APARTMENT SITE SELECTION

The following article is from a talk given by Mr. S. E. Saunders of S. E. Saunders & Associates, Land Planners & Landscape Architects, to the Suburban Maryland Builders Association. We feel this article is particularly appropriate at this time in view of the apartment hearings which are going on in our area.

I want to say a few words about sites for housing, multi-family housing in suburban areas. The important thing in relating multi-family development to community living is the site selection. The big problem is the selection of adequate areas. Usually the zoning that is established for multi-family use is an area that is left over due to the urbanization. It is not useful for commercial and is not useful for individual houses. They say, "there is no other use for this so we will set it up as a buffer between the commercial and the individual houses, it will stabilize the property values."

I found that in 90 percent of these cases those housing areas are not suitable for good substantial housing. Many times the sites will be crowded against stores, against traffic arteries; they are too narrow, they aren't wooded, they aren't properly related to good outdoor, healthy living. I think more consideration should be given by planning agencies and by the governing bodies to the zoning of areas that are suitable for healthy living. I think every project that is designed for people is a successful project. If you find trees, if you find nice topography, and if you find a nice quiet area where you can fit in a project that relates to the community pattern you have potentially a good site. I don't think that you can isolate people living in individual homes, they're all the same kind of people. They may be younger or they may be older. But those kind of people help make a good community—an well balanced community.

I think that in the future with all this new apartment boom ahead of us coming to the suburbs, that we have to think far ahead and plan these communities so that the multi-family housing is a part of them, not simply a buffer between one land use and another.

Another thing that should be considered is the tax base of the County. In Prince Georges County the apartments yield a tax surplus of $31.37 per year, per apartment unit. That certainly is a factor that should be considered in development of communities. You may have on one hand houses that will cost the county considerable money in public facilities, but with properly balanced land use you can balance the tax base.

Now, regarding this business about the number of units that should be allotted by the counties. Some people say we have too much now zoned for multi-family use, other people say there are not sites available for development. That is something that could go on forever and probably you could prove your case with facts and figures no matter which opinion you might have. That isn't the point at all. The point is that a certain number of people need multi-family housing. Many, many people can't afford to live in houses; other people don't want to live in houses because they're beyond the age where they can maintain a house and the area around it. So I think that's another thing that has to be considered. I think there are a lot of facts and figures that have to be developed before anybody can make any such statement about the needs.

I'd like to leave this subject with one last thought and that is the criterion that should be set up in selection of sites for multi-family housing. In the first place they should form an integral part of the neighborhood. In the second place the site should not be subjected to noise, heavy traffic or bad environment of any kind. And the zoning laws should be revised to encourage creative, good design.

New Hearings to Decide Contested Apartments

The Montgomery County Council yesterday again postponed eight long-pending apartment zoning requests with a call for new testimony and additional planning reports.

In three related applications involving a total of 23 acres at Georgia Avenue and Windham Lane north of Wheaton, the council took the unusual step of voting for new public hearings. The first hearings on the applications were held in February, 1958, at which time the Montgomery County Planning Board recommended denial.

The planners last September reversed themselves after completion of the new Kensington-Wheaton master plan and recommended to the council that 18 acres of the tract be rezone for apartment use.

The council did act on one major apartment request and in so doing revealed a split among council members on the subject of booming apartment construction. Last summer, new multi-family construction reached a record high in valuation of about $15 million.

By a 4 to 2 vote, the council gave preliminary approval to a 26.5-acre low-density apartment project on property fronting on both Georgia Avenue and the Glenmont-Colesville Road.

The technical staff of the Maryland-National Capital Park and Planning Commission and the county planning board had recommended denial of the application. The planners stated the request did not conform to the new Kensington-Wheaton master plan. In the council vote, the rezoning was favored by Councilmen David L. Cahoon, Grover K. Walker, William F. Hickey and Jerry T. Williams. Voting against the rezoning were Council President Stella B. Werner and Councilman Stanley R. Frosh.

Mr. Frosh has on several occasions asked for a determination by council members of long-range policy regarding county growth, especially in the apartment field.

