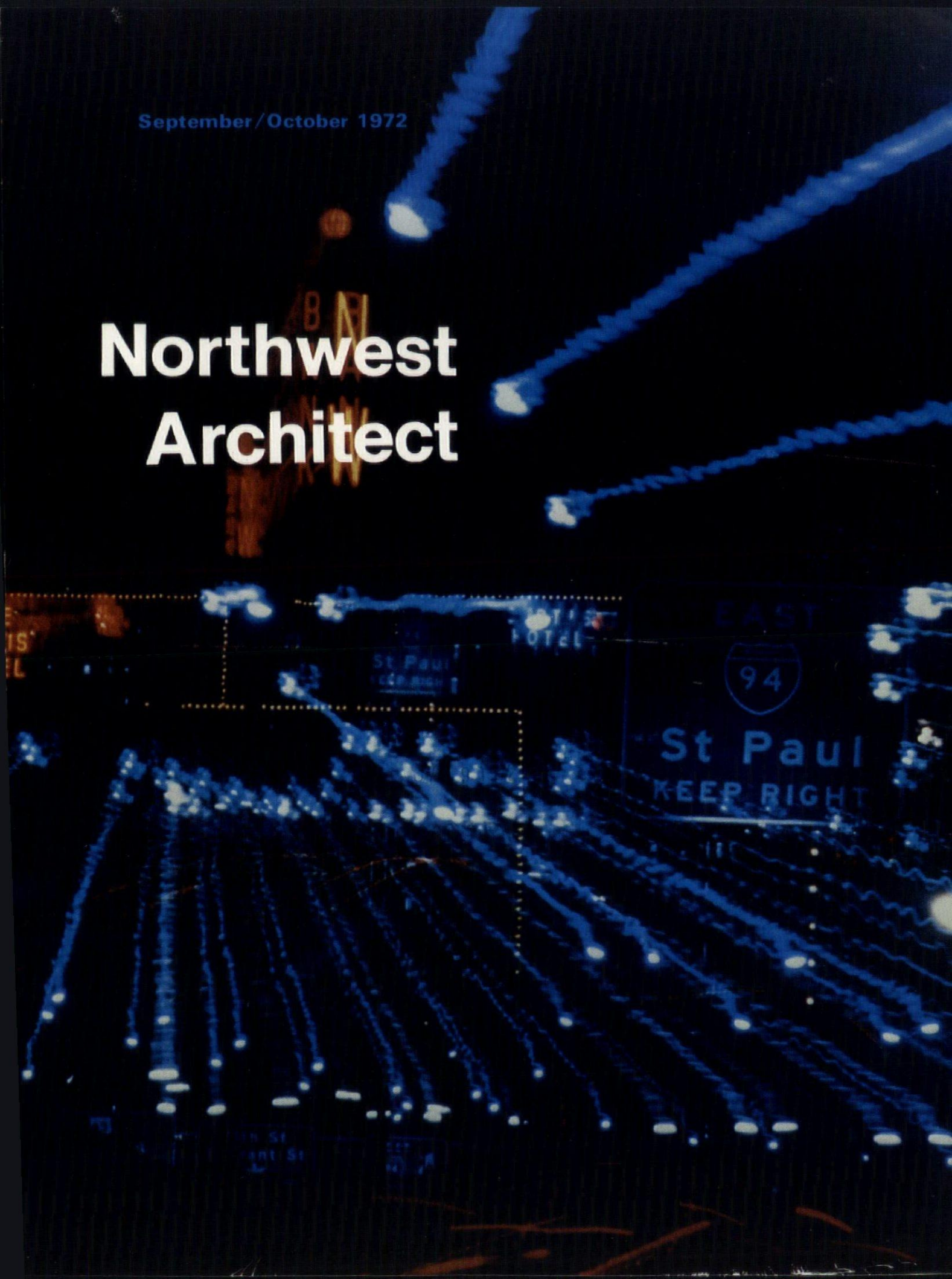


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Bernard Jacob AIA
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Fred Miller, Jr.

Graphic Design

Frank Kacmarcik

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Minnesota Society of Architects, AIA
Executive Director, Daniel J. Sheridan
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Bruce A. Abrahamson FAIA, President
Tom Van Housen, Commissioner of Public Affairs

**Northwest Architect
Editorial and Management
Committee**

Edward A. Sovik, Chairman, John C. Anderson, Elizabeth S. Close, David B. Hall, Phillip MacMillan James, James Lammers, Tom Martinson, Gene S. Peterson

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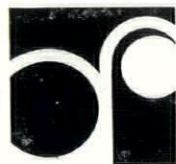
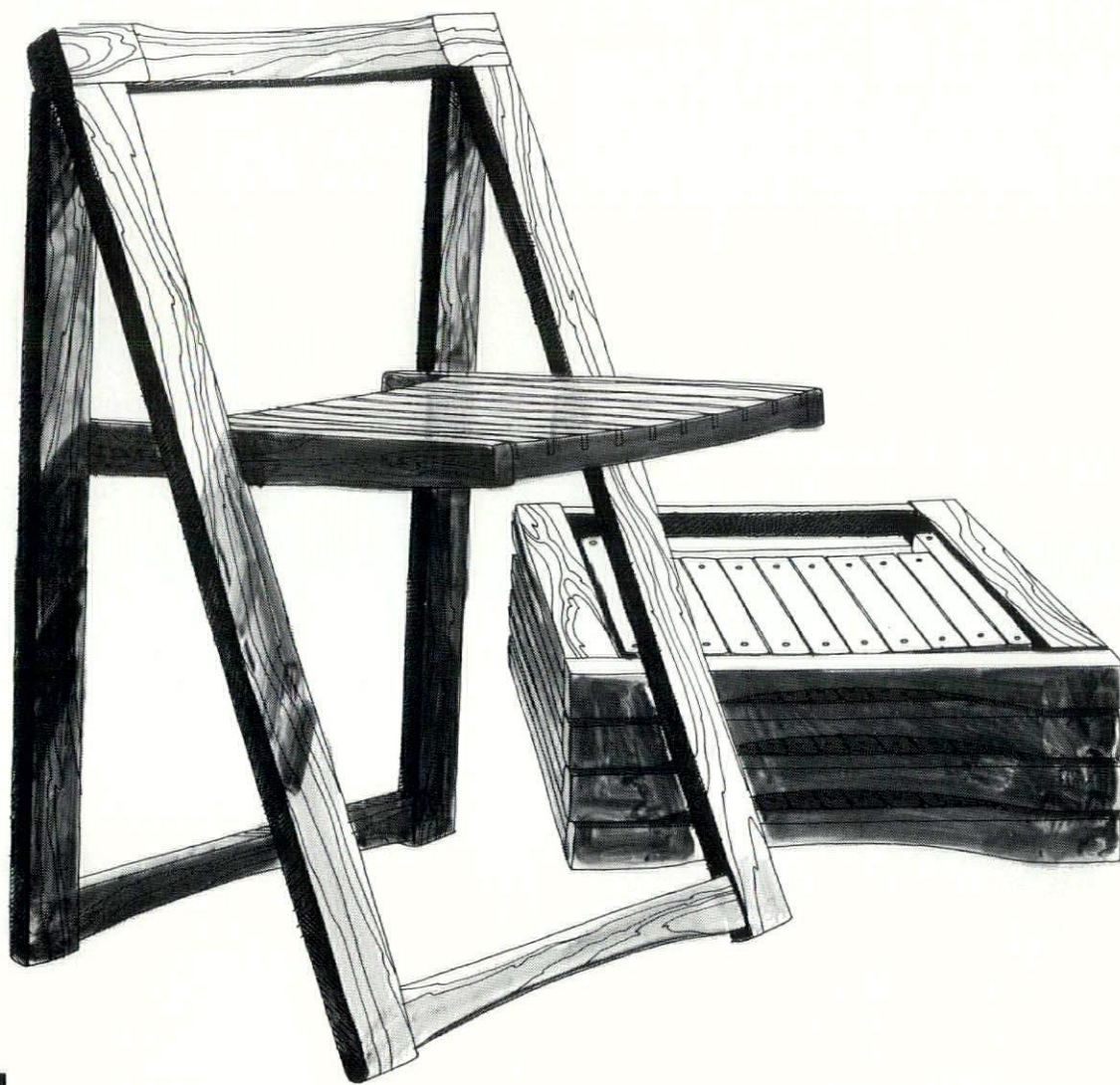
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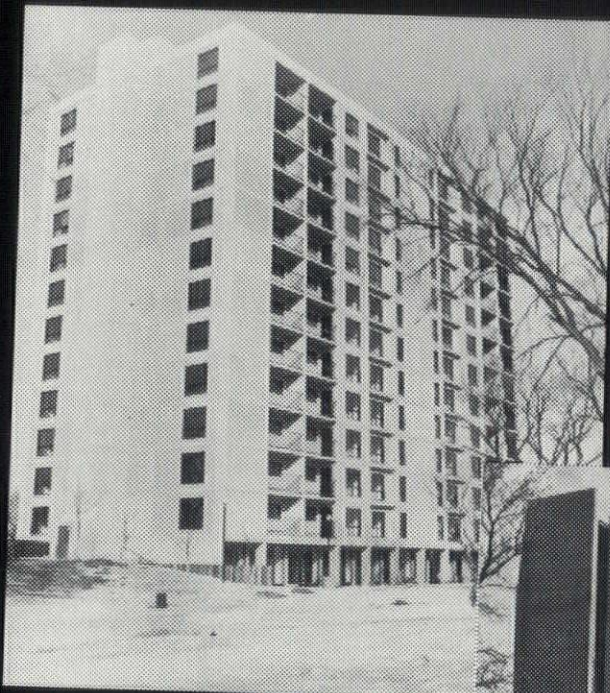


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The Emerging New Metropolis

by John R. Borchert

Now is a time of great concern about the kind of city we want for the future. Hence it is also a good time to explore and reflect along today's 10,000 miles of metropolitan thoroughfares and side streets, highways and sand roads. For the city of the future might be emerging on all sides. The expedition leads through a series of layers symbolizing the decisions, hopes and fortunes of five generations, including our own.

The Redevelopment Zone

One-quarter million Twin Citizens live in the Zone of Redevelopment, the fifty-square-mile historic central areas of St. Paul and Minneapolis built up before the auto era. There renewal and redevelopment are now the dominant processes of urban change. Many buildings are 70 or 80 years old or more. Street patterns, floor layouts, lot sizes and swaths of weedy pioneer rail yards are obsolete for many of today's life styles, commercial operating needs or building standards.

The two Downtowns are the only parts of the core where redevelopment and renewal have been continuous. Perhaps one billion dollars worth of buildings of all ages stand as monuments to successive generations of people and institutions who have organized and managed the private economy of the region, the public economy of the state and the political and economic relations of the metropolis with the rest of the nation.

Here in the Zone of Redevelopment are also the other major institutions which have endured the central cities' past century of change — the cathedrals, hospitals, colleges, university and museums. Along with the down-

towns, their monumental structures are the cornerstones of major publicly subsidized redevelopment and renewal in the metropolis.

The zone is penetrated by most of today's profitable bus lines and more than 75 miles of relict street-car commercial strips, ornamented by several square miles of stately mansions on the close-in bluffs, lakes and broad parkways. Some remain as one-family homes and many are divided into apartments. Many occupy locations attractive to luxury apartment development.

The entire zone is peppered with hundreds of small-scale private redevelopment or renewal projects — new stores and offices, walk-up apartments, renovated flat buildings and houses.

Here are the realms of the two big public Housing and Redevelopment Authorities and their thousands of elderly and low-income tenants. Here the Downtown business organizations and great financial institutions operate next to the social agencies, derelicts on skid row, campus activists, Model Cities organizations, tenant's unions and super-sized weekend parties of teen-town. Here are the ethnic neighborhoods and racial ghettos.

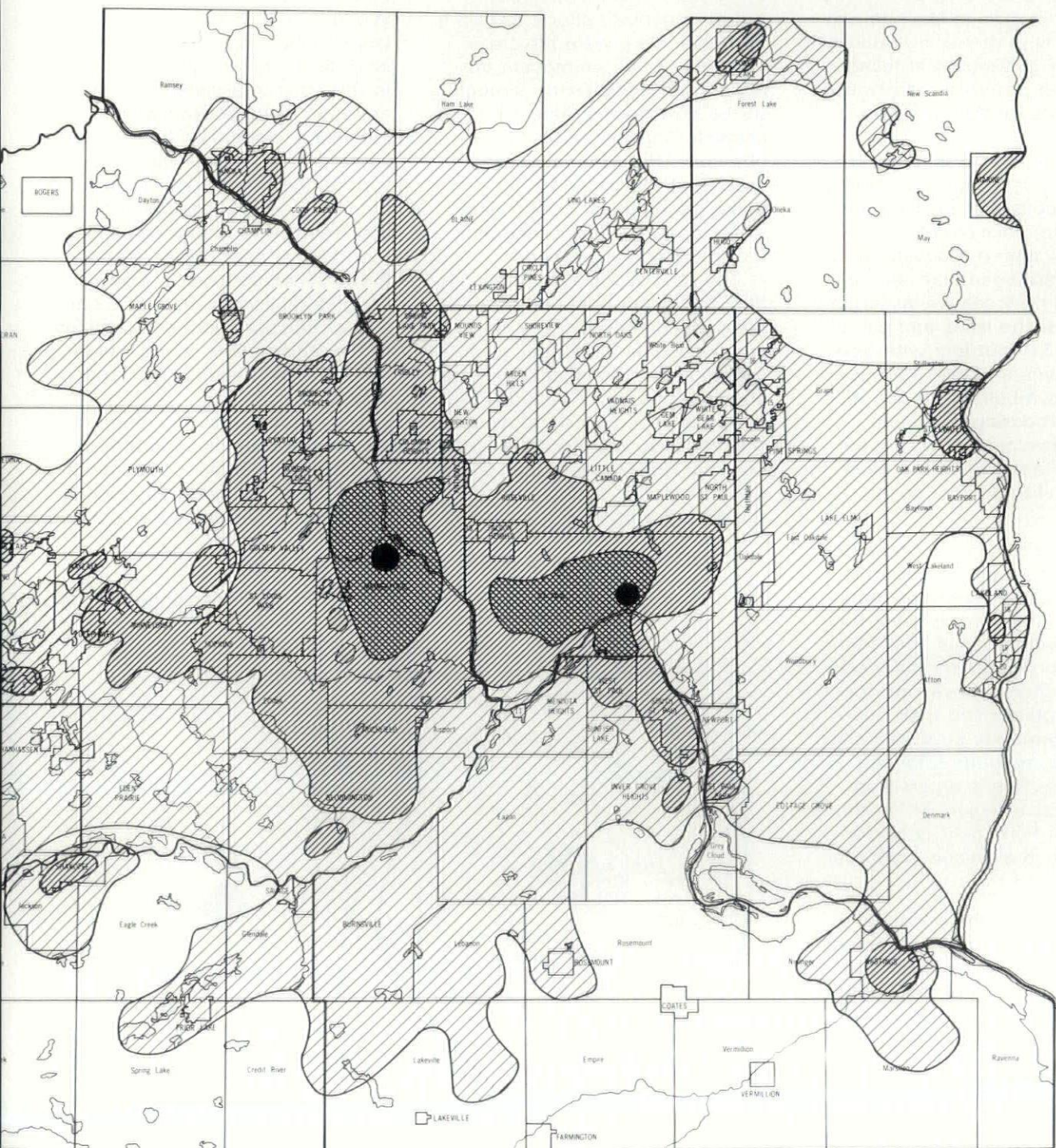
By 1985 scores of new towers will greatly change the skyline of this zone but the physical problems of replacing the aging and deteriorating "inner city" areas probably will remain more than half unfinished.

The "TMZ"

Another 1.3 million — nearly three-fourths of the seven-county metro population — live in the Traditional Maintenance Zone, the TMZ. That zone was platted and

ZONES OF TRADITIONAL EXPANSION





Source: J. R. Borchert and D. D. Carroll, *Minnesota Land Use and Settlement 1985*, 1971.

built up in the building booms of the 1920's, and 1946 to the mid-1960's. This zone is likely to continue mainly in owner occupancy for another generation at least, with accompanying traditional maintenance by the occupant families.

Half a million persons live in the inner part of the TMZ, mostly in Minneapolis and St. Paul and parts of the older streetcar suburbs. More than a thousand miles of streets are lined with 40- to 60-year old bungalows, or larger homes near the lakes and parks, on 40- to 50-foot lots with tree-shaded lawns and alley garages. The zone symbolizes the era of fast growth during the boom years of development of the rail and grain "empire" to the west and the building boom of the 1920's.

Scattered rows of apartments line the streets where the trolley cars ran and corner stores mark the major intersections along the former street car lines. The landscape is dominated by the works of homeowners whose care for their own places and their residential community produced a nationwide reputation for the Twin Cities. This is a persistent and distinctive region within the metropolis. Perhaps it is also a monument to a unique era in our history.

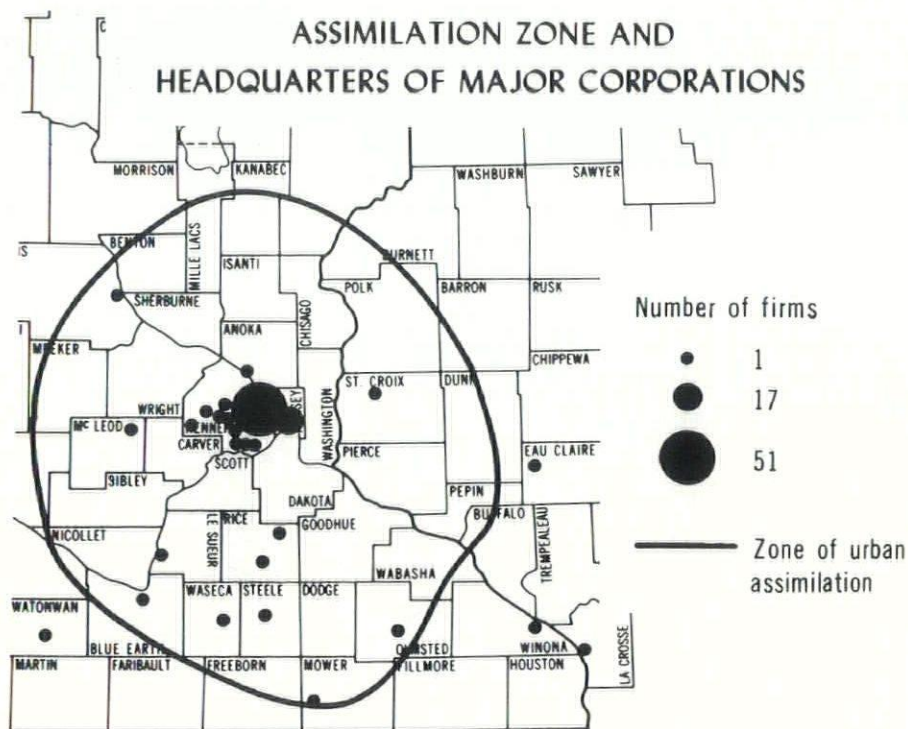
Here today is the realm of home owners on fixed retirement incomes facing rising taxes and inflation, heartland of the T-Party, a realm inexorably turning over to the tide of young, middle income families, some black, most white. Here are the boom areas of do-it-yourself housing renovation, community councils, neighborhood associations, organized opposition to lakeshore and parkside

apartments, local resistance to integration in some neighborhoods, organized efforts to help it in others. Here were the areas least able to accommodate the radial freeways piercing through to the downtowns; here the local costs are highest and local pay-offs least. Here the rest of the metropolitan population must make the broadest local concessions to complete the metropolitan transportation network.

The post-World War II part of the TMZ is the home of 800,000 metropolitan citizens, the most populous zone within the seven-county area. It is nearest the popular stereotypes of "suburbia" — the product of two short, dynamic decades from the late 1940's to the mid 1960's. More than 2,000 miles of streets and nearly 200 square miles of development are

symbols of the explosive population and economic growth after World War II. Perhaps 15 to 20 billion dollars were invested in land, buildings and public facilities in this zone in a generation. There are anomalous pockets around the old village centers and early lakeshore developments which were surrounded by post-war expansion but mostly this is the realm of the belt freeways and expressways, the multiple specialized "Major Centers" which have to varying degrees replicated the whole battery of functions formerly confined to the Downtowns, and a sea of homes, lawns, young trees and shrubs.

Here is the maturing realm of the largest shopping centers, industrial parks, office parks, motel and hotel parks, sprawling school campuses, new libraries, play-



Source: Geography and Urban Public Policy. National Academy of Sciences, 1972.

grounds and beaches. Buffer strips of garden apartments adjoin the thoroughfares and commercial zones. Here are most of the region's swimming pools, country clubs and residential premises adorned with bikes, barbecues, picnic tables, swings, sand boxes, camper trailers and boats. These features are common in all parts of the zone despite the wide range of income. Median family incomes of the TMZ suburban municipalities range from the Twin Cities' highest down to about the 30th percentile, and the average house size varies from less than 1,000 to more than 3,000 square feet of living space.

Here are suburban village councils which have traditions — throughout most or all of their histories — of zoning to develop or buffer the land along highways and to protect property values, of planning and programming scores of millions of dollars in bond issues and capital outlays for new development, of increasing inter-governmental co-operation in these ventures.

The "ZNG"

The Zone of New Growth on the map is the area that was not yet built up by the mid-1960's. Most of the land is not now subdivided but most of the new development to the mid-1980's will occur here. More than 500 square miles will be urbanized by nearly 300,000 new dwellers.

