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The New York Chapter of the American Institute of Architects

Volume 46, Number 6, February 1985



Photo: Stan Ries

Battery Park City: The Residential Areas—A Progress Report.

OCULUS

BATTERY PARK

Volume 46, Number 6, February 1985

Oculus

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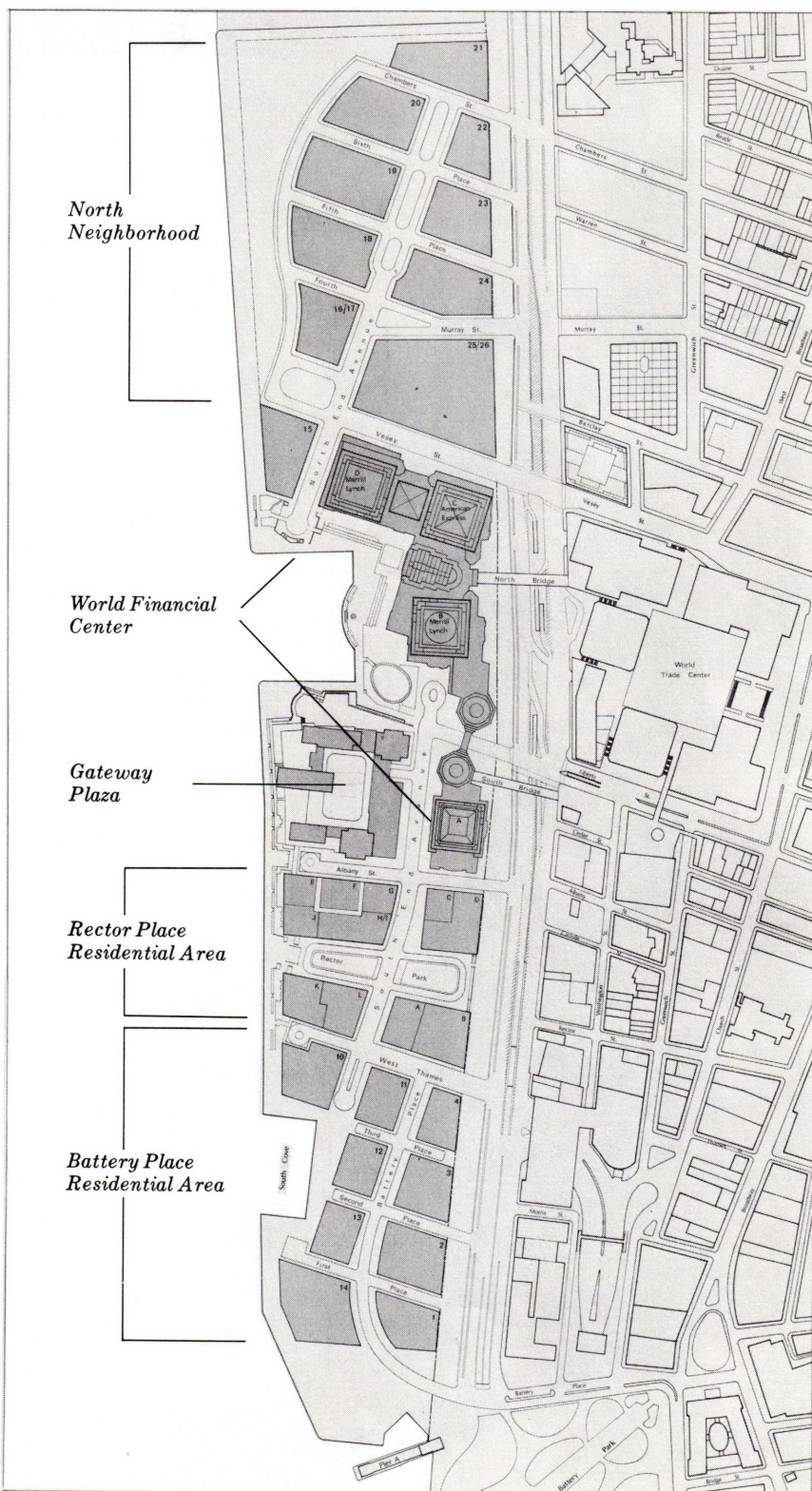
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Cover

*River Rose and Park Rose (parcel H/I),
 designed by Charles Moore/Rothzeit
 Kaiserman Thomson & Bee for Rockrose
 Development Corporation. Rector Park is
 in the foreground.*



CITY

Rising up out of the mudflat wasteland that is bridged over the Hudson River to the west of the World Trade Center, Battery Park City is, like some unbelievable miracle, actually there. Still a pioneer outpost, its unexpected merits will soon make it another highlight of the city for tourists and residents alike.

To provide a progress report on the Battery Park City complex—and an introductory guide book—Oculus presents in this issue an overview of the site, its master planning, its residential developments, and its outdoor spaces. Next month, we will complete the tour with a progress report on the Battery Park City commercial area—the World Financial Center.

The verbal report is based on information provided by The Battery Park City Authority's public information officer Ellen Rosen, by the master planners Cooper, Eckstut Associates, and by some of those involved in design and construction at Battery Park City. The pictorial report reflects the vision of Oculus photographer Stan Ries, and others as noted. —CRS

The Master Plan

Battery Park City Authority (BPCA) is a public benefit corporation created by the New York State Legislature in 1968 to develop Battery Park City as a new residential and commercial community. The land is owned by BPCA.

The site, is a 92-acre landfill at the tip of lower Manhattan along the Hudson River. Bounded on the south by Pier A and Battery Park and on the north by Chambers Street, it flanks Manhattan's Financial District.

The Battery Park City Authority (BPCA) master plan of 1979, by Cooper, Eckstut Associates, organizes the site as an extension of Lower Manhattan—with traditional streets and blocks, extensive open space, and public waterfront areas. Existing New York City streets are extended west across the site; new avenues run north/south with vistas of New York



Photo: Gil Amiga

harbor and the Statue of Liberty. The Battery Park City Esplanade, a 1.2 mile landscaped walkway, runs the length of the site along the Hudson.

The master plan subdivides the Battery Park City site into four different areas. From north to south, the North Residential Neighborhood, the Commercial Center—now renamed the World Financial Center and the adjacent Gateway Plaza (designed before the master plan was developed), Rector Place, and Battery Place.

The 1979 Master Plan allocates the land as follows:

- 42 percent residential: 14,000 housing units
- 9 percent commercial center: six million square feet of office space located opposite the World Trade Center. It is now called the World Financial Center by its developer Olympia & York.
- 30 percent open space: includes public parks, plazas, and Esplanade
- 19 percent streets and avenues

As Cooper Eckstut Associates have written, "The premise of the Battery Park City Master Plan is that new urban developments need not be amusement parks, but simply

handsome, workable extensions of the city. Manhattan successfully maintains its own vitality; there was no need here to provide a booster shot of new ideas, only more space to encourage natural growth along proven patterns. Now that we have all learned from Las Vegas, it's time to learn also from Fifth Avenue, Gramercy Park and Riverside Drive."

Total development cost is estimated at \$2.5 to \$3 billion, including the privately financed \$1-billion commercial center.

When Battery Park City is completed, its working population will be approximately 31,000 and its residential population will be approximately 30,000.

Development Process

The street, utilities, and parks at Battery Park City are built by BPCA. The apartment and office buildings are developed and owned by private developers to whom BPCA has leased the land. Revenues the BPCA receives from developers first go to repay bondholders and the state advances made to BPCA under the 1979 financial plan, and then become new revenues, increasing annually, for New York City.

Battery Park City

1. Design model of Rector Place, looking east along Rector Park, with parcels J and K in foreground.

2. Massing model of Rector Place, looking east along Rector Park, with parcels J and K in foreground.

Rector Place

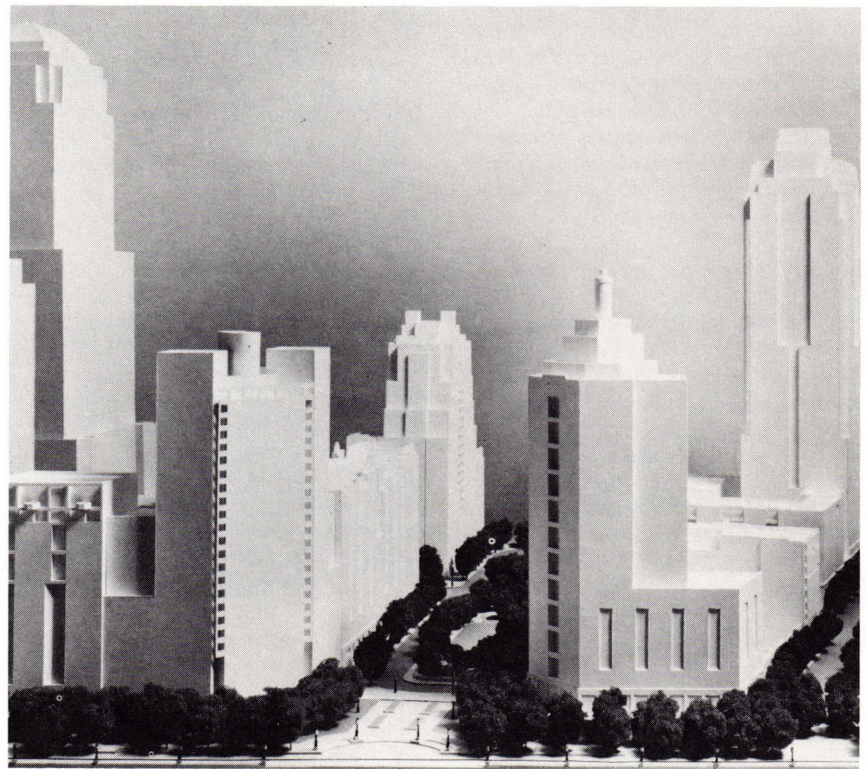
The second phase of residential development at Battery Park City is Rector Place. Located on four blocks south of Gateway Plaza and the World Financial Center, the Rector Place site surrounds Rector Park (an extension of Rector Street) and lies between Albany and West Thames Streets. It is bisected by South End Avenue. On this nine-acre site, more than 2200 residential units will be constructed. BPCA has designated six development teams to build ten buildings, as specified under the Design Guidelines. Two buildings are already underway.

