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Architect: ECOPLAN, Englewood Cliffs, N.J.

CORRECTION: In the previous issue of MJNJ, the Beneficial Management Headquarters project designed by The Hillier Group of Princeton, was said to be a 50,000 s.f. complex. It should have read "500,000 s.f.".
Annual Report
In 1980, the New Jersey economy closely followed national patterns. Last year's recession was characterized by declining economic growth, persistent inflation, and soaring interest rates. New Jersey was not as severely affected by the recession as other parts of the nation, but the cumulative effect of rising construction costs and tight credit impacted residential building.

Total building in New Jersey declined 5 percent from 1979 levels because residential construction fell by 23 percent. Nonresidential building activity in New Jersey was considerably stronger than the national pace, registering a 17 percent increase over last year. Major increases were centered in educational and medical building construction, while manufacturing plants, government buildings, stores and shopping centers declined.

Despite a surge in nonresidential construction in Atlantic County, total building activity fell because of losses in residential construction. However, strong gains in construction were registered in Middlesex and Monmouth counties.

Forecast for 1981
Prospects for the year ahead in New Jersey are clouded by uncertain national economic developments. If high inflation and interest rates continue to crimp construction and business investment, New Jersey will share in the nation's economic difficulties during the coming months. Over the longer term, the outlook may be brighter if President Reagan's proposed tax reforms and reduced government spending actually encourage adequate capital formation and productivity improvements. The lack of attention to energy conservation, an precarious condition of the internal banking system, however, will result in continuing economic difficulties.

The New Jersey Economic Policy Group forecasts 1981 as a "transition year" leading to a decade of improved economic performance. A renewed, though modest, recession is expected during the first half of 1981. As the recession reduces demand for credit, a gradual easing of interest rates is expected, along with a moderate business recovery in the second half of this year.

According to McGraw-Hill Information Systems, construction activity in 1981 should expect a "fragile recovery." High interest rates pose the greatest threat to increased building activity, but the underlying demand for new housing should stimulate recovery this year. Construction of stores and shopping centers should benefit from this upturn in the second half of 1981. The new administration's economic policies are expected to result in declining construction of manufacturing plants, government and institutional buildings.

Data for new plans now on the drawing boards in New Jersey corroborate this view and offer one positive factor for nonresidential construction recovery. Plans for new stores, shopping centers, and medical buildings are up sharply from last year.

The 1981 "transition year" will not provide an environment for a strong recovery. Expansion of construction activity will continue, but at a very sluggish rate.

Statewide Construction Activity

<table>
<thead>
<tr>
<th>Oct. '80</th>
<th>Nov. '80</th>
<th>Dec. '80</th>
<th>Year-to-Date Totals (5)</th>
<th>% Change 1979-80</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (2)</td>
<td>$155,348,000</td>
<td>$121,535,000</td>
<td>$91,812,000</td>
<td>$1,570,908,000</td>
</tr>
<tr>
<td>Nonresidential (1)</td>
<td>127,728,000</td>
<td>123,921,000</td>
<td>113,956,000</td>
<td>1,319,237,000</td>
</tr>
<tr>
<td>TOTAL BUILDING</td>
<td>293,076,000</td>
<td>245,456,000</td>
<td>205,768,000</td>
<td>2,890,145,000</td>
</tr>
</tbody>
</table>

Statewide Nonresidential Construction

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Stores &amp; Shopping Centers</td>
<td>$23,550,000</td>
<td>Minus 28%</td>
</tr>
<tr>
<td>Office Buildings</td>
<td>177,297,000</td>
<td>Minus 15%</td>
</tr>
<tr>
<td>Medical Buildings</td>
<td>115,517,000</td>
<td>Plus 51%</td>
</tr>
<tr>
<td>Educational Buildings</td>
<td>183,258,000</td>
<td>Plus 64%</td>
</tr>
<tr>
<td>Government Buildings</td>
<td>34,379,000</td>
<td>Minus 35%</td>
</tr>
<tr>
<td>Manufacturing Plants</td>
<td>55,864,000</td>
<td>Minus 60%</td>
</tr>
<tr>
<td>New Plans (7)</td>
<td>$265,650,000</td>
<td>Over 100%</td>
</tr>
<tr>
<td>% Change 1979-80</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Over 100%</td>
<td>Minus 9%</td>
<td></td>
</tr>
<tr>
<td>Over 100%</td>
<td>420,512,000</td>
<td>Over 100%</td>
</tr>
<tr>
<td>Over 100%</td>
<td>434,570,000</td>
<td>Over 100%</td>
</tr>
<tr>
<td>Over 100%</td>
<td>147,395,000</td>
<td>Over 100%</td>
</tr>
<tr>
<td>Over 100%</td>
<td>65,066,000</td>
<td>Over 100%</td>
</tr>
<tr>
<td>Over 100%</td>
<td>136,990,000</td>
<td>Over 100%</td>
</tr>
</tbody>
</table>

Construction Activity by Counties (3)

<table>
<thead>
<tr>
<th>Jan.-Dec. 1980</th>
<th>% Change 1979-80</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATLANTIC COUNTY</td>
<td></td>
</tr>
<tr>
<td>Nonresidential</td>
<td>$61,240,000</td>
</tr>
<tr>
<td>Residential</td>
<td>91,758,000</td>
</tr>
<tr>
<td>TOTAL BUILDING</td>
<td>152,998,000</td>
</tr>
<tr>
<td>MIDDLESEX COUNTY</td>
<td></td>
</tr>
<tr>
<td>Nonresidential</td>
<td>$1,337,094,000</td>
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<tr>
<td>Residential</td>
<td>127,872,000</td>
</tr>
<tr>
<td>TOTAL BUILDING</td>
<td>494,966,000</td>
</tr>
<tr>
<td>MONMOUTH COUNTY</td>
<td></td>
</tr>
<tr>
<td>Nonresidential</td>
<td>108,672,000</td>
</tr>
<tr>
<td>Residential</td>
<td>150,690,000</td>
</tr>
<tr>
<td>TOTAL BUILDING</td>
<td>259,362,000</td>
</tr>
<tr>
<td>PASSAIC COUNTY</td>
<td></td>
</tr>
<tr>
<td>Nonresidential</td>
<td>56,537,000</td>
</tr>
<tr>
<td>Residential</td>
<td>39,840,000</td>
</tr>
<tr>
<td>TOTAL BUILDING</td>
<td>96,377,000</td>
</tr>
</tbody>
</table>