Fields and pastures, marshes and woods still widely separate old villages and resorts, country dance halls and church yards, drag strips and gravel pits but new developments are being dropped in at many places — planned industrial parks, planned mobile home parks, planned gar-

den apartments, planned one-family residence clusters, planned new communities, planned shopping centers, new schools and planned college campuses.

Land costs are high, construction costs are high. Hence the units of development are larger, more planned and controlled and more clustered than ever before and the trend will no doubt continue. Expansion of central sewers to this zone will be both necessary and rationed. That will further encourage clustering of development. Accessible land far exceeds the amount needed for subdivision for two or three decades. Of growing importance, therefore, will be the questions of who owns the intervening open space, what will be done with it and how it will be taxed.

Meanwhile, though people from other parts of the metropolis debate the future of highways, miles of country roads in the ZNG are being necessarily upgraded to thoroughfares and expressways. Those routes link the new centers and serve a large population which is not participating in the debate but is preoccupied with enlarging the metropolis to make room.

The "ZMA"

The Redevelopment Zone, the TMZ and the ZNG embrace the entire region of traditional urban expansion. However, beyond that lies a vast Zone of Metropolitan Assimilation, the ZMA. Most of that zone's 830,000 persons live within an hour's driving time of the belt freeways. All of the zone is within daily commuter range of the Twin Cities and suburbs or satellite employment centers. Three decades ago none of these areas was within practical com-

muting range. Hence the ZMA has urbanized largely through the transformation of its rural population and not by an invasion of suburbanites moving out from the Twin Cities. Thus the metropolitan circulation system exploded from less than 1,000 to more than 15,000 square miles in 30 years. Meanwhile the population increased only four-fold. A vast potential "land bank" resulted. Even at present growth rates and low, outer suburban densities all of the area would not be developed in the next 600 to 1,000 years. Yet land sales to city people are rampant throughout the wooded and watered areas, perhaps traditional speculation or, perhaps, laying the framework for yet another phase in the evolution of urban settlement.

Throughout this zone rural townships, villages and cities have been gaining population and household buying power for a quarter-century. Young people remain or return to their home areas and commute to a wide range of jobs and locations. Farmers take on industrial or service jobs and continue to farm on evenings and weekends. Small cities are the homes of one-eighth of the area's industrial firms listed on the national stock exchanges. Twin Cities branch plants also bring the metropolitan economy to the countryside. At the same time land has come under pressure for uses traditionally incompatible with nearby homes or natural scenery — the solid waste land fills and the giant new electric generating stations, for example. The ZMA contains the low-cost land nearest the metropolitan population center but mobility has increased and so has the size of these nuisance features. Hence

they are much more apparent and provocative than they ever were before, to both local residents and travelers from the cities and suburbs.

The ZMA challenges urban stereotypes. Rich and poor, Ph.D.'s and self-educated, localites and cosmopolites live side by side on the same stretch of lakeshore or the same wooded hillside. Professional and technical urban job holders are also farmers, account for significant production of crops and livestock. Old-time dances and steam threshing bees attract crowds from city and suburb; the symphony plays to crowds in "rural" high schools and parks. Mobile homes house low income families in neat lakeshore colonies or on acreage amid lawns, flower beds and vegetable gardens. Other low income families — including a few communes — live in squalid housing of every kind found in the core cities, and more, but amid abundant open space. The public owns a hundred square miles of nature preserve, most of it unknown to most people.

The Emerging New Metropolis

This is the barest outline of the ever-changing scenes along the 10,000 miles of streets and roads of the Twin Cities metropolis. Reflection on these scenes always leaves me with a great feeling of humility, of respect for the multiplicity of life styles and compassion for those who are hemmed in only by some basic injustice or ignorance of the options actually open to them.

In different parts of this microcosm there are urban environments for conformists and libertarians, for the likes of Jane Jacobs, Ebenezer Howard or Le

Corbusier. They are created by an almost endless variety of combinations and trade-offs among income, travel costs, housing costs and partly known variables of personality and desires to control personal space.

Here on exhibit is one of the inherent conflicts of urbanization. On the one hand, the more widespread the urban network the greater the potential variety of possible living options and control of personal space. Yet all within the network are also captives of it to a great extent. They depend upon one another's activities and they depend on the metropolis as a major center of action in the world society. Hence they cannot easily spread beyond the practical range of daily commuting and land uses must be arranged to minimize incompatibility.

Little wonder that groups arise all over the metropolitan area when a local cherished life style appears threatened or local aspirations to a new one appear unfairly frustrated. It is equally natural that diverse districts unite to plan, build and run the region-wide framework of transportation and utility lines or the big, one-of-a-kind specialized facilities.

Finally, it is natural that the search goes on for ways to make the metropolis work better. Examples are the search for better ways to organize to remove forced segregation, to increase both the knowledge and the variety of possible ways of living, to increase income and security, to make decisions and manage public services on the metropolitan scale. There is also the search for new technologies to better rationalize the inherent conflicting desires for both agglomeration and dispersal of the city — current

examples are a sanitary sewage disposal technology for dispersed population, a transportation system powered without fossil fuel, including personal vehicles that can also become components of an automated, guided mass transit route or a well-designed and engineered house which a layman can assemble.

The vivid variety of life styles suggests that the existing metropolis is a collection of embryonic "Neighborhood Growth Units." The search for better technology and organization suggests that *this* is the "Experimental City." If the search fails it will not do so because "the City" failed but because justice, compassion, ingenuity were lacking in the people who lived there. ■

John R. Borchert is director of the Center for Urban and Regional Affairs and professor of geography, University of Minnesota.

Citizen Participation The New Theology or the New Mythology

By Todd J. Lefko

The length of a society's existence is determined by its ability to adapt. Our society, now under many stresses, is being tested as to its adaptability. Some of these stresses are in the area of governmental reform and the proper role of the citizen.

We are deeply affected by the past. Old institutions and traditions often bind us to outdated methods. We remain wedded to municipal boundaries which are accidents of history, while observing a widening national gap between resource location and traditions concerning local decision making.

One of our old mythologies proclaims that local government is that unit closest to all the citizens but to many they were not the citizens to whom past citizen participation referred. In the 1960's, whether Black, youth, women, ethnics, consumers, environmentalists or angry taxpayers, a new theology affected their lives and styles of reaction. It is based upon the old concept of "democracy" under the often undefined catchword of "participation."

The new theology is at a crossroads. This new creed proclaims an effective sharing of power, a control over one's own life, an input into decisions and a belief in an organized "public interest" to effectively balance other power blocs in society. Whether these ideas will turn out to be another mythology is still undecided. What is important is that it will be a shaping force of the 1970's, forcing a different type of policy process upon the planners, architects and policy analysts.

It is, in part, an attempt at a Populist Reformation. This reformation seeks to change not only governmental institutions but the whole attitudes and values of so-



ciety. It is, to a great extent, a reaction against past values and actions in American life. In the governmental realm the new theology is a reaction against the Progressive spirit of the late 19th and 20th centuries. Progressive reformers, seeking to destroy the corruption and inefficiency of the political boss, moved actively against the long ballot, spoils system and ward government.

The Reform movement, its base in the growing white middle class, instituted changes which not only reflected but helped to shape the values of this class. Governmental progressives were only part of the movement toward professionalization, with centralization of power and authority as a natural outgrowth. This professionalism, using tools of the merit system at large districts and non-partisan (at least in theory) elections, the short ballot, with non or low salaried independent boards and commissions to attract the "right" people, weakened the position of the old machines.

To the reformers the old boss and spoils system represented decision making based upon personal values and non-rationality. At the center of the reform movement was the belief that the new technicians were value free. They could best represent the needs and wishes of the middle class. Professional city managers developed, with their official nonpartisan expertise, reflecting the concept that a clear line could be drawn between policy making and administration. The manager was seen by Rexford Tugwell and others as a scientific process, removed from the non-science of politics. As Robert Goodman pointed out, "The rationalism of the professional was seen as the

objective substitute for the self interest of the politician."¹

It was as though "Trust your local technician" became a watchword of the American faith. In not only government, but in industry, this idea prospered. Scientific Management, led by Frederick Winslow Taylor, introduced the tools of production planning, scheduling, work pattern research, tool and process standardization, worker training and selection procedures, new methods of supervision and payment according to measured output. The children of these changes include cost accounting, personnel management, industrial psychology, human relations, market research, a central planning office and long term capital budgeting.² For a society which officially eschewed formal planning as a foreign concept, we didn't allow our official beliefs to stand in the way of our practices.

Whether the growth of corporate planning of the 1920's, the New Deal economic planning of the 1930's, the military and economic planning of World War II, the economic planning of the Fair Deal, New Frontier, Great Society or the Nixonomics, all reflect the increased role of central planning as a tool for current society.

Just as the reform movement sought to restore order out of what was considered municipal chaos, city planning develops as a part of the reaction to the disorder of early industrial urban growth. The City Beautiful and Garden City movements, zoning and subdivision controls were developed in part as a protection for the growing middle and upper classes, or as a method of assistance or a subsidization of real estate developers.

By the 1920's the attempt to

rationalize city planning was evident. The Standard State Zoning Enabling Act of 1924 and the Standard City Planning Enabling Act of 1928, prepared by Herbert Hoover and his Department of Commerce, provided the legal framework and guidelines for state laws on city planning. These acts called for local, non-elected planning commissions. Control over land use was to be made by the middle class and their technicians.

Planning as one of the official magical acts was also aided by the growth in speculative development of suburbs and the inner city urban renewal, the growth in systems planning in the military and industry, the new techniques of computer technology and the development of social planning as a field.³ With the new techniques, such as systems planning or the computer tools, professionals were able to increase their official positions as value free scientists. Planning practitioners didn't see themselves as part of an ideology but as value free professionals. They were technicians building a new society and any values were those of a belief in the power of rationalization to improve society. As Albert Speer noted, "I sold my soul, like Faust, to be able to build something great."⁴

Other trends in the economy aided this growth of centralization. New technologies in transportation and communication (e.g., computer, automobile) demanded centralized planning for their coordination. In the shift from a production to a service economy, the technician and his services are central. This position helped to increase the status of the technician and reliance upon him.



Public administration became the missionary field of centralization. The new logic appeared as if on tablets from the mountains. Larger units were needed as a reaction against the inability of fragmented governmental units to solve problems. But mostly, centralization became a *raison d'être* for strong administration, a holy cause public administrators were not lax in promoting. How better to give power to the new professionals? Schools of public administration gave their academic imprimatur to strong central administration.

The Progressive theology had technology, the growing corporations, the desires of the administrators and the universities as part of the family. A two-edged symbiotic philosophy outlined the thought of the progressive organization. First, the American theme that bigger was better and meant more resources capable of solving any problem. Whether in economic terms or governmental, whether in land development, resource

use, building or a growth of GNP, quantity was a measure. Effects of the type of building or resource use were not the central consideration. If the pie enlarged all would share in the pie, so went the economic theory which became a basic American assumption.

Second, we as a people had an abiding faith in the future and the ability of technology to solve any problem. Progress was our most important product and if any problems arose, technology would be developed to assuage the difficulty. For Americans the future would take care of itself. "In God and Technology we trust" the engraved motto might have read. A problem was due to the inability of government and industry to effectively utilize technology to match changing needs and expectations of people.⁵ It was a view which accepted our form of government and economic system. If the system was correct, then something must be wrong with the people who didn't succeed or fit. If only you could change the

people, the system could operate more efficiently. Train them to work, put them in better housing and manage them better, that was the way out of social problems. The technicians viewed this as a technical problem they could solve, if they were only given more time and resources.

The rationalization continued that local government was that unit closest to the people, one that could react and reflect. However, as perceived service needs grew it was discovered that resources tied to this ideal hadn't read the script. Federal and state utilization of growing income taxes, state lethargy in dealing with urban problems and local dependence upon a slowly responding property tax helped to widen the gap between increasing local needs and increasing fiscal disparities. But the myth remained in many minds that local government was that unit best capable of solving the "urban crisis."

Within the contexts of old beliefs and pressing needs a reac-

tion developed. For many the system was not working. They refused to accept it as solely a failure of human desire. Rather they questioned the "value free" technician who ran highways through their homes or ignored their requests by stating that decisions had already been made.

There has been in the past 15 years a growing reaction to the acceleration of change and its complexity which brings about a world in which few comprehend a direction. A reaction to bigness and distance of institutions from the individual develops along with a feeling that the individual can only become effective in our society, not as the individual but as a member of an institution. A reaction against decisions based upon knowledge gained through

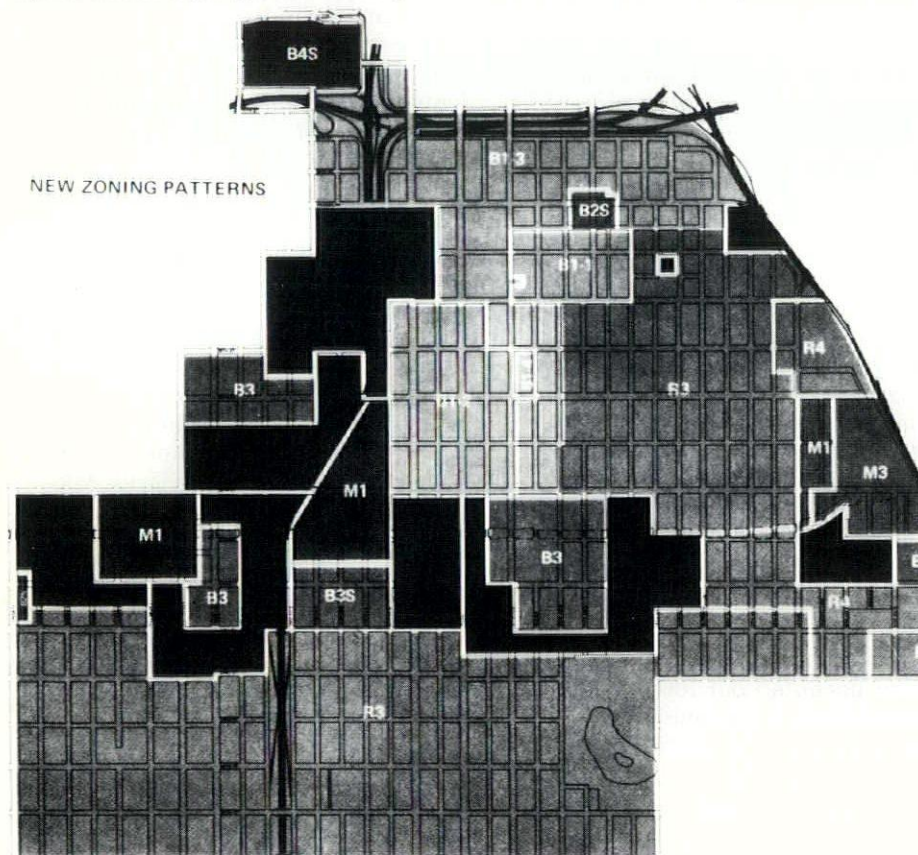
information techniques and tools which appear to further obfuscate any chance of control by those affected. Daniel Bell has stated that these new knowledge elites may become a ruling class. A realization has arisen that if knowledge was to be a ruling force, how that knowledge is determined and defined and by whom will be the pivotal fight for societal control. But, as Toffler points out, in a world of fast change, in what can the individual safely believe? A recent Harris Poll indicated that distrust and questioning of basic institutions is not only a fact of life but is fast becoming a way of life.

If old values cannot be trusted, if the managers have managed to further their values, if technology has not solved our problems, but

only exacerbated many, if centralization has led to feelings of anomie, if . . . the list goes on, for what is perceived to be true becomes true for the viewer. To many of the new theology, the tenets of the old reform movement must be attacked. They feel that the wrong values have been stressed by centralization of power, professionalism, economy and efficiency. Rather, "responsiveness" becomes a catch phrase which balances and outweighs the old values.

Participation has changed from its older uses to reflect the new demands. Previously the citizen acted as an adviser to the technicians. Prior to 1964, in programs such as Urban Renewal, Workable Program for Community Development and most of the Juvenile Delinquency Demonstration projects, citizens generally reflected city rather than neighborhood orientation. Mostly white planners, business and civic leaders and interest group representatives, rather than neighborhood residents of affected areas became advisors. The "advisors" were seen as a method of building community support and understanding of renewal and other projects, a committee to be disbanded when the project ended. While many of these participants felt that planning was too important to be left to planners and bureaucrats, they saw themselves as professionals also, on an equal social level with the planner. These older concepts were institutionalized by methods such as mass media reporting, in-house reporting activities, open meeting requirements, public hearings, appeal procedures, publication

(Continued on page 229)



Toward New Patterns of Growth in the Inner City

By Tom Martinson

For more than 20 years the plight of the inner city has been on the tongues — if not the minds — of most concerned citizens, particularly those knowledgeable individuals living in higher amenity areas. After all, it seemed a shame to have all those nameless indigents living in such squalor and one did become just a bit uneasy driving through the "slums" enroute to some cross-town destination.

During this time government at all levels poured billions of dollars into inner city areas, with remarkably little success. This is not to say that all administrators had acted in bad faith or that all elected officials had made consistently poor decisions, or that all planners had been blind and insensitive.

sistently poor decisions, or that all planners had been blind and insensitive.

It does say, however, that the inner city became something "different" in the minds of those seeking the answer to its problems and the deeper one looked the more complex and difficult the workings became. Projects of a character and scale that would be unacceptable elsewhere in a city would be planned and built, while social and economic deficiencies went largely untreated.

As more and more unsuccessful projects were evaluated, at least two aspects of the problem became clear: project areas were being planned with little if any resident input and that the ultimate solutions, if they existed, could not be confined to long-term or physical development alone.

With this in mind Congress provided for a Model Cities Program under Title I of the Demonstration Cities and Metropolitan

Development Act of 1966, aimed at creating a comprehensive attack on social, economic and physical problems in certain blighted areas. Important in this act was the provision for mandatory resident participation during the planning of any federally funded development within the target area.

Although a true and complete evaluation of the Model Cities Program may not be possible for some time, it appears through a number of indicators that the effectiveness of Model Cities, nationwide, is low. In many cities the program has undoubtedly folded due to ineptitude or political obstruction. In many others, though, the problem may simply be one of quantity: too large a decaying area, too many people to educate and employ, too many services to provide on too small a tax base. In large towns such as New York or Chicago even the most successful federal program could be viewed as tokenism under such circumstances.

Even in Minneapolis, which may be very successful in upgrading its inner city areas, the total amount of federal funding available is enough to clear and rebuild far less than one percent of the Model City area per year. It must also be remembered that without a solution to the quite considerable economic and unemployment problems within the area important social and physical programs are not as likely to succeed.

Then too, the citizen participation apparatus is unwieldy. Unlike the well organized homeowners' associations in more affluent areas, residents in the inner city have been, for the most part, poorly organized and apathetic.



As they were drawn into the decision making process they became radicalized against City Hall, which appeared to them to be taking "their" money and turning its back on their wishes. On the other hand residents have set up a confusing array of subcommittees and task forces to discuss the area's many interrelated problems, to the exasperation of officials who are under the gun to solve pressing city-wide problems and often cannot gracefully wait for three tiers of local policy groups to pass or reject a proposal.

It is perhaps pointless to speculate here upon the future of American cities, although it is clear that many of the largest are in deep trouble, so much so that only the most radical — and correct — reforms will make any positive impact. For cities such as New York or Chicago the success or failure of any single program is probably only of academic importance.

For Minneapolis and other more fortunate cities there is far more hope and the mechanics of change are very important. A most hopeful sign is the ability of the inner city residents (who turned out, after all, to be just as human as suburban residents) to form a policy making body. The inevitable mistakes and petty political bickering should not obscure the fact that Minneapolis now has the potential for city-wide citizen participation.

To capitalize on this the residents will have to begin responsible, positive representation of their individual neighborhoods, realizing that the power to propose — within the framework of city-wide goals — is the most significant power of all. Chief

among their objectives must be to propose new land use and, ultimately, zoning patterns to halt the extraordinary amount of speculation and inappropriate "responsible" development now taking place in inner city (read: high-zoned) areas.

Other most necessary, if unspectacular, programs include job training, placement and transportation, rehabilitation of existing housing, street paving and the eventual unification of compact, functional districts for non-residential uses, not unlike the land patterns found in "better" areas of the city.

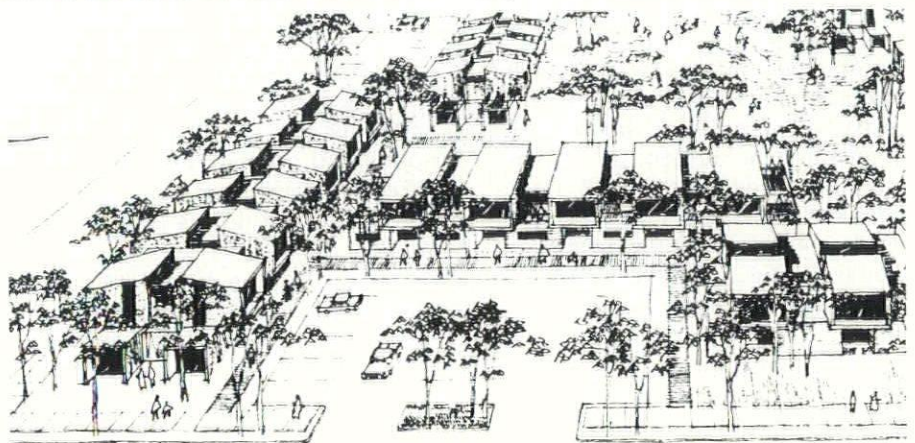
Of course public agencies can supply only a fraction of the necessary investment and a great majority of the capital will come from the private sector. Once the uncertainty of his investment is eliminated or reduced, the individual homeowner will be more likely to improve his own house rather than wait to be bought out by speculators or the city. If this can be coupled with more sensitive investment by other private sources, a substantial amount of the purely physical problem will be erased.

