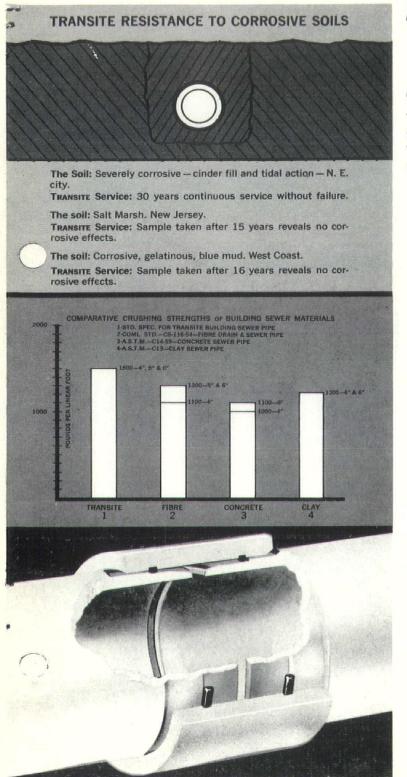
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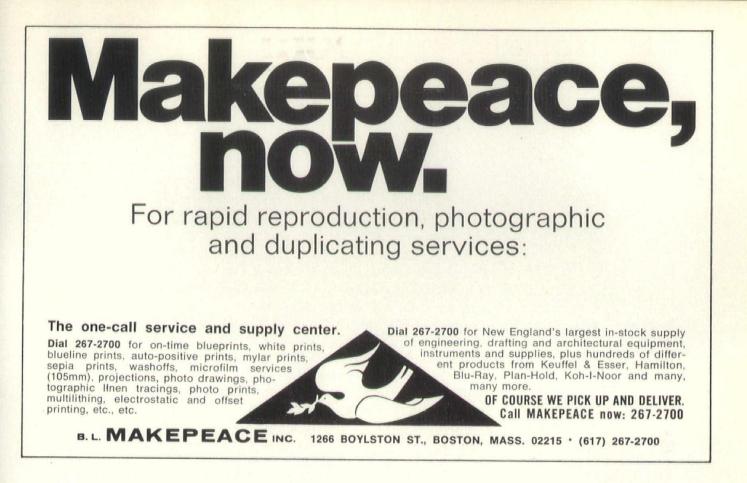
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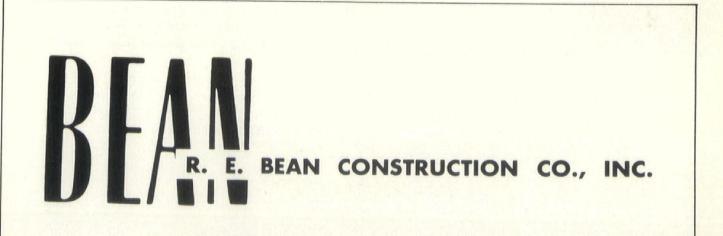


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# An Editorial

We welcome the news that Governor Peterson's administration will again introduce the bill setting up a State Environmental Protection Department, at February's special Legislative session. This would regulate land developers – a long step badly needed. Other states have already acted, including Vermont and Maine, to keep out rural and recreational slums.

Introduced in the 1971 Legislature as SB 244, it failed to pass because it needed an appropriation to work (\$442,000 for the biennium). The "Let's go back to the House and kill everything" mood in '71 put the bill to sleep, despite years of warnings by responsible citizens' groups, the report of the Governor's Environmental Council and first-hand evidence of glaring abuses here and in other Northeastern states.

At this writing, the bill stands as drawn in 1971: it would also regulate drilling, mining and excavation; buildings for electrical utilities; any structures covering 60,000 square feet or more; floodway or floodplain land; and high elevation land.

Presently, irresponsible developers are free to trample scores of New Hampshire communities. Small towns in particular lack zoning and utterly lack financial resources and necessary expertise when confronted by fast-talking, fast-moving entrepreneurs with batteries of lawyers and bulldozers. The law also serves to bolster existing zoning and helps responsible developers by setting clear standards throughout the state.

As Richard Upton, Chairman of the Environmental Council, which studied the problem exhaustively in 1971, said: "Our state is at least two years behind Vermont and Maine." The special session has a heavy obligation – and an excellent opportunity.



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## GRANITE STATE

# ARCHITECT

Volume VIII

Number 4

DECEMBER, 1971

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Cover: The Herbert Lamson Library at Plymouth State College, Plymouth, was enlarged and to some extent rebuilt following a design by Andrew Isaak Associates. The photo by Matthew McConnel shows an added wing, left, and part of the main entrance.

Photo Credits: Pages 8-18, Matthew McConnel; 20, Walt St. Clair; 21, Matthew McConnel.

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# Notes And Comments

### Year-round School

Hudson will be the first New Hampshire community to operate a year-round public school if voters there approve a \$150,000 budget boost; the project would remove overcrowding and double sessions at Alvirne High School. Students would attend any three of four quarters for a total of 165 days' schooling (vs. 180 days traditionally, though it was brought out in the State Board of

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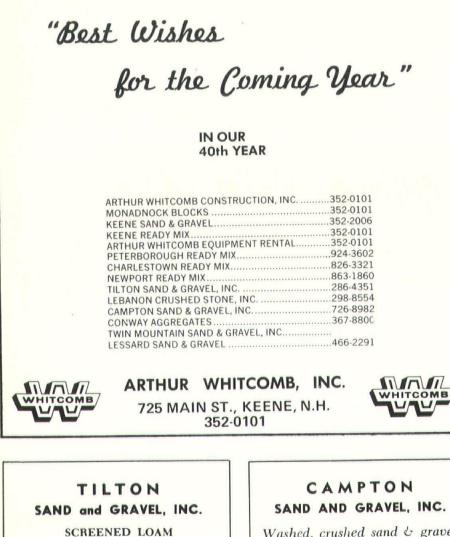
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Education's approval in December that total hours of instruction per student would be 990 hours. Double sessions would provide 855 hours, it was reported). The state board emphasized that the approval applied to Hudson only and ". . . is no carte blanche to others." Still, Alvirne's problems exist elsewhere, particularly in the state's southern tier. Half of the added cost in Hudson would pay for air conditioning, the balance being for added faculty and administratitive expenses.