FOOTNOTES
(1) Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, and other buildings not designed for shelter.
(2) Residential buildings include houses, apartments, motels, dormitories, and other buildings designed for shelter.
(3) Statistics for selected counties shown are based on figures derived from standard metropolitan areas within the counties.
(4) All statistics are based on monthly reports of contracts for future construction, prepared by F.W. Dodge Division of McGraw-Hill Information Systems Co.
(5) Cumulative figures for "Year-to-Date Totals" reflect adjustments not distributed to the individual months.
(6) Based on figures for projects actually bid and under construction this year, as compiled by Engineering News Record.
(7) Based on figures for projects on the drawing board this year but not yet out to bid, as compiled by Engineering News Record.
NEW LEADERSHIP
The newly-elected 1981 officers of the N.J. Society of Architects were inducted into office at the annual Past Presidents' Dinner held at the Landmark Inn in December.
Paul J. DeMassi, AIA, of Lyndhurst was elected 57th president of the professional society which dates back to 1896. Mr. DeMassi has been in practice 24 years.
Herman H. Bouman, AIA, president of the Trenton firm of Bouman Blanche Faridy was named president-elect. Mr. Bouman has been a member of the Society for 20 years. He is also an active member of the AIA's Committee on Architecture for Education.
Edmund H. Gaunt, Jr., AIA, a partner in the Red Bank firm of Kaplan Gaunt DeSanis was re-elected for a second term as vice president. Mr. Gaunt has been in practice since 1970.
Also elected as a vice president was Tylman R. Moon, AIA, principal in the firm of Moon & Massimo in Flemington. Mr. Moon has been in practice 13 years.
Eleanore H. Pettersen, AIA, was re-elected to a second term as treasurer. Miss Pettersen, who has her own office in Saddle River has been in the profession for 28 years.
William M. Brown, Jr., AIA, was elected secretary. Mr. Brown, partner in the Newark firm of Brown and Hale. Mr. Brown, who is a member of the AIA's Committee on Architecture for Justice, has recently been appointed by Governor Byrne to the Board of Trustees of the N.J. Institute of Technology in Newark.
Romeo Aybar, AIA, of Ridgefield was elected Director of the New Jersey Region of the American Institute of Architects, received a citation “for his understanding of the principles embodied in the practice of Architecture, his guidance of the Society in its liaison with the Institute, his representation of the Society in national affairs, and for his efforts toward the betterment of the profession.”
ENERGY AWARDS
Two New Jersey solar energy projects have won honors in the First National Passive Design Awards Competition sponsored by the International Energy Society.
The Flat Rock Brook Nature Center in Englewood won the award for a commercial structure. The center opened last January. Ballou-Levy-Fellgraff were the Architects. The designer and environmental consultant was Daniel V. Scully of Total Environmental Action, Inc.
The Princeton Professional Park won an award for “excellence for integration of architectural design and passive solar technology,” in the commercial category. Architects were Harrison Fraker, William Short and Jeremiah Ford of Princeton. The Princeton Energy Group served as consultants.
CUH2A recently received the highest accolade for energy-saving engineering design from the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (ASHRAE). This same project was cited in the October/November issue of Energy Management as an outstanding example of heat-recovery.
When a structure wins a prestigious architectural award, attention invariably focuses on the building itself and on the architect who designed it.

But what about the people and organizations for whom the architectural work is done? For some time now the editorial board of Architecture New Jersey has considered focusing on the other side of the architectural coin. The answers to such questions as "what kind of a building did the client originally have in mind?" and "in what ways did the architect's expertise contribute to the successful completion of the project?" may prove enlightening to those who might become or are now involved in an architectural project. For our readers who are familiar with the trials and tribulations of working with an architect on a major project, the interview may provide a few knowing chuckles even as it reinforces your experience.

The following dialogue is the first of what is intended to be a continuing series of specials focusing on a variety of clients. We gratefully acknowledge the time and effort on the part of Mr. Ronald J. Lichtenberger and The Howard Savings Bank, and we hope that our readers will find the piece informative and entertaining.
The Howard Savings Bank, headquartered in Newark, N.J., is the eighth largest savings bank in the country with deposits of $2.4 billion and more than 1,000 employees. By 1975 the 123-year-old bank found its operation cramped into a number of small structures that could only house segments of the company’s complex, automated banking system. On the basis of long-term corporate forecasts the Board of Directors launched the company’s first major expansion in 50 years. The result is the 130,000 square-foot Operations Center located on a 72-acre campus in Livingston, N.J. The Center has received two honors from the New Jersey Society of Architects and a “Good Neighbor Award” from the New Jersey Business and Industry Association.

The Grad Partnership, based in Newark, designed the award-winning structure. The contractor on the project was the William Blanchard Company of Springfield.

The following is an interview between Architecture New Jersey representatives Edward Rothe, AIA, and Philip Kennedy-Grant, and The Howard Savings Bank’s representative Ronald J. Lichtenberger. Mr. Rothe is chairman of the magazine’s Editorial Board and Mr. Kennedy-Grant is a member of the Board. Mr. Lichtenberger served as The Howard’s coordinator throughout the development of the Operations Center.

The purpose of the interview is to use Mr. Lichtenberger’s experience with this project to illuminate the often overlooked side of the architectural story — the client’s reaction to the structure and his insight into the interaction between the design professional and the person or organization for whom the building is intended.

ANJ: Will you generally describe your position at The Howard Savings Bank and specifically describe your responsibility in the Operations Center project?

RJL: I’m Vice President and Real Estate Officer, Real Estate Investment Office of The Howard Savings Bank. Specifically, for this project I was the coordinating point or project director for The Howard. I acted as a link between the architect and the bank, between the contracting company and the bank. I handled all the problems and coordinated the needs of all the departments in the new facilities.

ANJ: Did you become involved at the very beginning of the project?

RJL: In 1975 — My first involvement centered around the aspect of finding the location that would be acceptable to The Howard Savings Bank. This involved a one-year study of approximately 60 sites in four counties.

ANJ: Could you describe the process utilized by The Howard in connection with the architect selection?