(continued on page 2)
PV Chapter Votes Locraft Scholarship Fund

At its October meeting the Potomac Valley Chapter A.I.A. acted to donate $250 to the Thomas H. Locraft scholarship fund at Catholic University. The fund was recently established as a memorial to the late Thomas H. Locraft F.A.I.A., long-time head of the School of Architecture as an Institute of Decorators.

"A series of thirty-one furnished vignettes offers convincing evidence that all decorators are not alike", according to Mrs. James Reif, General Chairman of the A.I.D. exhibit. For the homemaker there will be fresh and interesting ideas in color, fabric, furniture, rugs and accessories. For the business executive these displays will contain new concepts in office furnishings.

Adding to the educational impact of the display at the National Housing Center will be historical restorations, interiors for veterans hospitals, a scale model of the U.S. Embassy in Morocco, with photos and fabric samples used, plus color renderings of proposed interiors by students of the International School of Design.

This exhibition is presented to educate area homemakers and home builders in the fundamentals of good interior design and its relationship to increased enjoyment of home ownership, according to Mr. Robert H. Niepold, President of the local A.I.D.

Baltimore Meeting

Chapter member John Henry Sullivan and his associate, Edward Isetejon, recently attended a Baltimore Chapter dinner at the new Church of the Redeemer in Baltimore. The occasion, the first Centenary observance of the church which was founded in 1858, was also an opportunity to display the recently completed church itself — a contemporary design which was blended into the century-old structure.

Jack and Ed were both enthusiastic over the church design and pleased with the program which was headed up by Archibald Rodgers A.I.A. of the Baltimore Chapter.

C.U. Professor Honored

Veteran faculty member Professor Harry D. Gallogly of the School of Engineering and Architecture of Catholic University was honored at a testimonial dinner on October 29 by the Senators' Club of the C.U. Alumni.

In addition to a plaque which cited Professor Gallogly "for distinguished service and sustaining effort on behalf of Catholic University", appropriate personal gifts were also presented.

Memorial Award

For U. S. Chamber Building Official

Five leading building industry associations have joined in the establishment of an F. Stuart Fitzpatrick Memorial Award to be given annually in honor of the late building industry pioneer for "outstanding individual achievement in the unification of the building industry." Mr. Fitzpatrick, who died in 1956, headed up the construction and civic development department of the U. S. Chamber of Commerce for 25 years. Among his achievements was a pioneering role in the founding and growth of the Building Research Institute of the National Academy of Sciences.

Sponsors of the award are: The American Institute of Architects; the Building Research Institute; the Producers' Council; the Associated General Contractors, and the National Association of Home Builders. Named to represent the sponsoring groups are: Leon Chatelain, Jr., past president of AIA; Edmund Claxton, vice president of the Armstrong Cork Co., and past president of the Builders' Council; Welton A. Snow, manager of a building division of AGC, and John W. Dickers, executive vice president of NAHB.

Mr. Chatelain, chairman of the advisory group, announced that proceeds of the fund, solicited from within the building industry, will be used to make an award annually to the American "who best typifies the spirit, vigor, and accomplishment which the building industry recognized in the late F. Stuart Fitzpatrick."

In appraising Mr. Fitzpatrick's work, Mr. Chatelain pointed out: "As a focal point of organized effort in the nation's biggest industry, Mr. Fitzpatrick was instrumental in broadening the scope of FHA as an instrument for aiding private building. But this was only another of his many interests. He worked tirelessly for the modernization of building codes. He was an ardent supporter of sound zoning and city planning; he had a keen interest in highway problems and understood, long in advance of his time, the vital necessity of considering these environmental problems as a single concern. To him, befitting the title he gave to his department at the United States Chamber—construction was civic development. It is our purpose to see that his name will never be forgotten."

PV Member Appointed

Past A.I.A. president Leon Chatelain, Jr., of the Washington-Metropolitan Chapter and the Potomac Valley Chapter, has been appointed chairman of a committee of the American Standards Association that will study the planning of public buildings as related to the requirements of the physically handicapped.
A. I. A. Christmas Cards Available

The American Institute of Architects has just announced the availability of a handsome Christmas card for 1959 which may be imprinted with a firm name or as a personal family card.

The card, which is approximately eight by five inches in size, is a full-color reproduction of the A.I.A. donated window in Chartres Cathedral in France.

