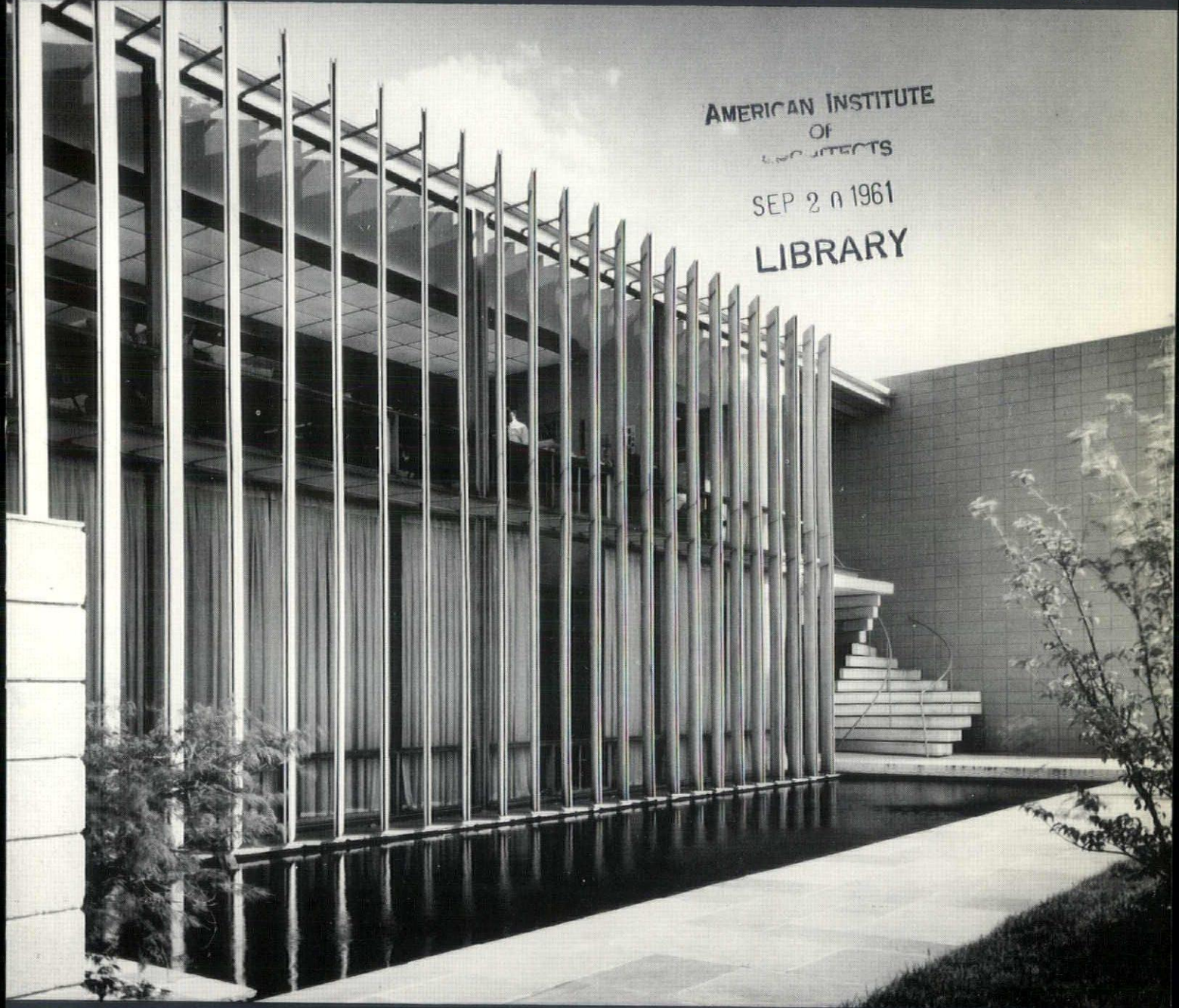


POTOMAC VALLEY ARCHITECT



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Potomac Valley Chapter
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SEPTEMBER
Vol. 6 No. 1

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Biennial Competition

The Third Biennial Awards Competition of the Potomac Valley Chapter will be held this spring. Recognized as the significant competition rewarding excellence in architecture in the National Capital Region, this competition has maintained its standards by utilizing, as judges, architects distinguished for design and drawn from other regions. The last competition was judged by Morris Ketchum, FAIA, Percival Goodman, FAIA, and Alexander Cochran, AIA.