RJL: The method we used to select the architect may not be a method normally employed by a corporation seeking to build a major facility. The reason is that we had a long-term relationship with the Grad Partnership. They had built several facilities for us over the years and had done an outstanding job. They were brought in at a very early stage, on a consulting basis, to visit sites that we were interested in possibly acquiring. They would submit reports to us and evaluate the site, and we would evaluate those reports. From that point, we narrowed the site selection down to two possibilities. The architects were then asked to do concepts, which we liked. The Grad Partnership involvement sort of evolved over a period of one year. They provided certain services for us, including space planning. During this investigative period they were commissioned to do a study that determined our needs as of 1979 and to 1985 and again, when the study was completed, we felt they had done an outstanding job.

ANJ: So they were initially engaged to provide some pre-design services?

RJL: That’s right. We asked for their help as a result of our prior experience with them. We tested contract compensation questions in the general marketplace, we visited all the facilities they had completed within the last five years and, in the final analysis, we decided that we would be best served if they would continue the involvement that had already been started.

ANJ: Frequently architects are engaged after a program has been completed and a site selected. Since the architects in this project were engaged for predesign services, could you give me your impression of how important such a step is to the success of the project?

RJL: I think it’s very important. Not only do I think the architects are important, it is important to have the architects in at a very early stage. I think attorneys have to be brought in early, and I think interior planners and designers and consulting engineers have to be brought in early. Architects have to be brought in early, so that they can assemble a total team to evaluate a particular site.

ANJ: Were the architects just another member of the team or were they given the responsibility to direct and control the various members?

RJL: They were charged basically with con-
trolling the team effort in terms of presentation of engineering material, traffic impact material and environmental impact material. Although there were specialists in each of those areas available, and as a matter of fact each one of them made presentations, they were under the directorship of the architect.

**ANJ:** Were you familiar with the local process to obtain site plan approvals and other factors that should be anticipated with a project of this scope? More and more I think architects and clients are finding that process more complex and more thorough than a number of years ago. Did you encounter any circumstances that were surprising in the approval process?

**RJL:** Well, I was familiar with the approval process in that I've been involved with projects prior to this. I do agree the approval process certainly is very burdensome today to anyone wishing to build any kind of facility anywhere. It is very important to become involved with the municipality or the community in which you wish to move. At a very early stage the architect, the attorneys and the municipal officials can develop a format of: “what approval must I secure?” and “how do I get the job done?” If you leave the municipal official out of it, you will walk in one day and be asked, “do you have soil or sedimentation approval?” and you're going to say, “what's that? Oh, we missed that.” I think by creating or developing this team concept at an early stage with a municipality the approval process is made much smoother.

**ANJ:** Can you describe what you expected with respect to the architects' role in the building design process?

**RJL:** Well, we laid out a basic criteria that we asked them to consider. From that the architects came up with various schemes, concepts, designs; eventually the final product evolved. We had selected the site by that time. Our essential criteria involved being identified with stability since we are one of the largest savings banks in the country. We wanted to show our strength and we wanted to be modern — most of our employees are younger-thinking, younger-feeling — yet we did not want to be gaudy. We wanted to feel like a bank, but we wanted to project strength and we wanted to have an impact on the location. We estimated that there would be about 70,000 cars a day that were going to pass our door, and we wanted our building to make a positive statement. That was about all we could really give them to work with other than the site and facility program. Armed with these tools, they started to develop a concept and working models to ultimately secure approvals.

**ANJ:** So, you really saw the architects creating an image in addition to solving the functional problems of the facility.

**RJL:** I think that's a fair statement. This was new to us as I'm sure it is to any company that might contemplate such a bold move. Certainly we are not architects, but we did try to sit down and talk about our feelings. Armed with that direction the architects moved forward.

**ANJ:** What were some of the effective presentation techniques which the architects employed in order to convey an interpretation of your needs?

**RJL:** I think the Grad Partnership utilized graphics very effectively. In addition, they constructed models of what they thought would be an appropriate facility on this particular site. I think the models were probably the single most important tool that they used. I think it's that tactile kind of thing, really, where you can see it in front of you. You can see the angle, and you can sort of sense the softness, the stability of the building — the things you can't see from just a rendering or a schematic drawing. I think the architects did themselves a service, and I think all architects would do themselves a service, if they could prepare models of their proposed projects.

**ANJ:** After the building design was approved, the architects proceeded, with engineers, to develop construction drawings. At some point a contractor, or construction manager was brought on board. Will you explain how the contract selection process was handled?

**RJL:** Basically, we've used a bid process. We had prepared three preliminary cost estimates — from an independent engineering firm, from the architect, and from a cost consultant firm.

**ANJ:** At what stage were those estimates prepared?

**RJL:** This was about the time the schematic was nearly complete. Of course we had an early budget based on design concepts and we had a second estimate as we went into the next stage. Ultimately, we wound up with three cost estimates, so we had a fairly good idea of what the project would cost. With that we invited six major construction companies to evaluate our plans and to submit their cost estimates, credentials, experience, and statements of their current capabilities. From that process bids were submitted and a construction manager chosen.

**ANJ:** To what degree were the architectural plans completed when the bids were submitted?

**RJL:** They were not totally complete construction plans; they were working specifications. Schematic drawings had been completed and I guess they were a little beyond that.

**ANJ:** Why was the decision made to hire the construction firm before the full completion of the construction drawings?

**RJL:** We felt that we could save ourselves six months' construction time. Since time is money, especially at the inflation rates we were dealing with, we felt that we could save ourselves several hundred thousand...
dollars by bringing the construction manager on board early. We had foundation plans and we could move right ahead by beginning excavation and putting in footings and foundation.

ANJ: I understand that the architect had a construction manager on staff and that The Howard had engaged a full-time field representative...

RJL: Absolutely mandatory. Most architectural agreements do not provide for the architect to make daily inspection of the facility. Someone is needed on the site daily; he may in fact be the most important man on the entire team. We had an individual who represented us for more than two years on the site. He acted in our best interest and certainly in the architect's interest because he would report to both of us. I think probably he was one of the most important men in the whole team after the design has been made. He is the person that made it happen out in the field, he took care of the nuts and bolts. A good on-site representative can save an awful lot of dollars.

ANJ: Now that you've occupied the building for a year, what is The Howard's reaction to the whole process of working with an architect? What things were done differently than expected?

