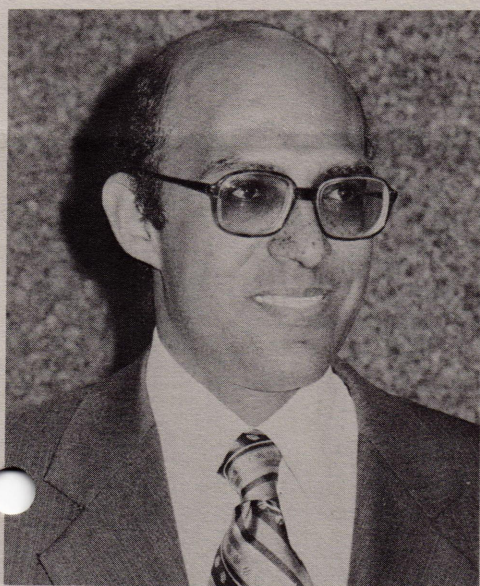


Oculus

Marrero Announces Review of Zoning Resolution

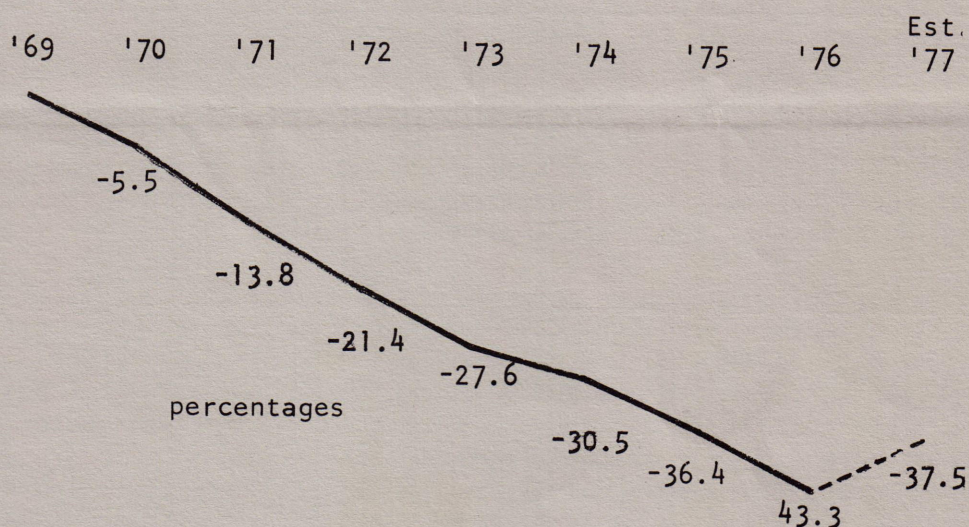


At a joint meeting of the AIP and the Chapter Executive, Urban Planning and Housing Committees on Mar. 10, City Planning Commission Chairman, Victor Marrero, discussed his agency's plan for reviewing the existing Zoning Resolution in the context of changed planning goals and conditions which have evolved since the '61 regulations were adopted.

The objectives of zoning have become broader, seeking not only traditional controls, but also fostering economic development, protection of the environment, and community identity. New zoning techniques

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Survey Reveals Glimmer of Optimism



The above graph represents a consolidation of surveys run this year and last by the Office Practice Committee. All the Chapter offices were asked to provide anonymously the number of people - principals, all employees, everyone - they had at the end of each year through '76. Over half the offices of 4 or more responded. They were also asked to estimate how many people they were likely to have at the end of '77, and the above upward zig confirms what some chapter members have been reporting - that things look better.

The surveys we ran in '74 and '75 were on a different basis: the amount of work, expressed in construction dollars, authorized to proceed. The '74 survey showed new work in '73 to be 55% under '69 - a high peak year - and the '75 survey showed a further drop amounting to 75% under '69. These figures are more drastic than what is shown above, which indicates that architectural employees were the major casualties in the contraction in the sizes of offices.

This survey's results are being circulated widely to the press, to individuals in government, and to the construction industry. The Chapter's surveys have attracted wide attention - particularly the first one: we were the first in the country to provide reliable figures on architectural activity. □

George Lewis

Calendar

●*Mon., Apr. 11 through 29, 9:30 - 4:30 - Chapter Headquarters*
Six panels on Frank Lloyd Wright. Traveling exhibit prepared by Edgar Tafel for showing in community centers, schools. Wine and cheese opening, Mon. 11, 5:30.

●*Wed., Apr. 13, 12:30 p.m. - Chapter Headquarters*
Professional liability: Multiple Claims arising from a single project will be discussed by the Office Practice Committee at its regular meeting. Plans for a May Chapter meeting will be developed. Chapter members are invited.

