that Sullivan started with has not been altered and the material which was removed was stored, and with the measured drawings someone could feasibly restore it some day in the future.

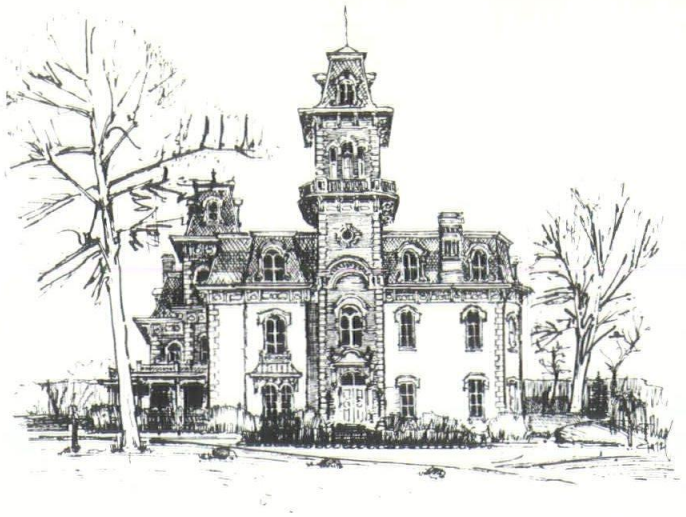


"After" photograph of Sullivan's building, now the Hub Clothiers, as planned by Bill Wagner.

And yet, there were people who felt that it was wrong for me to make any change. I can only reply with this quote: "Our architectural heritage should be preserved to maintain Beacons to remind and inspire us in the future and enrich our minds as well as our physical environment." "Good architecture is an example of the people it was designed for; it is a way of life." I feel that examples of our past "way of life" are worth preserving.

Eighteen years ago, when Victorian architecture was considered the most horrible of designs, when the only good thing said was "It's the best of a horrible style", I went to the trustees of the Hubbell estate and said "I feel that Terrace Hill is worthy of preservation." It was my feeling that only one other person, Simpson Smith, felt the same as I, other than Grover Hubbell, who was living in the mansion at the time. Finally in 1971 the eight direct heirs, who will benefit from the Trust, gave the mansion to the state.

To me, Victorian architecture told a way of life that was for the first time, American. Williamsburg told a way that wasn't true American; it was still a break away from England. The story of what transpired during the past 103 years was recently written and published in the **Annals of Iowa.** Today there is no question that many authorities agree that Terrace



Terrace Hill, Des Moines.

Hill is the finest example of mansard Victorian architecture between Chicago and California. The Mansion, when alteration on the third floor and basement is completed, and resoration on the first and second floors is completed, will become the "White House" of Iowa.

Governor Ray said so perfectly, "What would the White House be if the President didn't live in it? I want to live in the Governor's Mansion," which Terrace Hill is in the process of becoming! I know of no other structure in Iowa which has had two families which have had so many wide reaching effects on Iowa's past and present. The architect was W. W. Boyington, one of Chicago's top architects of the 1860's and '70's.

Another success story is of the "What Cheer Opera House". A farmer by the name of Lee Conlon woke up to the fact that his favorite building was due for a date with the wrecker. He picked several friends' pockets and collected $500.00 with which he bought the structure. This is another long story, with me as the consultant, extending over several years and $5000.00 all derived from shows, plays and bands all performing in the Opera House. This money has gone into restoration. Guy Lombardo was the first to come out and he passed the word. Wayne King and others look forward to yearly visits. Guy Lombardo has said that the Opera House has the finest built-in acoustics of any theatre he has played in. It would be hard to estimate the loss to that community and it's people if the structure had been torn down. What pleasure it continues to give!

Some day preservation will pay. Slowly its' importance in the Midwest is becoming known, as it is in the east. My pay has come in many strange ways: tickets to the Opera House, bonds which end up with ten cents on the dollar value, etc.

The real benefit has been, I feel, that having an appreciation of the old continues to be a reminder and inspiration for the future.


cast concrete

308 (515)283-2451

BOARD

david bear inc.
construction components

8450 HICKMAN ROAD
DES MOINES, IOWA 50322
PHONE 515/278-1621

Academic Building Systems

Dale A. Nederhoff

The ABS approach for the construction of Higher Education facilities . . . . What new approach or technique does it offer? . . . . How does it differ from the construction procedures we now use? . . . . What are it's advantages and its disadvantages? . . . . All of these questions crossed my mind when I first learned of this new planning and construction procedure which was being researched through grants from the Department of Health, Education and Welfare, the Educational Facilities Laboratory, and the States of California and Indiana.

The Department of Health, Education and Welfare has committed itself to the systematic observance of cost, time, and quality in the design and construction of facilities. This commitment states that despite the current escalations of construction costs, quality levels need to be maintained or improved at no sacrifice in the lifetime costs of the facility; to reduce design and construction time so that facilities are available at an earlier date; and to permit ease of physical modification as the functional and operational requirements change. The main emphasis of of the ABS program is on the objective of facility adaptability and lower life cycle costs. The decisions as to materials and components are still that of the User and the Architect/Engineer.

If the ABS approach for the construction of Higher Education facilities does offer improved methods of controlling the COST, of reducing the TIME required for construction, and of improving the QUALITY of construction, both the Professional and the User should be aware of the procedures.

Like most things however there are usually sacrifices required in order to achieve the benefits. This discussion is intended to identify both the sacrifices and benefits of the ABS approach for the Construction of Higher Educational Facilities.

The "ABS" approach is the slang term for "Academic Building System for Higher Education Facilities". The research program was conducted jointly by teams from the University of California and Indiana University with outside consultants. The goal of the research program being to develop a creative building system approach suitable for a range of academic building space, including laboratories, shops, classrooms, and offices with particular emphasis on buildings for science and engineering. From this goal it is apparent that adaptability and repetition of elements are important factors. The ABS approach assumes that readily available construction materials and construction procedures will be used and also that the cost of construction will not be greatly changed by the use of the system.

At the present time, there have been no buildings actually constructed using the ABS approach. An extensive cost study of six (6) typical examples of existing science and engineering buildings was made to establish unit and component construction costs. Average square foot costs were then developed from this study for the various sub-systems and non-systems for reference in budgeting other similar buildings for the programming and design phases.