RJL: In retrospect there are certain things that we might have done differently, but in evaluating the project overall I have to say that it is literally 100 percent successful from our point of view. The building has received two architectural awards, a New Jersey Business and Industry Good Neighbor Award, and an award for excellence in pre-cast concrete from N.J Ready-Mix Concrete Assn. It has become a focal point in this area of New Jersey. Our employees have reacted very well to the facility. They have become very comfortable in their work environment. It's a tight building, it seems to radiate everything that we wanted it to in terms of saying "we're The Howard Savings Bank, we're the sixth largest bank in the State of New Jersey, this is our home and we're a stable organization." We think it's working well, management is happy, our customers are happy, and the people who visit our bank tell us that it's always enjoyable to come to the facility. With those kinds of comments it would be hard to fault the architects or any others who were involved in the process. It's pretty tough to be picky about a small item here, a small item there when you're dealing with a total of a quarter of a million square feet of office and banking facilities.

ANJ: In retrospect, do you consider the architect to have been a good investment?

RJL: Of course. I believe that the architect is the best investment. Obviously, you have to start somewhere and in our case, we relied very heavily on our architect. And the architect in the construction project must be considered the expert.
As has been our custom in the recent past, the year’s first issue is devoted to a sampling of the current work of members of the New Jersey Society of Architects. This year’s projects, both those which are featured graphically and those included in the directory, are evidence not only of the high design ability of New Jersey architects, but also of the increasing scope and diversity of their work.

Ocean County Justice Complex
Toms River, N.J.

Architect:
The Grad Partnership
Newark, N.J.

The Grad Partnership’s design for a five story building, planned to accommodate two hundred inmates and eight new courtrooms, will be placed on the northern edge of the county’s Government Complex. The building isolates the correctional facility by placing it on the top two stories, where facilities for minimum through maximum security are provided for male and female prisoners in pre-sentence and sentenced areas. Dayrooms and outdoor recreational areas are placed on the fourth floor, actually the roof of the courts building. Sally ports, mechanical equipment, and staff facilities occupy ground floor and basement areas.

The courts section of the building provides judges’ chambers and law libraries, county sheriff and county clerks administrative and storage areas, and separated public, semi-public and security circulation patterns. The present jail building, which will be bridge connected to the new building, will be converted to vocational training center for work release programs.
Medford Convalescent & Nursing Center
Medford, N.J.

Architect:
Bertone/Pineles
Clifton, N.J.

Architects Bertone/Pineles' main goal in designing this 180 bed facility was to create a building which totally negated the usual institutional dormitory approach given to nursing homes. The design of cruciform shaped nursing units off a central core has created more residential scaled wings. The patient rooms radiate off a centrally located skylighted nursing station with all other necessary nurses' functions also in this area.

The central core of the building houses all functions common to all three nursing units. These enclose a triangular interior courtyard. This courtyard, shown in the photograph, serves both an aesthetic and utilitarian function. Fully landscaped, including existing trees that were retained, and with benches and game tables, the courtyard provides a place where patients who might otherwise wander off in an unsupervised outdoor area, may engage in passive recreation or quiet relaxation.

Northeast Distribution Center
Meldisco Division of Melville Corporation
Clinton Township, N.J.

Architect:
Cahill/Prato/McAneny, AIA
Far Hills, N.J.

Cahill/Prato/McAneny, A.I.A.'s regional distribution center for Meldisco was completed in December, 1980. The Far Hills firm provided architectural, interior design and landscape architectural services for the project.

The 364,000 square foot facility consists of 10,000 square feet of office and amenity space (including a computer room, a greenhouse reception area, cafeteria and employee lounge and two racquetball courts) and 10,000 square feet of filing storage space and 344,000 square feet of warehouse, shipping and receiving space. A steel and masonry structure is clad with precast concrete panels in the distribution area and applied aggregate insulating panels in the office and amenity zone. The location of building elements and selection of materials blend and yet define the structures various functions.
Combining many different medical disciplines into one building creates unique problems which can often lead to interesting design opportunities. The Shore Area Medical Arts Building, a 22,000 square foot structure designed by Kaplan-Gaunt-DeSantis-Architects, attempts to solve the program requirements by presenting a “High Tech”, clean, well detailed appearance reflecting the owner’s concept of contemporary medical practice.

The two-level structure’s interior is split into east and west sections the north/south entry axis. The 28 feet high lobby space is glass enclosed to create an airy, bright public space which will contain a common receptionist for all the doctors. All office suites will be entered from this space. Each suite would be custom designed to suit individual doctor’s requirements; a common computer access is also planned.

The exterior of the building is envisioned as a tightly detailed, metalic skin presenting a monolithic appearance. Proportion of tinted window to solid is studied for energy conservation and visual relief. The entries are articulated with the sloping glass elements and skewed walls.

In 1965, the Hospitaller Order of St. John of God arrived in New Jersey from Ireland, intent upon establishing the Order on the East Coast. The Brothers opened a small school in Haddonfield for mentally handicapped children. Today, after moving to Deptford in 1968, the St. John of God Community Services serves 325 mentally handicapped and developmentally debilitated persons, ranging from infants to adults; without regard to denominational, racial or ethnic background.

Included in the 50,000 square foot new facility designed by Thomas, Kolbe, Thomas, Poponi/Architects, will be a wing containing four classrooms for early childhood education, four classrooms for day training of multi-handicapped and severely retarded adults, and an administrative section. The other wing will contain the sheltered workshop program and the vocational rehabilitation unit, as well as a restaurant and kitchen for the food service training programs. Particular design attention will be given to such important forms of stimulus to the students as color, light, and texture as well as “barrier free” considerations.
Ludmerer Residence
Chapel Island
Greenwood Lake, N.Y.

Architect:
Albin H. Rothe, AIA
Ramsey, N.J.

Albin H. Rothe, A.I.A.'s design incorporates an active solar system which will provide at least 60% of the space and hot water heating, according to computer simulations. 80% would have been possible if the glass areas were not as extensive.

Energy conservation features included 2” x 6” exterior wall studs with 5½” of fiberglass insulation (R19) plus 1” of styrofoam sheathing (R5.0) for a total wall insulation of R24. The roof insulation is R38. All exterior windows and doors are triple paned. To reduce infiltration from the constant, usually heavy winds of the island location, “wing” walls are incorporated as foils. Sixteen drain-down water collectors supply a 2,000 gallon storage tank, from which a water-to-air heat pump operates. A loop to a heat exchanger preheats domestic hot water. Wood stoves and automatic electric resistance heating in the heat pump provide auxiliary heat.