### State Board Appointment

Frank Kennett, AIA, of North Conway, has been named to the State Board of Registration of Architects by Governor Walter Peterson.



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### **Construction Indices Rise**

October contracts for future construction in the state show a sharp increase over year-ago figures, particularly in residential building, according to the F.W. Dodge Division of McGraw-Hill Information Systems Co., New York. At \$11.5 million, residential is up 71 per cent over October, 1970 contracts; nonbuilding (highways, dams, docks, airports, utilities systems), \$5 million, or 78 per cent; non-residential, \$2.6 million, up 47 per cent. For the first ten months, total construction contracts valued at \$272.8 million were committed, up 66 per cent (residential, \$90.6; non-res., \$87.8; non-building, \$94.3).

The latest Federal Reserve Bank of Boston indices show the monthly average of contracts' value as 88.5 per cent above the base year of 1967 in New Hampshire (in 1970, only 3 per cent above that base). During the recent summer, activity here nearly doubled that of 1967. All three construction categories were up over the summer, particularly residential and nonresidential.

#### From AIA, Washington

The American Institute of Architects announced in Washington that it will have two women, Sarah P. Harkness, AIA, Cambridge, Mass., and Faye DeAvignon, Boston; it will also have two black directors, Robert J. Nash, AIA and Val D. Bruner Jr., AIA. The AIA Architectural Firm Award is being made to Caudill Rowlett Scott, of Houston, for distinguished architecture and pioneering in the team approach to design. In New England, the Roy E. Larson Hall at Harvard was designed by the firm.

The AIA's annual Architect-Researchers' Conference will be held in Los Angeles Jan. 24-27 jointly with that of the Environmental Design Research Association. Modifications in Federal construction bidding procedures were

Continued to page 26

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# The Energy Crisi What Fise is Nev

It's that time again. New England will put up its storm windows and light its furnaces to wait out the long, cold winter. With winter comes snowstorms, colds - and the energy crisis. The crisis has been with us so long, its warnings so often repeated, that it is

beginning to sound like an annual bad joke. Unfortunately, it's not.

The shortage of all forms of energy is real. New England's greatest need is residual oil which accounts for most of our industrial, commercial and institutional energy. It also produces 67% of our electricity - twice that for any other region. Unlike other energy sources, nearly all residual oil is imported, primarily from Venezuela. This is the key to both the availability and price of our supply. In 1970 Venezuela and other exporting nations imposed higher tariffs on extracted oil. The price is now stable, but



Venezuela will review its position shortly. Sabotage to a Middle East



pipeline last year caused a rerouting of tankers around Africa - and a worldwide tanker shortage. The pipeline has since been repaired, but it demonstrated our susceptibility to international events beyond our control.

For this winter anti-pollution regulations are a major concern. As of early fall the six New England states will be using four grades of residual oil, each with a different maximum sulfur content. This may create storage and delivery problems, particularly for those suppliers serving more than one state from a central storage point. The new

low sulfur oils also have a lower heat content. We now need more oil to produce the same energy - more oil to be extracted, refined, transported, stored and delivered - in the same amount of time.

Finally there is price. As mentioned, exporting nations may raise prices soon. Also, residual oil must pass through desulfurization units after refining, and users will often have to burn greater amounts of oil than before, raising total costs again. Clearly, the days of cheap energy, in any form, are over. Nevertheless, supplies look more promising than in recent winters. Our company, the New England Governors' Conference, the New England Council, and others are working for a secure and balanced energy program - both now and in the future.



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# Interlakes Elementary School Meredith

Now in its second year of operation, the new Inter-Lakes Elementary School in Meredith is housed in a semi-open type self-contained unit behind Interlakes High School and practically invisible from the highway.

This is a schoolhouse of light, color, flexible space and a surprising lack of noise even though it is designed to accommodate 400 children in Grades 2 through 6. A split-level building, its basic cost was \$793,725.

Essentially rectangular in shape, the school nestles on sloping ground below

the playing fields of the older high school building. It is a compromise between traditionally self-contained classrooms and a fully open concept, both of which were turned down by the school district, but "provides enough flexibility for the most innovative and enough privacy for the most conservative," according to William W. Lance, elementary supervisor.

"The only thing we stipulated to the architects," Martin Heffernan, Superintendent, says, "was that the building be constructed on the 40-acre property, Caron Construction Co., General Contractor

part of which is already occupied by the junior and senior high schools, and that it be connected to the town sewer system which adjoins the property."

Mr. Lance added that he favored the present site though it meant construction of a driveway, for it keeps the younger children away from highway Route 25. It also provides the necessary physical separation from the older pupils in the school district.

The Building Committee, headed by T. Curtis Lloyd, school administrators,

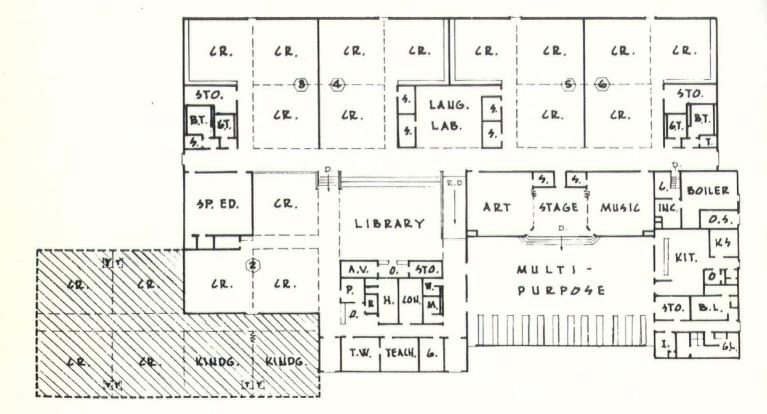
and the architects cooperated to design the steel frame and wall-bearing structure which encompasses 37,900 square feet at a cost of \$20.95 per square foot. When filled with classes of from 16 to 25, the building will allow 94.7 square feet per pupil.

