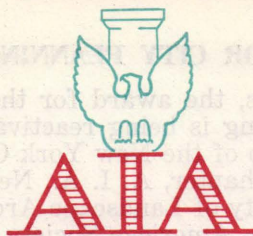


NEW YORK CHAPTER



115 EAST 40TH STREET
NEW YORK 16, N. Y.

L. BANCEL LAFARGE • *President*
ROBERT CARSON • *Vice President*
GILLET LEFFERTS, JR. • *Secretary*
MICHAEL M. HARRIS • *Treasurer*
MARGOT A. HENKEL • *Exec. Sec.*

COMING EVENTS

January 20, Wednesday
Technical Committee Lec-
ture
Gallery A—5:15 P.M.

January 21, Thursday
Nominations Luncheon
Meeting
Gallery A—12:30 P.M.

February 9, Tuesday
Publications Committee
Symposium
Gallery A—5:30 P.M.

February 17, Wednesday
Hospital and Health Discus-
sion Group
Gallery A—5:15 P.M.

February 23, Tuesday
Technical Committee Lec-
ture
Gallery A—5:15 P.M.

February 26, Friday
New York Chapter, A. I. A.
93rd Anniversary Dinner
Dance
Park Lane Hotel (Crystal
Ballroom)
299 Park Avenue (48th and
49th Streets)
7:00 P.M.

*All events listed above take
place at 115 East 40th Street,
New York City, unless other-
wise noted.*

OCULUS

VOLUME XXXI • NUMBER 4 • JANUARY 1960 • PETER S. VAN BLOEM, Editor

ARCHITECTURAL CRITICISM—FOR GOOD OR EVIL

At last it is here—the sequel to our very successful seminar of last year on Architectural Criticism. On Tuesday, February 9th, at 5:30 P.M. in Gallery A we will have as our moderator F. Marshall Smith for the panel discussion entitled “Architectural Criticism—for Good or Evil.”

On the panel our guests will be Russell Lynes, managing editor of Harper's Magazine and author of “The Tastemakers,” “Snobs,” and other caustic works on the passing scene; Douglas Haskell, Editor of the Architectural Forum and a writer who is engaged in writing a series of architectural critiques for The Forum; Miss Terry Ferrer, Educational Editor for The Herald Tribune and critic on school architecture today; James J. Sweeney, director of the Solomon Guggenheim Museum, who is a writer, lecturer, and director of special exhibits at the Museum, as well as co-author of books on art, sculpture and architecture; and, we have also invited other critics and writers to participate in the discussion from the floor.

Do come and join in our discussion. The floor will be open for your comments after the panel has had a round or two. Look for us in Gallery A.

HOW MUCH SUNSHADE?

With screening of one form or another already an accepted design feature, it is well to consider the technical requirements for its effective use.

On Wednesday, January 20th, at 5:15 P.M., under the sponsorship of the Technical Committee, Henry Wright will discuss the problem of reducing solar heat gain in buildings and the relative merits of various solar shading devices. With emphasis on the New York City climate, extent, orientation, interior and exterior placement, and effective color will be carefully considered and explained.

Mr. Wright, formerly managing editor of the Architectural Forum, is now devoting his attention exclusively to technical investigation and consulting work.

NOMINATIONS

May we slip in a further reminder to come to the Nominations Luncheon Meeting which will be held in Gallery A on Thursday, January 21, 1960, at 12:30 P.M.

EUROPEAN OPPORTUNITY

The Ravenna Mosaics, Ghiberti's “Gates to Heaven,” the spatial delight of Piazza San Marco, the Renaissance masterpieces of Rome, Paris and London, the incomparable vaulting and stained glass of the Gothic cathedrals, as well as contemporary statements by Le Corbusier, Matisse, and Nervi, and visits with European Architects are a few of the wonderful experiences offered to members of our first European Tour for a one-month period from August 8th to September 5th, 1960.

Whether Europe with its architecture is a fond acquaintance or new to you and your family, this is an excellent opportunity for our members to take part in this rich experience at an exceptionally low cost of \$600 per person including air transport.