Student Center
Stockton State College
Galloway Township, N.J.

Architect:
Geddes Brecher Qualls Cunningham
Princeton, N.J.

The Student Center, designed by GBQC, contains a 400-seat dining hall, a Rathskeller, lounges, and game rooms for both active and passive recreation. The dining hall is subdivisible for use by small groups and overlooks the surrounding woods through large windows. Architecturally, the Student Center completes the gallery linking the academic buildings and establishes a transition to the nearby dormitories. The columnar design and metal construction materials of the academic buildings are echoed in columns in the Center and in a columnar metal screen by a walkway between the Center and the adjacent theater. The tile and stucco exterior of the dormitories is reflected in the tiled exterior of the Center which is detailed in several colors to give the building human scale and express its different interior functions.
A new 57,000 square foot office building has been designed by the Weaver Partnership, Morristown architects, for the Claremont Painting & Decorating Company. The three-storied structure will be located on Route 202/206 in Bridgewater, New Jersey. Construction is planned for 1981.

Several conservation methods were included in the planning:

- The recessed windows all with insulated glass, will be operable to allow natural ventilation and good air circulation during the moderate months. The recesses, on the east, south and west elevations, are designed to block out the summer sun while allowing the lower-level winter sun to come in and help warm the interior.

- A stand of white pines will be planted on the north side to buffer the building from prevailing winter winds.

- Careful use of masonry combined with effective insulation will also help provide a significant reduction in energy consumption.

A five-level greenhouse will provide a special welcome to business persons attending conferences at Citicorp’s Executive Learning Center in Rye, New York. Designed by the Hillier Group to provide meeting facilities for small and large groups, the 300,000 square foot complex offers separate modules of meeting rooms for individual companies as well as conventional conference areas, a complete audio-visual network, a full-service gourmet restaurant, and a variety of recreational facilities. Each of the bedrooms in the complex provides a unique study area which doubles as a small meeting space. Construction begins in the Spring of 1981.
River Oaks Villas
Rutherford, N.J.

Architects:
Ecoplan
Englewood Cliffs, N.J.

River Oaks Villas, a new residential condominium project designed by Ecoplan, is nearing completion on a heavily wooded site along the Passaic River in Rutherford, N.J.

The project will have a total of 25 dwelling units, ranging from one bedroom flats of approximately 925 square feet, to three bedroom/two story units of 1,300 square feet. Each of the Riverfront flats will have a private attached deck on the water’s side, while all attached townhouse units will offer enclosed rear yards and private garages.

The existing water’s edge, and many of the site’s large trees will be maintained in their natural condition by careful construction techniques.

The contemporary interiors are open and airy, with large expanses of glass, and sloped ceilings extending to lofts above the main living areas. The 2½ story Riverfront units, finished with stucco and vertical wood siding are oriented to afford all these units with a river view. The townhouses similarly finished, will have angled walls designed to open to vistas of the river between the Riverfront units.

Headquarters For
Alph de Laval
Fort Lee, N.J.

Architect:
The Gilchrist Partnership
Leonia, N.J.

The Gilchrist Partnership’s design for the new headquarters of Alph de Laval is a contemporary landmark located at the confluence of routes 95, 80, 49 and 9 in Fort Lee, N.J. The site is three fourths of an acre of solid palisades traprock.

The building consists of 60,000 square feet of open office space on five floors above four full levels of parking, all serviced by three high speed elevators. Up to 35’ of rock was blasted and removed in order to get the first floor of offices down close to the grade of the local streets to provide pedestrian access to the main entrance.

Three levels of terraces and reflecting pools relate the building to the street and cover the subterranean parking. Parking is screened with charcoal gray panels.

The reflective glass skinned office is above, changing in color and mood with the time of day, weather and season.
Speculative Office Building
Lyndhurst, N.J.

1280 Wall Street West, a five-story, 120,000 square foot speculative office building, designed by architect Henry Igggena, AIA, is in the Meadowlands at the intersection of Routes #3 and #17. It offers an exceptional view of both Manhattan and Giant Stadium.

The building skin is constructed of steel studs covered with two-inch thick rigid insulation board and finished with synthetic plaster.

The windows are strips of butt-glazed reflective glass arranged in the manner of two supergraphics, each of which wraps around two elevations of the building.

Center City Complex
Hackensack, N.J.

Architect: Barrett Allen Ginsberg, AIA
Bernardsville, N.J.

Architect Barrett Allen Ginsberg, AIA recently won an invited competition held by the City of Hackensack, N.J. to develop an entire block in their Center City.

The winning scheme was the only one of the entries which did not place all the office space within a single building. Instead, the Architect chose to fragment the square footage in four separate buildings. By doing this, the buildings were kept in scale with the immediate surroundings (one of the proposed buildings is to be six stories high while the other three are to be three stories); the placement of the buildings allows the creation of active, inviting, and protected open space; and the entire project was given the flexibility of being constructed in stages.

The six-acre site is across Main Street from the Bergen County Courthouse. The project consists of 250,000 square feet of office space, accommodating 1,060 cars beneath the plaza level on two floors of parking garage.
The office of Ronald T. Ryan, AIA of Red Bank, N.J., has designed a 15,000 square foot office structure in Red Bank, New Jersey. The structure will be located over an existing parking lot and will have as a major tenant, the brokerage firm of Merrill Lynch Pierce Fenner and Smith. This solution allows the tenant, who is presently in the adjacent building, to more than double its present size with a potential growth to approximately 12,000 square feet, without leaving what the tenant considers as the “best corner in Monmouth County”. The construction will be of steel frame on concrete piers with insulated metal wall panels and metal clad wood windows. Occupancy is anticipated in late 1981.

Dental Offices
East Windsor, N.J.

Harrison Fraker, Architects, used the dental equipment itself as a major form generator, consisting of interlocking modules truncated at 30° angles. This new geometry was super-imposed upon the existing orthogonal grid, reinforced by correspondingly rotated lighting, flooring and a sunscreen system which penetrates the building's skin.