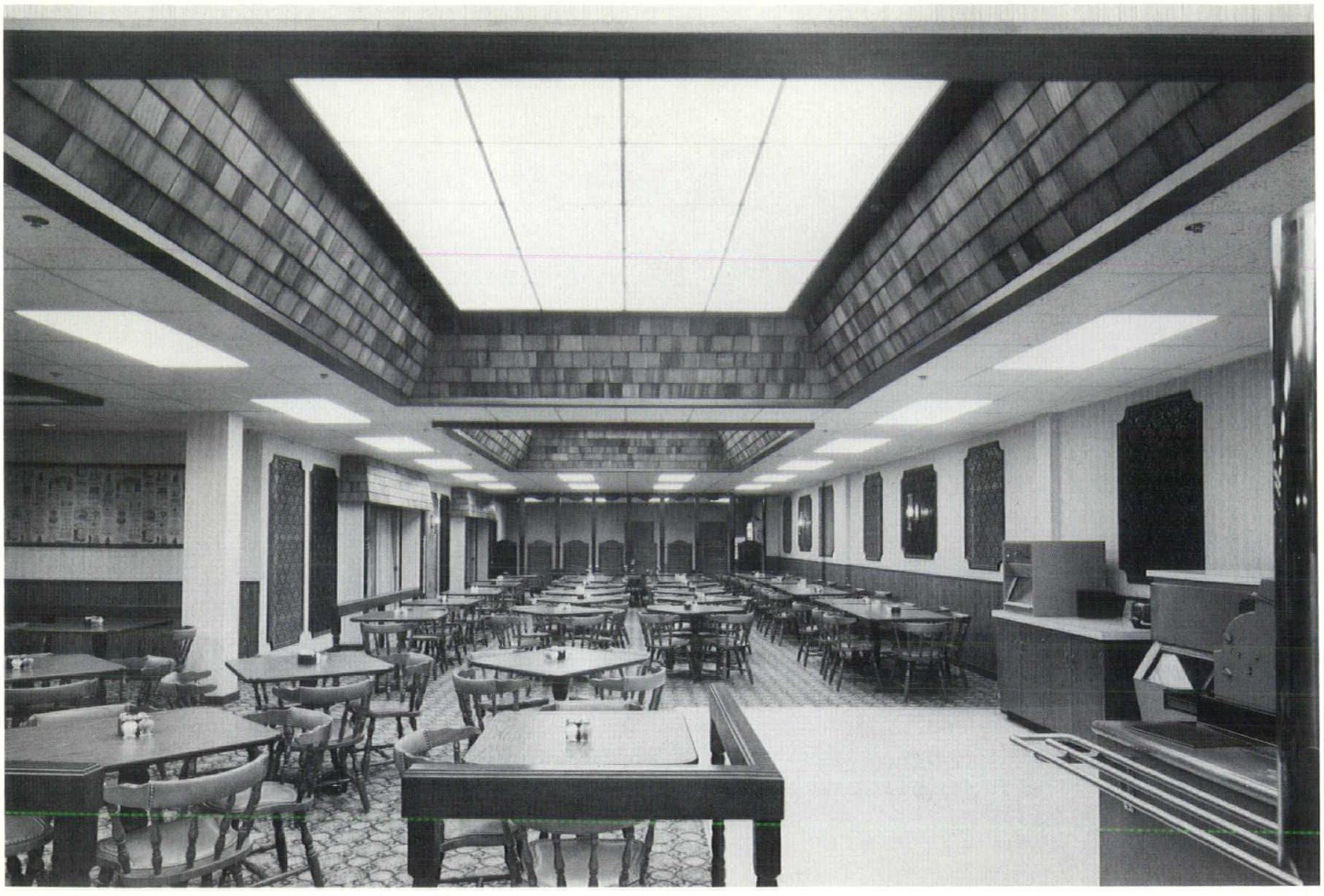
The use of a **Construction Manager** is vital to the success of the ABS approach because of phased construction and pre-bidding of components. The Construction Manager approach has not been used extensively by public institutions and governmental agencies due to legal and administrative considerations however. The advantages of the Construction Manager approach under the ABS system are:

A. Bid shopping of Subcontractor bids is eliminated while maintaining competitive bidding.
B. Value Engineering can be maintained throughout both the design and construction phases.
C. Cost of extras and changes are reduced and controlled.
D. Total construction time is reduced since each component can be bid as soon as the scope of that phase is determined.
E. Budget overruns are better managed because of the control over each system and component.
F. Errors and omissions are reduced due to repetition and the systems approach.

The ABS **design concept** is that of the "Non-Specific Building". This concept provides a generalized space than can accommodate a wide range of activities and functions at any one time, with options for change readily obtainable.

Building elements are divided into permanent elements and adaptable elements. The permanent elements form the fixed framework of the building such as the structure and service towers. The adaptable elements are non-permanent items that can be relocated or replaced at time passes such as interior partitions. Each ABS building is composed of a single or series of "Space Modules". Each space

continued on page 25.



YOUNKERS MAIN STORE
EMPLOYEES CAFETERIA

DESIGN: Harley Rector
Kurt Christensen

CEPCO MICRO-PRISM 625™ CONTROL LENS allows utilization of existing skylights.

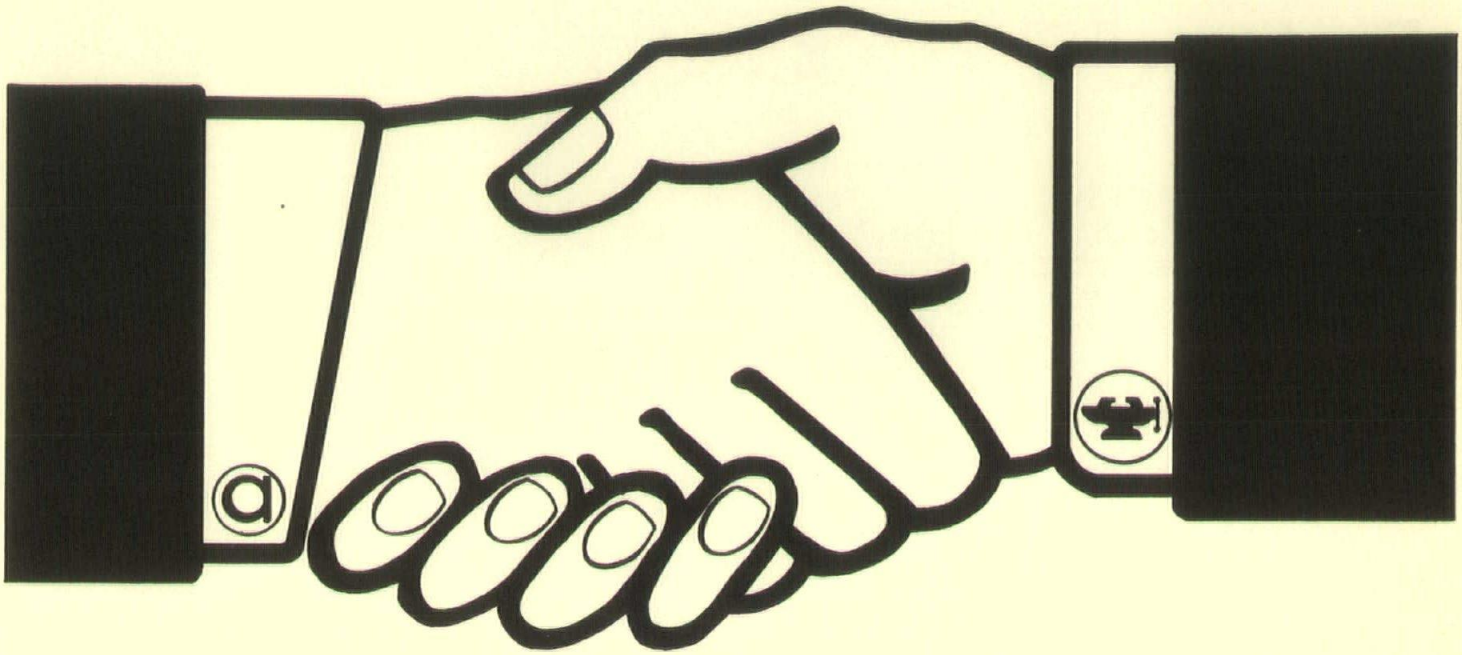
Both artifical and daylight pour through the **CEPCO MICRO–PRISM 625™** transluscent panels in the attractively designed, newly remodelled employees cafeteria at Younkers Main Store in Des Moines.

Custom made Cepco 4000 Series wide arm flourescent fixtures insure an even daylight appearance even after sundown.

Products for custom design and function is an Allied specialty. Ask us about them.

ALLIED CONSTRUCTION SERVICES, INC.

DES MOINES
DAVENPORT
PEORIA



COTA INDUSTRIES INC.
(*Manufacturer of Vise Glaze Products*)

and

ALLIED CONSTRUCTION SERVICES INC.

COMBINE

their individual talents in integrating both the manufacturing and skillful application of any product in coatings, painting, plastering and floor covering areas, **that you** specify in the specialized coating field.

for further assistance:
Allied Construction Services, Inc.
Des Moines, Davenport and Peoria, Illinois
Cota Industries Inc.
Des Moines, Iowa

Richard T. Anderson

New is profitable. Old is unprofitable. New is progress. Old is backward. These simple statements have too often been used as justification for the destruction of much of our architectural heritage. It is common these days to read of citizens' groups forming to protect a building landmark from the destructive visions of urban renewal or private developers. Occasionally, if the public is aroused enough or if federal aid is available, the structure is saved. All too often, however, the arguments come too late or are ineffective. The latter can include even such a masterpiece as Frank Lloyd Wright's Imperial Hotel in Tokyo.

