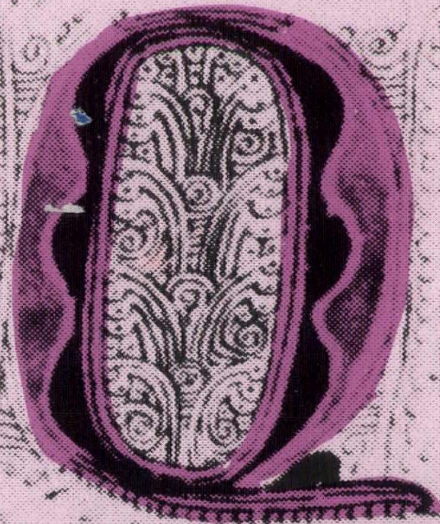


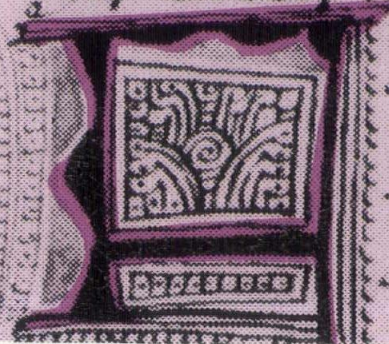
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The Louisiana Architect

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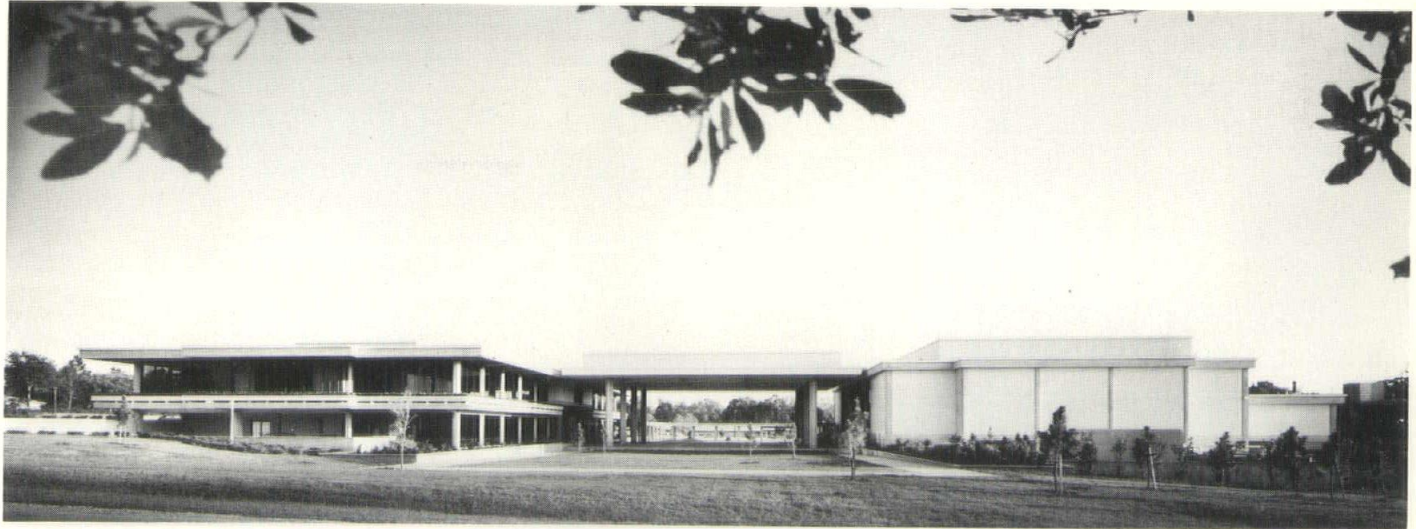
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A Good Resolution for '68

Architects are creative, quite individualistic, somewhat more imaginative than most and certainly more sensitive to things aesthetic. They're sensitive too about their personal image, taste and ability.

This generally being the nature of the architect explains why he views with a critical eye his own work and that of his fellow architects. He expects and is satisfied with nothing less than the best possible architecture on every job, and feels free to take artistic license in vocally criticizing what he considers short of the mark. This is a freedom no one would want to deny architects and others of artistic ability and sensitivity.

Architects do however injure one another when their expression of personal taste and opinion about someone else's effort goes beyond the normally accepted bounds of artistic license.

An architect is less than professional when his criticism is aimed at deriding another architect. When the character, ability, or taste of a fellow architect is injured through malice, jealousy or for selfish ends, then the image of the whole profession is damaged.

A good resolution for 1968 would be to express your opinions freely but fairly. Take the artistic license which is yours, but be careful not to overstep its limits.

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New Dimensions and the Architect



My objective is to give you some insight into the ways in which the architectural profession views "New Dimensions in Building"—or measured magnitudes.

New dimensions we certainly have, but the ones which concern architects are not so much *outside* dimensions as inner ones. The size of a design problem is not as vital as its nature. No one before has had, or been able, to design and build a structure *like* the Vehicle Assembly Building, but they have designed and built structures that are almost as big.

The Vehicle Assembly Building is gigantic — it is about 526 feet high (not counting the flagpole on top) and covers about seven and a half acres. The Great Pyramid of Egypt, built almost 5,000 years ago, was 481 feet high and at its base covered about 13 acres. The tremendous difference between the two structures cannot, therefore, be perceived as a function of their comparative sizes, but rather as a function of their comparative natures.

I understand architecture to be the process of defining space for human use. New dimensions in building reflect changes in man's needs, activities, and aspirations.

Man hopes to explore the moon and our solar system, and as a result Max Urbahn and his fellow design professionals must design and build a structure enclosing almost 130 million cubic feet of space. Man needs or desires to live in cities, and so architects, engineers, planners and constructors must design and build megastructures. The new dimensions with which we all must deal appear to architects first of all as human dimensions — the dimensions of the man and the community. But what are the new inner or human dimensions of building? They're

not always easy to express in concrete terms, nor do architects make any pretension of knowing all of them. But a few can be set forth as statistics.

For, example, the Census Bureau tells us that the population of the United States has reached 200 million. This can be viewed as an "outside" dimension of great importance to architects and the building industry. It tells us something about the task that is ahead. Our basic job — yours and mine — is to provide shelter and a livable environment for these people. But it doesn't tell us about the "quality" of the job we must do. To understand this, it is necessary to look at some of the "inner" dimensions of the nation.

Where our people live is one of these. In 1960, about 63 per cent of the population lived in what the Census Bureau nicely termed "urban places" —and the Bureau's sensitivity in refusing to call many of these "places" cities can only be applauded by the design professions. Fifty years earlier, the nation was only 46 per cent urbanized, and in 1860 only 20 per cent of the population dwelled in cities.