Taking advantage of the slope, the architects designed the building on two levels running approximately North and South. This pleasing innovation gives the semi-open concept an added dimension. The uphill side of the building is sepa-

These interior views bring out the openness of much of the school's interior. The left photo shows part of the library area in the foreground, with steps and East Central class areas beyond; on the right is part of the entrance ramp's wall. In the photo below, the approximately opposite view is depicted; the ramp wall is off the photo on the left. Table with pumpkin at left is the same table, with one seated child, at right center in the picture on the opposite page. In the right background are the Northwest class areas.



The main entrance faces west and is at the bottom of the plan, just left of the multi-purpose room. Administrative offices are clustered to left of that corridor. The partiallyopen concept affords large open spaces embracing the classrooms, library and language lab; art and music rooms may be open or closed while special education room on left is enclosed. Kitchen is to right of multi-purpose room, whose eating tables are folded out. Cross-hatched area on the left is for expansion.



Inter-Lakes Elementary School - Floor Plan

The multi-purpose room, whose stage, at left, opens on to the music room when the wall is folded back, as for this picture. On the right, one of the folding eating tables and its benches is opened out from the wall; the cafeteria is at left, rear. Right rear door leads to locker/shower area; the basketball backboards are adjustable.

rated by a north-south "hallway" and raised about three feet. Access to this area from the main entrance is from either side of the library and administrative office core. On one side a conventional set of steps leads to the upper level of classrooms; on the other, a gentle ramp.

Bays or educational pods which house the classes all have free access to the library area that is appropriately located in the approximate center of the building. Grade 2 and the special education homeroom occupy a square on the same level to the north.

Adjacent to the library on the south side – but still on the raised level – an art room, stage, and music room are each seemingly self-contained but may be thrown into one large area by pushing back flexible inner curtain walls.

The structure is laid on concrete slabs on the ground. Carpeting covers the floors except where vinyl asbestos is used in the multi-purpose room, special ed, music, art, stage, kitchen, and locker rooms. The interior is concrete block and the exterior is brick veneer. The school is heated with hot water powered by an oil furnace using Number 4 oil; an artesian well provides water.

Although areas of glass have been kept to a minimum, the fluorescent lighting and the availability of views of the outdoors from any point within the building give the impression of expansiveness and light.



The west facade, with main entrance, above; metal canopies add to the exterior and give shelter; a wall of the multi-purpose room looms at right. Below, the main entrance is on the left in this view from the reading room in the foreground toward the library; steps in the photos on pages 8 and 9 are at right, just beyond post, leading down to the library. That space is at the same level as the bottom of the ramp; U.S. flag in right background is that shown in page 9's picture.





The art room, one of three closed-in classrooms. Door at left opens on to multi-purpose room stage. This space may be opened out, with a folding wall not shown.

> In addition to the floor plan, many features of this schoolhouse are noteworthy. Lighting for the individual classroom pods is recessed in triangular bays which provide both better dispersal of light and further sound proofing. Each teaching area has its own storage closet or room in which to tutor individuals; counters for science work and demonstration areas flank two walls of each classroom; blackboards are individually lighted; and moveable bulletin boards of partition height screen areas from other activities and add display space.

> In the multi-purpose room tables and benches collapse vertically into the west wall to free the floor space for physical education and evening activities such as community meetings, Scouting, and dances. At such times gates can be

expanded in the halls to prohibit access to the rest of the building.

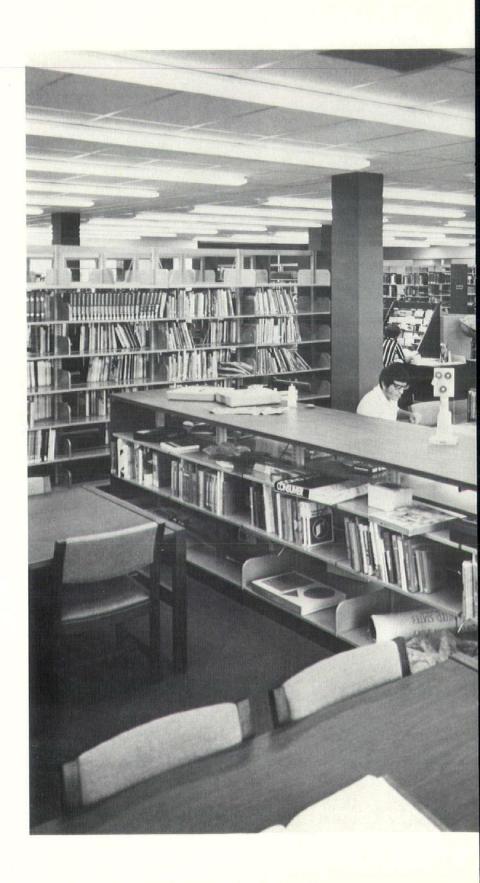
Money in addition to construction costs has been spent on grading and landscaping, the erection of a metal canopy over the entrance, a drive leading to the school, a stage curtain, and some modifications found to be necessary as the school began functioning.

"It's always easy to overlook something that will be important later on," Mr. Lance said. "For example, the conference room had improper ventilation, and the backboards in the multipurpose room were regulation height when we installed them. We spent a little more making them adjustable. Now even the smallest student can find success shooting baskets."

School was never like this. - R.M.B.

# Herbert Lamson Library Plymouth

One portrait of a library: the Teacher-Ed Center on the main floor is distinguished by stacks and stacks of books. The library also offers micro and conventional film, tapes and slides, among other media for storing and imparting information.





#### Andrew Isaak Associates, Architects

Caron Construction Co., General Contractor

Somehow, while our backs were turned, the role of the college library has been undergoing important changes.

