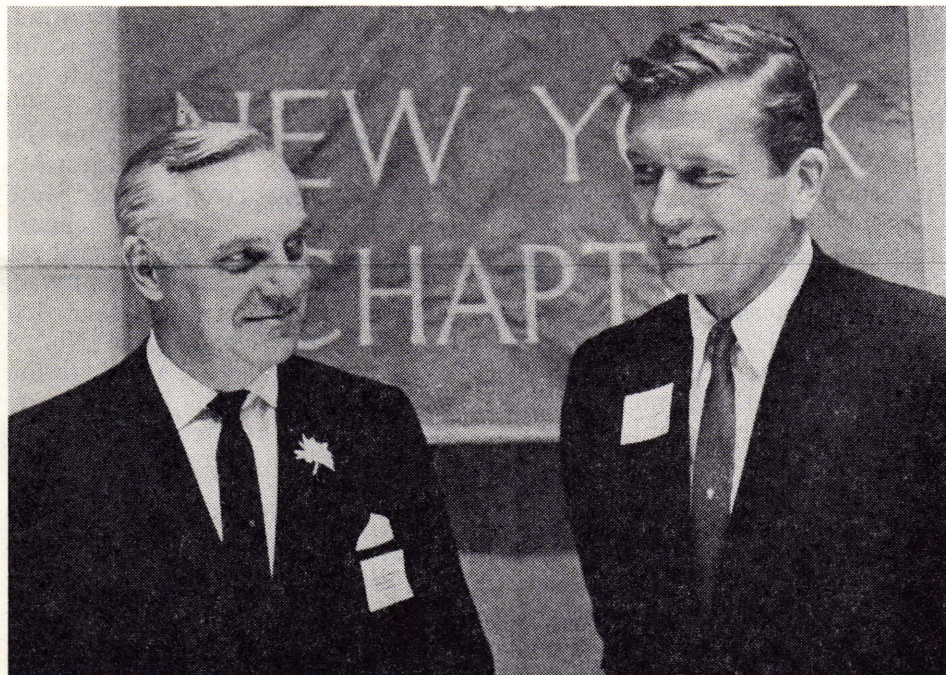


OCULUS

NEW YORK CHAPTER THE AMERICAN INSTITUTE OF ARCHITECTS



OCTOBER 1965



THE QUESTION WAS EXCELLENCE: CHAPTER PRESIDENT MAX O. URBANH WITH CONGRESSMAN LINDSAY.

WHEN HOPEFULS MEET

The public concern for the future development and planning of the city made evident during the long hot summer campaign for mayor of N.Y.C. was dramatized last month when the two leading candidates, Abraham D. Beame and John V. Lindsay, addressed a large audience of architects on issues which will affect the architectural and planning policies of the future city administration.

The candidates gave their views in the form of answers to nine specific questions addressed to them by Max O. Urbahn, president of the New York Chapter AIA, during the two evening meetings held at NYU's Eisner-Lubin Auditorium. "It is often said," Mr. Urbahn declared in introducing the candidates, "that New York City is the greatest city in the world. We as architects know that from a

planning and physical point of view this is not true." New York, he added, is in urgent need for improvement: "We hope that the next Mayor will be a decision-maker and that . . . he will encourage, through advice from professionals, the planning, design and beautification of the City of New York."

At the special two-session program offered by the New York Chapter and sponsored by the Bronx, Brooklyn, Queens and Staten Island Chapters in conjunction with the New York and Brooklyn architectural societies, the Municipal Art Society and the Architectural League, both candidates presented their position on the role they envisaged for the City Planning Commission; their attitude on budget requirements for the pursuit of excellence in the city's construction programs; and the steps they were prepared

to take toward the elimination of "bureaucratic red tape" surrounding these programs.

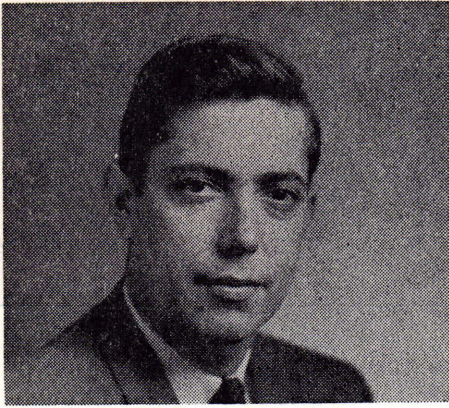
The candidates also discussed the streamlining of Building Department operations, the problem of architectural fees, the impact of a real estate tax boost on land development and, finally, on the remedial measures which should be taken against the neglect and decay of New York's waterfronts.

Speaking for the architectural community generally and for the New York Chapter in particular, Chapter President Urbahn outlined, in the form of a resolution, a seven-point program for the successful candidate when elected to office. In a drive for a better city, Mr. Urbahn said, the new mayor should "enlist the aid of architectural leadership at the heart of municipal government." Planning and building policies should be guided by professionals in architecture and related fields of design.

The resolution proposed in addition that a "Board of Design Review" be created by the incoming Mayor. Composed of architect and planner members of the various city commissions and agencies, the Board would:

- advise the Mayor on building projects
- review designs and plans
- coordinate activities of city agencies
- assist in the development of a master plan
- review the fee structures and selection practices
- generally develop studies and review all proposals affecting the appearance of the city.

The questions and the candidate's answers are reported in full in this pre-election issue of the OCULUS.



CHARLES THOMSEN NAMED CHAPTER EXECUTIVE DIRECTOR

The appointment of Charles E. Thomsen to the newly established post of executive director of the New York Chapter AIA was announced today by Max O. Urbahn. "The growth of the Chapter and its ever-expanding role in matters concerned with our city's environment has required the creation of this new position," Mr. Urbahn explained.

A member of the Municipal Art Society, Citizens Union and Office of Cultural Affairs Committee on Beautification, Mr. Thomsen was formerly associate editor of the A.I.A. Journal, published by the American Institute of Architects at its headquarters in Washington, D.C. Prior to that he had been project manager with the New York architectural firm of Edelbaum and Webster and before that held the same position with architect William Lescaze.

Mr. Thomsen was associated with the Museum of Modern Art as assistant to the director of the Department of Architecture and Design and served the Department of the Interior in its historical buildings survey.

Active in the A.I.A.'s New York Chapter, he edits its monthly publication, the OCULUS, and serves on the organization's Publication, Urban Design and Building Code Committees. Mr. Thomsen also is a member of the New York State Association of Architects and the Yorkville Civic Council.

A licensed architect, he is a graduate of Columbia University where he received Bachelor of Arts and Bachelor of Architecture.

BEFORE THE VOTER: Propositions & Amendments

Two housing propositions will appear on the ballot in November to provide desperately needed funds for low rent public housing and for the continuation of the state-aided low rent programs. Proposition No. 2 is a \$200 million bond issue complemented by a \$9 million subsidy for State financed public housing. Proposition No. 3 provides state subsidy for interest payments on bonds for public housing issued by municipalities.