It is the intent of the competition committee that an equally qualified jury of architects serve again. All architects registered in Maryland are eligible to enter, work presented may be located anywhere in the country, classes for various building types include every field of practice. Awards are presented at an exhibition and dinner held in June, and photographs of winning entrants are featured in a special issue of the POTOMAC VALLEY ARCHITECT. Architects, builders and owners each receive certificates made meaningful by the standards of selection and the quality of work receiving recognition. The program is in preparation and will shortly be available.

Green Thumb

The new President of the Wesley Heights-Spring Valley Garden Club is John S. Samperton, A.I.A.

Housing Act of 1961 Provides New Benefits

The new Housing Act, passed by Congress June 30, provides benefits in all aspects of housing and is of importance to Architects, individual home owners, developers, real estate investors and local government bodies. Here are some of the highlights.

The MORTGAGE INSURANCE PROGRAM for low, moderate income and displaced families has been liberalized and broadened. Dollar limits on insured mortgages are increased, down payments have been reduced to \$200.00 per dwelling unit and mortgage maturity extended up to a maximum of 40 years.

The RENTAL HOUSING PROGRAM for these same family groups has been amended to provide lower interest rates below market prices.

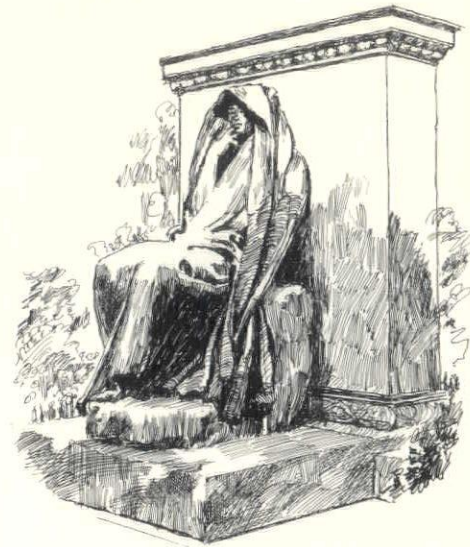
A new program of FHA insured HOME IMPROVEMENT LOANS provides for loans up to \$10,000, maturity up to 20 years at interest rates of not more than 6%. Increased mortgages will also be made available to finance rehabilitation and repair.

Of particular interest to A.I.A. members is the new program for EXPERIMENTAL HOUSING. This includes mortgages on homes or rental housing incorporating new materials, design, construction methods and involving experimental property standards and neighborhood design.

Liberalized provisions for SALES HOUSING PROGRAMS include reduced down payments, increases in mortgage maximum and mortgage maturity. Other FHA provisions in the new law cover nursing homes, trailer parks, cooperative housing, housing for the elderly and housing in defense-impacted areas.

Of special interest is this item: appropriations for URBAN PLANNING GRANTS have been increased from \$20 million to \$75 million, with the Federal share of the cost increased from 1/2 to 2/3. Welcome news is a new program of Federal grants to assist local public bodies in the acquisition of land to be used as PERMANENT OPEN SPACE. The Housing Administrator may enter into contracts to make grants under this program in amounts up to \$50 million.

Detailed information may be obtained in the DIGEST OF PROVISIONS IN THE HOUSING ACT OF 1961, available from the HHFA, Washington 25, D. C.



THE STATUE OF "GRIEF"

In Rock Creek Cemetery, on Rock Creek Church Road in Washington is the memorial to Mrs. Henry Adams, done by the sculptor Augustus Saint-Gaudens, perhaps one of the most emotionally appealing of his works. Following certain church regulations, the burial lot containing the monument is secluded by high planting, which actually gives a serene, almost celestial, setting to the great work of art.