Thus man's desire to live in an "urban place," abetted by a modern industrial prowess that makes this economically feasible, presents the design professions and building industry with a "new dimension." We find that traditional approaches to design and construction are not good enough any more — that the congregation of our people in cities requires new answers. It is here, then, that the architect as a professional begins to be affected by a new dimension, and through his reactions begins to affect the rest of the building industry.

The architect's response to measured magnitudes now challenging us may and will take many forms. One of these — and one of the most promising

— is what we call the multi-disciplinary design team.

As we have become more familiar with the new dimensions imposed on us by urban problems, it has become increasingly apparent that design solutions require the meshing of specialized skills and experience with the generalized talents and abilities of the architect. We have discovered the value and necessity of a "team" approach that can attempt a simultaneous solution to many complex urban problems. Our cities, which are in such dire need of help, cannot be designed, developed, redesigned, or redeveloped, unless the many elements which make up the urban fabric can be considered at one time by a team of design professionals with a wide range of skills.

This is truly a new dimension for our profession. It is apparent by now that the ills of our cities cannot be cured with a building-by-building, or a street-by-street approach. What is needed is a concept which will permit a design solution involving buildings, transportation facilities, parks, schools, and provision of fresh air and clean water for entire urban neighborhoods.

We believe that the multi-disciplinary team concept can do this, and this concept is more than a dream — it is working. A design team is busy in Baltimore right now, planning an urban freeway so that it will fit into the urban environment. In Brooklyn, a multi-disciplinary design team will tackle the enormous job of blending housing, transportation and other urban facilities into a single, mammoth, linear renewal project.

One team may involve many, or only a few, design professionals, and it may involve them in many different combinations. Included may be several engineering specialties, planners, real

estate specialists, landscape architects, sociologists, interior designers, and architects.

It is obvious that the design problem should dictate the size and composition of the team. The team must have a leader, and we believe that the architect's training and experience as a generalist often will put him in this position which requires that diverse specialized knowledge be formed into a cohesive design. But we recognize that there will be instances where the architect will serve as a member of the team, rather than its leader — and this, you may say, is truly a "new dimension" for the architectural profession. But architects *are* willing to serve in those cases where the nature of the problem indicates that another design professional should be the team leader.

A second and very important reaction of the architectural profession to new dimensions in building has been a great interest in the "systems approach" to design and construction.

Architects, engineers, contractors, and building products manufacturers must learn a great deal more about the systems approach than we now know, if it is to be successfully used on a broad scale. Yet it is apparent that this concept holds the promise of improving the design and construction process, and this is the key to its appeal to architects.

It is obvious that the systems approach must involve considerable adaptation on the part of all members of the design and building team. This, however, must not deter us from a realistic examination of its potentialities. The possibility that this approach may help to cut away some of the technological and jurisdictional undergrowth which has hampered the building industry's efficiency is too appealing for us to draw back because of an unwillingness to adapt. We architects find it overwhelmingly attractive to believe that the systems approach may be able to free us somewhat from the morass of technical and mechanical details which seem to take so much of our time.

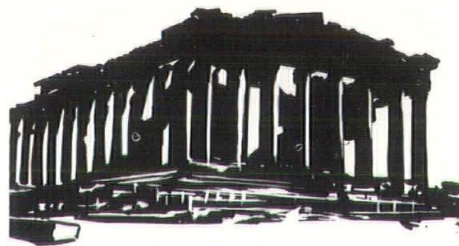
We do not know exactly where the systems approach will lead the building industry and the design professions. It is important, we believe, to find out.

But if the architect's understanding of the new dimensions in building begins

with an appreciation of the human need for defined space, and goes on to include a search for tools — such as the design team and the systems approach—with which to meet this need, it must be extended into a third arena. This is the arena where the public needs and public policies combine to form the client.

There is a new dimension to the architectural profession's clients. There must be, for the client we have mostly served in the past is either not concerned or inadequate to cope with many of the current problems that require design solutions.

There are several reasons why the Vehicle Assembly Building can be constructed. One is that there are design professionals with the necessary capabilities. Another is that there are industries to make the building products, and contractors and workmen to assemble them. But still another reason is that the public wanted this structure built, and, just as importantly, there



was a responsive government to carry out the public will by becoming the client.

I am sorry to say that what the government has been able to do in the case of the space program, it has so far been unable or unwilling to do for our cities. The sad fact is that, with a few notable exceptions, the design professions and the building industry right now find themselves without a client of sufficient magnitude to enable us to begin the job of redesigning and rebuilding our cities — a job that clearly is critical.

The architectural profession more and more is concerned over this problem of finding a suitable client. It is well

and good for all of us to understand that there are new dimensions in building today, and to work to devise means of meeting this challenge. But it will all be a futile exercise if the result is merely to inform future generations of what might have been.

As a result of this concern, The American Institute of Architects is directing a considerable portion of its resources toward education of the public so that the weight of its opinion will be directed toward creation of a suitable client. While we promote the multidisciplinary design team concept, we are also stressing the need for giving such a team a client with adequate authority, money, and responsibility to permit an effective job to be done.

We believe that a suitable and effective client for large-scale urban design and construction projects must include all the many federal, state, and local government agencies with specific interests in the area of the project — plus all the private individuals or groups that will be affected by, or who will benefit from, the project. Only by pooling their resources and their authority can these people and organizations constitute themselves as a suitable urban design client.

Much more needs to be done to inform and educate the American public and its leaders in this regard. We hope that all of the design professions and all segments of the construction industry will join us in the task.

I am confident that, in time, we will be able to undertake in an effective manner the job of redesigning and reconstructing our cities. What we can learn now about new dimensions in building are constant. We have never before had a population of 200 million, but this does not mean that the human scale is somehow changed. Men will still grow to an average height of five feet, 10 inches, and windows, doors, and ceilings must still be scaled accordingly. Men will still wish to have privacy, quiet, beauty and security in their surroundings, and this, more than technology, will shape the megastructures of the future.

Our hope for the future, therefore, must lie not only in our ability to master the new dimensions of building, but also in the ability to better understand the human needs and aspirations which have fathered them.



Looking North

Capitol Complex

BY SMILEY ANDERS
Public Relations Manager
Baton Rouge Chamber of Commerce

The future of Baton Rouge's State Capitol complex is beginning to attract more and more attention as the growth of state government points up the shortage of buildings and parking spaces for state workers.

As the need for more space becomes critical, will the state scatter its agencies all over the city, or will it locate them in a planned, concentrated area with the State Capitol as its logical center?

To make the latter alternative a reality, the Louisiana Office Building Corp. has been formed as a private company controlled by state officials to provide office space for state agencies.

Its first major building will be the \$6 million, 14-story Education Building now under construction at North 5th and North Street. It has tentatively approved plans for a 16-story, \$7 million "natural resources" building, to house the Conservation Department, Mineral Board, Tourist Commission, Division of Labor, Civil Service Department and part of the Hospitals Department.

