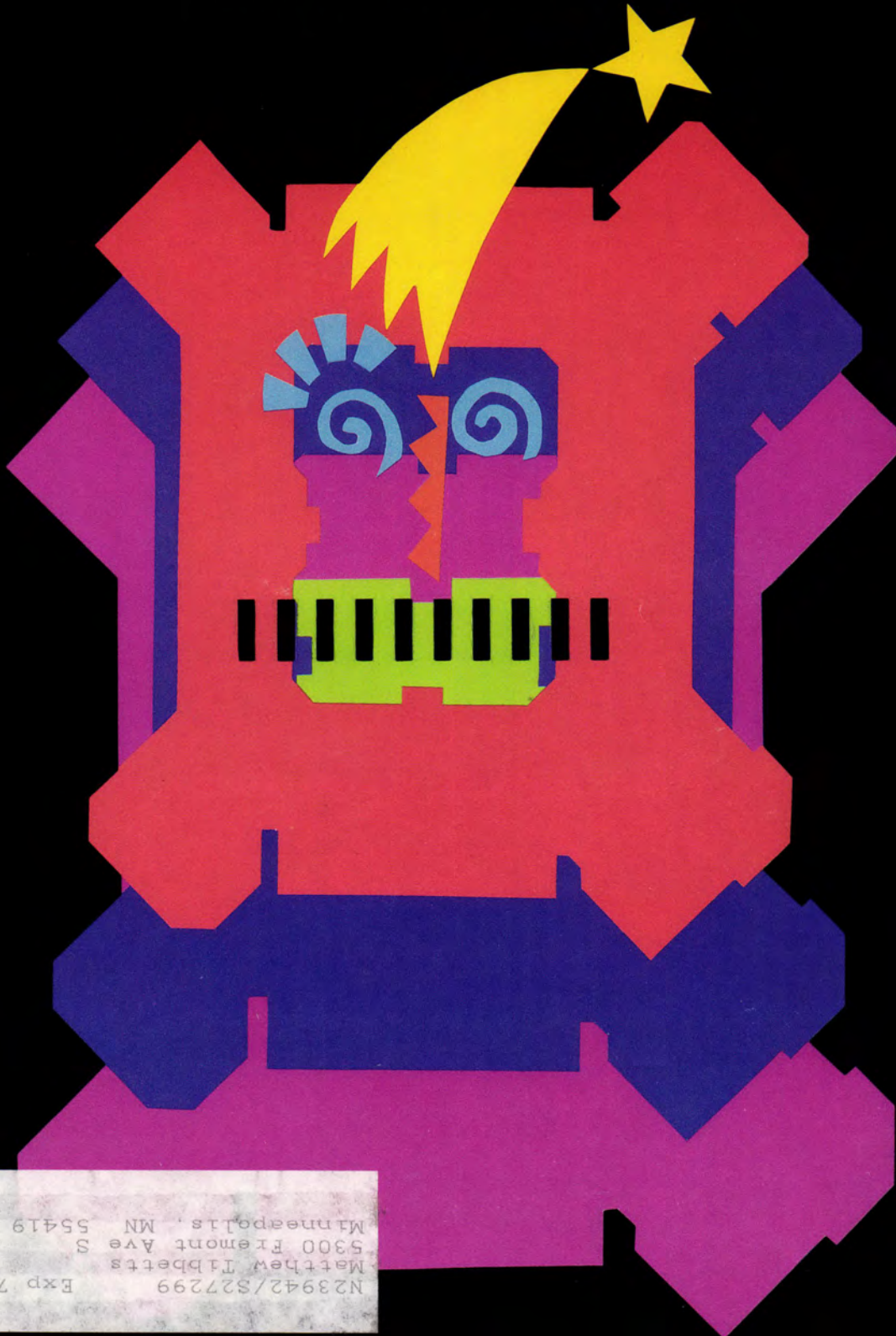


# AM

*architecture minnesota*



N23942/S27299  
Matthew Tibbets  
5300 Fremont Ave S  
Minneapolis, MN 55419  
Exp 7/24/93

**It's a Mall world**



WALLCOVERING • FABRIC • PAINT



PRATT & LAMBERT PAINTS, EXCLUSIVE CALIBRATED  
COLORS IV FEATURED AT FRED G. ANDERSON,  
WHERE THE EXPERT ADVICE IS AS GOOD AS OUR PAINTS!



## FRED G. ANDERSON, INC.

CORPORATE HEADQUARTERS

5825 EXCELSIOR BLVD. • MINNEAPOLIS, MN 55416  
MINNESOTA 612-927-1812      NATIONAL 1-800-365-2222      FAX 612-927-1851

REGIONAL OFFICES AND SHOWROOMS

CHICAGO • MILWAUKEE • DALLAS • INDIANAPOLIS • KANSAS CITY • ST. LOUIS



# THANK YOU

*To those companies who exhibited at  
AIA Minnesota's Annual Convention & Products Exposition held in October, 1992.*

*We encourage you to use the products and services  
these companies offer to the design and building industries.*

*For additional information on each company, please contact AIA Minnesota at 612/338-6763.*

**Dates for the 1993 show are October 27, 28, 29 at the Minneapolis Convention Center. Join us!**

A & E Management	Empirehouse, Inc.	Mohawk Carpet
AaCron Incorporated	Engineered Finishing Corp.	Molin Concrete Products Co.
ABF Display Co.	Engineered Wall Corp.	Mountainstar Fire Defense
Access Mobility Systems	Engineering Repro Systems	Lon Musolf Distributing
Adolfson & Peterson, Inc.	Fabcon, Incorporated	Nelson Brothers Construction
AGA Cookers	Formica Corporation	NewMech Companies
Aggregate Ready-Mix of MN	Franz Engineering Repro, Inc.	North Star Surfaces
Albinson's	GAF Building Materials Corp.	Northstar Repro Products
Alfit America	Gage Brothers Concrete Products	J. B. O'Meara Co.
American Artstone Company	Gausman & Moore, Inc.	Ochs Brick & Tile Company
American Olean	General Office Products Co.	Owens-Corning Fiberglas
Anchor Wall Systems, Anchor Block & Concrete Co.	W. R. Grace & Co.	Parkwood Chicago, Inc.
Andersen Windows Inc.	Gran-A-Stone	C. L. Paulson and Assoc. Inc.
Fred G. Anderson, Inc.	Graphic Simulations	Peak Sales & Marketing
H. Robert Anderson & Assoc.	The H-Window Company	Pella/Design Products
Apple Computer	W. L. Hall Company	Photographic Specialties, Inc.
Aquarium Designs	Hallmark Building Supplies Inc.	Photos, Inc.
Architectural Consultants, Inc.	Heartwood Arch. Woodwork Corp.	Principle Fixture & Millwork
Assoc. Admin. & Consultants	Hedberg Aggregates	Prinsco, Inc.
AT&T	Herregan Distributors	Professional Color Service
Automated Entrance Products	Hettich America	Protean Construction Products
A. H. Bennett Co.	Hewi, Inc.	Rainbow Signs
Bor-Son Companies	Hiline/Endura Rubber Flooring	Reliable Metal Products
Bossardt Corporation	Robert B. Hill Co.	Rosco Labs
R. W. Bruner Co.	Hirshfield's	S & S Sales Corporation
Canton Lumber Company	Holdahl Co.	Shaw Lumber
The Carnes Group	Holly Hunt Ltd.	Shiely Masonry Products
Castle Distributing Inc.	Hurd Windows	Sign Services Inc.
Celotex Corp.	IBM Corporation	Sign Solutions Inc.
CertainTeed Corporation	Independent Millwork, Inc.	Simpson Strong-Tie
Chicago Metallic Corp.	Inspec, Inc.	Snow Larson Inc.
Rollin B. Child, Inc.	Institutional Products Corp.	Spancrete Midwest Company
CMI Cronstroms Inc.	Johnsonite	St. Croix Valley Hardwoods
Cold Spring Granite Co.	JPM Store Fixture & Display	Stonewall of MN
Concrete, Inc.	JTH Lighting Alliance	Structural Wood Corporation
Conwed Designscape	Kate-Lo, Inc.	Techline Minneapolis
Cooperative Power/United Power	Kawneer Co.	Thermal Design, Inc.
Copy Equipment, Inc.	Kline-Rose Associates, Inc.	Kevin Thein & Assoc.
Corning Donohue Inc.	Knutson Construction Company	Thoro Systems Products
Coronado Stone	Lawrence Sign, Inc.	Tierney Brothers Inc.
Cox-Olsen Insurance Consultants	Lee Collins/Kroy	Timberweld Manufacturing
Crystal Cabinet Works Inc./Compro Division	LeHigh Portland Cement Co.	Trus Joist Corp.
Cullar Corporation	Lighting Resources, Inc.	TSR Lighting
Custom Cedar Habitats/ Lindal Cedar Sunrooms	MacMillan Bloedel Building Materials	Twin City Testing Corporation
D. B. Products	Macromedia Technologies Inc.	Universal Supply Company
Data Core Engineering	Madison Block & Stone, Inc.	Vande Hey-Raleigh Mfg., Inc.
Daylight Designs, Inc.	Manville Corporation	Viracon, Inc.
Delta Light Fiberoptics	Marvin Windows	Weather Shield Mfg., Inc.
DeVAC, Inc.	McKee Enterprises	Wells Concrete Products Co.
Digital Dispatch Inc.	Midwestern Wood Products Co.	Weyerhaeuser Co. Arch. Doors
Diversifoam Products	Herman Miller	Wilsonart
Eagle Window Co.	Minnesota Blueprint	Zenith Products Company
Edwards Sales Co.	Minnesota Drywall Council	
EFCO Corporation	MMI/BDM/MCPA	





# SKYLIGHTS

Kalcurve by Kalwall



Philip Prowse

Cannon Falls Elementary School  
Setter, Leach & Lindstrom Inc.  
M. A. Mortenson Co.



Custom windows and skylights for over 40 years.  
Distributed and installed by

## W.L. Hall Co.

14800 Martin Drive  
Eden Prairie, MN 55344  
(612) 937-8400



# AM

architecture minnesota

VOL. 19 NO. 1

THE MAGAZINE OF AIA MINNESOTA

JANUARY/FEBRUARY 1993



20 Mallng it



26 Turrets and stone

- 5 Sketches
- 9 Previews
- 13 Up close: A conversation with John Labosky, by Camille LeFevre
- 16 Insight: Round-table focus: Architecture today and tomorrow
- 19 Editorial: After the Mall

---

**20 It's a Mall world,  
by Jennifer Waters**

**26 Brownstone Minnesota,  
by Sister Joan Kain**

**30 BWBR: Prescription for  
growth, by Sharon Ross**

**36 Downtown story:  
First Bank Place,  
by Robert Gerloff**

---

- 43 Details
- 45 Directory of engineering firms
- 54 Credits
- 54 Advertising index
- 56 Lost Minnesota



36 First in line

**Cover:** The Mall of America.  
Architects: HGA/KKE Association  
and the Jerde Partnership.  
Illustration: Alex Boies.

**Architecture Minnesota is published bimonthly by AIA Minnesota.** The opinions expressed herein are not necessarily those of the Board of Directors or the editorial staff of *Architecture Minnesota*. Editorial offices: International Market Square, 275 Market Street, Suite 54, Minneapolis, MN 55405. (612) 338-6763. FAX: (612) 338-7981. Note to subscribers: When changing address, please send address label from recent issue and your new address. Allow six weeks for change of address. Subscription rate: \$15 for one year, \$2.75 for single issue. Postmaster: Send address change to *Architecture Minnesota*, International Market Square, 275 Market Street, Suite 54, Minneapolis, MN 55405. Second-class postage paid at Minneapolis, MN, and additional mailing offices. Advertising and Circulation: *Architecture Minnesota*, International Market Square, 275 Market Street, Suite 54, Minneapolis, MN 55405. (612) 338-6763. Printed by St. Croix Press, Inc. Color separations by Riverside Color. Copyright 1992 by *Architecture Minnesota* (ISSN 0149-9106).

**Editor**

Eric Kudalis

**Contributing Editors**

Bill Beyer, Steven Buetow, Jack El-Hai, Robert Gerloff, Camille LeFevre, Bruce N. Wright

**Correspondents**

John Albers, Heather Beal, Bette Hammel, Janet Johnson, Janis Ladouceur, John Larson, Harold Skjelbostad, Sara Stafford, Janet Whitmore

**Graphic Design**

Rubin Cordaro Design

**Photographer**

Don F. Wong

**Advertising Sales**

Judith Van Dyne, Director

Lori A. Lickteig

**Circulation Distribution**

Gina Sekelsky

**Publisher**

Peter Rand, AIA



You wouldn't  
propose a skyscraper  
when a split-level ranch  
would do.

## Neither would IBM.

IBM understands the architectural and engineering communities of Minnesota. With our experience in your industry, we can work with you to provide the most appropriate, and affordable solutions to meet your needs. For a free consultation, or to see a blueprint of an IBM solution, call us at:

(612)397-5455

650 Third Avenue South  
Minneapolis



IBM is a registered trademark of International Business Machines Incorporated. ©1992 IBM Corp.

### AIA Minnesota A Society of the American Institute of Architects

#### Board of Directors

C. Jay Sleiter, AIA, President  
Alexander Ritter, AIA, President-Elect  
Howard Goltz, AIA, Secretary  
Ronald Stanius, AIA, Treasurer  
Arvid Elness, FAIA, Immediate Past President  
John Klockeman, AIA, President,  
Minneapolis Chapter  
William Armstrong, AIA, President,  
St. Paul Chapter  
Steven McNeill, AIA, President  
Northern Minnesota Chapter  
Gail Andersen, AIA, Director  
William Beyer, AIA, Director  
Peter Carlsen, AIA, Director  
Christopher Colby, AIA, Director  
Steve Edwins, AIA, Director  
Harold Kiewel, AIA, Director  
Eldon Morrison, AIA, Director  
David Schilling, AIA, Director  
Harrison Fraker, AIA, Director  
Roxanne Nelson Link,  
Associate Representative  
Deanna Linn, Student Representative  
Duane Kell, AIA, Regional Director  
James Miller, AIA, Regional Director  
Beverly Hauschild, Hon. AIA,  
Executive Vice President  
Peter Rand, AIA, Executive Vice President

#### AIA Minnesota Publications Committee

Sarah Susanka, AIA, Co-chair  
Janet Whitmore, Co-chair  
John Albers, AIA  
Heather Beal  
George Cundy, AIA  
Howard Goltz, AIA  
Janet Johnson  
Andrea Stephenson Komschlies  
Carolyn Krall, AIA  
Janis Ladouceur  
Stephen P. Patrick, AIA  
Harold Skjelbostad  
Sara Stafford

#### Editorial Advisory Board

Edward J. Kodet, AIA  
Michael Plantz, AIA  
Kenneth Potts, AIA

#### Minnesota Architectural Foundation

James O'Brien, AIA, President  
David Runyan, AIA, Vice President  
Craig Rafferty, FAIA, Secretary  
Robert Rietow, AIA, Treasurer  
John Gaunt, AIA  
Larry Millett  
Leonard S. Parker, FAIA  
Ralph Rapson, FAIA  
Julie Snow, AIA

#### AIA Minnesota Staff

Beverly Hauschild, Hon. AIA,  
Executive Vice President  
Peter Rand, AIA, Executive Vice President  
Deanna Christiansen, Program Director  
David Gardner, Financial Manager  
Eric Kudalis, Editor  
Lori Lickteig, Advertising Sales  
Gina Sekelsky, Information Systems Director  
Judith Van Dyne, Director of Marketing

#### AIA Minnesota

International Market Square  
275 Market Street, Suite 54  
Minneapolis, MN 55405  
(612) 338-6763



# AM

## sketches

### Minneapolis honors its heritage

Nine projects, from a downtown nightclub to an old fire station converted to fashionable living space, were honored at the first annual Minneapolis Heritage Preservation Awards this fall.

Cited for residential rehabilitation was the Central Community Housing Trust for salvaging several buildings within the Ninth Street Historic district, by Dovolis Johnson & Ruggieri and Arvid Elness Architects. The nod for commercial rehabilitation went to Quality Coaches for revamping the interior and exterior of its business on West 38th Street. Dovolis Johnson & Ruggieri served as architects.

The Station 23 Lofts in the Uptown district was praised in the adaptive reuse (residential) category by Dovolis Johnson & Ruggieri, while Glam Slam, the hip dance-and-music club downtown by KKE Architects got nods in the same category for commercial reuse. A residential addition by Meyer, Scherer & Rockcastle and the downtown U.S. Post

Office expansion by Hammel Green and Abrahamson were praised for sensitively adding onto historic buildings.

An award also went to the Minneapolis Lake Area News for its monthly series on Minneapolis history. Preservation advocate Rolf Anderson, president of The Preservation Alliance of Minnesota, received the Steve Murray Award for his commitment to preserving the warehouse district. Finally, the "If At First You Don't Succeed. . ." prize went to the Healy Block Neighbors and the Healy Block Historic District for fighting against blight and crime.

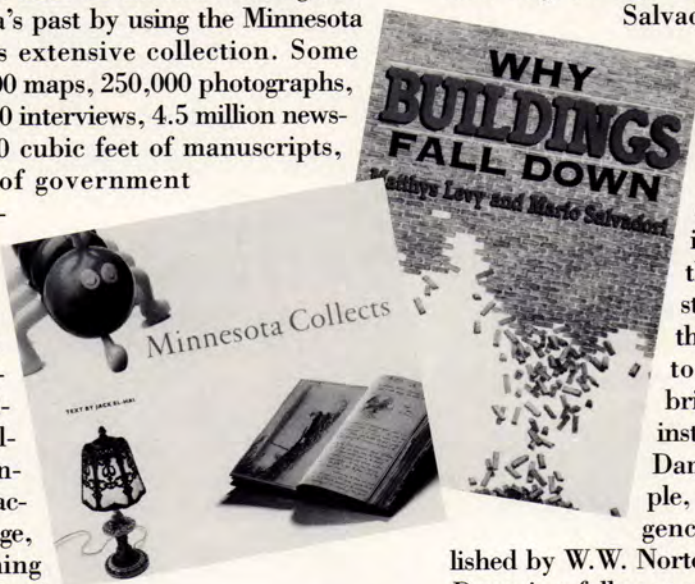


Station 23 Lofts, a historic rehab by Dovolis Johnson & Ruggieri, was one of this year's heritage preservation winners.

The awards program was sponsored by the Minneapolis Heritage Preservation Commission and the Minneapolis Chapter of the AIA.

### Hot off the presses

*Minnesota Collects*, by Jack El-Hai, demonstrates that there is nothing stodgy or dusty about history. This colorful new book is more than an in-house catalog as it peeks into Minnesota's past by using the Minnesota Historical Society's extensive collection. Some 550,000 books, 37,000 maps, 250,000 photographs, 5,500 artworks, 1,650 interviews, 4.5 million newspaper issues, 38,000 cubic feet of manuscripts, 45,000 cubic feet of government records, 165,000 museum objects, and 800,000 archaeological artifacts all are contained within the Historical Society's collection. El-Hai samples the collection through hundreds of vignettes tracing the state's heritage, showing us everything from a 4-year-old Ford Model T roadster to Prince's suit from the movie *Purple Rain*. This volume and Larry Millett's recently released *Lost Twin Cities* (also by the Minnesota Historical Society) make perfect companion books tracing the state's history.



Don't be deceived by the title. *Why Buildings Fall Down* is a highly readable and entertaining journey through the history of structural engineering. Yes, structural engineering! The authors, Matthys Levy and Mario

Salvadori, have anecdotes and explanations that tell us why the ancient Pyramids are still among the seven wonders of the world and why the 2,000-year-old Pantheon will continue to survive while newer domes, with all their technological innovations, are crumbling almost at the moment of completion. In cases studies reading like detective stories, the authors embark on hunts for clues to explain the failure of buildings, bridges, dams and even airplanes. For instance, we'll learn why the Malpasset Dam in France burst, killing 400 people, or why the interior of the Hyatt Regency in Kansas City collapsed. Published by W.W. Norton & Company, *Why Buildings Fall Down* is a follow-up to Salvadori's *Why Buildings Stand Up*. Levy is a former professor of architecture at both Columbia and Yale universities, and Salvadori is professor emeritus of architecture and James Renwick professor emeritus of engineering at both Columbia and Princeton universities.