●*Wed., Apr. 20, 5:30 p.m. - Chapter Headquarters*
The Chapter's Architects in Government Committee will sponsor a panel discussion on Governmental Planning and the design decision making process. Panelists will be, Richard Rosan, Director, Mayor's Office of Development; Thomas Galvin, General Manager, Battery Park City Authority; Robert Esnard, Director, Bronx Office, Department of City Planning; Alex Cooper, Commissioner, New York City Department of City Planning; and Richard Rosenthal Committee Chairman will moderate.

●*Wed., Apr. 20, 9:30 a.m. - Metropolitan Museum of Art*
The Architects in Industry Committee will sponsor a site visit to the Metropolitan Museum of Art, Arthur Rosenblatt, Vice Director for Architecture and Planning for the Museum will host the visit which will include a presentation of his "In-house" operation and a tour of their current construction in progress. Those interested please call Peter Thomson at 489-6666. The group will be limited to 30 on a first come first served basis.

●*Fri., Apr. 22, 5:30 p.m. - Chapter Headquarters*
The Forum on Architecture, Planning and Society will continue its series this month with two activist community leaders discussing the fiscal crisis in New York City: its implications for social planning. Speakers are Brad Smith, and Francis Goldin. Chairman of the meeting will be James Marston Fitch, Professor, School of Architecture, Columbia University.

●*Tues., Apr. 26, 5:30 p.m. - Chapter Headquarters*
A Solar Energy Case Study sponsored by our Energy and Environment Committee. Presentation of the Madeira School, Greenway, Va., and an Upper East Side brownstone residence. Guests will be Peter Flack, Mechanical Engineer, for the Madeira School; John Caragliana, Architect, for the brownstone. Cash bar 5:00.

●*City College School of Architecture Lectures*
Graduate Center auditorium, 33 W. 42 St., 6:00 to 7:30 p.m. reception following. Wed., Apr. 20 Staying Well in Buildings - Design for the Elderly, Thomas Schumacher. Thurs., Apr. 28 Keeping Buildings Alive - Reuse of Old Buildings, Rodolpho Machado.

●*The Architecture of Holland and England Special Summer Tours*
May 26 through June 10. An opportunity to travel and study with architects and planners is being organized by the Institute for Architecture and Urban Studies, 8 W. 40 St., NY 10018, Telephone Frederieke Taylor, 398-9474. May 1 Deadline.

PSC:

No Insulation; No Power

Chapter members should be aware that the New York State Public Service Commission has instructed utility companies in New York State to refuse to provide new or expanded electrical service to residential buildings which do not conform to the insulation and thermal performance standards developed by PSC in their Case 26913, "Proceeding on Motion of the Commission as to Insulation Standards."

This ruling applies to "one and two-family residential construction for which building permits have not been issued prior to Apr. 1 '77" and to "Multi-family residential construction for which building permits have not been issued prior to July 1 '77."

At this time, the standards - and the reasoning which led up to them - are stated in PSC Opinion No. 76-16, of Aug. 13 '76 and PSC Opinion No. 76-16 (A) of Nov. 9 '76. These documents are available from the Public Service Commission, 2 World Trade Center. These standards will be incorporated into the New York Dept. of State's Code Rules and Regulations Vol. 16 (16NYCRR) Sections 100 to 107. □

Diane Serber

Starr and Stein are No Shrinking Violets at Forum

To shrink or not to shrink was not the subject of the recent meeting of the Forum on Architecture, Planning and Society. The question seemed to be more centered on how to shrink in a way that would be most beneficial to those who remain in New York City.

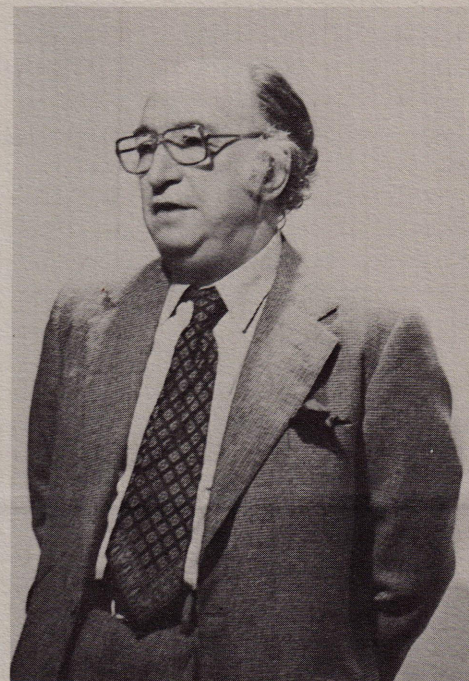
The Panelists of the evening, Roger Starr and Richard Stein, need no introduction to *Oculus* readers. Starr presented his familiar thesis that the shrinking population of New York City is in a symbiotic relationship with the concomitant decline. This decline is due to the emigration of business, particularly in the manufacturing field. The 670,000 jobs lost in the past 7 years have forced many to leave in search of work. Others just transfer to public assistance rolls and stay put. The resultant decline of the "Economic City" must affect the "Governmental City." Even after severe cut-backs in City services and City employees, the current budget still has a \$700 million deficit. The public debt accumulated, strangely enough during more prosperous times, must now be carried by a smaller and relatively poorer population. Budget cuts and the resultant thinning out of public services are counter productive. Just take a ride during non-peak hours (which seem to get longer and longer) on the subway trains (which seem to get shorter and shorter) to experience counter productivity. Roger Starr's thesis is that we should cut the geographic area to be served and not the quality of the service. Inhabitants of partially vacant areas could be relocated in other sections of the City where services could be delivered more efficiently. Vacant areas