The new building will cost more than \$7 million. Located adjacent to the extension of Fourth Street to Boyd Avenue, it will complement the Education Building.

These two new buildings will greatly change the face of the existing Capitol

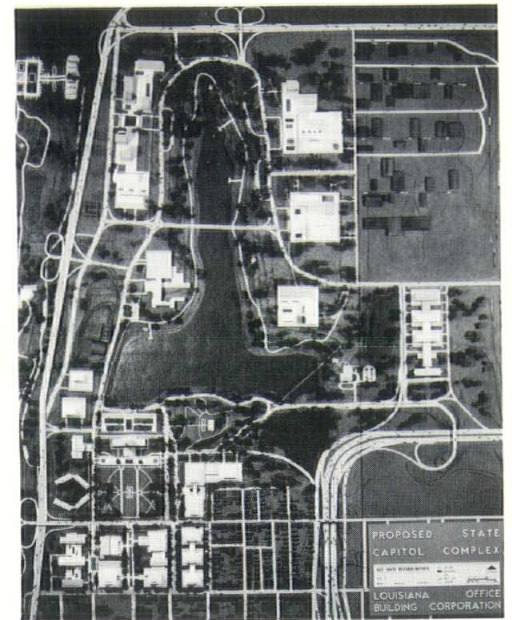
EDITOR'S NOTE: *The study discussed in the following article by the Gulf South Research Institute was conducted under the direction of Ned Cole, division manager; Marcus A. McCormack, project manager; and Richard Blakely, landscape architect. Outside consultants included: W. J. "Red" Evans, FAIA; Stanley Routh, AIA; Joseph Laborde, AIA, and Elena Cuellar, landscape architect, LSU.*

complex, but the planners are looking even further ahead. The Office Building Corp. has called on the Gulf South Research Institute to conduct a survey of present and future needs of the Capitol complex. The GSRI has come up with a comprehensive model and plan for the entire area around the Capitol, with the idea of combining functional office buildings with the beauty of public parks along the Capitol Lake. Also studied were such problems as parking and traffic.

The study consists of two parts: Part One presents a temporary solution to the current critical shortage of parking spaces in the Capitol complex. There are presently some 1,869 parking spaces in the complex. There is a



Looking South



View of Complete Model

need for 2,157 spaces, making a current shortage of 288 spaces. For the present, it has been suggested that more efficient use of existing parking areas be found, and that open spaces now used for less essential purposes be converted to parking lots. The GSRI plan would add a total of 402 parking spaces for a total cost of \$43,000.

Part Two establishes the criteria for a master plan and presents a land-use plan recommending development of the Capitol complex. Two planning periods were used: 1967-1985, and 1985-2000. This part of the report was divided into three phases: demand for space, a general development plan, and a proposal for implementation.

SPACE DEMANDS

Regarding future demands for space in the complex, here are the GSRI findings and recommendations:

—**Transfer of State Agencies.** Some 38 agencies performing essentially central administrative functions should

be transferred from present locations in other parts of the state or Baton Rouge to the Capitol complex. Ideally, 103 central administrative agencies, including the 38 recommended for transfer, should be located in the complex. These agencies employed 4,861 persons in 1967.

—**State Employees.** There are expected to be 11,914 state employees in the Capitol complex by 1985 and 19,667 by 2000.

—**Office Buildings.** In the Capitol complex, buildings which can be used beyond 1967 contain only 839,000 square feet. An additional 2,261,380 square feet will be needed by 1985, and another 1,995,380 square feet by 2000, for a total of 4,256,710 square feet within the next 33 years.

—**Parking Spaces.** By 1985, 12,165 parking spaces will be needed for Capitol complex employees and visitors. No increase in rate of demand for parking space beyond 1985 is foreseen due to "probable availability and use of public transportation after that time."

—**Traffic Handling.** A total of 16 traffic lanes, each capable of moving 600 cars each half hour, will be needed by 1985 to handle the 9,351 cars getting into and out of the complex at peak traffic hours.

GENERAL DEVELOPMENT

The general development plan presented these major recommendations:

—**Expansion of Land Area.** The expansion required cannot be contained in the current complex area of some 150 acres, so acquisition of an additional 190 acres by the state is recommended. First priority for limited expansion should be south to North Street and east to North Sixth Street. Major expansion, however, should be north around Capitol Lake into an area generally bounded by North Third Street on the west, Sorrel Avenue on the east, and Choctaw Drive on the north.

—**Office Buildings.** It is recommended that for office space during the 1967-1985 period, the seven existing office

buildings with 839,000 square feet be used; that Our Lady of the Lake Hospital be purchased, with the owners' consent, to be converted to a 300,000-square foot office building, and that 22 new buildings containing 2,301,000 square feet be constructed. For additional office space during the 1985-2000 period, 112,000 square feet will be added to the present Capitol Annex building and 18 new office buildings with 1,821,000 square feet will be built.

—**Parking Garages.** The construction of 22 parking garages, either underground or as integral parts of new office buildings, is recommended. The garages would have 13,070 parking spaces. There should be no surface parking in the Capitol complex.

—**Street Improvements.** The study endorsed widening and improvement of streets serving the Capitol complex proposed in the Major Street Plan and the Downtown Revitalization Pro-

gram. It also recommended increasing capacities of Front Street and Choctaw Drive to eight lanes each, and construction of another four-lane street to connect the complex with Interstate 110 and Scenic Highway and Plank Road.

—**Mass Transportation.** The study says that the Capitol complex will need a small internal mass transportation system of its own by 1985 to provide internal circulation of state employees within the complex.

—**Public Parks.** Two public parks are recommended: Capitol Lake Park, along the existing lake shore and its extension to near Choctaw Drive, and Riverside Park, made up of the levee and marginal land between the levee and the Mississippi River.

IMPLEMENTATION

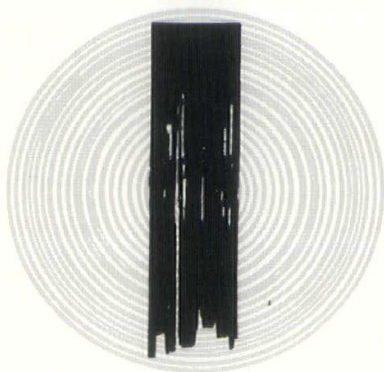
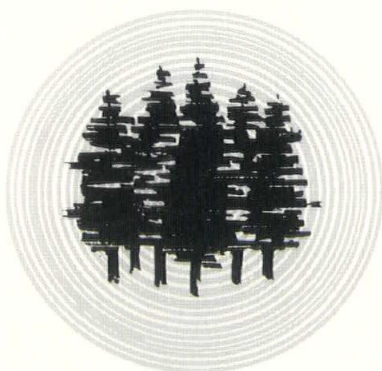
Three factors are involved in implementing the recommendations of

GSRI; cost, financing and management. In this area, the study said this:

—**Costs.** Using 1967 values, land acquisition costs for the recommended complex would be \$37 million, construction costs for office buildings would be \$121 million, and the 22 parking garages would cost \$47 million. Total basic cost of providing for space needs of the complex to the year 2000 is about \$206 million.