Economic constraints suggested that available funds be dedicated to areas of the building's exterior where improvements would have the greatest architectural impact. Rather than simply blending new construction with old, their interface has been articulated with sensitive color and textural distinctions. On the western side, an existing gable has been left exposed and new wood siding has been applied to the adjacent surface at an angle mirroring the gable's slope. The roof of the southwest corner has been raised to the horizontal, yielding a two-story lobby space, part of which is occupied by a staff lounge mezzanine.
Architects II Chartered's Cumberland County Administration Building, dedicated on December 13, 1980, houses the following departments: Board of Chosen Freeholders, Clerk to the Board of Freeholders, County Treasurer, County Administrator, Economic Development, Personnel, Data Processing, Office on Aging, County Health Department.

This location, adjacent to the County Library, engineering department and planning board, enables these departments to work together more effectively than ever before.

The design and materials of the building were chosen to represent the attitudes of County Government toward the people of Cumberland County. New ideas and new approaches to solving the needs of a growing area are demonstrated by the clean, strong, and direct lines of the structure. The brick masonry is reminiscent of the history and historical structures of the County and gives the building a solid base. The upper levels are sheathed in glass, specially mirrored to reflect the openness and beauty that is unique to Cumberland County. The interior provides an efficient functional working environment for County personnel and offers an inviting, comfortable reception to visitors.

Quality Control Complex
E.R. Squibb & Sons, Inc.
New Brunswick, N.J.

Architect: CUH2A
Princeton, N.J.

Architect CUH2A’s 100,000 sq. ft. Quality Control Complex is located on the existing New Brunswick site, now occupied by one-story labs.

The first phase of the project, scheduled for completion in 1981, provides 51,000 sq. ft. of Microbiological and Environmental Control Laboratories, and Technical Services. The remaining four phases will include laboratories for chemical research and methods development, storage for retains and stability samples, and space for future expansion of Phase 1 facilities. A lunch room and landscaped courtyard will also be provided for employee use. When complete, the complex will consolidate all quality control departments, which are presently distributed throughout the site.
Rothe-Johnson is the architect for this 350,000 square foot facility to be occupied by Bell Laboratories in Spring of 1982. The facility is located in the Lincroft section of Middletown Township convenient to Bell Lab’s existing Holmdel facility and the Garden State Parkway.

The major feature of the design will be two sky lighted atriums, three stories in height. The building’s exterior appearance will emphasize the horizontal to create a low profile look with visual relief provided by the placement of mechanical rooms and exit stairs in towers around the perimeter. The structure will be clad in an attractively colored energy efficient insulated curtain wall system with tinted insulated glass. The towers will be clad in insulated panels of contrasting color and joint treatment. Included will be a full service dining and kitchen facility capable of seating 500 persons in a cafeteria and service dining room.

The Middlesex County Parks Department has been developing its “Theater-in-the-Park” program for approximately 20 years. In 1975 Metuchen architect Charles Fitch was retained to design a facility in Roosevelt Park, Edison.

The project program resulted in a design composed of three basic parts, the Theater Building, the Audience Area and the Comfort Station Building.

Buildings were designed to incorporate the use of natural materials appropriate to a park environment. The Theater Building is approximately 5,400 square feet and houses the stage area with a 38’ proscenium, dressing rooms, carpenter shop, costume shop, storage areas and the Theater Director’s office. A small building at the rear of the audience area was constructed to contain a concession stand, toilet areas and a projection/lighting control area.
additional current projects

ARCHITECTS II CHARTERED

• Addition, Vineland State School
• Addition, Woodbine State School
• Gymnasium addition, Rieck Ave. School, Millville
• Gymnasium addition, Cumberland County Vo-Tech Center
• Farmers' & Mechanics Savings & Loan Assn. Main Office, Burlington
• Regional schools for the handicapped, Atlantic, Camden, Salem Counties
• Community Health Center, Bridgeton
• Sal-Iantic Health Services Building, Folsom
• Feasibility Study, Atlantic County Nursing Home
• Feasibility Study, Cumberland County Medical Center
• Private Residence, Maurice River Township
• Private Residence, Vineland
• Allied Insurance Building, Vineland

MILTON S. AUGENBLICK, AIA

• 30,000 sq. ft.-90,000 sq. ft. office buildings
• Office, industrial and warehouse buildings, 200,000 sq. ft.
• Office, industrial and warehouse, Tropar Trophy, Florham Park
• Office building, Kuras Alterman, Wayne
• Office and warehouse, State Farm Insurance Co., Wayne
• Office and warehouse, Richards & Robbins Industrial Park

APID, INC./RONALD T. RYAN, AIA

• Office Structure, Red Bank
• Alterations to Monmouth County Fire Academy
• Police Academy, Monmouth County
• Alterations and Addition, Police Building, Manasquan
• Grimstad's Restaurant, Paramus
• Multi-purpose Building, Beachwood Yacht Club
• Merrill Lynch Associate Offices, Princeton, Monroe, La., Eau Clare, Wisc.
• Residence, Curtis Point, Bricktown

BERTONE/PINELES

• Medford Convalescent & Nursing Center, 150 beds, Medford
• Essex Day Training Center for mentally handicapped children
• Veterans Administration Medical Center, Fire & Life Safety renovation and fire stair study, N.Y.
• Swift Foods Laboratory, Clifton
• Hillside Community Center, Middletown Twp.
• Winding Brook 248-Unit condominium project, Tinton Falls

• Animal Shelter, Lacey Twp.
• Fairfield Racquet Club, Fairfield
• Systems & Patient Movement Analysis & Area Utilization Study, Veterans Administration Medical Center, N.Y.

CUH2A

• Laboratory and Office Space, Exxon Chemical Co., renovation, Allendale
• Aquatics Laboratory, Exxon Biomedical Sciences Inc., renovations, Franklin Twp.
• St. Peter's Hospital, renovations, New Brunswick
• Atlantic Community College Branch Campus, renovations, Atlantic City
• Quality Control Building, Lederly Laboratories, Carolina, P.R.
• Office Buildings, Princeton
• Middlesex General Hospital, additions and alterations, New Brunswick, Joint Venture with Gruzen/Rosenfield/CUH2A
• Athletic Recreation Center, Trenton State College
• Bliss Hall, additions and renovations, Trenton State College
• Two-Neighborhood Housing Complex, Maadi, Cairo, Egypt

ECOPLAN, P.A.