More detailed information and applications can be obtained by writing to the Chapter Office, attention of Robert A. Djerejian, or telephone Mr. Djerejian or Peter S. Van Bloem at LE 2-1600.

STRUCTURAL FAILURES

Whether a complete collapse or the improper performance of a relatively small detail, structural failure is a nightmare to the Architect as well as his Engineer. In view of this, it is surprising that the problem tends to receive the sweep-it-under-the-carpet treatment.

Believing that from a head-on consideration of the problem can be learned lessons and principles helpful to the Profession, the Technical Committee is sponsoring a panel discussion of the topic on Tuesday, February 23, at 5:15 P.M. The speakers will be: Frederick S. Merritt, Senior Editor of Engineering News-Record, who covers buildings, bridges and structures of other types for his magazine; Jacob Feld, Ph.D., foundation consultant and structural engineer for the New York Coliseum; Boyd G. Anderson, partner of Ammann & Whitney, consulting engineers specializing in thin shell concrete structures and long span suspension bridges.

These panelists through investigations and research have become especially concerned with structural failure and have a message for the Architect which may be shunned at one's peril.

ARCHITECTS COUNCIL URGES ZONING ADOPTION

The Architects Council of New York City has announced its endorsement, with recommendations for certain changes, of the proposed zoning resolution prepared by Voorhees Walker Smith and Smith for the City Planning Commission.

The Architects Council also endorsed a special 57-page report, with recommendations, prepared on the zoning proposal by the New York Chapter of The American Institute of Architects. The report was released simultaneously.

The Bronx, Brooklyn, New York, Queens and Staten Island Chapters of The American Institute of Architects, the Brooklyn Society of Architects and the New York Society of Architects comprise the Architects Council.

In commenting on the report, Charles M. Spindler, the Council's president, praised the New York Chapter's Civic Design Committee for the work, which he termed "a constructive and well-thought-out approach to the zoning problem."

"As the representative of the Architects Council," Mr. Spindler said, "I want to declare our endorsement, with recommendations for certain changes, of the proposed zoning resolution prepared by the consultants, Voorhees Walker Smith & Smith, and also to declare our intention to participate actively and whole-heartedly in the effort to get new zoning for the city."

"In this new and exciting age of jet travel," he declared, "New York City simply cannot go on living under the horse and buggy zoning enacted in 1916. The city has changed radically since then, and it is still changing. Whether it develops well in the future, whether it becomes a better place in which to work and live, concerns us all."

"I therefore call on all dedicated citizens and organizations to join the architectural profession in the effort to secure zoning which will answer the needs of the future—not of the past."

In discussing the New York Chapter's report, its president, L. Bancel LaFarge, declared:

MEDAL OF HONOR FOR CITY PLANNING

After a lapse of years, the award for the medal of honor for city planning is being reactivated under the joint sponsorship of the New York Chapter, A. I. A., the Brooklyn Chapter, A. I. A., New York Chapter, American Society of Landscape Architects, and Metropolitan Section, American Society of Civil Engineers.

Suggestions from the membership will be welcomed. To be considered, all names submitted must be accompanied by biographical data, detailed statement of outstanding achievements and the reasons on which the recommendations are based. Send all material in triplicate to the Chapter Office on or before March 4th, 1960.

Chapter members appointed to serve on the Jury are John Gray Faron and H. Dickson McKenna with Jack Graham Stewart as alternate.

CRINNION TESTIMONIAL

A Testimonial Dinner-Dance is being tendered Edward T. Crinnion, P.E., formerly Deputy Commissioner of Buildings at the Hotel Commodore, Thursday evening, January 28th, 1960, by his friends.

"A lot of twaddle is rampant that a new zoning resolution replacing the existing obsolescent code will be a strait jacket for the city. People who believe that—if they really believe it—must by inference consider all regulations and laws as strait jackets! Civilization progresses by means of intelligent regulation of the individual when he comes in conflict with the public good."

He urged the public to bear in mind "that our collective endorsement, with recommendations, is the voice of the entire architectural profession in Metropolitan New York, as constituted in the Architects Council of New York City."