The stained glass window is a gift of American architects, provided by the American Institute of Architects, in homage to craftsmen of Chartres.

This card is available to A.I.A. Chapters or individual A.I.A. officers for their own individual imprint at $15.00 per hundred, including envelopes. These cards can also be supplied unfolded without A.I.A. imprint for imprinting locally.

Those interested in purchasing the cards should have their orders in by November 15 since later orders will not be considered.

Meaning of Architecture

Available at the American Institute of Architecture are three new pocket size booklets which should be of interest both to the practicing architect and an inquiring public.

"The Meaning of Architecture ... to you" is the title of one with this provocative preface:

"If you live in a HOUSE, send children to SCHOOL, worship in a CHURCH, work in a place of BUSINESS, seek entertainment in a THEATER, dine occasionally in a RESTAURANT, place your money in a BANK, trade in a VARIETY of well trained people. . . .

An informative discussion of the why's and whereabouts of sound school construction aimed at public understanding is contained in the booklet: "Facts and Fancies about School Building."

Dealing with a variety of questions concerning the important problem of providing our children with an education, the booklet points out that "the average new school building program takes only between 10 and 20 cents from the school tax dollar." The rest goes for such items as administration, faculty salaries, etc.

It is pointed out that if the building program takes 15 per cent of the taxes for schools, the average taxpayer with a tax bill of two hundred dollars of which fifty per cent is for schools, would be paying fifteen dollars for school construction.

Federal School Construction Aid Pushed For 1960

In the wake of a statement of Secretary of Health, Education and Welfare Fleming to the effect that it would take "a whole school generation to eliminate the accumulated (classroom) shortage," now estimated at 140,000, an attempt is being made by a bi-partisan Congressional group to get some "veto-proof" legislation through the next Congress.

Rep. Cleveland M. Bailey (D., W.Va.) and Rep. Carroll D. Kearns (R., Pa.), ranking party leaders in the House on educational matters, are attempting to work out such a bill. Promoting such a move is a bi-partisan citizens' committee for emergency school construction headed by former Senator William Benton, a Democrat, and the president of the Motion Picture Association of America, Eric Johnston, a Republican.

Various bills for Federal aid to school construction were introduced in the first session of the 86th Congress. The House Education and Labor Committee put through a bill but it was killed by the Rules Committee and never reached the floor. After the Administration announced it would fight a two-year billion-dollar program approved by the Senate Labor and Public Welfare Committee, no effort was made to get further action on it by the Senate.

In the above mentioned statement, Fleming commented further: "We just cannot afford to wait that long. If we do wait to see how long it will take the State and communities—that's their own efforts—to solve the classroom shortage we will be weakening our human resources in an irreparable manner. And this will be taking place at a time when there is widespread agreement that the Nation's number one problem in the years ahead will be shortages of well trained people. . . ."

Maryland Billboard Code Lacks Federal O. K.

Although Maryland tightened up its billboard control law during the last session of the General Assembly, the Bureau of Public Roads has ruled that it still does not meet Federal standards.

A provision of the Highway Act of 1958 allows a bonus of one-half of one percent, over and above the 90 per cent Federal share, to States whose roadside protection laws comply with the established Federal standards. The deadline for application for the bonus is July 1951.

Not a single state has yet taken advantage of the Federal inducement to control billboards on the Interstate Highway System and it appears that only three States, Wisconsin, Connecticut and South Dakota, are eligible.
ARCHITECTURAL CONCRETE
TECFAB, INC
Precast Structural Insulating Panels and Window Wall Systems
Plastic Mosaic and Tile Facings
Belleville, Md. WE 5-3116

ATLANTIC PEARLITE CO.
Lightweight Concrete Roof Decks
1610 Nesbit Ave., N.E., Wash. 27, D. C. BP 3-9200

BUILDING EQUIPMENT AND MATERIALS
THE HAMPSHIRE CORP.
Acoustical Tile, Plastering, Flooring, Partitions, Roof Deck, Access Doors
Metal Curtain Walls
4620 Annapolis Road, Bladensburg, Md. UN 4-9300