Yet, there is a need to preserve within a city ties to the spirit which made it. People need familiar buildings and spaces to remind them of what their lives have been in order to see how their lives are proceeding today. What then can be done to prevent the destruction of our link with the past? As mentioned above, public purchase and preservation of buildings has been only intermittently successful. Many times needed monies are unobtainable, or plans have proceeded too far for reversal.

An alternate solution is available, however. It involves a revision in the basic statements that began this article. If businessmen can be convinced that an old building landmark can be an asset and not a liability then private and public goals may coincide. The important work to be done is to develop new uses for older structures and thereby make it commercially "smart" to save them.

Fortunately some have had the foresight to proceed in this direction. In 1969, C. J. Feldmann obtained an old building located in the 2000 block of Des Moines' Grand Avenue. It was one of the few remaining mansions built in that area during the late 1800's and early 1900's. Commercial development now almost completely surrounds the structure and it was ideally located for a retail store. The building had ceased functioning as a residence some time ago and has seen use by a printing company, a photographic studio, and finally an insurance company.

Originally the building had been built in 1895 by Robert S. Finkbine as a residence for his son, Edward C. Finkbine. The Finkbine's principal business ventures involved contracting and several lumber companies. It is assumed that Robert S. Finkbine and his son, Charles E. Finkbine designed and built the home.

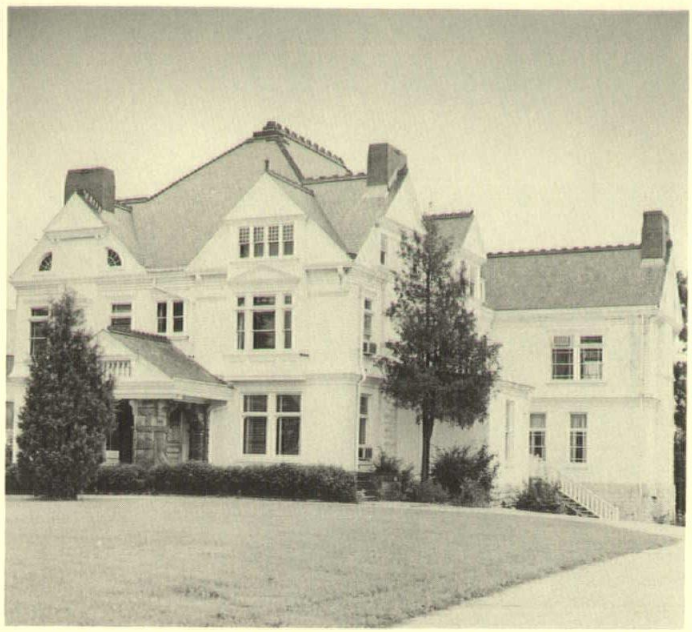
Phase 2, 1915 Grand Ave.

It is difficult to trace the building back to any distinct architectural style. Many Neo-Classic Romanesque details appear on the exterior in the form of round arches and cushion capitals. The exterior materials are principally brick with standstone lintels, columns, and ornamental details. The first floor contained the living areas, the second floor the sleeping areas, and the third floor consisted of a ballroom, billiard room and playroom. These interior spaces have a warm feeling created by the extensive use of wood in complex detail. Many of the windows are intricately patterned cut glass. A grand staircase, large ornate fireplaces, and beautiful detailing add to the richness of the interiors.

When purchased by Mr. Feldmann in 1969, the building was in relatively good shape, but it had been abused and altered out of character in many places. Mr. Feldman 's desire was to develop the old mansion into a functioning women's clothing store and yet retain and restore where necessary the character of the original building. The result became Feldmann's Phase 2 shop and was highly successful. So successful in fact that in 1972 Mr. Feldmann purchased another old mansion directly across Grand Avenue.

Herndon Hall, as it was called, had been constructed in 1881-3 as a residence for Mr. and Mrs. J.

Revitalizing Our Architectural Heritage



Phase 2, 2000 Grand Ave.

S. Polk. Like the Finkbine House it had been, previous to Mr. Feldmann's purchase, used for varying purposes and finally as offices for an insurance company.

The house had been planned by Mr. T. A. Roberts, a noted architect of Newark, New Jersey, and was what he termed an "English Country House." The structure was an interesting combination of materials. The basement or first story was built largely of red sandstone from local quarries. The second or main floor contained the living areas and was constructed of Philadelphia pressed brick. The third story was largely sleeping quarters and was wood frame with brick infill covered by cedar shingle sheathing and red slate siding. The fourth story consisted of ballroom and billiard room and was enclosed by the roof structure. The entire building has been painted white with the exception of the covered sandstone entry portico.

The interior, like that of the Finkbine Mansion, is characterized by the extensive use of wood. Stained glass and various stones were used in many places. A noted German artist was imported to fresco the ceilings of many of the rooms. Several large fireplaces and a massive central staircase add to the grandeur of the house.

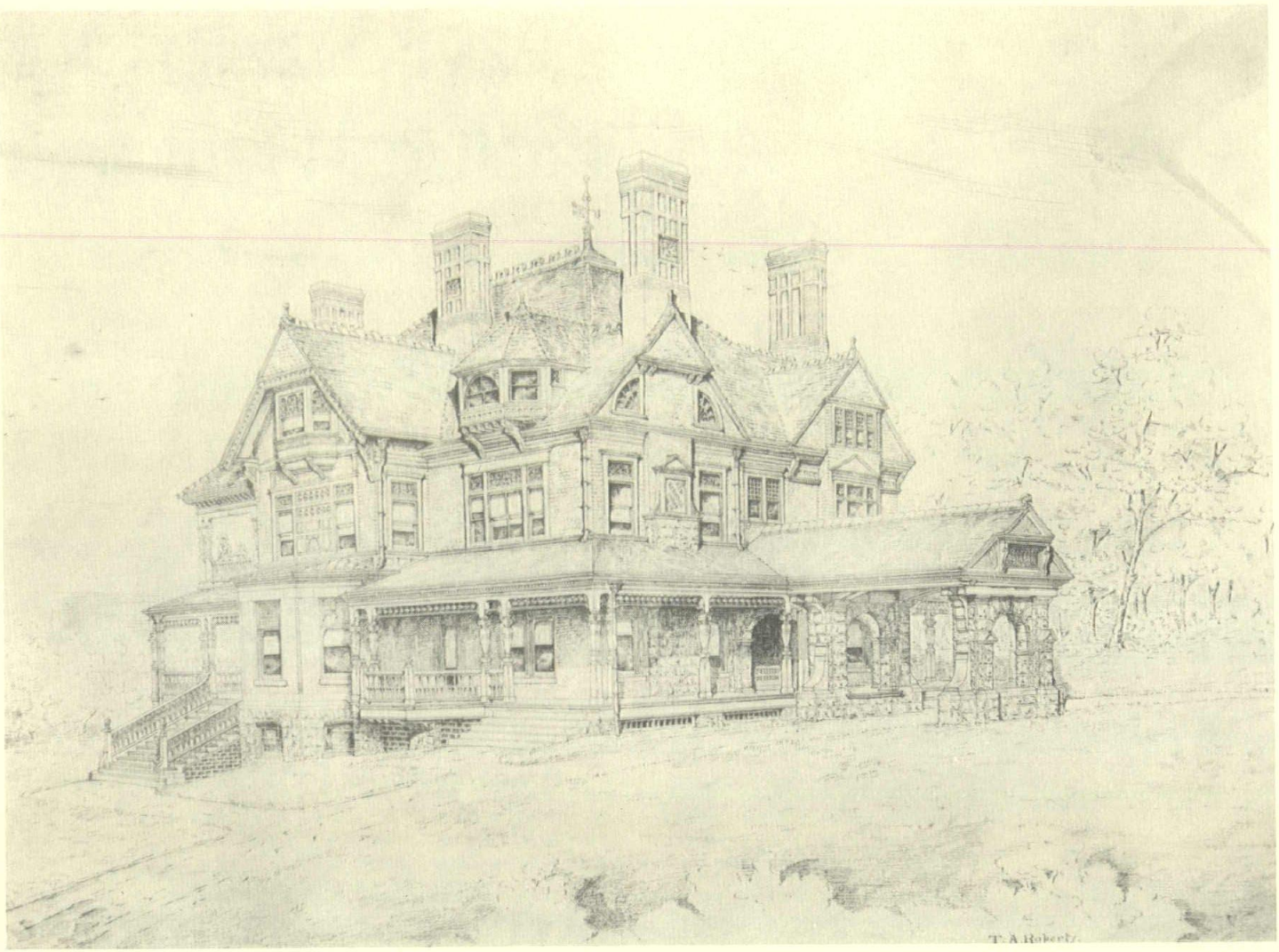
Mr. Feldmann recently opened this addition to the Phase 2 operation and all indications point toward another successful venture.