Solutions to other problems, particularly those related to income, will need to be more inno-

vative and are no less reliant upon private industry for help. Realizing that the time for talking is essentially over, Minneapolis has begun to roll up its sleeves, beginning tactical programs that can be modified or strengthened as necessary.

If the city can draw upon realistic resident input and convince the private economic sector to make responsible — rather than speculative — investments, the way will be clear to implement new patterns of growth within the inner city. In the final analysis the basic issue will be one of confidence, the problem one of magnitude. When the inner city is finally taken out of the arena and its problems pragmatically attacked, we will be a long step toward real growth.

Tom Martinson is a City Planner, Design, for the Minneapolis Department of Planning and Development, with active responsibilities in the area of the inner city.



Suburban Growth and Planning Toward a Suburban Consciousness

By David Zarkin

Several thrusts are responsible for the growth of the Twin Cities' suburbs. The central cities grew during a period of great immigration into this country, culturally building themselves from the influx, while suburban communities continue to grow from migration within the country and metropolitan area and therein lies a significant difference.

The central cities lent themselves to sharp definitions because they were vibrant melting pot communities, albeit the diverse populations were somewhat sectionalized. Businesses and structures in the inner city reflected intensely various cultural heritages where those that could lived a truly urban existence.

Now immigration of additional diverse cultural groups is unlikely. Migration of low income, minority groups from rural areas to inner city neighborhoods is a thrust that has been underway since after World War II. What has happened is described by sociologists as ecological invasions: individuals and groups abandon an area and move to another. It is most pronounced where people who seek a better way of life than that which is available in rural areas move to inner city neighborhoods while the white, middle class inner city residents move to the suburbs.

Concurrently growth in suburbs is evident in decentralization from the center to the periphery for housing, retailing, manufacturing, wholesaling, office space and leisure time activities.

Expansion of transportation systems, particularly Interstate Highway 494, makes much of the peripheral development possible but other forces are at work that cause observers to ponder whether the phenomena should be as-

sessed as a "march" or a "flight" to the suburbs. Crime, taxes, pollution and deterioration in the central cities push many white, middle class families to the outskirts.

Another element encouraging the outward migration is the need by newly formed families for low cost houses and demands by increasingly greater numbers from a broad age spectrum for roomy apartments at reasonable rates with amenities—patios and balconies for lawn furniture and barbecue grills and recreational facilities that make possible the "good life." Longing for a Garden of Eden with elbow room in a rural-urban setting within commuting distance of the central cities' employment and cultural offerings is an important force speeding the trend.

A historical survey of incorporation of places in the seven-county area indicates that significant suburban development took place from 1950 to 1970.

From 1950 to 1960 the western-most incorporated boundaries of the contiguous metropolitan area were extended to Independence, Rockford and Greenfield. Bloomington, with a population of 50,498 by 1960, was a major addition during this decade. Suburbs were incorporated to the north — Coon Rapids linked previously incorporated Anoka to the contiguous incorporated metropolitan area while Vadnais Heights linked White Bear Lake to the mass. Other northern incorporations included Blaine, Lexington, Mounds View, Shoreview, Circle Pines, Lino Lakes, Centerville, North Oaks, Little Canada and Maplewood. To the southeast two prestigious suburbs, Mendota Heights and Sunfish Lake, nestled

in a beautiful rolling terrain, were incorporated.

From 1960 to 1970 most of the incorporations were to the south. From the southeast to the southwest they included Cottage Grove, Inver Grove Heights, Apple Valley, Burnsville and Eden Prairie.

From the southeast to the southwest the boundaries of several previously incorporated outlying communities were expanded to make them part of the contiguous incorporated metropolitan area including Rosemount, Lakeville, Farmington and Savage, bringing Prior Lake closer to the contiguous incorporated mass. Also, the expansion of Chanhassen and Chaska joined Shakopee and Carver to the mass.

The amount of incorporated area to the east increased with the incorporation of Cottage Grove, as previously mentioned, Oakdale and Woodbury. The boundaries of incorporated Lake Elmo and Afton were pushed out, bringing the eastern boundary of the incorporated metropolitan area to the St. Croix River on the east. During this decade most of the economic development was southwesterly where prestige is a factor, particularly for office buildings and commercial development in Edina, while more families moved north — to Fridley, Brooklyn Center and Blaine (in the latter the population grew almost 173% from 1960 to 1970, from 7,565 to 20,635 in the decade.)

A history of active professional planning has enabled Edina to open its doors to industrial, commercial and office space developments while maintaining the highest valued residential property in the metropolitan area, according to Barbara Lukerman of Midwest

Planning and Research, Inc., Minneapolis.

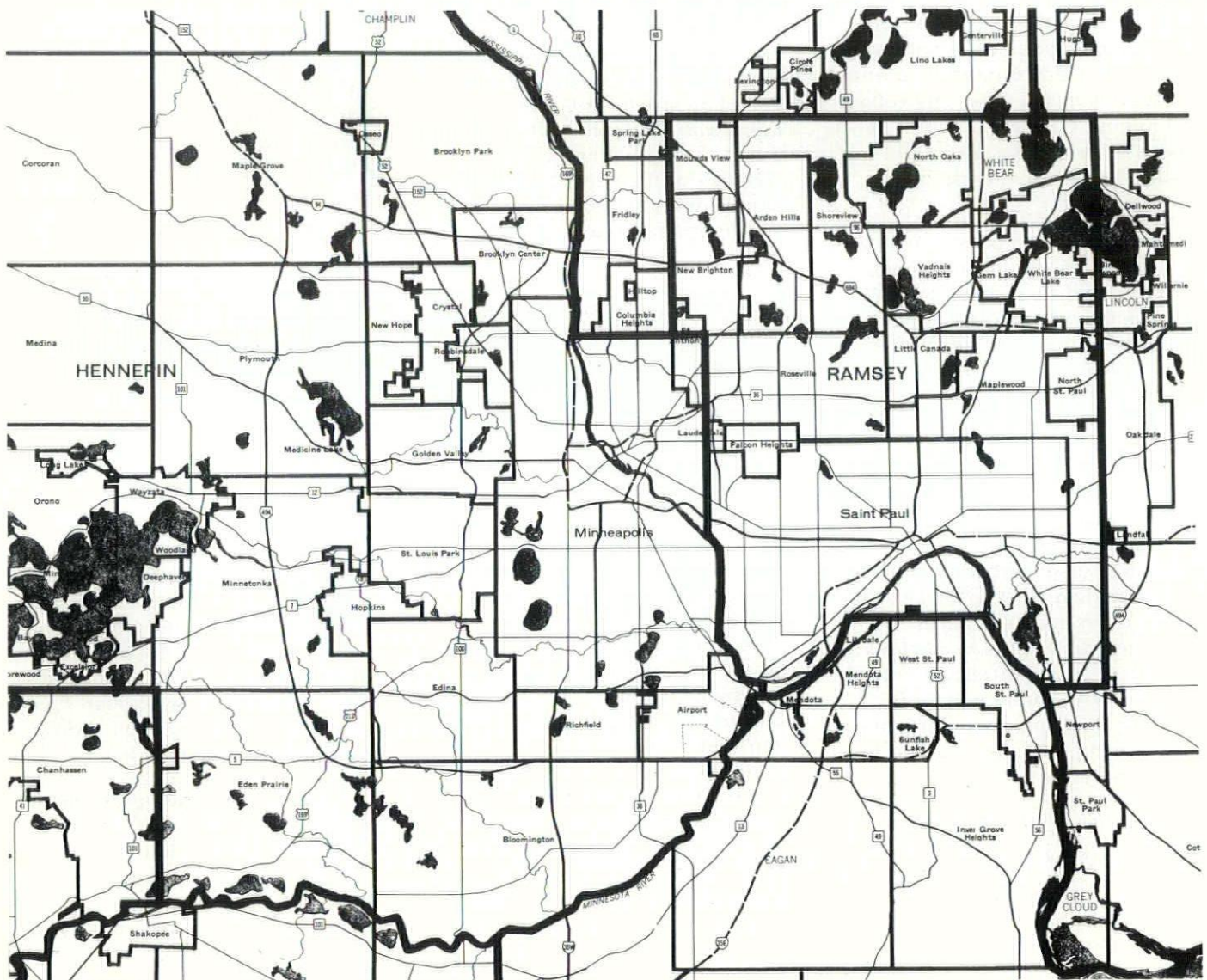
Developers are making many of the decisions in Blaine in what may be a temporary vacuum. Blaine's future was clouded for so long by the possibility of an area-wide airport locating at Ham Lake that it was "extremely difficult" to plan for the community, Mrs. Lukerman says. Not unlike Blaine, an extensive tract of homes at

fairly reasonable prices is forming in Dakota County's Apple Valley, riding a housing-boom meteor from a population of 585 in 1960 to 8,502 in 1970, a 1,353% increase. Development has leap-frogged so now "filling-in" is needed to make this residential outpost part of the contiguous area. There is some concern among Apple Valley officials that development should be orderly,

but so far this has not interfered with growth, an irresistible, dominant force in this suburban community. So developers have been accommodated and aided to help fulfill plans that will enable many blue collar workers and others to realize an american dream, home ownership.

Eden Prairie, a southwestern suburb, has taken a bold step that

(Continued on page 243)



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The New in 'New-Town'

By Donald A. Jacobson



The prediction of an article carried by Northwest Architecture in its March-April issue of 1970 entitled "Cedar-Riverside Stage I" was that a trend would be set by the type of total-community planning envisioned for the area. Since then Cedar-Riverside has been named the first "new-town-in-town" under HUD's New Communities Program and the hundreds of visitors coming to view the structures climbing into the sky west of Cedar Avenue and to evaluate the Cedar-Riverside approach as it might pertain to their declining cities provide evidence that the prediction is coming true.

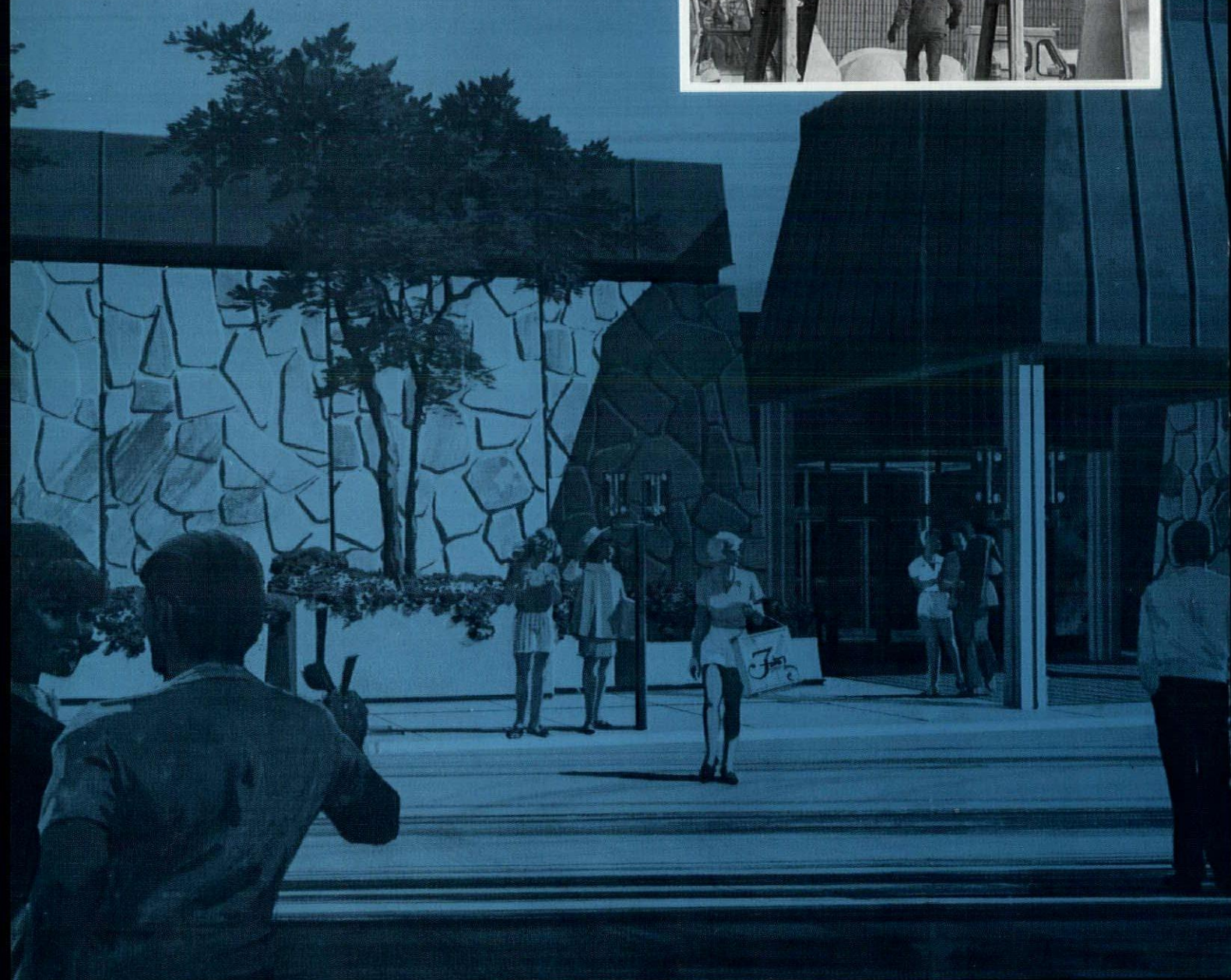
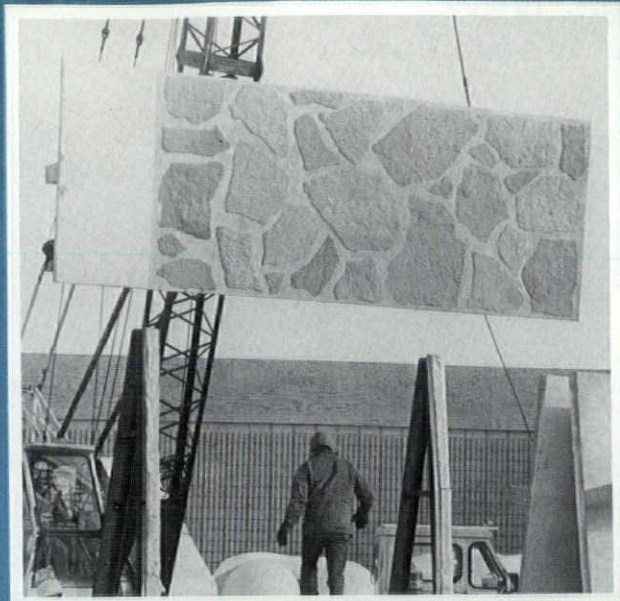
It is not by the number of visitors that Cedar-Riverside will be judged, however, but by the successful marketing of the project to its future residents. This alone will be the final criterion, the end product of the long planning and development process. The primary concern of the developer, Cedar-Riverside Associates, Inc., has been, therefore, to get the most quality possible within the feasible economic limits of the development. Within the balances of land holding costs and inflationary trends, planning has been deliberate and, insofar as possible, inclusive of all aspects of community living. The problems of high

density and careful land use have had to be solved with very little precedence on which to base decision, since this is the first of the "new-towns-in-town" and judgments have been based upon statistics, logic and expert opinion from people knowledgeable in every aspect of development.

To make Cedar-Riverside a community that will invite an eventual 30,000 residents amenities beside the conveniences that have come to be taken for granted in new apartment complexes must be offered. The connotation "new town" itself leads people to anticipate something beyond their present way of life.

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The "new-town-in-town" differs from the rural or suburban new town in that its appeal is to urban-oriented people and it has been the feeling that little purpose is served by attempting to furnish imitations of suburban life styles within the city setting. Rather, it has been felt that emphasis should be placed on providing the best of city living. There must first be safety and convenience but every advantage must also be taken of the variety and interest to be found in the urban scene.

The nature of the community is to be basically residential, intended to meet the needs of the professional, para-professional and student populations of the area's five institutions, as well as people working in the downtown and mid-city areas. Commercial, recreational and social services will be supportive of the housing rather than primary planning elements in themselves. The plaza-walkway system will not only serve to connect housing and commercial areas but will supplement park and open space through its play areas, pools, greenways and special lighting, encouraging not only enjoyable walking but active participation and less active but interesting watching.

In planning for high densities such as those in Cedar-Riverside, it is essential that ground space be treasured. By raising buildings on stilts, by careful building massing, by using air space rather than ground space for structural shells, each resident here could have more area for recreation and movement than he would have were he living in a rambling suburban home, with its yard space obstructed by streets, driveways, fences, garages and the like. At the same time the children's play

areas, adult recreation areas and shops fronting the plaza will offer opportunities for being with other people.

A prime factor in preserving space for people has been the planning for underground parking, effecting complete separation of vehicles and pedestrian movement. Three levels of parking are located vertically, with the plaza (as cover) approximately 15' above ground, permitting use of pedestrian bridges to cross from one plaza section to another. The first stage plaza alone will be the size of two football fields. Parking, a Jonah to most in-city developers, must be kept within economic bounds. Cedar-Riverside is using several approaches to achieve a goal of actual .6 parking ratios (.8 is being built):

1—Parking needs will be correlated with the area institutions, allowing an exchange of parking spaces during peak periods (higher for commercial/institution during the day, higher for the C-R residential/entertainment uses at night).

2—A highly sophisticated car rental service will be available to residents whereby cars of all types could be rented on an hourly or daily basis (e.g., a Volkswagen to go to the beach, a station wagon to take the kids to the country, a Cadillac to impress your business client or your mother-in-law).

3—A personalized small transit system tying together any points of the Cedar-Riverside community within six minutes and connecting with city or metropolitan mass transit systems.

There will be two planning categories for community services. A central community/commercial centrum will contain indoor sports

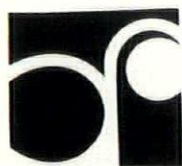
facilities such as gyms, saunas, swimming pool, etc., as well as social service agencies, ecumenical religious facilities, restaurants, performing arts and cinema facilities and commercial retail. Supplemental to the central facility will be small neighborhood satellite centers in each of the five neighborhoods. However, their spaces will be directed at more specialized functions and will not be in direct conflict with the more comprehensive and extensive facilities to be included in the central facility. Rather, these facilities will provide for the more immediately required "at-hand" services such as child care, health centers, small shops and perhaps classrooms for lower grades.

Also of major importance is the use of centralized heating plants designed to serve an average of 2,000 dwelling units. This will mean one smokestack replacing the large number that would be required were each building to have its own heating unit, with considerable cutback in total emissions. There will be less use of fuel as well, since the centralized plants provide from 8 to 10% more efficient heat combustion, helping to overcome eventually (as do lower costs for centralized maintenance) the initial \$200,000 additional cost for this type of heating. The fuel will be natural gas (with oil standby), gas being considered the cleanest burning of the conventional fuels. The oil standby will be used in the coldest days of the winter only, when the inversion factor is less and windows are closed. In one of the central heating/cooling plants in later stages of development, compacted solid waste is planned to be used for fuel.

As with most large develop-

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ments great care is being exercised in the massing of buildings to prevent strong wind currents and to provide effective noise barriers. Even the sunshine is being conserved through careful planning of activity areas to avoid building shade.

In this student-oriented area a great deal of concern is being given the bicycle. Working with the institutions, paths are being planned to interlace the entire community.

The most important thing to be conserved, however, is Cedar-Riverside itself. The easiest approach to new-town development is to start with an area that has been completely cleared. It was decided, however, to take the least drastic approach possible, staging development on the basis of 10% per year and taking 20 years to complete the entire project. This means that there will be new housing available for those displaced from their old homes and that people who do not wish to leave the neighborhood will not have to do so. A further reservoir of housing is preserved in that, with some interim improvement, existing housing is depleted slowly. Some will remain for 15 years. This means older properties remain on the tax roles longer and land holding costs are somewhat reduced. This, coupled with subsidies for struggling new businesses which will permit them to weather their beginnings and grow with the community, will help to preserve the fabric of Cedar-Riverside. Performing arts facilities will be included in the community/commercial centrum, as will studio space, in an effort to encourage the many artistic groups centered here which will remain when the new project is com-

plete.

Another feature to be incorporated gives reality to what seemed only a projection for the future — two-way cable television. Differing from closed-circuit television, which permits transmission directly from a classroom, for example, to the living room, two-way cable TV permits the receiver to communicate in turn. Thus, the viewer might, were he participating in a class be able to ask questions of the instructor. The possibilities for such things as instruction, complementary medical care, child monitoring and even shopping are fun to contemplate.