# Mall of America: World Class shopping. World Class parking.



The parking facility for the new Mall of America in Bloomington, MN, is the largest in North America, with space for more than 12,000 cars.

The owners analyzed proposals for both precast and post tensioned structural systems. They selected a total precast structure proposed by Spancrete Midwest Co., which was superior in cost and speed and quality.

During the long design phase, Spancrete provided engineering assistance, pricing, and schedules. All products were produced in the nation's largest enclosed precast manufacturing facility and erected in 342 working days—ahead of schedule and under budget.

The 4.3 million square foot project required 101,450 yards of high quality 8,500 psi concrete. Spancrete produced 11,807 pieces of precast, including columns, beams, spandrels, stairs, giant shear walls, and pretopped double tees.



Shoppers like the well-lit interior

Whether you're planning a parking ramp, office building, manufacturing facility, or any other type of building, call us. Spancrete has a complete line of architectural and structural precast concrete, 30 years of experience, and capability proved on over 10,000 projects.

**Spancrete**  
Midwest Co.

Box 1360 • Maple Grove MN 55311  
(612) 425-5555

• Insulated panels • Spancrete plank • Beams • Columns • Double tees • Architectural concrete



# AM

## sketches

### A grand competition for Grand Central Station

In 1903, Reed and Stem of St. Paul won the competition to design Grand Central Terminal in New York City, surpassing some of the most respected architectural firms in the country.

The New York Central Railroad announced the design competition early in 1903. It was issued to an invited list of architectural firms: McKim, Mead & White of New York City, D.H. Burnham & Co. of Chicago, Samuel Huckel Jr. of Philadelphia, and Reed and Stem.

The site for the new terminal followed two previous terminals on 42nd Street at the crossing with Park Avenue. The commission would reflect the foresight of the railroad and the ongoing emergence of New York City as a center of world economic activity. The railroad planners envisioned a multiuse complex of offices, hotels, retail and entertainment facilities in addition to the transportation functions. All the trackage for one mile north of the terminal would be rebuilt. Structural supports could then be placed that allowed development of air rights over the railroad land. The buildings built in this "Terminal City" would generate necessary revenue for the new construction and electrification of the track system. The time marked an incredible convergence of societal demands, economic ingenuity and technological innovation.

Architectural design of the early 1900s, civic design in particular, was influenced by the Chicago World's

Columbian Exposition of 1893. The classical style was inspired by Italian-Renaissance and European-baroque architecture. Although not all the entries for the Grand Central Terminal competition have survived, it's a safe assumption that they were of this style. Reed and Stem's winning entry is distinguished in two significant ways. While other firms extended the city streets through the middle of the

complex, adversely impacting the interior spaces and circulation, Reed and Stem designed a "circumferential plaza." This was an elevated roadway that diverted automobile traffic around the complex. On the interior of the station the architects planned sloping pedestrian ramps to ease passage between the two track levels and the street.

Reed and Stem's design was altered by a series of subsequent events. The New York firm of Warren and Wetmore submitted another design to the railroad committee after the official competition was judged. Why this was allowed is not clear. It may have been that Whitney Warren's good friend and cousin, William K. Vanderbilt, was chairman of the New York Central Corporation. The result was a forced collaboration between the two firms. Reed and Stem's planning innovations for the internal and external circulation systems survived,

but the façade and building mass were completely redesigned by Warren. When Charles Reed died in 1911, Warren and Wetmore wrote a new agreement with the railroad, taking sole responsibility for the project. Allen Stem, who had not even been consulted, successfully sued Warren and Wetmore for \$700,000. It's fitting that a piece of this project has found its way back to Minnesota. A revolving brass door, which connected the terminal to the Commodore Hotel, was salvaged when the hotel was razed. It's now at the Hennepin Avenue entrance to the Lumber Exchange building in Minneapolis.

**Kenneth D. Potts**



Grand Central Terminal (top), 1934, the result of the Reed and Stem, Warren and Wetmore collaboration. Reed and Stem competition entry (bottom), 42nd Street façade.



# NEW or OLD...

*we do it  
by design*

From new construction to historic renovation Cullar Corporation teams up with Acorn Building Components and Kolbe & Kolbe Millwork Company to satisfy your window needs.

**Windows for Today** Cullar has teamed up with Acorn as a full line aluminum window distributor. This combination sets us apart from the competition. The Acorn product line is the most complete aluminum window product line in the industry.

**Historic Rehabilitation** The Team of Cullar and Kolbe & Kolbe meet the most exacting requirements through authentic design, appearance, durability, and a level of quality that is truly second to none — K&K Millwork is one of only a few companies approved by the National Park Service for historic renovation.

Before planning your next project give us a call and let us show you how we can complement your design.



**CULLAR**  
CORPORATION

7435 Washington Ave. So.

Edina, Minnesota 55435

612/944-6851

Distributors of



**acorn**  
BUILDING COMPONENTS INC.

**Kolbe & Kolbe**  
Millwork Co. Inc.



# AM

## previews

### **Shared Visions Minnesota Museum of Art Landmark Center Galleries Through Jan. 3**

The diversity and depth of Native American art and artists is reflected in this exhibition featuring paintings and sculptures by prominent, contemporary Native American artists, including Minnesotan George Morrison. The touring exhibition reflects the changing world of the American Indian artist in the 20th century.

For more information, call (612) 292-4355.

### **Don Gahr: New Sculpture Thomas Barry Fine Arts Through Jan. 9**

For this exhibit, Gahr has created a series of totemlike sculptures that feature spheres, birds and fish perched on top. Also included are colorful relief figures darting across the walls. Gahr is a graduate of the Minneapolis College of Art and Design. He has exhibited at various galleries, and his pieces also can be found in such corporate collections as First Bank System, Minnesota Mutual and Opus Corporation.

For further information, call (612) 338-3656.

### **Claes Oldenburg: In the Studio Walker Art Center Through Feb. 14**

This exhibit examines the creative process, in which art is derived and inspired from everyday objects. Here the studio is the creative site as such objects as pages from Oldenburg's notebook—in which the artist is said to write habitually—is incorporated into the exhibit. By changing their shape, size and textures, Oldenburg finds mystery and surprises in objects that others might not even give a second thought.

### **Lake Superior Design Retreat Fitger's Inn Duluth Feb. 5-6**

The chilling Lake Superior Design Retreat sets its icy grip on Duluth the weekend of Feb. 5 to 6 at the historic Fitger's Inn and Spirit of the North Theater. In the tradition of the retreat, the conference will be broad-based, welcoming a host of diverse speakers. Among the guests will be Gary Coates and Susanne Siepl-Coates of Kansas State University, who will focus on the work of Danish-born architect Erik Asmussen. Also on the agenda

is John Zeisel, author of *Inquiry by Design*, who will discuss the integration of research and design, illustrating his point with projects in North America and Europe. Nancy Gibson from the International Wolf Center in Ely and the Raptor Center at the University of Minnesota will bring a local touch to the conference, while Dudley Riggs will end the whole thing with a bang with his comic interpretation of architecture and design.

Also, for those with a competitive edge, "Get Hooked" will challenge participants to design a fishing theme park, or at the very least, a fishing lure.

For more information, call the AIA Minnesota offices at (612) 338-6763.



Dudley Riggs

### **Minnesota A to Z and Saving Places: Historic Preservation in Minnesota Minnesota History Center Ongoing**

The Minnesota Historical Society celebrates the grand opening of its new facilities in St. Paul with two ongoing exhibits exploring the vast resources of the state's heritage. *Minnesota A to Z* showcases the Society's extensive collections. Arranged according to the 26 letters of the alphabet, the exhibit explores topics from Animals, Baseball and Canoe to eXtravagance, Yankee Girl and below Zero. Objects on display include the 10-foot boat







Garry Spiess sailed across the Atlantic, kitchen appliances from the 1930s to '50s, and a 37-foot, birch-bark replica of a Montreal voyageur canoe.

*Saving Places* looks at historic preservation in Minnesota through 61 black-and-white photographs by Jet Lowe. A resource room allows visitors to learn more about historic preservation through interactive computer programs, films, videos, books, children's activities, and a how-to exhibit on doing one's own house history.

For more information, call (612) 296-6126. **AM**

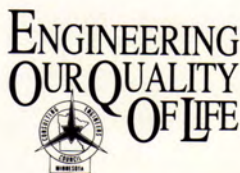


# You can't

drive to work,  walk the dog, cook that pot roast, bake that bread, shower after jogging, watch 60 Minutes, toast the toast, brew the coffee, mow  the lawn, call your mother, be cool in the summer, wash your sweat suit,  dine out, play computer games,  medicate your cold, build your new house, listen to "old blue eyes", ride your  bike, videotape that wedding, vacuum the rug, recycle your garbage, play baseball at night, be warm in the winter, fly to Hawaii,  check the time, flush the toilet, buy a fresh tomato in winter, fill that cavity, use the cash machine

## without an engineer.

For a free copy of the Consulting Engineers directory contact:  
Consulting Engineers Council of Minnesota  
5407 Excelsior Blvd., Suite A  
Minneapolis, MN 55416  
(612) 922-9696



## Exceptional Landscapes for Extraordinary People.

# ARTEKA

Natural Green

15195 Martin Drive • Eden Prairie, MN 55344  
Phone: 934-2200 • Fax: 934-2247

THE  
BOLD LOOK  
OF  
**KOHLER**

## KOHLER

### DISTRIBUTORS

### ARE

#### Goodin Company

Minneapolis (612) 588-7811  
St. Paul (612) 489-8831  
Duluth (218) 727-6670  
Detroit Lakes (218) 847-9211  
St. Cloud (612) 259-6086  
Brainerd (218) 828-4242

#### Graybow-Daniels Co.

##### Div. of Westburne Supply

Blaine (612) 780-9782  
Brainerd (218) 829-9794  
Burnsville (612) 894-9385  
Chaska (612) 448-7051  
Duluth (218) 628-2844  
Eau Claire, WI (715) 835-5151  
Fargo, ND (701) 241-8412  
Faribault (507) 334-5568  
LaCrosse, WI (608) 784-6181  
Mankato (507) 388-2916  
Maplewood (612) 779-7319  
Milwaukee, WI (414) 771-7200  
Minneapolis (612) 332-1155  
Overland Pk, KS (913) 541-1211  
Plymouth (612) 551-2800  
St. Cloud (612) 251-8191  
Willmar (612) 235-1131  
Wisc. Rapids, WI (715) 421-5300

#### Heles Supply Company

Worthington (507) 376-6101  
Sioux Falls (605) 336-2083

#### Pipeline Supply, Inc.

Hopkins (612) 935-0445  
Blaine (612) 784-4478  
Eagan (612) 454-9106





# Handles Well

*Taboret™ Faucets.* When it's time for a change, recommend Kohler faucets. It's the one-of-a-kind combination of commercial durability and distinctive residential style. Interchangeable acrylic and metal handle inserts, included with every faucet, are a no-cost option that can be changed to match almost any decor. And Taboret faucets feature solid brass construction and reliable, washerless System C™ ceramic valving. With its interchangeable looks, Taboret is an affordable way to get a handle on your best customer.

THE BOLD LOOK  
OF **KOHLER®**





**Brauns Fashions • Storefront**



**Mall of America  
Bloomington, Minnesota**

**Principle Fixture  
and Millwork, Inc.**

P.O. Box 567

5175 260th Street

Wyoming, Mn 55092

Tel. 612•462•8931

Fax 612•462•8978

Store Fixtures, Mouldings, Cashwrap, Backwrap

**Materials:** Plastic Laminates, Maple Solids and Veneer

**Designer:** Finn-Daniels, Broussard

**Photography:** Steve Bergerson



# AM

## up close

### A conversation with John Labosky

Interview by Camille LeFevre

*In 1955, the specter of development streaming from the urban skyline onto a heretofore rural horizon did not bode well for downtown Minneapolis. General Mills was relocating to Golden Valley. Freeways were under construction. Long-time downtown residents were moving to new suburbs. And Dayton's and Donaldson's announced they would open stores in America's first indoor shopping mall—Southdale. Suburban sprawl was underway.*

*To stem the tide, downtown Minneapolis business leaders formed the Minneapolis Downtown Council. The private, nonprofit organization's mission was to focus on the growth and development of downtown Minneapolis, and to retain a vital mix of commercial office space, retail space and residential neighborhoods.*

*Because Southdale offered shoppers a climate-controlled environment, in 1962 the Council built a downtown skyway system. In 1967, the Council began developing Nicollet Mall as downtown's retail spine. After more Dales were built in developing suburbs through the 1970s and '80s, the Council decided to differentiate downtown Minneapolis by going upscale.*

*In the 1990s, with increasing crime, a long-term recession and the Mall of America open for business in Bloomington, how is downtown Minneapolis expected to fare? Architecture Minnesota talked with John Labosky, president and CEO of the Downtown Council of Minneapolis,*

*lieve the Mall of America is posing a similar threat. How will the Mall affect downtown Minneapolis?*

**Labosky:** I think the Mall of America has positive and negative aspects. First, while it's taking a big piece of the pie of shopping dollars, it's also making the whole pie bigger by bringing in more people. Second, the Mall has brought new retailers to the Twin Cities. When these companies come to Minnesota and are spending money to establish their name and an advertising budget, they build multiple stores in order to leverage their costs. Third, the Mall's presence has created a sense of urgency downtown, enabling us to do things faster. It led to the reconstruction of Nicollet Mall, it helped us to quickly create a marketing plan and create the city and private sector funding support we now have. So we've used the Mall to present a competitive challenge to downtown in a positive way.

Now, on the negative side, you can't add 2.6 million square feet of retail onto a market at one time without having a big impact. The Mall has created an excess of retail space that will be with us for a long time, and which will greatly affect the whole competitive posture of retail. All things con-

*Continued on page 52*



John Labosky, CEO of the Downtown Council of Minneapolis, says the Mall of America has had both a positive and negative impact on downtown. On the bright side, the Mall has provided the needed push to make downtown improvements; but on the dark side, it threatens to leave the region over-retailed.

*about the challenges facing the city and his organization.*

**Architecture Minnesota:** Nearly 40 years ago, Southdale threatened to destabilize downtown Minneapolis's retail market. Now, many people be-





## We bring a new dimension to your custom designs.

Most cabinetmakers are capable of accurate dimensions, but that is not going to individualize your custom designs. The craftsmanship at Andersen Cabinet is obvious in every detail of each cabinet, wall system, fixture or work surface we build for you.

Architects, designers and builders have come to rely on the superior standards and services found at Andersen Cabinet. A family owned company that takes pride in every job.

It is not necessary to wait until your specifications are finalized to talk to someone at Andersen Cabinet. For more information visit one of our showrooms or pick up the phone and call 612-777-5377 or 612-920-6681. We are eager to show you how we have earned our excellent reputation.

© 1992 Andersen Cabinet Inc.

**ANDERSEN**  
*cabinet*  
COMMERCIAL DIVISION

2500 North Charles Street • North St. Paul, MN 55109 • Phone 612-777-5377  
5814 Excelsior Boulevard • St. Louis Park, MN 55416 • Phone 612-920-6681

# DRYWALL



- Beauty
- Economy
- Versatility
- Speed

Project: Embassy Suites  
Architect: Bentz Thompson  
& Rietow  
Owner: United States  
Development Corporation

**MDC**  
Minnesota Drywall Council

Minnesota  
Drywall Council  
(612) 546-5416

## Try an Engineering Firm with a Unique Capability.

### Listening.

You've worked hard to achieve the goal of thrilling your client with a design of integrity. Now you need a team player that gets involved and has the passion for the project that you do, to bring your design to life. You need an engineer that can really *listen*.

Listen to deadlines and budgets as well as your ideas.

Listen to the latest developments in technology to offer you creative solutions with value-engineering incorporated throughout.

Call Engineering Design Group of Minnesota for your next project. We make architectural dreams come to life.

*We listen.*

Structural Engineers Specializing in:

- Commercial • Residential • Industrial
- Curtain Wall • Listening

547 Lovell Avenue  
Roseville,  
MN 55113

(612) 481-9195

**ENGINEERING  
DESIGN  
GROUP**

OF MINNESOTA, INC.



# UNEQUALED SYSTEMS

## Unique **Carlisle** Roofing Systems... People... Working For You

By specifying a unique Carlisle commercial/industrial single-ply roofing system, such as our Mechanically-Fastened System, you benefit two ways. First, you are the beneficiary of a first-class system, and secondly, you have Carlisle's unique team of design, research and quality control people working for you.

Carlisle's focused design staff produce user-friendly specifications and details and supply in-depth systems' information for you. One mission of Carlisle's talented research personnel is to make sure all products work in harmony within the system, making your job easier.

*Pictured from left:*

**Alan Thornburgh,**  
*Manufacturing  
Quality*

**Sue Adams,** *Design  
and Review*

**Bill Reisinger,**  
*Installation Quality*

**Bill Schneider,**  
*Research and  
Development*

Intelligent manufacturing people are dedicated to the production of higher quality membranes for all Carlisle systems. Installation quality of these same systems is verified for you and your clients after installation by our renowned technical representatives.

Specify one of Carlisle's Unequaled Systems with its unique back-up team of experts and participate in The Carlisle Difference.

Contact your local sales representatives for additional information or call, toll free - 800-233-0551; in PA 800-932-4626; in Canada 416-564-5557.



**ARCHITECTURAL  
CONSULTANTS, INC.**  
5500 Lincoln Drive, Suite 155, Edina, MN 55436  
(612) 935-9800 FAX (612) 935-8502

Manufacturer's Representatives & Distributors

Carlisle is a trademark of  
Carlisle Corporation  
© Carlisle Corporation 1992

THERE *Really* IS NO EQUAL. **Carlisle SynTec Systems**  
P.O. Box 7000 • Carlisle, PA 17013-0925

# CARLISLE





# AM

## insight

### Round-table focus: Architecture today and tomorrow

Interview by Janet Whitmore  
and Eric Kudalis

*The following is an excerpt from a round-table discussion, in which Architecture Minnesota asked a group of architects to consider the state of the profession, and speculate about the future.*

#### Participants:

**Michael Plautz,**  
RSP Architects

**Wayne Bishop,**  
Walsh Bishop Associates

**Cheryl Fosdick,**  
Salmela Fosdick Ltd.

**Michaela Mahady,**  
Mulfinger, Susanka &  
Mahady Architects

**Arvid Elness,**  
Arvid Elness Architects

**John Gaunt,**  
Ellerbe Becket

**Architecture Minnesota:** What role does the client play today? Is the client becoming more design savvy?

**Fosdick:** We have extraordinary clients and I think they are interested in learning. It's not so much that they are design savvy, but we spend about 20 to 25 percent of our fee educating not only clients but also builders, because we do a lot of custom homes.

**Bishop:** I think corporate clients are more sophisticated today, but not to the extent that architects would ideally like to see. Clients generally have a separate set of priorities based on financial gain. As long as design makes financial sense, clients are okay with it. Design is a commodity. Clients seek out firms that they think will give

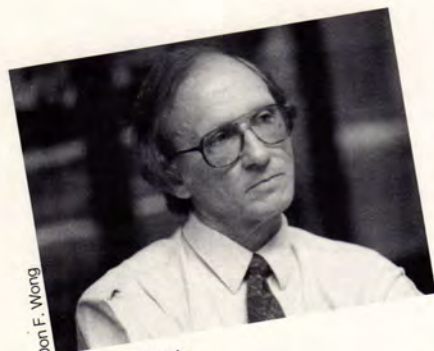
them what they want—they've already made some decisions based on a firm's image in the marketplace.

**Gaunt:** Overall, there is a demand for quality, whatever that may be for the individual client. Let me give you an example—the Minneapolis Energy Center building [in downtown Minneapolis]. It could be just a pile of bricks with some vents, because all it's housing is mechanical equipment, but it's become a piece of architecture instead. Clients may not be demanding at the onset, but when you show them the possibilities, all of the light bulbs flash and you say, "yes, this could be done." Our job is creating possibilities. We're information managers. We're stewards of a process that creates possibilities for those clients and it's still working very well in that sense.

**Plautz:** I think one of the advances of clients is that you don't have to define design anymore as being more than just decorating a box.

**AM:** Is the public demanding more from architects? Have they looked around and said, "Boy, all this urban renewal has messed up our cities. We live here. We want to live a certain way?"