—**Financing.** A bond issue, or series of bond issues, is regarded by the study as "the only feasible way" of financing the construction. Bonds should be backed by the full faith and credit of the state.

—**Management.** The study states that: "Legislation placing in one state agency the total responsibility and authority for planning, executing, and financing the development of the Capitol complex and all other state office building areas is a necessary prerequisite to the implementation of any development plans."



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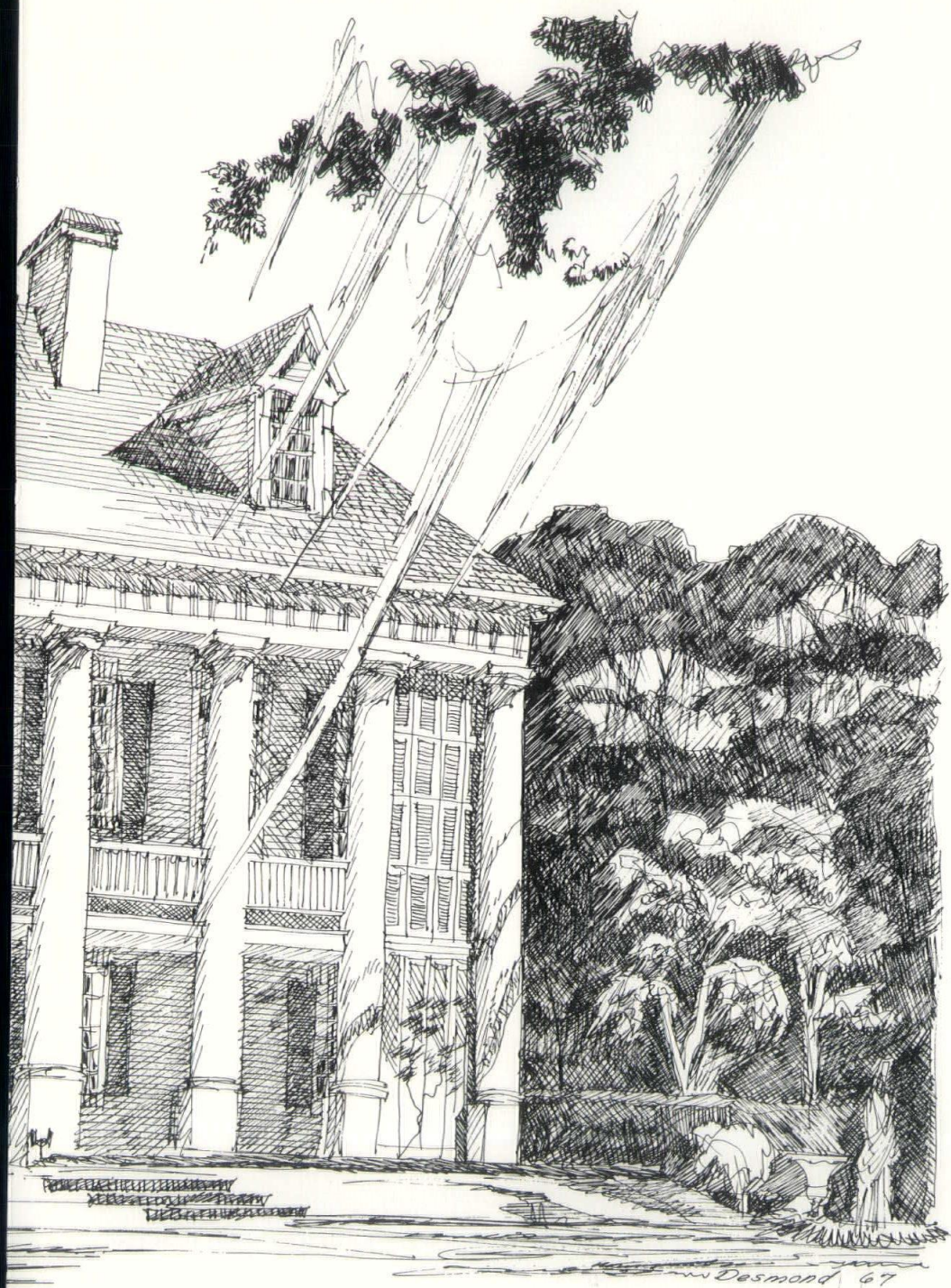
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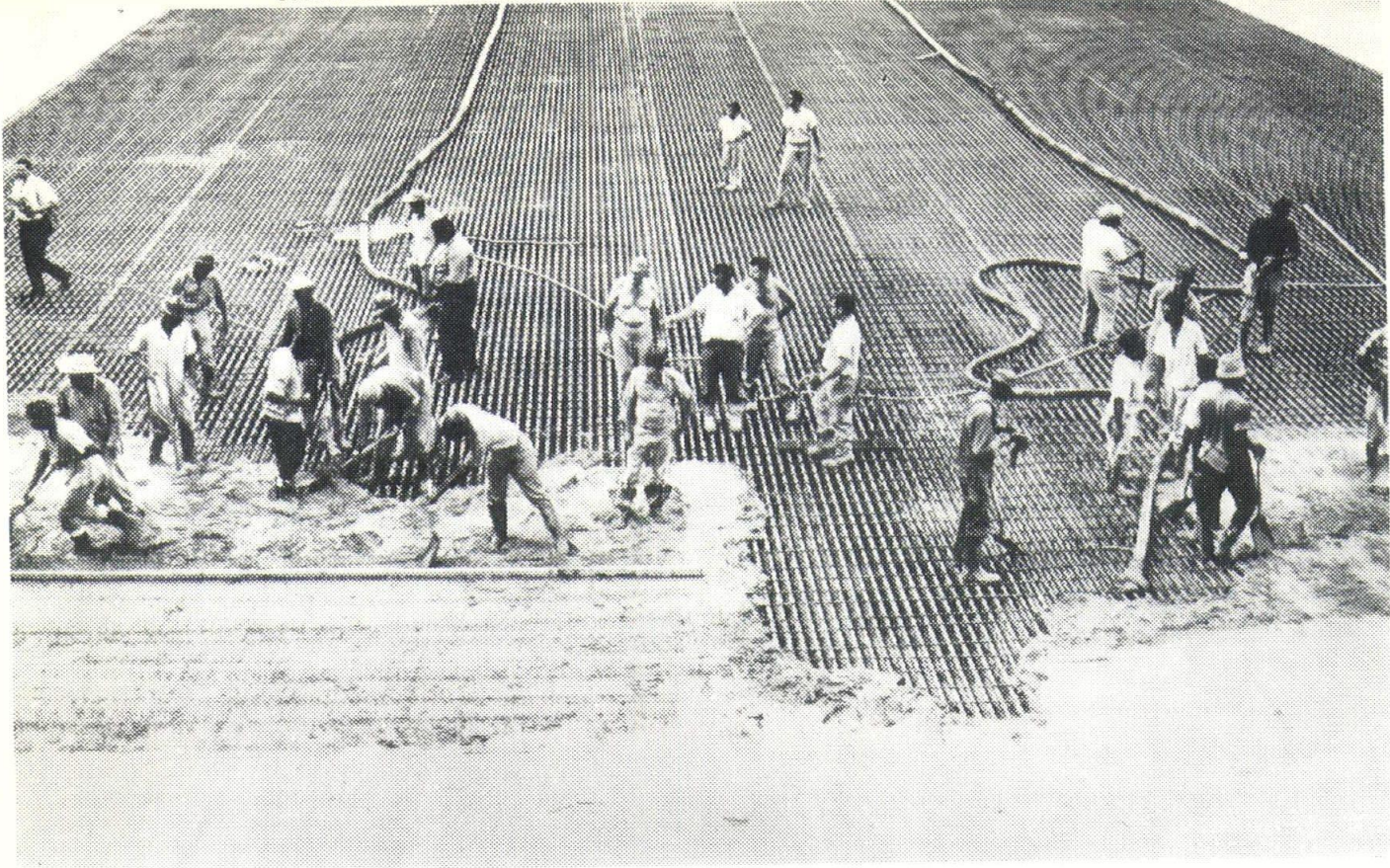
THE SHADOWS—