There are of course often problems involved in using older structures such as these for modern day functions. Possibly one of the first stumbling blocks encountered is that of code violation. When rehabilitating a structure for the use it **has** had, new laws requiring modification can sometimes be ignored because such laws do not apply to previously established buildings. But, if a **new** use is being developed of course all existing codes apply and they can require major new work.

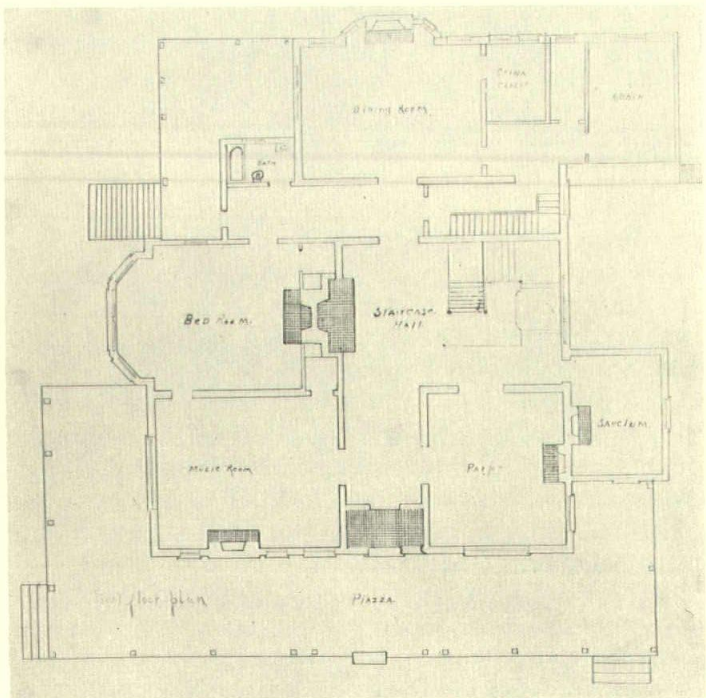
In the case of the Herndon Hall Phase 2, two major code related problems developed. First, the third story ballroom, a very interesting and useable space, had only one rather restricted exit. Secondly, existing codes required any three story retail store to have a fire sprinkling system. The first problem was relatively simply, albeit expensively, solved. A new staircase was added within the existing structure of the house, providing the required exit and greatly improving the functional access to the ballroom as well. By maintaining detailing similar to the existing interiors and by carefully minimizing the impact of the remodeling, the new stair is unobtrusive and in character with the house it serves.

The second problem presented many more difficulties. First off, the installation of a complete sprinkling system involved a great deal of money, so much that it would have tipped the balance from profitable to unprofitable. Secondly, even if it could have been done, the sloping overhead pipes, sprinkler heads and accessories would have been aesthetically and physically damaging to the frescoed ceilings and the basic character of the house. After taking these factors into consideration, and feeling that this code requirement was aimed principally at much larger structures, it was decided to request a variance from the city Board of Review. This variance was granted on the condition that an approved smoke and fire detection system be installed. Such a system was, of course, both economically and aesthetically much more satisfactory and was the course followed.

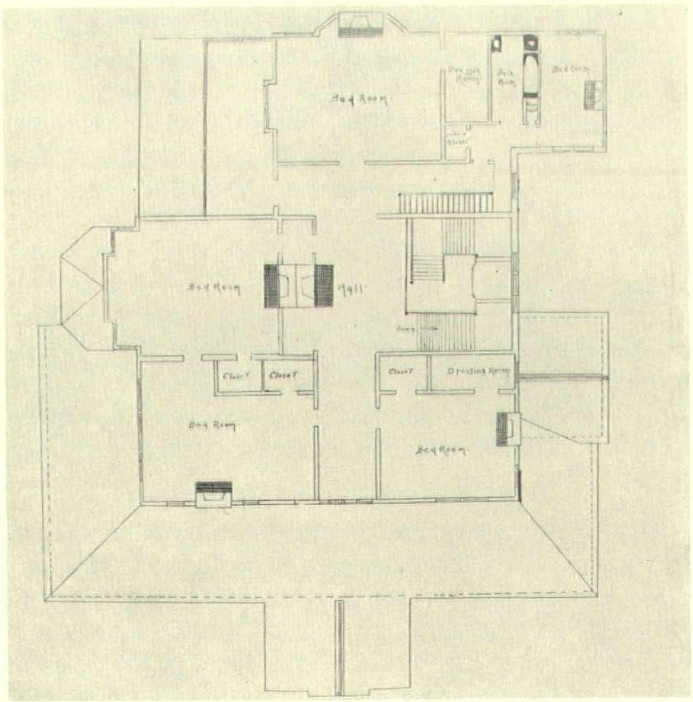
Quite often older structures do not have the benefits of modern services. Illumination was usually inadequate originally and, in the case of the Phase 2 buildings, had been replaced with more efficient fixtures that were, however, wholly out of character



Original architectural rendering, planned by Mr. T. A. Roberts, a celebrated architect of Newark, New Jersey, in 1881.



Herndon Hall, first floor plan.



Herndon Hall, second floor plan.

with the structure. The heating system may be serviceable but cooling and ventilating is usually nonexistant or piecemeal at best.

When Mr. Feldmann acquired both the Finkbine Mansion and Herndon Hall, he found that the original gas and electric lighting fixtures had been replaced by inexpensive fluorescent units. While he could hardly return to the original dim and inefficient lighting he also could not retain the existing fixtures without violating the character he was striving to maintain. As a compromise a combination of genuine antiques of the period and compatible modern day fixtures are used but in greater number so as to provide higher level of illumination.

Central air conditioning is, unfortunately, unfeasible because of the large number of small rooms involved. Therefore many separate units are required and the principal problem becomes one of making them as unobtrusive as possible.

Once the major problems of codes and services have been solved it remains to adapt the building to its new functional requirements or to adapt the function to the building as it exists. In the case of the Phase 2 operations the latter is probably more true than the former.

One of Mr. Feldmann's basic reasons for using these older homes is that they get away from the large commercial floor areas common to many retail establishments. Instead they provide a series of smaller, more intricate spaces which in turn make for a more relaxed, enjoyable shopping. On the other hand, the large number of spaces can tend to require more personnel to provide the same degree of service. In addition, it was found that the large number of small, intimate spaces provided an ideal environment for shop-lifting. This problem was found to be much greater than originally anticipated and was only solved after the installation of an elaborate system involving the electronic tagging of each piece of merchandise.