would be cleared out, and shut down, and left for future development. He isn't sure that this would be more economical than the present laissez faire approach but he is certain that his proposal is worthy of serious study and is far more humane than leaving people in burnt out areas and in what has become the country's inefficient dumping ground for the unemployed.

Richard Stein termed Starr's vacant areas as "cortons sanitaire" and cautioned against the spreading effects of deliberately created vacant areas. He called for neighborhood preservation through infill construction and the rehabilitation of existing structures. He cited the need to conserve the existing infrastructure and buildings as necessary in an overall energy conservation strategy, observing that rehabilitation work is more labor intensive while new construction is energy intensive. Inhabitants of areas should be engaged in the reconstruction of their own neighborhoods and in that lead a more satisfying existence than by being shunted off to a relocated ghetto.

It was quite apparent that these two divergent points of view could not be readily resolved but it seems to be increasingly clear that the City should take a more forthright approach to the problem of a diminishing population. □

Norbert N. Turkel



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The American Institute of Architects**
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Residential Plaza Guidelines Supported

Special Urban Design Guidelines - "Residential Plazas" and its accompanying "Street-scape" - are the latest in a long series of codicils to be welded to the aging chassis of the Zoning Resolution of '61. They are calendared for a hearing before the Board of Estimate on Mar.24 and we're prepared.

The New York Chapter has supported the amendments at public hearings while noting, in the words of the New York Times that the Planning Commission "treads perilously close to the edge of its proper jurisdiction." Previously, the Chapter's Urban Design and Housing Committees had worked closely with the City's Urban Design Group to eliminate some rather impracticable clauses and to preserve for the architect greater design flexibility in meeting the goals mandated by the legislation.

Since '61, some broodingnagian apartment towers have drastically altered the skyline in the high density, high income residential quarters of Manhattan south of 90th Street. These R-10 behemoths have been granted a 20% increase in bulk, largely through use of the so-called "plaza bonus" - an amenity, in theory, beneficial for, and open to, the general public.

But in most cases, these plazas have been filled with driveways, service and garage entrances - unattractive and unusable - or reserved as private "turf." Disillusionment is widespread.

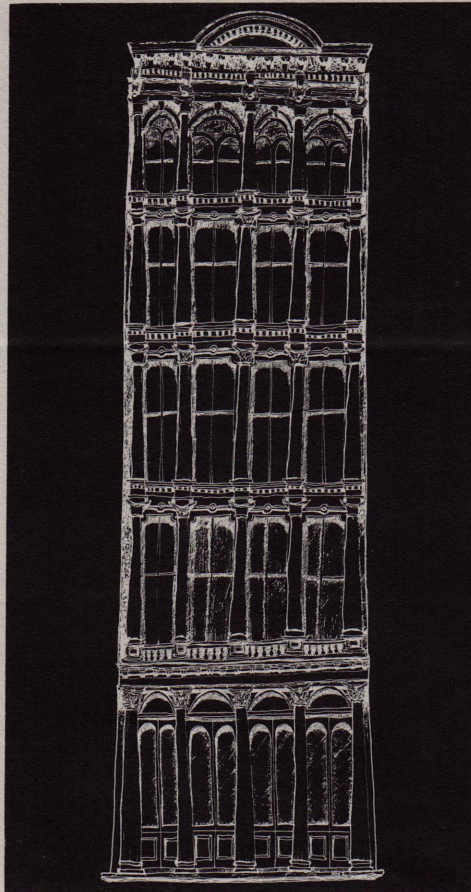
Some chapter members feel that public plazas in residential areas should be eliminated root and branch. Their day

may come. On Mar.12, Victor Marrero, Chairman of CPC, presented to the Chapter the outline for a radical review of the entire '61 Resolution in all its Jesuitical complexities. See article on page 1 of this *Oculus*.