Design Guidelines for Rector Place

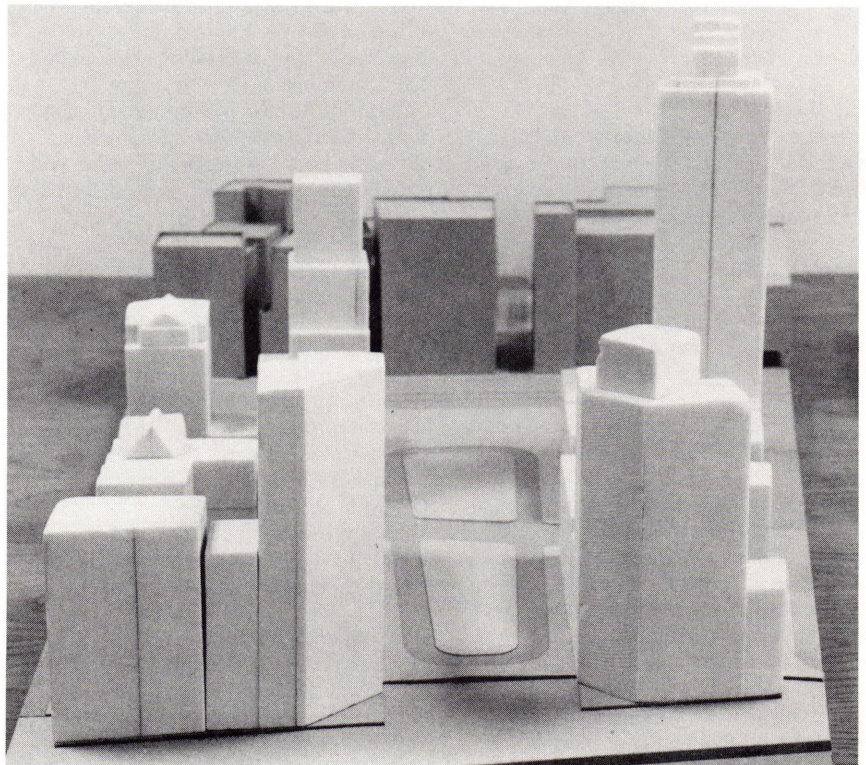
The guidelines, prepared by Cooper, Eckstut Associates and BPCA, provide a design framework for developers to create the variety and complexity associated with some of the older, more established, and most respected New York neighborhoods. The emulated areas were Fifth Avenue, Central Park West, Riverside Drive, West End Avenue, and Gramercy Park.

Rector Place aims to reiterate aspects common to those areas: that they are associated with an open space, have small scale elements, and have been developed incrementally on conventional 200-ft. wide blocks.

The design guidelines aim to create a unified Rector Place by mandating street walls (recessed buildings with plazas are not allowed), two-story stone bases (the primary building colors must be neutral and warm earth tones), expression lines on taller buildings (indicated by cornices, change in windows, corner details, and the like), and traditional materials (above the stone bases, brick is the preferred material). Special elements are encouraged at the roofs (BPCA requires articulated roofscapes) and along building facades. Arcades are required at special locations to widen sidewalks, provide weather protection, and to give access to retail and commercial facilities. Individual identity and architectural expression are encouraged without allowing one building to dominate the others.



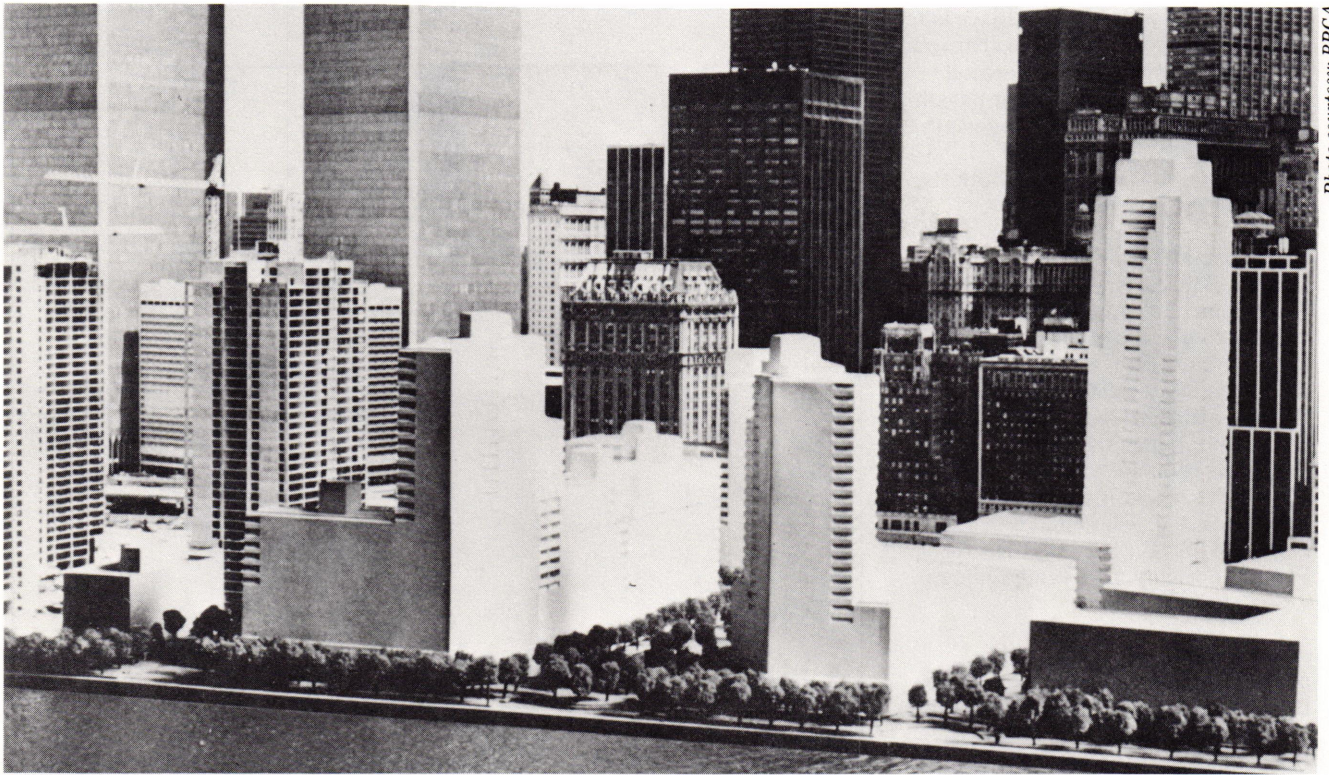
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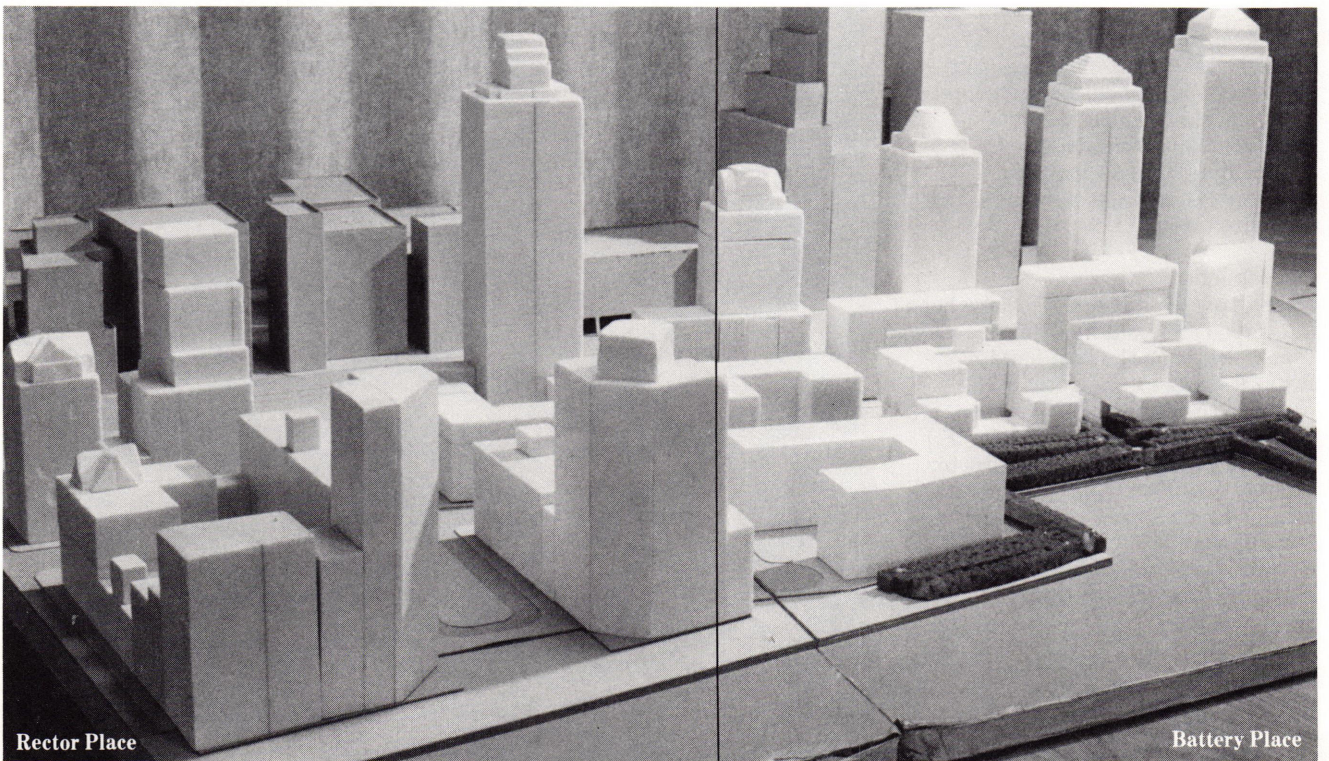
2.

3. Rector Place model superimposed on site photograph.

4. Model showing massing of Rector Place on left and Battery Place on right.



3.



4.

Battery Park City

Rector Place

The ground floor of Rector Place is to be exclusively residential in character; stores and shops are to be located within arcades on adjacent or parallel streets. Lobbies are encouraged at corners to provide increased surveillance and activity on both the park and the streets.