Proposition No. 2.

This proposition provides for continuation of the State-aided public housing program by the same financing methods that have been used since the program's inception in 1939. It authorizes \$200 million in loan funds which will be repaid in full out of revenues of the local authorities. Only the \$9 million in annual subsidies represent a cost to the State. These funds would permit construction of new housing for a total of 11,500 families during the next four years.

The defeat of the bond issue at the election in November 1964 was a serious blow to the proponents of public housing. The acute need for additional low rent housing is obvious. According to the 1960 census, 24.6 percent of the families in N.Y.C. are below the poverty line (\$4000 income for a family of four). Middle income housing developed by the State in recent years is beyond their means and private ventures have not been directed toward low budget families. The continuing demand for public housing is evidenced by the record 99,000 applications received by the City Housing Authority this past year, according to City Housing Authority Chairman William Reid. There are 300,000 low-income people in the city who are living in "outrageous" places. According to the Community Service Society, to accommodate them would require 130,000 units or the entire amount that has been built in the city since 1939.

Proposition No. 3

This proposition authorizes an increase of \$13.5 million in state subsidy funds for low rent housing to a maximum of \$57.5 million. The funds authorized by this bill would

be used to complement two possible methods of financing the construction of new public housing: a state bond issue to be separately authorized by the Legislature and approved by the electorate; or the sale of bonds by a local authority. Lower initial rents would be possible if the bonds were issued by the housing authority.

A favorable vote on both propositions by the people at the November 2 election will permit the State to support a total of 17,500 apartments in the State during the next six years. 11,500 apartments could be supported by the State under Proposition No. 2 should Proposition No. 3 be defeated. If both propositions are approved, only the larger amount of subsidy provided by Proposition No. 3 would be available for continuation of public housing. The subsidy funds from the two propositions cannot be added together.

Amendment No. 4: Nursing Homes

A new law enacted last year permits a portion of a limited-profit housing project to be used for nursing home facilities. However, a constitutional amendment is necessary if aid under the Private Housing Finance Law is to be made available to projects that are nursing homes only. The amendment would permit full use of the law for this important purpose.

Amendment No. 5: Limited Profit Housing

Under Article XVIII, only corporations may own limited-profit and limited-dividend projects. This amendment would authorize loans to "any corporation, partnership or trust regulated by law as to rents, profits, dividends or other distribution of profits. . . ."

The present provisions, by limiting ownership to corporations, deny to potential sponsors the Federal tax advantages available in other forms of real estate investment, and therefore discourage the flow of private funds into the middle-income housing program. Passage of this amendment, together with the necessary enabling legislation, would increase private investment in this important program without affecting rent levels in these projects.

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NEW INSTRUCTIONS ON HOSPITAL AND NURSING HOME PROJECTS

As of 1 February 1966 jurisdiction for approving plans for construction of Hospitals and Nursing Homes will be transferred from the State Department of Social Welfare to the State Department of Health.

In order to avoid adverse decisions or delay due to differences in standards used by the departments, the Department of Social Welfare has adopted the requirements of the Department of Health.

Plans submitted for approval to the Department of Social Welfare between September 1, 1965 and February 1, 1966 must conform to United States Public Health Service standards as applied by New York State Department of Health.

TAX EXEMPTION FOR CAPITAL IMPROVEMENT

Property owners who have capital improvements to their real property—either residential or business—after August 1, were advised today by New York State Tax Commissioner Joseph H. Murphy to get a Certificate of Capital Improvement to exempt them from paying New York State and local sales taxes.

The Certificate of Capital Improvement, identified as Form ST-124, is to be filled out by the property owner and presented to the contractor who will be doing the

CONTINUED ON PAGE 12

A PROGRAM FOR THE SUCCESSFUL CANDIDATE

Whereas: The American Institute of Architects is conducting a War on Community Ugliness which is a drive for better cities.

Whereas: New York City, one of the greatest cities of the world, should be a leader in this undertaking with the aid of architectural leadership at the heart of municipal government.

Whereas: Concrete and workable proposals are needed to create an atmosphere in which good design is sought for and actively encouraged.

Whereas: Planning and building policy-making is now largely in the hands of non-professionals in our city government.

Be it resolved that the candidates for Mayor adopt as part of their election platforms, and when elected to office, pledge to establish the following by executive order pending adoption of necessary charter provision or statute amendment:

1. That one of the members of the City Planning Commission shall be an Architect, and another a Planner.

2. That the Commissioner of the Department of Public Works shall be an Engineer and his First Deputy be an Architect, or the reverse at the Mayor's discretion.

3. That one of the three commissioners of the Housing and Redevelopment Board shall be an Architect and/or Planner.

4. That the Board of Education and the Board of Higher Education each shall include at least one Architect and one Engineer among their membership at all times.

5. That one of the three members of the New York City Housing Authority shall be an Architect.

6. That these appointments be made only when the present incumbents step out of office and that selection be made from a list of a number of qualified people compiled for each position by the executive committee of the professional societies or institutes in each profession.

7. That in addition, and of the utmost importance, a Board of Design Review be created by the Mayor composed of the seven Architect and Planner members of the agencies listed, as follows:

1. Architect member of the City Planning Commission;
2. Planner member of the City Planning Commission;
3. Architect/Planner member of the Housing Redevelopment Board;
4. Architect member of the New York City Housing Authority;
5. Architect member of the Board of Education;
6. Architect member of the Board of Higher Education;
7. Architect Commissioner or Deputy Commissioner of the Department of Public Works.

They shall function as follows: Act as an Advisory Board to the Mayor in actions to be taken on all projects; review all city plans and works in the early planning stages and make recommendations to the Mayor; continue their review of preliminary and finished stages to insure against original concepts being lost during the years of development toward reality; give direction to and encouragement of master planning; act as an interdepartmental coordinating body; review professional fee structures and selection practices; initiate studies and review all proposals affecting the appearance of the city in all its aspects including the arts.

Adopted on September 29, 1965.

Max O. Urbahn, President

From Architects: QUESTIONS

From Candidates: THE ANSWERS

1 It is obvious to members of our profession doing architectural work for the City that in most instances program requirements, planning and design considerations are of secondary importance. We acknowledge the right of City officials to pare the costs of construction but we deplore the attitude that the budget is the only important consideration. What measures would you propose to rectify this situation, whereby those with little or no training in architecture or planning become the final arbiters in matters affecting the design of public buildings?

Lindsay—As Mayor I would require that the City pursue a policy of excellence in its architecture and planning. I deplore the City's present design-by-budget approach, and I know that the solution lies in other directions.

Good designs need not cost more than the grim alternatives. For example, Paul Rudolph has now under construction in New Haven a high-rise housing project of outstanding design which costs \$18.00 per square foot—\$2.00 less per square foot than the cost of public housing in New York as it is now built. Costs in Philadelphia and New Haven are not substantially different from our own, nor are those of countless other American cities which have summoned our best design talent to public service.