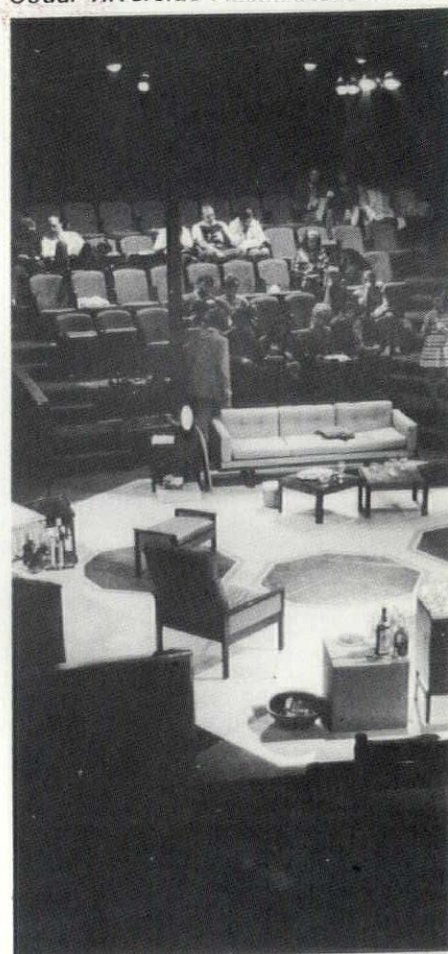
Choice of life style will be a paramount consideration in planning further stages of development. In the proposed new River Bluffs development, which will border the Mississippi River near the West Bank of the University, terraced condominiums will be offered for sale or rent, as will units in the towers rising from the lower terraced structures. Rooftops will serve as open spaces and the placement of buildings will take advantage of the view of the river but permit no imposition on the river's edge, which will be developed for recreational and parkland uses in accordance with the coordinated river front planning being undertaken by the Planning Commission of the City of Minneapolis.

In this urban new town the cityscape will replace the landscape, offering its own beauty and appeal. Jobs, schools, shopping and recreation will be close together to save time spent in travel. Opportunities for education at every level will be close at hand and health care facilities will be among the best in the world.

Technology will offer convenience but will not be permitted to impose so much gimmickry that gracious living habits are interrupted.

In short, the Cedar-Riverside "new-town-in-town" will be people oriented. People will be the focal point for planning and people will provide the vitality and variety that make the cosmopolitan setting so interesting and vibrant ■

Donald A. Jacobson is Director of Planning and Development for Cedar-Riverside Associates, Inc.



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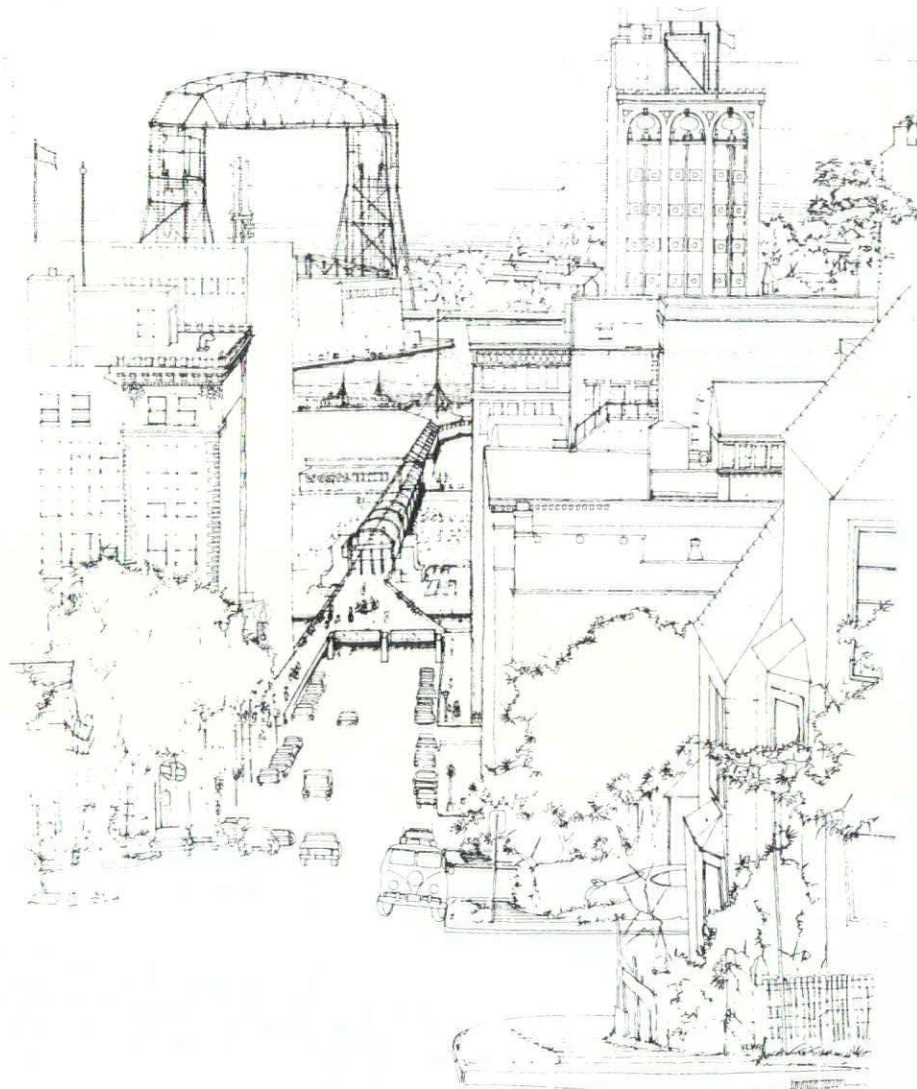
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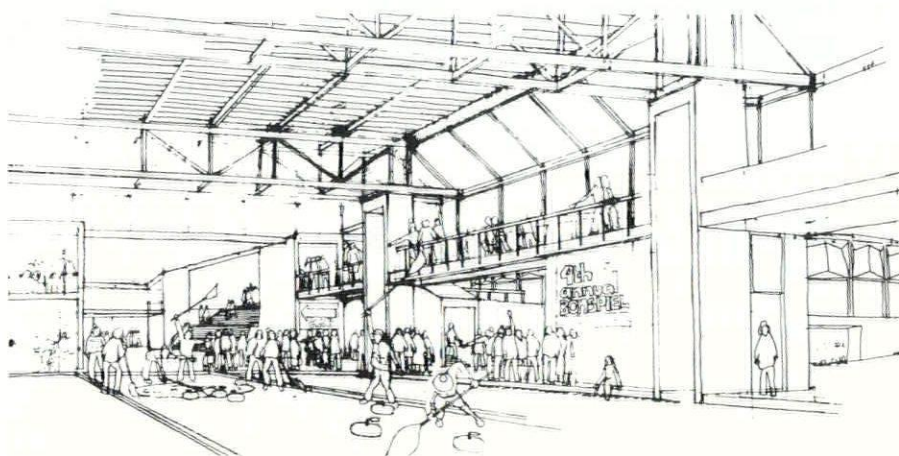
Visionary Architecture

Work in Progress



Architect: John Ivey
Thomas/Thomas A. Vecchi Inc.
Duluth, Minnesota

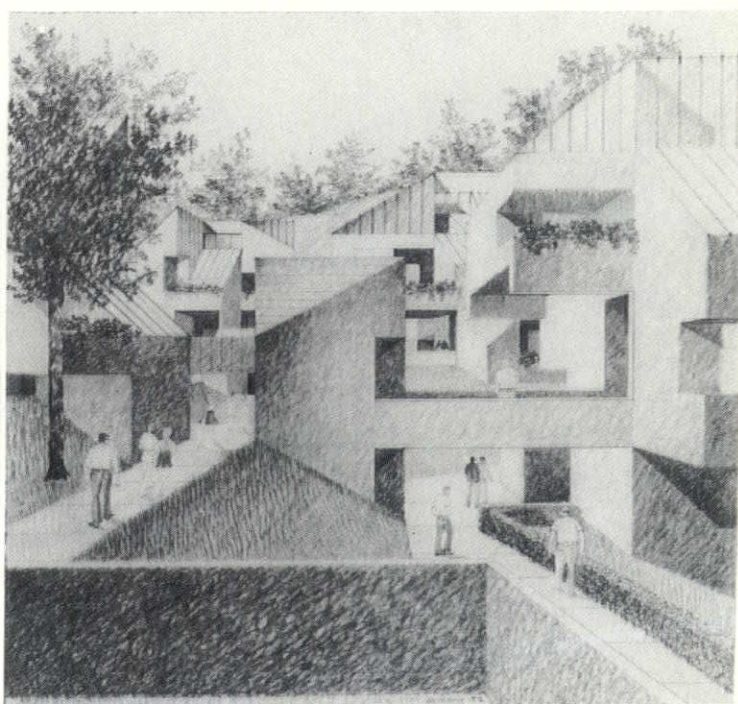
Proposed Recreation-Conven-
tion Center Annex to the Du-
luth Arena-Auditorium

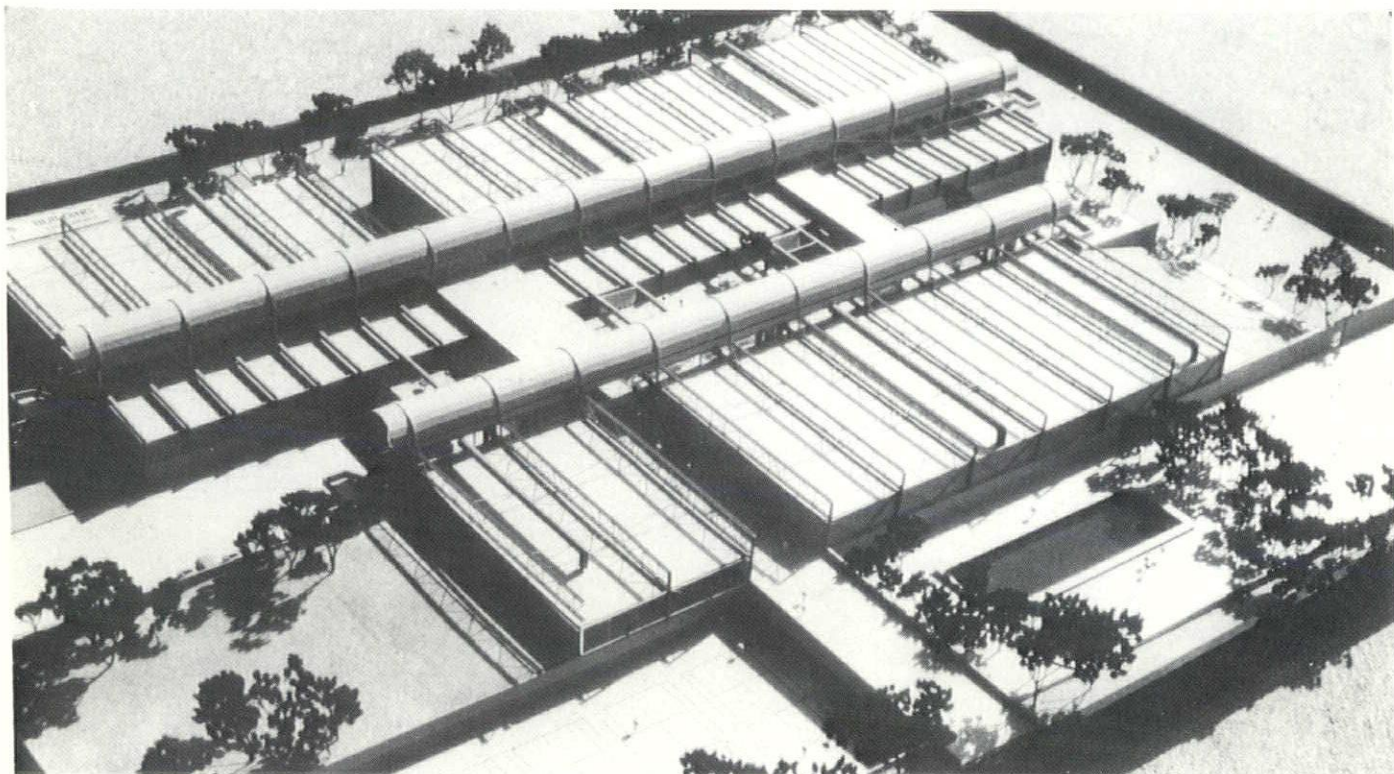




Architect: Bissell, Belair and Green, Architects
 Minneapolis, Minnesota

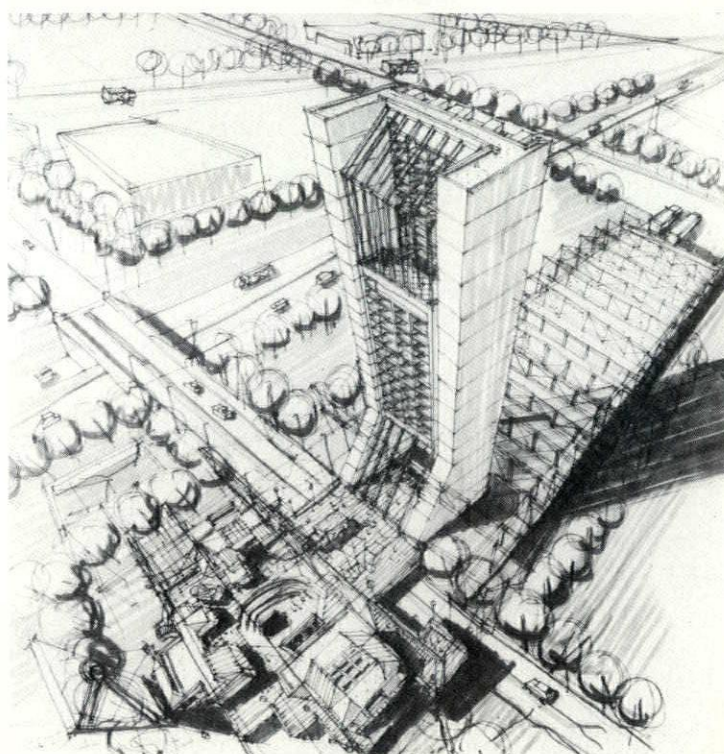
Multiple Housing Complex

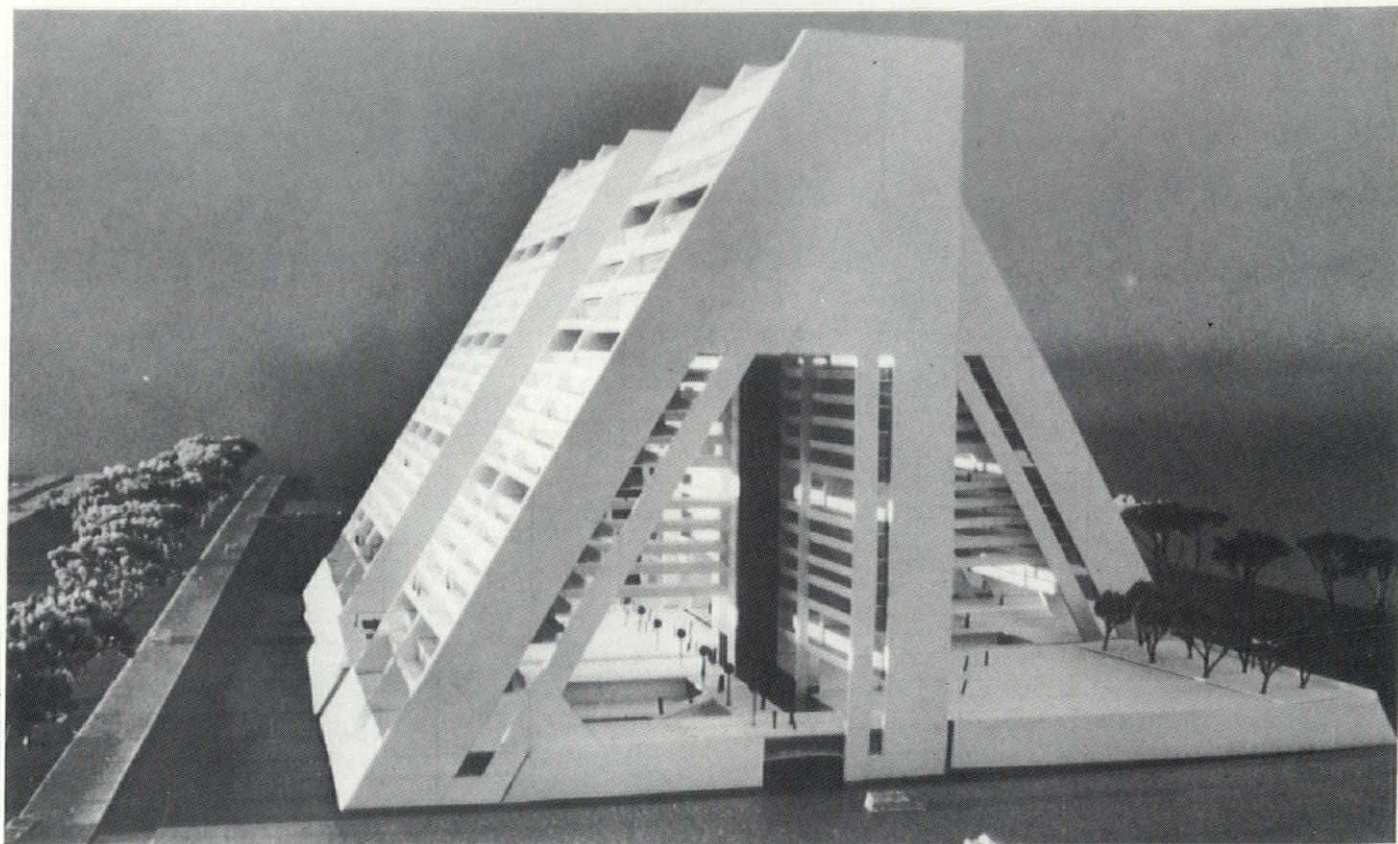




Architect: Ralph Rapson & Associates Inc.
Minneapolis, Minnesota

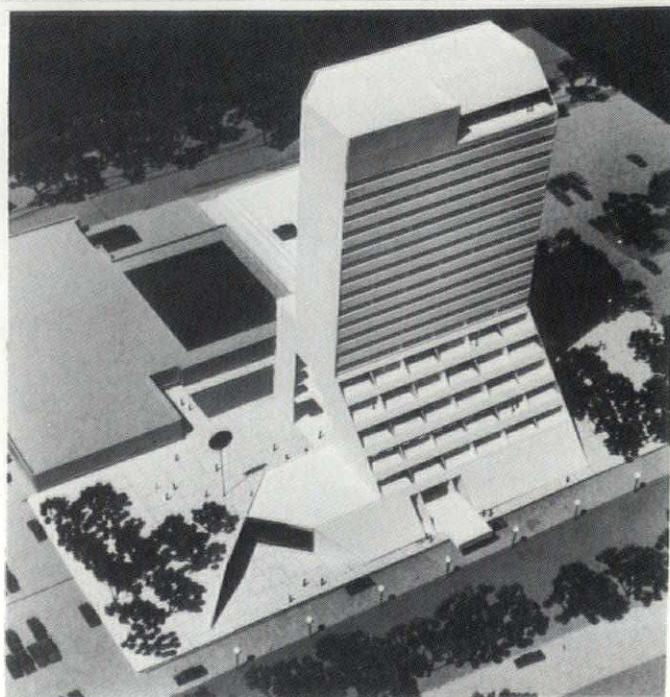
(Top) Student Recreation Building
(Bottom) Office and Manufacturing Building