A number of these have been caused by the tremendous wealth of information now available in both the traditional forms of books and periodicals and in the widespread use of newer media such as microfilm, microfiche, microcard, tapes, recordings, televisions, and an army of visual aids — information that must be accumulated, stored, and disseminated if students are to keep pace with man's expanding knowledge.

With all this the college library staff has assumed a long overdue role – not merely as custodians of informational materials but as members of the teaching community.

All of these changes are reflected in the expansion recently of the Lamson Library at Plymouth State College. At a cost of \$1,324,000 the new facilities have been combined with the previous structure and modifications of the original so consistently that it is difficult to find line of demarcation between the two.

Space, broken only by stacks, vertical columns, counters, and display areas, reflects the changing philosophy of education and library use today.

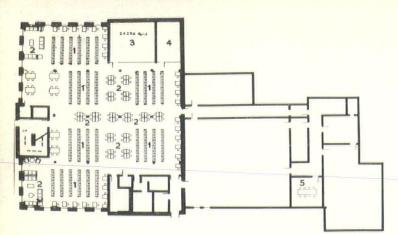
"Information is housed in more than one form," Miss Janice Gallinger, head librarian, stresses. "And the library's function is to bring the student and the information together - to teach him how to find it, and then how to use it."

Miss Gallinger is responsible for much of the planning that went into making Lamson Library a striking warehouse of learning — from its purely functional aspects of housing the information efficiently to the choice of colors and furnishings. Overall, the library has become a far more inviting place to browse, study, and enjoy the pursuit of knowledge.

Completed on September 1, 1971, to help mark the college's Centennial, the project was managed by Mori Mitsui of the Isaak firm and built by Caron Construction Co., both of Manchester.

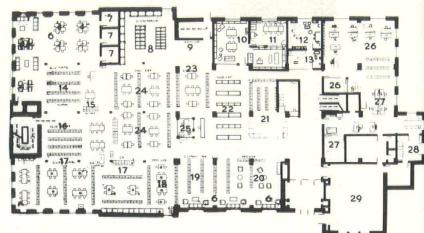
"Even if they're open, doors always make people hesitate," Miss Gallinger believes. "Learning should be inviting. We've tried to banish any interior walls and enclosed spaces that might be psychologically limiting to learning."

To complement this new spatial freedom, glass and color play important

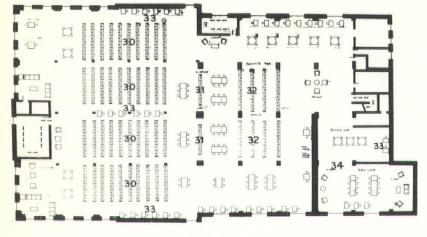


BASEMENT FLOOR: 1. General stacks; 2. Individual DAIRS (Dial Access Infomation Retrieval Eqpt.) stations; 3. DAIRS bank; 4. Typing rm.; 5. Seminar/ Conf. rm. In each plan, the addition is the left half.

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SECOND FLOOR: 30. General stacks; 31. Oversize books; 32. Bound periodicals; 33. DAIRS stns.; 34. Smoking/ lecture rm. (also an addition).



parts. Even conversation is encouraged on the Main Floor. It is here that the largest and most complete school curriculum and planning collection in the state is housed. This literature, for Grades Kindergarten through 12, is available to teachers throughout New Hampshire for use on the premises or through interlibrary loan.

"Much of our modern learning aid equipment itself makes noise," the Librarian admits." And to teach students to use it as well as to help them to find sources and to attack research takes verbal instruction."

However, traditional library quiet is enforced on the Ground and Second floors where furniture groupings, study carrels, and stacks are arranged to take advantage of views of the campus.

The three-floor library includes seating for 532, seminar and classrooms, study carrels, two rooms for closed circuit television, stacks, and a glass-enclosed room set aside for the installation of a Dial Access Information Retrieval System.

In a climatically controlled room important collections of historical papers are housed. Foremost among these perhaps are the George H. Browne-Robert Frost correspondance. Although Frost only taught at Plymouth for one year, in 1911, his spirit lingers on the campus. These letters are an important addition to scholarly research for they cover the period when Frost first returned from England and was gaining recognition as a poet.

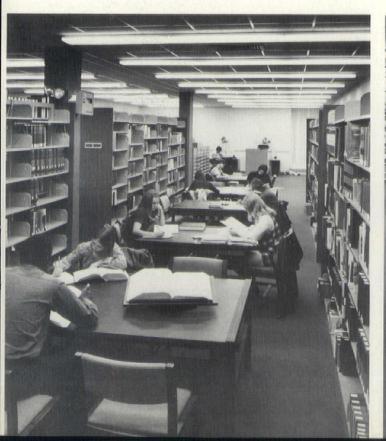
Some of the architectural problems encountered in expanding the facilities to house 200,000 volumes as well as other information sources were outlined by Mr. Mitsui.

"The facade presented something of a challenge," he said. "The front portico consisted of seven monumental granite columns on the street side of the building. It was approached by an ordinary six foot wide walk and a bank of steps. At first we thought of changing the columns and moving the entrance."

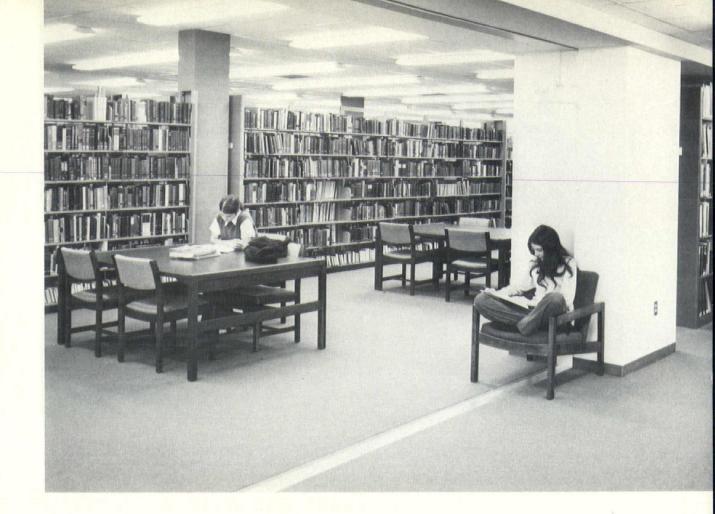
However, the heating and ventilation core was located to one side of the main lobby and to remove it would have been