Sketch by Edwin Bateman Morris, FAIA

"Spex School"

Between October 15, 1961 and May 15, 1962, the Washington, D. C. Chapter of CSI will conduct six SPEX SCHOOL sessions. These "classes" will deal with:

- Insurance,
- Terrazzo,
- Waterproofing,
- Air-Conditioning,
- Landscaping, and
- Vertical Transportation

Charles D. Belinky, AIA, Chairman of CSI Publicity Committee, looks forward to seeing the members of the Potomac Valley Chapter at all of the forthcoming "SPEX SCHOOL" meetings. Notice of these meetings will be carried in future issues of the Potomac Valley Architect.

NEXT REGULAR MEETING

12 Noon, Oct. 4

Brook Farm Restaurant

7101 Brookeville Rd., Chevy Chase, Md.

NOVEMBER MEETING

Nov. 1, 1961

THE CORRIDOR PLAN

The Policies Plan for the Year 2000, prepared by the National Capital Planning Commission and the Regional Planning Council, develops a complete range of issues and proposed development policies to guide the growth and change of this region. The Policies Plan, available for distribution September 15th, proposes among other possibilities the Radial Corridor Plan. The Model Corridor, illustrated here, is a significant contribution to planning thought and is worthy of the most careful consideration of its potential for the orderly development of the suburban counties.

In some quarters it has already been criticized as inadequate, if as the Radial Corridor Plan seems to suggest, only one corridor be provided for Montgomery County. Since the most densely populated area of Montgomery County lies along the line of Georgia Avenue, the seeming omission of freeway and rapid transit provision in this direction

has raised an important question requiring explanation and solution.

The locations of corridors shown in the Policies Plan is intended to be schematic. Precise locations of the lines of development and the sites for new communities are intended, by the NCRPC, to be determined by the planning bodies of the suburban counties.

The virtues of the corridor plan are obvious. The concentration of population in proximity to the transit corridor, the diminishing densities of residential development with distance from the corridor, providing short lines of travel for the greatest number of people, is well reasoned.

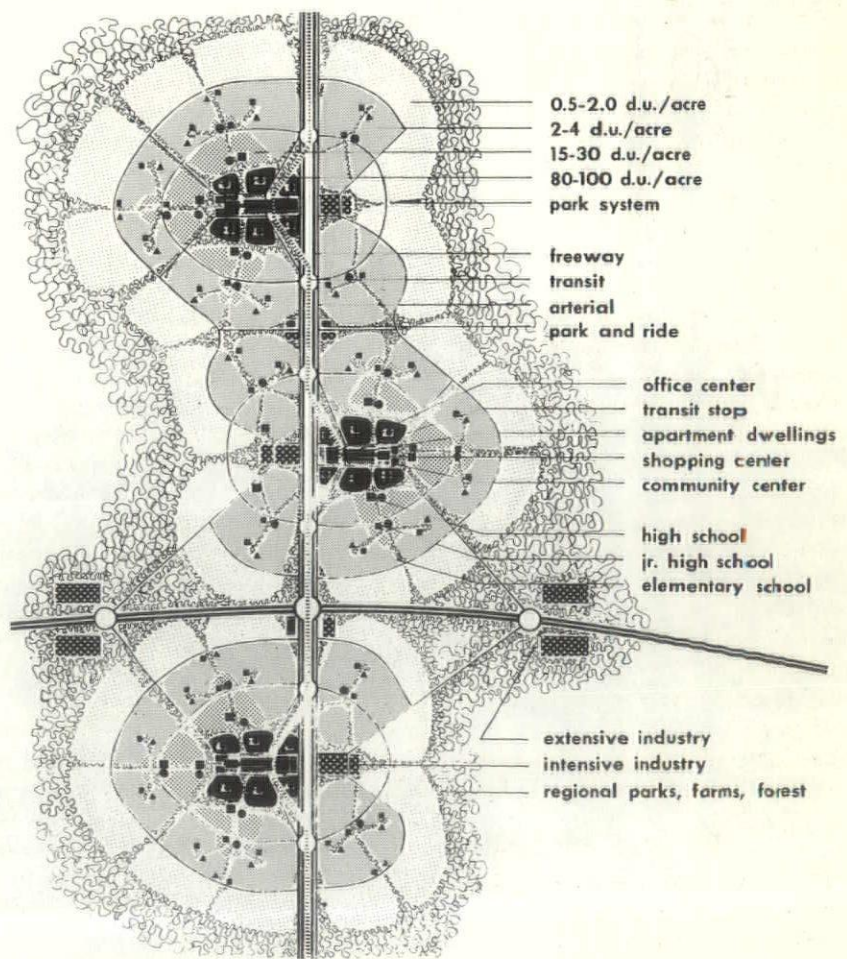
It should be noted that densities as high as 80 to 100 dwelling units per acre are projected in limited areas close to the focus of new communities. This is in great contrast to the present permissible density of 43 dwelling units per acre presently permitted by the R-10 zone in use in Montgomery County and should