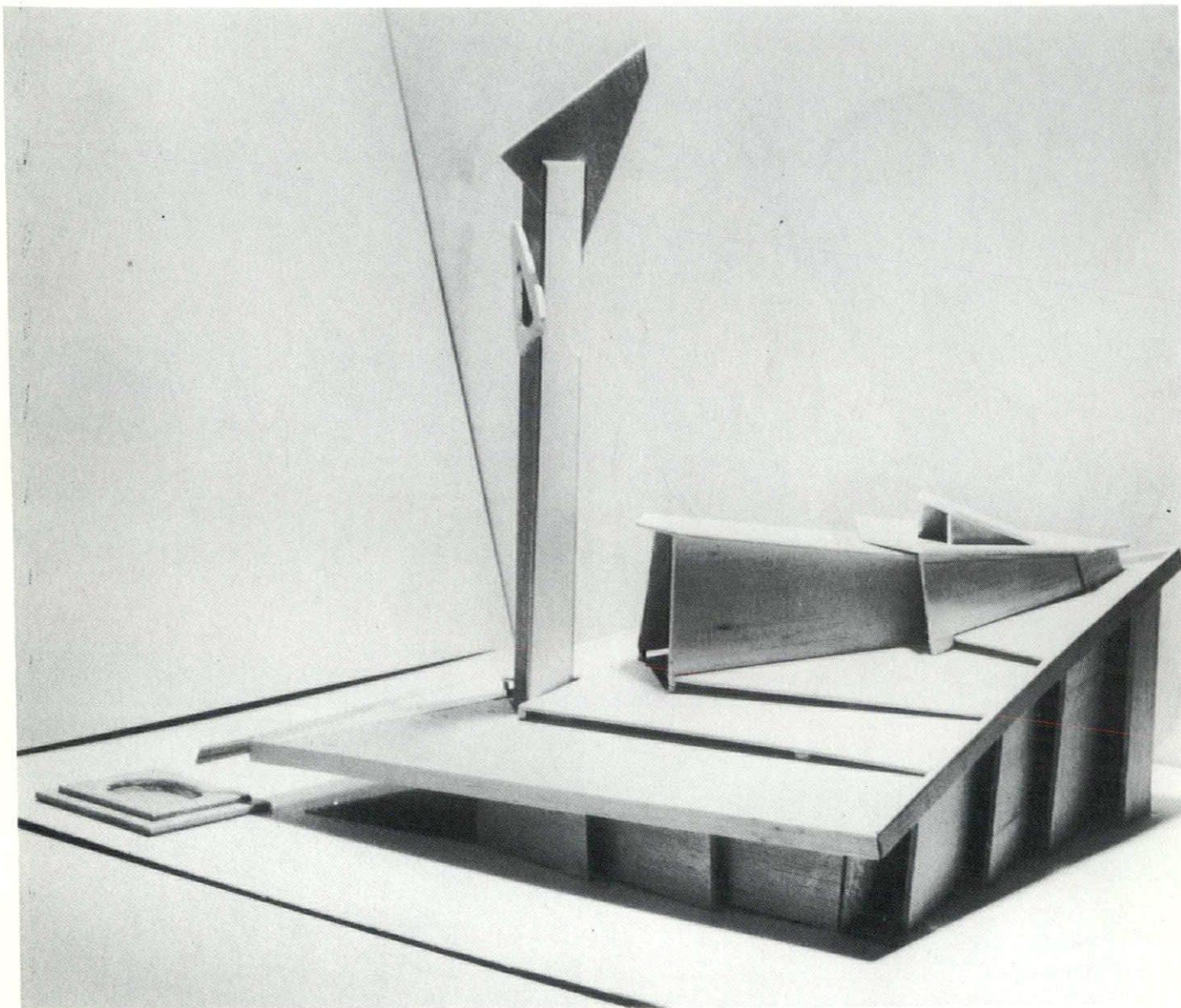




Architect: Hammel, Green and Abrahamson Inc.
St. Paul, Minnesota

Two variations of Sun Center

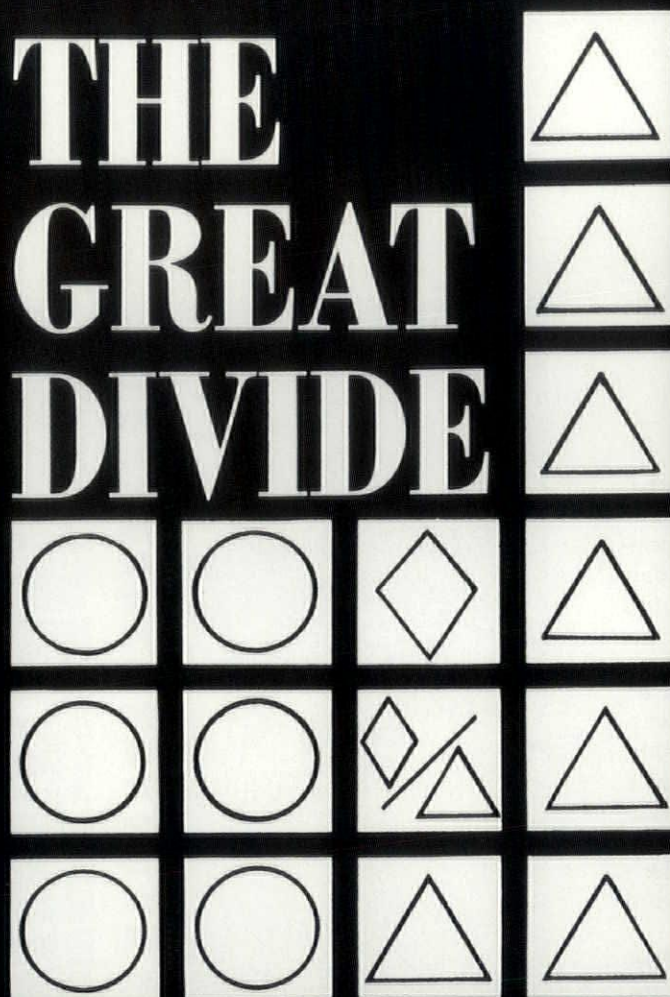




Architect: Albert Lawrence
Hoffmeyer
Minneapolis, Minnesota

An Interdenominational Chapel

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Two Area Firms Win Housing Awards

One development in Minneapolis and two in San Francisco have won top honors in the 1972 awards programs for nonprofit sponsored low- and moderate-income housing.

One other Saint Paul project was given an Award 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.

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 honor award went to Ebenezer Tower and merit award to Jamestown Homes.

Ebenezer Tower

Minneapolis, Minnesota

Thorsen & Thorshov Associates

From the Jury's Comment

The design approach is an extremely successful one in architectural treatment of a residential tower . . . Unit plans reflect a high degree of skill and sensitivity.

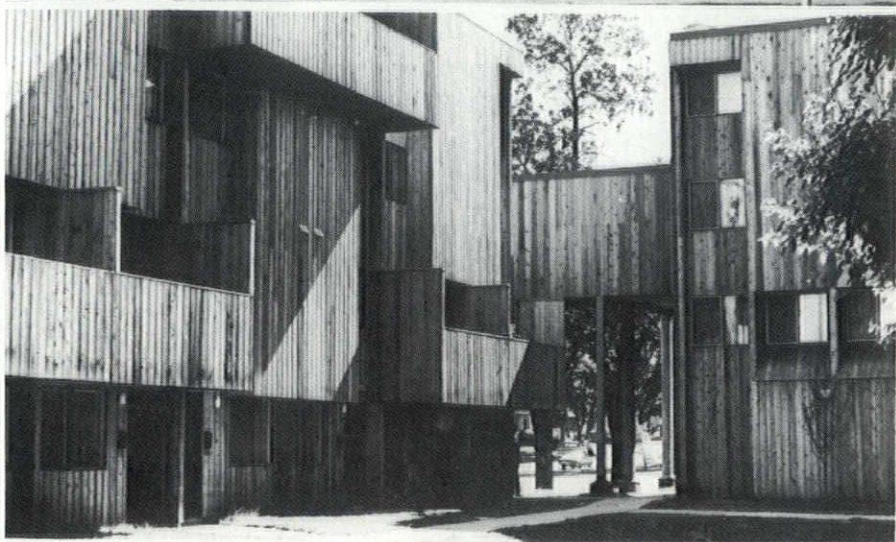
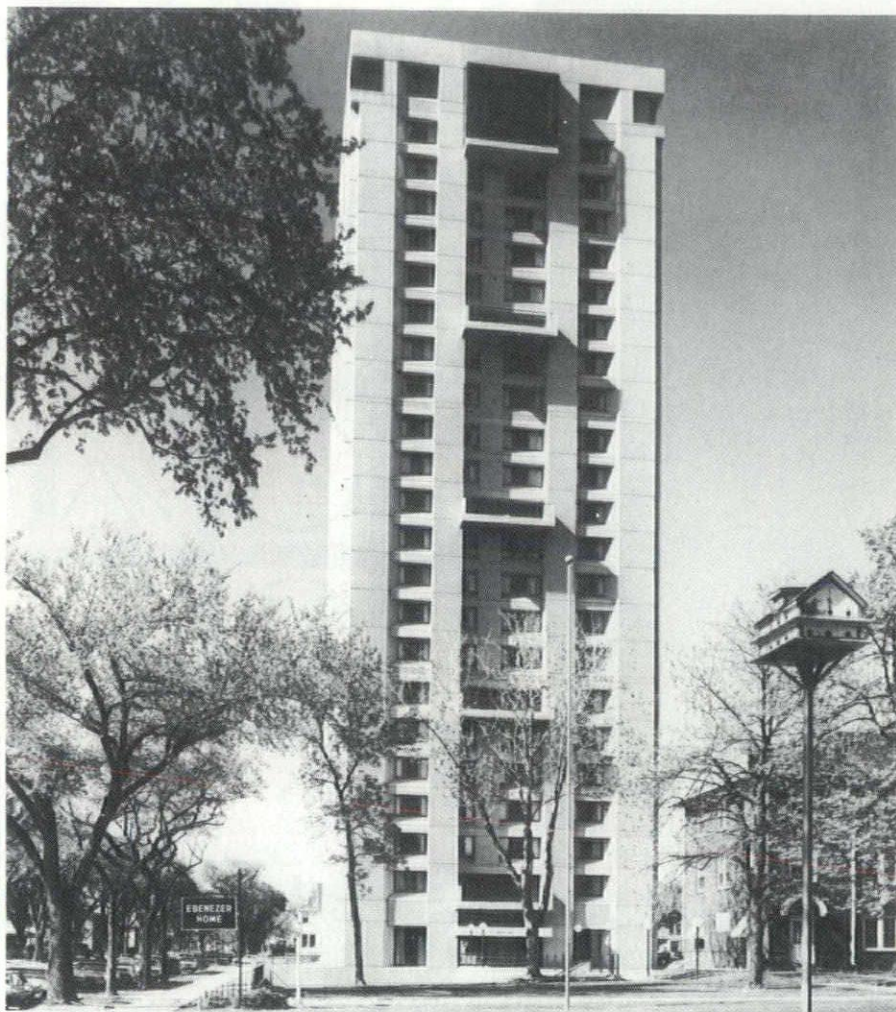
Jamestown Homes

St. Paul, Minnesota

Williams, O'Brien Associates,
Minneapolis, Minnesota

From the Jury's Comment

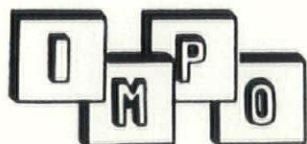
The solution represents an excellent response to site . . . A consistent use of materials achieves a strong continuity, which ties the complex together.





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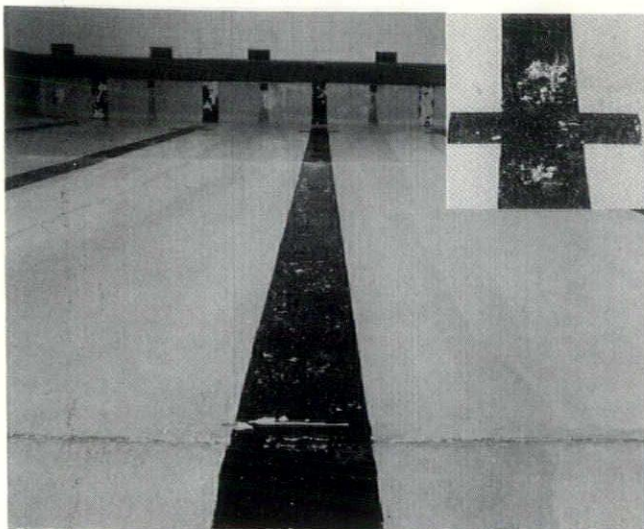
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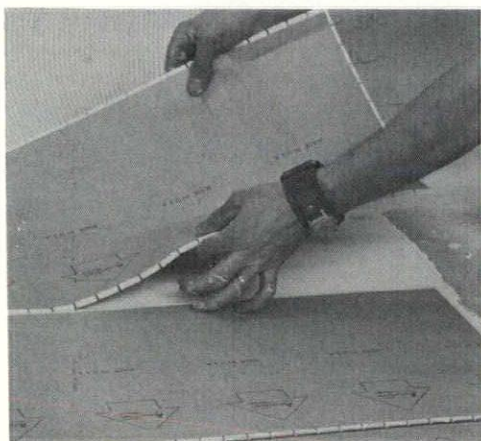
Before — pool surface is cracking and peeling (see inset). Pool needs daily cleaning and filtering system maintenance once a week.

CERAMIC TILE ELIMINATES HIGH COSTS OF SWIMMING POOL MAINTENANCE.

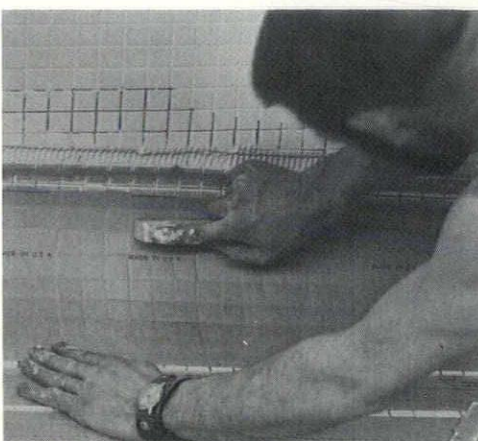
That's what officials at Park Senior High School, Cottage Grove, Minnesota, concluded when they totaled the cost of maintaining their painted pool from 1966 to 1972.

The maintenance and contracted work included sandblasting, painting, cleaning paint chips from the filtering system, daily pool cleaning, etc.

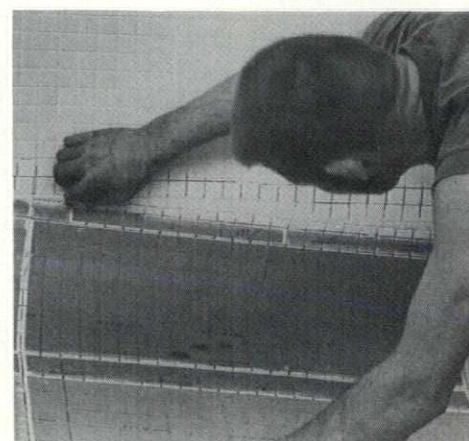
Officials decided to cut costs with Ceramic Tile early this spring. Now with work completed, they have a beautiful pool that will last indefinitely — *with minimum maintenance.*



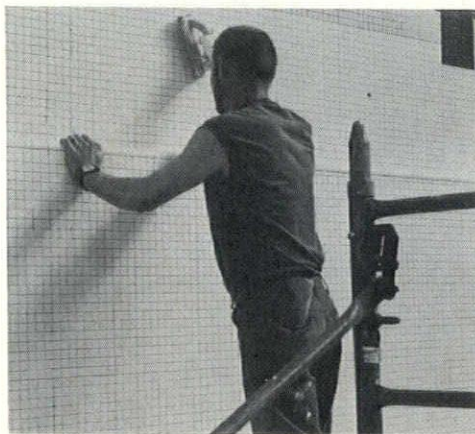
After sandblasting paint and cleaning surface, Ceramic Tiling begins.



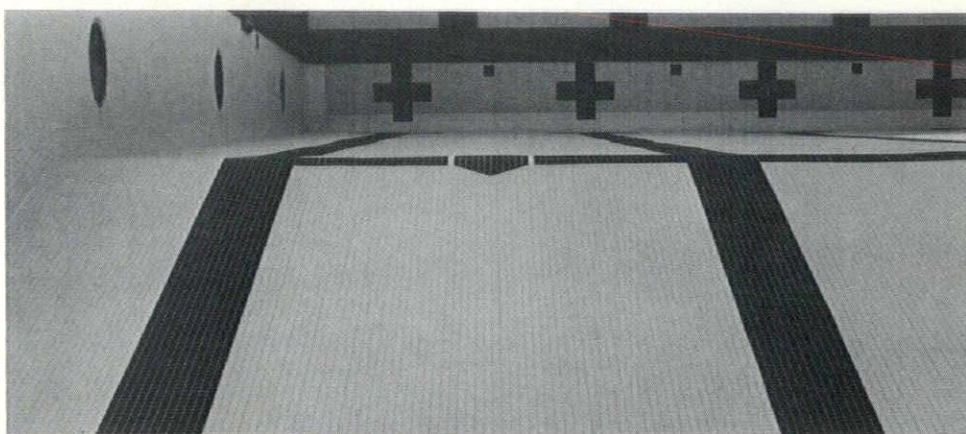
Guildset Craftsman beats Tile into setting bed for permanent installation.



Guildset Craftsman installs individual mitered Tiles for uniform finish.



Grouting completes installation of trouble-free Ceramic Tile.



After — pool has durable Ceramic Tile surface that won't chip or peel. Maintenance costs are cut and pool will look new for years.



OLD AS HISTORY — MODERN AS TOMORROW

MINNESOTA CERAMIC TILE INDUSTRY



minnesota
society of
architects

38th annual convention

**November 15 — National
Growth Strategy**

Luncheon — Max Urbahn

Panel —

Leonard Parker
Max Urbahn
George Vavoulis
Senator Nicholas Coleman
Albert Hofstede

**November 16 — The Neighborhood
Growth Unit**

Luncheon — Jaquelin Robertson

Panel —

Ben Cunningham
Jaquelin Robertson
Robert Einsweiler
George Hite
Felicia Clark

**November 17 — Professional Concerns
Workshop Seminar**

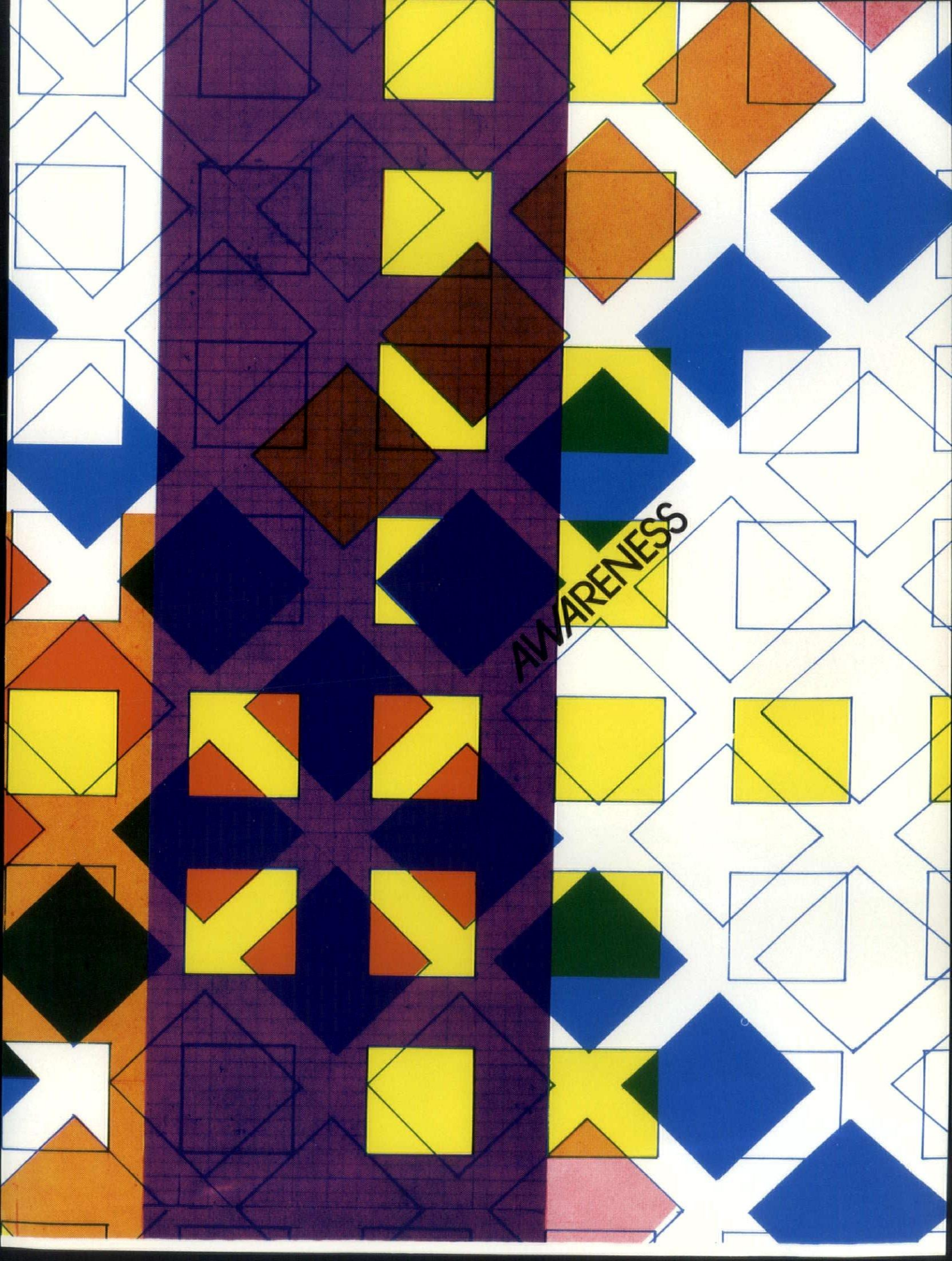
John C. Anderson
David Auld
Arthur Kornblut
Clarence Hart

Luncheon — Peter Blake

Workshop Seminar —

George Hellmuth

**38th Annual Convention
of the Minnesota
Society of Architects**



AWARENESS

november

15

national priorities

16

neighborhood growth unit

17

professional concerns

Growth Through Awareness Path to the Future

Professional growth is not an accident. It is the result of the intelligent application of accumulated knowledge and experience to new opportunities.

For an architect, knowing where and how to make that application depends upon *awareness*—awareness of trends and patterns of growth at national and community levels and the resultant changing demands upon the profession itself.

The Minnesota Society of Architects will maintain its position in the forefront of architectural thought and action when its members examine the theme **AWARENESS** at its 1972 convention, November 15-17, in the Radisson South in Bloomington.

The selection of Max O. Urbahn, FAIA, president of the American Institute of Architects, as keynote speaker is particularly significant this year. During his presidency the AIA adopted, at its national convention in Houston last May, a National Growth Policy which is a comprehensive guide for improving the quality of community life in America. Urbahn calls this National Growth Policy "a major step into the future" and stresses that its objective is to stimulate a national approach to community planning and design which balances recognition of the needs of people and constructive respect for environmental priorities.

In his opening address on Wednesday noon, Urbahn will interpret the broad aspects of the policy and make practical observations on how the practicing architect can grasp its comprehensive challenge and make his individual contribution to meet its goal.

Implementing such a policy

involves all the disciplines that join to produce the built environment, from top government policy makers to the voter in the election booth and the workman on the construction site. Presenting its national implications, particularly in relation to federal programs, legislative action and planning policies that can be adopted by state and metropolitan agencies, is the charge of Wednesday afternoon's panel. Moderator for the panel will be Leonard Parker, chairman of the MSA's Urban Design Committee. Panel members will include Urbahn, George Vavoulis, regional director of Housing and Urban Development (HUD), and representatives of the Minnesota state Legislature and the Metropolitan Council.

Two workshops dealing with federal requirements in the construction industry will be offered on Thursday morning in the time traditionally allotted to the business session, which has been moved to Thursday evening. One workshop deals with the new Occupational Safety and Health Acts (OSHA) and the other with the housing programs of HUD.

The second guest architect with intimate knowledge of the National Growth Policy and its practical application will be featured as the Thursday luncheon speaker. Jaquelin Robertson served on the AIA Task Force which devoted a year of intensive study preparing the National Growth Policy report, and is director of the Office of Midtown Planning and Development for the City of New York. He will focus particularly on the concept of the Neighborhood Growth Unit as the practical vehicle for turning a policy into a reality.