I believe in using the best talent for even the smallest job. We must remove the amateur from the control of building and planning. We must have professional solutions to professional problems.

Beame—As you know, I am not an architect and do not presume to judge the esthetic qualities of public buildings in any professional way—in any other way than the most personal. But I certainly do not believe, as others who have been here appear to believe, that there exists some perverse municipal policy dedicated to the design of municipal structures of unadulterated ugliness. There are enough of you here and within your organization who have been responsible for

the design of city buildings, who know that this is not so. Many members of your organization have contributed greatly during the past two decades to improve the standards of planning and design in our City.

As one who has been privileged to work with you, your committees and your members over the years, I know that your programs and activities have contributed in large measure to better zoning, better planning and to higher standards of architectural performance — to the goal we all want to achieve: excellence of design.

There should be no conflict between function and esthetics, between utility and beauty. On the contrary, it is only when these two qualities are combined that we can succeed in building structures which contribute, in their entirety, to the purposes for which they were designed.

I believe we can enhance the design of buildings by strengthening the Municipal Art Commission, and by encouraging architects employed and retained by the City to greater flexibility in the use of materials and color. We must give more freedom to architects in the exercise and realization of their creative talents and imagination.

Because of the often close relationship between cost and competence, one of the things I will consider very seriously as Mayor, is the participation of persons trained and experienced in this field, as consultants to the Bureau of Budget.

2 On several occasions in recent years there have been cries of outrage from various city commissioners whenever New York City Planning Commission Chairman ventured to say something cogent on parking garages, subways, vehicular traffic, use of parkland and site selection of public buildings. What is your concept of the role of the Planning Department and the relationship of the Commission Chairman to other commissioners?

Lindsay—We in New York have a Planning Commission that does not really plan—whose members too often are chosen for reasons that bear no relationship to the tasks they are called on to perform. The Planning Commission has not performed the tasks which it has been charged to perform by the Charter. We have no Master Plan, yet the Commission was charged by the City Council with the preparation of one in 1937 and again in the new Charter of 1961. City planning in New York is a band-aid process, a patchwork job which results in chaos, confusion, and no real sense of the whole. The ranks of the City Planning Commission must include more architects and planners, men with vision and courage. The task of a re-vitalized Planning Commission is the definition of the goals which motivate all future planning decisions. Recognition must be given to the importance of a Planning Commission in the successful operation of a city. By its very nature it is a coordinating agency among other city departments, yet under prior administrations its voice has rarely been heeded.

Vast experience has shown that an effective City Planning Commission is not possible without the active support from the Mayor. I intend to encourage and where necessary promote the dialogue between planning, local action boards and the Mayor's office.

Beame—The City Planning Commission has unquestioned responsibility for overall long-range planning, it is the Mayor's good right arm.

The Commissioners of the various Departments, while concerned principally with day-to-day problems of administration, must necessarily involve themselves with such long-range planning. To this end, I will inaugurate a series of seminars in which the City Planning Commission will familiarize the Commissioners with the principles of long-range planning. The knowledge that will "rub off" on the Commissioners from these seminars should prove to be of considerable benefit to them in developing their programs, and therefore of benefit to the people.

Certainly differences of opinion will arise between the City Planning Commission and these Commissioners. In fact, the problems of planning for the City are so complex that there are frequently differences within the Planning Commission itself.

In my opinion, such differences are healthy. We do not want or need yes-men in high office. Every Commissioner should feel free to use his creative talents to the fullest extent, so long as he does not go off on tangents that are shown to be outside the framework of the whole City-wide program.

Where there are differences of opinion, it will be my responsibility, as Mayor, to resolve them—in the best interests of the people of New York City.

3 For many years ill-conceived plans have been imposed upon various areas in New York. What are your views on the possibilities on what might be called "democratizing the planning process"? What is the future of our Community Planning Boards as far as creative neighborhood planning is concerned?

Lindsay—One of the deep-seated problems we face is the gap between those who run the City and those they claim to govern. I propose to create local offices of the Mayor for citizens to get help on

Beame—I have in past years supported the creation of the Community Planning Boards, and I have always felt they can play a significant role in the life of our City. As Mayor, I would go further.

LINDSAY (cont'd)

their problems, and to create Community Planning Boards to permit every citizen to take part in the City's decision making process.

My local offices will be located throughout the City. It will be the duty of the Planning Boards to make and keep up to date an inventory of the state of the community. This inventory will detail the physical conditions—housing, parks, hospitals, schools, available services — recreation, community centers, welfare, health, hospitals, police, sanitation and also the social conditions — incidents of poverty, crime, juvenile delinquency, and so on. Each Board will develop its inventory with the help of staff members from the City Planning Commission and other City agencies. The Boards will become the vehicle by which effective community action can be taken to help shape city policy. They will make real the role of local citizens visualized by the framers of the present Charter. I propose to give the government back to the people; to make the City the partner of its citizens, not their adversary.

BEAME (cont'd)

I would broaden the functions of these Boards by the creation of District Community Councils, each headed by the City Councilman from the District—so that communications between the people of the City and its government will be improved, and to give the people a greater sense of participation.

The District Community Councils will find doors open to all City Departments and—through a City-wide Council, composed of the Chairmen of the District Councils who will meet regularly with the Mayor—they will have ready access to City Hall.

The interests of the District Councils will be all-inclusive—not only those which the Community Planning Boards now have, but problems involving schools, crime, civil rights, health, traffic and all the others bearing on the daily life of the community. These District Councils will be provided with sufficient professional staff and adequate facilities, so that they can be of the greatest effectiveness in keeping problems in their neighborhoods from becoming crises.

4 We believe that the Building Department operated in an aura of confusion, delay, indecision, and obstruction. We acknowledge that this condition exists not only in New York. Do you have any suggestion for controlling and minimizing this demoralizing aspect of our City government?

Lindsay—The proposed new city building code is a very positive step in the right direction. Its emphasis on performance standards should be a great boon to architects and should serve to establish real criteria by which buildings can be inspected. I endorse its approval and I look forward to New York being able to take advantage of the tremendous strides in building technology which have been made in recent years.

I have previously proposed a new Department of Housing Maintenance to concentrate on administration and enforcement of the housing codes. My concept of the Building Department is that of a service agency to architects and clients. It should be in no way obstructive to the lawful design and construction of buildings.

Enthusiastic leadership from the top, now obviously lacking, will heighten morale and insure a high

degree of integrity in the issuing of permits so that no one gets even the slightest impression of private gain in public office.

Beame—With the aid of electronic equipment, installed during the past two years, the efficiency of the Department of Buildings has been steadily increased, and will continue to increase at an accelerated rate.

But what is particularly important is to have a qualified and able administrator at the head of the Department, who will give first priority to the task of unifying the Department's function of issuing permits.

The efficiency of the Department of Buildings will ultimately be greatly enhanced by the new building code—with its clearly defined performance standards and its built-in review board.