"Minor points of disagreement which some will spot in the final resolution of the City Planning Commission (to be issued shortly) can be discussed at its public hearings early in 1960," Mr. LaFarge said.

"Let us be big-minded," he continued. "I say to all citizens, 'Let's not throw out the baby with the bath water.' The new zoning proposal shows every chance of proving a healthy and happy 'baby,' and let's not reject it before we've even seen it."

Max M. Simon, head of the architectural firm of that name and past president of the Bronx Chapter of The American Institute of Architects, is chairman of the City Planning and Zoning Committee of the Architects Council of New York City, which reviewed and endorsed the New York Chapter's recommendations.

G. Harmon Gurney, chief architect for housing for the New York Life Insurance Co., is chairman of the New York Chapter's Civic Design Committee, and Simon Breines, partner in Pomerance and Breines, is chairman of its special sub-committee on zoning.

H. Seymour Howard, Jr., associate professor of architecture at Pratt Institute, edited the nine-month study as a special research project financed by the Arnold W. Brunner Fund of the New York Chapter.

ANNIVERSARY SUPPER DANCE

Just about now you are receiving notices of the Anniversary Supper Dance, so we need not go further into the subject except to say that you should make every effort to get to this gala night when Lester Lanin and his orchestra will help you to forget your problems.

At the Park Lane Hotel on Friday, February 26, 1960, you will be able to have cocktails at 7, dinner at 8, and dancing thereafter until 12:30 A.M. Send in your reservations soon.

ESTATE OF JAMES STEWARDSON

The Treasurer has reported that in connection with the Deed of Gift from the Estate of J. Stewardson a check in the amount of \$39,130.00 has been received.

The wording of the Deed of Gift reads as follows: "To be invested by the Chapter and the income to be awarded each year as the James Stewardson Traveling Scholarship to a worthy Architectural Draftsman either by competition or by nomination by a Chapter Committee and a small cash prize for the second competitor at the Committee's discretion provided that if a condition occurs such as the slump in the 1930s when unemployment caused much distress among Architectural Draftsmen the Scholarship may be suspended and the income devoted to relief of such cases as the Chapter may consider worthy during the period of distress, the Committee to decide when the distress period is over and resume the Scholarship."

LE BRUN, LE BRUN

A passing reminder that the Le Brun Fellowship programs are available as of January 15th. Write to Lester D. Tichy, Chairman of the Committee, at Chapter Headquarters, 115 East 40th Street, New York City.

Architects who are between 23 and 30 who have at least one and one-half years office experience are eligible as long as they are American citizens and residents and not recipients of any other traveling scholarship.

Please note that application forms for the A. I. A. ARCHITECT-IN-TRAINING PROGRAM are now available at the Chapter office. Committee Chairman J. Russell Colean requests each Architectural firm to urge their candidates to apply for enrollment.

PLASTERING INSTITUTE SCHOLARSHIP

The Plastering Institute of Greater New York, Inc., is sponsoring its Second Annual Scholarship award of \$1,000, which is to be given to a high school senior who is planning to attend a School of Architecture.

Applications are available from January 15th on, and must be returned by February 15th, 1960. The award will be announced by May 4th.

Applications for the stipend should be made through school principals or members of the Chapter.

BEST ARCHITECTURE WRITING TO BE HONORED

The American Institute of Architects again offers cash prizes totaling \$1,500 for the best news or feature stories on an architectural subject or personality published during 1959 in a newspaper or magazine.

The news or feature articles may be submitted by either the author, the publication or any chapter of the AIA.

Any daily newspaper or magazine available to the general public whose circulation is not limited to a specific membership group or organization is eligible to compete. Professional architectural magazines are excluded from the contest.

Entries must have been published between January 1, 1959 and December 31, 1959. A tearsheet of the published story or article should be submitted; not the original copy.

Entries may be postmarked not later than January 30, 1960. No entries will be returned. Please mail entries to Architectural Journalism Awards, The American Institute of Architects, 1735 New York Ave., N. W., Washington 6, D. C.

Entries will be judged by a jury of professional writers and architects. The awards will be announced not later than April 1, 1960.