When the functional requirements necessitate remodeling and change in an older structure, we are faced with a need to determine the direction and philosophy of the preservation. Even ordinary maintenance should be considered in this light. Where is the line drawn between complete faithful restoration and the realities of today?

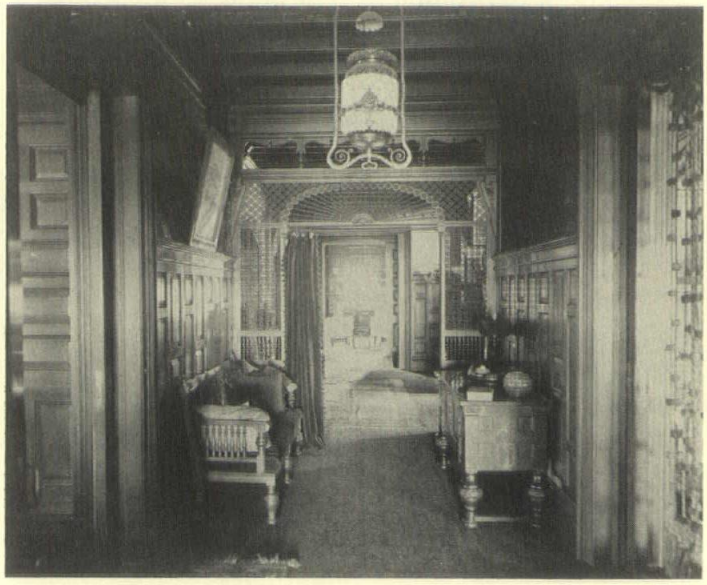
Mr. Feldmann's attitude seems a reasonable and intelligent compromise. In discussing his work on the first Phase 2 building he says, "Originally my feeling was to try and do a total completely faithful restoration to the period of the house. In getting into it the house began to feel musty. We weren't supposed to be creating a museum. It is a living thing, functioning in this generation."

The effort then is to maintain the character of the building while still keeping it vital and alive.

In conclusion I would like to review some of the

Herndon Hall, east view, 1900.

Herndon Hall, front view, 1900.



Entryway, Herndon Hall.

Staircase Hall, Herndon Hall.

reasons for viewing older buildings as a viable alternate to new construction.

Commercially, older structures are often better located. The Phase 2 houses are located on prime commercial lots near the heart of downtown Des Moines. Excellent access is built in to the location and parking is on site or adjacent.

Economically, an older building can be a real bargain. Herndon Hall was purchased for the price of the land it was sitting on. The appraised value was that of the land. Many people probably viewed the house as a white elephant. A less imaginative person would have torn the house down and built a new structure. Fortunately for us this was not the case.

In more subjective terms an older building very often has an atmosphere different from that of a newer structure. It should be stated that this character is not necessarily better, per se, than that of a modern building. However, human beings relish a variety of experience and an older building can add to that variety. Many people feel the Phase 2 buildings present a more relaxed and intimate atmosphere than that of their competitors. As Mr. Feldmann says, "Once people get in these buildings, they seem to function a little different. They recognize what is there, and appreciate it."

In the final analysis, however, the underlying reason for considering an older structure rather than a new building is philosophical. The need to preserve the continuity of our heritage is obvious. Much of our old architecture may be destroyed if it cannot be made productive. The new uses that must be created may allow an old building to be accurately restored to some former period in its history, or it may not. It is acceptable if the old facade can be retained while the interior is entirely remodeled, or if a substantial new addition can be made that is compatible with the old work and revitalizes it. Preservation can be a flexible concept, alive with possibilities. The effort should be to preserve the character but not the dust of the past. The intent is not to create museum pieces or stop the clock, but to retain a sense of continuity in our lives, making the best use of still useful architectures.

Staircase, Herndon Hall.

Herndon Hall, bedroom, second floor (bed, photographed c. 1900, had then been in Herndon family for 100 years).

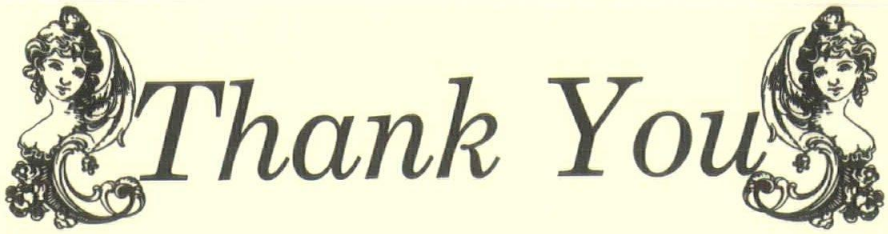
Dining Room, Herndon Hall.

Parlor, Herndon Hall.

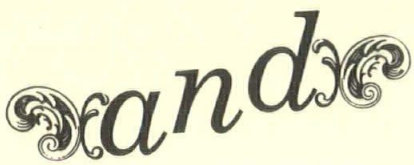
eception Hall, third floor, 40 x 60 feet.

▼View taken from Herndon Hall dining room, Christmas Day, 1900.

...and last, but not least,



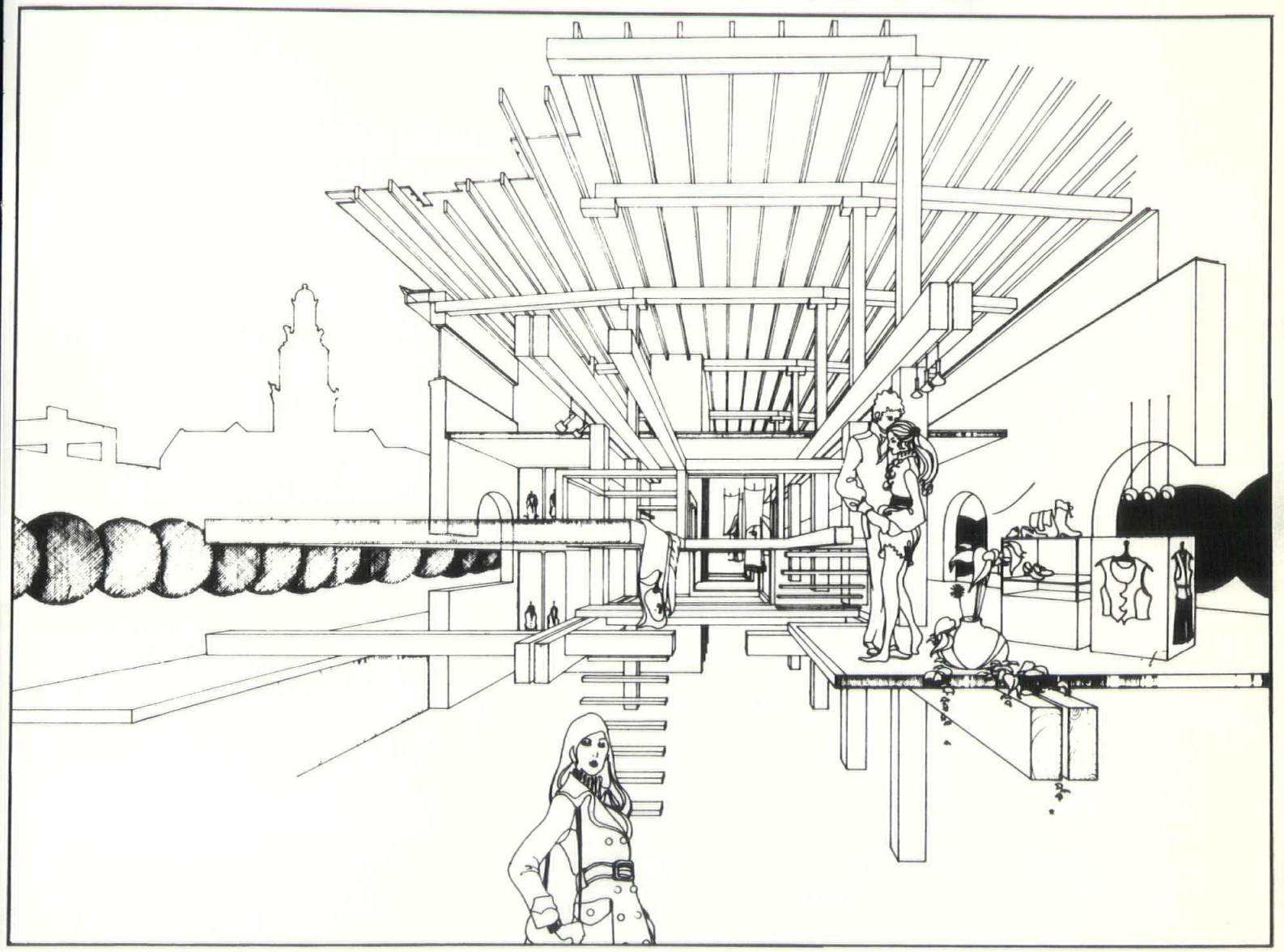
Mr. Edward C. Finkbine
(Formerly of 1915 Grand Avenue)