5 The informed public often asks why it is that so few of New York's nationally distinguished architects ever undertake commissions for New York public buildings, urban renewal and housing projects. Obviously, one reason for this is the exceedingly low fee permitted by various City agencies. For instance: City Mitchell-Lama jobs about half of what the Federal Public Housing Commission allows for virtually the same architectural services. What do you propose to do about raising the architectural fees?

Lindsay—I have touched on this in my discussion of the proper role of the budget in the creating of architecture in New York City. The awarding of architectural commissions is not a matter of patronage. We must have competitions for major projects and see to it that they are so structured as to appeal to our best talent.

It is obvious that fees are substandard. I believe that a small increase in fees will attract the best talent, yet the final project may cost no more. And when one considers the public interest in good design, and gives it its proper value, then it can be argued that good design is actually less expensive.

But I would like to point out that the designs of the City is a two-way street and you, the architects and planners of New York, have a positive responsibility to the City as well. Where low fees and low construction costs have not been an inhibition some of your colleagues have produced characterless environments which have not measured up to the highest goals set by your profession. In short, my administration can establish a receptive framework for bold and creative ideas; but it is your responsibility to produce them.

6 Red tape which the architect and his client must face, even when the City is the client, is almost unbelievable. For example: a simple elementary school for the Board of Education might require separate or even multiple approvals from the Building Department, the Park Department, the State Labor Department, the Fire Department, the Department of Sewers, the Department of Highways, the Board of Standards and Appeals, the City Planning Commission, the Budget Office and the Mayor's Office. What, in your opinion, can be done to unsnarl the tangle?

Lindsay—The strengthened Planning Commission which I envisage should go a long way toward coordinating role of the Planning Commission must be extended not only to the City agencies but also to the Port Authority and to the

Beame—I believe that architects retained on municipal projects should receive adequate architectural fees. In order to achieve this altogether reasonable aim, I plan to initiate a study to review the entire procedure by which architects' fees are determined.

You refer specifically to the fact that the fees on Mitchell-Lama housing projects are about half those paid by the Federal Public Housing Administration. I think that unfortunate. But I would point out to you that those fees were in fact agreed to by Mr. Lindsay's present candidate for City Comptroller.

As to the small number of nationally distinguished architects who undertake commissions for New York public buildings, I agree that this calls for correction. The first step would be to raise the profession of architects to the level it rates. Architects need not be constantly checked and their plans constantly reviewed. I know that plans filed under the Mitchell-Lama program are reviewed by the Housing and Redevelopment Board, the City Planning Commission, the Building Department and others. This is not only a waste of money and an affront to the architects, it also tends to stereotype design. As Mayor, I will sponsor an early study of this whole review procedure.

Beame—In a City as large and as complex as New York, a certain amount of red tape is inevitable, in order to insure compliance with municipal regulations. But I agree—even a little red tape can be too much!

LINDSAY (cont'd)

Triborough Bridge and Tunnel Authority. I also suggest that the City abolish some of its own red tape. I propose that project coordinators be appointed for major jobs to see a given project through from design stage to completion. For example: whenever a small housing project is held up for years, the City loses a tremendous amount of money in taxes and the cost of that project goes far beyond original estimates.

BEAME (cont'd)

Something can be done about it. Something will be done. There are certain functions scattered among several Departments of the City government which can be consolidated. There is the unification of inspection services. There are other areas of combination and simplification. We must reduce the number of approvals required by City agencies. We must depend more upon the ability of the architectural profession to do the right job.

As Mayor, I will ask for your best thinking in this area. I know the New York Chapter of the American Institute of Architects—and other organizations of professionals—can play a fundamental and decisive role. I need your help, and I shall ask for your help.

7 The City government has suggested a 20% hike in real estate taxes. We doubt that this proposal is consonant with good city planning in that it will tend to encourage overdevelopment of land if applied as a blanket measure. To what extent do you think that the City Planning Commission should take part in the formulation of the Tax and Rent Control Policy?

Lindsay—I am frequently asked whether I approve a change in the constitutional tax limit on real estate—as if I had a real choice in the matter. It is not a case of approval or disapproval in an objective sense. As I have suggested before, the City Administration has placed all of us in a position where in defeat of the proposal will throw the City into an impossible fiscal situation.

Planning could have avoided this crisis. The way out will not be easy; nor will it come quickly.

I think it is important to reconsider the criteria by which real estate taxes are determined. That the Seagram Company should be forced to pay higher taxes because they have given New Yorkers a magnificent building and a new public park is clearly ridiculous. I wholly endorse the proposal that the Planning Commissioner consult with the Mayor and the Comptroller on tax rates. One effective way to raise quality is to tax poor development at a higher rate than those projects which reward all citizens with beauty. The power to tax can be the power to curb mediocrity and ugliness. It can be more than a source of revenue; it can be a tool by which our environment can be improved.

Beame—I am opposed to giving the City Planning Commission jurisdiction in the formulation of tax policy or rent control policy.

The formulation of tax policy is the legal function of the Mayor, the Board of Estimate and the City Council, who customarily consult with fiscal aides and agencies in the City Government.

Should the City Planning Commission wish to make suggestions or give advice on taxes to those charged by the City Charter with formulating tax policy, such suggestions would be welcome and seriously considered. However, since such suggestions and advice would essentially be part of the normal intra-governmental exchange of ideas, they should not, I believe, be publicly submitted.

Rent control—like taxation—is both legally and practically outside the province of the City Planning Commission. But here again, suggestions and advice, based on the Commission's excellent research facilities, would be welcome and given serious consideration.

The formulation of tax policy or rent control policy has no place among the functions of the City Planning Commission. It is a planning body; it is not a fiscal agency of the City government.

8 The waterfront property of New York is one of its greatest assets and one of its most neglected and mismanaged areas of land. What would you propose to do to improve the use and visual aspects of this property and to return it, at least in part, to the benefit of all the people of New York City?

Beame—The City's waterfront is the life-blood of our economy, and every continuing effort must be made to keep it at its best. There is no disagreement over the fact that much of the City's waterfront is in urgent need of modernization and rehabilitation. And the need is urgent in every Borough. The problem is of such magnitude that I believe the City Planning Commission should undertake a complete survey of our waterfront resources, and develop a City-wide Master Plan for waterfront development.

As Mayor, I will institute such a City-wide survey at the earliest possible date. It would be undertaken in cooperation with the Port of New York Authority, the concerned professional societies, shipping companies, shippers, importers and exporters, and City Departments such as the Parks Department, the Department of Marine and Aviation, the Public Works Department, and others.

We should avoid planning the redevelopment of our piers and waterfront in a piece-meal fashion. As a first step toward such a comprehensive redevelopment plan, I will ask the City Planning Commission to initiate the preliminary surveys and studies essential to the development of such a program. These studies should include consideration of recreational and residential facilities, and the people's access to their waterfront.