A. GORDON LORIMER ADVISOR FOR COMPETITION

A. Gordon Lorimer is serving as professional advisor to the sponsor in the development of Mastic Tile's Second Annual \$25,000 Architects' Competition.

The core of the 1959 competition, "Better Living for the Middle Income Family," was a housing development. The 1960 program calls for the complete design of an economically feasible educational and recreational "plant" for the use of everyone in the community. In setting forth the goals of this 1960 Architects' Competition, Mr. Lorimer is aiming to stimulate the interest and utilize the training and experience of the nation's architects toward a significant solution of this problem.

Endorsed by the National Institute for Architectural Education and approved by the Committee on Competitions of the AIA, the competition will be open to all registered architects of the U. S. A., architectural assistants to registered architects of the U. S. A., students of schools which are members or associate members of the Collegiate School of Architecture as of 1959-60.

Registrations completely detailing the competition are available directly from Mastic Tile Division, The Ruberoid Co., P. O. Box 128, Vails Gate, N. Y. Deadline for submission of entries is set for June 30, 1960. Entries are to be mailed to the Mastic Tile Division, The Ruberoid Co., c/o Architectural League of New York, 115 East 40th St., N. Y. C. where judging will take place.

SCHOLARSHIPS FOR CRANBROOK ACADEMY

Cranbrook Academy of Art announces its scholarship program for the 1960-61 scholastic year. Awards of \$500 and \$1,000 will be made on the basis of demonstrated merit and need.

For detailed information and application forms write to the Registrar, Cranbrook Academy of Art, Lone Pine Road, Bloomfield Hills, Michigan. Applications will be received until March 1, 1960.

ON HOLDING CONVENTIONS

President L. Bancel LaFarge has expressed great concern about the policy of The American Institute of Architects in the matter of its holding conventions where all members may participate with freedom.

At the Institute's recent meeting, the Board of Directors took the following action: "RESOLVED, That facilities be selected for national conventions which do not restrict any members of the A. I. A. in the exercise of their membership rights as defined in the by-laws and related documents."

It appears that this is a sound solution and will eliminate any difficulties in the future.

ON FIRE SAFETY

An important conference on school fire safety has been scheduled by the National Fire Protection Association, to be held in New York City at the Hotel Manhattan on Friday, January 22.

Open to all who have either a professional or public interest in the subject, the day-long session will present a panel of six speakers on topics ranging from post-Chicago progress in school fire safety to educators' and architects' problems.

Ample opportunity for questions from the floor and public discussion will be provided.

What has happened to schools since the December 1958 Chicago tragedy will be detailed by Chester I. Babcock, NFPA Fire Record Department manager, while Deputy Chief Raymond M. Hill of the Los Angeles Fire Department will point up lessons learned from the recently concluded fire tests in a school building there.

Robert S. Moulton, NFPA Technical Secretary, is to discuss the basic question of differences between safeguards for life and for property.

The Architect's view on school fire safety will be covered by John C. Thornton, chairman of The American Institute of Architect's Committee on Human Safety. A similar presentation from the school administrator's standpoint will come from Radcliffe Morrill, superintendent of schools of Pelham, New York.

Francis R. Scherer, superintendent of school buildings of Rochester, N. Y., and chairman of the NFPA Committee on Safety to Life, is to present new proposals on school fire safety for the NFPA Building Exits Code.

Presiding at the meeting, which opens at 9:30 A.M. in the Hotel Manhattan's Olympia Room, will be Henry G. Thomas, president of the National Fire Protection Association. The organization is the internationally recognized clearing house of fire information and source of this country's fire safety standards.

NEW MEMBERS

The New York Chapter extends its warmest welcome to the following Corporate and Associate members:

Corporate

CURTIS R. FREMOND

PETER S. HOPF (transferred from the Queens Chapter, A. I. A., to the New York Chapter, A. I. A.)

CLIFFORD HENRY JAMES (transferred from the Houston Chapter, A. I. A., to the New York Chapter, A. I. A.)