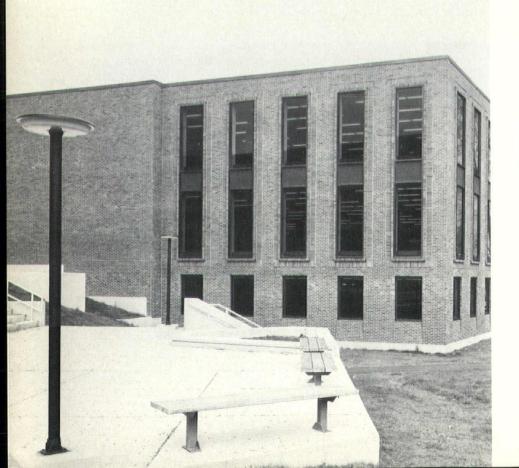


A variety of spaces for reading and study bring out aspects of the users' reactions to these environments. The Southeast corner of a second floor study area, top, looks out on the Plymouth campus. On the lower left, students fill a main floor stack corridor; part of the micro-film area in background. Part of the main floor periodical room is in the picture on the lower right.









A stack and study area on the second floor, above, avoids traditional cramped patterns. A section of the South facade, outside, shows details of construction and a spot for relaxation on sunny days.



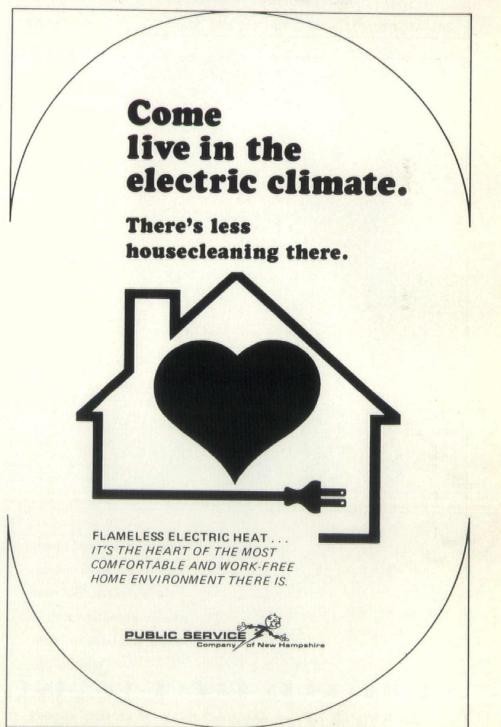
prohibitive. It was therefore decided to preserve the original facade and work it into the new expansion. The resulting, approach is a series of brick and granite terraces that make the entrance even more in tone with the building.

Another problem receiving attention was on the south side of the library. There the architects designed a concrete patio and amphitheater where faculty and students may read, converse, and eat their lunch on warm days.

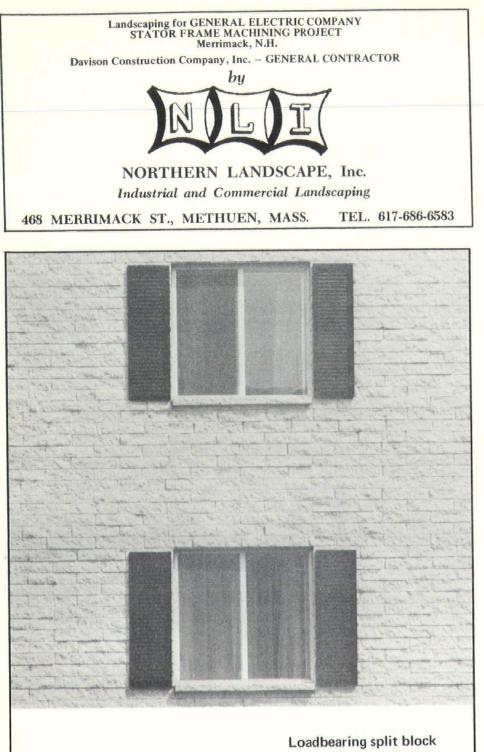
The Lamson Library expansion added 27,000 square feet to the existing building which now totals 55,000 square feet. According to the librarian it would

be hard to estimate a cost per square foot for the project because so much was done to adapt the original building to the new structure and a broader educational role. Cost includes construction, site work, furnishings and built in equipment.

Because information continues to multiply and the search for space to house it will apparently be never-ending, are there provisions for future expansion? The elevator stops at the third floor, but there are buttons reserved for a fourth and fifth, suggesting that the library has nowhere to go but up. - R.M. Bacon



# THE ANNUAL MEETING



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### AWARDS, ELECTION AT AIA EVENT IN DURHAM

Roy M. Palhof, AIA, of Keene, was elected president of the New Hampshire AIA Chapter at its annual meeting on Dec. 3, an event including announcement of annual Honor Awards as well as a discussion of new efficiencies in building construction.

The event took place at the New England Center, on the University of New Hampshire campus, Durham. Besides Mr. Palhof, 1972 officers are Philip Tambling, AIA, Portsmouth, vice president; John H. Benson, AIA, Manchester, secretary; and Donald Dennis, AIA, Portsmouth, treasurer. Directors are Richard H. Dudley, AIA, Concord, retiring president of the chapter; Ralph Harris, AIA, North Hampton; Alvin Corzilius, Jr., AIA, Nashua; and Arthur Eldredge, AIA, Peterborough.

The Staff Residence at Crotched Mountain Center, Greenfield, N.H., won the First Honor Award. Designed by Carter & Woodruff, AIA, Nashua, it was opened for use at the big center for rehabilitation of crippling diseases last fall. Photos of the three Honor Award buildings are on following pages.