Lindsay—We have lost sight of the basic fact that New York is a water city. In every borough our citizens have been cut off from this precious natural resource by highways and industrial blight. Not since LaGuardia has a highway along the New York waterfront given waterfront use by pedestrians equal importance with use by cars. The East River Drive between 52nd and 61st and between 80th and 92nd Streets and the Brooklyn Heights stretch of the Brooklyn-Queens Expressway are unique and highly imaginative solutions to the problem of bringing man in intimate relationship with the waterfront without having to dodge a stream of automobiles.

Elsewhere in Manhattan a wall of traffic and steel strangles the entire island, restricting natural access to the water.

In the Bronx, the east bank of the Harlem River is a shambles of concrete and steel, junkyards and automobile graveyards, and general decay. Here an area that has great potential use as a public park and industrial and residential complex has been allowed to atrophy.

The situation is even worse in the East Bronx, where housing and industrial development has sprung up since the war with no perceptible relationship to the water.

Similarly, in Queens, especially along the East River in Astoria and Long Island City, a tremendous opportunity to coordinate industry and housing in close relationship to the water has been totally overlooked. Yet with its convenience to transportation and its spectacular view of the river and the skyline, this area offers unparalleled attractions.

Our few remaining miles of oceanfront are also threatened. In Staten Island, beaches are neglected and inaccessible. Coney Island, so long a symbol of recreation for millions, is being engulfed by housing for the few. This process goes on largely because the City has never defined its waterfront policy aims.

I propose:

1. *A revitalization of the luxury liner piers along the Hudson River.* In addition to offering the most advanced technical facilities for the handling of passengers, such a plan should incorporate promenades, restaurants, and related facilities designed to let the people of New York come in closer contact with the romance of ships and water.

2. *Efforts to relocate cargo-handling piers in Brooklyn, Queens, and Staten Island, where rail and truck access is more efficient.* This would make economic sense and free valuable waterfront property in Manhattan for parks and housing. The waterfront must be returned to the people. Old piers of special character such as those near Greenwich Village should be restored and used for recreational and commercial purposes. Certain marginal areas, for example, at the foot of West 125th Street and along the river around 18th Street, can be filled in to the bulkhead line and used for parks and housing.

3. *A pilot project in the Harlem River Valley to demonstrate what talent and imagination can do to transform a dreary wasteland into a garden of productivity.* I do not envisage simply beautification, but a planning proposal in the grand sense that one associates with Olmsted, Burnham and Le Corbusier. I mean to bring men and nature into harmony, to make something useful and beautiful for all the people.

4. *Exploration of waterfront projects.* Such schemes might range in scale from conversion of run-down slips at the tip of Manhattan Island into parks to the industrial and residential potential of the Brooklyn Navy Yard. In Staten Island, there is much that can be done to enhance the natural beaches while the western waterfront, now swampy and decayed, can be developed commercially. In the Bronx, City Island's charm as a fishing and boating area must be preserved through preventive planning. Wholesale speculation by developers must be curbed before the Island loses its character.

9 New York has never had a Master Plan, even though most civic organizations, the present City Planning Commission and its chairman, have consistently emphasized the urgent need for one. Compe this to the singular successes in master planning in Boston, Philadelphia and Washington. Most supporters define such a plan as a flexible guide to the physical form of New York, changing with the changing times and needs of the City, and which will give some rational controls to the City's visible and functional form. Do you believe in such a plan, why have we never had one, and how will you effectuate one?

Lindsay—New York has not had a Master Plan because the Administration has never insisted that the Planning Commission draw one up. I believe that planning is central as well as sociological. The Planning Commission should study the entire City in a three-dimensional fashion, and each new project, private or public should conform to an overall sense of the whole.

This kind of planning should take into consideration the character of the neighborhood, its accessibility, and its existing facilities. It should protect the public interest in those special areas whose preservation is a matter of public concern. For example, the Planning Commission should have had a master plan of the Grand Army Plaza at 59th Street in New York which would have precluded the decision to place the Hartford Cafe at the corner of the park. Similarly, the encroachments on the character of such valued areas as Greenwich Village, Brooklyn Heights, Forest Hills and Riverdale, make it necessary for the City, under advice from local action groups in such areas, to consider ways of preserving their character without retarding their natural growth.

It is revealing to the City's attitude that the initiative thus far for saving one of these areas—Brooklyn Heights—emanated with the Federal Government, which has declared it a national historic district.

Beame—There is no controversy about the need for a Master Plan for the City of New York. When Mayor Wagner was Chairman of the City Planning Commission, he requested a special appropriation to undertake a survey of the City for the purposes of rezoning. That survey was undertaken under the supervision of William Ballard, the present Chairman of the City Planning Commission. The recommendations then made by the City Planning Commission were rejected by the Board of Estimate.

Subsequently, when James Felt was chairman of the City Planning Commission, another survey was undertaken. This resulted in the adoption of a new Zoning Resolution, and your Chapter of the AIA played a significant role in formulating the new zoning concepts which have been embodied in the Resolution.

The City Planning Commission made it clear, when Mayor Wagner was its Chairman, and again when James Felt was its Chairman, that its surveys of land use and other matters, necessary for more effective zoning in the City, were essential for the development of a comprehensive and meaningful Master Plan for the City.

The City Planning Commission now has in hand the data it requires for the development of a Master Plan for the City. I am prepared to support the plans of the Commission to move in that direction and to provide the Commission with the additional appropriations it will need.

I urge you, as perhaps the group most interested, to provide some of the important guidelines.

STATEMENT BY CONGRESSMAN JOHN V. LINDSAY

In answering your questions, what I really have been talking about is a bold new vision of the City. I believe that it is time to assess in positive terms the requirements for proper shaping of our physical environment. It is time to give expression to values which are fundamental to the good life.

At the core of these values is concern for man's dignity in the broadest sense. We must have an environment that transforms the bare necessities of existence and commerce into institutions that inspire and enrich the quality of life. I am dedicated to this concern for quality of the environment, so absent of late in the governing of our City, yet so necessary to the fulfillment of our civic potential.

My words here tonight are a pledge to make government go beyond mere quantitative considerations and place meaningful emphasis on quality. The City Administration has greatly underestimated the concern of our citizens for the appearance of the City. It is all too evident that the Administration cares too little about the quality of life, that it does not seek the best talent, that it prefers to act first and submit to the public second, that it cannot even evolve a consistent and coherent policy about the shape of the environment, that in many areas there is no policy at all. This has been the City's most serious shortcoming. Reasonable men might differ about given policies, but no man can ignore and excuse the shocking absence of leadership which characterizes the planning and construction processes in this City. The indictment is long.

In the housing field, the City has settled for stereotyped design of the most depressing sort. This need not be the case. One need only consider programs in London, Stockholm, Philadelphia, San Francisco, and countless other cities to realize that New York has been callous in its concern for the quality of shelter. It is not the cost per square foot; it is the underlying attitudes and assumptions about the way people live that is at fault. Public housing should not be a reminder of how grim life is, but rather how rich,

how varied, how ever changing it can be. Our public housing will never respond to the richness and variety of life until we rid ourselves of obsolete notions about how people should live and replace them with realizations of how they do live. If we are to make our public housing projects into neighborhoods we must allow for spontaneity; we must include within their borders, shops, markets, and recreational facilities geared to the specific needs and desires of the residents. We must have no more "dormitory stockades" segregated from the rest of the City and separated from all the non-residential activity so necessary for active neighborhood life. We must stop considering housing as separate from the overall city planning process. We must think no more in terms of housing projects, and begin to think once again, about neighborhoods.