Associate

ROBERT JOHN BRIDGES

JOSEPH A. DAIDONE

JOHN HENRY KING

MICHAEL DAVID NEWMAN

SPEAKING COURSE...ANOTHER CHANCE

Another Successful Speaking Course designed especially for members of the A. I. A. will open at the Biltmore Hotel, Madison Avenue at 43rd Street, on Monday, February 25 (5:45 to 7:15 P.M.). Geared to the speaking needs of members of our profession, the 10-week course will cover such subjects as making a presentation to a client, speaking at various types of meetings, how to make an effective introduction, preparing a talk, use of notes and visual aids, impromptu speaking, etc. All sessions of the course will be conducted by Miss June Guncheon, Founder and Director of the Successful Speaking Course. This course is given for such companies as Equitable Life Assurance Society, Bankers Trust Co., Western Electric. The fee is \$50.00.

Reserve your place in the group by writing or calling Miss Guncheon at BEverly 5-2228... P. O. Box 846, New Rochelle, N. Y.

MAGAZINE WANTS HOUSES

If you are designing houses, here's an opportunity for publication in a major national shelter magazine with a circulation of 3,600,000 copies. American Home Magazine, according to our public relations counsel, is looking for "attractive, colorful, practical contemporary houses designed for the average-size family and built for under \$30,000." Working drawings and snapshots of the house should be sent to Building Department, American Home Magazine, 300 Park Avenue, New York 22, N. Y. If the house fits the magazine's format for publication, it will do all professional photography, giving the architect a set of prints. The Architect will, of course, receive on-page credit when the house is published. Suburban house remodelings and additions with "before" photographs are also needed by the magazine.

TECHNICAL COMMITTEE PROGRAM

On December 15 Mr. Charles Broder, Staff Mechanical Engineer for the Port of New York Authority, presented a talk on Heating and Air-Conditioning in Modern Buildings at Chapter headquarters.

Generally, he developed in detail factors to be considered in achieving complete environmental conditioning. Specifically, of particular interest was his discussion of the modular radiant panel system being installed in the Administration Building for the George Washington Bridge. The chief advantage of the system is the reduction of air requirements to those of ventilation and moisture control only.

Copies of Mr. Broder's talk can be obtained by applying to the Technical Committee.

ZONING RESOLUTIONS—COPIES

It was announced that 1000 copies of the Chapter's Report on the Proposed Zoning Resolution will be printed. Copies are available at the Chapter Office for members at no cost except 50 cents for mailing. Non-members requesting copies will be charged \$1.00.

CANDIDATES

Information regarding the qualifications of the following candidates for membership will be considered confidential by the Admissions Committee.

Corporate

JOSEPH FEINGOLD

EMERSON L. GOBLE

JOHN C. MACREERY

VICTOR MANUEL VILLEMMAIN

Summary of "Final Report With Recommendations by the New York Chapter of The American Institute of Architects on Proposed Zoning Resolution Prepared by Voorhees Walker Smith & Smith for the City Planning Commission"

In reviewing the report and recommendations of the New York Chapter of The American Institute of Architects, G. Harmon Gurney, chairman of its Civic Design Committee, declared:

"The Civic Design Committee in its analysis heartily supports the general principles set forth in the Voorhees Walker Smith & Smith proposal for a zoning resolution.

"For instance, the theory of bulk control as expressed by floor area ratio is a basically sound method of controlling the size and bulk of buildings. It is now an accepted way of dealing with this problem.

"The general principle of controlling population by means of density control of residential construction has long been needed. It would give the city a method of determining what facilities—schools, parks, community services and public utilities—will be required to service given areas.

Opening Up Needed

"The incentives to investment builders for the opening up of buildings at street level, as recommended by means of bonuses, is a forward step. We need more light, air and open space around our buildings, such as we now have at the Seagram Building, Lever House and Rockefeller Plaza.

"It is essential that definite controls be set up on parking, as the proposal recommends. Congestion in central Manhattan, for instance, has got out of hand.

"Controlling ribbon and strip zoning for commercial purposes by mapping is essential to the future distribution of commercial areas throughout the city. Such control is recommended in the Voorhees Walker Smith & Smith proposal.