One of the most meticulously restored of Louisiana's plantation homes is the one known as "shadows on the Teche" pictured here. It is the only property owned by the National Trust for Historic Preservation in Louisiana and its restoration was carried out by them.

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The building is notable for its sure sense of proportion throughout. While its detailing reflects an enlightened study of classicism, the building is unquestionably of Louisiana.

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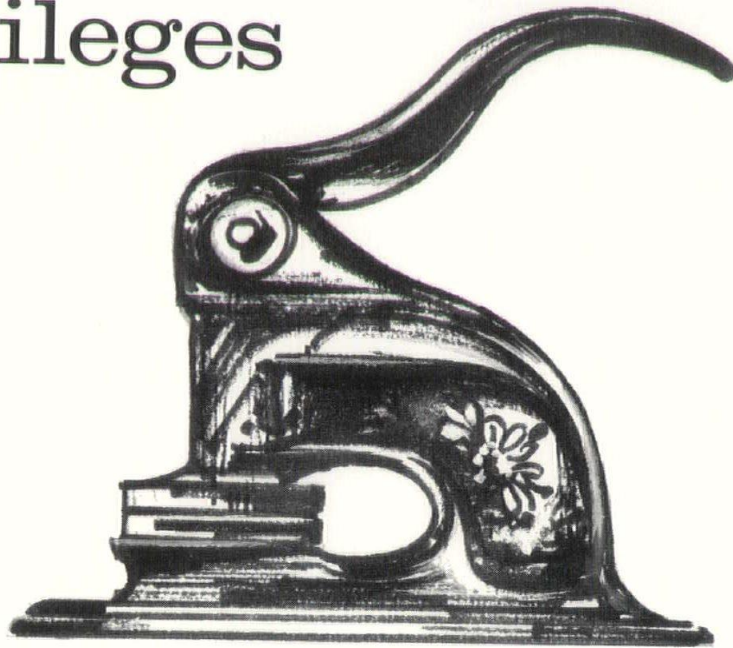
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Liens and Privileges



Ordinarily, creditors have a general claim on all a debtor's property, and all creditors are entitled to a proportionate share of the proceeds of a debtor's property in satisfaction of their claims. In case of insolvency of a debtor, for example, if the debtor's assets amount to 75% of his debts, each creditor will receive 75% of his claim. However, there are some exceptions to this rule, many of which affect architects directly. Creditors holding mortgages or privileges (the latter also known as liens) on a specific piece of property are entitled to be paid out of the proceeds of that property in preference to other creditors. Thus, it often occurs that a privileged creditor gets paid in full and other creditors, without security or privileges, receive little or no payment.

Architects are among the classes of creditors which the law prefers and upon whom it confers privileges or liens on the structures they design to insure payment of their fees. Often,

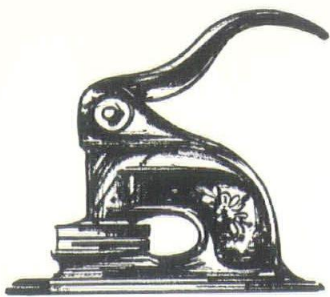
the architect's privilege is of equal rank with the privileges given to contractors, sub-contractors, and suppliers of material who also contribute to the construction of a building. In that case, all of the privilege holders have preference for their claims, and if the proceeds from the judicial sale do not cover all of the privileged claims, the privileged creditors share proportionately.

Of course, even if the architect has no privilege on the debtor's property, he can pursue his rights against the debtor personally. The privilege is a security device to insure payment; lack of it does not erase the primary debt. In the normal course of events, payment is received without difficulty. The importance of privileges often arises in case of bankruptcy. A general creditor (no security or mortgage or privilege) fares poorly in bankruptcy proceedings in comparison to the secured creditors, who have higher priority of payment.

This area of the law is complex and the architect must proceed carefully and follow required procedures regarding filing of claims within certain time limits, and other formalities. This article deals with the architect or consulting engineer employed by the owner, rather than an architect employed by a general contractor. The procedures to be followed for private and public contracts differ.

Private Contracts

Louisiana law grants an architect a privilege for payment of his fee (principal and interest) and the cost of recorded in the Clerk of court's office in designs and on the land in which it stands. The structure must be at least partially constructed; if the building is not built, there is no lien. To establish the privilege, an affidavit must be recorded in the Clerk of Court's office in the Parish where structure is located. Generally, recordation of the affidavit must be made within thirty (30) days



after a notice of acceptance of the building or notice of default by the owner is recorded. The information recorded should include the terms of the contract with the owner or a detailed statement of the amount due, property attested and documented, and the property must be described adequately. If the architect's affidavit is not recorded, the privilege does not come into existence. Thus, the architect is faced with a dilemma, to protect himself against other creditor's claims and perfection of their privileges arising out of other debts, the architect should record his privilege in the court records as soon as possible after the contract with the owner is signed; if the architect does record his **privilege at this juncture, he may** insult the owner and interfere with his financing. If an owner should go bankrupt and the architect has not recorded his lien at that time, he loses it; it must be recorded prior to bankruptcy to remain valid. This is in contrast to other privileges that can be perfected after bankruptcy.