**Fosdick:** From my perspective, if anything [the public is] thinking longer term. A five-year plan used to be a long-term plan. Now in Duluth [where my firm is located] maybe we're up to 20, which is ridiculously short. It should be 100-year plans. But it's our responsibility to push those things forward, so unfortunately we have to transcend the notion that "architects only build." We have to bring to the table the notion that we also design not to build. So when we come to the table with a commission to do a building, we also have to sit there and say, "Look, here's a building but here is the context. I'm not



Don F. Wong  
Michael Plautz



Wayne Bishop



Cheryl Fosdick



telling you that you have to expand your building program to fulfill this, but let's look at the big idea about what should happen contextually with this building in mind."

**Mahady:** In Europe, for instance, there isn't as much open space being joined as in the Midwest. I think there is a tendency in Europe to concentrate on the buildings in between. So the entire fabric of the city becomes improved, as opposed to just the individual pieces of something.

**Bishop:** If you look at the IDS Center, that's a building that put Minneapolis on the map because of the way it responds to its location. It changed the concept of the Upper Midwest, as well as our environment and our city at that time.

**Gaunt:** I think that's true. It's an icon on the skyline. But the greatest thing about the building that makes it work in Minneapolis is that it's an urban connector, and it has had a tremendous influence on everything else.

**Elness:** I think it's also a building that the public rallies for. [The public] says, "That's nice. I like it. I don't know why I like it, but I like it." And we had a good example because then we built the City Center and they said, "Okay, well, that's what I don't like." So the public made a decision and I think it fed its way all the way through the attitude of the city administration and everything else. There was a reaction by the public on the issue of architecture for one of the first times. They noticed public buildings, made a decision which one they liked and from that time on, it has become an inspiration. Not only from a planning point of view, but from an aesthetic point of view in terms of the general attitude of the public, which politicians respond to, designers respond to, and the press responds to.

**AM:** There's been a lot of talk about creating a design-review board in Minneapolis. Would that help? Hurt? Disaster?

**Bishop:** I've seen it in practice in Washington, D.C. That city is full of boring, bureaucratic images that epitomize what a review board accomplishes in the long run.

**Gaunt:** I think that too many of the buildings that are built either at street or skyway level have nothing at all to do with the people and the city, and that really hurts. It hurts the profession. I hear all sorts of things from politicians. Their question to us is, "Why does this happen?" The profession, of necessity, somehow has to connect with political processes and social awareness. I think some of it has to do with a lack of involvement on the architects' part in understanding that social fabric, understanding that being involved in the political process can solve these problems. We're still just doing those objects on the landscape because we're commissioned to do them. I think this profession is going to have to have a more holistic involvement in designing cities.

**Fosdick:** Great cities evolve from action and reaction. Part of the American problem, I think, is that cities want immediate gratification. We see the European model. We accept the European stylistic consistency of that model and we put it up, like sod on the street. And I think what happens is that we forget that there are generations to follow and that there were previous generations that had a critical point of view about where they lived, and we've lost the record. We don't record-keep very well.

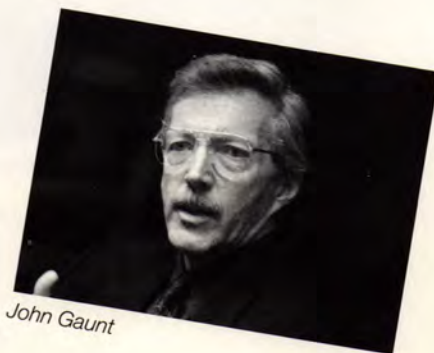
**Gaunt:** We're all afraid that a design-review board will prevent things from happening and yet the question



Michaela Mahady



Avid Elness

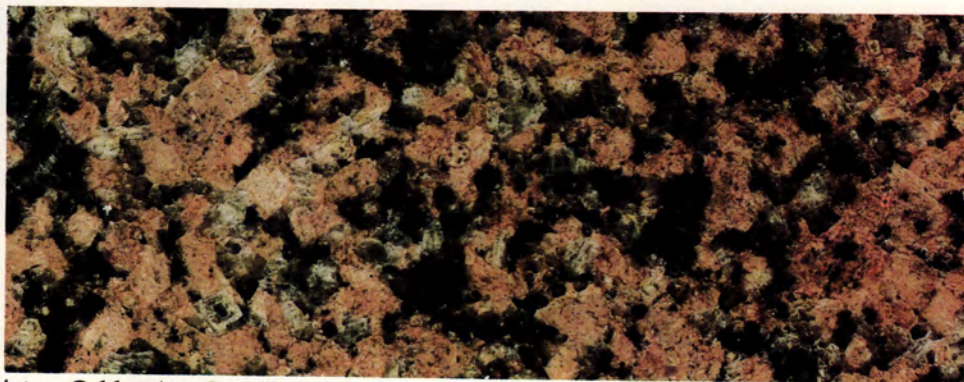


John Gaunt

*Continued on page 53*



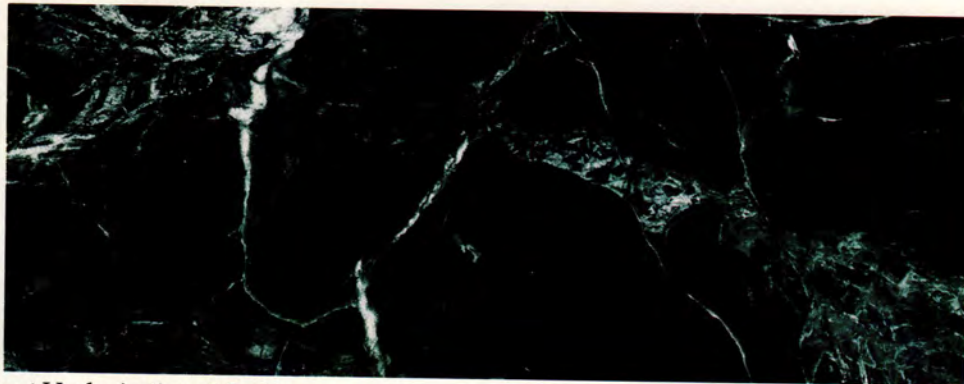
# The reputation of an architect is set in stone.



*The Leonard Parker Associates, Coldspring Granite*



*Cesar Pelli & Associates, Kasota Limestone*



*Kohn-Pedersen-Fox, Vermont Verde Antique Marble*

Stone. The material that sets the standard from which others are judged. For more information, call the Masonry Institute at 612-332-2214.

**MINNESOTA  
MASONRY  
INSTITUTE**



# AM

---

## editorial

Seven years ago the Mall of America proposal was a real-estate fantasy ideally suited for its time. In the '80s, less definitely was not more. More was more. The bigger and more outrageous something was, all the better. The 1980s epitomized conspicuous consumption.

In this issue we review the final two megaprojects proposed during the '80s and completed in the humbler '90s: The Mall of America and First Bank Place. With downtown vacancy rates sky high and major retailers going belly up, the last thing we need is another skyscraper or shopping mall. But here they are, and each is here to stay.

### After the Mall

The Mall of America, in particular, will have the greatest impact on the Twin Cities, if only because of its size (4.2 million square feet) and broad market reach. Even before the Mall's opening, its effect was evident as other retailers scurried to revamp. Rosedale and Southdale underwent major overhauls, complete with new Dayton's stores. The Galleria in Edina expanded, and downtown Minneapolis, eyeing the Mall on the horizon, hurried to patch its aging Nicollet Mall. And now downtown Minneapolis is marketing its urban and cultural amenities with a new "Do the Town" advertising campaign.

Downtown Minneapolis will need more than a jingle or "Holidazzle" parades down Nicollet Mall to position itself against the suburban malls. A friend recently remarked that he prefers the urban vitality of downtown shopping to suburban-mall shopping. I do too. But I'm hard pressed to distinguish the difference between suburban malls and the series of skyway-connected vertical malls in downtown Minneapolis. It's quite possible to shop most of the major downtown-Minneapolis stores without ever stepping outside and experiencing the street. The malls and skyways have turned away from the street, internalizing their activities. The 1980s building boom may have restored many of America's downtowns economically, but it did it with a suburban flair that erased the quirkiness that makes big-city downtowns invigorating.

When critics complain that the Mall of America is a hermetically sealed, artificial environment, they just as easily could be describing downtown shopping malls. Downtowns are built upon generations of growth. But with the clear-the-slate-clean-and-start-again mentality of the past decade, we have been left with a sterile downtown that's going to need more than a catchy jingle to stay viable and unique in the coming decades.

**Eric Kudalis**  
Editor



# It's a Mall world

From amusement rides to themed streets, the Mall of America markets the new-order city for the '90s

By Jennifer Waters

When Los Angeles architect Jon Jerde was designing the Mall of America in Bloomington, Minn., he was envisioning a city. What he delivered was the city of the future, a culmination of our latest approach to urbanity.

He was not thinking of a traditional city, fitting our visions of the business centers borne of the Industrial

Then forge some sort of diversity, but do it by creating a melting pot of chores and merriment: retail, services, food and entertainment. And finally, add a hum to it—put cicadas in there if you have to, but let it sing. Let it sing like a city that's the center of business activity, the hub of entertainment and the community gathering place.

To Joel Garreau, author of *Edge City: Life on the New Frontier*, the Mall of America is another amorphous gift to America today. It is what we have been longing to become, and how we will define the history of our future.

"Having become the place in which the majority of Americans now live, learn, work, shop, play, pray and die, Edge City will be the forge of the fabled American way of life well into the 21st century," he writes.

To Frank Lloyd Wright, while we are not quite connecting with his dream of spatial alliance of men and women and the earth, the Mall of America is the epitome of how a living and breathing city keeps its vitality: We are what we eat.

"After all is said and done, he—the citizen—is really the city," Wright once wrote. "The city is going where he goes. He is learning to go where he enjoys all the city ever gave him, plus freedom, security and beauty of his birthright, the good ground."

To Minneapolis architect Richard Varda, the Mall of America is a peek—and an unsettling one at that—into the lifestyles and legacies of our tomorrows. "The Mall of America is a city inside a piece at the edge of a city," he says. "It is a new definition of what a downtown is."

Consider the Mall of America from an urban-design viewpoint. "You can conceptualize this entire complex in a



The \$625 million Mall of America (above) opened Aug. 11, 1992 on the old 78-acre Metropolitan Stadium site in Bloomington, Minn. The 4.2 million-square-foot facility includes four major department stores, 360 shops, a seven-acre indoor amusement park called Knott's Camp Snoopy, a 6,000-square-foot LEGO exhibit, a 14-screen movie theater, more than 30 restaurants and nightclubs, an 18-hole miniature golf course, and two 7-level parking ramps and four surface lots for 12,750 cars. Future plans include a 1.2 million-gallon walk-through aquarium and two on-site hotels. Despite the rather glitzy main entrance (opposite), most visitors enter through the ramps and never see the front door.

Age. Instead, his design of the largest shopping-and-entertainment center in the United States would punctuate our new notions of the urban design and function of a city, and how they fit into the time constraints of our lifestyles.

The concept of a traditional city, however, was still basically the same: Create a focal point—a central park, if you will. Encircle it with "neighborhoods" with their own distinctive characters that reflect of the people who "live" there. Add urban-design elements like pocket parks, thoroughfares, even paths—places where people can see what's ahead of them and orient themselves to it. Strengthen the notion further by creating a back-door circulation system—almost like alleys.











rather simple format as a giant rectangular doughnut with the doughnut hole beginning at Knott's Camp Snoopy, and the outer sides being the 'streets,'" says Dick Haluptzok, project manager for KKE Architects Inc., the Minneapolis-based firm that, along with Hammel Green and Abrahamson, worked with the Jerde Partnership on the mall.

The rectangular sides become the "streets," or thoroughfares, to greater destinations. South Avenue, for example, runs between Bloomingdale's and Macy's department stores. It is characterized by its 1920s Grand Hotel scheme with large column enclosures and arches. The colors are subtle and the light fixtures blatant.

East Broadway, however, confutes that historic feel by becoming ultra-modern. Running between Bloomingdale's and Sears, East Broadway was envisioned as the high-tech street, replete with stainless steel and neon lights. Haluptzok calls it "contemporary-upscale," a blue, gray and black color scheme that complements the hard surfaces and neon.

The rotunda—a rounded space with a domed ceiling that bisects East Broadway—is meant as the town center, a place where people meet, mingle and observe the mall activities.

The design concept on North Garden is exactly what it says. A garden street design in a serpentine European style dotted by lattice-topped gazebos and pavilion structures. The color scheme is garden green, cast by a sundry of foliage and landscaping

in terraces, balconies and verandas. Even the floor materials—quarry tile and colored concrete—speak of the arboresque feel meant for the walkway, which brings one from Sears to Nordstrom.

In the middle of all this manufactured green space is Golf Mountain, quite possibly the largest indoor miniature golf course in the United States. It too bespeaks that outdoor feel, with made-to-order mountains and turf.

Past Nordstrom to Macy's is West Market, a design theme reminiscent of the European railway streets of the late-1800s and early-1900s: exposed beams, columns and trusses on an absolutely straight, linear street. The rounded ceilings complete that barrel-vaulted look. There's even a towerlike structure, appropriately called Market Tower, which acts like an information center.

The color scheme is industrial green with neutral shaded paving. A neutral background allows the structural texture to stand out, as Haluptzok says, more like what you would expect in a railway station of yesteryear.

On the uppermost level is the Upper East Side, a flashy array of nightclubs, comedy clubs and other entertainment venues adjacent to 14 movie screens.

Throughout the complex are stores—stores for clothes, stores for shoes, stores for hats, stores for beads, stores for bones, even stores for butterflies. And there is an unusually large and unconventional amount of service retail for a traditional shopping center: dry cleaners,



© Bob Perzel

The four main pedestrian spines are meant to reflect the energy and diversity of urban streets. West Market (opposite) recalls an old-fashioned European marketplace with its variety of carts, street vendors, shops and eateries. A painted metal roof encloses the avenue. South Avenue (bottom left) is the more upscale of the streets with its emphasis on boutiques. Light peach, cream and warm grays help create quiet elegance. East Broadway (above) is the hipper of all the streets, geared toward a younger crowd. Interior finishes focus on shining surfaces, bright lights and neon. North Garden (not pictured) is a lushly landscaped interior walkway.





shoe repairs, tailors, medical facilities, banking and financial services, travel agencies, and art galleries boasting "fine art." There's even a recycling center and a Grand Casinos satellite of sorts, where shoppers can learn the fine art of gambling without real money.

To Garreau's way of thinking, the Mall of America falls somewhere between "Boomers" and "Greenfields," two of his definitions of "these new hearts of our civilization." Like Boomers, the Mall of America is that shopping focal point of a freeway intersection; like Greenfields, it is an ambitious, even overzealous, attempt to "do it right," a developer's response to the "perceived chaos" of the Boomers.

But to Varda and others, the Mall of America personifies much more



Knott's Camp Snoopy (above and opposite) resembles a rustic northern-Minnesota getaway, which includes rides and extensive interior landscaping. The department stores are at each corner of the mall (plan below), with the ramps flanking the east and west sides. Camp Snoopy is at the center.

than an Edge City. It embodies what the American culture has become, and what it will continue to be.

"This hints at the possibilities of what's going on in the future," Varda says. "We are turning our downtown cores [into] internal places. The skyways of Minneapolis and St. Paul are only a manifestation of that—that growing belief that the streets are terrible places."

The alternative to escaping the terror of the streets is to go indoors,

where there is safety and climate control. In other words, dome our downtowns.

But the Mall of America takes that concept one step further, Varda says. "Instead of putting a dome over an existing core, they built one with a dome."

William Moorish, director of the Design Center for American Urban Landscape at the University of Minnesota, doesn't totally embrace that theory because, after all, the Mall of America is really just a large, albeit exaggerated, department store, he says.

But he sees amalgamation as the threshold of America's tomorrow. In that regard, the Mall of America does embody who we've become. "Because we are time-starved and somewhat dispersed, we are looking for places in which we can aggregate our shopping and different errands and such on the weekends," he says.

"We want to do our errands and be entertained, whether it's at Hennepin and Lake or Southdale," he adds. "The megamall is just a giant version of that and it's marketed for multistates," rather than numerous neighborhoods and suburbs.

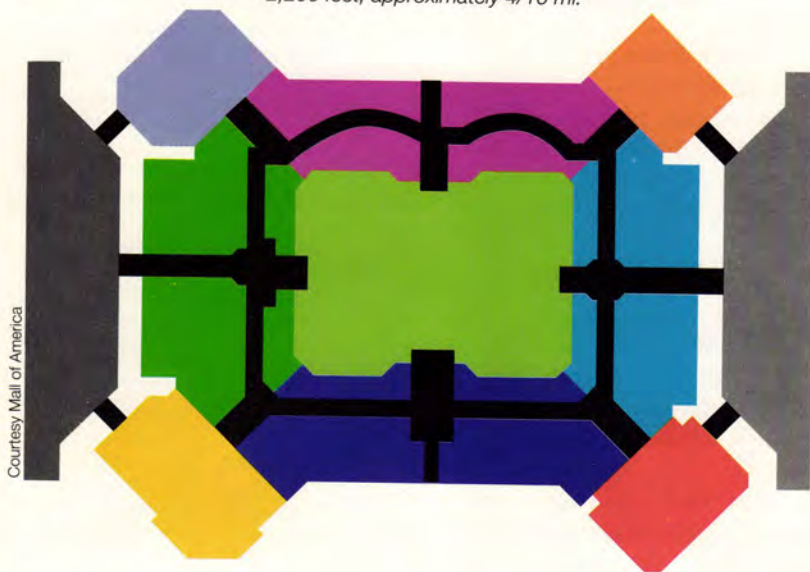
Ron Erickson, principal at KKE, agrees. "It's like the heart of the city," he says. "Once we start putting hotels on it and those more urban types of things, it will become even more of a city within a city."

Possibly, but the Mall of America already seems to have become its own heart, its own Edge City. Garreau finds edge cities as works in progress that he believes are astoundingly efficient. "It is, on average, an improvement in per capita fuel efficiency over the old suburbia-downtown arrangement....," he writes.

What could be more efficient than a super shopping center? A one-stop center for errands and a movie, for dinner and drinks, for lingerie and a laugh? If, as Garreau believes, Edge City is the crucible of America's urban future, then the Mall of America surely must have become the greatest—and the grandest—standard by which we measure all others.

*Jennifer Waters writes about retail and commercial real estate for Minneapolis/St. Paul CityBusiness.*

2,200 feet, approximately 4/10 mi.



Courtesy Mall of America

- |                     |               |
|---------------------|---------------|
| Knott's Camp Snoopy | West Market   |
| Nordstrom           | North Garden  |
| Sears               | East Broadway |
| Bloomingdale's      | South Avenue  |
| Macy's              | West Parking  |
|                     | East Parking  |



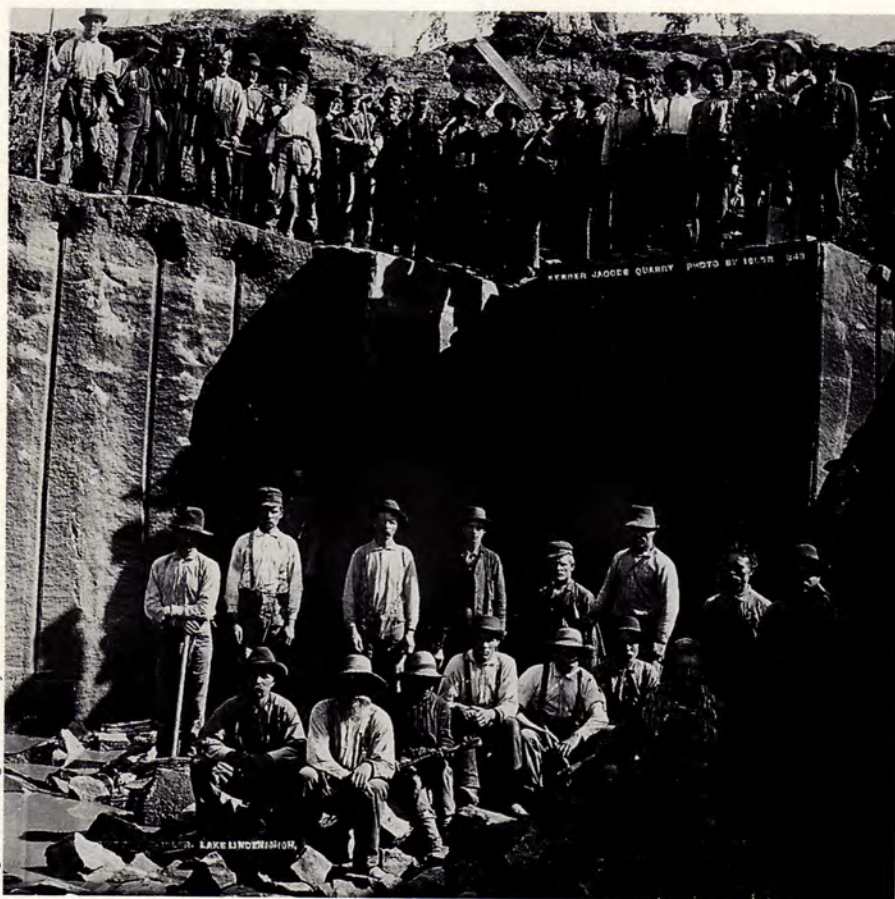




# Brownstone Minnesota

The state's architectural tradition is carved from the earth's ancient beds of stone

By Sister Joan Kain



Michigan Technological University

Kerber Jacob's Quarry on the Upper Peninsula of Michigan, ca. 1893-1895.