This introductory look at the



Max O. Urbahn, FAIA, is president of the American Institute of Architects, as well as president and chief executive officer of Max O. Urbahn Associates Inc., of New York. Among the best known of his firm's works are the Vehicle Assembly Building at Cape Kennedy and the National Accelerator Laboratory at Batavia, Ill. Mr. Urbahn and his firm are the recipients of numerous awards and distinctions for architectural excellence. He serves on a variety of committees and boards ranging in concerns from architecture to social welfare.

1972 Minnesota Society of Architects Convention

Theme: AWARENESS

Wednesday, November 15
National Growth Strategy

Market Place of New Ideas
More than 140 Exhibits

Luncheon

Keynote Speaker — **Max Urbahn**, President,
American Institute of Architects

Afternoon Panel

An Assessment of the National Growth Policy
Its Applications and Implementation

Leonard Parker — Chairman, Urban Design
Conference

Max Urbahn — Keynote Speaker

George Vavoulis — Regional Director, HUD,
Chicago

Senator Nicholas Coleman — Senate Minority
Leader, Minnesota State Legislature

Albert Hofstede — Chairman, Metropolitan
Council

Guest Night

Thursday, November 16
Professional Workshops and the
Neighborhood Growth Unit

Morning Workshops

(1) **OSHA** — The New Occupational and Health
Safety Act and its Application to
the Practice of Architecture and
to the Building Industry

(2) **Housing** — Understanding and Participating
in New HUD Programs — Eligibility — How to Apply

Exhibits

10:00 a.m. to 7:00 p.m.

Women's Architectural League Activities

Brunch in the Garden Court

Mini bus tour of the Cedar/Riverside Development
with tour guides while in the area

Gloria Segal — Developer, "Evolution of
Cedar/Riverside; the New Town In Town"

Luncheon

Speaker — **Jaquelin Robertson**, Director of
Midtown Planning Development,
New York City, Mayor Lindsay's chief
planning officer, Member AIA Na-
tional Growth Policy Task Force

Afternoon Panel

Neighborhood Growth Unit

Moderator — **Ben Cunningham**, Vice-president,
Director of Design, Jonathan De-
velopment Corporation

Jaquelin Robertson

Robert Einsweiler, Planning Consultant, Former
Director of Planning, Metropolitan Council

George Hite, Director of Environmental Planning,
Dayton-Hudson Properties, a former City Manag-
er, Eden Prairie

Felicia Clark, Social Scientist, Director of Social
Planning and Urban Development, New York
State

Facing the Issues

7:00 p.m.

The Annual Meeting of the Minnesota Society of
Architects — "An Issue Oriented Business Ses-
sion"

Friday, November 17

Professional Concerns

Morning Workshop/Seminar

**Professional Liability — The Architect and the
Law**

John C. Anderson, Moderator

David Auld, Representative from Victor O. Schin-
nerer and Company, Washington, D.C.

Arthur Kornblut, Attorney, Architect, Director of
Professional Services AIA, Washington, D.C.

Clarence Hart, Attorney, Specialist in Construc-
tion Law

Architectural Secretaries Luncheon

Fashion Show and Luncheon — Garden Court

Luncheon

Peter Blake, Former Editor of Architectural For-
um, Founder, New architectural publication, Plus
Architecture

Afternoon Workshop/Seminar

Marketing of Professional Services

George Hellmuth, Principal, Hellmuth, Obata and
Kassabaum, St. Louis, Missouri

President's Reception

7:00 p.m.

Awards Banquet — Dinner-Dance

Master of Ceremonies

David Rice Braden, Dallas, Texas

Neighborhood Growth Unit will lead to the afternoon's panel, moderated by Ben Cunningham, whose contribution as the architect involved with the New Town of Jonathan relates directly to the subject matter of this panel. Discussion will include the process of identifying a "neighborhood" and the roles played by the architect, financier, sociologist, developer and contractor in producing strong, satisfying and successful neighborhoods compatible with our national goals.

Jaquelin Robertson will provide examples out of his working experience as well as enlightenment on the applicability of the policy to local need. He will be joined on the panel by Robert Einsweiler, planning consultant and former director of planning for the Metropolitan Council, and other spokesmen for financial, civic and sociological viewpoints.

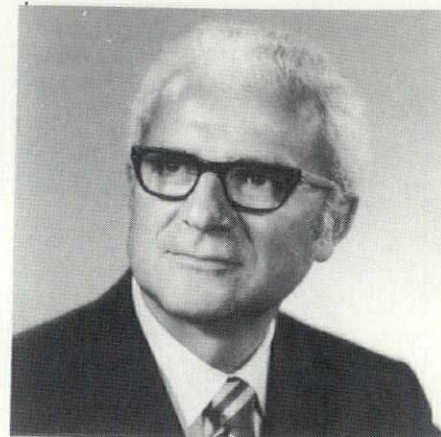
Friday morning a panel led by MSA member John C. Anderson will deal with professional liability and the various ways in which new modes of professional practice are affected by insurance and liability regulations. Arthur Kornblut of the AIA's Department of Professional Services will speak on the program and role of the AIA relative to professional liability. The insurer's viewpoint will be presented by David Auld of Victor O. Schinnerer and Company, Inc., the professional liability consultant and national underwriting manager for architects and engineers throughout the nation. Speaking on the subject "A Professional Liability Insurance Primer for Contemporary Practitioners," Auld will include such topics as construction management, design-construct, equity interest projects and loss prevention. Clarence Hart,

representing the legal aspects, is well known among Minnesota architects through his representation of individuals and firms in the construction industry. He will speak particularly in terms of contractual liability.

Balancing the morning's emphasis on legal and insurance concerns, Friday afternoon's speaker, George Hellmuth, president of Hellmuth, Obata and Kassabaum of St. Louis, will focus on the architect's communication with the public to which he offers his services. The marketing of professional services has been touched on only lightly in the past, perhaps partly out of concern that attention to it might be misconstrued as unacceptable advertising of professional skills and availability. However, it is necessary somehow to tell what one is able to do, and how one can do it, in order to serve those who must make difficult building decisions affecting people's social, personal and economic well-being. In this spirit architects at this convention will consider ethical and effective means of communicating this information.

Between two such practical sessions the convention-goer welcomes a change of pace. It will certainly be provided in the person of luncheon speaker Peter Blake, until recently the editor of *Architectural Forum*. Blake recently established *Architecture plus* a journal of international commentary on architecture and design.

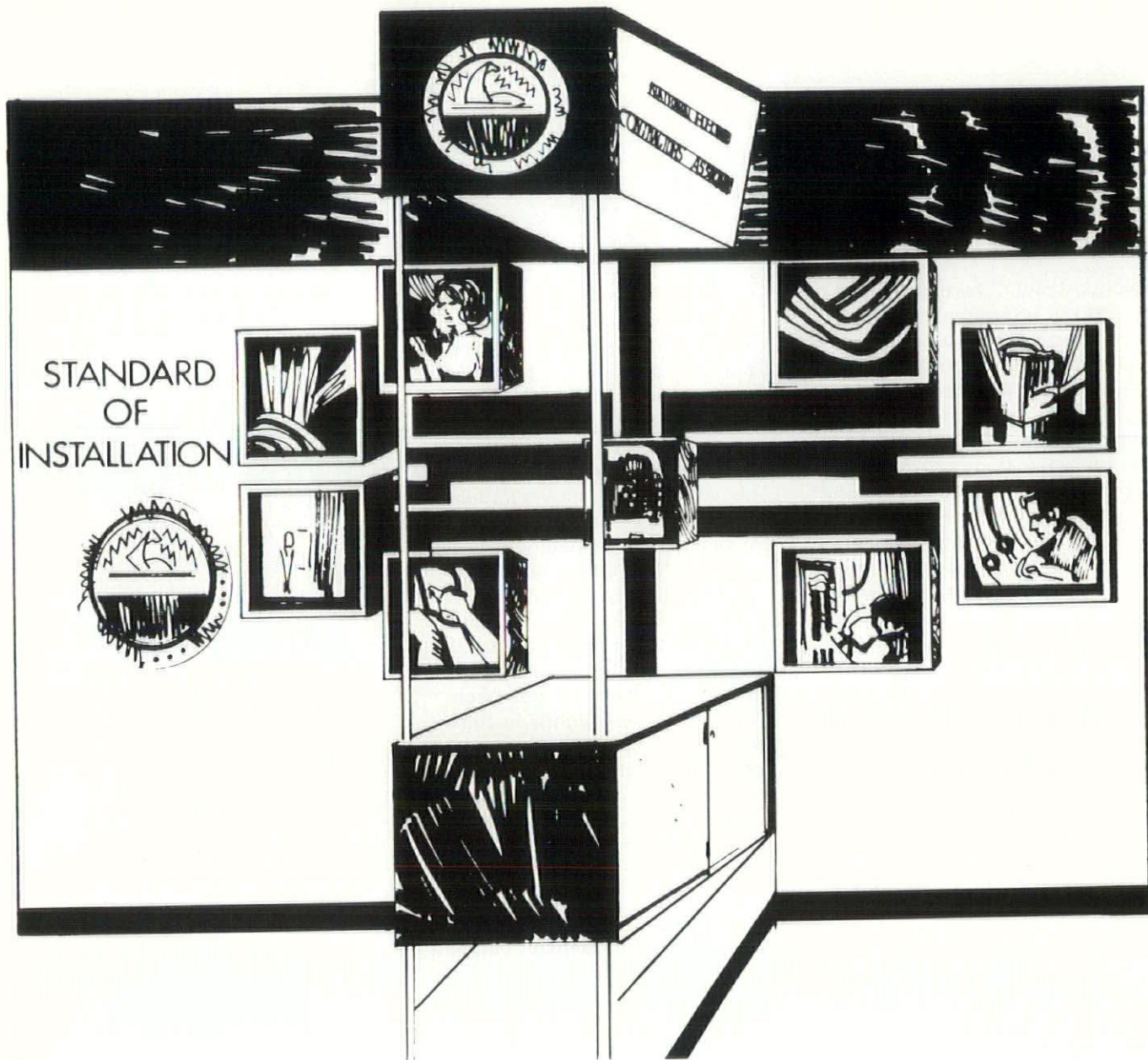
The Women's Architectural League, comprised of women whose husbands work in the field of architecture in Minnesota, has also planned a three-day program of activities on the related theme, Awareness of the World Around Us. In one noteworthy particular it is beautifully coordinated with the



George J. Vavoulis is administrator of the Chicago Region of the United States Department of Housing and Urban Development. Mr. Vavoulis was Minnesota State Commissioner of Manpower Services from 1967 to 1971 and was mayor of St. Paul from 1960 to 1966. In 1966 he received the Homebuilder Award from the St. Paul Home Builders Association.



Jaquelin T. Robertson is director of the Office of Midtown Planning and Development for the City of New York. He first became associated with the New York mayor's office as a member of the Task Force on Urban Design (Paley Commission). Since then, he has been influential in a number of urban development and planning capacities for New York City.



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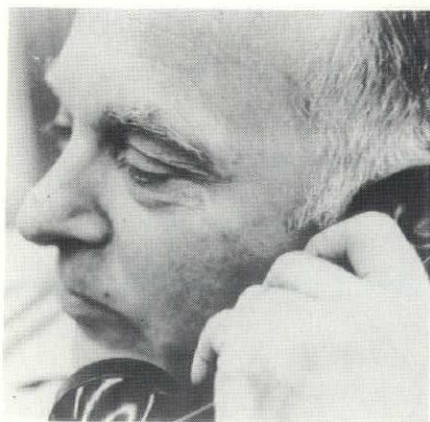
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NORTHWEST ARCHITECT

MSA's theme. On Thursday morning the women will tour the Cedar-Riverside area in Minneapolis to get a first hand look at an actual Neighborhood Growth Unit and they will join MSA members for the afternoon panel on the subject. The theme will be further expanded that evening when they hear a talk by Gloria Segal, one of the developers of Cedar-Riverside, on the topic, "The Evolution of Cedar-Riverside — The New In-Town."

The convention chairman, James Rydeen, and the program chairman, Eldon Burow, are certain they are offering three days that will in fact heighten the awareness of every architect. ■



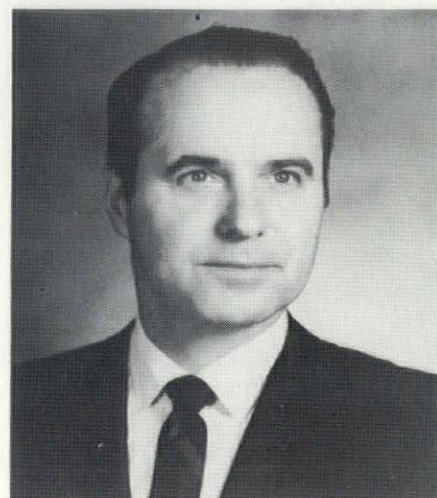
Peter Blake, FAIA, is currently editor-in-chief of *ARCHITECTURE PLUS*, the new International Magazine of Architecture. He has been curator of the Department of Architecture and Industrial Design for the Museum of Modern Art in New York, was editor of *Architectural Forum* from 1964 to this year and continues to be a practicing architect.



Arthur T. Kornblut is administrator of the AIA's Department of Professional Services and has become closely associated with all recent AIA programs relating to architectural services. Mr. Kornblut is also a vice-president of Production Systems for Architects and Engineers, Inc., and is involved with the AIA programs for automating architectural practice.



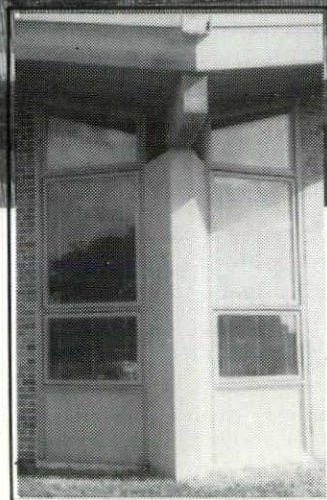
David Auld is an account executive with Victor O. Schinnerer and Co., the professional liability consultant to the AIA, and serves as the national underwriting manager of architects' and engineers' professional liability insurance for the Continental Casualty Company.



Clarence Hart is a partner of Briggs and Morgan law firm in St. Paul. He has specialized in representing persons and firms engaged in the construction industry, including architects, engineers, contractors, subcontractors, building material suppliers and sureties. He is author of numerous publications on contracting, architects and suretyship.

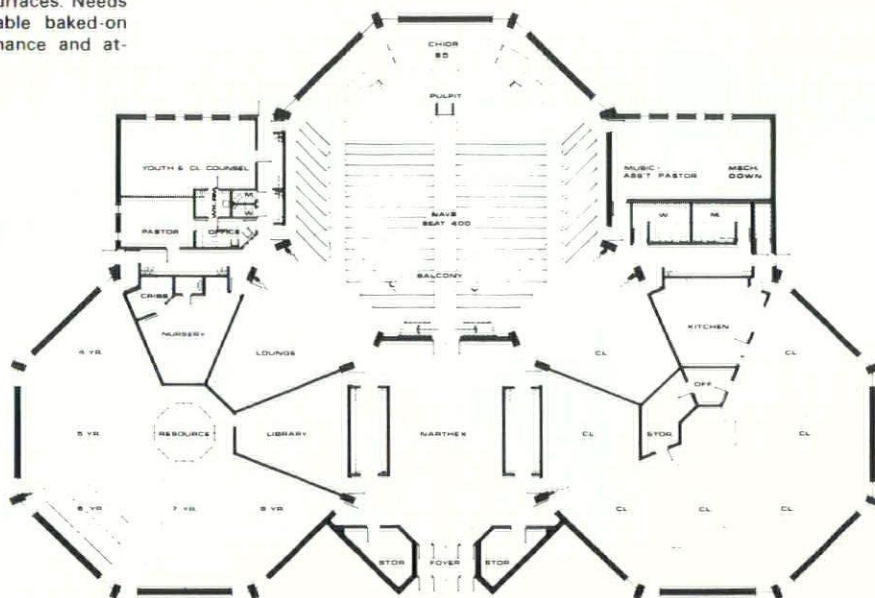


George F. Hellmuth, principal in the firm of Hellmuth, Obata & Kassabaum in St. Louis, has been chairman of the Landmarks and Urban Design Commission and the Municipal Art Commission of the City of St. Louis. He received an AIA First Honor Award in 1956.



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**CLAD
CASEMENT
WINDOWS**

NORTHWEST ARCHITECT

Citizen Participation

Continued from page 194

requirements and use of lay committees.⁷

An unintended watershed was Section 201 of the Economic Opportunity Act of 1964. This section stated that a community action program was one "which is developed, conducted and administered with the maximum feasible participation of residents of the area and members of the groups served." To many maximum feasible participation was only a legislative phrase, like "peace" and "equal rights," one agreed to as part of the national ethic but rarely pressed. Now, however, the timing made a difference. Coming in an early part of the questioning of old values and in conjunction with the civil rights movement, many sought to make this phrase the organizing principle. They felt it could mean whatever they wished. To some it became the ritual of political participation, an end in itself and not a means. The concept meant something different to each interpreter and this remained both its weakness and strength, for while it was a rallying cry it laid out no clear goals of when success would be achieved. Coming also at a time when central city resources were pressed it presented the dichotomy that if participation were achieved, it was often over a program which lacked the resources to fulfill the aroused hopes.

In 1966 the Demonstration Cities and Metropolitan Development Act established Model Cities. This also (Section 103(b) and 102(c)) stressed local participation and in city after city fights developed over the fine print as to city hall and Model Cities relationships.

A change also took place in the black community. To many

blacks a transition from integration to segregation became accepted. Frustrated by failure of integration, many blacks now saw participation and control as an equal exercise of power to white control over suburban governments. A cry arose that blacks should be given similar control over their institutions. The changing racial characteristics of the central cities increased demands for local participation. Local participation became a method of defense to what some viewed as white bureaucratic abuses.

Blacks provided much of the impetus to the protest movement. As important, they demonstrated that methods such as public protest, sit-ins, peaceful and non-peaceful forms of civil disobedience, media coverage, a literature and set of heroes and martyrs were useful to bring about attention and some changes. White leadership, characterized in the past by lethargy, reacted with some changes in an attempt to assuage blacks. The lesson was not lost on succeeding causes and discontents. To succeed, methods of organization and protest must be utilized. The old "traditions of civility," accepted in the past, were targets to produce the sought after shock value and change. Dress, language and forms of violent protest became seen as not only a proper reaction but necessary to gain public attention. The methods developed by the Black Revolution were adopted and refined by others. It became necessary in some minds — yea, even fashionable — to be involved in some form of protest.

Little realized by Dwight Eisenhower, he provided a spark for the movement. His Federal Defense Highway program helped to

change the United States, not only in aiding suburban growth but also in activating a number of middle class communities. Decisions, seemingly maze produced, provided an initial sense of powerlessness for many middle class residents affected by highway development. They also would learn the necessity of neighborhood and political organization if they desired any successful dealings with the highway department.

Federal Urban Renewal policies of the 1950's and much of the 1960's provided another stimulus to protest. Clear the land, ignore sites of historical value, talk relocation but don't provide adequate replacement funds or housing stock, tear down adequate housing and put up large developments in a Pruitt-Igoe syndrome. If the people complain, well, we are doing this for their benefit and to raise the tax revenues of the city. As architect Hugh Hardy stated, "The practice of asking what the community wants is not really helpful to the architect, except politically or to clarify the program. The community can only think of what it knows. It can't help the architect in his architectural problem."⁸ This attitude doesn't seek to ask why people's attitudes are so limited or if there is a responsibility to question or to provide understandable alternatives. Rather, it reinforces the "expert's" view of his own position and importance. The concept that "architectural" questions somehow were interrelated with community needs was often blocked, both by professional pride and the "expert's" sense of noblesse oblige — he was going to save and better the neighborhood, even if he had to destroy it.

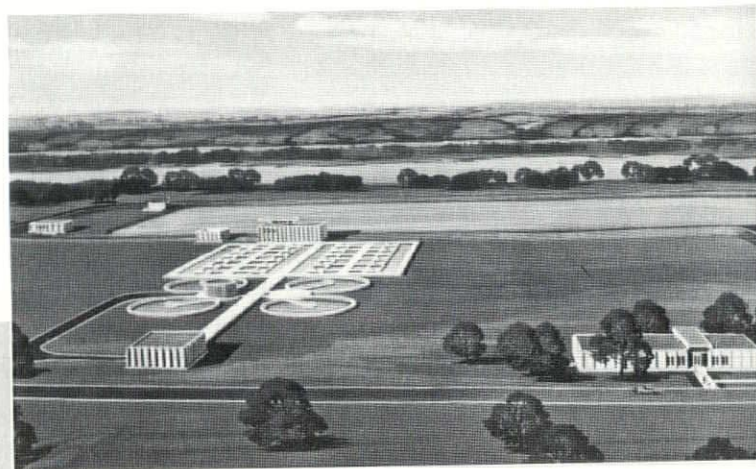
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In the words of Vice-president Agnew, "You don't learn from people suffering from poverty but from experts who have studied the problem."⁹ Much of the present reaction to planning, code enforcement and NDP programs stem from the "slash, burn and destroy" techniques of those days. Not only were blacks and poor whites affected but middle class as well, as the poor had no choice but to attempt relocation into previously middle class sections.