be considered in anticipation of the projected population of 5,000,000 people in the Metropolitan area in the year 2000.

The inherent characteristic of this concentration of density serves the important consideration of the conservation and protection of open space. The implications of this concentration of population have yet to be properly assessed by the local authorities who determine zoning. The impact and dislocations of the implementation of corridor schemes are as yet little appreciated by the public directly affected. The storms of protest that will greet the necessary changes have yet to break; that many property owners will be discomfited is certain. The drifting planning policies of past years are at last coming to the shore of resolution. We must either accept bold and rational approaches to our environmental problems, or acquiesce in the eventual Los Angelesation of the National Capital Region.

MODEL CORRIDOR

NATIONAL CAPITAL REGION



THE OFFICE OF COHEN, HAFT & ASSOCIATES



Oglethorpe House, 243 Units,
Hyattsville, Md.
L. G. Meltzer Associates, Owner

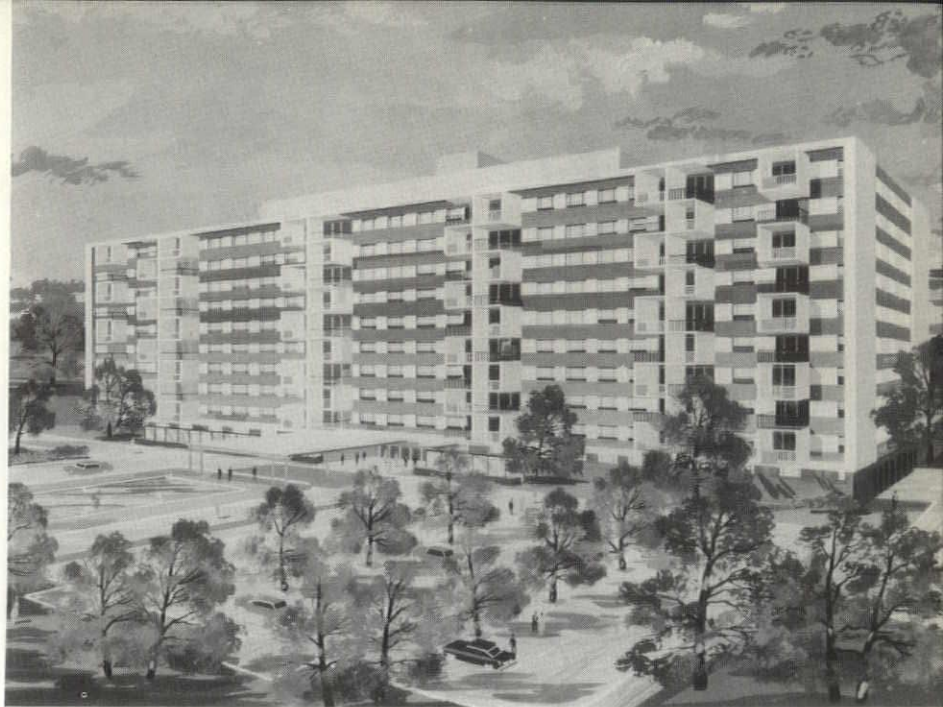


CHEVERLY TERRACE APARTMENTS, 365 Units, Landover Rd., Prince George County, Md.

Cohen, Haft & Associates employs twenty persons in addition to the two principals. Nine men are registered architects; nine others are graduates. With so many Chiefs and so few Indians the office, in order to take advantage of the varied abilities utilizes men as teams, and therefore, all work is a composite of several persons. This approach to design has resulted in the firm developing no identifiable style of architecture, but has provided a flexibility of design which has encouraged a new approach to problems. The only limiting factor recognized is that the site is unchangeable and that the solution must accommodate itself to the site.