Development Teams

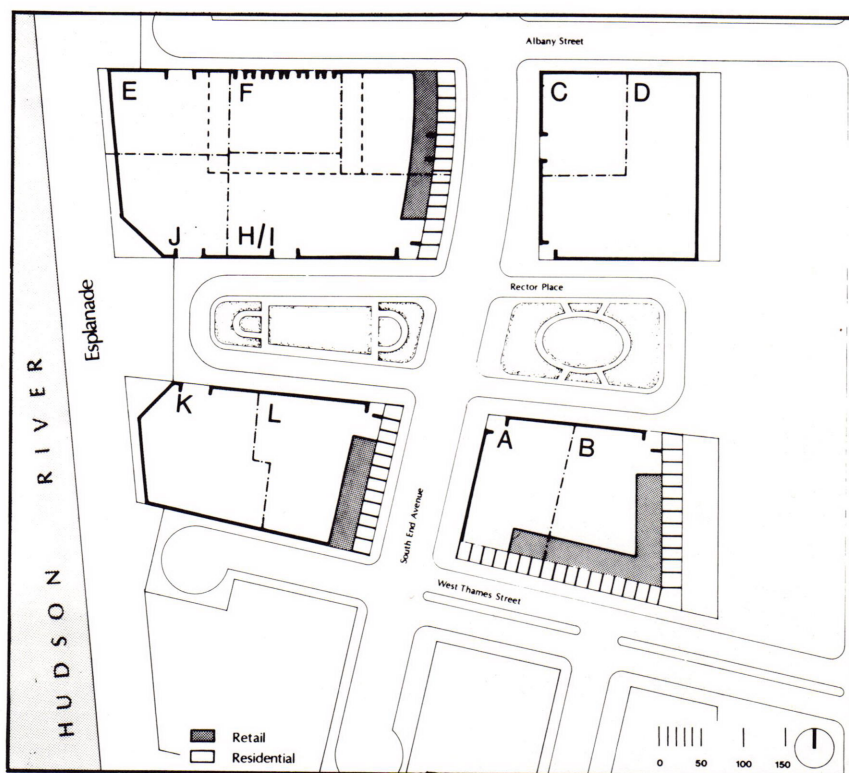
In 1981, BPCA issued a Request for Development Proposals (RFP) for the twelve Rector Place sites. Included in the RFP were BPCA's 1979 master plan and design guidelines and BPCA's affirmative action program. Strict compliance with these programs is mandatory for developers. Four of the twelve sites have since been combined into two—H/I and E/F—so that Rector Place will finally have ten buildings.

After evaluating the financial proposals of 27 different developers, BPCA selected six development teams whose proposals had the highest revenue projections and best development guarantees.

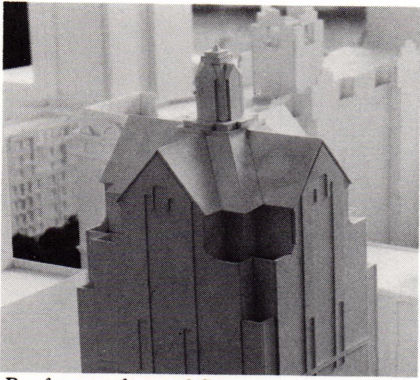
The developers are responsible for financing, building, and renting or selling the apartments. There will be 2200 rental and cooperative/condominium apartments in 10 different buildings—including townhouses, mid-size buildings, and high-rise towers.

Infrastructure

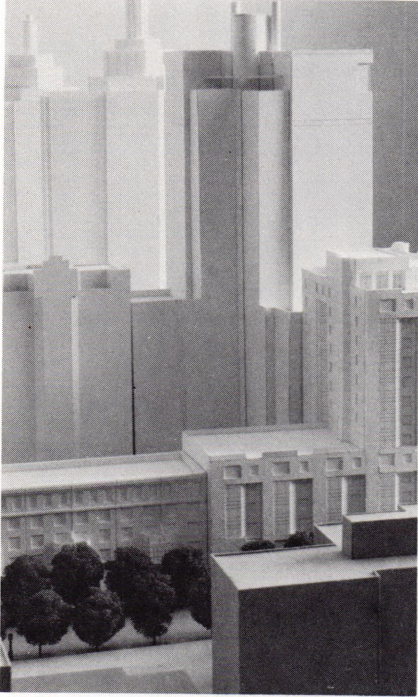
Roads, sewers, and utilities have been developed and built by BPCA. Construction on the first buildings—River Rose and Park Rose (H/I)—began in the spring of 1984. Construction on Hudson Towers (E/F) began in October 1984. All of Rector Place is expected to be in construction by April 1, 1985. The estimated development cost of the Rector Place neighborhood is \$315,520,000 in privately financed housing construction.



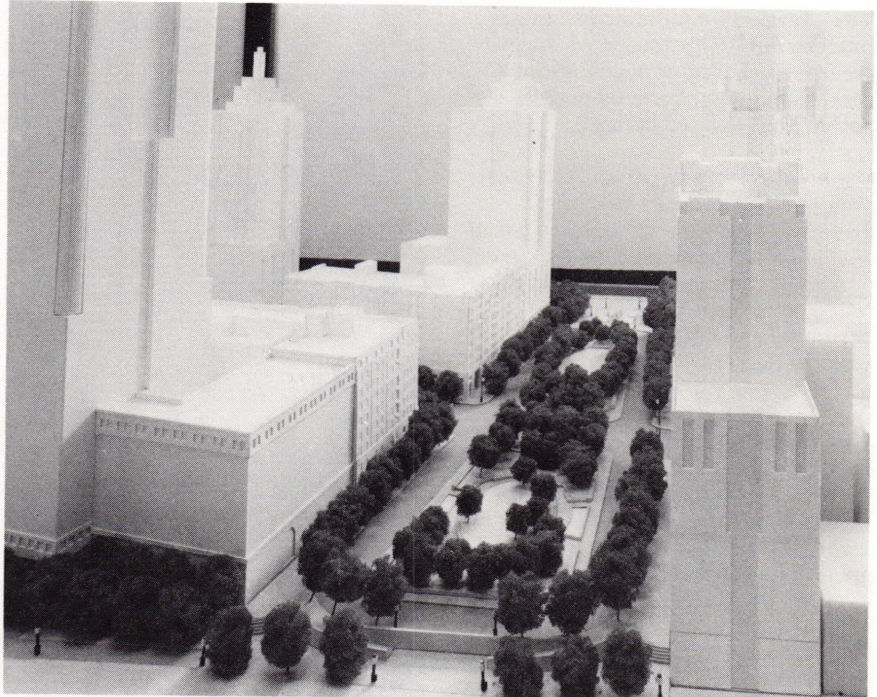
Site or Parcel	Developer and Architects
H/I Park Rose, River Rose 15 stories, 232 units	Rockrose Development Corporation with Chas. Moore/Rothzeid Kaiserman Thomson & Bee
A Not yet named 9 stories, 119 co-op units	Planning Innovations/HII Corp./The Related Companies with Bond Ryder James
B Mariner's Cove 44 stories, 558 rental units	Milstein Goodstein Dic-Underhill with Ulrich Franzen
C Hudson View Towers 18 stories, 100 condo units	Hudson Views Twrs. Assoc./Worldwide Realty Corp. & The Zeckendorf Co. with Mitchell, Giurgola
D Not yet named 25 stories, 305 rental units	LRF Developers Inc. & The Related Companies with The Gruzen Partnership
E/F Hudson Towers 15 stories, 135 condo units	Hudson Towers Assoc./Worldwide Realty Corp. & The Zeckendorf Co. with Davis, Brody & Assoc.
G Hudson View Towers 9 stories, 100 condo units	Hudson View Twrs. Assoc./Worldwide Realty Corp. & The Zeckendorf Co. with Conklin Rossant
J Mariner's Cove 27 stories, 243 rental units	Milstein Goodstein Dic-Underhill with James Stewart Polshek & Partners
K Mariner's Cove 25 stories, 275 condo units	Milstein Goodstein Dic-Underhill with Ulrich Franzen/The Vilkas Group
L Not yet named 9 stories, 140 condo units	Planning Innovations/HII Corp./The Related Companies with Bond Ryder James



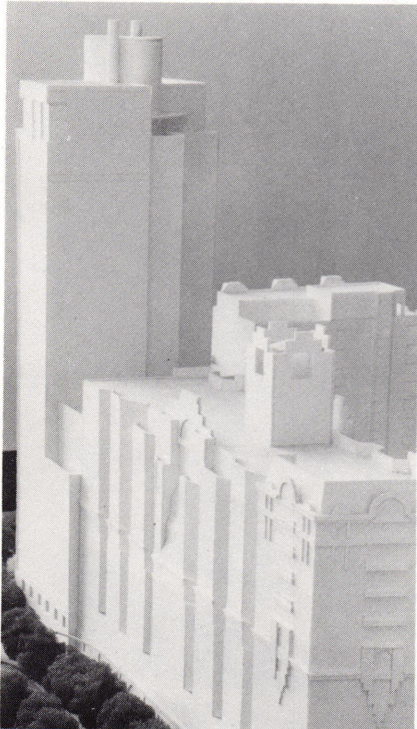
Roofscape of parcel C.



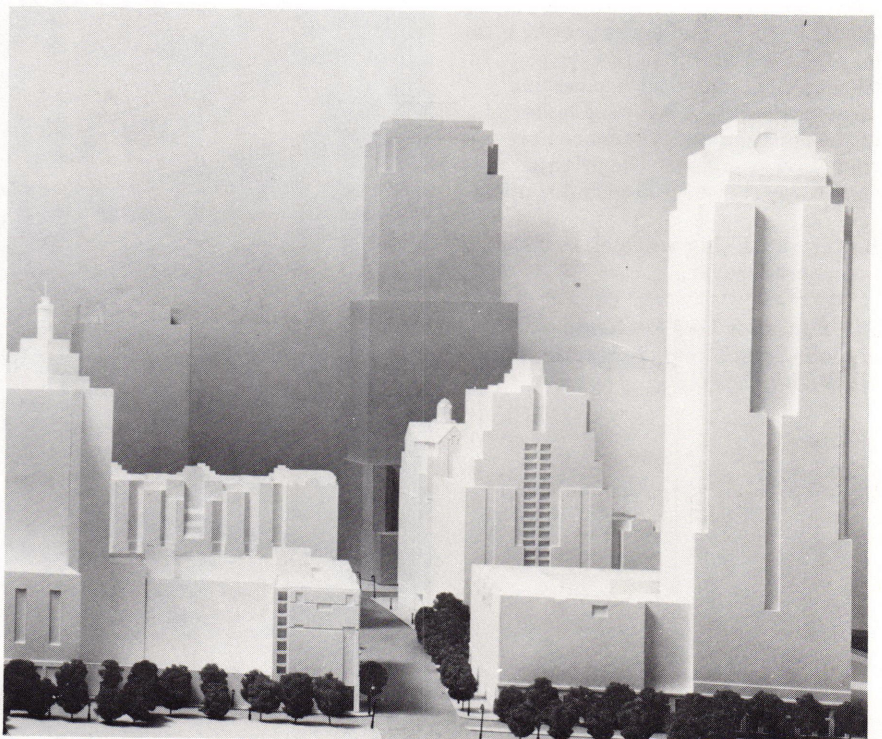
Model of Rector Place, looking south, with parcels E and F in foreground and parcels J and K beyond.