If the architect's privilege is properly and timely perfected, it is of equal rank with the privileges of the contractor, sub-contractor, and suppliers of material. These privileges are superior to all other secured claims except (1) tax claims, (2) laborers, and (3) mortgages or vendor's privileges, if the latter are recorded before work on the building is begun or material for construction is furnished. In the usual case, when the structure is to be financed, a person holding a mortgage has it perfected before construction is begun, so the architect's privilege will usually be ranked below and will be paid after the mortgage claim.

The recent Court of Appeal's decision in *Capital Bank & Trust Co. v. Broussard Paint and Wallpaper Company*, 198 So.2d 204 (1st Cir. 1967), has sad significance for architects. The judgment in favor of the architect in the lower court was reversed and the appellate court held the architects' lien

must be recorded before a construction mortgage, to prime that mortgage even though the construction mortgage is recorded *after* work commences.

In many construction contracts, the contractor is usually bonded to insure his faithful performance and payment of sub-contractors and workers. This bond is not for the benefit of the architect hired by the owner of the building, and he has no claims under it; but, he retains his claim against the owner, supported by his privilege. An architect employed by contractor rather than by the owner would have claims under the bond.

Public Works

An architect employed by the state, a municipality or a governmental agency to design public buildings has no lien on the building for payment of his fees. There is a general policy against allowing privileges and liens on public buildings and against allowing seizure and sale of public buildings. The architect must rely on the credit of the public agency for payment.

If the architect is engaged by a contractor constructing a public building,

he has some protection arising from the contractor's bond. Also, if the architect to whom payment is due by the contractor, files his claim with the public authority and records it in the court records, he can require that the public authority withhold payment to the contractor, the amount due him. The filing and recordation must be made within forty-five (45) days of recording of a notice of acceptance or default.

Litigation

If payment is not received in one year (1) from filing of the lien, the holder of a recorded privilege must file suit to enforce the lien or forever lose his privileged status.

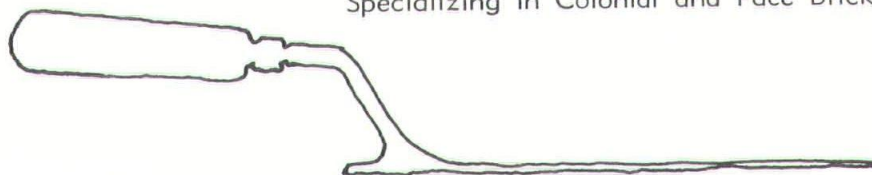
Conclusion

Rights arising under the architect's privilege are often complex, and meticulous observance of formalities is required in order to perfect the privileges. Practically, they are often involved with footraces to the court house and other legal maneuverings occurring upon learning of a debtor's impending insolvency.

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WHAT'S AN "A.I.A."?

BY WILLIAM R. BROCKWAY, A.I.A.

Frequently, you will see an architect's name written with the initials "A.I.A." immediately following, much in the same way that certain doctoral diplomates (Ph.D., M.D.) and holders of military and heraldic honors (D.S.C., V.C.) decorate their names with the initials of their own particular credentials. Just what do these curious alphabetic appendages mean?

The initials "A.I.A.," following an architect's name, are simply an indication to the public that the holder is a fully accredited member of the American Institute of Architects.

The American Institute of Architects is the professional society of the architectural profession and, as such, is roughly comparable to the American Medical Association for doctors or the American Bar Association for lawyers.

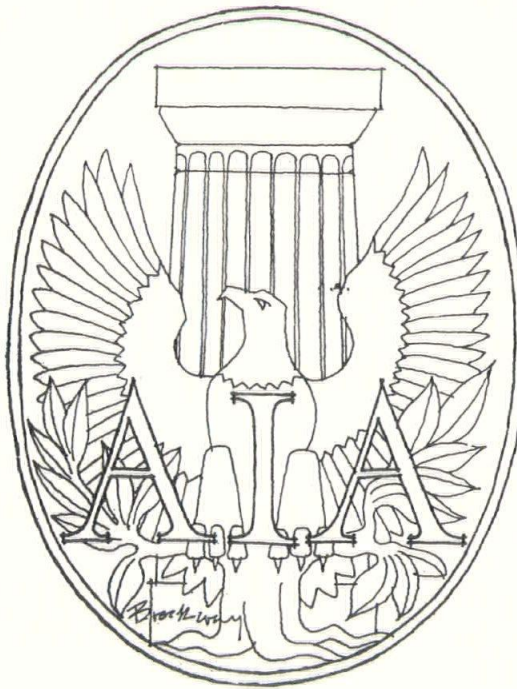
The A.I.A. was founded in 1857, just ten years after the American Medical Association and eighteen years before the American Bar Association. As professional societies go, it is one of the oldest.

Until early in the nineteenth century, there were not too many professional architects in the United States, although the profession had flourished in other countries for thousands of years. Most of our earlier buildings were designed by amateur architects who were also something else. The classic example is Thomas Jefferson, who was architect for the University of Virginia, several plantation homes and contributed designs for the State House in Richmond, Va., and the National Capitol in Washington, all in addition to his regular job as a statesman.

Needless to say, not all the early American designers were men of Mr. Jefferson's awesome proportion and, by the time the A.I.A. was founded, there was a very real need in this country for the establish-

ment of standards of practice for the profession. This the A.I.A. did. The Institute, then and now, requires of its membership the highest standards of professional competence, moral duty and human character any profession can devise. Its activities encompass many fields.

The A.I.A. has been largely responsible for the writing of architectural licensing laws in each of



the fifty states, which require every applicant to demonstrate his knowledge and competence before he can practice architecture.

Today, there are more than sixty schools of architecture in the United States. The A.I.A. has assisted in the formulation of curriculum, standards of accreditation and maintains an office of Educational Programs which answers about two thousand career guidance inquiries each year. In addition, the A.I.A. administers a larger number of scholarship and fellowship funds

for deserving students, involving more than \$50,000 per year.

Probably the largest single service performed by this multifaceted organization has been the establishment of ethical standards of practice for architects: No member of the A.I.A. will—

Render professional service without compensation.

Knowingly compete with another architect on the basis of fees.

Offer his services in a competition, except a formally A.I.A. authorized competition.

Knowingly injure the professional reputation of another architect.

Undertake a commission for which he knows another architect has been employed.

Use paid advertising or misleading publicity.

The net effect of these mandatory standards of practice has been, over the years, not only to elevate the profession, but to protect the public, which is more important.