In the meantime, however, we favor sunlight, trees, benches and fountains and support the "Residential Plazas" guidelines. This is consistent with the same position we took in supporting the "Urban Open Space Amendment," passed May 21, '75, to regulate plazas in commercial districts.□

Charles Hughes

P.S.No opposition was expressed at the hearing which was closed late in the evening of Mar.24'77. Charles Hughes represented the Chapter.□



Cast Iron Architecture Walks

With Spring come the walking tours of the old commercial areas of lower Manhattan with which the Friends of Cast Iron Architecture are making New Yorkers more and more familiar. That is where the 19th century iron front buildings still stand, and of course everyone knows that New York now contains more of these than the rest of the world together.

The Friends have a series of four different tours, all on Sunday afternoons and will start the Spring series on Apr.17 with a walk through the old streets south of Canal St. in what is now awkwardly called Tribeca (triangle below Canal). Meet at 2 p.m. in the little park where Hudson and Chambers Streets cross, with a volunteer guide who may be an architect or architectural historian. The fee of \$2.50 goes into the coffers of the organization.

SoHo is the second tour, on May 5. After that comes the tour on May 22, Bond and Lafayette Streets. The final and fourth tour, on June 5, covers the Ladies Shopping Mile, from Grace Church to 23 St. passing the big one-time department stores now used as loft buildings.

No reservations are needed. All tours start at 2 p.m. and go rain or shine. For information: 212-477-2124.□

Margot Gayle

Drawing of 93 Reade Street by Alta Indelman a student at Cooper Union.

NYSAA News

As no funds are available for publication of NYSAA newsletter during '77, State Association news is being disseminated through regular Chapter communications.

●Political campaign contributions: In preparation for the gubernatorial election, NYSAA is defining the parameters within which political campaign contributions can be made, ethically and legally. Other related organizations are undertaking the same study. Members having experience with campaign contributions are requested to forward information and/or suggestion to Len Weinberg, 160 Hillaire Circle, White Plains, NY 10603.

●NYSAA's Health Committee has contacted Victor Schinnerer and requested that he include the recommended Certification letter. Members wishing to obtain copies of this letter should contact Martin Cohen, SOM, 400 Park Ave., New York, NY 10022 or NYSAA Headquarters. □

Appointment of Architects and Planners Urged

President Stein has written Manhattan Borough President Percy Sutton recommending that architects and planners be appointed to community boards as a resource to help them deal with the numerous planning problems on their agendas.

The Chapter office would appreciate having the names of professionals who have been appointed to community boards for '77. We know of cases where some have not been re-appointed. □

Westchester Chapter Wants You

NYC/AIA members living in Westchester are invited by the Westchester Chapter to participate in its activities through becoming unassigned members. Call its current president, Laxlo Papp, 914-949-1851. □

Tour Guides Needed

NYC/AIA is planning to join with the Environmental Psychology program of CUNY, the Sierra Club, and probably with AIP, ASLA, the Municipal Arts Society, and others to organize a series of walking tours in the area near the United Nations. This will be our way of participating in the U.N. sponsored World Environment Day celebration exhibit. The exhibit is to be held on the grounds of the United Nations on Sat. June 4. The purpose of our tours will be to raise the public's consciousness about urban environmental issues, about human habitat in the City by using elements in the area of the U.N. as illustrative examples.

We need of course enthusiastic and dynamic tour guides, many of whom are suspected of lurking within the confines of the Chapter, for the one-day occasion. If you are interested (and think you can pass the World Environment Day enthusiasm test!) please contact Jerry Maltz at (212) 777-5131, day or night, or leave a message for him at Chapter Headquarters. □

Resolutions Sent onto Institute

Five resolutions on the following subjects have been forwarded to the Institute for consideration at the San Diego convention in June:

●That government agencies funding construction include architects in early decision-making;

●That AIA members be more fully informed of opportunities for work subcontracted by the AIA Research Corporation;

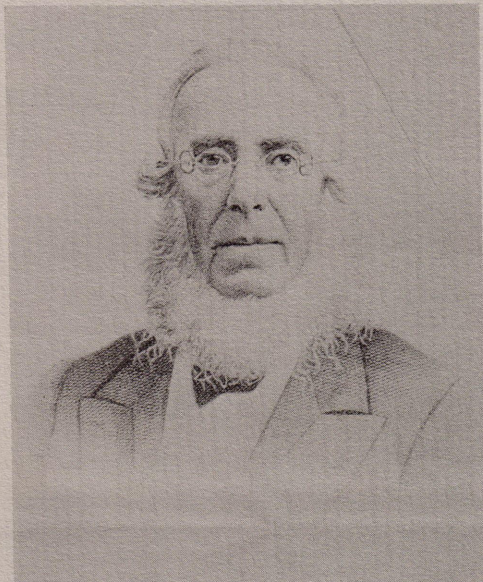
●That the Institute's commitment to the professional advancement of minorities be reaffirmed;