Model of Rector Place, looking west, with parcels B, A, L, and K on left of Rector Park and parcel D on the right.



Model of Rector Place parcels H/I and J



Rector Place model, looking north up South End Avenue, with parcels K, L, A, and B from left to right in foreground.

Battery Park City

River Rose and Park Rose (parcel H/I), designed by Charles Moore/Rothzeit Kaiserman Thomson & Bee for Rockrose Development Corporation. Rector Park is in the foreground.

by Amanda Burden

The question we faced in designing Battery Park City was: How to you create the character of a traditional established neighborhood where nothing has existed before?

Our solution was two-fold: 1) to exert architectural controls over the private developers through the use of design guidelines and; 2) to demand of ourselves the same high standards required of those developers in designing and building the public areas of Battery Park City.

Our aim was to create a residential community resembling older New York neighborhoods, reflecting their texture, variety, and continuity. The Design Guidelines purposely allow for architectural creativity within a prescribed context and framework. Further, the Guidelines establish a level of quality that sets a precedent for future development, serving to enhance the value of property and protecting the investment of each developer.

The relatively large and varied public spaces, streets, and parks are the focal point of the Battery Park City plan. In the design of our public spaces and streetscape BPCA has used materials of such quality and excellence that they further enhance the private structures they surround and support.

Battery Park City will look as if it's been here forever.

Ms. Burden is Vice President of Planning and Design for the Battery Park City Authority.

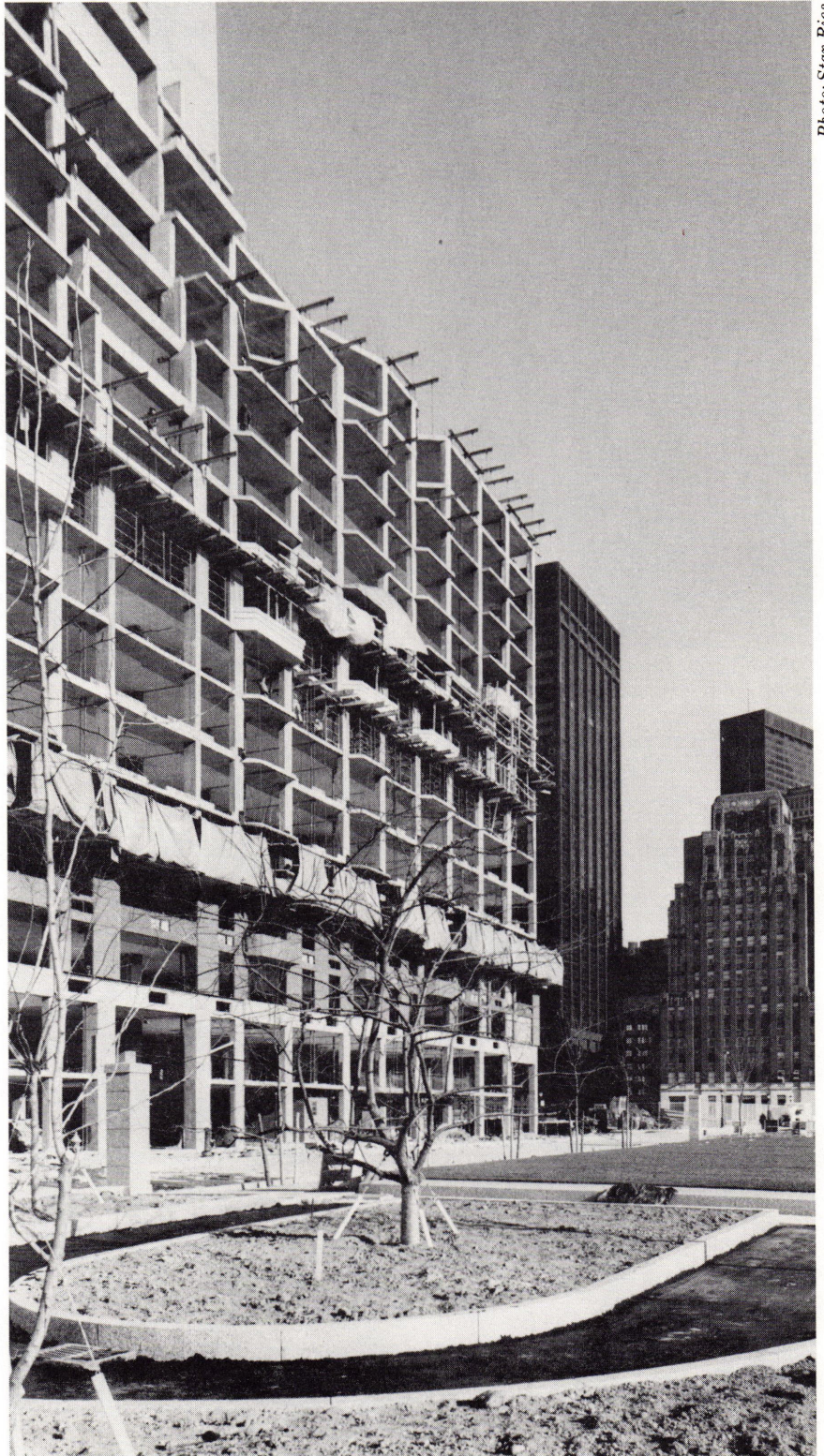


Photo: Stan Ries

Chapter Reports

by George Lewis

- At the Board of Estimate hearing on January 10, Terrance Williams testified in support of the Union Square Special District and the proposed multi-use building on the Klein Store site designed by Davis Brody and Associates.

- **42nd Street/Times Square.** Terrance Williams is a member of the Times Square Advisory Council, which was created by act of the Board of Estimate. Chapter members Peter Samton and Sheldon Wander also serve; the majority of members represent community and other interests. Paul Segal is a member of another Times Square committee appointed by the Governor, the chief function of which is to advise UDC. Still to be appointed is a 6-person committee to determine the disposition of the Times Tower site.

- **Four members of the Corporate Architects Committee**—Eric DeVaris, Vicki Kahn, Lenore Lucey, and Judy Solomon—participated as jurors in *Corporate Design Magazine's* annual competition. Over 200 entries for furniture, furnishings, and fixtures were reviewed by 8 jurors under direction of editor Roger Yee. The results are published in the Jan/Feb issue of *Corporate Design*.

The Corporate Architects Committee is conducting research and discussion concerning the working relationship between practicing architects and the corporate facilities department. Each committee meeting will cover a specific topic: consultant selection, fee negotiations, project management, and corporate design standards. Chapter members should send in questions or comments that they would like included. We hope to publish the results some time in the spring.

- We have just learned of the death of our past president Charles E. Hughes, about whom an excellent article appeared in the *Times*. His keen sense of zoning and preservation matters was a strength of the chapter for many years.

Coming Chapter Events

Thursday, February 14, 6:00 pm.
Contract Negotiations: Why You Can't Afford Not to Have the Right Agreement will be the third session that our Practice Committee has sponsored with Barry LePatner, Esq. Each session is being professionally video-taped and will be available to members on loan through the Chapter

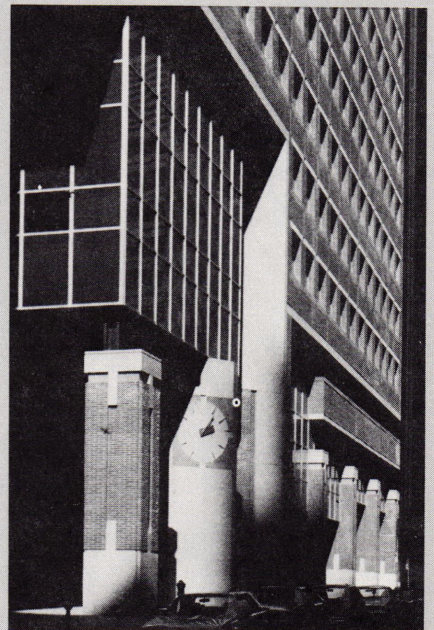
Thursday, February 21, 5:30 pm.
Integrating CADD in the A/E Office is what Seymour Fish, Partner, Director of Production and Direction of CADD services at HLW, will discuss. How CADD documentation can be coordinated and controlled, including systems for specifying time frames when each discipline can alter data, how changes are signalled to others, and how conflicts can be arbitrated are points that will be considered.

Friday, February 22, 5:00 pm.
Submission Deadline for the 1985 Distinguished Architecture Awards Program entries. Get entry kit from the Chapter office.

Thursday, February 28, 5:00 pm.
The Hospital in 2010. Ric Sonder, a senior partner in Russo + Sonder, a firm that specializes in planning and architecture for health care, will talk about the hospitals that will be designed by architecture graduates of the class of 2000.

Thursday, March 7, 6:00 pm
Review of Concrete Fundamentals Characteristics—Control—Repair. Raymond C. Heun, PE, FACI, NYCCI and Ernest E. Trolio, NYCIB will discuss problems of detailing, specifying and field administration. Karl Justin will act as moderator in this event we are co-sponsoring with CIB and NYCCI.

Names and News



7 Hanover Square by Norman Jaffe.

1985 marks the twentieth anniversary of New York City's Landmarks Law Pratt Institute is offering travel/study programs, which will focus on "Cities as Designs"—one to London at Easter (March 29-April 7), the other to Italy (June 28-July 20). For information: International Programs, Pratt Institute, 299 Willoughby Ave., Brooklyn 11205 (718-783-4891 or 718-636-3453) Michael Maas was the author of "In offices of the future—The productivity value of environment" in a recent issue of *Management Review* Beyer Blinder Belle are the architects of condominiums under construction at 60 East 88th Street, which aim to be "a contemporary version of a pre-war Park Avenue apartment evoking the same grace and scale of that era, but carried out in a modern design idiom," in the words of Beyer Blinder Belle partner Frederick Bland Giorgio Cavaglieri and Margot Gayle received awards in December from the Brownstone Revival Committee for their preservation efforts Norman Jaffe was cited "for excellence in design with brick masonry for a project known as Seven Hanover Square, New York" by the Masonry

cont'd. p. 12, col. 1

Oculus NYC/AIA FEB 85

CONTINUING EVENTS

Oculus welcomes information for the calendar pertaining to public events about architecture and the other design professions. It is due by the 5th of the month for the following month's issue. Because of the time lag between information received and printed, final details of events are likely to change. It is recommended, therefore, that events be checked with the sponsoring institutions before attending.