Mr. Jefferson S. Polk
(Formerly of 2000 Grand Avenue)

FELDMANN'S
PHASE 2
DES MOINES, IOWA

COLOR ME WITH IOWA PAINT



IOWA PAINT

Iowa Paint Manufacturing Company, Incorporated
17th and Grand Des Moines, Iowa 50309

Des Moines, Cedar Rapids, Davenport, Fort Dodge, Mason City, Ottumwa, Sioux City, Waterloo, Iowa; Omaha, Lincoln, Nebraska; Moline, Peoria, Illinois

1972 AIA Central States Regional Conference

Special Thanks

Richard Hansen/James Champion, Co-Chairmen, and Committees
Kohler of Kohler and A.Y. McDonald — Bratwurst
Acme Brick Company — Breakfast
Montgomery Elevator Company — Noon Luncheon

"RIGHT ON" WICHITA 1973

members of IOWA CONCRETE MASONRY ASSOCIATION

Clinton Block Co.
Clinton, Iowa

Lake View Concrete Prod. Co.
Lake View, Iowa

Oskaloosa Concrete Products Co.
Oskaloosa, Iowa

Marquart Concrete Block Co.
Waterloo, Iowa

Rock Valley Block & Tile Co.
Rock Valley, Iowa

Concrete Products Co.
Sioux City, Iowa

Demco, Inc.
West Des Moines, Iowa

Burlington Block Co.
Burlington, Iowa

Cedar Rapids Block Co.
Cedar Rapids, Iowa

Zeidler Concrete Products Co.
Clear Lake, Iowa

Concrete Products Co.
Dubuque, Iowa

Concrete Products Co.
Iowa Falls, Iowa

Bergman Concrete
Products Co.
Sumner, Iowa

Manufacturers of Quality-tested Concrete Masonry Products

R. S. REYNOLDS MEMORIAL AWARD

Nominations now are being received for the 1973 seventeenth annual R. S. Reynolds Memorial Award for distinguished architecture with significant use of aluminum.

The international Reynolds Award offers a $25,000 honorarium and an original sculpture in aluminum to the honored architectural firm, or architect. The program is administered by the AIA and sponsored by Reynolds Metals Company in honor of its founder, R. S. Reynolds, Sr.

Nominations by either architects or interested individuals may be submitted by using a form included with the AIA brochure, or by writing the Reynolds Architectural Award Programs, The American Institute of Architects, 1785 Massachusetts Avenue, N. W., Washington, D. C. 20036.

Data binders describing the entries must be postmarked no later than January 22, 1973. The jury review is scheduled for January 29 and 30, 1973.

OFFICE NOTES

The partners of Hunter Rice and Engelbrecht, Architects announce that Mr. Carl J. Hunter is leaving the firm to join the firm of Metz, Train, Olson and Youngren, Inc., 1 East Wacker Drive, Chicago, Illinois. Mr. Hunter was a founding partner of the firm with John Rice and Mark Engelbrecht since 1965 and prior to that was an Associate of Brooks-Borg and a partner of Amos Emery. With Hunter, Rice and Engelbrecht, he was partner in charge for a number of projects including the University Union Building at the University of Northern Iowa and the West Bank Office Building in West Des Moines. Mr. Engelbrecht and Mr. Rice are continuing the practice at 615 Bankers Trust Building and the name of the firm is now Engelbrecht/Rice.

NCARB GIVES NOD TO NEW EXAM FORMAT

New examination procedures for registering architects, developed over the last six years by the National Council of Architectural Registration Boards, will become effective in June, 1973.

Briefly, these new procedures will involve a two-day four-part exam to be given to all candidates. In addition, candidates without a degree from an accredited architectural school will be required to take a preliminary qualifying test on basic technical subjects.

The new examination methods were approved at the NCARB annual convention in Seattle early this summer, by a delegate vote of 51-1.

This action represents the efforts of NCARB to develop an examination format which takes into account the expanding services of the profession changes without disturbing the basic format.

LOW-AND MODERATE-INCOME HOUSING AWARDS

Two developments in San Francisco and one in Minneapolis have won top honors in the 1972 awards programs for nonprofit sponsored low-and moderate-income housing.

Six other projects were given Awards of Merit in the design awards program sponsored biennially by The American Institute of Architects, Nonprofit Housing Center Inc., and the American Institute of Planners. This awards program was initiated in 1970. The awards will be presented in Washington on Tuesday, September 12, at a special luncheon session of the Nonprofit Housing Centers' National Conference on Low-and Moderate Income Housing.

In making the selection out of 69 entries, the jury noted particularly that the architectural quality of the nine winners was exceptionally good, which, it said, "refuted a widely held premise that housing for the low-and moderate-income citizen must look and be poor."

The jury also gave specific consideration for evidence of planning for the avoidance or alleviation of adverse environmental factors such as noise pollution, air pollution, or visual blight, through site selection or building design modificatons.

The three Honor Awards were given to:

— Martin Luther King Square, San Francisco
Sponsor: Fillmore Community Development Association
Architect: Kaplan & McLaughlin, San Francisco

— Ebenezer Tower, Minneapolis
Sponsor: Ebenezer Homes Society
Architect: Thorson & Thorshov Associates Inc., Minneapolis
— Friendship Village, San Francisco
Sponsor: First Friendship Institutional Baptist Church
Architect: Bulkley & Sazevich, San Francisco

The six projects winning Awards of Merit were:

— Maplewood Terrace, Middletown, Connecticut
Sponsor: Greater Middletown Community
Architect: Charles W. Moore Associates, Essex, Connecticut
— Western Park Apartments, San Francisco
Sponsor: Northern California Presbyterian Homes, Inc.
Architect: Thomas Hsieh, AIA, Architect, San Francisco
— Village Park, Amherst, Massachusetts
Sponsor: Development Corporation of America and Interfaith of Amherst
Architect: Stull Associates Inc., Boston
— Harmony House Co-op, New Haven, Connecticut
Sponsor: Congregation Beth Israel
Architect: Louis Sauer Associates, Philadelphia
— Jamestown Homes, St. Paul, Minnesota
Sponsor: St. James A.M.E. Church
Architect: Williams, O'Brien Associates Inc., Minneapolis
— Hale Mahaolu Elderly Housing, Kahului, Maui, Hawaii
Sponsor: Hale Mahaolu
Architect: Hirshen & Partners, Berkeley, California

BOSTON RECEIVES AIA CITATION FOR EXCELLENCE IN COMMUNITY ARCHITECTURE

Boston Government Center, a 60-acre complex of government facilities, private office and commercial structures, and extensive pedestrian areas, has won for that city a special commendation from The American Institute of Architects.