●That there be a comprehensive review of the qualifications for Fellowship and the procedures for the election of Fellows;

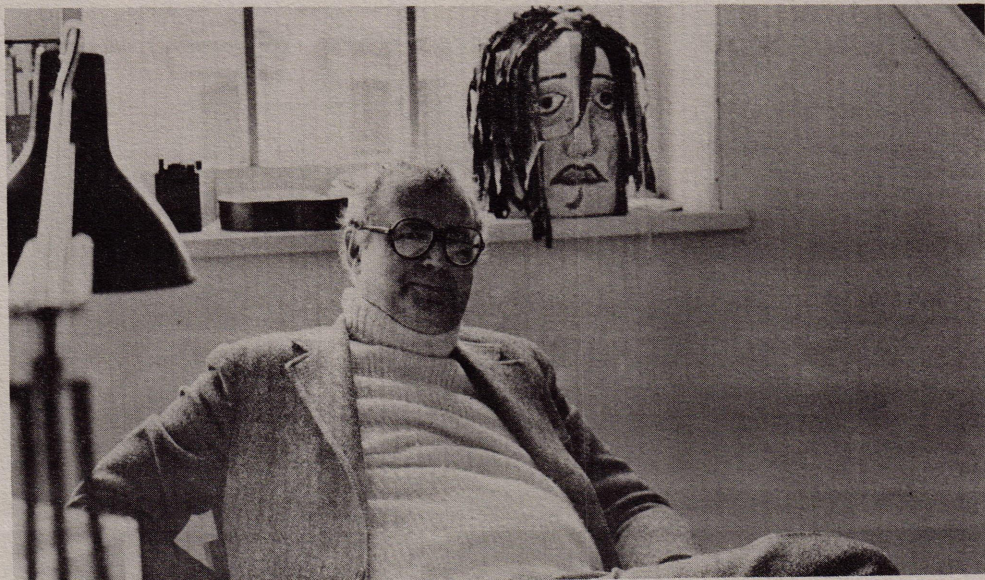
●That a policy be developed to enable members temporarily unable to pay dues to continue participation in the AIA. □

Northeast Policy Committee Formed

At the invitation of AIA President Jack McGinty a committee has been formed to make recommendations to the AIA on how it might influence Federal policy concerning the older cities of the Northeast. The members are Richard Stein, Peter Samton, Arthur Holden, John Belle, Joseph Wasserman and George Lewis. □



Peter Cooper



John Hejduk

Photo by Lawrence Levine

"Equal to the best" is the way Peter Cooper wanted his school to be when he founded it in 1859. Cooper, who became a self-made wealthy industrialist, started the nation's first tuition-free, private college. He intended his school to be for intelligent young people who might not otherwise be able to afford a college education. Today, Cooper Union with a total of 900 students remains true to this original concept.

The School of Architecture is one of three Schools at Cooper. The other two are the School of Art, and the School of Engineering. The School of Architecture with about 160 students is the smallest and also the newest of the three. Architecture courses had been available at Cooper for several decades, but only recently has the School of Architecture achieved separate shape, status, and strength.

In '64, the first Bachelor of Architecture degree was granted by the College, and only in the last few years has the School

of Architecture been independent of the School of Art.

A physical manifestation of change at Cooper is the new look of the landmark Cooper Union Foundation Building, which reopened in '74, after being completely gutted and renovated. The architect for the renovation was John Hejduk, the present Dean of the School of Architecture. The building was originally designed by Frederick A. Peterson and constructed in 1859.

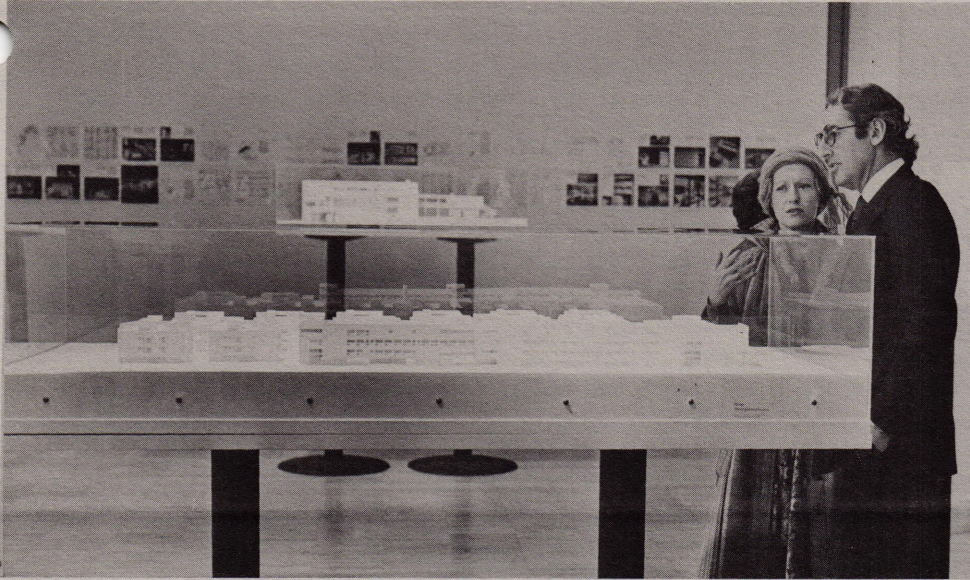
Since enrollment at Cooper is small, there is a very close working relationship between students and faculty. This faculty has included some of the best architects in the profession, including Lew Davis, Sam Brody, Alan Schwartzman, Richard Meier, Richard Stein, Richard Dattner, Peter Eisenman, James Polshek, Bernard Spring, Norval White, who are all incidentally, members of the Chapter, and many others. Many started teaching at Cooper and later achieved success in the profession. Polshek and Spring