*Send Oculus Calendar information to:
New York Chapter/AIA, 457 Madison Avenue, N.Y. 10022.*

ARCHITECTURE: MEXICO
Exhibition exploring the development of modern architecture in Mexico. AIA Building, Washington, D.C. Information: Jim Ellison, 202-626-7347. Closes Feb. 15.

HELL'S KITCHEN CHRONICLE
Exhibition of films and photographs. The Municipal Art Society, Urban Center, 457 Madison. 935-3960. Closes Feb. 16.

J.J.P. OUD

Exhibition of the DeStijl master's architectural drawings. Prakapas Gallery, 19 E. 71 St. 737-6066. Closes Feb. 23.

EXHIBITION

"Honor and Intimacy: Architectural Drawings by AIA Gold Medalists, 1907-1983." The Octagon, Washington, D.C. Information: Susan Stein 202-638-3105. Closes Mar. 24.

EXHIBITION

"On City Hall, In City Hall," historical survey of City Hall's art, architecture, and landscape. City Hall, Broadway & Murray St. 566-5525. Closes March 29.

CITYSCAPES

Exhibition of prints and drawings by Gerald K. Geerlings. Museum of the City of New York, Fifth Ave. at 103 St. 534-1672. Closes March 31.

MONDAY 4

EXHIBITION

"Realizations of Usonia: Frank Lloyd Wright in Westchester." The Hudson River Museum, 511 Warburton Ave., Yonkers. 914-963-4550. Closes April 7.

TUESDAY 5

DYNAMICS OF OPEN SPACE

First of a 6-session course by Paul Friedberg. 5:50-7:35 pm. The New School's Center for New York City Affairs. 741-5690.

CONSTRUCTION PROJECT MANAGEMENT

Two-day seminar on "how to reduce costs and maintain schedules." 9 am-4:30 pm. Pace University, Midtown Center, 535 Fifth Ave. 878-9670.

EXHIBITION

"Buildings in Progress V: Since Midtown Zoning," models & drawings currently being built according to provisions of 1982 Midtown Zoning. The Municipal Art Society, 457 Madison. 935-3960. Closes Feb. 16.

EXHIBITION

"The Drawings of Frank Lloyd Wright" to benefit the Frank Lloyd Wright Foundation. Max Protetch, 37 W. 57 St. 838-7436. Closes Feb. 16.

EXHIBITION

American garden and landscape drawings, plans, and elevations. Wave Hill, 675 W. 252 St. 549-3200. Closes April 7.

EXHIBITION

"Chicago Furniture: Art, Craft and Industry, 1833-1983." The Renwick Gallery, Washington, D.C. Closes April 7.

WEDNESDAY 6

1847: American architect Henry Hardenbergh born

EXHIBITION

"Two Architectures: Susana Torre on (Post-Modern) architectural space; Allan Wexler on small buildings." Ronald Feldman Fine Arts, Inc., 31 Mercer St. 226-3232. Closes Feb. 16.

EXHIBITION

"White City: International Style Architecture in Israel." The Jewish Museum, 1109 Fifth Ave. 860-1889.

EXHIBITION

"For the Floor," handmade rugs designed by artists. American Craft Museum II, International Paper Plaza, 77 W. 45 St. 869-9425. Closes May 11.

THURSDAY 7

LECTURE

"Perspectives on the AIA Gold Medal" by U. of Virginia associate professor of architecture Richard Guy Wilson. The Octagon, Washington, D.C. Information: Susan Stein 202-638-3105.

FRIDAY 8

1907: Evelyn Nesbitt Thaw testified at Stanford White murder trial

FRIDAY 1

EXHIBITION

Award-winning designs of the past decade by prominent Yugoslav architects. Yugoslav Press and Cultural Center, 767 Third Ave. 17th floor. 838-2306.

EXHIBITION

"Sunnyside at 60: America's First Garden City" with photographs, drawings, etc. relating to its creation. The Municipal Art Society, 457 Madison. 935-3960. Closes Feb. 20.

MONDAY 11

ARCHITECTURE OF CULTURE

First of a 5-meeting seminar (Feb. 11-15) on the architecture, design, and history of museums given by Arthur Rosenblatt. 2-5 pm. UCLA, CA. 213-825-9061.

TUESDAY 12

1847: French architect Auguste Perret born

WEDNESDAY 13

1923: Eliel Saarinen made his first trip to the United States

THURSDAY 14

NYC/AIA DISCUSSION
"Contract Negotiations: Why You Can't Afford Not to Have the Right Agreement" is the third session with Barry LePanner sponsored by the Practice Committee. The Urban Center. 6:00 pm.

FRIDAY 15

LECTURE ON SAT. FEB. 16
Arthur Rosenblatt on "The Metropolitan Museum: Its Architecture and Interior Design." 1-4 pm. UCLA, CA. 213-825-9061.

EXHIBITION

"Kandinsky in Paris: 1934-1944." Guggenheim Museum, 1071 Fifth Ave. 360-3500. Closes April 14.

MONDAY 18



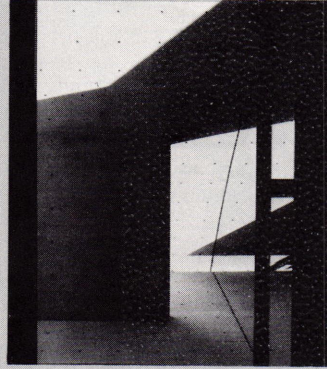
TUESDAY 19

EXHIBITION

"Profiles: Pioneering Women Architects from Finland." AIA Building, Washington, D.C.
Information: Jim Ellison
202-626-7347. Closes March 29.

WEDNESDAY 20

1901: American architect Louis I. Kahn born



TUESDAY 26

WEDNESDAY 27

THURSDAY 28

NYC/AIA PRESENTATION
Ric Sonder of Russo & Sonder will discuss hospitals that will be designed by the class of 2000. 5 pm. The Urban Center.

THURSDAY 21

NYC/AIA SEMINAR

"Integration of CADD in the A/E Office" is the subject matter which Seymour Fish of H.W. and chairman of our Computer Applications will present. The Urban Center. 5:30 pm.

EXHIBITION

"Tadao Ando: Intercepting Light." Lithographs, models, photographs, and sketches by the Japanese architect. The Architectural League, 457 Madison Ave. 753-1722. Closes March 21.

FRIDAY 22

NYC/AIA AWARDS PROGRAM

Deadline for submission entry to the Distinguished Architecture Awards Competition. 5 pm.

EXHIBITION

"Scott Burton: Granite Furniture." Max Protetch, 37 W. 57 St. 838-7436. Closes March 23.

SATURDAY, FEB. 23

300th birthday of Georg Frideric Handel (1685-1759).

FRIDAY 1 MARCH

NYC/AIA SEMINAR ON MARCH 7

"Review of Concrete Fundamentals". Basics for the journeyman. Update for the Master. Co-sponsored by Concrete Industry Board. The Urban Center. 6 pm. Call 838-9670 for reservations.

Names and News

cont'd. from p. 9

Institute in conjunction with the architectural awards program of the Long Island Chapter/AIA . . . Richard Visconti has been named vice president and director of project management for Beyer Blinder Belle . . . "Value Architecture" is to be the theme of the American Institute of Architects in 1985, according to president R. Bruce Patty, who calls it a term which "tells us what we must do — value the architecture around us. It also tells us as architects what we must design — architecture that is of the highest quality and worthy of being valued by our clients and our communities." . . . R.M. Kliment & Frances Halsband are the architects for the restoration and rejuvenation of two apartment houses on Columbia Place and Joralemon Street in Brooklyn Heights. They were built in the late 1880s by Brooklyn philanthropist Alfred T. White to demonstrate that comfortable, well-designed housing could be built for the working poor as a profit-making venture . . . Arthur Rosenblatt is giving two programs at UCLA Extension this month: a seminar (Feb. 11-15) on the architecture, design, and history of museums with particular attention given to the Metropolitan Museum, where he is Vice President of Architecture and Planning; and an illustrated lecture (Feb. 16) on the Met's contemporary installations . . . The landmark Fifth Avenue Scribner Book Store has been acquired by Rizzoli International Bookstores, Inc. . . . Architect/author/artist Gerald K. Geerlings is having an exhibition of his prints and drawings, depicting the urban architectural scene from the 1920s to the 1980s, at the Museum of the City of New York through March 31 . . . Gatje Papachristou Smith has been selected with Rafferty Rafferty Mikutowski Roney as one of five teams to participate in a national competition for the design of the Minnesota Judicial Building in St. Paul . . . The Landmarks Preservation Commission designated Saks Fifth Avenue a New York City Landmark in December. The Commission cited Saks as "one of the remaining intact great department store buildings that identify and

symbolize Fifth Avenue." . . . Richard Roth, Jr., president and chief executive officer of Emery Roth & Sons announced the promotions of Terrance Cashen to Associate and Associate Director of Design, and Gopal Y. Dandekar to Associate and Senior Project Manager . . . The Yale School of Architecture's Masters of Environmental Design Program has announced a scholarship of \$5,000 to be awarded competitively to one or two candidates involved in studies related to professional practice . . . Edgar Tafel's book *Apprentice to Genius* will come out in paperback this month retitled *Years with Frank Lloyd Wright*; a Japanese edition will appear in April . . . The New York office of Welton Becket Associates has given Jeddah, Saudi Arabia, its first multi-story building sheathed in reflective green glass as headquarters of E.A. Juffali & Brothers, one of Saudi's leading trading and industrial groups . . . Peter Blake, chairman of the Department of Architecture and Planning at the Catholic University of America in Washington, D.C., has been awarded a 1984 Distinguished Designer Sabbatical Fellowship by the Design Arts Program of the National Endowment for the Arts, an honor accorded in recognition of significant past contributions . . . Jeffrey Ellis Aronin, NYC Chapter member and a Fellow of the Royal Institute of British Architects, was presented to Her Majesty Queen Elizabeth II in London on December 18th . . . The AIA has recently brought out the fifth volume in its series, "The Observer Observed, A Scrapbook of Architectural Criticism." It contains some 300 pages of xeroxed newspaper clippings of writings about architectural events. AIA would like to encourage all to send examples of their writings to: Ray Rhinehart, Director, Media Relations, Public Relations Department, 1735 New York Ave., N.W., Washington, D.C. 20006 (202-626-7300). . . . The firm of Richard Dattner Architect received three design awards during 1984: from the NYC Art Commission for the design of bridges at Riverbank State Park in Manhattan; a Contract Award from the NYC Parks Department for

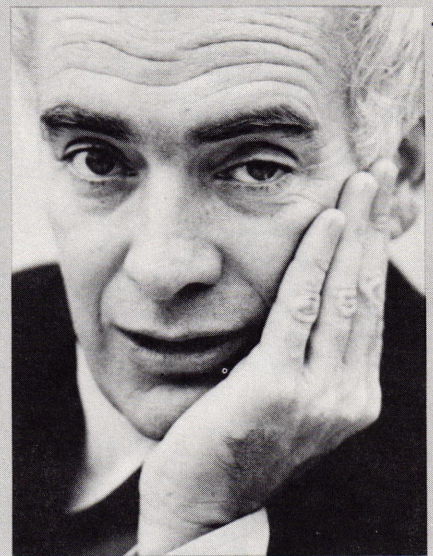


Photo: Dorothy Alexander

Steven K. Peterson of IAUS.

the Cunningham Park Competition in Queens; an institutional award from the Concrete Industry board for the new Lawrence A. Wien stadium at Columbia's Baker Field . . . A/E Systems '85, which calls itself "the largest and most respected computer and reprographics show for design professionals in the world" is being held in Anaheim, California (June 3-7) . . . The Institute for Architecture and Urban Studies has announced the appointment of Steven K. Peterson as the second director in its eighteen year history. Peterson is an architect-educator who maintains a practice on Crosby Street in New York's Soho with his partner Barbara Littenberg. Educated at Cornell and in England, Peterson has taught at Harvard, Princeton, and Columbia.