An attempt is made to disregard fee as it relates to the work hours once a job is in progress. A research program is maintained and the architects demand that structural and mechanical engineers be research-minded. Since much of the work of Cohen, Haft & Associates is performed for clients with whom they have had prior experience, the opportunity to educate the client to the value of the fullest possible architectural service has not been lost. The firm's experience has shown that clients will pay above average fees if they obtain commensurate services.

The firm was established in 1953 by Jack C. Cohen and became the firm of Cohen, Haft & Associates in 1960, when Leonard Haft became a partner. Its growth since that time has been steady. For a number of years the office was identified with project housing, but with developers seeking varied investments the work became less specialized and now includes apartment projects, office buildings, churches and schools. Presently on the boards are two 12-story apartment buildings, one in Bethesda, the other in Seven Corners, a 4000 unit apartment project in the Greenbelt area, an office building complex at Prince Georges Plaza, The Fenwick Lane Office Building, Kemp Mill Elementary School, Temple Israel Synagogue, and Paint Branch Farms Unitarian Church.



12 STORY APARTMENT, Battery Lane, Bethesda, Md., Polinger Bros., Owner
223 Units.

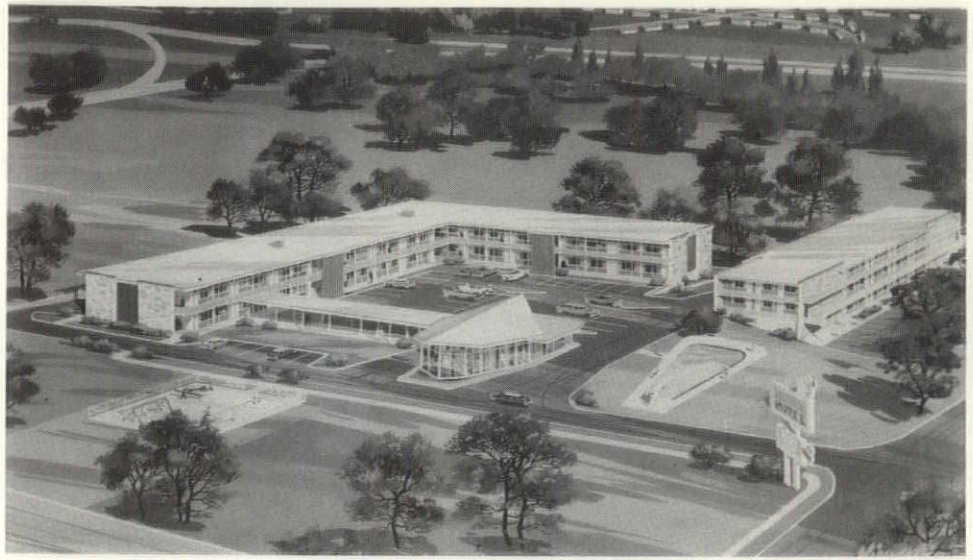


TUSCULUM WOODS, 20 Houses, Bethesda, Md., M. Berman, Owner
Robert C. Lautman Photo

FROM THE OFFICE OF RONALD S. SENSEMAN ARCHITECT



PROPOSED RIDGE VIEW MOTOR INN, Arlington, Va., project delayed because of zoning restrictions. Motel, 10 floors, 120 units; hotel, 318 units. Restaurant, coffee shop, dance area, banquet room, penthouse cocktail lounge, swimming pool and air supported plastic dome, parking garage, deluxe rooms, some with private balconies. Ronald S. Senseman, Architect.



PARK TOWSON MOTEL, Towson, Md., 166 deluxe rooms and suites, 3 meeting rooms, recreation room, swimming pool, and enclosed playground. Ronald S. Senseman, Architect.

Ronald S. Senseman established his office in 1934 and except for a period of three years, during the war, has been in practice since that time. Employing an average of twenty-two persons, at times as many as thirty-two, the office occupies 2400 sq. ft., the entire third floor, in an office building built in 1954 and designed by the firm.

Over one thousand projects have been developed, an average volume of ten million dollars per year has been maintained in the cost of work of wide variety; institutional work, mainly schools and hospitals, predominates.