Scattered throughout the Franklin Avenue area of Minneapolis and in the neighborhoods near the University of Minnesota stand mansions, row houses, town houses and apartments built of dark sandstone and smooth red brick that characterize the burgeoning decades of the city's growth in the late-19th century.

Electric not only in architectural style but in construction, these brownstone buildings represent centuries of home traditions fitted with new electric lights, central heating and indoor plumbing. The structures can be identified by their unique building materials. Brownstones, a

general architectural term, are buildings constructed of a brownish-red sandstone.

The sandstone used for these buildings came from quarries rimming the south shore of Lake Superior. The Fond du Lac quarries, for instance, are located along the banks of the St. Louis River as it empties into the bay just south of Duluth. Chamber's Grove, a park along Minnesota Highway 23, marks the location where a once-prosperous quarry fed Twin Cities and Duluth construction industries.

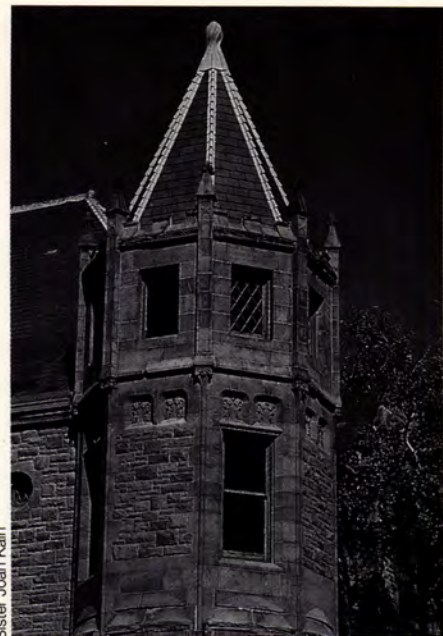
Other similar quarries were located along the lake shore in Wisconsin, quarries with names like Port Wing, Iron River, Amnicon River, Cranberry River and Cornucopia. Rocky, resistant headlands mark their locations today. Some operated for years, others just six months.

The most prosperous Lake Superior sandstone quarries were located on Chequamegon Bay at Washburn, Bayfield and on the Apostle Islands. Stone from these quarries helped rebuild Chicago after the Great Fire of 1871. Other quarries that shaped the Twin Cities could be found in the Upper Peninsula of Michigan.

The brownstones from these quarries are similar in origin: billion-year-old quartz sediments coated with the rusty iron oxides that indicate a fledgling oxygen-rich atmosphere.

Sandstone from Hinckley, Minn., is something of a "next-generation" sandstone, formed from the reworking of these earlier sediments. It is nearly 100 percent quartz grains cemented with quartz, forming a durable, frost-resistant building stone. Most of the output from quar-





Sister Joan Kain

Architecture critic Vincent Scully once commented that the modern house and skyscraper are the United State's greatest contribution to the art and technology of architecture. The balloon or platform frame took the load off walls in building homes, and the steel structural frame shifted the weight from the walls to the skeleton, allowing office buildings to rise ever higher. From residences to skyscrapers, brownstones were part of the changing construction technology of the late-19th century in Minneapolis.

The Alden Smith House, built in 1887 at 1408 Harmon Place, relies on traditional load-bearing wall construction and is a fine example of the popular Richardsonian Romanesque style. William Channing Whitney's design has power in its low, rounded arches, simplicity and strength in the pattern of its rough brownstone walls, beauty in its decorative carvings.

The Merrill family called their 1885 home their castle, and it remained in their possession until the 1940s. In a sense it typifies the American dream: a single-family home on a city lot—not too far from work, school or stores. And while this is true in general, only a few could afford the Merrill's Washburn-Fair Oaks neighborhood that included the Washburns, the Pillsburys, the Daytons and the Crosbys, among

ries along the Kettle River (now Banning State Park and Robinson City Park) was used by the Great Northern Railroad for bridges and retaining walls. Large amounts also went for city paving blocks with some used as dimension stone in the Baker Building and in the razed Great Northern Depot.

Not all sandstone, however, came from the Lake Superior area. Southwest Minnesota, near Jasper and Pipestone, provided a purplish, glassy metamorphosed sandstone used in turn-of-the-century mansions and churches. And Berea sandstone, imported from Ohio, offered a contrast to the brownish local sandstones with its white tone. Minnesota's own whitish sandstone lies beneath a limestone layer under downtown Minneapolis.



*The rich legacy of Minnesota's brownstone buildings can be seen in houses and parks throughout the state and region. Chiseled stone forms a striking turret at the Merrill house (upper left) and around the arched windows to the Smith house (lower left). Pike's Quarry (above) near Bayfield, Wis., operated continuously from 1883 to at least 1897. Today it's a scenic park.*



other prominent Minneapolis families. Architects Plant and Whitney designed a picturesque home with Tudor-Gothic windows and diamond-paneled glass. The stonework (probably from the Upper Peninsula of Michigan) is well done. Its bright-red color contrasts with the green roof and copper ridges, and the rough texture of the random ashlar walls complements the smooth, sawed surface of quoins, string courses and chimneys.

Glassy Sioux quartzite from quarries near Luverne, Minn., covers the Van Dusen residence at 1900 LaSalle Ave. The edges of the quartzite building stones are as sharp as when they were chiseled in 1892. Quarries could supply stones in different sizes but many details were left to the stone masons as construction progressed, a contrast to our pre-planned and prefabricated building techniques today.

The George R. Newell house at 1717 LaSalle Ave., is a step back in time. It still has its large front lawn, landscaping and wrought-iron fence that defined its original formal setting. This Fond du Lac or Lake Superior brownstone house has a variety of decorative architectural details, but the dark rusticated stone, the massive wall planes, roof and the large windows help to simplify

Charles S. Sedgwick's Romanesque design. The house is a stone-vener building, but the architectural details make it look massive, as if it had load-bearing walls. The base consists of stone blocks laid in even courses, while the walls are smaller ashlar blocks in random patterns with rough corner quoins. The powerful arches of the entrance and portecochere, the size of the Flemish gables, the continuation of the design and the materials in the carriage house help produce a feeling of restrained strength and dignity.

Another Romanesque-revival house (with hints of French chateau) is the former home of lumberman H.C. Akley, built for \$30,000 in 1892 at 2200 Park Ave. There is a simplicity and compactness in the design—a basic cube with three corner towers and all four divisions crowned with high-pitched, gray-slate roofs. It's a monochrome beauty designed by Arthur Bishop Chamberlin, who included little surprises like French doors leading to a shallow balcony on the northeast tower.

The phenomenal growth of the city during the 1880s and the first half of the 1890s is reflected in the character of the residential areas in south Minneapolis. Row houses, town houses, flats and apartment hotels were built rapidly to shelter the growing number of people who walked or rode the streetcar to work in downtown offices. These rental properties were built by investors rather than owners, but their design by prominent architects and their similar materials—red brick and brownstone—give a sense of timelessness and unity to the neighborhoods.

The town house at 623-25 Ninth St., was the home of banker William H. Lee and family. Designed by William Channing Whitney, the house retains the popular rusticated stone basement and first floor, with uppers walls of brick—similar to other buildings in the area. But it's unique in its decorative Moorish details, its distinctive arches and ornately carved balustrades. The small side yard, too, helps it keep its homey appearance in the midst of so many apartment buildings.



*The lively excesses of late-19th-century architecture found a perfect collaborator in stone, as seen in the Lee town house (above) and Van Dusen house (below).*



Sister Joan Kain

Jim Fridley





The Akley house (below), built in 1892, followed the popular Romanesque style of the day. The Swinford (left) has found new life 100 years later as restored middle-income housing in the Laurel Village development in downtown Minneapolis. Restored by Bowers Bryan & Feidt, the Swinford recently won an AIA Minnesota Honor Award.

In 1886, Anthony Kelly, immigrant entrepreneur, built his elegant Swinford town houses (now part of Laurel Village). Designed by Hodgson and Son, the five town houses are seen as separate units, each clearly divided into stories, with rock-faced base-ments, simple brick walls and a belt course to mark each floor. The windows are framed in stone and terra cotta. A mansard roof, decorative gables and tall chimneys complete this Minnesota adaptation of a classical style.

Brownstone made its way into all building types in the late-19th century, from commercial warehouses to skyscrapers and academic facilities. Even today—in a new guise, however—brownstone is prevalent. City Center, for example, is composed of an aggregate of red granite, pink quartzite and masonry-sand panels, loosely making it a sandstone building. In other cases, we see brownstone buildings moving back underground, as with Williamson Hall and the Civil/Mineral Engineering Building at the Uni-



versity of Minnesota, both designed by BRW Architects.

No matter where you look, brownstone remains a vital part of Minnesota's architectural legacy.

*Sister Joan Kain teaches at the College of St. Catherine in St. Paul. Brownstone Buildings of Minneapolis, a slide presentation, is available from the Hennepin History Museum.*



# Prescription for growth

From medical to institutional buildings, BWBR locks its design skills on expanding markets

By Sharon Ross

In an economy that is stagnant at best, it's interesting to consider the possibility that having fun is key to profitability. Granted, this may be an oversimplification. Professional skill, smart marketing and hard work are all essential to success and profitability, and BWBR Architects embodies all of these attributes. Still, the firm, one of the six biggest architectural practices in Minnesota, clearly credits a lot of its success to the fact that its employees play together as well as work together.

"Socializing, doing things together as a close-knit group is an essential component of our team approach to architecture," says Jay Sleiter, BWBR principal and director.

"We've learned when people play together, they get to know one another well, and that creates good communication within a team. It also creates a sense of ownership and vested interest in the firm's success. People can't help but grow together in such a friendly atmosphere, and that can't help but benefit our clients."

Sleiter is serious. So is Wilford Johnson, another BWBR principal and director, who says the firm's social activities—which range from regular monthly employee meetings where they unplug the phones so everyone can attend, and where, short of doing a song and dance, people can talk about anything that's on their minds, through big parties to small,

informal gatherings such as fishing trips, bike hikes, and snowmobile excursions—give the firm a family atmosphere. No greater proof of the extent and popularity of these activities is needed than the BWBR reception room on the fifth floor of the Park Square building in St. Paul. There, photo albums filled with pictures from their company parties and outings outnumber architectural books and maga-

zines displayed on the tables.

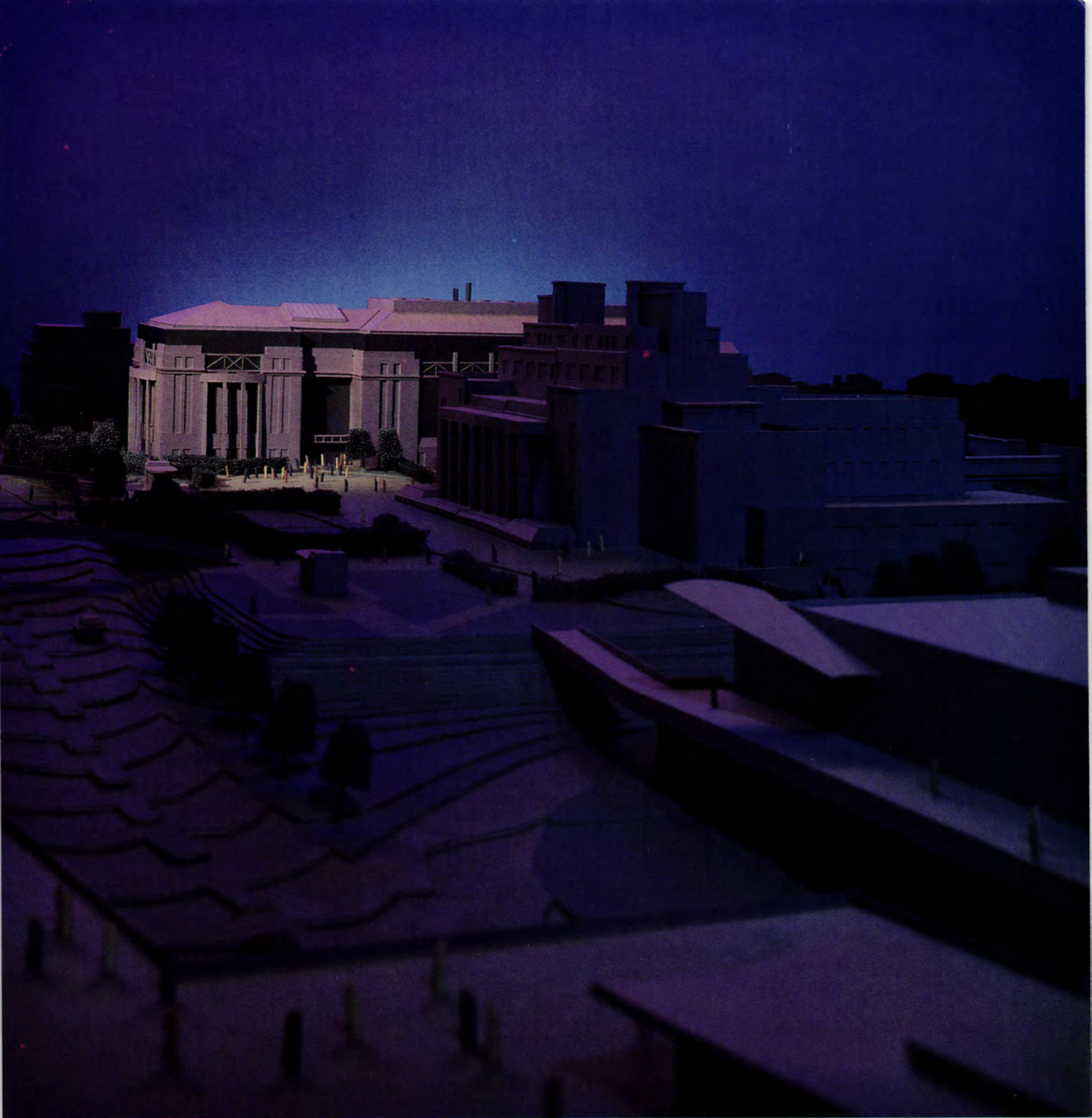
This emphasis on creating a family atmosphere was brought into BWBR more than 20 years ago by Fritz Rohkohl, current president and CEO, when the firm was small. He believed this communication would both energize design and facilitate service to clients. It remains today when the firm has 111 employees, 84 of them architects.



Don F. Wong

Christian Korab





This feeling of being a strong family has helped the firm retain good people, develop expertise in major institutional areas, and establish long-term relationships with important clients, according to Johnson. These, in turn, explain the firm's dramatic growth in the past five years—an expansion that produced \$14 million in revenues in 1992, up from \$6.9 million in 1989.

Sleiter says BWBR's strength lies in the fact that it specializes in producing technical buildings for major institutions that have broad-based public support. These institutions are the end-users and they require sophisticated buildings designed for specific functions within tight technical restrictions—such buildings as hospitals, clinics, prisons, scientific laboratories and computer centers.

*One of BWBR's largest projects in the works is the Basic Sciences and Biomedical Engineering Building (above) at the University of Minnesota. Built next to the Coffman Memorial Union, the building is a modern structure that pays tribute to the classical detailing of the other buildings on the university's mall. BWBR's directors include (opposite, left to right) Wilford F. Johnson, Fritz C. Rohkohl, Jay Sleiter, and Lloyd F. Bergquist.*





Christian Korab

Because the technical requirements are so intense, these institutions also like to maintain lasting ties with their architects.

The medical community, which accounts for 70 percent of BWBR's current business, is clearly the firm's most important client base, and has been since the early-'80s. As the industry flourished, so has BWBR. It has been the right marketing strategy for the right time, Johnson says. It was also the result of a logical progression in the firm's development.

BWBR was founded as Bergstedt





BWBR designs a range of work, from parking facilities to civic and medical projects. Recent entries are the Fourth Street Parking Ramp (opposite top) at the University of Minnesota, and the Dakota County Administration Center (opposite bottom) in Hastings, Minn. A steady client has been Group Health, for whom BWBR has designed the Group Health Inver Grove Heights Medical & Dental Center (left) and the Group Health Coon Rapids Family Medical Center (below).

and Hirsch in 1951 by Milt Bergstedt. During its first decade, its work centered on churches and schools. Then in 1960, it made a major breakthrough into commercial work as architect for the Degree of Honor building, the first significant office building constructed in downtown St. Paul since the Depression. That work opened new doors for the firm, which then focused its efforts on bank buildings and corporate offices. Major projects included Medtronic Headquarters in St. Anthony, the Farm Credit Banks and the Osborn Building, EcoLab's headquarters.

Each new project added to the firm's existing repertoire of expertise. In 1969, BWBR (then known as Bergstedt, Wahlberg, Bergquist, Rohkohl) developed yet another field of expertise—this time in the medical community—when it designed a therapy center for the Sister Kenny Institute and a medical office building for Abbott-Northwestern Hospitals. These projects established what has become a 23-year relationship with one of the major medical centers in the Upper Midwest.

Today, BWBR works for dozens of hospitals and other medical institutions in the Twin Cities metropolitan area and throughout the Upper Midwest, most on an on-going basis. "Our practice has been very fortunate in that we've been able to devel-







Philip Prowse

*BWBR's design versatility is seen in the River Oaks Municipal Clubhouse (above) in Cottage Grove, Minn.; the Normandale Lutheran Church addition (below) in Edina, Minn.; and the Mendakota Country Club (opposite) in Mendota Heights, Minn.*

op these long-term relationships," Sleiter says. "We've been able to do this because our client focus, like our internal focus, is based on clear communication, accessibility and responsiveness."

It's a service-based practice, too, developed on the philosophy that each director has an institutional specialty and is involved in all pro-

jects in that area. Lloyd Bergquist, principal and director, is an expert in higher education and religious institutions; Rohkohl in corporate offices and medical buildings; Johnson in banking and financial institutions; and Sleiter in medical buildings, scientific laboratories and jails. This division into specialty areas, plus the firm's internal stability, provides BWBR's clients with the continuity, the need and the desire, according to Sleiter.

As the medical community changes, BWBR is prepared to change with it. "The need for medical care is basic, and it will remain strong even as the way it is delivered changes,

and our focus will be more and more on additions, renovations and specialty hospitals," Sleiter says.

In that sense, the medical work will remain a strong part of BWBR's base, but the firm is working to promote even more diversified growth as it brings other institutional areas into its skills bank.

The firm's most exciting current



Philip Prowse





Saari & Forrai

project is the new Basic Sciences and Biomedical Engineering building at the University of Minnesota. A prominent building on a key site—it will be built next to Coffman Memorial Union at the south end of the Mall—this research facility was fraught with exciting design challenges, according to Sleiter.

First, the building has two clients: The University's Physical Planning Department, which was chiefly concerned with how the building would look on the Mall, and the Health Sciences Department, which was basically concerned with how the inside of the building would work. BWBR brought the two sides together by staging a mock debate in which Sleiter defended the importance of the inside, while Terry Anderson, an-

other firm principal, defended the exterior's importance. Debating whether you design a building from the inside out or the outside in, they convinced both sides that both views were equally valid.

Second, there is the character of the Mall itself, composed of 4-story buildings made of brick and limestone, and all with strong cornice lines and dominant window patterns. The challenge was to create a 250,000-square-foot building that reflects its function while still blending with the Mall.

The design solution was a traditional brick and limestone building in which a contemporary glass-curtain wall pushes out from the top.

"It was a tremendous design challenge, and I think we have met it

well," Sleiter says. "Where it is important for consistency's sake, it is neotraditional, but it also is contemporary, which reflects what's going on inside it."