The absence of city initiative can be seen at its worst in the handling of open spaces. Our existing parks are badly maintained and inadequately programmed. Because of shifts in population, many of these parks, planned over 100 years ago, are not accessible to the people. We need new conceptions of what parks mean to our society in an age of mass communication. We need parks that are accessible 24 hours a day, programmed with a sense of showmanship. We need neighborhood parks and backyard parks. We need to think of how streets can be useful for recreation. We must take advantage of recent breakthroughs in the technology of framing spaces with glass and steel to turn some of our streets into air conditioned, round-the-clock play areas.

The neglect of the environment goes even deeper than the failure to initiate new programs. The City has been lax in preserving what it has. Nothing has been more dramatic than the plight of Staten Island, whose hills and valleys are being indiscriminately scarred by the most extravagantly wasteful profiteering. The effects of the Verrazano Bridge were inevitable. The City's failure to initiate legislation which could have channeled this inevitable development along orderly lines has resulted in the biggest land grab in modern history. Even

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STATEMENT BY COMPTROLLER ABRAHAM D. BEAME

One conclusion above all stands out from my twenty years as a City official: There are not pat or simple solutions to the problems which face our City. Only those who are ignorant of the City's complexities, can afford to be careless with the truth, and speak glibly about the ease with which they can solve the City's problems.

Like Gaul, my Republican opponent's campaign is divided into three parts. One part is the complete and total denigration of everything in and about the City of New York. The second part is to drop casually the names of other cities to enable him to pose as an expert on municipal affairs. The third part is to use glibness and charm as a cover for his total inexperience in municipal affairs.

Let us make no mistake about it: New York is a great City. It is a prosperous City. It has a vitality that remains unmatched in any City of the world.

No musician has reached the top until he has performed at Philharmonic Hall or Carnegie Hall. No singer can be said to have reached the pinnacle of his profession until he has sung with the Metropolitan Opera. No actor can feel he has arrived until he has conquered the New York stage and the New York audience.

The City's prosperity is visible all over the town. In the last ten years, we have built more office space than is available in the whole of the City of Chicago. We have built more new housing than is needed to accommodate the total population of the City of Buffalo. We have a system of free higher education unmatched in any City of the world.

The people of our City have a right to be proud of our network of hospital resources, combining the municipal hospitals and the voluntary hospitals to provide the highest quality of care.

Mr. Lindsay does not know this, but I can tell you that it was research money provided by the City of New York, it was staff and personnel provided by the City of New York, that developed the drug

CONTINUED ON NEXT PAGE

**STATEMENT BY CONGRESSMAN
JOHN V. LINDSAY**

(continued)

now, with public indignation aroused, the City has not responded boldly. The green core of the Island remains threatened by an ill-conceived highway plan, and the beaches on the East shore have been neglected with no coherent plan for their development. The transportation system is inadequate.

Perhaps the most notable shortcoming has been the failure to provide public transportation on the Verrazano Bridge.

We must stop the indiscriminate sale of city lands on Staten Island. We must remap all remaining areas in accordance with advanced planning theories. Such developments as cluster housing advocated by the American Conservation Association must be seriously considered. Staten Island must be more than a bedroom. It must develop its rich potential for industry and recreation to provide a balanced community that will take advantage of its inherent natural beauty.

I think there is no point in doing a half-way job. Any architect can design a building, and make it work, just as any mayor can be carried along by the sheer momentum of the City's administrative processes. As Mayor, I would demand more from architects than a workable solution. I know the citizens of New York deserve more, just as they deserve more than a "business-as-usual" mayor. I am committed to a policy of aggressive leadership in the fulfillment of New York's great potential, and I am issuing a call to architects to help. I will do everything I can, as Mayor, to use the best talent for each and every project with which the City is concerned. I will insist on competitions in design. I will seek to rehabilitate the processes of site selection and design review so that a meaningful dialogue between the City and its architects can result. I feel confident that such a dialogue can't fail!

I know that you are not only able to match my vision of the City but outstep it—and I know the people of New York are ready for the "change with vision" that is my pledge here tonight.

**STATEMENT BY COMPTROLLER
ABRAHAM D. BEAME**

(continued)

which has enabled medicine to conquer the ravages of tuberculosis.

I know what is wrong with New York City. But, more important, I know what is right. Our bridges—the best and most beautiful in the world—are right. Our skyline, and what goes into making that skyline, are right. Our school system—with all its complexities and troubles still one of the greatest—is right. Our parks—more per acre of land than any other large city in the country—are right. I could go on to enumerate all the things that go to make New York the greatest, the most interesting, the most exciting city in the nation, and even the world. But I would be telling you what you, especially you in this audience, already know.

As Mayor, I will build upon what is right, in order to lessen and to eliminate what is wrong. I cannot, I will not, use the bulldozer psychology that seems to have taken possession of my Republican opponent.

There is beauty in our City, and imagination and talent. I will not single out any building or bridge or project in the City as a particular thing of beauty, because you people know them better than I. You created many of them yourselves. I am confident you will create many more.

I am convinced that you architects can play a vital role in providing the essential leadership and inspiration in the important work of merging esthetics with utility—in keeping our City not only the greatest, but in making it the most beautiful.

With your help, we can reach forward toward wonderful new horizons.

**TAX EXEMPTION FOR
CAPITAL IMPROVEMENT**

(continued)

work. The single-sheet form would make the user "exempt from payment of the sales and use tax on the amount of the lump sum contract (or the labor charge under a time and materials contract) . . . because the performance of the contract will result in a capital improvement to real property."

Examples help clarify what constitutes a capital improvement and under what conditions the sales tax is to be charged:

A contractor agrees to remove old stucco from a house and replace it with a new siding for a lump sum of \$3,000. This is a capital improvement and the contractor should not charge the sales tax if the property owner gives him a properly filled-out Certificate of Capital Improvement. In this case, the contractor pays the tax on the materials he buys to do the job.

Under a time and materials contract, a contractor agrees to sell the property owner all materials for \$3,000 needed to attach a garage to his home. In addition, he agrees to do the work and charge \$2,000 for the labor. Since the contractor will buy the materials tax-free under a Resale Certificate, he will charge the property owner the sales tax only on the \$3,000 for materials. He does not charge a tax on the \$2,000 labor bill. This job, also, is a capital improvement.

A contractor agrees to repair and point up a brick chimney for \$50. This is not a capital improvement and the contractor must collect the sales and use tax on the entire \$50.