The office organization has Arthur A. Weidener, AIA, in charge of construction supervision; Robert A. Weppner, AIA, in charge of design; Joseph C. Dennison, head of the drafting section, and Roy Magee as chief specification writer. Anthony F. Harrer, AIA, Edwin F. Penfield, AIA, Forest Hanowell and Morris Merritt are project directors; the office is unique in that maintained on the staff is an interior decorator, Miss Joanna Panagos.

The principal, Ronald S. Senseman, has been active in AIA affairs since 1944, has attended twelve national conventions and served four terms as chapter president. He flies his twin-engined Cessna to his many distant projects. At a cruising speed of over two hundred miles per hour, he is quickly on the scene wherever his practice demands.

Major projects of the firm are: Washington Sanitarium and Hospital, Kings Daughters Hospital, treatment and cafeteria buildings at St. Elizabeth's Hospital, Wheaton High School, Eastern Suburban Junior High School, Walter Johnson High School, Fairmount Heights Junior High School, a group of schools in Levittown, N.J., schools in the District of Columbia, many churches, motels and apartment buildings. The east coast is dotted with Senseman buildings from Canada to the Caribbean. Ronald S. Senseman's approach to architectural practice is well described as "service to the client and to the community."



LOBBY OF PARK TOWSON MOTEL

Robert C. Lautman Photo



Citizen's Building and Loan Association, Damascus, Md. Elliott and MacIntire, Architects. Drive-in banking and parking facilities in the heart of Damascus.

LETTER TO THE EDITOR

Dear Editor:

Enclosed for your information is an interim distribution to date of the June issue of the Potomac Valley Architect. We are delighted to have had our work presented as a part of the planning and urban renewal activities of the Washington Metropolitan area. While I have not seen other issues of your publication, I can describe the June issue as terrific! Our distribution of more than 550 copies so far should indicate our admiration for the job you did in putting out this issue.