"graduated" to higher positions as Deans of other Architecture schools and Eisenman founded his own by starting the Institute for Architecture and Urban Studies. All instructors at Cooper are given free rein to teach as they see fit.

Students, who are, in effect, on a full scholarship, are expected to be dedicated to their chosen profession and to be productive. There are many students who cannot make the grade, and an attrition rate approaching 50% is common. Many students transfer to Art, or to other schools with different majors, or repeat a year. Approximately 400 students have graduated from the architectural program since '45.

Much credit for the success of the Architecture School must be given to the late Esmond Shaw, former Dean of the School of Art and Architecture, John White, the current President, and John Hejduk, who has done much to maintain the quality

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Richard Meier and Barbara Rose at an exhibit of his work at Cooper Union in '76.



Photo by Stanley Seligson Foundation Building, Cooper Union. Photo by Stanley Seligson

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of education at Cooper. The writer spoke to Professor Hejduk, a '50 graduate, and Professor Richard Stein, a '37 graduate, who has also taught at Cooper for some 30 years.

Both feel that there are basically two factors that have contributed to Cooper's success. The first is the very quality of the students that enter. Stein has guest lectured at several schools and notes that there is a sophistication, brightness, and curiosity among Cooper students not found elsewhere. Second is the dedication to the idea of Architecture that permeates the school, coupled with a collegiate insularity. Even though a student derives stimulus from the outside, ever-changing, bustling metropolis, his education at Cooper remains remarkably unswayed by external events. This has been true since the post World War II period, when the Architecture curriculum began to take shape.

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An architectural school's excellence is primarily due to its talented students and its dedicated faculty. During the last fifteen years, The Cooper Union School of Architecture has gained an international reputation and it is only fitting to list those faculty who brought the school to its present position: Raimund J. Abraham, Diana I. Agrest, Paul Amatuzzo, Arnold Arbeit, Edwin Aviles, Louis Axelbank, Bertram L. Bassuk, Richard Bender, Samuel M. Brody, Peter W. Bruder, Arthur E. Bye, Jr., Richard H. Balser, Roger Canon, Anthony Candido, Joseph D'Amelio, Richard Dattner, Lewis Davis, Anthony Eardley, Peter D. Eisenman, William Ellis, David H. Elwell, William Farrell, Jay Fleishman, John Fowler, James Freed, Ludwig Glaeser, Regi Goldberg, Charles Gwathmey, John Hejduk, Richard Henderson, Lee Francis Hodgden, Kenneth Kaiser, Richard Kaplan, Stephen Kiviat, Edward Knowles, Etel Thea Kramer, Daniel Laitin, Arthur M. Lawrence, Oswaldo Lourenso, Thomas Walker Luckey, Harry Mahler, Richard Meier, Carl Meinhardt, Peter Millard, Jose Pafael Moneo Julian Neski, Franz Oswald, David H. Oxman, James S. Polshek, John T. Roberts, David Roessler, Bernard Rothzeit, Irwin Rubin, John C. Schiff, Jon Michael Schwarting, Alan Schwartzman, Ricardo Scofidio, Sean W. Sculley, Ysrael A. Seinuk, Esmond Shaw, Robert Slutzky, Herman D.J. Spiegel, Bernard Spring, Todd Springer, Richard Stein, Edwin K. Stromsten, Stanley Tigerman, Fred Travisano, Anne G. Tyng, Allan Wallis, John T. Walsh, Irving Weiner, Norval White, Tod Williams, Leroy Wilson, Chester J. Wisniewski, Michael Wurmfeld, Peter Wolf, Morris Zeitlin.

John Hejduk
 John Hejduk, Dean
 School of Architecture
 Cooper Union

continued from page 1

have been developed for special circumstances but not tested for city-wide application.