• Railroad Cafe, Englewood
• Condominium Residential Units, Lyndhurst
• Kea Travel, Interior improvement to agency, Closter
• Public Housing Development, Secaucus
• Steak & Ale Restaurant, Upper Saddle River
• Roller Skating Rink, East Orange

CHARLES FITCH & ASSOCIATES, P.A.

• New Brunswick Savings Bank, East Brunswick
• Clara Barton Library, Edison
• Addition, N.J. Bell Telephone Communications Central Office Building, South River
• Restoration to Twin Lights/Lighthouse Towers, Highlands
• Professional Office Building, Edison
• Addition, U.S. Army Reserve Center, Edison
• William Warren Park Expansion, Woodbridge Twp.
• Senior Citizens Park and Building, Edison
• Theater/Comfort Station/Snack Bar, Roosevelt Park, Edison
• Addition to Franklin School Cafeteria Facility, Metuchen
• Administrative/Police Building, Johnson Park, Piscataway
• Library, U.S. Army, Fort Monmouth
• Residence, Edison

HARRISON FRAKER, ARCHITECTS

• Princeton Professional Park, passive solar energy
• Princeton Education Center, Master Plan, Blairstown
• School of Architecture & Urban Planning, passive solar institutional retrofit, Princeton University

• Dental Offices, conversion of existing residence, East Windsor
• Rural Development Corp. Housing, 50 units, Port Norris
• Law Offices, renovation, Princeton
• Residence, barrier-free passive solar home, East Windsor
• Restoration of barn into passive solar residence, Newton, Pa.
• Addition, passive solar residential retrofit, Lawrenceville

GEDDES, BRECHER, QUALLS, CUNNINGHAM

• Albert Einstein Medical Center, Philadelphia, Pa.
• Allstate Insurance Co. Office Expansion, King of Prussia, Pa.
• Athos Steel Corp. Industrial facility, Philadelphia, Pa.
• Downtown Government Center, Miami, Fla., Master Plan
• Hospital, University of Pennsylvania
• Insurance Co. of North America Office Building, Wilmington, Del.
• Liberty State Park, master plan, Jersey City
• Minnewaska Hotel, N.Y.
• Mobil Oil Corp., Environmental Health & Science Laboratory, Hopewell Twp.
• N.J. CRR Terminal Restoration, Liberty State Park
• Open Space Plan, York, Pa.
• Philadelphia Geriatric Center, Pa.
• Community Housing, Princeton
• Red Cross Office/Garage, Philadelphia, Pa.
• Renovation and modernization, master plan of hospital, University of Pennsylvania
• Social Security Administration Headquarters, Woodlawn, Md.
• South Rim (Marina) Development, Liberty State Park
• Stockton State College Student Housing, Galloway Twp.
• Stockton State College Student Center, Galloway Twp.
• Urban Design, master plan, Flint, Mi.

THE GILCHRIST PARTNERSHIP

• Continental Plaza, office buildings and parking garage, Hackensack
• Alfa de Laval
• Our Lady of the Magnificat, Kinnelon
• Van Winkle Building
• AFIA Addition, Wayne
• Hawthorne Gospel Church
• Dyckerhoff & Widmann, U.S. Headquarters, Lincoln Park
• St. Patrick’s Church, interior design, Chatham
• Ramapo Ridge Office Complex
• Terrace Condominiums, construction management
• Glen Rock Office Building, construction management
• Lollin Solar Residence
• New Community Assembly Addition, Pascack Bible Church
• Community Room & Office Addition, Presentation R.C. Church

THE GRAD PARTNERSHIP
• Addition, Bamberger’s Dept. Store, Livingston Mall
• Midlantic National Bank Offices, Woodbridge
• Middlesex County Correctional Facility, New Brunswick
• N.J. Sports & Exposition Authority Meadowlands Arena, East Rutherford
• N.J. Natural Gas Co. Headquarters, Asbury Park
• Ocean County Justice Facility, Toms River

GRUZEN & PARNTERS
• Lutheran Cooperative Housing, schematic design, Teaneck
• Muhlenberg Gardens, Senior Citizens Housing, Jersey City
• N.J. Ethnic Cultural Center
• Sutton Place High Rise Condominium, schematic design, Long Branch
• Wellington Estates High Rise Condominiums, design development, Pleasantville
• Wellington Estates Indoor Pool and Health Club, schematic
• Wellington Estate Townhouses, construction documents, Pleasantville

THE HILLIER GROUP
• AT&T Training Center, NJ
• Applied Data Research Corporate Headquarters, NJ
• Beneficial Management Corporate Headquarters, NJ
• Citicorp Training Center, NJ
• College of St. Rose, library, dormitory and master plan, NY
• Dow-Jones, addition to headquarters, NJ
• Drew University, renovation program, NJ
• East Windsor Twp. passive solar municipal building
• Firmenich, Inc., taste-evaluation facility, NJ
• General Foods, renovation and construction of Health & Nutrition Center, NJ
• Interboro Savings and Loan headquarters building, NJ
• NJ Highway Authority, alterations, addition to headquarters
• NJ Sports & Exposition Authority, Soccer Hall of Fame
• Richard J. Hughes Justice Complex
• Neuro-Psychiatric Institute, prototype residential units
• College of Medicine and Dentistry education building
• NY Telephone Training Center
• Newark AMF Airmail Facility
• Ocean County Library
• Rhode Island Hospital, interior alterations
• Sun Oil Corp., education and training center, PA

• Development of Seddon Island
• Markham Square, condominium and townhouse project, NJ
• Markham Manor, transition of half-completed office building shell into condominium units, NJ

HENRY IGGENA, AIA
• Office Building, Colonial Life Insurance Co., Parsippany
• 4 Office Buildings, Parsippany
• Industrial Building, Lyndhurst
• Office Building, Ebasco Services, Lyndhurst
• 3 Office Buildings, Lyndhurst
• 2 Office Buildings, Roseland
All for Bellemead Development Corp.