Sincerely,

Knox Banner
Executive Director
Downtown Progress

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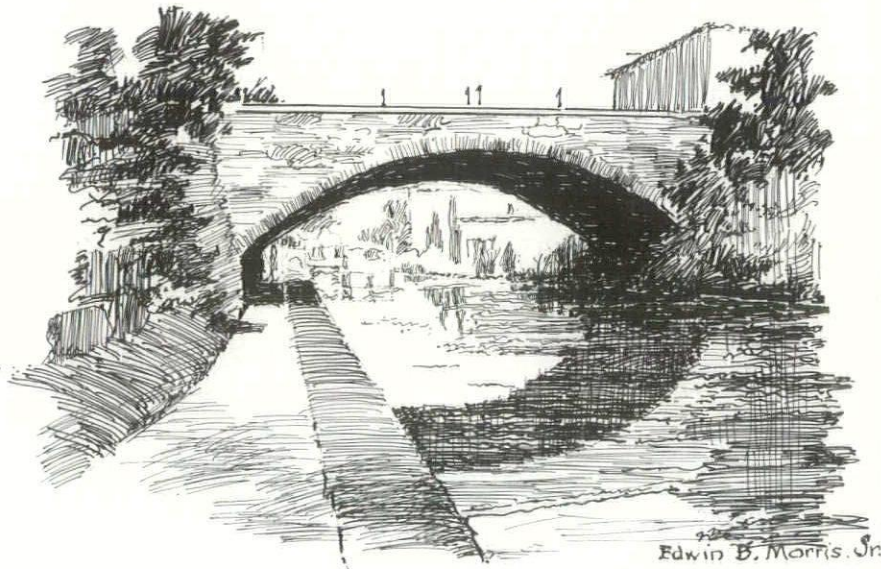
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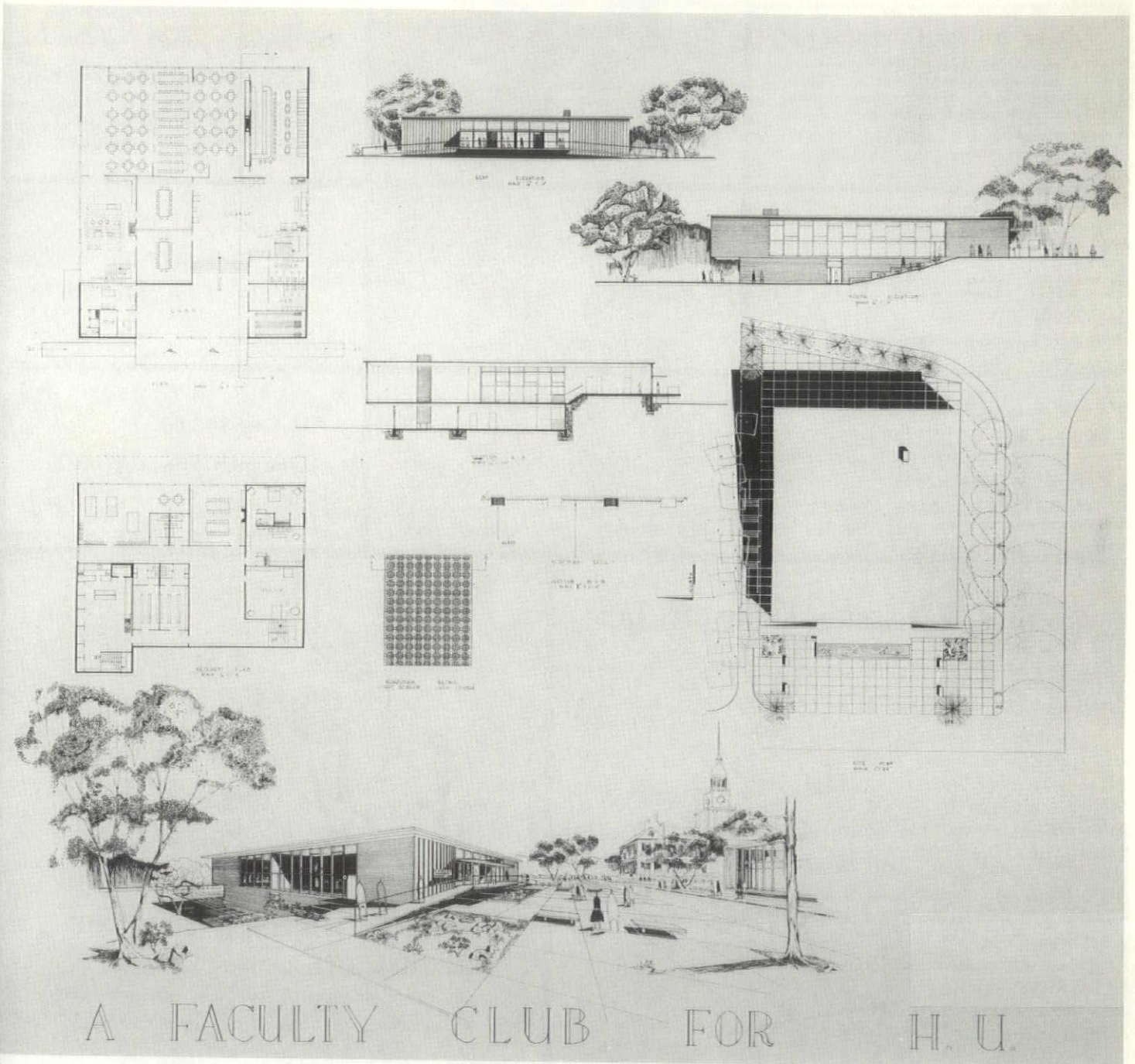


THE C&O CANAL in Georgetown.

The Chesapeake and Ohio Canal, shown here as it passes under Wisconsin Avenue in Georgetown, is an important monument to George Washington. Washington saw the products of the fertile Ohio and Kentucky lands going down the Ohio River to the Mississippi and thence to New Orleans for loading into French ships at that port. He urged a waterway from the Ohio to the Potomac, to feed to American rather than to foreign

ships. The project was not put into operation until after his death, but for a full century it was an active and valued carrier. The period of World War I saw its disappearing usefulness, due to quicker and more efficient rail transportation. It is also felt that modern man's less complete understanding of the idiosyncracies of the tow-path mule may have been a factor.

Edwin Bateman Morris FAIA



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