Overbuilding Under Ribbon Zoning

"Under the old zoning, avenues and streets were often overbuilt, with a continuous line of stores and commercial establishments stretching for many blocks and often miles. This resulted in too many commercial facilities in certain sections of the city and ultimately led to vacant properties.

"The proposed prohibition of residential construction in industrial areas would be a great step forward in the future development of many sections for industrial use.

"The building of residences in such areas, as is often permitted under present zoning, makes assembling sufficient plottage for industrial use almost impossible. Certainly New York City should provide a favorable climate for industry, and this is one of the many fine objectives the new zoning proposal would accomplish."

Highlights of Report and Recommendations

The introduction to the 57-page report, with recommendations, of the New York Chapter of The American Institute of Architects declares:

"This review of the new zoning proposal indicates how desirable this fresh approach is to one of New York City's most urgent problems. It also reveals that the proposed zoning resolution contains some elements which require further consideration and modification. Much of this can be accomplished by simple changes in the proposal, which are suggested herein.

"In addition, the Civic Design Committee of the New York Chapter, The American Institute of Architects, has developed several recommendations which it believes will encourage good planning and architectural design. These would introduce into the proposed legislation added incentives to open up the City at street level with plazas, landscaped vistas, free areas around buildings and more view of the sky."

Increase in Plaza Bonus

Detailed studies of the zoning districts to which the bonus for plazas applies, under the consultants' proposal, show that a bonus of three additional feet of floor space for each square foot of plaza would not be sufficient incentive to investment builders to forego the high rentals for street level space, according to the report. It therefore recommends that the bonus be expressed in terms of the floor area ratio for the district, and that each three square feet of plaza count as two additional square feet of "effective lot area" for the purpose of calculating total floor area allowed.

The report also suggested additional bonuses for such devices as arcades or colonnades; side yards at least 30 feet wide; rear yards connected to the street by such side yards or colonnades; and interior courts similarly open to the street.

Recommended Bonus for Arcades, Etc.

The bonus recommended in the report would be expressed by this formula:

Each three square feet of interior court, side yard and rear yard would count as one additional square foot of "effective lot area" for the purpose of calculating total floor area allowed; each five square feet of arcade would count as one additional square foot of "effective lot area."

The report emphasized that the bonuses are alternatives to, but are not meant to substitute for, the open space ratio bonus provisions in the proposed zoning resolution. It recommended that the maximum increase in floor area ratio by all these devices be limited to 20 per cent of the basic floor area ratio.

Tower Coverage Increase

The 40 per cent tower provision in the proposed resolution, the report said, shows that it is of no practical economic benefit to the small lot. It therefore recommended that—provided towers start at street level—they be permitted to any height compatible with the allowable floor area ratio, up to 50 per cent of the lot area on lots up to 10,000 square feet, up to 40 per cent of 20,000 square feet and over, and proportionately for lots from 10,000 to 20,000 square feet on all north-south avenues and on east-west streets 100 feet wide or more in Manhattan.

Under present zoning, the report pointed out, a 25 per cent tower is permitted in all residential areas. The proposed resolution restricts this allowance to one high density residential area (R9). The Chapter's study recommended that this tower privilege be extended to certain other areas (R5, R6, R7 and R8).

In commenting on this section of the report, Mr. Gurney said, "Conditions in other boroughs differ from those of Manhattan, and the other Chapters of The American Institute of Architects, with the Brooklyn Society of Architects, will undoubtedly make recommendations for their respective boroughs."

Density Control as a City Planning Device

The report pointed out that one of the arguments in favor of density control as a planning device is the necessity to apportion such services as education, health, sanitation, and traffic to a predictable population.

"This is one of the most controversial questions in the proposed resolution," the report said. "The Civic Design Committee, however, recognizes the desirability of some such control but feels that the proposals attempt to provide an accuracy of density control that is actually not possible. Too many other factors enter into densities in given areas. Districts can never be counted on to be developed to their full maximum, and economic and sociological factors have a great influence on the population characteristics of a given area."