Marrero also discussed the need to respond to new Federal and State legislative mandates, and in particular to environmental requirements, which have created new public policy and conflicts with the present zoning framework. Although the specifics have not been defined it is certain that the revised City Charter will affect the Zoning Resolution. There has also been a rapid evolution in zoning laws nationally and these trends need to be reflected in the new document.

Marrero announced that the Department of City Planning is in the process of setting up a special Zoning Study Group (ZSG). The group will review major policy issues, and develop implementation strategies. One of the primary objectives of ZSG is to secure the public's involvement. The study will take from 14 to 16 months and an appropriate liaison mechanism will be established with the NYC/AIA.□

Todd Lee

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Before the War, the Cooper program was more pragmatically oriented with an emphasis on job training.

At Cooper the emphasis is now placed on the thought process, avoiding the tendency to ride with the latest trend. (Although Cooper itself may have given birth to certain recent trends.) Stein notes that student attitudes have only slightly been effected by outside affairs in the 30 years he has taught here. Hejduk observed that during the rebellious times of the '60's, when many schools were trying novel approaches, Cooper kept

its head, continuing to concentrate on the basic architecture process, and was consequently rewarded with its own show and publication by the Museum of Modern Art. It is the only school, with the exception of the Ecole des Beaux-Arts, to be so honored.

Understanding the philosophy of the School, one needn't ask what changes are being made because of the present economic crisis. Indeed, as Hejduk says, a school is part of the real world, though not exactly the real world, and hence enjoys the advantages of being removed from external crisis.□

Lawrence Levine

The Way to Gateway is to Stay Involved



At a joint meeting of the Municipal Arts Society, and the NYC/AIA, Jonathan Barnett (photo on left) presented the latest plans for Gateway (see Feb/77 Oculus). Bradford Green (photo right) stressed the necessity for public interest groups such as the MAS and the Chapter to stay involved in Gateway to be sure that the plans move ahead and don't get side tracked.□

Photos by Denis Glen Kuhn

An Old Tax Gimmick Becomes a Vehicle for Reuse

The law known as J51, was the subject of the Mar.9 Office Practice Committee meeting. All of the meetings of this committee are open to all the Chapter membership. For the occasion a good cross section of our colleagues were present to learn about the only live program in town.

The law isn't really a new program at all but an old tax gimmick originally conceived in '55 to get rid of sub-standard rooming houses and cold water flats, while deliberately excluding large hotels, by offering tax credits for the cost of renovating properties to code complying residential units. The law has since '55 been amended a number of times. J51 can also be applied to maintenance and repair work as well as the more publicized conversion projects.

As Stephen B. Jacobs, Chapter member and moderator of the panel pointed out, the amended law has been most effective in developing low and middle income housing while just about every other concept in town is virtually at a standstill. He said that the J51 process is "redtape and graft free." The developer completes a project, obtains a C. of O., and then applies for J51 tax credits. There is no preconstruction agency review and contact with governmental bureaus is minimal.

He indicated that J51 has offered the public what it wants "a unique one of a kind apartment" in an in-town location. He hopes that in a long run that the J51 experience will raise housing standards in its demonstration that the public aspires to more than just the bare minimum standard



Office Practice Committee meeting on J51 From l.to r. Warren Otis, Deputy Director, Mayor's Office of Mid-Town Action, Alan Schwartzman, Committee Chairman, Stephen B. Jacobs, Codes Committee Chairman, Joseph Gaier, Attorney, Barnet Liberman, Developer.

Photo by Denis Glen Kuhn

housing unit. The market for such apartments has expanded beyond just "artists" and those who lead artistic lives to a broader spectrum of the population.

Joseph Gaier, an attorney described some of the intricacies of J51 which allow for up to 90% of the certified renovation cost to be credited against real estate taxes for as long as 20 years. This can result in zero or nominal taxes for a considerable period of time. The unplanned application of the J51 provisions which can, in conversion projects, drive out needed small industries and insert dwelling units in areas which do not have sufficient residential services was a criticism raised in the Nov/76 issue of *Oculus* by Beverly Moss Spatt, Chairman of the Landmarks Preservation Commission.

Barnet Liberman, a developer,

stressed the importance of what amounts to tax abatement for 20 years via J51, as the thing that makes the law attractive. It's also the thing that makes the law a program for much needed construction activity.

The law which has stimulated a number of very worthwhile projects and also some meaningful criticism is due to expire in Dec.'78. It has provided a vehicle for the retrieval and reuse of our older building fabric with less direct governmental intervention. Some think that J51 will work only as long as there is a housing shortage and a depressed state in the economy. Its continuance must be assured by the legislature. Its use dictated by the economics of the time. □

Denis Glen Kuhn

Alliance of Women in Architecture Steps into its Sixth Year

Where can one hear a lively discussion on "Women in Real Estate Development," or "Architects and the Law," or "Architects and the Handicapped?" Usually on the 3rd Thurs. of each month, summer excepted, at the general meetings of the Alliance of Women in Architecture.