To those affected, technology and unresponsive professionals were not saviors, but villains. A change occurred in the attitude toward bureaucrats. To many in the 1930's the bureaucrat was the purveyor of social salvation. Pass a law and, with proper administration, salvation would be carried out. By the 1960's, with urban renewal, highway decisions, and a feeling of anomie, many questioned not only the theory of value free administrators but also the power of agencies and administrative decrees. As Moynihan sarcastically stated, "If administrators and politicians are going to play God with other persons' lives (and still other persons' money), they ought at least to get clear what the divine intention is to be."¹⁰ Edict by departmental dictum or agency memo deeply affected and controlled client activity, yet appeared to be outside of any responsive legislative channels. Questions arose on control of agency direction. The old hierarchy of power was being challenged.

As important was development of a new attitude toward growth. To a generation raised with adequate food, clothing and shelter quality of life became as impor-

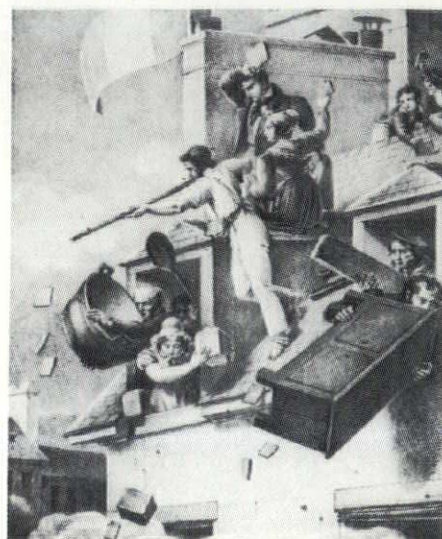
tant as sheer quantity. The argument became centered around the question, what should you expect from government and society as your right, due to the fact that you are alive and an American? A rise in aspiration levels led to citizen demands for increased services, quality of product and a change in what were considered basic necessities of life and duties of government. In government or economics *caveat emptor* is an unacceptable philosophy to a society expecting safety and quality as a right. Increasing service demands placed pressure upon revenue sources. Bureaucrats were often caught in the middle, between politicians striving to keep costs down and citizens seeking input and higher service levels. Lack of resources, proper resource allocation or lack of desire or ability to tax further inflamed public attitudes toward the abilities of professionals and government itself. Aside from the question of governmental priorities or proper taxing levels, government often found itself a victim of past tax traditions and geographical boundaries.

New patterns became a necessity, as they had in the past. We have changed a number of our institutions. It was not until 1914 that U.S. senators were popularly elected by the people. Major action against property and tax paying tests came as late as 1888. Women received the vote in 1920. In the 1965 Voting Rights Act millions of minorities were enfranchised, as were 18 year olds in 1970.

In government new forms have been created. Areas not perceived as units in the past have become active levels. Units such as Economic Development Area Dis-

tricts, Metropolitan Councils, or Councils of Government, interstate compacts, such as the Appalachian Commission or TVA, intrastate activities such as the Minnesota Regional Development Act of 1969 have been responses to needs not met by older forms. Directives from the Office of Management and Budget have made clear that federal rationalization seeks regional clearance for programming. Other federal actions, such as the increase in 701 planning grant or Title I of the Omnibus Crime Control and Safe Streets Act of 1968 have created new policy coordination and planning boards which have involved citizen input, little sought only a few years ago.

Surprise has met attempts at establishment of new neighborhood units and yet, with pressure for units of government to answer needs, this should surprise only those accustomed to thinking of municipal boundaries as divine decrees. We have had conflicts in intergovernmental relations between federal and state govern-



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ment since the Articles of Confederation fight. The degree of home rule became a basic state-local issue long before Judge Dillon's ruling that "the municipality was the creature of the state." Within this context, in a period of accelerating change, requests for differing neighborhood relationships with the municipality are part of a pattern in the reassessment of existing units' ability to meet current challenges.

Even in public administration a new breed of reformers has emerged. Decentralists, shaped by a realization that participation may be a necessity and cognizant that trends toward centralized control were not producing desired solutions, have made their impact upon the field.

Locally, decentralists believed that centralization of power in city hall, development of uniform city-wide policies ignorant of unique neighborhood conditions and growth of large bureaucracies were responsible for alienation and for partial failure of urban government to solve problems.

To some, decentralization meant a process from the top down, of physical facilities, but not of basic decision making. We have long had this form of physical decentralization. Neighborhood schools, libraries, police and fire stations, playgrounds and health facilities and field services such as housing inspection, sanitation, health nursing, police protection and street maintenance have been decentralized but the power has been centrally administered. We now have about 2,500 multipurpose neighborhood centers, mostly established since 1965. These all have differing levels of service and program controls. There is a major difference between physical

and administrative decentralization, the key being the degree of local discretion and decision making ability.¹¹ What kind of control does a local office or neighborhood have over items such as budgeting, personnel selection, purchasing and program operating policies?

The argument over decentralization has been bitter. As Dean Alan Campbell of Syracuse University notes, "One's enthusiasm for centralized government increases in proportion to the control one has over it." Those who believe themselves to be in control have been wary of any challenge to that control. It is not only a power struggle but a philosophical debate. Decentralists believe as Tecumseh at Vincennes in 1810, "A few chiefs have no right to barter away the hunting grounds that belong to all the Indians for a few paltry presents or

a keg or two of whiskey. It requires all to make a bargain for all." They feel that participation of the past has been "condescending communication" and not an effective shifting of control over resources or decisions.

Opponents of participation through decentralization claim that parochialism, mobilization of antagonistic resentment, agency use of participation as justification for deficiency or delay, inefficiency in decision making, the possibilities of increasing hopes of residents beyond fulfillment level, increased resource requests and delays in time for decisions producing increased costs present a clear rationale against the concept.¹³ They believe that localizing control may not increase participation and that resistance to action will grow in relation to the depth of the problem.



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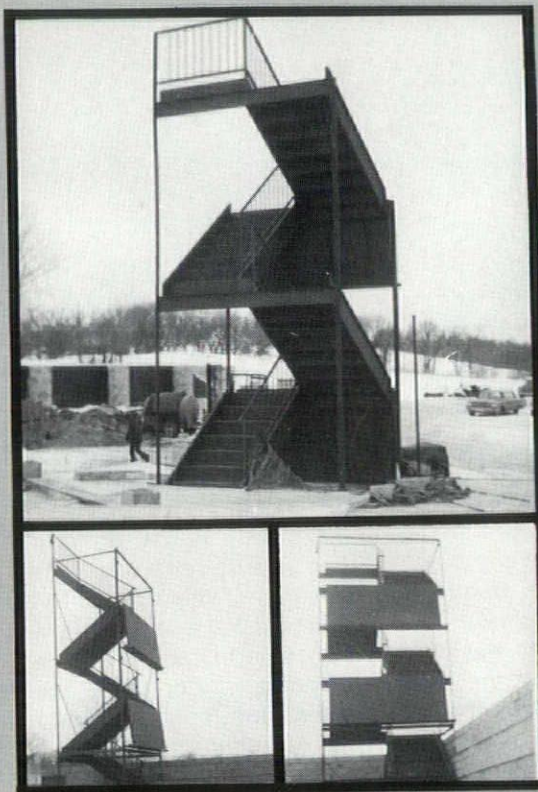
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Proponents answer these criticisms with the belief that participation is a right, not a privilege granted by experts, that it provides a check and balance against abuses by technocrats, it provides a method of priority and issue establishment to reflect the needs and thoughts of citizens and it is a method of leadership development. They ask, how can informed action be expected upon alternatives if they aren't understood or perceived? Supporters also claim that citizen participation will help to unify social and physical planning. However, the basic difference remains philosophical. Jefferson, in his first inaugural address, stated, "Sometimes it is said that man cannot be trusted with the government of himself. Can he, then, be trusted with the government of others? Or have we found angels in the form of Kings to govern him? Let history answer this question." Citizen participation is a philosophy of optimism and belief in the individual's ability to learn and govern.

Attempts at participation are being presented in differing forms. These roles range from informational to advisory to operational. New devices, such as special telephone numbers for service, complaint bureaus and neighborhood town meetings, have been established. In many cities advocate planners have been provided with federal and city funding for area residents. "Little City Halls" which seek communication, a feeling of formal involvement and increased coordination have been created in New York, Atlanta, Houston, Baltimore, Boston and Columbus. One study revealed that 21 cities have created these "city halls," with six others planning similar

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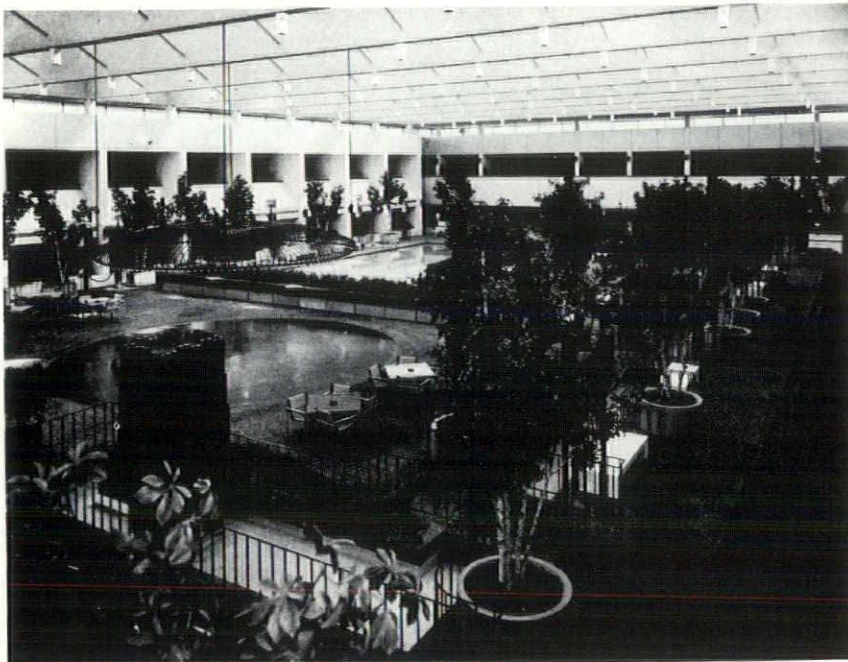
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activity.¹⁴ A number of cities have also created multiservice centers to coordinate and provide federal, state and local services.

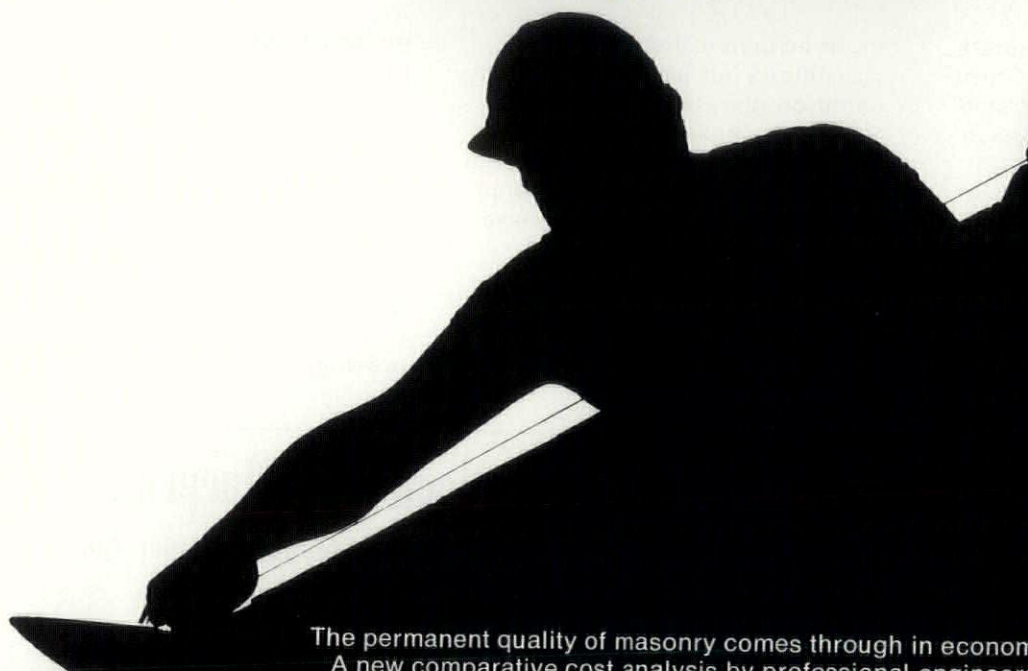
Ombudsmen, the Scandinavian administrative grievance procedure, have been started locally in Seattle-King County and Dayton-Montgomery County with another recent test case in Buffalo. State Ombudsmen have been developed in Hawaii, Nebraska, Iowa and Oregon.

Other agencies such as the Federal Neighborhood Development Program, Model Cities, OEO Target Area Committees and neighborhood corporations have provided the opportunities for citizen participation in social and physical planning. New York City created 31 area school boards which have limited authority in areas of hiring, textbook selection and budget control.

Many of the decentralists have sought a stronger form of organized participation, called community or neighborhood councils. Faced with the problem of balancing ongoing needs of the individual or neighborhood against that of organized blocs or societal forces, they believe that past forms such as voting every two to four years, civic associations and political parties have not always acted to protect local interests. In effect, they have sought to build an effective pressure group which can represent and bargain for local interests.

Recommendations from bodies such as the Citizens League, The Committee for Economic Development, the Advisory Commission on Intergovernmental Relations and the Kerner Commission have urged establishment of such councils. Boards have been established in San Mateo County, Day-

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ton, Ohio, and are being created in Boston and Indianapolis. These councils would choose their staff, provided by city funds, and have powers which could include zoning review, development of area plans, appointment responsibility to citywide bodies, with functions such as housing sponsorship, day care, health care or operation of multiservice centers. These councils may not be

more economical than current procedures but justification must come on noneconomic grounds. Supporters believe that efficiency could be improved because of the flexibility, faster provision of area services and be more responsive to local requests and complaints. Support for these councils has been growing across the United States and present a very possible alternative to current

municipal forms for review and operation of some services.

The increased activism will bring changes to planning. As neighborhoods and previously ignored groups learn the zoning game and understand how zoning will allow them to regulate land use, as they learn the language of planning, government and bureaucracy, as they develop a growing cadre of experienced



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advocates, they will not accept the arguments of the past. With advocate technicians and a knowledge of how the game is played, neighborhoods are seeking a greater control of the process. Whether technicians like the change may be a moot point for in an atmosphere defined and undefined inclusion becomes an accepted part of the process, the technician will increasingly have his motives and assumptions challenged.

What is unforeseen is the direction of the movement. What happens when you ignite a time with an idea? Many have discovered the difficulty in the question, How do you turn off a revolution? With future cable technology providing polling possibilities and referenda on any issue, pressure for participation may be difficult to refuse. When technology provides the ability for a society to be fully democratic and vote upon every issue or planning alternative, will we wish to have such participation? These are questions which will fill the 1970's and 1980's.

What is clear is that for such participation to be meaningful it must be tied to resource use and to action. Delays in resource allocation provide stress in credibility of government, whether the delay is justifiable or not. Will our society wish to expend resources to make participation work? In fact, participation and neighborhood government without additional resource allocation might compound the difficulty. To increase the number of competing interest groups seeking limited resources presents problems of distribution and could lead to public tensions.

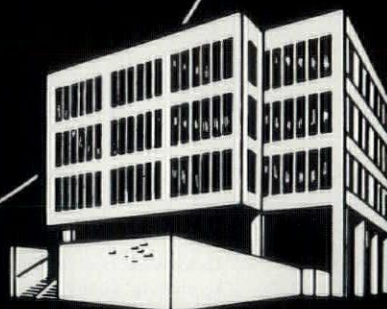
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Erratum

We regret that a typographical error in the Rollin B. Child advertisement on page 156 of our last issue

gave an incorrect impression of the architectural firm's name. The correct name under the illustrations should have been Matson and Wegleitner. ■

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would include the right to be heard, to be trained and informed, the right to balance technical knowledge against social beliefs, the right of access to knowledge and alternatives, the continuous right to implement plans and proposals and the right to err. We must recognize that citizen participation will be a slow process. We cannot base our attitudes solely on past results, as the process of learning is incremental.

Neighborhood governments are not the panacea predicted by some. Without increased resources and changed priorities and understanding of the federation concept by local officials, state government willing to face urban problems, an effective metropolitan system with powers of land use control and tax distribution, and a federal government dedicated to making these changes a reality, participation, accountability and responsiveness could be "little more than the decade's favorite rhetoric." 16

Many moments of stress will occur before participation is clearly defined. The one certainty is that as a process it is increasing and its demands will intensify. "Some ask should you de-em-

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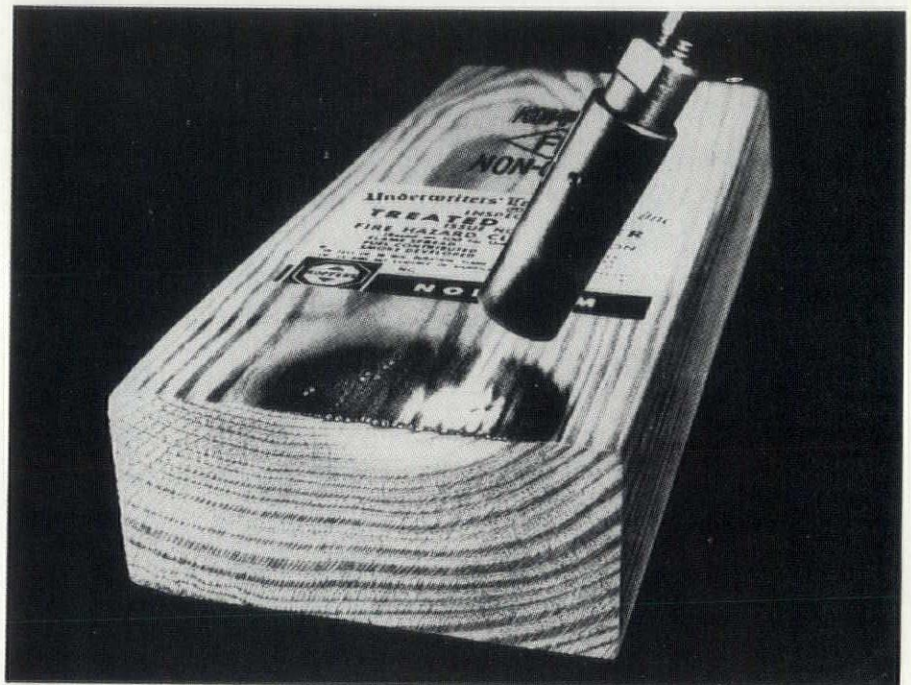
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phasize citizen participation because it produces possible instability? It may well be that the instability is clearly present and that the question is how best to fit participation of additional segments into the political process."¹⁷ How we answer this question will determine the future of our nation.

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Todd J. Lefko, who holds a master's degree in public administration, currently teaches urban affairs at the University of Minnesota.



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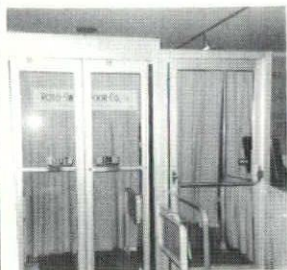
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Continued from page 198

far too few communities consider: development has been purposely held back until initial planning is completed. Officials now are satisfied that the basis for orderly development is established and construction of 1,200 houses over the next 15 months will start. Few communities are as well organized as Eden Prairie, Mrs. Lukerman adds.

Taking an early initiative in planning was Roseville, where a farsighted school district superintendent made sure school sites were obtained while comprehensive planning was underway in the early 50's. The school sites fitted the comprehensive plan. It is easy now to say that a larger site should have been obtained for Alexander Ramsey High School but overall the site selections were appropriate.

Suburban planning ranges from fairly imaginative for Chanhassen, fairly good for Inver Grove Heights to not enormously detailed but effective for Edina. Some communities have full time professional planning staffs, such as Edina, Bloomington, Minnetonka, Richfield, Golden Valley and Maplewood, while others, such as Roseville, retain the services of a professional planning group, according to Ed Maranda, comprehensive planning head for the Metropolitan Council.

Comprehensive planning and proper implementation of the plan are important in community development but planning may be delayed due to lack of funds or proper local organization. Help in this regard is being provided for some suburban communities by several disciplines at the University of Minnesota. Over the past four years environment and resources for four suburban coun-

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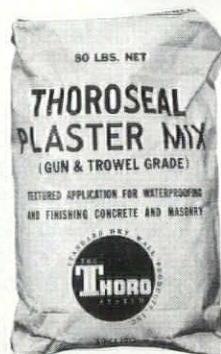
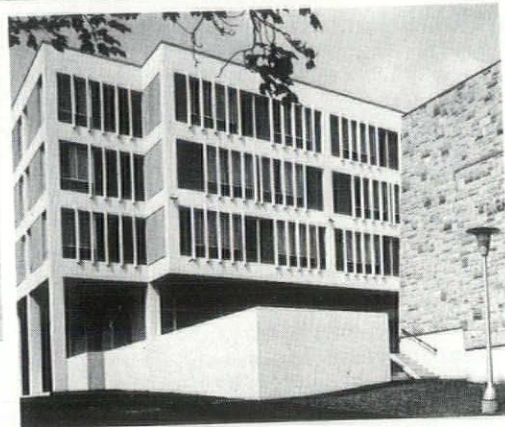
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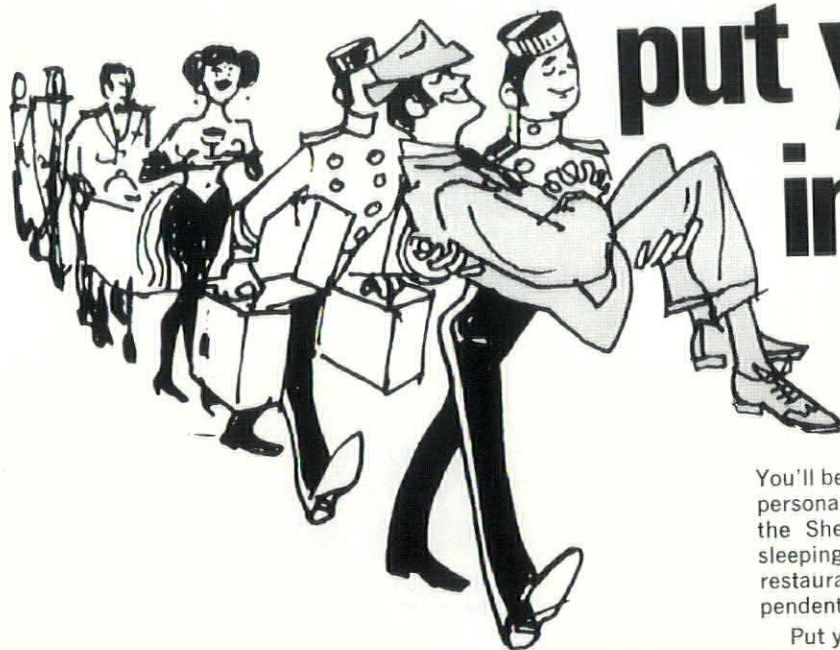
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The studies attempt to analyze existing resources in terms of land use alternatives based on popula-

tion projections from the Metropolitan Council. Surveys and analysis of land use provide an essential tool in community planning. Through these studies an overall pattern resulting from settlement and relationships among various parts of a community can be examined. Incompatible land uses can be noted by analyzing the studies. This makes them valuable in identifying problems and opportunities for future development.