In addition to its activities in licensing, education and ethical practice, the Institute constantly has committees at work on such diverse problems as construction research, urban design, school and hospital design, human safety, housing, historic building and other areas affecting the general welfare.

Under the Imprimatur of the A.I.A., any architect who bears the initials "A.I.A." after his name contributes to and is guided by the high principles of this organization and is a better architect for it.

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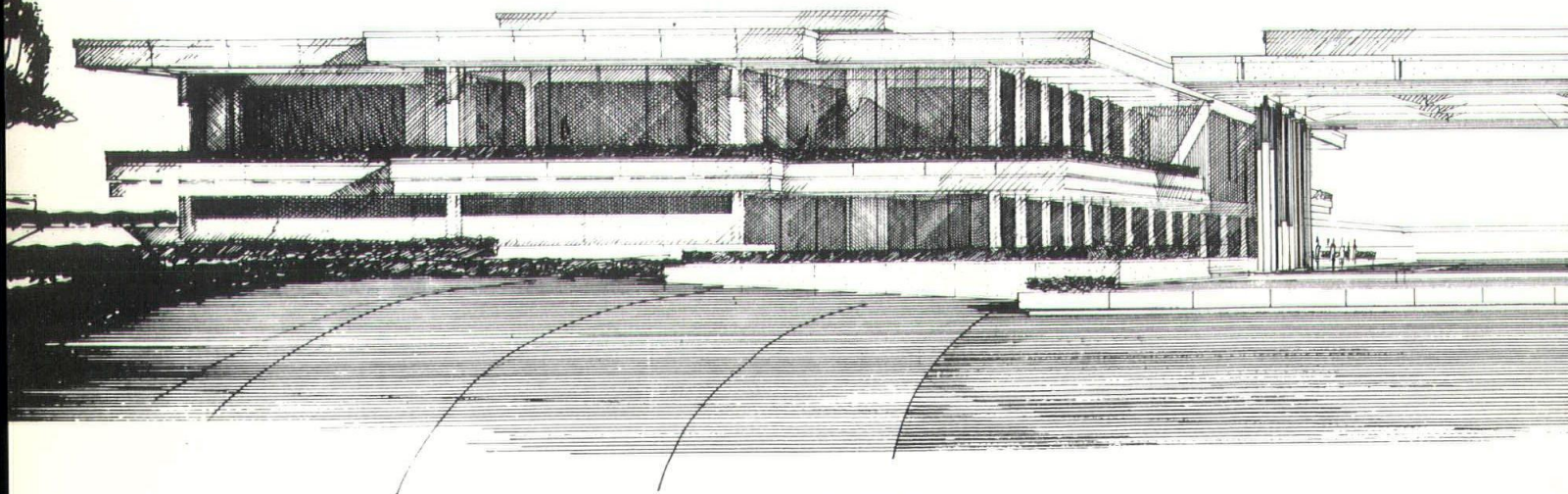