Letter

Dear Editor:

The announcement of Blair Kamin's selection of the Douglas Haskell Award (Chapter Reports, *Oculus* September 1984) was correct except in a small but important detail. Blair won the award as a student in the Master of Environmental Design Program at Yale, not the better known M. Arch. Program.

The M.E.D. Program at the Yale School of Architecture is a two-year research and scholarship degree for students involved in a specialization related to architecture. The Douglas Haskell Award for Student Journalism, in Blair's case, was received by a student committed to a career in architectural journalism.

Donald Watson, Chairman
Environmental Design Program
Committee, Yale University

Battery Park City

1. Rector Park with greensward at its center will soon have iron railings between its pink granite posts in emulation of Gramercy Square.

2. Rector Park paving will include brick laid in herringbone pattern.

3. At the inland end of Rector Park, a pink granite balustraded walkway slopes down to West Street.

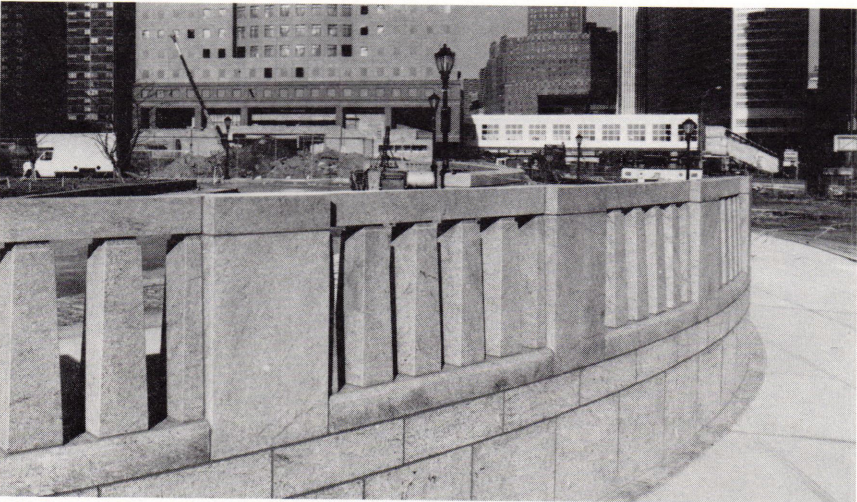
Rector Place



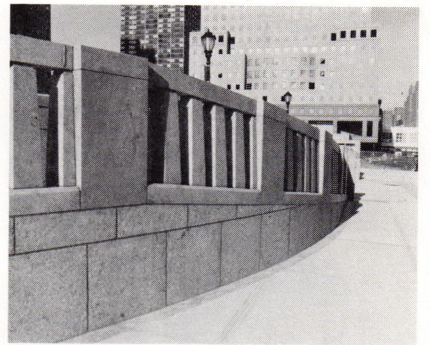
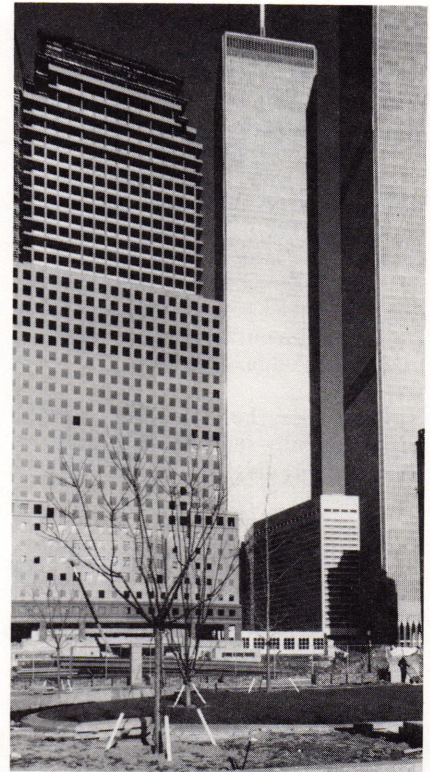
1.



2.



3.



Photos: Stan Ries

The open space at the center of this second phase of BPC housing is Rector Park. Designed by BPCA and Innocenti-Webel with Vollmer Associates, Rector Park is a bisected two-acre landscaped park containing two lawns, pink granite posts that will support iron railings, bluestone walkways and walkways of red brick in a herringbone pattern, seating areas that will eventually be shaded by specimen trees, and formal and informal planting areas. The benches, light poles, and curbs will repeat those of the Esplanade.

Battery Park City

Gateway Plaza

The first phase of residential development at Battery Park City was Gateway Plaza. Designed in 1974, prior to the BPCA master plan, for Marina Towers Associates (headed by Samuel Lefrak), Gateway Plaza foundations were laid in 1975, after which construction was halted. It was resumed in 1980, after BPCA was restructured, and in June 1982 the first tenants moved into what looked like an isolated outpost fortress, some Norman keep out on a windswept plain at the edge of the sea.

Nevertheless, the 1712-unit Gateway Plaza was fully rented in 1983 and now, reportedly, has a long waiting list.

The complex includes three 34-story buildings, three 8-story buildings, and parking facilities. A grassy, mounded landscaped area is a surprising oasis in the middle of the complex. The new supermarket is said to have live trout for sale. To see Gateway Plaza, enter at Gate 8 opposite Liberty Street. Parking is available in the garage.

1. Gateway Plaza along the Esplanade.

2, 3. At Pumpphouse Park, which is atop the pumping system for river water intake and output lines to and from the World Trade Center, a 22-foot, five-fixture lamppost—the "A Pole"—provides a sumptuous touch. The same poles will grade the entrance to Battery Park City at Liberty Street.



Photo: Stan Ries

1.



Photo: Stan Ries

2.

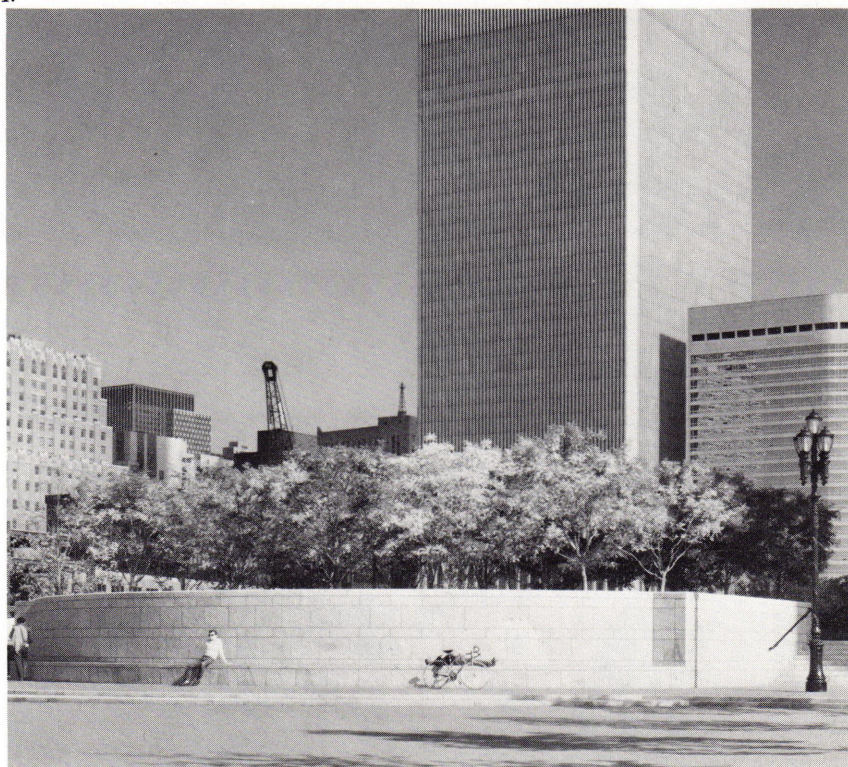


Photo: Paul Warchol

3.

Design Credits: Gateway Plaza

- Associated Architects: Jack Brown and Irving E. Gershon
- Architectural Consultants to Battery Park City: Harrison & Abramovitz
- Structural Engineers: Farkas, Barron & Partners
- Mechanical Engineers: Cosentini Associates
- Landscape Architects: Abel, Bainnson & Associates

Interior courtyard of Gateway Plaza: Abel, Bainnson & Associates, Landscape Architects.

Photos courtesy: Abel, Bainnson & Associates

**A Chronology**

- 1968 BPCA created by the New York State Legislature.
- 1972 BPCA issued \$200 million in moral obligation bonds for the development of the landfill and necessary infrastructure.
- 1976 92-acre landfill completed.
- 1974 Due to New York's financial conditions, BPCA could not continue to sell bonds to finance construction and further development could not proceed.
- 1979 BPCA was restructured and a financial work-out plan was adopted to prevent default of BPCA's bonds. A new development plan, the 1979 Master Plan was created.
- 1980 Construction began on Gateway Plaza.
- 1981 Olympia & York Properties began construction of the 6,000,000 sq. ft. World Financial Center.
- 1981 BPCA designated six development teams for the second phase of residential development (Rector Place).
- 1982 First tenants moved into Gateway Plaza.
- 1983 Gateway Plaza fully rented.
- 1983 First 20 percent section of 1.2 mile Esplanade completed and opened to public.
- 1984 Schematic design for the Plaza at the World Financial Center completed.
- 1984 Construction completed on Rector Place infrastructure.
- 1984 Construction started on Rector Place Residential development.
- 1984 Topping off of first tower of World Financial Center.