Second Award was voted by the jury to a new dormitory at the Woodstock Country School, South Woodstock, Vt. It was designed by Roy Banwell, AIA, of Hanover. The new New England Telephone building in Laconia was winner of the Third Award, having been designed by Robert Lemire, AIA, of Gilford.

The awards jury comprised of Robert S. Sturgis, FAIA, Cambridge, Mass., chairman, Philemon F. Sturges III, AIA, Providence, and Henry Chapin, author

Continued to page 22

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THE ANNUAL MEETING: FIRST HONOR AWARD Staff Residence, Crotched Mountain Rehabilitation Center Greenfield Carter & Woodruff, AIA, Nashua, Architects

### ANNUAL MEETING continued from page 20

and critic, of Stonington, Conn. The three structures selected are of contemporary flavor, the first two being in wooded settings and the third a business building in a city's downtown district.

The guest speaker, Nelson Aldrich, AIA, Boston, stressed use of prefabricated or systems components in school construction, and efficiencies in architecture which result. His views gave rise to a lively discussion regarding the systems approach and the multiplying varieties of building materials available to architects and builders. Besides architects and construction executives, a number of state and local officials attended.

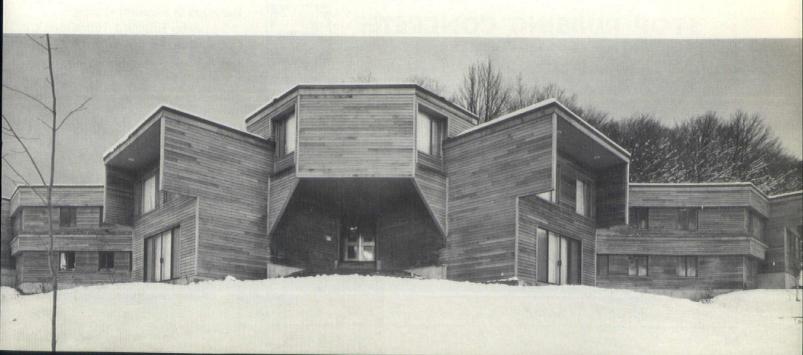


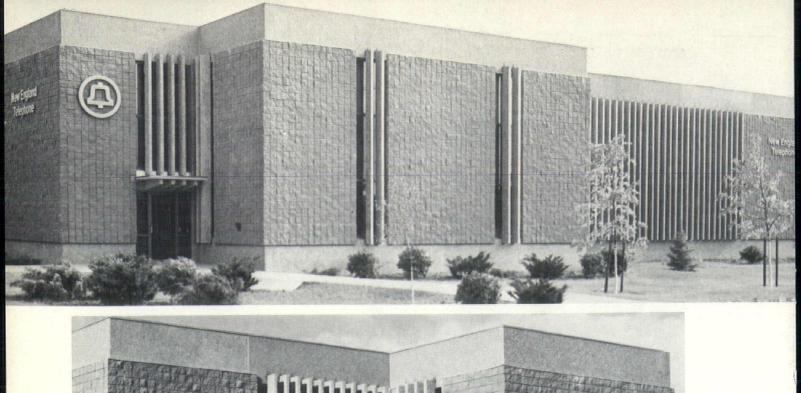


Roy M. Palhof, AIA, Keene, new president of the New Hampshire Chapter. Scotty's Studio.



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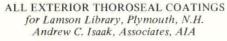


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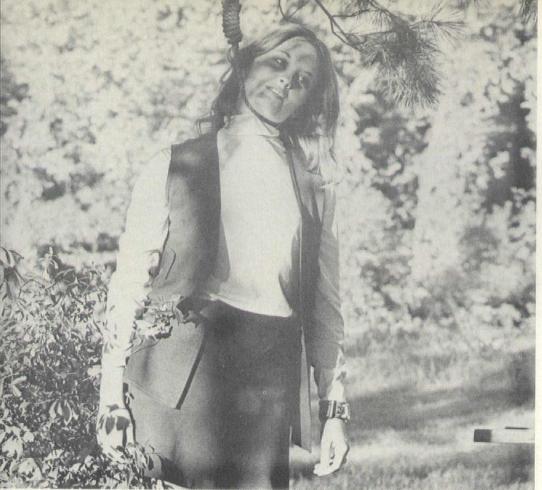
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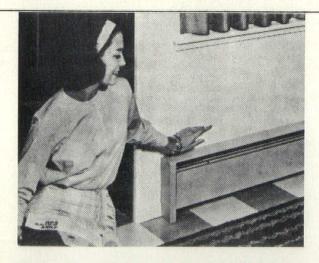


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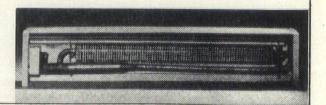
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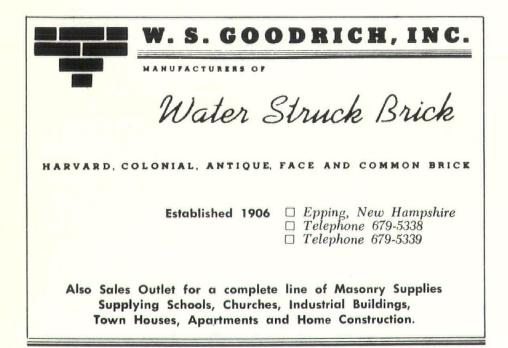
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# **On Drawing Boards**

Work under design by Robert Lemire, AIA, Gilford, includes a \$1,000,000 Motor Vehicle Facilities Building, combining a garage and offices, in Greenland, N.H. Construction is underway on a 24unit condominium apartment building of his design in the Laconia Urban Renewal area.

In Plymouth, a building used as an elementary school is to be converted into an administration building for Plymouth State College in keeping with plans by Roy Banwell, AIA, Hanover. This is to go out to bid in December. A job nearing completion designed by Mr. Banwell is a \$550,000 service garage on the University of New Hampshire campus at Durham. He is also designing a new office building for his firm.