KAPLAN, GAUNT, DESANTIS, ARCHITECTS
• Colonial First National Bank Branch, Belford
• Marine View Savings and Loan Branch, Lincroft
• Lincoln Federal Savings Branch, Hillsborough
• First National Bank of Toms River Branches, Brick Township & Whiting
• Shore Medical Arts Building, Tinton Falls
• Liberty House Bank Complex, Middletown
• Pennnsula House — multi use facility, Sea Bright
• Lebanon State Forest Administrative and Maintenance Facility
• Furniture Showroom, The Mart, Middletown
• Lincroft Bible Church
• HUD Housing Projects, Easter Seal Society, Newark & South Orange
• 24 Townhouse Units, Cherry Tree Village, Middletown
• 24 Townhouse Units, East Manor Square, Inc., Atlantic Highlands
• 24 Passive Solar Townhouse Units, Oceanport
• 122 Townhouse Units, Westbrook, Roselle

PRINCETON ENERGY GROUP
• Butler Mfg. Co. and Energy Alternatives, Inc., Grandview, Mo. & Boulder City, NV.
• Dhofar Region Alternative Power Project, Sultanate of Oman
• Engelhard Minerals and Chemicals Corp., Union
• Greenman Pedersen Associates, Islip, NY
• Klock Corp., So. Jersey Gas Co., Millville
• N.J. Dept. of Environmental Protection
• N.J. Office of Appropriate Technology
• St. Charles Homes & Diamond Crest, Inc.
• U.S. Dept. of Energy Sponsored Research
• Weaver Partnership
R.J. REYNOLDS, AIA
- 16-unit Condominium, Fourteenth St. Corp., Ocean City
- Master Plan, Luxury Condominium PUD, West Deptford Twp.
- Carteret Savings Bank Branch, Woodbury
- Lenape State Bank Branch, West Deptford
- Century Savings Bank Branch addition, Greenwich Twp.
- 30,000 sq. ft. plant layout. Beck Offset Color Co., Pennsauken
- Entrance Complex, Electro Sciences Labs, Inc., Pennsauken
- Supergraphic and exterior plant design, Black Peoples Unity Movement, Camden

RICHARDO & GALVAN, AIA
- Cheico Sound, Inc., Woodbridge
- Arnold Stores Corporate Offices, Union City
- Professional Office Renovation, West New York
- Pan American National Bank, alterations, Union City

ALBIN H. ROTHE, AIA
- Active Solar House, Tuxedo Park, NY
- The Affordable House, Jersey City
- Central Business District, Stanhope, restoration and rehabilitation
- Church-Monroe Conservation Study, Mt. Holly, restoration and rehabilitation
- Cultural resource survey, Irvington
- Early Stone House survey, Bergen County
- The Hermitage, restoration, Ho-Ho-Kus
- Passive Solar Houses, Tuxedo Park, N.Y. (3)
- Pitman Grove Conservation study, restoration and rehabilitation combining moderate-cost housing.
- The Plaster Mill, adaptive reuse, Stanhope
- The Proprietary House, restoration, Perth Amboy
- The Tannery, conversion to offices, Stanhope

ROTHE-JOHNSON/ARCHITECTS-PLANNERS
- Office/Research & Headquarters Facility, Middletown
- Park Ridge Office Center I, Park Ridge
- Suburban Office Building, Florham Park
- Corporate Center, Franklin Township
- Hotel/Office & Conference Center
- Research Tower Addition, Rutgers Medical School/CMDNJ
- Joyce Kilmer School Addition, Milltown
- Sutton Farms Townhouse Condominiums, Bernards Township

DALIM SIBDIAL SAU, AIA
- Hackettstown Assembly of God Church
- Office and Training Center, Div. of Unemployment, Union County
- Brownstone Renovation, Jersey City

SUSNSA DESIGN OFFICE
- Accessibility Alterations for the Handicapped, 45 academic buildings, Princeton University
- Alterations to academic facilities, Island Heights
- Alterations, N.J. Bell Telephone Co. Offices, Toms River, Asbury Park and Pleasantville
- Improve Heat/Renovation of Shower Rooms, Youth Correctional Institution, Bordentown
- Industrial Hygiene Laboratory Conversion, Mobil Oil Corp., Pennington
- Interior Design of Law Offices, Gross & Novak, East Brunswick
- Life Safety Alteration at Raritan Valley Hospital, N.J. College of Medicine & Dentistry, Piscataway
- Life Safety Improvements, Leesburg State Prison
- Manufacturing & Administrative Building, Sonic Instruments, Ewing Twp.
- New Staff Dining Facility, Food Service Renovation, Youth Correctional Institution, Bordentown
- Roof Evaluation & Replacement, Rahway Hospital
- Roof Evaluation & Replacement, Dept. of Corrections, Trenton
- Security Improvements, Clinton Correctional Institute for Women

THOMAS, KOLBE, THOMAS, POPONI/ARCHITECTS
- Bachelor's Residence, Kings Grant, Evesham Twp.
- Bible Presbyterian Home, Delanco
- First Church United Methodist, Fair Haven
- Hardenbergh Insurance Agency, Westmont
- Middletown United Methodist Church, Middletown
- St. John of God Brothers, Westville Grove
- U.S. Coast Guard Barracks, Cape May
- U.S. Navy:
  USNR Center, Atlantic City
  U.S. Naval Air Station, Willow Grove, Pa.
  USNR Center, Williamsport, Pa.
  USMCR Center, Wyoming, Pa.
  USMCR Center, Reading, Pa.
- Naval Air Test Center, Trenton
- Naval Air Engineering Center, Lakehurst

THE WEAVER PARTNERSHIP
- Coughtry Office Building, Harding Township
- Drew University Services Building, Madison
- Madison Central Business District Revitalization, Madison
- Morris County Housing for the Elderly, Morris Plains
- Morris County Parking Deck, Morristown
- Office Park, Florham Park
- Rudolph Research Manufacturing & Office Building, Fairfield

Milton S. Augenblick, AIA
- Industrial Building
- Henry Iggena, AIA
- Industrial Building Restoration
- Ricardo & Galvan

Dyckerhoff & Widmann Headquarters
Gilchrist Partnership

Office Building
Milton S. Augenblick, AIA

Industrial Building
Henry Iggena, AIA

Professional Building Restoration
Ricardo & Galvan

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All steel firms, architects and engineers who are interested in receiving a brochure about the Structural Steel & Ornamental Iron Association of New Jersey, Inc. may do so by writing to the S. S. and O. I. A. of N. J., 11 Cleveland PL, Springfield, N.J. 07081.
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