WEST BROS. BRICK CO.
Tunnel Kiln Face Brick, Various Colors
5000 Sheriff Rd., N.E., Wash. 27, D. C. WA 5-8220

ANDERSON LUMBER CO.
Manufacturer of Sanford Roof Tusses
Easton, Md. TA 2-3060
Washington, D. C. ME 8-2262

JACK T. IRWIN, INC.
"Dealers in Natural Stone", Flagstone, Building Stone, Georgia Marble, Marble Products
1550 Rockville Pike, Rockville, Md. OL 4-6525

NATIONAL BRICK & SUPPLY CO., INC.
High Pressure Brick
High Pressure Concrete Brick
1st Floor Plant
Terra Cotta, Washington 11, D. C. TU 2-1706

WASHINGTON BRICK CO.
Modular Masonry Materials
6th and Decatur Sts., N.E., Wash., 11, D. C. TU 2-3126

MOUNT VERNON CLAY PRODUCTS CO.
800 Hamlin St., N.E., Washington 17, D. C. DE 2-6287

FURNISHINGS AND EQUIPMENT
HOPE'S WINDOWS, INC.
The Finest in Aluminum and Steel Windows
1826 N. Nash St., Arlington, Va. JA 5-9818

Kلون O. ROW, INC.
Sanitary and Wels Toilet Partitions
Floor City Ornamental Iron Co.
4368 MacArthur Blvd., N.W., Wash., 7, D. C. FE 3-4410

JAMES H. CARR, INC.
Kalwall Fiberglass Panels for Churches
6600 Sheriff Rd., N.E., Wash., 27, D. C. SP 3-5500

SCHATZ KITCHEN EQUIPMENT, INC.
Washington's Oldest Manufacturer of Kitchen Equipment for Restaurants and Schools
5011 Minneapolis Ave., N.E., Wash., 27, D. C. SP 3-5500

GENERAL
THE SHADE SHOP
Venetian Blinds, Window Shades, Folding Doors, Wood and Fable, "Patio-Magic" Sliding Glass Doors
2214-16 M St., N.W., Washington, D. C. FE 7-1200

T. M. WOODALL, INC.
Plastering and Acoustical Treatment
6480 Sligo Mill Rd., Takoma Park, Md. UJ 9-3011

STANDARD SUPPLIES, INC.
Everything for the Building Trades
Wholesale Plumbing, Heating, Mill Supplies
110 E. Middle Lane, Rockville, Md. PO 2-4341

FRIES, BEALL & SHARP CO.
Architectural Hardware Consultants
FL 4-3600

FLOYD E. KOONZ
Pella Wood Folding Doors and Windows
Miami Medicine Cabinets and Mirrors
Sargent Inscritors
3230 K St., N.W., Wash., D. C. FE 3-2900

BUILDERS HARDWARE CORP.
Architectural Hardware Consultants
Builders', Finishing Hardware
4908 St. Elmo Ave., Bethesda, Md. OL 6-6800

D. A. HUBBARD CO.
Acme Steel Products Corp.
Grant Valley and Hardware
Panels Aluminum Doors, Frames
Insulated Panels
8500 Norfolk Ave., Bethesda, Md. OL 2-8423

GENERAL CONTRACTORS AND BUILDERS
E. A. PESSAGNO, INC.
Builders
109 Danbury St., S.W., Wash., D.C. JO 1-2400

ALTIMONT BROS. INC.
4929 Bethesda Avenue, Bethesda 14, Md. OL 2-1700

E. A. BAKER COMPANY, INC.
Builders
6480 Sligo Mill Rd., Takoma Park, Md. UJ 5-8564

WARTHEN & WARD
General Contractors
10410 Montgomery Ave., Kensington, Md. LO 5-1186

HILL AND KIMMEL, INC.
General Contractors
1103 Wayne Ave., Silver Spring, Md. UJ 5-3911

C. M. HALE CO., INC.
Specializing in Commercial and Public-Work
5700 Perry Ave., Kensington, Md. LO 4-8563

HEATING AND FUELS
GRIFFITH-CONSUMERS CO.
Distributors of All Types of Commercial and Residential Fuels and Heating Equipment
1413 New York Ave., N.W., Wash., 5, D. C.
NA 8-4540