Commissioner Murphy said Certificates of Capital Improvement may be obtained at any of the State Tax Department's 11 District Offices, or from the Sales Tax Bureau, Albany, New York 12226.



CURTAIN GOING UP!

Marilyn has served as Vice President of the New York Minnesota Alumni Association and as President of Alpha Chi Omega sorority. Graduating cum laude, she toured with the University of Minnesota theatre company, and studied drama in London. Today, she is active in television and the theatre in New York. Being married to Bob Thorson, who is an associate of Ulrich Franzen, she brings interest as well as talent to the auxiliary assisted by the new Board members. Prospects are bright.

The Cast

Mrs. Maximillian Urbahn (Allyn)
1st Vice President

Mrs. Peter Whitney Webb
(Margery) 2nd Vice President

Mrs. Roger Spross (Irena)
3rd Vice President

Mrs. David F. M. Tood (Sue)
Treasurer

Mrs. Daniel Schwartzman
(Dorothy) Corresponding Sec.

Mrs. William Wilson (Barbara)
Recording Secretary

A highlight of the past year was the raising once more of \$8,000.00 for architectural scholarships at four local colleges.



Susan Stevens, Syracuse University co-ed, is presented by her uncle, Dean D. Kenneth Sargent, of Syracuse University School of Architecture.



Mrs. Maximillian Urbahn, former auxiliary president dancing with Mr. P. Whitney Webb, architect. Robert W. Cutler, FAIA, who introduced the debutantes at the Doric Cotillion, is at far left.

A NEWPORT WEEKEND: September 10-12

Mrs. Robert Ward Cutler, Chairman of the Founder's Committee of the WAA, planned an original and successful weekend in Newport, R.I., as part of the seventh Doric Debutante Cotillion, assisted by Mrs. Donald H. Sills and Mrs. Neil English.

Judith Ann Tabler, daughter of architect Mr. William Benjamin Tabler and Mrs. Tabler, was among the six debutantes honored at the Cotillion. On Friday, a rehearsal party was given by Mrs. Donald H. Sills at Shamrock House, headquarters for the debutantes. Mr. Merrell Kerby Saunders entertained Saturday at Bailey's Beach Club.

The highlight of the weekend was an invitational dinner dance held in "The Elms," one of the mansions now under the auspices of The Preservation Society of Newport County. Considered to be one of the most beautiful chateaus in America, "The Elms" is modelled after the Château d'Asnières, an 18th century chateau near Paris. Designed by Horace Trumbauer, this magnificent mansion re-

CONTINUED ON NEXT PAGE



NEW WAA PRESIDENT
MRS. ROBERT THORSON



LEFT TO RIGHT: Mrs. George Henry Warren, an Honor Guest at the ball, president of the Preservation Society of Newport County, and Mrs. Robert Ward Cutler, chairman of the Founder's Committee of the auxiliary of the New York Chapter, AIA, who arranged "A Newport Weekend" including the Doric Cotillion.



LEFT TO RIGHT: Debutante Janet Weppler, Judith Tabler, greets Mrs. Robert Thorson, president of WAA, while Susan Stevens smiles welcome to Mr. Thorson. Ann Hutchinson, hidden from camera view, Sarah Blaffer and Helen Biggs, were among the six debutantes receiving at "The Elms" in Newport.

flects the elegance of those built in Newport at the turn of the century: Venetian-style dining room, Chinese-panelled breakfast room, the grand ball room with a crystal chandelier, all furnished with outstanding pieces, some original and others lent by museums and private collections.

Sunday, there was a tour of houses of the Colonial period being restored by "Operation Clapboard." Other buildings maintained by the Preservation Society and visited by the group were the "Marble House" and "The Breakers," designed by Richard Morris Hunt, and the Trinity Church Parish.

A camera contest was included in the program, judged by Mr. Robert Damora, winner of the Medal for Architectural Photography at the 1965 A.I.A. Convention in Washington.

Those who received in the main hall of the mansion prior to the dance were Mrs. George Henry Warren, President of the Preservation Society and Mrs. John Nicholas Brown, Chairman of "The Elms" and an honor guest of the Doric. They were joined by Mrs. Cutler and the debutantes.

The President's reception honored Mrs. Morris Ketchum, one of the five auxiliary founders, and Mr. Ketchum, President of The American Institute of Architects. Completing the honor list were Mrs. Max Urbahn, past President of the auxiliary and Mr. Urbahn,

President of the New York Chapter, Mrs. Robert Thorson, President of the WAA in New York, Mr. Ronald Allwork, President of The Architectural League of New York and Mrs. Allwork, also a past President of the auxiliary.

Others involved in the planning and program for the weekend were Mr. and Mrs. Albert Kennerly, Mr. and Mrs. Edward J. Buckley and Miss Gladys Freeman, of New York. Mr. and Mrs. Harold Talbot of Newport also provided valuable assistance.

MRS. ROLLAND D. THOMPSON

EVENTS FOR THIS YEAR

On Monday, September 27th, 60 members and friends of the Women's Architectural Auxiliary met at Lincoln Center to continue the tour of buildings completed since last April 29th when the first tour was organized.

This time, the ladies were able to enter the Vivian Beaumont Theater designed by the late Eero Saarinen. Guided by Thad Crapster they also saw the new Library-Museum designed by Skidmore, Owings and Merrill and the Henry Moore sculpture—a reclining figure in front of the reflecting pool on the North Plaza. Mrs. Maximillian O. Urbahn was general chairman of the event. She was assisted by co-chairmen, Mrs. Morris Ketchum, Jr. and Mrs. P. Whitney Webb.

On October 7th in the Pine Room of the Architectural League, plans for the coming year were discussed at the semi-annual meeting of the WAA. In addition to the regular business meeting, Alfred Geller, an attorney retained by the WAA, discussed the tax status of the organization.

The schedule of events for the year also presented to the members, includes the 12:30 Tuesday luncheons at the Architectural League on:

November 9, Chairman, Mrs. Roger Gilbert Spross;

December 7, Chairman, Mrs. Daniel Schwartzman;

January 4, Chairman, Mrs. William Wilson;

February 1, Chairman, Mrs. David Todd;

March 1, Chairman, Mrs. Max Urbahn;

April 5, Chairman, Mrs. Robert Thorson.

Other planned events are:

Newport Week End Camera Contest Exhibit and announcement of winners;

WAA Luncheon, Architectural League, November 9;

AIA Dinner Dance, February 17;

Salute to Summer House Tour,

May;

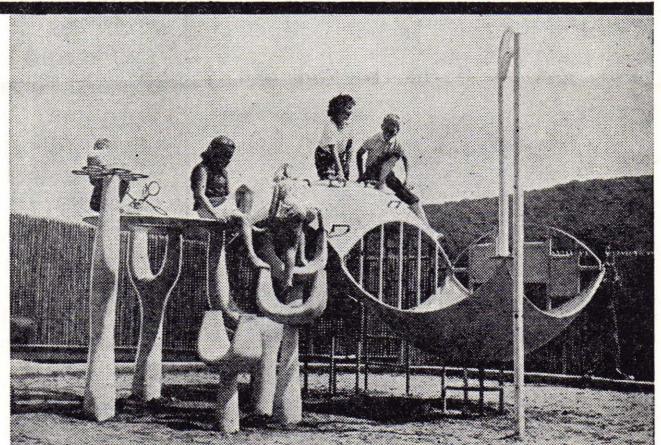
Annual Meeting, May 4;

Newport Week End, August 26-28.