BWBR sees changes ahead, in society and in architecture, but it doesn't consider them a problem. Instead, it sees them as challenges. Says Sleiter, "There's always going to be institutional work. All we have to do is concentrate on the things in which we already have a deep background, as well as anticipate changes within these institutions soon enough so that we can help our clients adapt to them."

*Sharon Ross is a Minneapolis-based writer and frequent contributor to Architecture Minnesota.*





# Downtown story

First Bank Place rises as one of the last hold-overs from the booming '80s

By Robert Gerloff

The 1980s will be remembered architecturally for the unprecedented boom in skyscraper construction, a boom funded by soaring speculation on the stock market and fueled by the inflated corporate egoism of the "greed-is-good" Reagan era.

Minneapolis, which began the 1980s with one major skyscraper, the 775-foot multifaceted IDS Center (Philip Johnson and John Burgee, 1968-'73), closed the decade with two new skyscrapers: the 775-foot neoromantic Norwest Tower (Cesar Pelli, 1989) and the just-completed 775-foot First Bank Place, designed by James Ingo Freed of Pei Cobb Freed & Partners, New York.





The roots of these new skyscrapers extend back to the recession-plagued 1970s, when underemployed architects renounced modernism as a juggernaut that plopped anonymous, flat-top boxes helter-skelter into the city. Skyscraper architects in the 1980s resolved not to repeat the mistakes of modernism by concentrating on three “-isms”: urbanism, contextualism, and historicism.

The architects of First Bank Place have learned these lessons well, and the building stands as a masterfully executed synthesis—indeed as a veritable textbook—of 1980s skyscraper thought.

Urbanism blossomed as architects



*First Bank Place, designed by Pei Cobb Freed & Partners of New York, is the latest addition to the Minneapolis skyline (above). The complex is composed of three distinct, cylinder-shaped structures (left): a 53-story tower for First Bank System; an 18-story tower housing IBM; and a 14-story tower anchored at the base by the Winter Garden. The curving towers rise out of a rosy granite base and grid.*

Philip Prowse and Karen Melvin





rediscovered the pleasures of the city, both the romance of the skyline and the energy of the street. It was where the skyscraper scrapes the sky that the creativity of architects struggling to break the bonds of flat-top modernism burst forth. First Bank Place's top is a steel-and-glass halo, or crown, that floats ethereally above downtown. When lit at night, it sends a clear message across the flat Minnesota farmland of "bright lights, big city."

First Bank Place's aggressive

City Hall, which creates a tiny urban park with six evergreens announcing the entrance to the Winter Garden.

The circular Winter Garden is a multilevel interior public space that is flooded with natural light as it frames views of the Hennepin County Government Center and City Hall. Here one can buy a cup of coffee or a slice of pizza and watch the world go by, or get a haircut or buy some flowers or simply sit on the bench and listen to the splashing and gurgling of a fountain in the depth of a Minnesota win-

ter. The Winter Garden provides the ultimate urban amenity—a place to see and be seen.

Contextualism is the buzz word architects coined to describe their rediscovery of the simple idea that a building should fit its specific place and time. In addition to locking into the city by responding to the various relationships of surrounding buildings, First Bank Place is contextual through its use of materials, the rosy red granite and pale blue-green glass so common in Minneapolis.

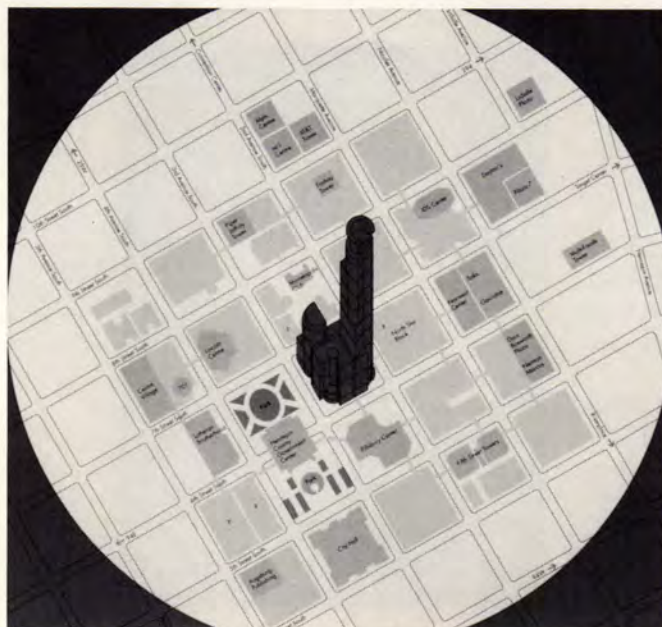
Historicism, the rediscovery by architects of the glories of history, was the third major current in 1980s skyscraper thought. Architects looked back to classicism, and First Bank Place is suffused with subtle and not-so-subtle allusions to the classical tradition. Not only is the geometric gamesmanship, the use of proportioning systems, the repetitive rigor of rhythmic units and the Aristotelian tidiness of base, middle and top deeply classical, but indeed the entire building with its halo capital, round shaft tower, and square pedestal base can be read as an abstracted classical column.

A few years ago we might have played the historical-allusions game, dutifully trotting out references to Adolf Loos's entry to the 1922 Chicago Tribune Tower competition—a building in the shape of an enormous doric column—but First Bank Place isn't playing that game. Its design

springs from a more holistic and sophisticated understanding of history, including a refusal to simplistically condemn the modern movement. First Bank Place, with its structural clarity, functional zoning, and machinelike aesthetic, is an aggressively modern building that accepts modernism as a historical style, exploring its historical roots in the constructivist detailing of its crown and street-level entry canopies.

First Bank Place is, in short, a sophisticated design that epitomizes 1980s theorizing about the skyscraper type.

*The glass entrance to the Winter Garden (above) is at the corner of the block facing the Hennepin County Government Center. First Bank Place occupies three-quarters of a block (site plan), with the IBM tower on the southwest corner, the taller First Bank System tower on the northeast, and the Winter Garden on the east. From Sixth Street (opposite), the building's silvery glass façade predominates.*











But there's a problem. This is the 1990s, and the national mood has changed. Boom has cycled to bust. The economy, once riding high on a wave of speculation, is mired in recession. Greed is no longer good. Corporate egoism has been publicly humbled by bankruptcies, layoffs and restructurings. The First Bank System itself laid off 2,000 employees in a spasm of belt-tightening even as its new building was under construction.

Today, just as in the 1970s, many underemployed architects are studying such 1980s buildings as First Bank Place and asking hard questions.

Did the focus on urbanism help our cities? The lesson from First Bank Place is that the benefits of careful architectural thinking have largely been cancelled by unintended consequences. For example, First Bank Place is a massive office tower with thousands of employees. Minneapolis is poorly served by mass transit, so most of those employees drive to work. Minneapolis is now ringed by cold, depopulated zones of parking ramps and lots. To move all those automobiles in and out of downtown, the streets are turning into glorified freeway ramps. The



city's skyline and tax base are healthier, but its streets are now hostile, at best, to pedestrians.

And however well-designed, however beautifully detailed, however well-intentioned, do such public spaces as the Winter Garden truly enrich the lives of Minneapolis's citizens? Is

the Winter Garden a place to linger or simply a space to pass through? Is a public space truly "public" when it is continually monitored by private security guards? Or is the continuing focus of architects on the bustling energy of public street life a mere romantic anachronism in an age that above all else fears contact with the other?

Did the obsessive attention paid to contextualism result in better build-





ings and cities? While First Bank Place skillfully locks itself into its context, what will happen when every new building squirms and twists to please?

One can begin to answer these questions by looking south down Third Avenue. Between the Pillsbury Center, the Hennepin County Government Center, First Bank Place and Lincoln Center, the city dissolves into an anti-urban confusion of angled façades, skewed skyways, reflective glass and eroded corners. The challenge for architects is to design buildings that both fit into their context yet stand proudly alone.

First Bank Place is most sophisticated in its understanding of history, in its skillful reconciliation of the classical and the modern, the traditional and the avant garde. Cesar Pelli's Norwest Tower also engages history, mining the 1920s renderings of Hugh Ferriss for a romantic imagery. Both buildings, however, confine the richness of historical style to their skin and public spaces. The substance of each building, the actual office space where people spend eight hours a day, 40 hours a week, 50 weeks a year, is remarkably mundane, and no richer—except for their views—than office space in any suburban speculative office building.

Perhaps this schism between style and substance is the biggest question of all: Will architecture in the 1990s

move beyond stylistic squabbles, formal manipulations and historical imagery to truly enrich the substance of people's everyday lives?

Given the current queasiness of the economy, First Bank Place will likely define the Minneapolis skyline for decades to come, leaving critics, architects and the public plenty of time to debate these questions and absorb the lessons it so skillfully offers.

*Robert Gerloff is an associate with Mulfinger, Susanka & Mahdady Architects in Minneapolis and a contributing editor of Architecture Minnesota.*



Philip Prowse and Karen Melvin



The Winter Garden (this page) is lined with service retail geared toward the building's tenants. In addition to being a gathering spot, the Winter Garden is billed as a public atrium for the downtown, much in the same vein as the Crystal Court at the IDS Center. The lobbies and elevator banks (opposite, lower left and right) are highlighted with hand-finished walls through a special faux technique called "artisan plaster" by Steven Balser of Arts in Construction, Brooklyn, New York. The marketing department office (opposite top) on the 34th floor is designed by Shea Architects of Minneapolis.





---

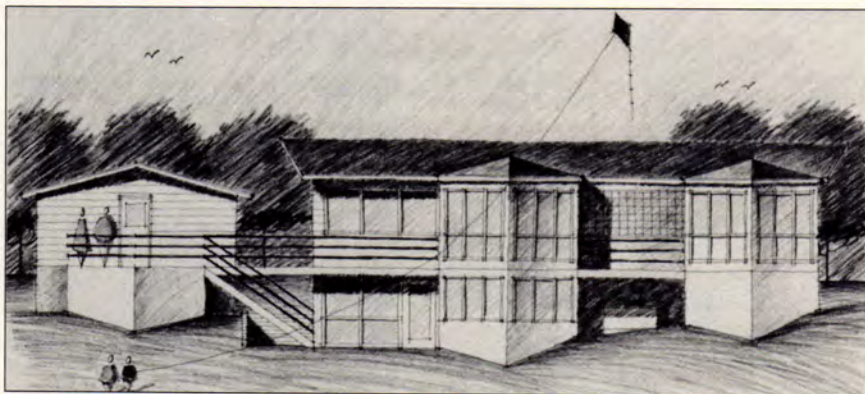
---

*coming soon*

---

**Chris Doehermann  
Architect Inc.  
Nagel Residence  
Addition & Renovation  
Arden Hills, MN**

This 90's update of a 50's rambler is designed to maximize views to the adjacent wetland area. It will include the expansion and renovation of the kitchen, master bedroom and bath. A new guest bedroom and bath will be added, as well as a new terrace and deck. 612/639-0469



**McMonigal Architects  
Private Residence  
North Oaks, MN**

This site is at a juncture in the neighborhood where prairie meets a wooded area. The house has a narrow, long shape, angled to capture views and sun to interior rooms. Exterior terraces form around the house, at the entry and as extensions to formal and informal spaces. 612/331-1244



**Mulfinger, Susanka  
& Mahady Architects  
Private Residence  
Deephaven, MN**

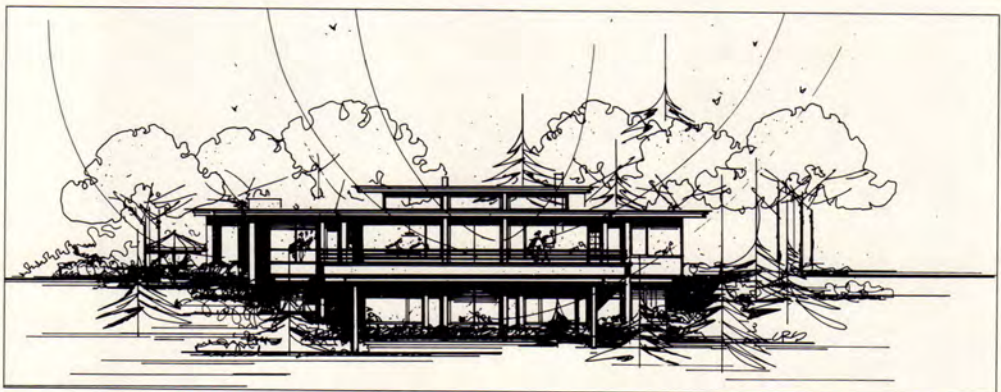
This compact cottage nestled into its pastoral site in the Village of Deephaven opens onto a magnificent garden. Straightforward construction and simple detailing make it affordable for a young family. Robert Gerloff, Associate. 612/379-3037



**Charles R. Stinson  
Architects  
Deephaven, MN  
612/473-9503**

**Stinson/Eastlund  
Residence  
"Spring Preview - 1993"**

**Builder: Streeter &  
Associates  
Techno Man:  
William Potter**



---

Coming Soon announcements are placed by the firms listed. For rate information call **AM** at 612/338-6763



# AM

## detatils



Greg Hurstley

The P.B. Pages bookstore at the Mall of America attempts to capture the growing children's-book market, and to do it without pandering. Designed by Kiku Obata & Company of St. Louis, with James Keane of St. Paul, the 3,300-square-foot P.B. Pages store is a prototype for future expansion by parent company B.Dalton/Barnes & Noble.

Avoiding the cuteness of some children's stores, the designers allowed the books to stand as the primary design ingredient. Seven 11-by-13-foot wooden books are arranged to form an entrance. Characters from the children's books—Harold and the Purple Crayon, Charlotte from Charlotte's Web, Lyle Crocodile, Frog and Toad, Curious George, et. al.—jump from the pages of their creation to greet customers as they walk along a maple path. Throughout are "flying books" and various storybook char-

acters swinging from the ceiling to mark the different sections—Baby's First Books; Who, What, When, Where and Why?; Audio, Music & Video, etc. Other landmarks announce different sections. For instance, a 15-foot tower used as a book display also serves as a quiet place where children can sit and listen to readings. Characters from the Dr. Seuss books peek through windows at the top of the tower. In the far back of the store is a small forest highlighting a "library" for children ranging from 8 to 12 years old.

This being the inaugural store in the Mall of America, P.B. Pages emphasizes natural building materials rather than facsimiles. Almost everything in the store is made of clear northern maple. And that offers a quality setting for children and their parents to browse the selection.

**Eric Kudalis**



The P.B. Pages bookstore at the Mall of America comes alive with familiar characters from children's books (top). Massive wooden books (above) are stacked at the front to form the entrance.



# AIA Documents Make Life Easier.

## A-SERIES DOCUMENTS

Prices are effective November 1, 1992.

Please call for Member Discount Prices.

A101	1.50	Owner-Contractor Agreement Form-Stipulated Sum (4/87) with instruction sheet
A101/CM	1.90	Owner-Contractor Agreement Form-Stipulated Sum-Construction Management Edition (1992) with instruction sheet
A107	1.50	Abbreviated Owner-Contractor Agreement Form for Small Construction Contracts-Stipulated Sum (4/87) with instruction sheet
A111	1.50	Owner-Contractor Agreement Form-Cost Plus Fee (4/87) with instruction sheet
A117	1.50	Abbreviated Owner-Contractor Agreement Form-Cost Plus Fee (4/87) with instruction sheet
A121/CMc	1.60	Owner-Construction Manager Agreement Form where the Construction Manager is also the Contractor (1992)
A171	1.80	Owner-Contractor Agreement for Furniture, Furnishings and Equipment (1990) with instruction sheet
A177	1.95	Abbreviated Owner-Contractor Agreement for Furniture, Furnishings and Equipment (1990) with instruction sheet
A191	2.50	Standard Form of Agreement Between Owner and Design/Builder (1985) with instruction sheet
A201	2.90	General Conditions of the Contract for Construction (4/87) with instruction sheet
A201/CM	3.00	General Conditions of the Contract for Construction-Construction Management Edition (1992) with instruction sheet
A201/SC	1.50	General Conditions of the Contract for Construction and Federal Supplementary Conditions of the Contract for Construction (1990) with instruction sheet
A271	2.25	General Conditions of the Contract for Furniture, Furnishings and Equipment (1990) with instruction sheet
A305	1.50	Contractor's Qualification Statement (12/86)
A310	.30	Bid Bond (2/70)
A311	.50	Performance Bond and Labor and Material Payment Bond (2/70)
A312	.60	Performance Bond and Payment Bond (12/84) with instruction sheet
A401	1.50	Contractor-Subcontractor Agreement Form (5/87) with instruction sheet wrapped
A491	2.50	Standard Form of Agreement Between Design/Builder and Contractor (1985) with instruction sheet
A501	2.75	Recommended Guide for Bidding Procedures and Contract Awards (6/82)
A511	3.35	Guide for Supplementary Conditions-incorporates A512 (6/87)
A511/CM	2.90	Guide for Supplementary Conditions-Construction Management Edition (3/82)
A512	.20	Additions to Guide for Supplementary Conditions (12/89)
A521	2.90	Uniform Location Subject Matter (1981/Reprinted 1983)
A571	2.75	Guide for Interiors Supplementary Conditions (1991) with instruction sheet
A701	1.50	Instructions to Bidders (4/87) with instruction sheet
A771	1.80	Instructions to Interiors Bidders (1990) with instruction sheet

**Save time and money by eliminating the need to draft a new contract for every transaction!**

**AIA documents are court-tested and updated regularly to reflect industry changes: construction practices, technology, insurance and legal precedent.**

**Choose from more than 120 contracts and forms that help clarify your rights and obligations as well as those of the client, contractor and consultant.**

**For a complete price list and ordering information, contact Minnesota's only full service distributor:**

### AIA Minnesota

International Market Square  
275 Market Street #54  
Minneapolis MN 55405  
612/338-6763

documents  
FULL SERVICE DISTRIBUTOR



THE AMERICAN INSTITUTE  
OF ARCHITECTS



AM has published directories of architectural and landscape architectural firms for some time. With this issue we present our second directory of those Minnesota firms which provide consultative engineering services. Principals of these firms are members of the Consulting Engineers Council of Minnesota or of AIA Minnesota.

Engineers provide those critical design skills which enable our entire built environment to be structurally safe, comfortably warm and well lit. They also design our highways and bridges, water treatment facilities and power generation plants.

In Minnesota, you'll find there's a wealth of engineering talent available for your next project. Study this directory and call either the Consulting Engineers Council (612/922-9696) or AIA Minnesota (612/338-6763) for additional information and assistance.

Peter A. Rand,  
AIA, Publisher

## ■ ARMSTRONG, TORSETH, SKOLD AND RYDEEN, INC., ARCHITECTS/ENGINEERS

4901 Olson Memorial Highway  
Minneapolis, MN 55422  
612/545-3731  
Fax: 612/525-3289  
Established 1944

James E. Rydeen	AIA
Rodney E. Erickson	CCS
Donald L. Yungner	PE
Robert A. Martini	PE
James N. Riess	PE

Firm Personnel by Discipline	
Mechanical Engineers	13
Electrical Engineers	7
Architects	42
Other Professional/Technical	8
Administrative	10
<b>TOTAL</b>	<b>80</b>

ATS&R expertise: quality, control/coordination during design, construction, post-occupancy; design of HVAC, plumbing, Direct Digital Control Systems; design of electrical systems, including computer facilities, communications; energy conservation, including active/passive solar, heat exchange systems, geo-thermal heat pumps, variable air volume, earth berming, ice storage, natural daylighting, energy management systems, energy efficient lighting, heat pumps.

Champlin Park High School, Champlin, MN; Stillwater Senior High School, Stillwater, MN; CPT Headquarters and Manufacturing Plant, Eden Prairie, MN; Calvary Lutheran Church, Golden Valley, MN; Maple Grove Junior High School, Maple Grove, MN.

## ■ BKBM ENGINEERS, INC.

219 No. 2nd Street, Ste. 200  
Minneapolis, MN 55401  
612/333-7101  
Fax: 612/342-9482  
Established 1967  
Other offices: Marshall & Rochester, MN

Harold P. Bakke	PE
Charles L. Ballou	PE
Thomas J. Downs	PE

Firm Personnel by Discipline	
Civil Engineers	3
Structural Engineers	13
Mechanical Engineers	3
Electrical Engineers	3
Other Professional/Technical	9
Administrative	5
<b>TOTAL</b>	<b>36</b>

Civil, electrical, mechanical and structural consulting services for buildings and bridges. Design of heating, ventilating, air conditioning, electrical power distribution, lighting systems, and energy management studies for industrial, commercial and institutional facilities. Structural design and investigations for buildings, bridges, heavy and special structure design together with field surveying including construction management service. Historic building preservation. Evaluation studies. Railroad engineering, bridges-track-facilities.