The Board of Directors of the 24,000-member national professional society has selected Boston for an Institute Citation for Excellence in Community Architecture in recognition of its "profound social, economic, and aesthetic achievements" in creating the Center.

The citation, which will be presented during the annual meeting of the New England Regional Council of Architects, a component of the Institute, to be held October 14, 1972, in Boston, calls the Center "a model of how urban renewal, when imaginatively conceived and carried out, can bring new vitality and beauty to a city." It commends especially John F. Collins, Mayor of Boston from 1960 to 1968, Edward J. Logue, Director of the Boston Redevelopment Authority from 1960 to 1967, and architect-planner I. M. Pei, the Center's chief planner, "whose inspired leadership at the decisive moments assured the high quality of the development."

Now 90-per-cent complete, the Center occupies the site of the former Scollay Square, a notorious, run-down slum area. Its planning, which began in the mid-1950s with the active support of the business community, was placed in the hands of the Boston Redevelopment Authority in 1960. The Authority, which had just been reorganized to include both renewal and planning, commissioned Pei to produce a working master plan for the complex. The plan called for several new buildings and newly developed open spaces, as well as the preservation of distinguished old buildings and their conversion to new uses.

In 1962, a nationwide architectural competition was held to determine the design of the Center's focal point, the new City Hall. The winning design, by Kallman, McKinnell and Knowles, received an Honor Award from The American Institute of Architects in 1969, a year after the building's completion. It was carried out in association with the firms of Campbell, Aldrich and Nulty, architects, and William J. LeMessier Associates, structural engineers. Other major new buildings in the complex are the John F. Kennedy Federal Office Building, Center Plaza Office Building, New England Merchants National Bank Building, State Service Center, Government Center Parking Garage and Bus Terminal, Royal Globe/J. F. Kennedy Post Office Building, and Jewish Family and Children's Service Center. Among the historic buildings preserved within the Center or linked to it by new pedestrianways are Faneuil Hall, Old State House, Old West Church, and Sear's Block and Crescent.

An important element of the Government Center is the amenities it offers to the people who work in and visit the complex and its surrounding areas. Pedestrian circulation is encouraged within and through the Center, restoring to this historic section of the city the pedestrian scale it once had and emphasizing the Center's relationship to its surroundings.

The Center provides a landscaped pedestrian link between Beacon Hill and the Waterfront, and another between the State Service Center and Washington Mall, the entry point to the downtown retail core. All of these pedestrianways lead to City Hall Plaza, the crossroads of Government Center, which has become a popular place for activities ranging from noontime picnicking and sunbathing to protest demonstrations and civic celebrations.

When the Government Center is completed, it will have entailed public and private investment of nearly $300 million, increased the city's tax base some $13 million, and provided new jobs for thousands of Bostonians.

module complete with a ceiling grid and mechanical service zone is a one-story volume, mechanically independent unit of approximately 10,000 square feet. Space modules can be stacked and grouped to form any configuration. Service towers house the vertical transportation components, mechanical and electrical components and toilet rooms. Horizontal distribution is by either deep service space with catwalks above the ceilings or by shallow service space with access through the ceiling.

In order to obtain the maximum benefit from the ABS system the following three (3) procedures are recommended:

A. Phased design and construction (Fast Track) in the Programming, Design and Construction Stages.
B. Management contracting whereby a Construction Manager is used to coordinate the overall construction effort.
C. Pre-bidding of selected Subsystems prior to the completion of final programming and the completion of the Contract Documents.

The Phased Design and Construction (Item A above) can be split into three components. These being: Phase I—Programming to establish general area configuration, design of the framing system and the basic foundation and site development; Phase II—Programming for the interiors simultaneously with construction work and; Phase III—Final Programming and determination of the exact location of furniture, equipment, utilities, etc. within the varous spaces.

The ABS approach utilizes five (5) basic **subsystems** for design and pre-bidding. These being.

a. Structure.
b. Heating, Ventilating and Air Conditioning.
c. Interior Partitions.
d. Lighting-Ceiling.
e. Utilities Organization and Distributon.

All other construction components would be combined into a Non-System grouping for design and bidding. This non-system category includes the below grade and basement work, exterior walls, plumbing, electrical, elevators, final distribution components of HVAC and other miscellaneous components necessary for a complete facility. Laboratory casework would also be bid as a separate non-sytem component.

The ABS subsystems include from 40% to 55% of the cost of a facility.

A brief description of each subsystem is included below:

Structure Subsystem: includes all framing elements above the grade level to form a superstructure capable of carrying both the horizontal and vertical loading. The superstructure can be of any material however is generally either concrete or steel or a combination of these systems. The superstructure includes floor and roof slabs, beams, girders and columns.
Basement crawl spaces, foundations, slabs-on-grade, penthouses, and service towers are not part of the structure subsytem.

HVAC Subsystem: contains the components necessary to constrain and interlate the effects of climate, occupancy, and other physical environmental characteristics created within the facility. The subsystem includes the energy source, distribution, and components. The mechanical service zone is located above the ceiling of each space module.

Lighting-Ceiling Subsystem: provides the lighting and the ceiling systems usually within a repetitive grid layout for the space module. The subsystem either provides access from below via removable components or provides walk-on capability such as catwalks. The subsystem also makes provisions for the distribution of the HVAC subsystems and for interior partition support.

Partition Subsystem: includes all elements needed to define the visual and acoustical separation of rooms, from floor to ceiling. The subsystem attaches to the ceiling grid and does not penetrate the lighting-ceiling subsystem. Excluded from the subsystem are all exterior walls, all structural load bearing walls, and other special wall requirements. The subsystem assumes adaptable walls such as demountable or panelized components.

Utility Distribution Subsystem: includes the distribution of plumbing, communication and electrical services within the service space above the lighting-ceiling subsystem for each space module and between service towers and space modules.

Benefits of ABS System

The benefits of the ABS approach can be measured in four basic areas. These being:

A. User Satisfaction — Difficult to measure but includes satisfaction with the working environment, performance of the building components, and the buildings adaptability to meet changing program and functional needs.
B. Initial/Life Cycle Costs — When operational maintenance, and remodeling costs are added over the average 40 to 60 year life of a structure, the total cost far exceeds the initial cost of construction. Therefore buildings which are readily remodeled and altered and which contain long life-low maintenance systems will be the most economical in the long term. The ability of a building to adapt and permit changes in less time at lower cost and with a minimum disruption to building occupants, is a most critical aspect of building performance.

C. Design/Construction Time — A reduction in the total elapsed time from when a facility is deemed necessary and planning begins and when the building is ready for user occupancy represents a substantial cost savings. Phased design, bidding and construction along with the use of a Construction Manager usually allows the time between concept and completion to be lessened.
D. Quality of the Facility — The quality of a facility is usually measured by its ability to withstand usage and to adapt to changes. Repetitive components and systems allow increased recognization to each of the above.

In summary, the ABS approach claims less time from concept to completion of a facility, a greater ability of the facility to adapt to changing requirements due to its module repetitive concept, and a lower facility life cycle cost because of its ability to adapt to future requirements.

A major sacrifice of the system is that the total construction cost is not known prior to the start of construction. The use of pre-bidding and phased construction places a greater burden upon the correctness of elements within the project cost budget. Cost adjustments to the scope and primary components are difficult if not impossible after the initial ocntracts are awarded. A major component of the ABS approach is the use of repetitive elements and module design. The use of module design and repetitive elements however makes it more difficult to customize a facility to exactly fulfill the requirements of its initial intended usage at the lowest cost. The ability of a facility to be remodeled is only important if the probability of renovation or remodeling exists. There are usually initial costs reflected in creating the ability of a faclity to be rearranged and to allow additional utilities.

The benefit of a time saving between concept and completion is only possible for complex facilities which require extensive programming time. For the more basic educational building, the time difference between the programming necessary for determining the scope and the preliminary project cost budget and that required for a complete facility and more accurate project cost budget may be quite small.