MASTORY
A. MYRON COWELL, INC.
Masonry Contractor
7416 Ramsey Ave., Silver Spring, Md. UJ 9-5340

PAINT
W. R. WINSLOW CO.
Distributors for Benjamin Moore, Samuel Cobat and National Gypsum
Window Products
922 New York Ave., N.W., Washington, 1, D. C. NA 8-8561

CUNNINGHAM PAINT COMPANY
Residential Heating and Standard Sanitary Corp.
Specifications for Plumbing and Heating
8641 Colvin PIe Rd., Silver Spring, UJ 7-6650

PLUMBING & HEATING
AMERICAN RADIATOR AND STANDARD SANITARY CORP.
Guidelines for Plumbing and Heating
3700 Colvin PIe Rd., Silver Spring, UJ 7-6650

CRANE CO.
Manufacturers and Wholesalers of Plumbing, Heating, Air Conditioning, Pipe, Valves, Fittings
16700 Hanna St., Beltville, Md. WE 5-4600

Duncan Construction Co., Inc.
Experienced Contracting in Churches
Commercial and Residential
10315 Kensington Parkway
Kensington, Md.
LO. 4-7075

James A. Cassidy Co., Inc.
Building Products - Modernized Doors
8th and Lawrence Streets, N.E.
Washington 17, D. C.
HU. 3-8300

Demory Brothers
General Contractors and Builders
"Twice Winners of Potomac Valley Chapter Awards"
Gaithersburg, Md.
Phone 301 WA. 6-1066

United Clay Products Co.
Headquarters for
Georgetown Colonial Brick
Carrier Air Conditioning
Alwington Windows and Doors
Bryan Heating Equipment
931 Investment Building
DI. 7-0787

COOPER-TRENT
Your Authorized K & E Distributor Complete Reproduction Service
4703 Hampden Ln., Bethesda, Md. OL 6-8390

LEET-MELBROOK, INC.
Blueprints, Architectural Photos,Drafting Supplies
930 Sligo Ave., Silver Spring, Md. UJ 9-8580

GEO. F. MUTH CO., INC.
Engineered, Architect, Surveyor Supplies
1332 New York Ave., N.W., Wash., 5, D. C.
GT 7-7150

SPECIAL SERVICES
JOSEPH P. SULLIVAN
Estimating and Cost Analysis
Government and Private Projects
10003 Edward Ave., Bethesda 14 OL 2-1290

TILE MFGRS. ASSN. OF AMERICA
Edwin B. Morris
1804 K St., N.W., Wash., D.C. NA 8-7150

MICKEYSON'S
Prints and Paintings
Fine Picture Framing
709 G St., N.W., Wash., D.C. NA 8-8580

FOUNDATION TEST SERVICE, Inc.
Foundation Investigations, Test Boring, Soil Testing, Auger Probe Boring, Rock Drills
James A. Schubel, Gen. Mgr.
1505 Kennedy Pl., N.W., Wash. RA 5-1183

TILE
O. R. ARMSTRONG
U.S. Ceramic Tile Co., The Sertes Ceramic Co., R. S. Curtan Wall Panels
5000 Enterprise Ave., McLean, Va. JA 4-7000

LUDOWICI-CELADON CO.
Manufacturers of Roof Tile, Quarry Tile and Slate Brick
740 15th St., N.W., Wash., D.C. NA 8-8561

THE MOSAIC TILE CO.
OF VIRGINIA
Founding Chairman, The Mosaic Design and Material Co.
5906 Enterprise Ave., McLean, Va. JA 4-7000

J. S. Ceramic Tile Co., The Sparta Ceramic Tile Co.
1605 Kennedy Pl., N.W., Wash., D.C. NA 8-8561

STANDARD ART, MARBLE & TILE CO.
Scagliola, Marble, Mosaic, Terrazo, Tile, Ceramic, Slate
117 D St., N.W., Wash. NA 8-8561

REPRODUCTIONS AND SUPPLIES

UNITED CLAY PRODUCTS CO.
Headquarters for
Georgetown Colonial Brick
Carrier Air Conditioning
Alwington Windows and Doors
Bryan Heating Equipment
931 Investment Building
DI. 7-0787