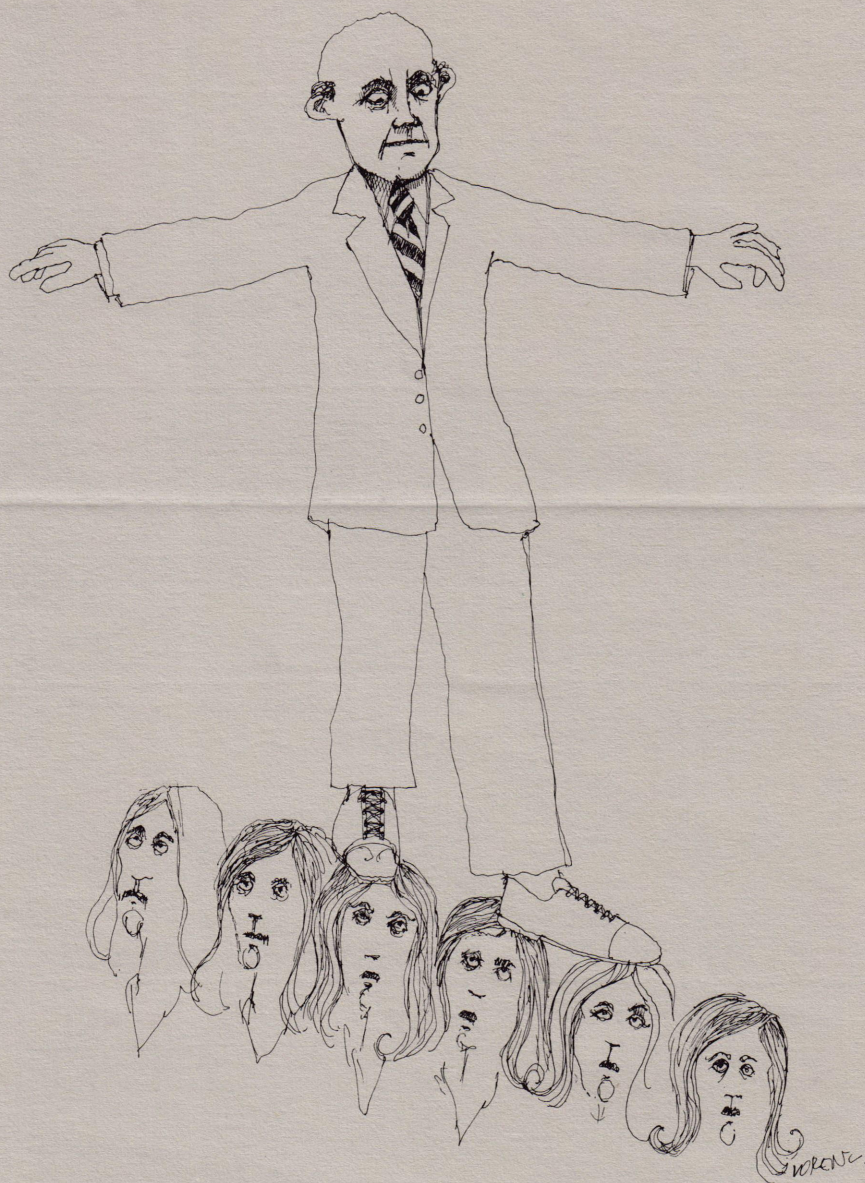
The AWA, a non-profit corporation, encourages and advises women who have chosen architecture as a career, and brings to the public a greater awareness of the problems facing women in architecture and related professions.

Formed by a group of women architects in May '72 during an open meeting at the Architectural League, the need for a change in the status of women in architecture was expressed.

Besides the general meetings, a compact newsletter is published acting as a bulletin of information. It contains articles of interest to women - job opportunities, lectures and discussions, AWA events, AIA events, and news from other professional organizations.

In addition, AWA sponsors a licensing workshop, where a library of study aids is maintained for this purpose. Non-members may use the library for a nominal charge. Employment counseling service, and job listing for women is maintained, and an education workshop assisted by a grant from the New York State Council on the Arts, has been formed to advise students and guidance counselors about architecture as a profession.

The AWA is managed by a coordinating committee of 12 to 20,



Women have played a supporting role for years.

and welcomes women for membership who are architects, city planners, urban designers, interior designers, landscape architects, graphic designers, and teachers. For further information, contact AWA, P.O. Box 5136, FDR Station, New York, NY 10022.□

Albert Barash

Drawing by Albert Lorenz