The ABS approach does not claim to create academic buildings at a reduced initial cost except for the possible savings derived from the concept to completion time savings. A further recognition of the critical problems brought about by construction cost escalation with the goal being to obtain more facility at a reduced cost would be a vital addition to the system.

A definite conclusion as to the ability of the ABS approach to benefit the construction of academic buildings is difficult to develop as the system has not been implemented under actual construction conditions but rather represents a thoroughly researched and academically documented program.

The goals of the program of controlling Cost, Time, and Quality are noble however and are readily accepted by all Professionals and Users. It also appears that benefits can be derived by integrating many of the features of the system into the procedures of construction presently utilized wtihin the area. It is certain that the procedures of planning, designing and constructing of Higher Education Facilities will need to continually improve as new methods of management, cost control, and construction techniques are developed. The ABS approach represents a possible improvement over the systems presently used.

Editorial, cont'd.

you resent somene who doesn't understand what the problem really is trying to force something like that on your peers and neighbors because the people don't know how to solve their own problems. But I have found that the Harlem residents see the problems very clearly and have some clear and well defined outlines for some constructive meaningful direction and from that base I feel we can go somewhere and I am here to let you know that you as American citizens must respect the right of individuals no matter where they are to have a mind to think, to believe, to aspire, to have pride, and that there is a spark that may get faint, but it never dies, believe me. Nobody really wants to be poor, nobody really wants a handout, nobody wants to be miseducated and if you think for yourself you will find that the politicians and bureaucrats are playing a game on all of us, as I have found. I think we are being victimized by absolute nonsense that will lead nobody anywhere but chaos and destruction.

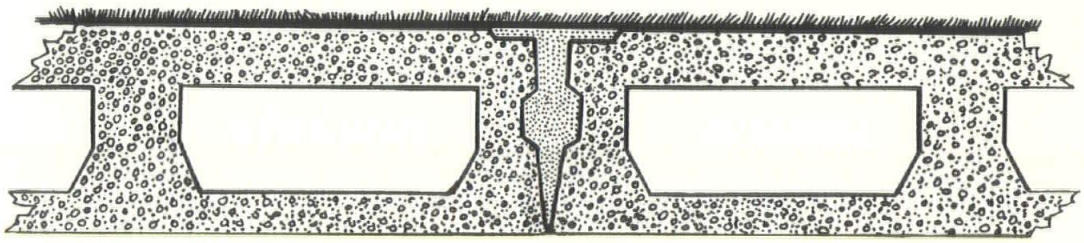
You know, remember when we talk about integration and segregation, particularly when we say that you are for putting human life in terms of in town community development they say oh you are against integration. I tell you I am not against integration, I welcome all of you to come and move to my area. I think that the ideal situation is not that you can bury the inner city problems by just taking the people physically moving them into another area and that there the human problems will go away. They will not!

We must constructively work to bring about some form of equality in the opportunities of America. But you can't do it by bodily taking the people and shipping them off to no-man's-land. You will be worse than when you started. It would be better to leave it alone. I would rather see us leave the rats and roaches in the slums and let the people make it as they can rather than go through total chaos.

Sacred Heart Church, West Des Moines, Iowa
Frevert-Ramsey, Inc. Architect & Engineers, Des Moines, Iowa

National Headquarters Building Open Bible Standard Churches, Des Moines, Iowa
Woodburn & O'Neil, Architect & Engineers, West Des Moines, Iowa

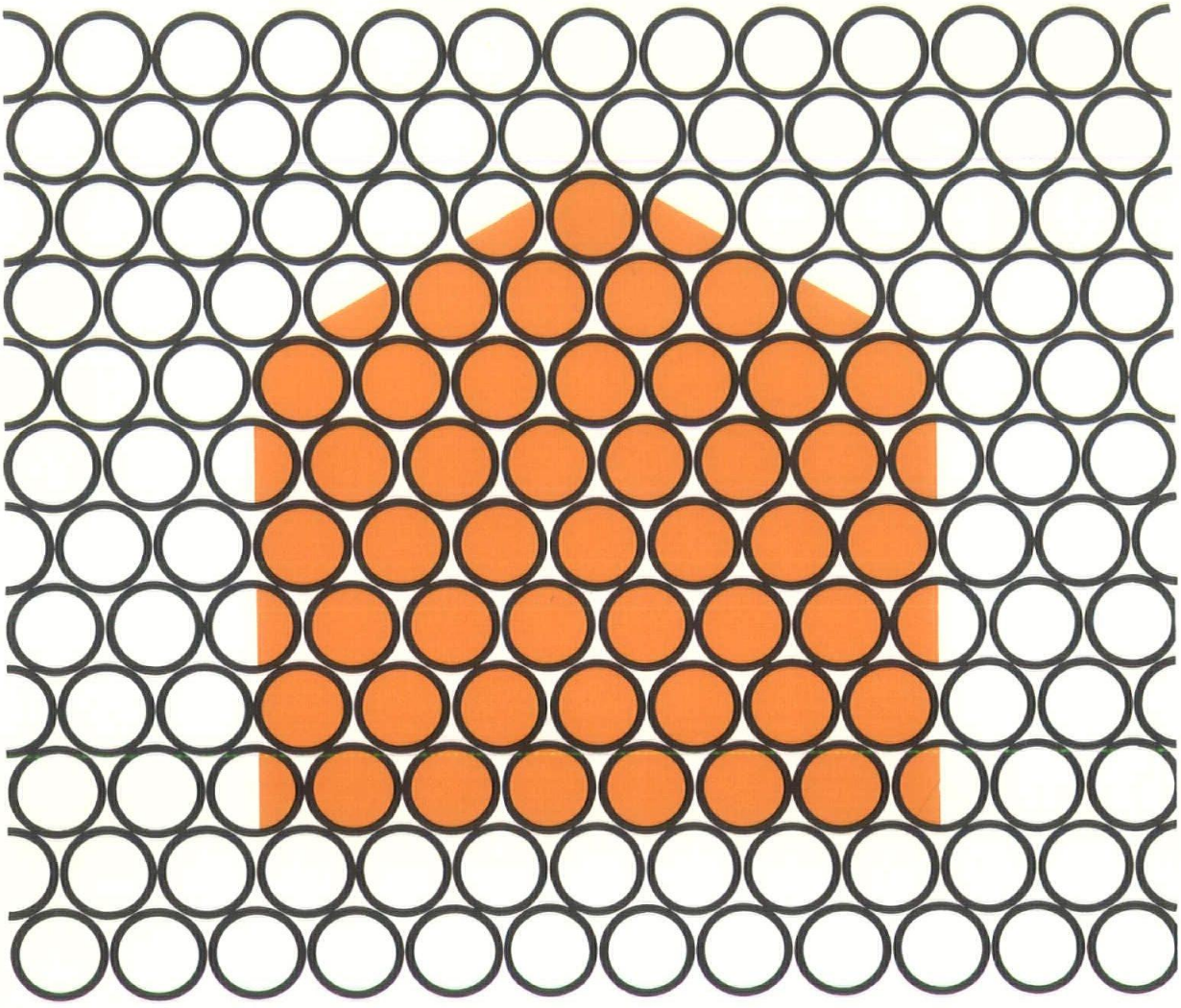
CARPET DIRECT WITH SPAN DECK



SWANSON GENTLEMAN INC.

818 SW 9th Des Moines, Iowa 50309 TEL. 515-244-0186

Electric Heating



Compare The Difference

Electric heating. Compare the difference. For your clients. Your customers. Yourselves • Compare is the big thing this year. And we're talking about comparing cost . . . convenience . . . flexibility . . . cleanliness . . . and all the rest • Give us a chance to look over your plans and share our ideas. Let us help if we can • Call Duke Fulton—Iowa Power's Electric Heating Specialist. 1-515-281-2552.

IOWA POWER