Lakeville High School, Lakeville, MN; Minnesota Judicial Center, St. Paul, MN; John & Sage Cowles Conservatory & Sculpture Garden, Minneapolis, MN; City/County Government Center, Rochester, MN; First Street Parking Ramp & Skyway, Rochester, MN.

## ■ BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC.

2335 West Highway 36  
St. Paul, MN 55113  
612/636-4600  
Fax: 612/636-1311  
Established 1956

Otto G. Bonestroo	PE
Marvin L. Sorvala	PE
Joseph C. Anderlik	PE
Glenn R. Cook	PE
Robert G. Schunicht	PE

Firm Personnel by Discipline	
Civil Engineers	34
Structural Engineers	6
Electrical Engineers	2
Other Engineers	10
Architects	2
Other Professional/Technical	54
Administrative	15
<b>TOTAL</b>	<b>123</b>

Bonestroo specializes in structural engineering; site engineering; traffic engineering and transportation planning; environmental assessments; wastewater collection and treatment; water supply, distribution and treatment; stormwater quantity and quality management; buildings and recreational projects. Bonestroo provides services as a consultant in both design/build and design/bid situations: feasibility studies, design and construction engineering, and project surveying.

Northwest Airlines Headquarters, Eagan, MN; Olympic Festival Sports Complex, Nashville, TN; Closed-loop Traffic Signal System, Hudson, WI; Downtown Renovation, Fergus Falls, MN; Central Maintenance Services, St. Cloud, MN.

## ■ DAVID BRASLAW ASSOCIATES, INC.

1313 5th Street SE, Ste. 322  
Minneapolis, MN 55414  
612/331-4571  
Fax: 612/331-4572  
Established 1971

Dr. David Braslaw

Firm Personnel by Discipline	
Acoustical Engineers	1
Other Professional/Technical	2
Administrative	1
<b>TOTAL</b>	<b>4</b>

Architectural and performance space acoustics, building and partition noise isolation, environmental noise control, exterior facade attenuation for aircraft and other sources, sound system design, industrial noise control, acoustic and noise measurements, control of vibration, blasting and small arms ranges, land use compatibility, environmental assessments, impact statements and indirect source permits.

Chisago County Government Center, Center City, MN; Minneapolis Convention Center, Minneapolis, MN; Blandin Paper Company, Grand Rapids, MN; Ochsner Hospitals, New Orleans, LA; Rush City High School, Rush City, MN.

## LEGEND

PE	Professional Engineer
AIA	American Institute of Architects
ASLA	American Society of Landscape Architects
FASLA	Fellow American Society of Landscape Architects
RLS	Registered Land Surveyor



## ■ BRAUN INTERTEC

P.O. Box 39108  
Minneapolis, MN 55439  
612/941-5600  
Fax: 612/946-6001  
Established 1957

Jack S. Braun	PE
George Kluempke	PE
Robert Orthmeyer	PE
Cameron Kruse	PE

Firm Personnel by Discipline	
Civil Engineers	45
Other Professional/Technical	355
Administrative	212
TOTAL	612

Full-service engineering, environmental and pavement consulting and testing organization. Services include: full-service geotechnical engineering, construction materials, non-destructive, pavement evaluation, testing and management; environmental site assessment, natural resource management, technical investigation and remediation of underground storage tanks, hazardous waste sites and landfills; analytical laboratories and industrial hygiene including TEM asbestos analysis. Services available from Minnesota, Wisconsin, Oregon, North Dakota, Montana and Illinois.

Mall of America, Bloomington, MN; Target Center, Minneapolis, MN; Dain Tower, Minneapolis, MN; Great Lakes Gas Transmission Limited Partnership, Upper Minnesota, Wisconsin and Michigan; Strategic Highway Research Program, North Central Region.

## ■ CLARK ENGINEERING CORPORATION

2815 Wayzata Blvd.  
Minneapolis, MN 55405  
612/374-4740  
Fax: 612/374-4749

Charles E. Hansen	PE
Larry G. McMurtry	PE
Hadi Sajadi	PE
Michael A. Fowler	PE

Firm Personnel by Discipline	
Civil Engineers	2
Structural Engineers	7
Other Professional/Technical	10
Administrative	3
TOTAL	22

Structural engineering for buildings and bridges, municipal/environmental engineering, transportation engineering, construction services, facility/site development.

Champlin Park High School, Champlin, MN; Stillwater Sr. High School, Stillwater, MN; Tribal Health & Human Services Center, Sault Ste. Marie, MI; Mdewakanton Dakota Community Recreation Center, Shakopee, MN; Site Prep and Finish Grading Plan, Willmar High School, Willmar, MN.

## ■ DARG, BOLGREAN, MENK INC.

7575 Golden Valley Rd, Ste. 210  
Golden Valley, MN 55427  
612/544-8456  
Fax: 612/544-8914  
Established 1966

Lloyd Darg	PE
Gene Bolgrean	PE
Harry Menk	PE

Firm Personnel by Discipline	
Structural Engineers	3
Other Professional/Technical	2.5
Administrative	1
TOTAL	6.5

Darg, Bolgrean, Menk Inc., is an established structural engineering firm with expertise in commercial construction (large and small), residential (single family and apartment) and municipal (schools, offices, warehouses, etc.). We are registered in 17 states. We have full CAD capabilities with DXF compatible software.

Shell Lake 6-12 School, Shell Lake, WI; Baypoint Mid-rise, Duluth, MN; Target Additions, throughout Midwest; McDonald's, throughout Midwest; Edina Realty/Metropolitan Federal Bank, Eagan, MN.

## ■ DOLEJS ASSOCIATES INC.

108 Eileen Cr.  
Burnsville, MN 55337  
612/435-6790

Fax: 612/435-6790  
Established 1977  
Other Offices: Mankato, MN

Joseph M. Dolejs	PE
David Kroells	

Firm Personnel by Discipline	
Mechanical Engineers	1
Other Professional/Technical	8
Administrative	2
TOTAL	11

Mechanical and electrical engineering services including: HVAC, plumbing, fire protection, process piping, energy audits, building automation, electrical power distribution, lighting, communication systems, fire alarm and emergency power systems. Extensive experience in new and retrofit projects including schools, commercial, housing, power plant church, day care and recreational facilities.

Lac Qui Parle Area High School, Madison, MN; University of Minnesota Day Care Facility, Minneapolis, MN; Boiler Plant Renovation, Mankato State University, Mankato, MN; Minnesota Veterans Home, Luverne, MN; Shepherd of the Valley Lutheran Church, Apple Valley, MN.

## ■ DUNHAM ASSOCIATES, INC.

9141 Grand Avenue S.  
Minneapolis, MN 55420  
612/885-1800  
Fax: 612/885-1856  
Established 1960

George F. Dunham	PE
Ronald L. Feldhaus	PE
Michael J. Ramerth	PE
Kathleen M. Kolbeck	PE
Roger K. Martin	PE

Firm Personnel by Discipline	
Structural Engineers	6
Mechanical Engineers	16
Electrical Engineers	12
Other Professional/Technical	44
Administrative	8
TOTAL	86

Dunham Associates, Inc. offers mechanical, electrical and structural consulting engineering services. Specialized areas include health care facilities, retail, parking ramps and skyways, data centers, clean rooms, DDC systems, laboratories, structural load studies and design, industrial ventilation and process cooling, and master planning and energy conservation studies for central utilities.

MSP International Airport Vertical Circulation Towers and Skyways, MN; Washington Avenue Ramp Replacement, Minneapolis, MN; Dayton's at Southdale, Edina, MN; Metropolitan State University Administrative and Student Services Center, St. Paul, MN; Methodist Hospital Surgery Addition, St. Louis Park, MN.

## ■ ELLERBE BECKET, INC.

800 LaSalle Avenue  
Minneapolis, MN 55402  
612/376-2000  
Fax: 612/376-2271  
Established 1909  
Other Offices: Kansas City, Los Angeles, New York, Washington D.C., Tokyo, Japan

Robert A. Degenhardt	PE
John C. Gaunt	AIA
Jack L. Hunter	PE
J. Douglas Maust	PE
Allan J. Wenzel	PE

Firm Personnel by Discipline	
Civil Engineers	10
Structural Engineers	34
Mechanical Engineers	62
Electrical Engineers	37
Other Engineers	2
Architects	185
Other Professional/Technical	410
Administrative	162
TOTAL	902

Experience in providing master planning, feasibility studies, design, and construction related services for all engineered systems related to commercial, corporate, institutional and medical building facilities. Large boiler and chiller projects, long span design, cogeneration, and conferencing communications are special services that are offered in addition to building design. Projects range in scope from less than \$100,000 to more than \$200 million. Structural, mechanical, electrical, civil, communications, and lighting design are offered.

Minneapolis Energy First Avenue Plant, Minneapolis, MN; Franklin Heating Station, Rochester, MN; University of Notre Dame DeBartolo Classroom Bldg., Notre Dame, IND; University of Minnesota Earth Science and Materials Engineering Bldg., Minneapolis, MN; William Beaumont Hospital, Powerhouse Plant Expansion, Royal Oak, MI.



# ■ **EMANUELSON-PODAS, INC. CONSULTING ENGINEERS**

6607 18th Avenue S.  
Minneapolis, MN 55423  
612/866-8424  
Fax: 612/866-8426  
Established 1957

Robert F. Emanuelson	PE
Paul R. Emanuelson	PE
Norman F. Podas, Jr.	PE

Firm Personnel by Discipline	
Mechanical Engineers	2
Electrical Engineers	1
Other Professional/Technical	4
Administrative	1
TOTAL	8

Preparation of mechanical and electrical facility study reports, energy analyses, plans and specifications for building construction and construction observations. Mechanical services include plumbing, fire protection, heating, air conditioning and temperature controls. Electrical services include lighting, power, communication and controls.

Minnewaska Area High School, Glenwood, MN; St. Jude Medical Labs & Mfg., Little Canada, MN; Rupperts Nite Club & Restaurants, Golden Valley, MN; Crystal Evangelical Free Church, Crystal, MN; Scott County Courthouse and Law Enforcement, Shakopee, MN.

# ■ **ENGINEERING DESIGN GROUP OF MINNESOTA, INC.**

547 Lovell Avenue  
Roseville, MN 55113  
612/481-9195  
Fax: 612/481-9195  
Established 1989

Sean K. Hallet	PE
----------------	----

Firm Personnel by Discipline	
Structural Engineers	1
Other Professional/Technical	.5
TOTAL	1.5

Structural engineering of commercial, industrial, residential and curtainwall systems. Complete design and analysis of contract documents for building systems. Facility engineering for mono rail and crane rail systems. Non-destructive inspections of all structures. Heavy equipment foundation engineering. Explosive room and venting engineering. Structural design for products. Structural design of amusement rides.

First Bank Place, Minneapolis, MN; West PAC Industries, New Hope, MN; Harding High School, St. Paul, MN; Humboldt High School, St. Paul, MN; Group Health Incorporated, Maplewood, MN.

# ■ **ERICKSEN ELLISON AND ASSOCIATES INC.**

1455 Energy Park Drive  
St. Paul, MN 55108  
612/641-0311  
Fax: 612/641-0029  
Established 1953

Leif Wm. Erickson	PE
Bruce K. Johnson	PE
William F. Thiesse	PE
Richard A. Hoag	

Firm Personnel by Discipline	
Mechanical Engineers	6
Electrical Engineers	2
Other Professional/Technical	23
Administrative	4
TOTAL	35

EEA specializes in mechanical and electrical design including data and voice communications systems design for a variety of building types including public, institutional, educational, industrial, health care, office and commercial buildings. EEA has significant experience in design of libraries, schools, university facilities, data processing centers, manufacturing facilities for high-tech companies, clean rooms, aircraft engine test facilities and airport facilities including terminals, hangars and airfield lighting and navigational aids.

Minnesota Judicial Center, St. Paul, MN; U. S. Embassy, Santiago, Chile; Minnesota World Trade Center, St. Paul, MN; Weisman Art and Teaching Museum, University of Minnesota, Minneapolis, MN; Unisys Electric Generating Facility, Eagan, MN.

# ■ **ERICKSEN, ROED/ JOHNSTON-SAHLMAN AND ASSOCIATES, INC.**

300 First Avenue N., Ste. 420  
Minneapolis, MN 55401  
612/342-9210  
Fax: 612/342-9214  
Established 1985

Alfred G. "Bud" Erickson	PE
Thomas E. Amundson	
James D. Roed	PE
Robert A. Curtis	PE

Firm Personnel by Discipline	
Structural Engineers	11
Other Professional/Technical	10
Administrative	2
TOTAL	23

Full services professional structural engineering related to construction documents and specifications for educational, commercial, retail, industrial, medical and sports related facilities. Experienced in long span structures, masonry investigations, seismic analysis,

aircraft engine test facilities, renovation and restoration of historic buildings, construction observation and forensic engineering.

Washington County Law Enforcement Center, Ramp and Correction Facility, Stillwater, MN; University of Minnesota Basic Sciences, Minneapolis, MN; Target Center, Minneapolis, MN; AT&T Tower, Minneapolis, MN; Wal-Mart Expansion Program, Nationwide; IDS Operations Center, Minneapolis, MN.

# ■ **FOSS ASSOCIATES**

810 4th Avenue S. / P.O. Box 306  
Moorhead, MN 56561  
218/236-1202  
Fax: 218/236-4945  
Established 1898

William Cowman	AIA
Willis Stelter	AIA
Paul Jacobson	PE
Charles Zeltinger	RLS
Mark B. Foss	PE

Firm Personnel by Discipline	
Civil Engineers	1.5
Structural Engineers	1
Other Engineers	1
Architects	6
Other Professional/Technical	4
Administrative	1
TOTAL	14.5

Structural and civil engineering, architectural and surveying firm with complete design and construction observation services for commercial, educational, recreational, institutional, research, healthcare and governmental agency clients, including feasibility studies, programming, master-planning, plus existing building structural deficiency surveys, and specialty services of surveying existing buildings for FEMA emergency shelter capabilities.

St. Luke's Hospitals - MeritCare, Fargo, ND; The Gardens (Winter Sports), Warroad, MN; Fergus Falls Regional Treatment Center (100-Bed Psychiatric Hospital Replacement), Fergus Falls, MN; South Middle School, Fargo, ND; FEMA Emergency Shelter Surveys of Buildings in Minnesota and North Dakota.

# ■ **FOSTER, JACOBS & JOHNSON, INC.**

3831 Lake Avenue S.  
Duluth, MN 55802  
218/722-3060  
Fax: 218/722-1931  
Established 1959

James R. Johnson	PE
Charles F. Jacobs	PE
John P. Pilegaard	PE

Firm Personnel by Discipline	
Mechanical Engineers	2
Electrical Engineers	2
Other Professional/Technical	4
Administrative	1.5
TOTAL	9.5

Mechanical and electrical consulting services for commercial, institutional and industrial buildings. Design of heating, ventilating, air conditioning, plumbing, energy management systems, power distribution, lighting and communication systems. Designs maximizing energy efficiency using the variable air volume distribution, heat recovery systems, thermal storage, geo-thermal heatpumps and daylighting.

DECC, Duluth, MN; MNDOT District Headquarters, Duluth, MN; University of Minnesota Duluth - Physical Education Recreation Sports Complex, Natural Resources Research Institute, Duluth, MN; Duluth Technical College Aircraft Fire Fighting Training Facility, Duluth, MN.

# ■ **GAUSMAN & MOORE ASSOCIATES, INC.**

203 East Little Canada Road  
St. Paul, MN 55117  
612/482-9606  
Fax: 612/482-9897  
Established 1935

James W. Giefer	PE
James A. Keller	PE
D. Lane Hersey	PE
Adrian P. H. Keller	PE

Firm Personnel by Discipline	
Mechanical Engineers	6
Electrical Engineers	4
Other Professional/Technical	38
Administrative	9
TOTAL	57

Gausman & Moore's mechanical and electrical engineering services include design of heating, ventilating, air conditioning, plumbing, fire protection, power distribution and security systems. We also offer you comprehensive, specialized expertise in audio-visual voice/data, network systems and lighting systems design.

Timberwolves Target Center, Minneapolis, MN; St. John's University, Numerous Projects, Collegeville, MN; University of Minnesota Cancer Center Building, Minneapolis, MN; 3M, Numerous Projects, St. Paul, MN; Mayo Clinic, Rochester, MN.



## HAMMEL GREEN AND ABRAHAMSON, INC.

1201 Harmon Place  
Minneapolis, MN 55403  
612/332-3944  
Fax: 612/332-9013  
Established 1953  
Other Offices: Rochester, MN & Milwaukee, WI

Harry. R. Wilcox	PE
James M. Moravek	PE
Steve Bieniek (Rochester)	PE

Firm Personnel by Discipline	
Civil Engineers	4
Structural Engineers	13
Mechanical Engineers	22
Electrical Engineers	16
Architects	75
Other Professional/Technical	49
Administrative	41
<b>TOTAL</b>	<b>220</b>

HGA Engineering, in addition to serving clients through the full-service A/E approach, has a broad independent client base. HGA engineers pride themselves on using their creativity and innovation to develop workable cost-effective solutions to engineering challenges. Each discipline is highly capable and intent upon providing the best possible service to all clients.

Northern States Power Company, Eau Claire and La Crosse, WI; 3M, Corporate Administrative Bldg. and Cafeteria Bldg., St. Paul, MN; IBM Campus, Rochester, MN; Metropolitan Waste Control Commission, Minneapolis, MN; Williams Arena/Sports Pavilion Renovation, University of Minnesota, Minneapolis, MN; Iowa-Illinois Gas & Electric, Davenport, IA.

## HOLABIRD & ROOT

400 South Broadway  
Rochester, MN 55904  
507/288-8088  
Established 1880  
Rochester Office Established 1990

James W. Baird	AIA
Jeff Case	AIA
Frank Castelli	AIA
Gregory B. Cook	AIA
Gerald Horn	FAIA

Firm Personnel by Discipline	
Civil Engineers	1
Structural Engineers	1
Mechanical Engineers	3
Electrical Engineers	3
Architects	6
Other Professional/Technical	5
Administrative	4
<b>TOTAL</b>	<b>23</b>

Holabird & Root is a nationally recognized, award-winning architectural/engineering firm offering full service expertise ranging from specialized cleanroom environments and wet/dry labs to commercial buildings. A complete range of in-house services are available to meet the varied requirements of projects, including harmonics/shielding, energy conservation, and process piping.

Electronic Manufacturing Client, Continuing Service, Southeast, MN; University of St. Thomas Science and Technology Center, St. Paul, MN; University of Minnesota Tate Lab Renovation, Minneapolis, MN; University of Illinois, Digital Computer Laboratory, Champaign, IL; Catholic Order of Forester, Corporate Headquarters, Naperville, IL.

## KRECH, O'BRIEN, MUELLER & WASS INC.

6115 Cahill Avenue  
Inver Grove Heights, MN 55076  
612/451-4605  
Fax: 612/451-0917  
Established 1985

Jim Krech	PE
Dan O'Brien	AIA
Brady Mueller	AIA
Brian Wass	AIA

Firm Personnel by Discipline	
Structural Engineers	2
Architects	5
Other Professional/Technical	5
Administrative	1
<b>TOTAL</b>	<b>13</b>

Structural engineering for commercial, industrial, medical, retail, agri-facilities and residential projects. We offer Auto-CAD and have a current library of structural design software. Services are provided for architects, owners, contractors, and various agencies.

Nahan Printing, St. Cloud, MN; Century Bank, Coon Rapids, MN; Riverside Medical Center, Minneapolis, MN; Tapemark, West St. Paul, MN; Mt. Airy Community Center, St. Paul, MN.