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ticky-tacky houses, tasteless shopping centers and tree-less subdivisions seem less of a universal issue today than they once were, it may be because it never has been possible to accurately characterize suburbia. Some generalizations are possible but blanket condemnations are difficult to substantiate. Too many families and businesses are choosing suburbs over central cities to make one accept now without question the gross claims writers of the 50's and early 60's made about the horrors of suburbia. Furthermore, the suburbs

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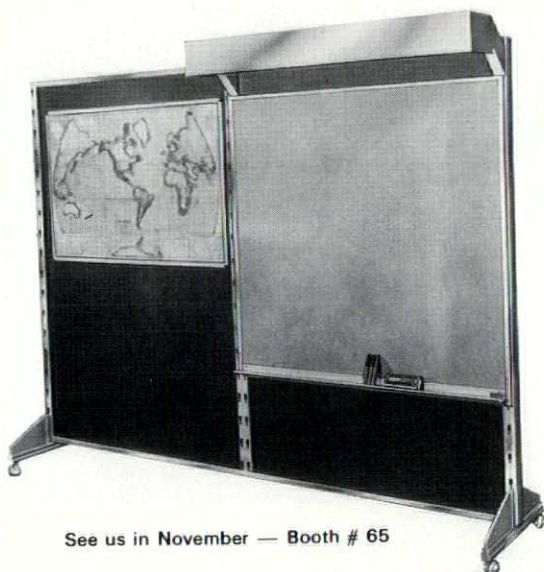
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have grown in response to the attractiveness of the central cities they surround. Indeed the suburbs are an extension of the central cities, absorbing growth that the larger cities stimulated but were unable to accommodate.

Some mutually compatible population exchanges between suburbs and their central cities may be in the offing. After the children have left home, middle class families of means in the more prestigious suburbs — Wayzata, Edina, North Oaks etc. — will be in a position to make a choice between continuing to live in the suburbs or moving to luxu-

ry apartments in inner city high rises. Several developers are banking on the latter and some plans revealed, if realized, would result in viable communities within these structures.

Certainly if there is substantial movement back to the inner city some of the sting of the "flight" or "march" to the suburbs will be eased. However, can we expect a considerable reverse movement, as some sociologists predict? That remains to be seen.

David Zarkin is an instructor in agricultural journalism at the University of Minnesota.

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**Klick Become Sales Rep for
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New sales representative with Snow-Larson, Inc., Minneapolis, is Larry Klick, who was formerly with the Architectural Metal Association of Minnesota. He will

call on architects and others in the Twin Cities area.

A member of the Construction Specifications Institute, Klick graduated from Dunwoody Industrial Institute and studied architectural engineering at the University of Minnesota. ■

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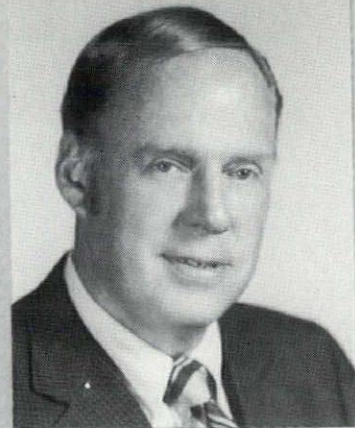
Magnuson Named Kindem Representative

Ed Magnuson has been appointed southern Minnesota sales representative for Andrew A. Kindem and Sons, Inc., millwork distributors.

Arne C. Kindem, president, said he will serve Dodge, Scott, Le Sueur, Steel, Waseca, Freeborn, Rice, Faribault, Blue Earth, Nicollet, Watonwan, Martin, Brown, Jackson, Cottonwood, Nobles, Murray, Goodhue and Mower counties.

Magnuson formerly was with IBM and Ford Motor Company and for four years was a building contractor and realtor in Rochester. He is a graduate of the University of Minnesota and is a member of the National Association of Real Estate Boards and the National Home Builders Association.

Andrew A. Kindem and Sons is a statewide distributor of Caradco, ROW, Morgan, Perma-Door and other quality millwork products. ■



profile

In this pollution endangered world sealants and coatings must protect buildings and they must be kept "ahead of the game" through research. Roger Waldin of Edwards Sales has pointed out.

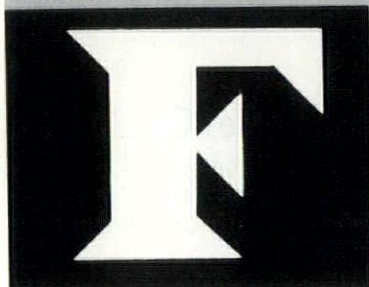
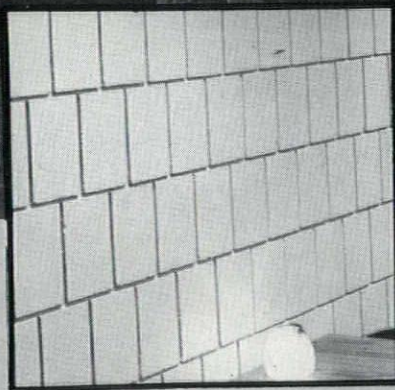
Needs have given rise to expanded standards and guidelines for building materials, he said, and use of modern materials and their protection with coatings have required constantly better methods.

Edwards Sales, owned and managed by Waldin and his partner, Roger Nyberg, supplies many of today's outstanding protective materials. The firm is marketing representative and master distributor for Dow Chemical Foam Insulation, General Electric Silicone Sealants and Coatings and Master Mechanics Urethane Sealants in Minnesota, North Dakota, South Dakota and western Wisconsin. It will have a booth at the MSA convention.

Waldin and Nyberg are active members of the Producers' Council Chapter, Construction Specifications Institute and Minneapolis Builders' Exchange.



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Producers' Council Sponsors Energy Crisis Seminar

Speakers drawn from industries directly concerned with solving problems which add up to today's energy crisis explored many phases of the crisis at a special seminar sponsored by the Producers' Council on September 20. Dale W. Lommen, vice-president of the Minnesota-Dakotas PC Chapter, opened the session by pointing out the council's direct concern with the problems, based on its 50-years-plus of service in the industry.

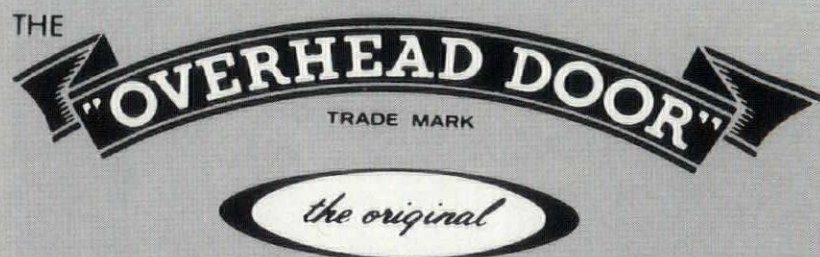
Keynoter Roger N. Schmidt, a senior scientist with Honeywell, Inc., suggested that "The Energy Crisis" be modified slightly to be considered the "energy uncertainty" and pointed out that three aspects of the problems were



gathered up into mismanagement and inefficient use of energy today, the fact that similar crises have been predicted before in history and there is still plenty of energy available. However, mankind must learn to use this available energy properly.

Schmidt called attention to the future use of solar energy, of which a huge amount comes within Earth's "grasp" each day but which until very recently has not been given much attention in research. He said that if all the fossil fuels we have were to be burned at one time the energy realized would equal one week's receipt of solar energy on Earth.

Conservation of present energy sources coupled with research



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into new sources and ever more efficient use of all available sources of energy must be undertaken, he said.

Architects and others in the design and construction areas must increasingly be concerned with the use of energy in the total design of all kinds of structures, he concluded.

More than 200 attended the seminar, including representatives from many area architectural offices.

The need for co-operation in

solving energy problems in contrast with the head-on competition among energy producers and users which has been the policy of the past was stressed during the meeting. The role of teaching the consumers of energy, whether they be home owners or great industrial users, to conserve and use wisely what is available was brought out in several speeches.

Exploration for new sources of several kinds of energy producing natural resources has slowed, it was reported. Risk capital's role in

exploration financing was commented on and it was said that those who apportion risk capital to various enterprises have become disenchanted recently and so there is less such exploration being done.

Speakers who discussed energy aspects of their special fields included Albert K. Seckinger of Minnesota Power & Light Company, who talked on electrical energy, David F. Hansen of Minneapolis Gas Company, who discussed gas energy, Bill Carter of Silbrico Corporation, the insulation field, Rischer Hall of C-E Glass Company, who talked about glass, and Charles J. Purcell of Barber-Colman Company, who dealt with HVAC and lighting.

Moderator for the seminar was Paul F. Cummings, state architectural engineer. Don O'Reilly was seminar chairman.

S-C Announces New Policy

A special service policy which provides for continuing support of users and their suppliers following installation of Stromberg-Carlson Interconnect and other intra-office communication equipment has been announced through Blumberg Communication Systems. Blumberg is the Minnesota distributor for Stromberg-Carlson PABX and related equipment, according to Lou Auger, sales engineer, and handles servicing and maintenance of that equipment.

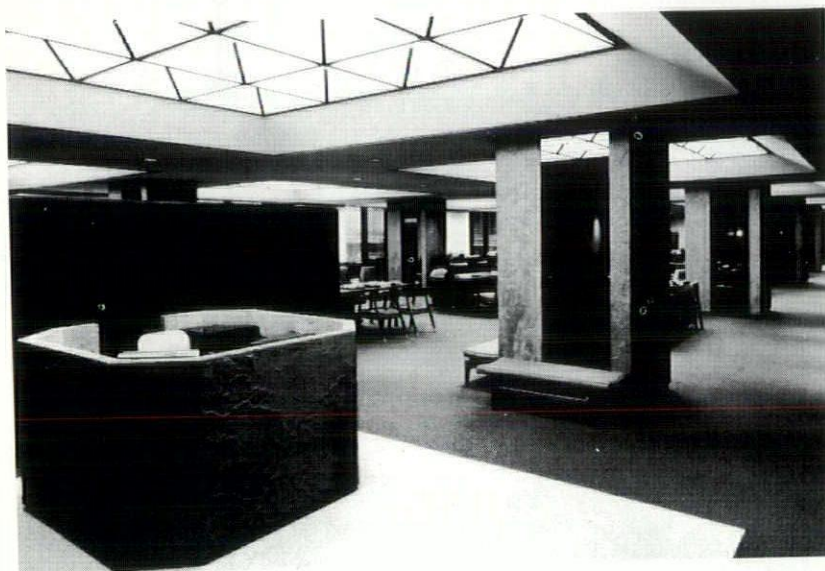
In announcing the new policy, S-C pointed out:

"As a leading manufacturer of telecommunication equipment to the independent telephone market for well over 75 years, S-C has developed a reputation for reliability and quality. Our Special Service Policy is designed to help preserve this image by providing assurance to both our distributors and their customers that S-C will stand behind its products and the installation and maintenance capabilities of its distributors."

Additional information on intra-office installations can be obtained from the Blumberg Company, 525 No. Washington Ave., Minneapolis, Minn. 55401.

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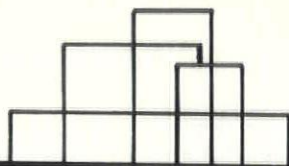
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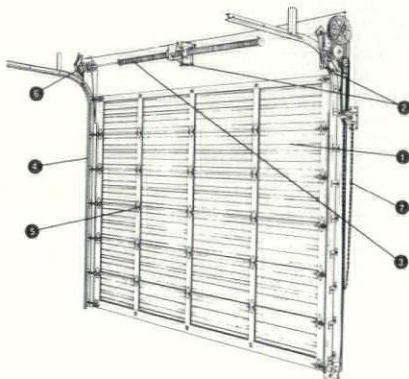
J-M Stonehenge architectural panels can be used for interior and exterior walls, partitions and even floors. They are available in sizes up to 4' x 8' with nominal 1/2" or 3/4" thicknesses.

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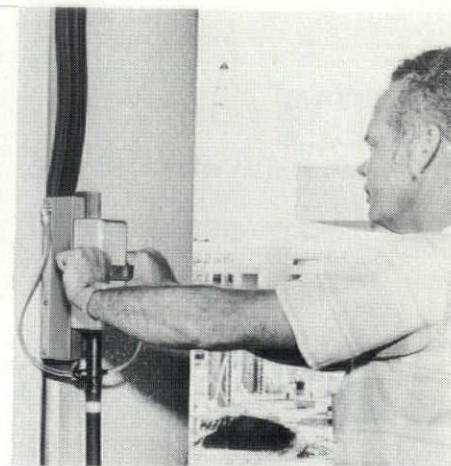
Overhead Fire Door Gets UL Seal

The first sectional overhead fire door to receive the Underwriters' Laboratories, Inc., seal of approval is now available from the Overhead Door Company of the Twin Cities. In the test which led to issuance of approval the door was subjected to 1,950 degrees for three hours, then quenched with powerful jets of water. It did not buckle, there had been no flame leak and though its paint burned to a char it was still workable. Details of the door can be obtained from the company at 4601 No. 85th Ave., Minneapolis, Minn. 55443. ■



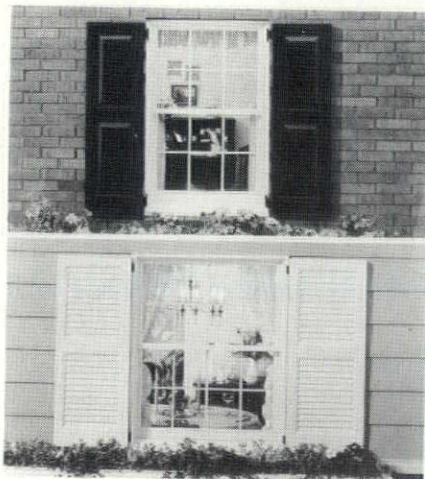
Sterner Wins Two Honors for Display

An "Infinity of Light" display of Sterner Lighting, Inc., (shown here) won top awards at two recent national conventions. The American Society of Landscape Architects, meeting in Philadelphia, selected it as number one, the fourth year in a row Sterner has received the top award of that group. It won the second-place award among exhibits at the national convention and exposition of the American Institute of Architects in Houston. The Winsted, Minn., firm's display demonstrated how lighting can be pleasing as well as efficient. ■



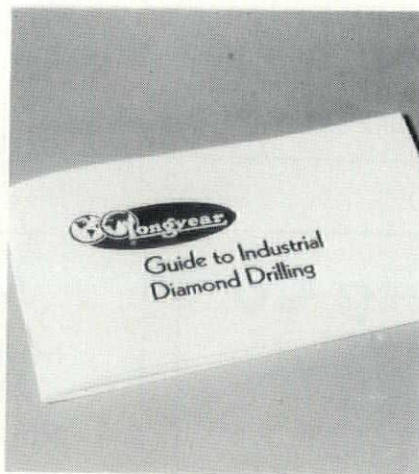
Machine Speeds Joint Sealing

Watertight sealing of architectural joints in concrete and other materials can be accomplished quickly and efficiently with a new machine available from Acme Highway Products Corp. of Buffalo, N.Y., the company has reported. The portable, air-operated machine, called "Acramatic," has been specially developed for use with preformed Acmasel compression seals. "These elastomeric elements, resist deterioration from exposure, the company said. Its address is 33 Chandler St., Buffalo, N.Y. 14207. ■



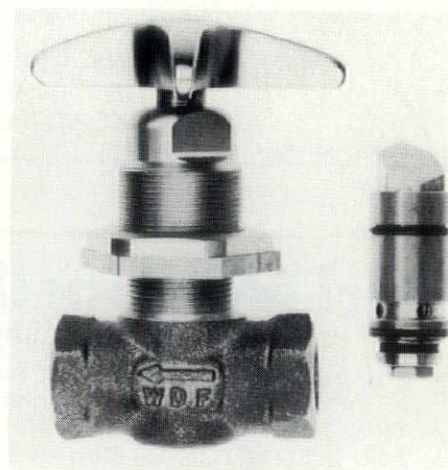
New Andersen Perma-Shield Shutters

A complete low-maintenance window package now is available with the introduction of Perma-Shield shutters by Andersen Corporation, one of the country's leading manufacturers of vinyl-clad windows and gliding patio doors. Made in 14- and 18-inch widths, the shutters range from 35 to 75 inches high. High-impact, rigid vinyl skin is vacuum formed in one piece, then bonded to a treated wood subframe. Added details can be had from Andersen Corporation, Bayport, Minn. ■



Guide to Industrial Diamond Drilling

Guide to Industrial Diamond Drilling, a new 32-page illustrated booklet, has been made available by the Longyear Co. This "how to" booklet is prepared especially as a practical aid to drilling through reinforced concrete walls and floors, tile, glass or any other hard or brittle material. The 4 1/2" x 7" booklet fits easily into the driller's pocket for handy on the job reference. Copies can be obtained from the Longyear Co., 925 Delaware St., S. E., Minneapolis 55414. ■



Western Introduces Tri-action Valves

Western Drinking Fountains recently introduced a "unique, cartridge-type Tri-Action Valve." This Model 84 bulkhead, self-closing valve is used on the majority of the drinking fountains of the Western line. It is of all-brass construction and incorporates a stainless steel seat. Vandal resistant, the valve is particularly beneficial for use by children and patients. Further information can be had from Sales Promotion Dept., Western Drinking Fountains, Glen Riddle, Pa. 19037. ■

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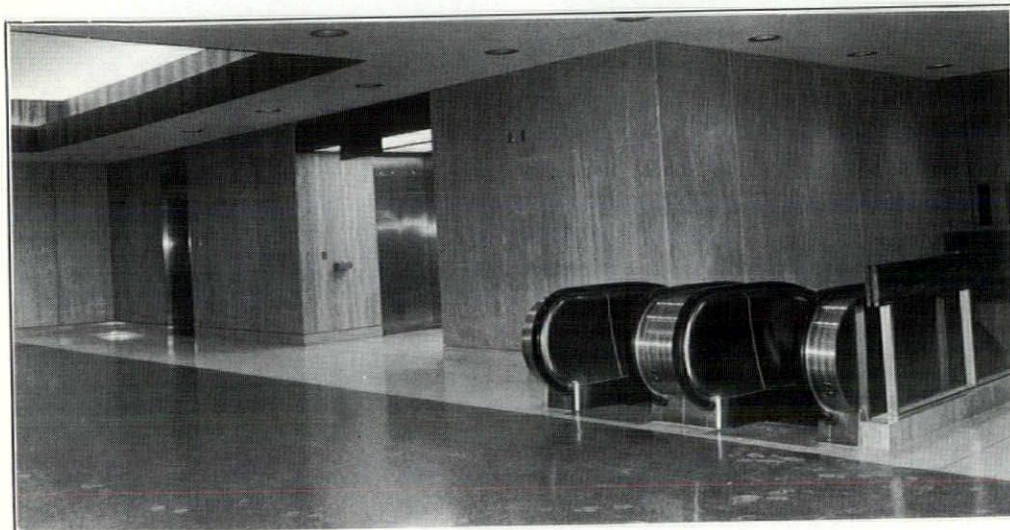
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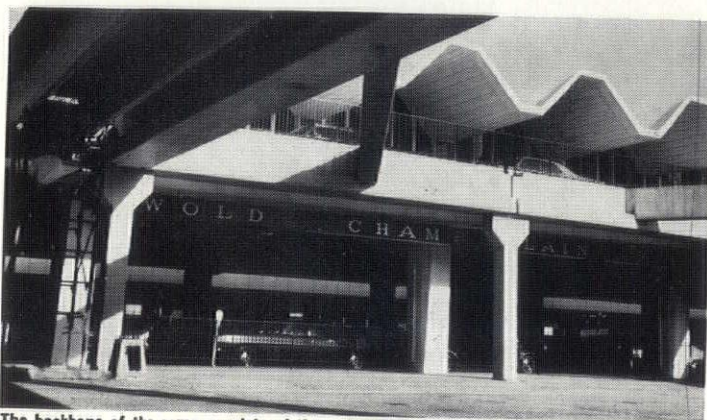
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