Battery Park City

Design Credits BPCA Outdoor Spaces

- Architects: Cooper, Eckstut Associates
- Landscape Consultant: Hanna/Olin, Ltd.
- Landscape Architects for Pumphouse Park: Synterra, Ltd.
- Civil Engineer: Vollmer Associates
- Electrical Consultants: Cosentini Associates
- Lighting Consultants: Howard Brandston Lighting Design, Inc.
- Consulting Engineer: Mueser, Rutledge, Johnston, DeSimone

The Esplanade features "B-Pole" lamp fixtures, World's Fair Benches, octagonal pavers, and rows of sumptuous shade trees.

The Esplanade

The first completed component of the BPCA 1979 master plan is the Battery Park City Esplanade. In early 1983, the first section of the Esplanade, at the extension of Liberty Street and surrounding Gateway Plaza, was opened to the public. Built by BPCA, the Esplanade will eventually connect the system of open spaces — avenues and side streets, parks, coves, and squares — that will comprise over a third of Battery Park City's area.

The Esplanade is a 1.2-mile landscaped, two-level promenade that is 75 feet wide along the Hudson River. It will extend the entire length of the Battery Park site. Designed by BPCA; Cooper, Eckstut Associates; and Hanna/Olin, Ltd., it is in the tradition of New York City's parks and walkways. On the lower walkway, adjacent to the river, a row of World's Fair benches faces the water. Atop the granite seawall, is a curved iron railing, happily below eye level when one is seated on the benches. The classic Central Park "B Pole" lamp fixture is regularly spaced along the wall.

The upper level, two steps above the lower, is shaded by trees on either side. Under the trees are two rows of benches: backless benches between the two walkways and standard benches on the upper walkway. Planting areas contain ground cover, perennials, and flowering shrubs.

Building Materials

Building materials include: Canadian black granite for the seawall, hexagonal asphalt pavers for the lower walkway, Caledonia granite for the curbs, Stony Creek granite for the property line wall, granite cobble strips, and iron railings.

Plant Materials

Plant materials include: Silver Linden, Sophora Japonica, ivy, bulbs, Sycamore Maple, Crimean Linden, Norway Maple, Bradford Pear, Red Oak, and Zelkova.



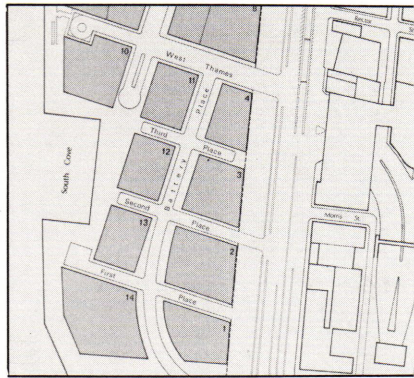
Photo: Stan Ries



Photo: Bo Parker

Battery Place

The third phase of residential development at Battery Park City will be called Battery Place. Located in the south area of the landfill site between Rector Place and Pier A, Battery Place has been zoned and mapped. Design guidelines are being developed and a massing model is under investigation. Development will probably proceed on the basis of RFQualifications. Construction of the infrastructure is expected to begin soon.



Construction at Battery Park City

by Tom Spiers

Construction is a special challenge at Battery Park City. The Authority constructs the infrastructure — that is, the utilities, streets, and public facilities — with its own construction group and leases land to private developers who construct the commercial and residential buildings. There are 1,700 construction workers on site at this time.

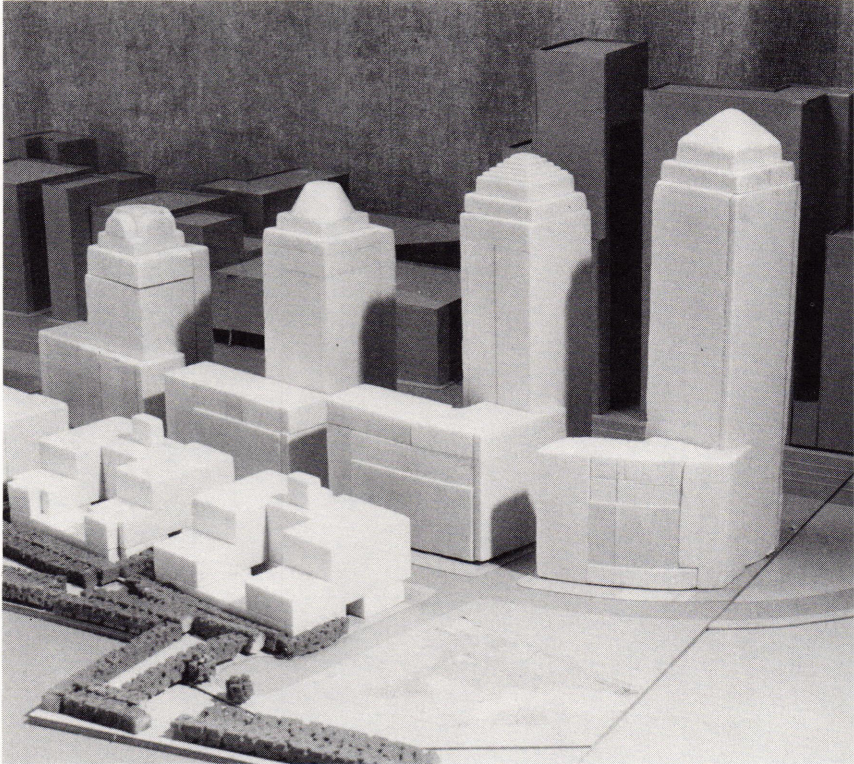
Construction work is subdivided into phases, each of which usually involves several years of work. Each phase has a group of consultants consisting of architects, engineers, and a construction manager. Every developer also has his own design and management team for each building. There are about thirty design and management firms currently engaged on projects at Battery Park City.

The infrastructure is scheduled for completion in 1989; the buildings should be completed several years later. As a general rule, the Authority has found it necessary to install all utilities and streets required in a particular area prior to construction of the buildings: the public amenities — the Esplanade, and parks, for instance — will be scheduled for completion concurrently with the buildings. Certain items subject to construction damage, outdoor art works for example, are scheduled after the completion of the adjacent buildings.

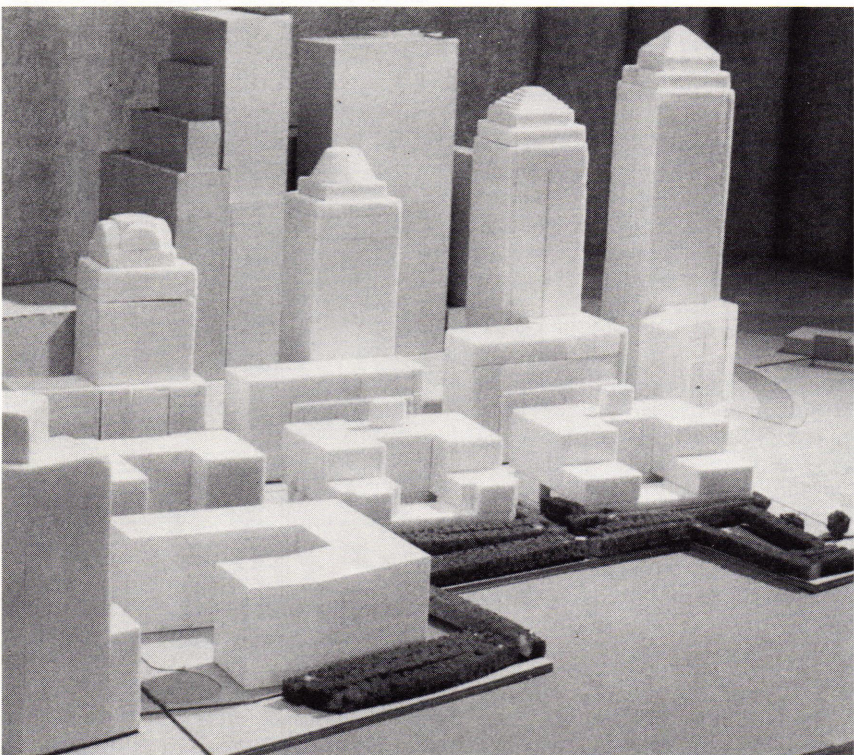
Five phases of construction are planned for the infrastructure. Presently the second phase is almost complete and the third will start in the Spring of this year. Two future phases are planned for the final utilities, streets and parks. Each phase also includes a group of buildings to be built around the complete streets. Eventually there will be forty to fifty individual buildings in Battery Park City.

Mr. Spiers is Vice President of Construction for the Battery Park City Authority.

Photos: Stan Ries



The massing model of Battery Place, at the south top of Battery Park City.



"On the Avenue, Fifth Avenue"

by George Lewis

That is the name of the recent Urban Center exhibition put on by The Municipal Art Society, which has been rounding up support through a Committee for the Future of Fifth Avenue for a Historic District running between 48th and 58th Streets. The Chapter is following this effort with interest, recalling how it did not support the Upper East Side Historic District until the Planning Commission became involved with mid-block height limitations and other reinforcing provisions.

Act One, Scene One, in what may well be a complex drama, was the Landmarks Preservation Commission's sudden scheduling over the holidays of a January 8 hearing on designation as landmarks the Rizzoli and former Coty buildings — the latter has glass recently attributed to Lalique — in the First Presbyterian Church block between 55th and 56th Streets. On this issue Chapter president Terrance Williams has expressed the Chapter's view to the Commission as follows:

"It is the Chapter's position, developed in its Historic Buildings Committee and confirmed on January 3 by its Executive Committee, that the full 55th Street to 56th Street block front on the west side of Fifth Avenue should be designated a Historic District.

"We are taking no position on the proposed designation of the two buildings, regarding which let us make two points. First — and admittedly this does not bear on the strict question of worthiness of the buildings — the Chapter is most disagreeably astonished that the Commission persists in hasty ad hoc designation of properties known to be subject to development. By letter dated December 12, 1984, we were notified, in effect, that we could devote the Christmas/Hanukkah/New Year's holiday season to preparing for a January 8 hearing. This is not a game in which the Chapter wishes to play. Second, designation of these two buildings represents only the most limited step toward the larger and

more difficult matter of whether the characteristic appearance of that stretch of Fifth Avenue can be maintained in some reasonable way.