In Laconia, Henry Erickson, AIA, has an addition underway for an industry there, the Allen-Rogers Corp. Jobs for John H. Benson, AIA, Manchester, include an addition to the Corriveau-Routhier building supplies facility in Manchester, and a \$600,000 officestorage-motor vehicle facility for New England Telephone in Lebanon.

#### NOTES continued from page 6

brought out at the recent National Federal Agency construction program conference in St. Louis. Past mistakes, as in repellent public housing, were conceded and a tightening of procedures for bidding was detailed at the meeting, sponsored by the AIA, National Society of Professional Engineers and the Consulting Engineers Council.

### LAND USE continued from page 31

It has published from its headquarters in Concord "Guidelines for Vacation Home Buyers;" bought and held, till the city of Concord could act, the 96-acre Runnells riverside property (to become a recreation area). The planning process handbook to be published would describe how best to manage land projects and reconcile the human, environmental, community and economic considerations in sensible fashion. The foundation is supported by corporations, foundations and individual members. PLASIK

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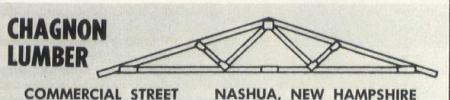
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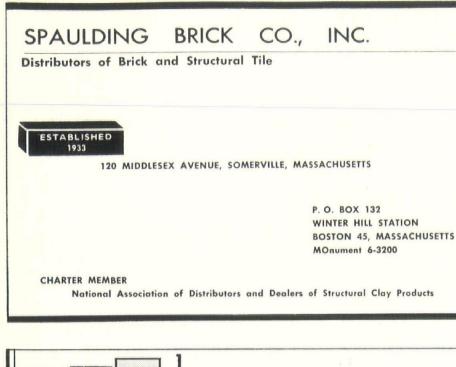


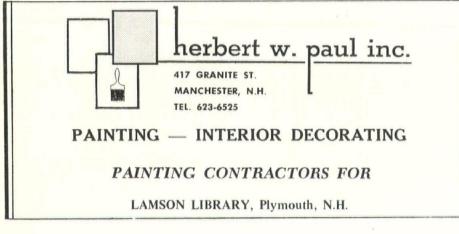
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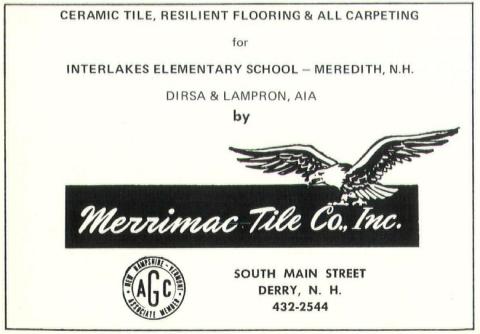
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# L.U.F. Meeting: The Case

### FOUNDATION'S MEETING REPORTS PROGRESS, HEARS OF CLUSTERS AND P.U.D.

The case for cluster housing developments, arguments for planning big tracts or entire communities and a progress report on Columbia, Md., featured the recent annual meeting of New Hampshire's Land Use Foundation. It reported its widening activities toward better land use are influencing 20,000 acres being developed in the state and detailed programs to come.

Officers headed by Robert J. Hill, Concord banker, president, were reelected at the event in Bedford on Dec. 9 which attracted more people (280) than expected. Last year, the foundation's annual meeting was held in conjunction with the New Hampshire AIA chapter, and, this year, with the N.H. Association of Home Builders.

Plans for 1972 by the state-wide nonprofit organization include a) providing technical assistance to local planning boards; b) publication of a planning process handbook; and c) presentation of a policy, or code, for lenders to enhance protection of the environment.

"1971 was a very good year . . . we continued and refined our basic program to a point where the foundation has made a major impact upon land use practices in New Hampshire," said Robert E. Dunning, Jr., Executive Director, in the annual report. In keeping with this effort, speakers detailed varied approaches seeking better land use, from Columbia to California.

In a talk emphasizing the advantages of large-scale developments, Robert Gould, of the National Association of Home Builders, Washington, stated they are usually the best guarantee of enlightened land use. Cluster housing developments are an outstanding means to this, he said, since they may "disturb Nature as little as possible," take less land off tax rolls and reduce needs for roads and streets.

The lasting value of Radburn's cluster housing in New Jersey (planned in 1929) was cited, as well as a new development on Long Island where, Mr. Gould claimed, 2,350 housing untis on a comprehensively planned 1,000-acre tract yield \$924,000 more in taxes than would be collected from subdivisions and individual homes.

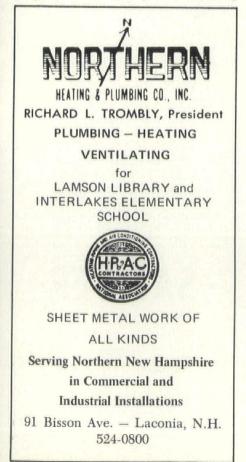
'PUD', or planned unit development, a downcountry term imported to Bedford for the occasion by Mr. Gould, means planning a large tract of land or Granite State Architect

# ge — Scale Developments

brand new community as a unit. All necessary planning, architectural, engineering, materials and environmental considerations are woven together thus, he said, and the concept has been promoted by the Federal HUD Department as well as conservation groups. The Federal FHA was said to have processed 91 PUD projects in 1968 and 353 in 1970.