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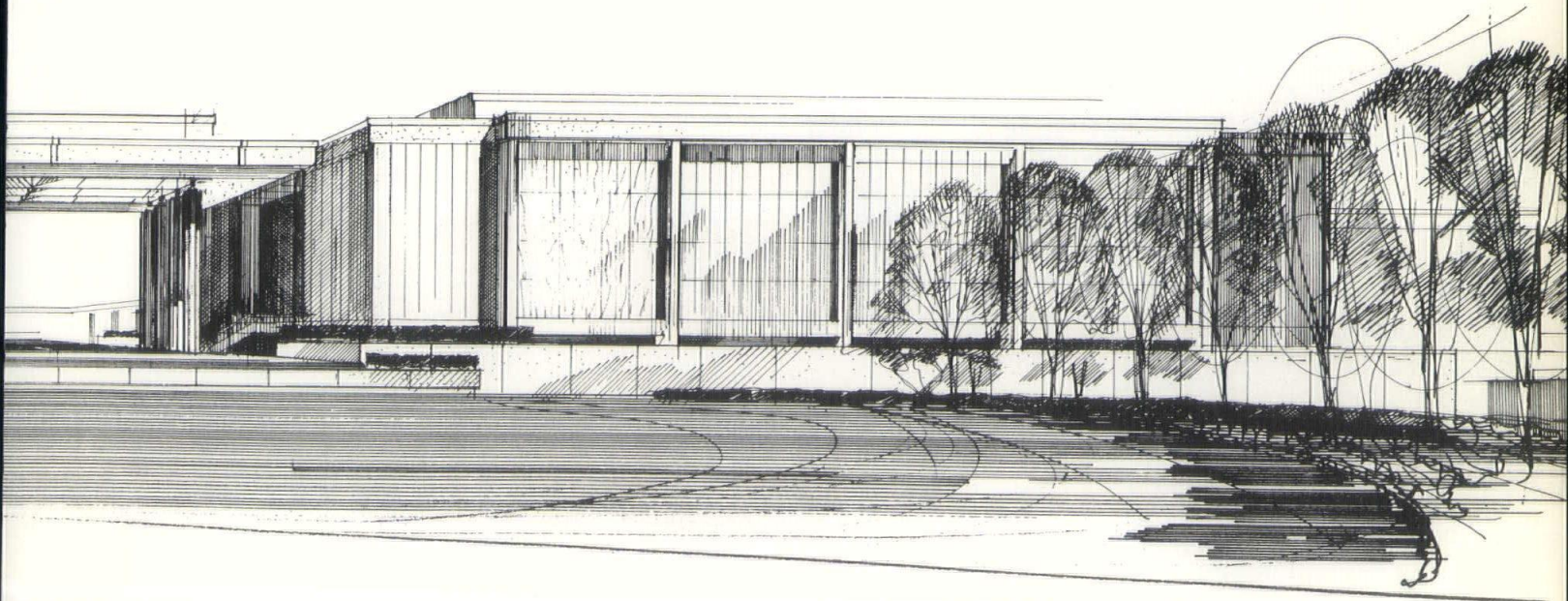
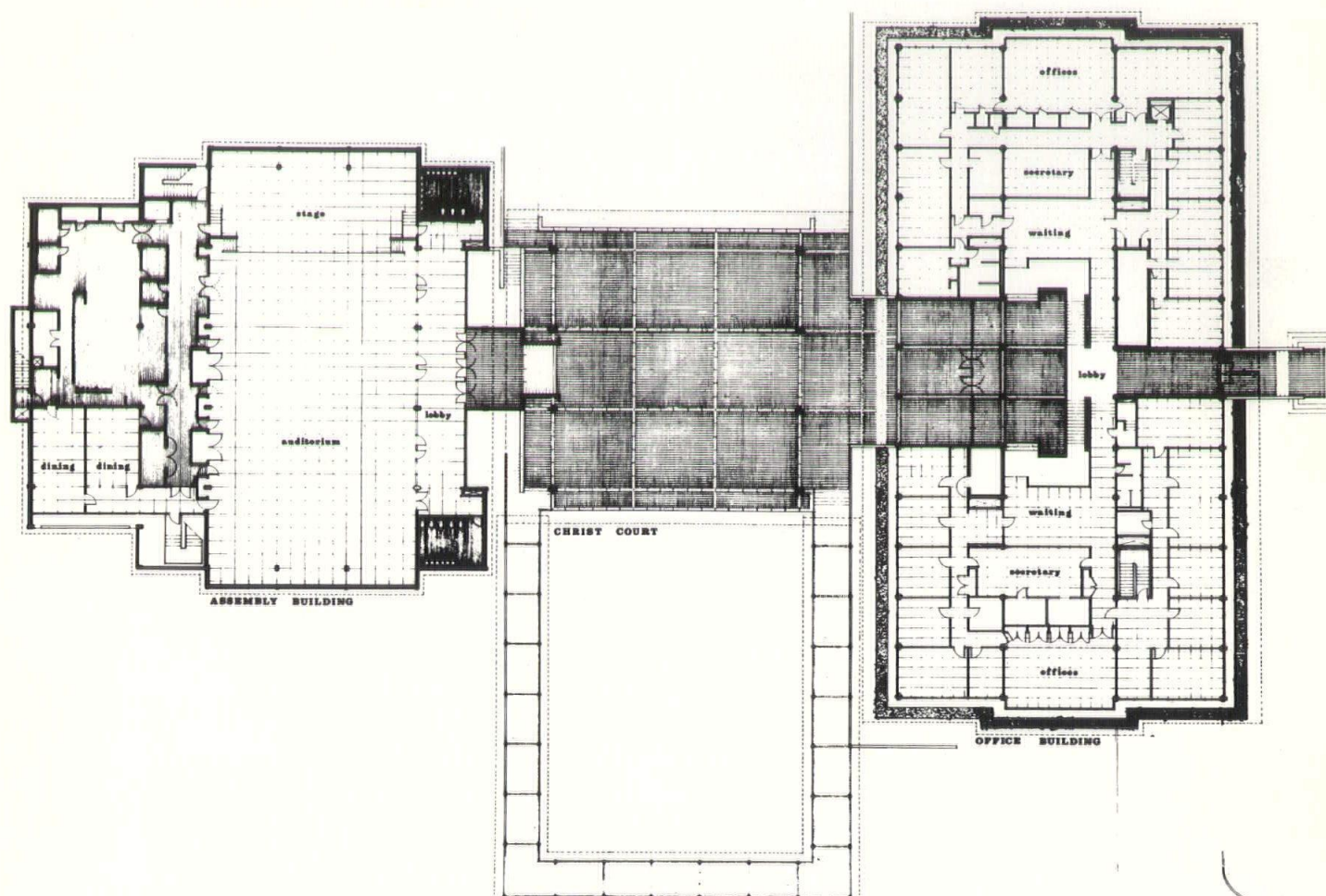
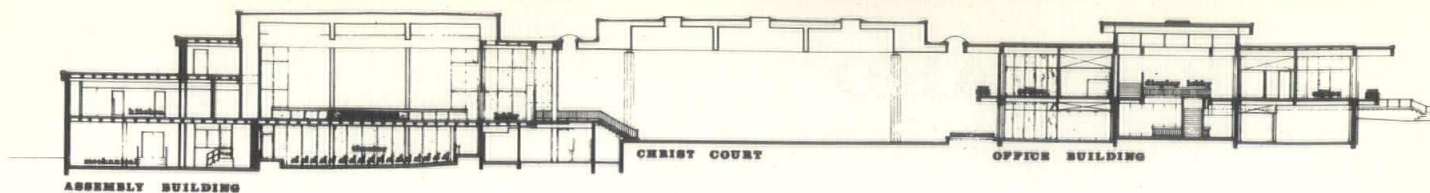
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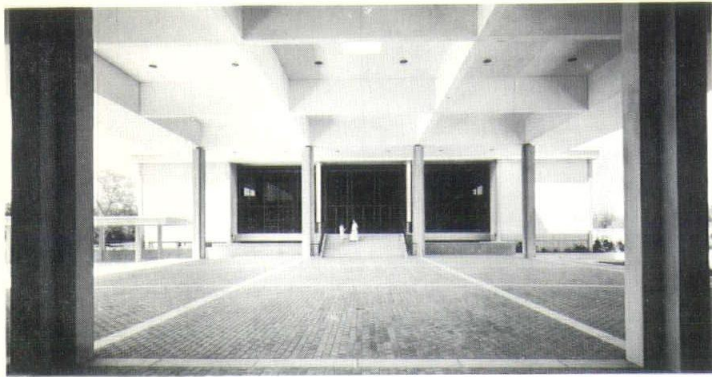
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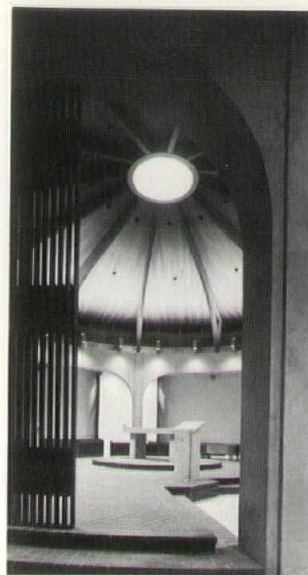
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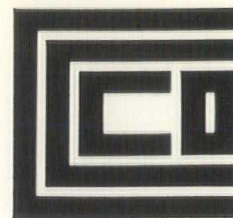
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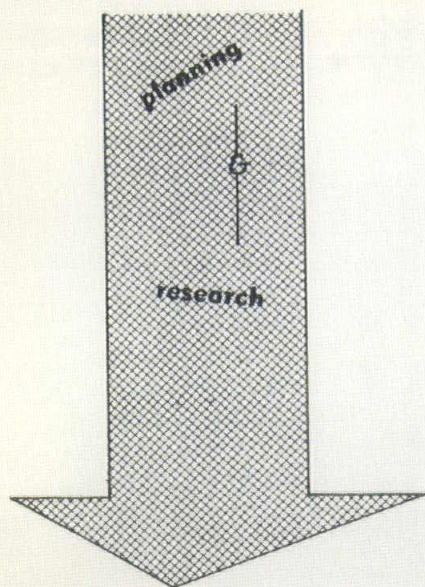
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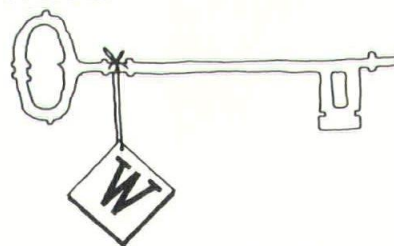
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