"These considerations have led us to conclude that an immediately feasible move toward keeping Fifth Avenue's character for years to come would be to designate this block front, with its felicitous balance between the great brownstone Fifth Avenue Presbyterian Church and the lower buildings beside it, as a Historic District. It might even be named the Fifth Avenue Historic District, with the possibility of its being expanded. We should very quickly add that the Chapter would only consider an enlarged District in conjunction with zoning revisions — but all that will need much exploration and it is most certainly not something to be done in haste."

1. This 1924 photograph of the west side of Fifth Avenue between 55th and 56th Streets shows how little the block has changed. Credit: Byron Company of New York for Cushman & Wakefield, Inc.

2. Permits have been issued for this alteration to the facade of Rizzoli's. Since the structure is on a development site, it is speculated that the purpose of the alteration is to prevent landmark designation.

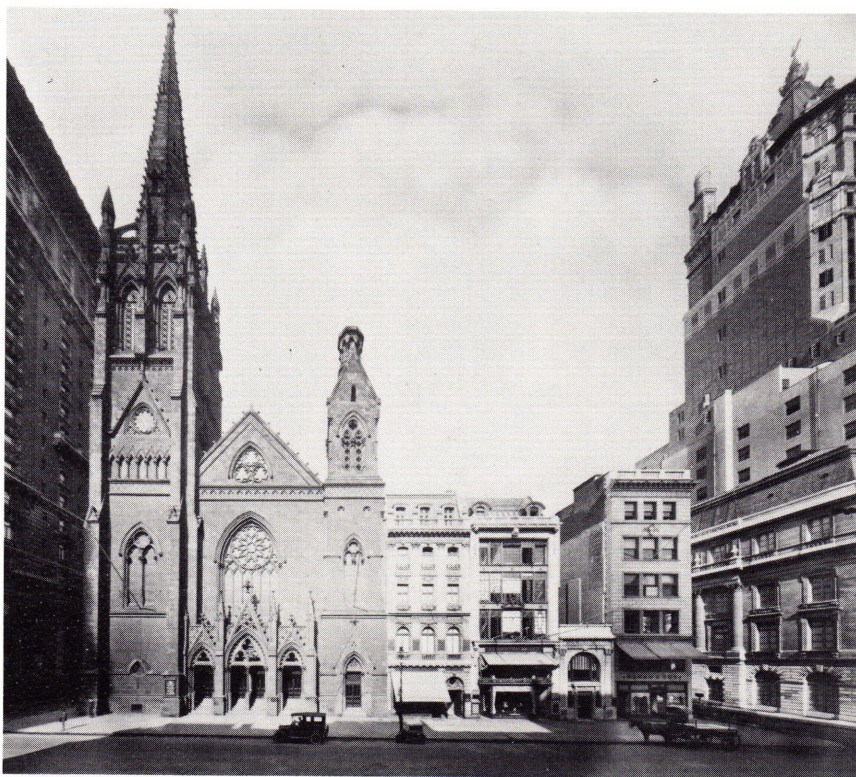
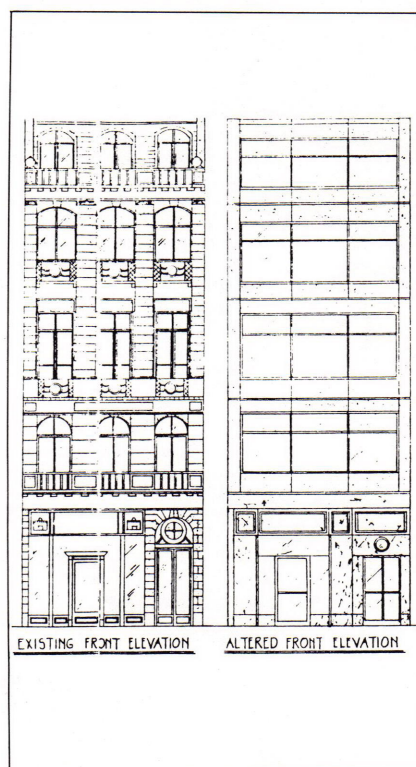


Photo: Byron Company of New York, Cushman & Wakefield Inc.



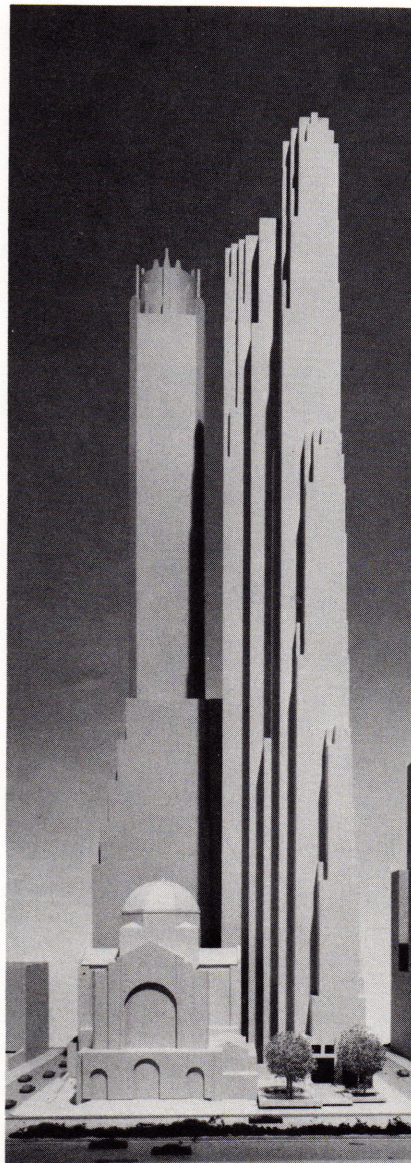
St. Bart's Submits New Applications

The press release from St. Bartholomew's Church, as excerpted below, speaks for itself. The illustrations of the proposed revised project, however, cannot go without comment. Edward Durell Stone's office does not like the model photograph because it makes the proposed building look too much taller than the G.E. Building. Actually the revised proposal would be 12 ft. shorter than the G.E. Building (48 stories at 648 ft. vs. the G.E.'s 51 stories at 670 ft.) and 33 ft. taller than the Waldorf Towers. The Stone office prefers the rendering for clear reasons—it makes the proposed building look as if it is only 18 stories high (which is the height of one of its setbacks). Sections and plans could not be made available to Oculus. On January 10, Community Board 5 voted unanimously against this second proposal. Despite the attrition of the opposition fervor, despite the marked improvement over the first proposal, we should not lose sight of the fact that this is still, in this editor's humble opinion, the wrong place for another big building and a sure way to ruin a landmark. —CRS

On December 20, St. Bartholomew's Church submitted two new applications to the City's Landmarks Preservation Commission for permission to construct an office building on the site of the church's 57-year-old Community House at Park Avenue and 50th Street.

The Church said the newly proposed building is designed "to meet the architectural criticisms raised by the Landmarks Commission" in its decision last June. The proposed structure has been reduced in height and bulk and does not overhang the Sanctuary.

The report said: "In compliance with procedures outlined by the Landmarks Preservation Commission's regulations, St. Bartholomew's applied to the Commission in January 1984, for a Certificate of Appropriateness and for relief from financial hardship. After a six-month period, the Commission in June rejected our application for the planned building.



Further, it refused to consider our application for relief from financial hardship concurrently with the review of 'appropriateness.'

"The architects, at the expense of our developer, have designed a new building to meet the architectural criticisms raised by the Landmarks Commission. Specifically, the height of the building has been reduced from 59 floors to 47 floors. This involves a reduction in size from 716,000 to 343,874 square feet. The new design is not cantilevered over the Church, nor does it go behind the Church structure. The reflective surface has now been changed to masonry. Special care has been taken to be sensitive to the maintenance of open space and to reduce the 'bulk.'

"It also conforms to new zoning regulations which were changed by the City after the design of the original building had been completed. The redesigned structure is an 'as of right' building, requiring no additional municipal approvals beyond that of

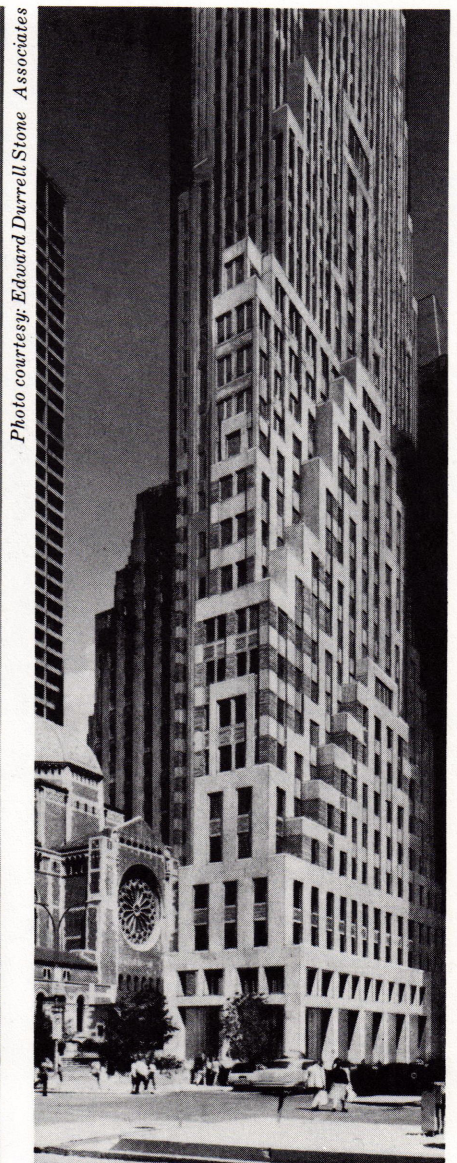


Photo courtesy, Edward Durell Stone Associates

the Landmarks Commission.

"The smaller building will reduce the size of the new Community House to 60,000 square feet from 75,000 square feet in the rejected building.

"If our applications are refused a second time, then we will have no other choice than to pursue our Constitutional rights by going to the Federal Courts."

The development plan will be carried out by Peter Capone of the architectural firm of Edward Durell Stone Associates, on behalf of HRO International, Ltd. HRO International Ltd. is an international development and investment company with offices in Europe and Manhattan.

- As of Right Development on site permits in excess of . . . 600,000 sq. ft. (new construction)
- Permitted Basic FAR without bonus: 13.59 (weighted FAR for site having two zoning districts)
- Proposed FAR: 7.55

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