## LARSON ENGINEERING OF MINNESOTA

3524 Labore Road  
White Bear Lake, MN 55110  
612/481-9120  
Fax: 612/481-9201  
Established 1978

Wayne C. Larson	PE
Lee A. Granquist	PE

Firm Personnel by Discipline	
Civil Engineers	2
Structural Engineers	13
Other Professional/Technical	4
Administrative	3
<b>TOTAL</b>	<b>22</b>

Providing structural and civil engineering design services throughout Minnesota. Structural design of commercial, institutional, industrial, governmental and residential structures of all types. Structural evaluations and investigation of historic buildings and renovation projects. Special expertise in the structural design of curtainwall systems. Extensive experience in the structural design of schools and educational facilities.

Lowell Barnes Elementary School, Duluth, MN; St. Louis County Jail, Duluth, MN; First Bank Plaza Curtainwalls, Minneapolis, MN; Shoreview Public Library, Shoreview, MN; 1992 Winter Carnival Ice Palace, St. Paul, MN.

## LHB ENGINEERS AND ARCHITECTS

4600 West 77th Stret, Ste. 302  
Edina, MN 55435  
612/831-8971  
Fax: 612/831-0115  
Established 1965  
Other Offices: Duluth, MN & Superior, WI

Lauren A. Larsen	PE
Harvey H. Harvala	PE
William D. Bennett	PE
David M. Sheedy	PE
Richard A. Carter	AIA

Firm Personnel by Discipline	
Civil Engineers	7
Structural Engineers	8
Architects	17
Other Professional/Technical	13
Administrative	13.5
<b>TOTAL</b>	<b>58.5</b>

LHB offers roadway, civil, bridge and municipal engineering services in addition to structural engineering and architecture. Specialties include providing innovative engineering solutions to hospitals, utility industries, forest production industries and governmental agencies. LHB also specializes in building investigations and building condition documentation.

Potlatch Caustic Unloading Facility, Cloquet, MN; County State Aid HWY. 5 Road and Bridge, Hibbing, MN; Appliance Parts Building Renovation, Minneapolis, MN; HWY 169 North Star Bridge Condition Survey, Mankato, MN; Minnesota Power Office Building, Duluth, MN.

## LIGHTOWLER JOHNSON ASSOCIATES INCORPORATED

1001 Center Avenue, Ste. I  
Moorhead, MN 56560  
218/233-3512  
Fax: 218/233-3512  
Established 1954

Joseph Lightowler, Jr.	PE
Dennis Martin	PE
Stevan Dewald	PE
Winton Johnson	PE
Frank Kratky	AIA

Firm Personnel by Discipline	
Civil Engineers	2
Mechanical Engineers	4
Electrical Engineers	2
Other Engineers	1
Architects	3
Other Professional/Technical	6
Administrative	2
<b>TOTAL</b>	<b>20</b>

Specialized consulting engineering for state institutions, municipal government, schools, colleges and universities, and private commercial-industrial clients. Mechanical, civil and electrical engineering for water distribution, waste water treatment, municipal and county road replacement, power plant construction and modernization, heating-ventilating-air conditioning systems, land survey and plat layouts, electrical power distribution, lighting systems, energy management systems, energy conservation studies and parking ramp structures. Services available from office locations in St. Paul and Moorhead, MN and Fargo, ND.

Power Plant Modernization, Ah-Gwah-Ching, MN; Power Plant, Concordia College, Moorhead, MN; Steam Distribution Systems, Minnesota Correctional Facility, St. Cloud, MN; Water Distribution System, Clinton, MN; Streets Replacement, Canby, MN.



# **MATTSON/MACDONALD INC.**

1516 West Lake Street  
Minneapolis, MN 55408  
612/827-7825  
Fax: 827-0805  
Established 1983

Wesley C. Mattson PE  
David H. Macdonald PE

Firm Personnel by Discipline  
Structural Engineers 3  
Other Professional/Technical 1  
Administrative 1  
TOTAL 5

Mattson/Macdonald provides structural engineering services to architectural clients. M/M has considerable experience with a broad range of project types: housing, retail, office, manufacturing, hospitals, churches, educational and government facilities.

Earle Brown Heritage Center, Brooklyn Center, MN; Fond Du Lac Community College, Cloquet, MN; Morrison County Government Center, Little Falls, MN; Cardiac Pacemakers Inc., Arden Hills, MN; Warroad Public Library, Warroad, MN.

# **MEYER, BORGMAN & JOHNSON, INC.**

810 Plymouth Building  
Minneapolis, MN 55402  
612/338-0713  
Fax: 612/337-5325  
Established 1955

John E. Meyer PE  
Roland V. Johnson PE  
Richard E. Wiehle PE  
Daniel E. Murphy PE

Firm Personnel by Discipline  
Structural Engineers 9  
Other Professional/Technical 3  
Administrative 2  
TOTAL 14

Meyer, Borgman & Johnson, Inc. specializes in the design of structural systems and foundations for commercial, industrial, educational, institutional, performing arts and religious facilities. Services are rendered to architects, contractors and others for all types of projects which require structural engineering services.

Basilica of St. Mary Structural Renovation, Minneapolis, MN; Frederick R. Weisman Art Museum, Minneapolis, MN; Abbott Northwestern Surgery Services Expansion, Minneapolis, MN; St. Olaf College Library Addition, Northfield, MN; Dakota County Western Services Building, Apple Valley, MN.

# **MICHAUD, COOLEY, ERICKSON & ASSOCIATES, INC.**

1200 Lincoln Centre - 333 So. Seventh Street  
Minneapolis, MN 55402  
612/339-4941  
Fax: 612/339-8354  
Established 1946

Douglas Cooley PE  
Dean Rafferty PE  
Monty Talbert

Firm Personnel by Discipline  
Mechanical Engineers 65  
Electrical Engineers 40  
Administrative 20  
TOTAL 125

MCE's engineers design mechanical, electrical, lighting and special systems for corporate, medical, data processing, high-tech R & D, retail, industrial, educational, public, and commercial buildings. Examples of special systems include: security and surveillance, life/safety, audiovisual and sound reinforcement, paging and intercom, cable or master antenna television signal distribution.

Northwest Airlines Information Services Facility, Eagan, MN; First Bank Place Tenant Fit-up and Owner Representation, Minneapolis, MN; Southdale Shopping Center Renovation and Expansion, Edina, MN; Abbott Northwestern Hospital, Multiple Projects, Minneapolis, MN; St. Paul City Hall/Ramsey County Courthouse Renovation and Expansion, St. Paul, MN.

# **ORR-SCHELEN-MAYERON & ASSOCIATES, INC.**

300 Park Place Center  
5775 Wayzata Blvd.  
Minneapolis, MN 55416-1228  
612/595-5775  
Fax: 612/595-5773  
Established 1922

B. A. Mittelsteadt PE  
J. J. Sebesta PE  
Paul J. Blomberg PE  
Ernest E. Fenton PE  
Edward J. DeLaForest PE

Firm Personnel by Discipline  
Civil Engineers 21  
Structural Engineers 4  
Mechanical Engineers 16  
Electrical Engineers 4  
Architects 3  
Other Professional/Technical 64  
Administrative 23  
TOTAL 135

Engineers, architects, planners and surveyors providing services to the medical, educational, industrial, commercial, and governmental sectors. Specific services include mechanical, electrical and structural engineering, architec-

ture, municipal, water resources, transportation and environmental engineering, land surveying and landscape architecture. Full service, client-oriented firm experienced with multi-disciplinary projects. Complete project capabilities in-house.

300 Park Place Center Office Remodeling, St. Louis Park, MN; Water Treatment Plant, City of Circle Pines, MN; United/Childrens Hospital Day Surgery Center, St. Paul, MN; United Hospital Radiation Therapy Center, St. Paul, MN; IBM Chiller Plant Addition, Rochester, MN.

# **PALANISAMI & ASSOCIATES, INC.**

5661 International Parkway  
Minneapolis, MN 55428  
612/533-9403  
Fax: 612/533-9586  
Established 1986

P. Palanisami PE  
R. S. Pandian PE

Firm Personnel by Discipline  
Civil Engineers 1  
Structural Engineers 4  
Other Professional/Technical 6  
Administrative 3  
TOTAL 14

Palanisami & Associates, Inc. is a professional consulting engineering firm offering structural engineering services, total design for multi-level parking facilities and consulting to precast concrete producers. Our staff is capable of handling field engineering, data collection, structural engineering plans and specifications, functional layout for parking ramps, construction observation and preparing condition surveys of existing structures.

Fourth Street Parking Facility, University of Minnesota, Minneapolis, MN; Cape May County Resource Recovery and Composting Facility, Woodbine, NJ; East Central Solid Waste Composting Facility, Mora, MN; Moose Lake Regional Treatment Center, Moose Lake, MN; Minnesota Vikings Enclosed Practice Field, Eden Prairie, MN.

# **SCHOELL & MADSON, INC.**

10580 Wayzata Blvd.  
Minnetonka, MN 55305  
612/546-7601  
Fax: 612/546-9065  
Established 1956

James R. Orr PE  
Kenneth E. Adolf PE  
Theodore D. Kemna RLS

# **Firm Personnel by Discipline**

Civil Engineers 5  
Other Engineers 6  
Other Professional/Technical 12  
Administrative 2  
TOTAL 25

Schoell & Madson, Inc. has provided professional planning, civil engineering, land surveying, soil testing and environmental services to the public and private sector for over 36 years. We are specialists in infrastructure development, renewal and redevelopment.

Reconstruction of Historic Main Street and Park Improvements, Minneapolis, MN; MWCC Minneapolis East Interceptor Sewer Tunnel; Minneapolis and St. Paul Storm Water Management Study at I-394 and TH #100, St. Louis Park, MN; Environmental Audits and Boundary Surveys, Many Locations; Midwest Municipal Solid Waste Recycling and Composting Facility, Mora, MN.

# **SETTER, LEACH & LINDSTROM, INC.**

1100 Peavey Building., 2nd Avenue at 8th Street  
Minneapolis, MN 55402-2454  
612/338-8741  
Fax: 612/338-4840  
Established 1917

Richard Vasatka PE  
George Theodore PE  
Kaare Faber PE  
Charles Ault PE  
Jonathan Trumbull PE

Firm Personnel by Discipline  
Civil Engineers 2  
Structural Engineers 16  
Mechanical Engineers 19  
Electrical Engineers 13  
Architects 27  
Other Professional/Technical 21  
Administrative 17  
TOTAL 115

Setter, Leach & Lindstrom is a multi-disciplined firm with 115 professionals. Engineering services include civil, structural, electrical and mechanical (including fire protection) design for both public and private clients nationwide. For over 75 years, SL&L has provided engineering services for commercial offices, retail, clinics, distribution centers, educational and municipal facilities.

U.S. West Communications, Renovation, Minneapolis, MN; Edina Public Schools, Remodeling and Renovation of 9 School Facilities, Edina, MN; Safeway, Inc., Food Distribution Center, Tracy, CA; Wakefern Food Corporation, Dairy & Deli Refrigeration System, Elisabeth, NJ; North Star Steel Company, Plant Renovation, St. Paul, MN.



## SEH

3535 Vadnais Center Drive  
St. Paul, MN 55110  
612/490-2000  
Fax: 612/490-2150  
Established 1927

Donald E. Lund	PE
Gary R. Gray	PE
Wilbur R. Liebenow	PE
Glen Van Wormer	PE
Gary A. Lidgerding	

Firm Personnel by Discipline	
Civil Engineers	54
Structural Engineers	4
Architects	16
Other Professional/Technical	59
Administrative	38
<b>TOTAL</b>	<b>171</b>

Engineering: airports, structural, transportation, municipal, water supply/storage/distribution, water resources, water treatment, wastewater treatment services, waste management, and landscape architecture.

Anoka County Airport Upgrade, MN; Empire Wastewater Treatment Plant (MWCC), MN; I-394 Bridges, Downtown Minneapolis, MN; City of Anoka Water Treatment Plant, MN.

## SYMMES, MAINI & MCKEE ASSOCIATES, INC.

Young Quinlan Building  
81 So. Ninth Street, Ste. 330  
Minneapolis, MN 55402  
612/332-3654  
Fax: 612/332-3626  
Established 1955  
Other Offices: Cambridge, MA

Thomas E. Vogel	AIA
Michael K. Powers	PE
Edward R. Frenette	AIA
Daniel L. Ilten	AIA, PE
Robert J. McNair	AIA
Michael F. Holland	PE
J. Timothy Grobbski	

Firm Personnel by Discipline	
Civil Engineers	4
Structural Engineers	4
Mechanical Engineers	9.5
Electrical Engineers	4
Architects	40.5
Other Professional/Technical	5.5
Administrative	10.5
<b>TOTAL</b>	<b>78</b>

SMMA's professional staff is active in civil, structural, mechanical, electrical and plumbing/fire protection engineering, architecture and architectural programming, site/master planning and landscape architecture, interior design and space planning, and project management. Project types include office, laboratory, data processing, manufacturing, distribution and retail for clients in the commercial, industrial and institutional fields.

First Bank System, St. Paul, MN; IBM, Essex Junction, VT; IBM, East Eishkill, NY; Medtronics, Minneapolis, MN; Rosemount, Inc., Chanhassen, MN.

## STS CONSULTANTS, LTD.

3650 Annapolis Lane  
Minneapolis, MN 55447  
612/559-1900  
Fax: 612/559-4507

James H. Overtoom	PE
Stephan M. Gale	PE
Theodore M. Frostman	
Robert L. DeGroot	PE
Lewis Y. Ng	PE

Firm Personnel by Discipline	
Civil Engineers	12
Mechanical Engineers	1
Other Professional/Technical	16
Hydrogeologist	1
Geologists	3
Soil Engineers	3
Environmental Scientists	5
Administrative	7
<b>TOTAL</b>	<b>48</b>

STS Consultants, Ltd. is a multi-disciplined engineering firm with services encompassing every phase of a project from site selection, planning, and design to construction and maintenance. Services include: site assessment, wetland evaluation and mitigation, geotechnical engineering, geosynthetic design, field testing of construction materials, rehabilitation engineering, remedial investigation/design.

Mall of America, Bloomington, MN; IDS Tower, Minneapolis, MN; IBM First Bank Place, Minneapolis, MN; Schools, Various Locations; Pillsbury Tower, Minneapolis, MN.

## TAC ENGINEERING CO., INC.

620 Mendelssohn Avenue #161  
Minneapolis, MN 55427  
612/542-8855  
Fax: 612/542-8857  
Established 1966

Philip L. Anderson	PE
Thomas J. Schoenecker	PE

Firm Personnel by Discipline	
Mechanical Engineers	1
Electrical Engineers	1
Other Professional/Technical	3
<b>TOTAL</b>	<b>5</b>

Consulting in the fields of feasibility studies, energy audits and analysis, building systems and equipment design, product application and systems engineering for all types of housing, commercial, industrial, educational, municipal and public buildings.

Mall of America Parking Structure, Bloomington, MN; Minnesota Department of Transportation, Maplewood, MN; West St. Paul Seniors Housing, West St. Paul, MN; Hillcrest Healthcare Center, Wayzata, MN; Grace Church, Edina, MN.

## TOLTZ, KING, DUVALL, ANDERSON AND ASSOCIATES, INC.

1500 Meritor Tower  
444 Cedar Street  
St. Paul, MN 55101-2140  
612/292-4400 800/247-1714  
Fax: 612/292-0083  
Established 1910

Duane T. Prew	PE
James E. Voyen	PE
Darrel H. Berkowitz	PE
Robert A. Boyer	PE
Westly J. Hendrickson	AIA

Firm Personnel by Discipline	
Civil Engineers	31
Structural Engineers	8
Mechanical Engineers	7
Electrical Engineers	4
Other Engineers	3
Architects	18
Other Professional/Technical	69
Administrative	27
<b>TOTAL</b>	<b>167</b>

TKDA provides civil, electrical, environmental, mechanical, structural and transportation engineering services to governmental, institutional and corporate clients. TKDA's electrical, mechanical and structural engineers provide building systems design in support of TKDA's architectural department. TKDA's civil, environmental and transportation engineers provide designs for municipal utilities, highways, bridges, airports and railroads.

Gangelhoff Center for Health and Fitness, Concordia College, St. Paul, MN; Renovation of Lock & Dam #3, U.S. Corps of Engineers, Red Wing, MN; Machine Shop Expansion (Building 99), 3M Companies, St. Paul, MN; Onamia Elementary School, Independent School District #480, Onamia, MN; Integrated Waste Management Facility, University of Minnesota, Minneapolis, MN.

## WIDSETH SMITH NOLTING

2504 Aga Drive  
Alexandria, MN 56308  
612/762-8149  
Fax: 612/762-0264  
Established 1975  
Other Offices: Brainerd & Crookston, MN

Donald L. Nolting	PE
Bruce R. Buxton	PE, LS
Donald D. Anderson	PE
George R. Kriha	PE
Timothy J. Moe	PE

Firm Personnel by Discipline	
Civil Engineers	16
Structural Engineers	3
Environmental Geologists	4
Land Surveyors	4
Architects	3
Other Professional/Technical	22
Administrative	6
<b>TOTAL</b>	<b>58</b>

WSN offers consulting engineering, architectural, land surveying and project management services. We provide a full range of services for projects involving airports, water/wastewater treatment facilities, solid waste, environmental property assessments, hydrogeologic studies, underground storage tank assessments, water/sanitary/storm systems, streets (including federal and state aid), water resources, land surveys and planning/design of buildings.

Mills Fleet Farm, Oakdale, MN; Historic Downtown Redevelopment, Crookston, MN; Target Stores, Mason City, IA; Wal-Mart, Baxter, MN; Brainerd Daily Dispatch, Brainerd, MN.

## WENZEL ENGINEERING, INC.

10100 Morgan Avenue So.  
Bloomington, MN 55431-3067  
612/888-6516  
Fax: 612/888-2587  
Established 1990

Lowell E. Wenzel	PE
------------------	----

Firm Personnel by Discipline	
Civil Engineers	.5
Structural Engineers	3.5
Administrative	1
<b>TOTAL</b>	<b>5</b>

WEI is a structural and civil engineering firm dedicated to addressing the unique goals and requirements of each client. WEI's expertise encompasses new facilities, renovations, additions to existing buildings and investigating buildings experiencing structural distress for many building types: commercial, industrial, recreational, retail, education, religious and healthcare.

Marshall County Central High School, Marshall, MN; Abbott Northwestern Hospital, Minneapolis, MN; Calibre Ridge Townhomes, Roseville, MN; New Village, Minneapolis, MN; The Swinford, Minneapolis, MN.



## WOLD ARCHITECTS AND ENGINEERS

6 West Fifth Street  
St. Paul, MN 55102  
612/227-7773  
Fax: 612/223-5646  
Established 1968

Michael Cox	AIA
Norman Glewwe	AIA
Kevin Sullivan	AIA
Dennis Leslie	PE
Craig Anding	PE

Firm Personnel by Discipline	
Civil Engineers	2
Mechanical Engineers	4
Electrical Engineers	4
Architects	37
Other Professional/Technical	11
Administrative	12
TOTAL	80

Wold Engineering Capabilities: site civil engineering, stormwater engineering, HVAC system design, plumbing system design, fire protection systems engineering, energy management engineering, voice/data communications systems, media technologies, design and specification of primary/secondary electrical systems, and security system design.

Fifth Middle School, Eagan, MN; South St. Paul Elementary School, South St. Paul, MN; Goodhue County Master Plan, Red Wing, MN; United Power Association Headquarters, Elk River, MN; Carver County Government, Chaska, MN.

## WOODWARD-CLYDE CONSULTANTS

6465 Wayzata Blvd., Ste. 660  
Minneapolis, MN 55426  
612/593-5650  
Fax: 612/593-0094  
Established 1950  
Other Offices: 46 offices throughout US; 16 offices abroad

Richard M. Greenlee	PE
---------------------	----

Firm Personnel by Discipline	
Civil Engineers	7
Structural Engineers	2
Other Engineers	1
Other Professional/Technical	13
Administrative	4
TOTAL	27

Engineering and sciences applied to the earth and its environment: design, environmental engineering and waste minimization. Services: hydroelectric facility design, dam safety inspections, coastal engineering, geotechnical engineering, remedial investigations/design, environmental site assessments, regulatory compliance audits, water quality, stormwater management, air quality, solid/hazardous waste management, wetlands impacts/mitigation, underground storage tank management, and construction QA/QC.

St. Cloud Hydroelectric Facility, St. Cloud, MN; K.I. Sawyer Air Force Base, Remedial Investigation and Feasibility Study, MI; Flying Cloud Landfill, Eden Prairie, MN; Army National Guard Regulatory Compliance Audits, 76 Locations in MN; Lorella Pumped Storage Facility, Lorella, OR.