It therefore recommended that for new construction the requirements for density controls as expressed in minimum lot area per dwelling unit be carefully restudied and simplified. It would endorse density controls in terms of the maximum number of rooms which may be built on a given plot, thus controlling the density of population on new construction in a positive and predictable manner.

Density Controls for Conversions

In spite of the Multiple Dwelling Law and other existing legislation, thousands of apartments and houses, the report declared, are being converted into small, substandard apartments, causing serious and excessive demands on city services in some areas.

Density controls, it pointed out, are of especial value in conversions, but it is acknowledged that the new zoning might be unfair in cases in which the present bulk of a building exceeds that permitted for a particular district. The report therefore recommended that in such instances the density be increased proportionately and stated that, with this modification, density controls as outlined for new construction could be a fair device for regulating conversions.

Additional District

The report also recommended providing an additional residential district, to be intermediate between the highest (R9), with a floor area ratio of 1,000, and the next highest (R8) in density, with a floor area ratio of 450. "This gap in the scale of available districts," it declared, "makes for inflexibility in mapping the city."

As an alternate, the report suggested revising upward the requirements of medium and high density districts (R5 through R8).

Minimum Spacing Formula

It also called for reinvestigating the minimum spacing formula for two or more buildings on the same lot in residential districts. The formula in the present proposal "is more restrictive than the street pattern existing in the city," the report declared.

Parking

The proposed zoning eliminates all requirements for off-street parking in the high density sections of mid-town and lower Manhattan and down-town Brooklyn, but the report urged that it go further and "explicitly forbid the provision of off-street parking, so that already intolerable traffic conditions will not be made worse."

It suggested the provision of municipal or concession garages on the periphery of those districts,

and also the provision of adequate bus, subway, taxi and other transportation. At the same time it recommended that parking requirements for retail shopping areas be greatly simplified.

Mapping Recommendations

Under the proposed new zoning, the permitted bulk for a residential building in the highest density district (R9) with a floor area ratio of 1,000 would be actually greater on a 60-foot street than under present regulations, the report pointed out. It recommended that no 60-foot street be mapped R9, but pointed out at the same time that R9 districts on avenues should be extended back 150 feet on 60-foot streets.

The report expressed concern over the fact that on Manhattan's east-west streets the high residential buildings permitted in R9 districts will shut off sunlight from neighboring lots. It therefore suggested the desirability of holding down building bulk on these streets to lower density standards (R8, and preferably R7). High buildings on north-south avenues do not have the same effect of shutting off sun and such avenues could therefore be zoned as high-density (R9) districts, it said.

In addition, in high bulk commercial districts, the report recommended that the limit of a zoning district parallel to north and south 100-foot avenues in Manhattan extend 150 feet back from the street line along side streets, instead of 100 feet as proposed. "A lot only 100 feet deep," it declared, "is not very practical for development in the high bulk areas for either residential or commercial use."

Historical Areas

The report urged a re-examination of the mapping of Manhattan with a view to preserving historical areas and also the residential character and scale of certain neighborhoods. Such areas as parts of Greenwich Village, Hanover Square and Gramercy Park have aesthetic character and historical values which are worth preserving, it pointed out. It recommended mapping which will encourage the preservation and renewal of existing buildings, and the necessary areas adjacent to them.

As an interim solution looking to future legislation, the report also recommended that these areas be designated as either R7 or R8, a step which would tend to preserve them in their present form.

On some sections of the upper East Side, it suggested that many east-west streets be mapped as residential districts (R7, or if necessary, R8) to preserve the character of the neighborhood. New building, under these conditions, may be discouraged and private residences may be converted very profitably to apartments. The avenues, on which the residential scale is already lost, may be mapped for higher bulks, the report said.

Master Plan

The report pointed out that although some elements exist, the Master Plan for New York is not yet complete, and the zoning mapping cannot, therefore, have as sound a theoretical basis as could be wished. But, it concluded, "The inadequacies of the present zoning regulations became so great that the City Planning Commission decided that a new resolution was imperative even before the completion of the Master Plan. The Commission should be encouraged to complete the Master Plan as soon as possible."