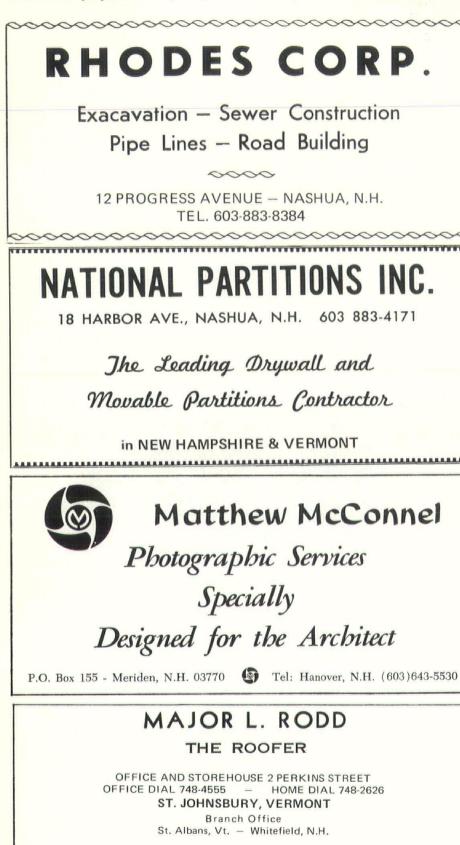
In supporting the thought that "good land use is good for towns, builders, lenders, consumers and the environment," he showed slides of successful examples. Besdies Radburn, N.J., they included two in California: in one, 17 lots were created on a 5.2 acre parcel which also had a 1/3-acre pond, swimming pool, putting green and other community appointments; the other showed disposition of 1/10-acre lots on a lake shore.

Scott Ditch, vice president of the corporation which founded and operates Columbia, Md., detailed experience since the model new city (pop. 30,000) started rising from meadows near Washington, D.C., in 1967. Cluster housing, waterways, "roads and streets oriented to people, not autos," squares, reflecting



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pools, community centers, woods, bike paths, playgrounds, campus schools and commercial properties of greatly restrained architecture, disposed in what is hoped to be patterns of enduring harmony characterize the community,



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"We learned that you can mix subsidized (ie., low income) housing, garden apartments, detached houses, semidetached houses and town houses. High density does not hurt interest in such housing – there are many savings – and many people would rather spend their time other than shoveling show or cutting grass.

"Our experience has shown there's a deep yearning in America for a good quality urban environment. People of various circumstances have mixed – singles, young marrieds, old marrieds and retired people are living together in neighborhoods."

That Columbia has, by design of the owning Rouse Corp., some very special features is attested by its custom-built mini-bus transit system; community medical plan; ecumenical church movement; zoning laws tailored to its special needs; swimming club (\$35. for a yearly family membership); and a planned industrial base with 44 employers. Two shopping centers are entirely enclosed; dwelling unit densities vary from three to 15 per acre.

"It all depends on how you do it," said Mr. Ditch, who stressed the exhaustive planning which created the city. A national hamburger stand chain located a branch there, on condition that its building, signs and decor be greatly toned down; this also applied to gasoline stations, which lack the usual bareness, "garish signs and little flapping pennants."

Another variation on the theme of employing large tracts and creating whole communities was advanced by Louis Paparazzo, of Heritage Village, Conn. This is an all-adult residential community. Cluster housing is surrounded by large open areas, woods and ponds, "to give a rural feeling at all times."

The gas station is also toned down, neon is forbidden, motorboats (but not



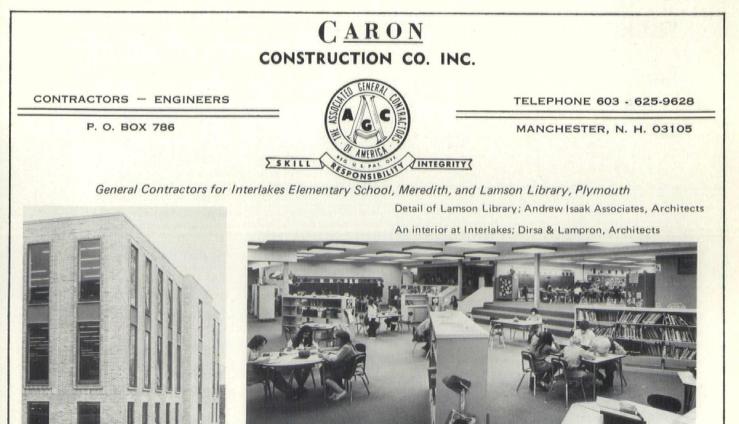
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1705 Elm St. Manchester, N.H. 03104 623-3853 sail) are forbidden on the 12 lakes and "old concepts like side yards for homes and setbacks" have been dropped. Like the other speakers Mr. Paparazzo, a seasoned developer in Connecticut, pressed for freedom of such communities to adopt special zoning rules.

Representing Governor Walter Peterson, Alexander Taft, State Planning Coordinator, noted that New Hampshire "is behind in land use planning" and reported the state has applied for a \$30,000 HUD grant to make a land inventory study. This may lead, he said, to a state-wide land utlization study. The big environmental bill reorganizing some state functions and tightening policing, laid aside in 1971 for lack of money, will be reintroduced in the 1972 special session of the Legislature, he said.

The Land Use Foundation annual report also stated it is offering its expertise to local planning boards as a third-party advisor regarding applications to boards for innovative zoning and subdivision approval; it is also "involved in some major residential developments as well as the state's largest proposed industrial park. The foundation has also emphasized consulting services to land owners and developers. <image><image><image><image><text><text><text><text><text><text>

Continued to page 26



December, 1971



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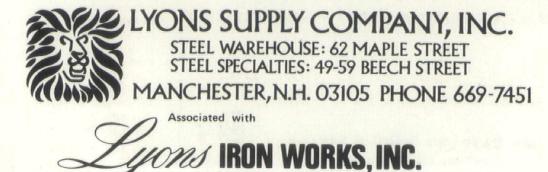


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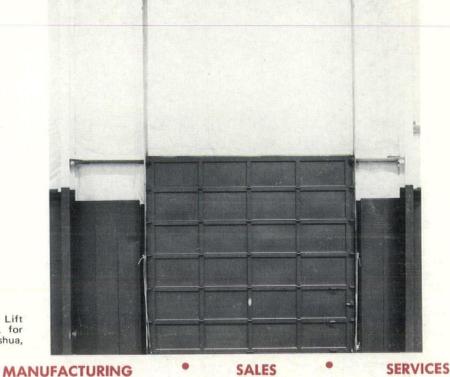
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