## ROBERT YOURZAK & ASSOCIATES, INC.

7320 Gallagher Drive, Ste. 325  
Minneapolis, MN 55435  
612/831-2235  
Established 1982

Robert J. Yourzak	PE
Douglas G. Wolfangle	PE
Dennis F. Satterlee	PE

Firm Personnel by Discipline	
Civil Engineers	2
Structural Engineers	1
Mechanical Engineers	1.5
Electrical Engineers	.5
Architects	.5
Other Professional/Technical	6
Administrative	1
TOTAL	12.5

Complete program/project/construction management services from concept to occupation for new facilities and those undergoing expansion and renovation. Services include: project direction, planning, scheduling, budgeting, team member requirements, progress control, computer utilization, construction management, procurement and contract administration.

Northwest Airlines New Maintenance Base, Programming and Conceptual Design Phase, Program Manager, Duluth, MN.

## Damon Farber Associates

## Landscape Architects



3 3 2 - 7 5 2 2



## up close

*Continued from page 13*

sidered, however, the Mall is fairly neutral and will help as well as hurt us.

**AM:** What other factors are affecting the retail climate downtown?

**Labosky:** Retail-wise we are clearly in a national recession. A lot of people are insecure about their jobs, so they've been spending less money, and they've been paying down debt, and that has led to less buying, less business and more layoffs. Nationally, retailers are having a very hard time. Macy's, Bloomingdale's and Carson Pirie Scott are all in various chapters of bankruptcy. The Mall of America, by bringing in all that square footage, is creating a very soft market, which compounds our problem locally. Then there are other factors. The state lottery, charitable gambling, the racetracks, the proliferation of casinos—these are all eating up discretionary income.... I read that the level of gambling in Minnesota was second last year to Nevada, in terms of numbers of dollars wagered. Retailers like WalMart and Target, the more value-oriented, moderate-priced retailers, have done better because that's all people can afford. The more upscale stores have been hit particularly hard.

**AM:** What about crime, race relations, poverty? What is the greatest challenge confronting downtown in the next decade?

**Labosky:** The potential deterioration of our Minneapolis neighborhoods.... When I first came into this position four years ago, one of the things O.D. Gay, longtime Downtown Council president, said to me was, "The city is like your hand, with downtown the palm of your hand, and all the surrounding neighborhoods like the fingers. You can't be successful with part of the city without having a successful whole." That's clearly true. Our downtown is successful and vibrant. But our city is starting to experience the problems

all cities have in terms of crime, drugs and an increase in low-income, single-family parents. . . .

We were very supportive of the city's 20-year Neighborhood Revitalization Program. Basically, that program is taking \$20 million a year of downtown property tax revenues and putting it out into the neighborhoods to systematically upgrade and redevelop those neighborhoods. Downtown property taxes are very high. A typical building pays \$10 million a year in taxes. From 1978 to 1990, we had great growth downtown, which generates more tax revenues.

**AM:** After that growth spurt, many mom-and-pop businesses that had been around for generations were shut out. Such businesses are cornerstones in creating neighborhoods.

**Labosky:** I agree this has happened, and continues to happen more and more. The smaller strip-retail neighborhood centers are critical to serving the people who live there. I even get concerned about out-state Minnesota, which the Council doesn't have any direct relationship with. A WalMart comes in, and the Mall of America is doing billions of dollars of advertising, and throughout Minnesota we're losing our main streets and our small towns. And that can never be regained. I'm also concerned about local specialty stores not surviving, like Harold. The larger chain stores survive because they have huge buying power. It's a serious challenge.

**AM:** So, when it's more convenient to shop at the Mall of America, or safer to visit an edge city with a chain store like WalMart, why should people visit downtown or care about what happens to downtown?

**Labosky:** It's the downtown, in any metro area, that establishes the image for the entire area. When you look at downtown Minneapolis and see a thriving, vibrant city, your feeling for the whole area is that it's a thriving, vibrant and exciting place with a high quality of life where you'd like to visit or live. When we host major events,

like the Final Four and Super Bowl, it's downtown that gets showcased.

Also, we as Americans have invested far too much in cities and downtown infrastructure to walk away from it. From the 1950s to the mid-1980s, we saw a real spreading and thinning throughout the United States, in terms of people moving from the cities out to the suburbs, and then gradually into the outer tiers. But I think it's going to cycle back now.

**AM:** But our cities have a tarnished image due to many factors, including an escalating amount of random crime. How do you get people to take a chance and engage in the city?

**Labosky:** One thing we do is work with city council members, visit their districts, and bring citizens on tours downtown. We take them through the convention center and talk about the revenue it brings to the city. We show them high-rise buildings and discuss how the property taxes they're paying help carry the tax burden for Minneapolis home owners. And they begin to see the benefits. We're trying to create mutually supportive linkages between downtown and the rest of the city's neighborhoods.

We still have to show people that downtown is safe. In 1990, we lobbied the city to create a downtown beat patrol, since we don't have a downtown police precinct. We provide leased space at Eighth and Hennepin, and the city provides 13 officers. The police say that downtown crime is minimal, that downtown is safer than the average suburb. And the good cop on the corner has become part of the character and ambience of downtown.

We also have to make downtown more user friendly. In 1992, the city put up international parking signs that identify public parking areas, and in July of this year we started the validated parking program. We also need to mark our public rest rooms better. We need more day-care centers downtown for people who want to shop. We want to hire senior citizens to be good-will ambassadors. We are investing in a skyway telephone-



information system like Dayton's Holly Bell. And we need to create attractions, to give people reasons to be here.

Our strategy is to be our region's center for commerce, retail, entertainment and culture. We have the largest concentration of office workers. We have 3 million square feet of retail, more than the Mall of America, and we have four department-store anchors. Our strategy through the 1980s was to go more upscale....

**AM:** And did Minneapolis end up being too upscale?

**Labosky:** It was a short-term strategy needed at the time. What differentiates each of the Dales is their location, otherwise each one provides a similar shopping environment. Downtown was at a disadvantage in terms of its location. Because unless you worked here, or were staying here, you had to drive downtown and overcome obstacles like parking availability and cost. The mood 10 years ago was to differentiate downtown by going upscale with one-of-a-kind stores that people can't find anywhere else in the state. But now it's clear that while we have a critical mass, we don't have the right retail mix. In the last 10 years, the population of downtown residents grew from 19,000 to more than 25,000. So now, we're just not dealing with office workers, but with people who live here and look upon us for their normal everyday needs.

**AM:** What will differentiate downtown from its competitors in the next decade?

**Labosky:** We have to create synergy among all downtown resources, including emphasizing our arts and cultural resources as important differentiating factors. If we're competing with the Mall of America for shoppers, it has an amusement park. But we have Orchestra Hall, the Walker Art Center, the Guthrie, the State Theater, the Minneapolis Institute of Arts, among many other cultural institutions. We also formed a downtown marketing committee and retained Carmichael Lynch to devel-

op a new umbrella advertising theme called "Do the Town." We also created the first ever downtown parking-validation program....

And our concept for the upcoming season is called Holidazzle—a series of 21 parades based on children's fairy tales, starting the day after Thanksgiving, and running five days a week for about one-half hour each night. We're also looking at outlining the downtown buildings with lights. So if you were on top of the parking ramp at the Mall of America, you could look downtown and see it glow like the Emerald City.

We want to put together commercial office buildings with retail, with entertainment, with housing, with arts and culture, with higher education, to create a sense of synergy that they all mutually support each other in an exciting and dynamic downtown core. That's what differentiates us. And we want to play to our strength.

*Camille LeFevre is a contributing editor of Architecture Minnesota.*

## insight

*Continued from page 17*

is: "Will a proper design-review board prevent a Target Center or convention-center hotel?"

**Plautz:** A review board becomes a purely reductionist sort of trap. In other words, it perhaps precludes excellence and maybe doesn't quite do good at the other end of the scale. So where does that leave us?

**Bishop:** Each project has its own financial process about how it gets built. With the convention-center hotel, it was a political move to add a hotel. The timing of that situation didn't facilitate the development because the city held it up, and the financial situation didn't allow the city to attract a major-league hotel. That's the reality of it—not a bad architect. The only one that was able to come through and provide a hotel was a design-build developer who would only build a financial model that was based on price.

## Award Winning Designs That Fit Your Life-style



*Designers and Builders of  
Leisure Spaces Since 1979*

Decks  
Sunrooms  
Hot Tubs  
Saunas  
Design Access  
Remodeling  
Additions

**(612) 429-7703**

1709 E. 81st St.  
Lino Lakes, MN 55038

## MAY WE OFFER SOME CONSTRUCTIVE COMMENTS?

To assist in opening your next project to rave reviews, choose TCT as your consulting engineering firm. Call us to find out how our consulting engineering services and full-service testing lab can help you build better.



Plymouth: (612) 473-2976 • St. Paul: (612) 645-3601

A member of the **HIH** group of companies



## Credits

(We encourage you to support the following architects, consultants and suppliers.)

### Project: First Bank Place

Location: Minneapolis, Minn.  
Client: IBM Associates, Ltd.  
Architect: Pei Cobb Freed & Partners  
Architect-of-record: HKS Inc. (Dallas)  
Principal-in-charge: James Ingo Freed, Ronald Brame  
Project designer: James Ingo Freed  
Project architect: Kyle Johnson, Perry Chin, Mark Hulst  
Project manager: Abe Sheiden, Bob Swaim  
Construction services: Owen Hooten  
Project representative: Johnny Baize  
Structural engineers: CBM Engineers Inc.  
Mechanical engineers: Cosentini Associates (New York)  
Electrical engineers: Cosentini Associates (New York)  
Contractor: Opus Corporation  
Interior design: Pei Cobb Freed, HKS, Ellerbe Becket, Wheeler Hildebrandt, Opus A & E, ISD  
Landscape architects: DeBellis & Semmens  
Acoustical consultant: Cerami & Associates

Lighting consultant: Fisher-Marantz  
Elevator consultant: Calvin Kort  
Fountain designer: R.J. Van Seeters, Co. Ltd.

Faux artist: Steven Balser  
Life/safety: Rolf Jensen & Associates Inc.  
Security: Schipp & Associates  
Photographers: Philip Prowse and Karen Melvin, Christian Korab

### Project: Mall of America

Location: Bloomington, Minn.  
Client: Melvin Simon & Associates Inc.  
Architects: HGA/KKE Association (Hammel Green and Abrahamson, and Korsunsky Krank Erickson)  
Principal-in-charge: Perry Bolin (HGA) and Greg Hollenkamp (KKE)  
Project manager: Bill O'Malley (HGA)  
Project architect: Dick Haluptzok (KKE)  
Design architect: The Jerde Partnership Inc.  
Project team: Bill Correll, Alicia Creagh-Duncan, Jamie Milne-Rojek, Joe Sporrer, Joel Zwier, and others.  
Structural engineers: Shenberger & Associates Inc.  
Mechanical engineers: Cosentini Associates  
Electrical engineers: Cosentini Associates  
Contractor: PCL

Interior design: The Jerde Partnership Inc., and HGA/KKE Association  
Landscape architect: David Krause (interior); Damon Farber (exterior)  
Lighting consultant: Lightsource, Francis Krahe & Associates, Cosentini Associates  
Parking: Walker Parking Consultants  
Civil engineering: BRW Inc.  
Curtainwall: Kawneer  
Lighting: Sterner, Winona, Lightolier, SPI  
Roofing: Manville, Supersky Skylights  
Stone/brick: Interstate, Cold Spring Granite  
Concrete: Custom Rock  
Flooring systems/materials: Crossville Tile, Fritz Tile, Grazzini Terrazzo  
Ceiling systems/materials: Alcan  
Casework/woodwork: Custom  
Craftsman/artist: Alex Boies (fountain and graphics)  
Other products: Dryvit EIFS Panels

### Correction

In the last issue, we neglected to credit John M. Stock, Custom Cabinets & Fixtures, for much of the casework in the Minnesota History Center.

## Advertising Index

AIA Documents, p. 44  
Andersen Cabinet, p. 14  
Fred G. Anderson, Cov. II  
Architectural Consultants, Inc., p. 15  
Arteka Natural Green, p. 10  
  
Coming Soon, 42  
Consulting Engineers Council of Minnesota, p. 10  
Cullar Corporation, p. 8  
  
Directory of Consulting Engineering Firms, pp. 44-51  
  
Engineering Design Group, p. 14  
Exhibitors, 1992 AIA Minnesota Show, p. 1  
  
Damon Farber Associates, p. 51  
G. S. Direct, Inc., p. 55

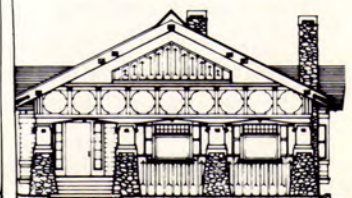
W. L. Hall Co., p. 2  
  
IBM, p. 4  
  
Kohler, pp. 10, 11  
  
Minnesota Ceramic Tile Industry, Cov. III  
Minnesota Drywall Council, p. 14  
Minnesota Masonry Institute, p. 18  
  
Opus Two Specialties, p. 53  
  
Principle Fixture and Millwork, Inc., p. 12  
  
Spancrete Midwest Co., p. 6  
  
Twin City Testing Corporation, p. 53

## PRESERVATION PLAN ON IT

Planning on restoring a house, saving a landmark, reviving your neighborhood? Gain a wealth of experience and help preserve our historic and architectural heritage. Join the National Trust for Historic Preservation and support preservation efforts in your community. Make preservation a blueprint for the future.

Write:

**National Trust  
for Historic Preservation**  
Department PA  
1785 Massachusetts Ave., N.W.  
Washington, D.C. 20036



HANCHETT RESIDENCE PARK, SAN JOSE, CA



**Elness:** What would the city do then? Put a model together that would suggest that this particular site and this particular project is modeled under certain criteria? Do we use Wayne Bishop's definition that this is an economic model? Is that where the City should have stepped in and said, "This is not—can't just be—an economic model. This building has to be something that contributes a larger dimension to the city." Is that a general enough category to say that it will then turn out to be what we want it to be?

**Bishop:** My recommendation is that we also should become politicians. I mean if someone with an inclination toward that was participating that would be the most effective means of influencing the process. You would be speaking to a public official that speaks your language.

**Elness:** The other thing about cities, at least Minneapolis, that is unique is that we don't have a strong planning department anymore. I mean the city council has basically taken over control of this city. It's a political issue. They can listen to the planners, but I'll tell you right now there was a time when the planning department of a city like this was strong enough to influence the politicians as to what they should be doing. That is no longer the case.

**Gaunt:** Architects are going to need to be savvy in financial and political terms in order for this profession to be viable in the future. As a profession, we can't just continue to work in isolation as builders of beautiful objects. We need to look at the larger fabric of where people live and how these things are tied together, by transportation systems, social systems, and so on. I think the profession is going to have to think larger, have a greater degree of involvement and really learn to speak politics and finance. That's the way things happen.

**Mahady:** The European model teaches us not to imitate context in searching for a contextual solution, but to value what is there. When I came back from Europe what I really missed was the street, and I want somehow to have the broad open

space and the kind of junky pieces at its edge. And I think as an extension of that political role that architects need to have, we need to value what is there and really spend some time in the communities. Not so much at our desks creating that object building, but going to community meetings, going to city meetings, and it's going to be things we are not comfortable with and we're not educated for. Even if students are taught to have greater social awareness during school, if they don't find a place for that within a firm, they won't be able to exercise it.

**AM:** What are some other areas in which architects need to get more involved? Social and environmental issues, low-cost housing?

**Elness:** Housing is an economic model, pure and simple. It's based on the economy, the interest rates and all the combination of things. Interestingly, 80 percent of the city is housing, but it's an in-fill process. You first put the layer of the transportation grid down. The next layer comes in where your office center and your convenience center is going to be. The rest is what we can work with for housing. And the in-fill process is driven by the economy and driven by the financial model and a certain amount by demand. It's being driven by what people think they can resale. I mean we're not yet to the point where we're really interested in how we live as much as how we can recover our investments and grow with the equity that's potentially there—and that's unfortunate because when you go to Europe you wonder, "Gee, this is great, but too bad we don't have it here." Well, it's not the model here. That's the problem. And it hasn't got a foothold yet to say that it can work as an economic model so we've got developers building models that they just built because they sold the last one. I don't know how you invade that whole industry. It's a challenging course that we have to contend with and work with. There's a lot to be done.

**AM**



## FREE

# Get the book that helped make a Minnesota company famous!

We've made a name for ourselves nationwide for our low prices—now you can save up to 40% off retail on brand name plotter points & graphic supplies when you buy direct—right here at home in Minnesota!

## CALL 800-234-DRAW

for our FREE graphic supplies catalog—receive a FREE gift with qualifying order—fast delivery!



graphic supplies

**Satisfaction** 7444 West 78th Street  
**Guaranteed VISA &** Bloomington, MN 55439  
**MasterCard Accepted** (612) 942-6115

# Coming

in the  
**March/April**  
 issue of **AM**

•Landscapes

•Award-Winning  
 Architecture

**For more information call**  
**Lori Lickteig or**  
**Judith Van Dyne at**  
**338-6763**



# AM

## *lost minnesota*



*Metropolitan Stadium, 1956 to early-1980s.*



The construction of Metropolitan Stadium was closely linked to the Twin Cities business community's desire for major-league baseball. Starting in 1953, Gerald Moore, president of the Minneapolis Chamber of Commerce, spearheaded the drive to lure a team to Minneapolis-St. Paul by providing prospective tenants with a modern stadium.

After rejecting several other sites, a stadium committee focused on 160 acres of farmland south of the metro area. Since the turn of the century, this Bloomington land had been fertile ground for raising potatoes, asparagus, onions and melons. Through bond sales and bank financing, boosters raised \$4.5 million to cover the purchase of the land—appraised at about \$3,000 per acre—and to pay for construction. (No government money went into the pro-

ject.) Thorshov and Cerny's architectural plan, which cost \$213,000, won approval, and ground breaking began in June 1955.

An explosion at the construction site on Feb. 7, 1956, marred the smooth progress of the project. "Fire began when a portable heater in the basement of the stadium, being used to cure concrete. . . exploded," the *Minneapolis Star* reported. Repairs cost \$50,000, and work on one section of the stadium fell three weeks behind schedule.

Still, on April 24, 1956, Met Stadium opened on time to host a minor-league contest between the Minneapolis Millers and Wichita. Not for another five years would the stadium welcome major-league play. With the arrival of the Washington Senators (now named the Twins), the stadium's 23,500 seats needed supplementa-

tion. An increase in capacity to well over 40,000 was again attained without tax support.

After this enlargement, the Met Stadium contained 4,300 tons of steel, 2.1 million bricks, 9 miles of pipe rails, 71 turnstiles, 460 doors and 5,200 light fixtures. A 680-foot well provided drinking water. The grass field, one of baseball's finest, sat 16 feet below the entrance level.

The Hubert H. Humphrey Metrodome in downtown Minneapolis replaced the Met Stadium when the Vikings itched for a larger stadium. On a cold, drizzly day in 1981, the stadium hosted its final baseball game, a dispiriting loss to Kansas City. The stadium was demolished, and the Mall of America grew on the site later in the decade.

*Jack El-Hai*



# Every profession has its tools.



## But it's the professionals behind the tools who make the difference.

When you get right down to it, almost anybody can throw a baseball. Or play an instrument. Or even hold a trowel. But when these tools are in the hands of professionals, the difference in quality becomes apparent. That's why you should award your contract to a tile contractor who employs union tile setters. When you do, you'll be engaging professionals whose job management experience and craft skills will protect you from costly job failures. They'll provide tile surfaces of lasting beauty that will help make your building more durable, fireproof, more attractive to tenants and maintenance free. And over the life of your building they'll save you money. Why not call on the best: Union Tile Contractors and Craftsmen. They're ready for you.

### THE SIGN OF A TILE PRO<sup>®</sup>

**Nobody builds like union contractors and craftsmen.**

International Masonry Institute • 823 15th Street, N.W., Washington, D.C. 20005 • 202/783-3908



Contact Your Guildset Ceramic Tile Contractor For A Professional Installation

Minnesota Ceramic Tile Industry



# Minnesota Architects



DON F. WONG

In the last several years, Minnesota architects have won over 200 prestigious awards here and around the world. This excellence has been recognized in the design of facilities ranging from single family residences to large corporate headquarters.

**Keep us in mind.**

## Proven design leadership