Mr. Rolland Thompson

Ass't Public Relations Chairman

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NEW YORK CHAPTER, A.I.A.

NAME:

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.....

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Prof. Associate

Associate Member

New Renewal

EXPIRATION DATE

MEMBERSHIP

WELCOME NEW MEMBERS

The New York Chapter extends its warmest welcome to the following new members:

CANDIDATES

Information regarding the qualifications of the following candidates for membership will be considered confidential by the Admission Committee:

| | |
|-----------------------|-------------------------|
| Donald Colombo | John F. McNamara |
| Reginald Hodgkin Cude | Bernard Prainito |
| Ernest Frederick | Mildred Floyd Schmertz |
| Hoeldtke | Abel Rafn Sorensen |
| J. Karl Justin | Charles Willard Stanton |
| Richard David Kaplan | Allan Edward Thaler |

Associate

S. Terry Vine

Sponsors:
Marios A. Contopoulos &
Paul Reiss

COMING EVENTS

| | |
|------------------|--|
| NOV. 23 | Technical Committee Lecture Dining Room, Tuesday, 5:30 P.M. |
| DEC. 21 | Hospitals and Health Seminar Dining Room, Tuesday, 5:15 P.M. |
| JAN. 12 | Membership Cocktail Party Dining Room, Wednesday, 5:00-8:00 P.M. |
| JAN. 25 | Nominating Committee Luncheon Dining Room, Tuesday, 12:30 P.M. |
| JAN. 25 | Technical Committee Lecture Dining Room, Tuesday, 5:30 P.M. |
| FEB. 15 | Hospitals and Health Seminar Dining Room, Tuesday, 5:15 P.M. |
| FEB. 17 | Anniversary Dinner Dance (Place to be announced) Thursday |
| MARCH 1 | Technical Committee Lecture Dining Room, Tuesday, 5:30 P.M. |
| MARCH 22 | Technical Committee Lecture Dining Room, Tuesday, 5:30 P.M. |
| APRIL 19 | Hospitals and Health Seminar Dining Room, Tuesday, 5:15 P.M. |
| APRIL 26 | Technical Committee Lecture Dining Room, Tuesday, 5:30 P.M. |
| MAY 11 | A.I.A. Pre-Convention Luncheon Dining Room, Wednesday, 12:30 P.M. |
| MAY 24 | Technical Committee Lecture Dining Room, Tuesday, 12:30 P.M. |
| MAY 25 | Membership Cocktail Party Dining Room, Wednesday, 5:00-8:00 P.M. |
| JUNE 1 | Annual Luncheon Dining Room, Wednesday, 12:30 P.M. |
| JUNE 26 - JULY 1 | A.I.A. Convention Denver-Hilton Hotel |

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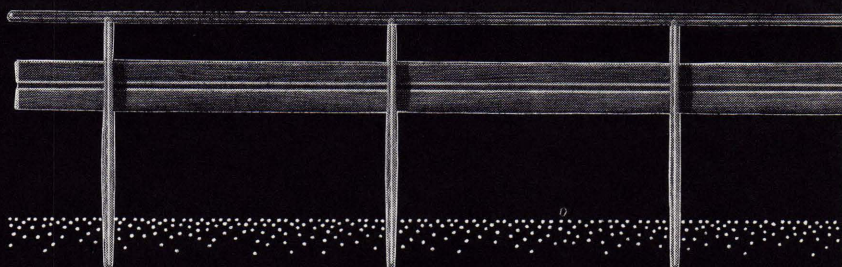
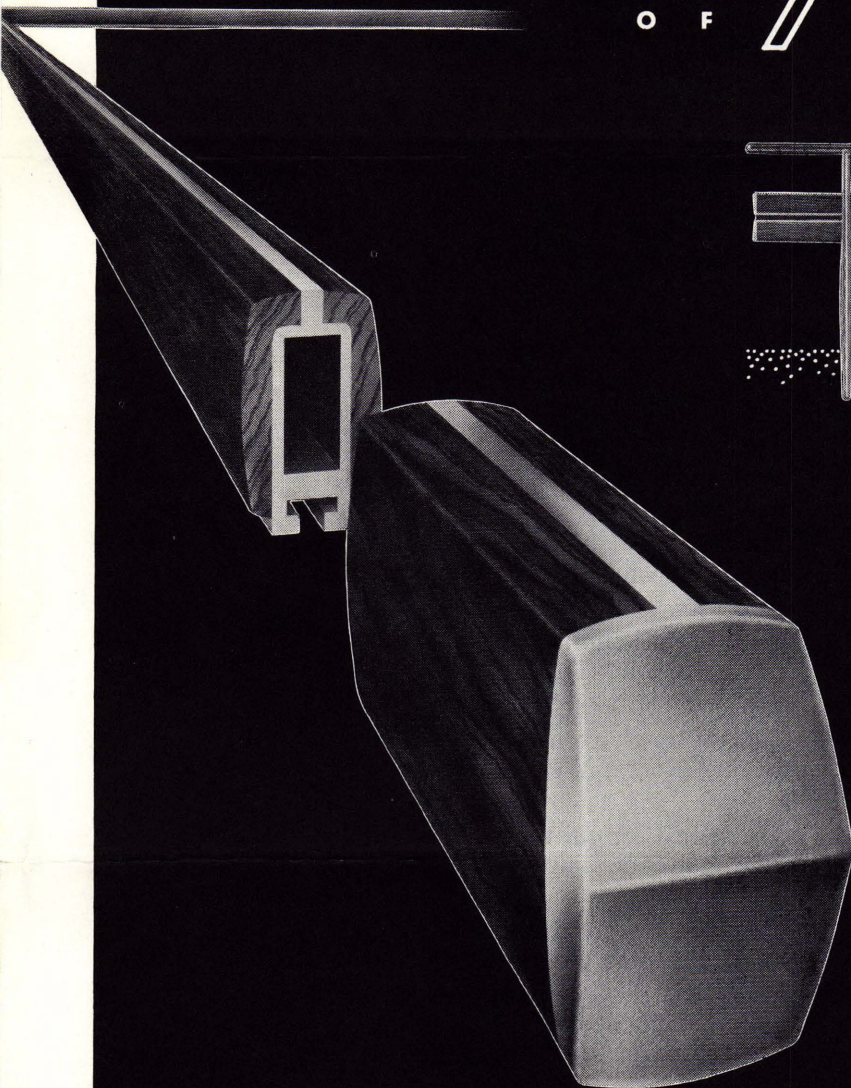
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