

Dated February 20, 1947.

Received February 26, 1947.

Granted June 14, 1947.

MEMBERSHIP NO 5200



THE AMERICAN INSTITUTE OF ARCHITECTS

APPLICATION FOR MEMBERSHIP

RECORD OF THE SECRETARY OF THE INSTITUTE

*In due order
March 4, 1947
H. H. Hurlin*

A Name of applicant... George David Brown, Jr. Chapter New York
B Address of applicant... 333 East 52nd Street, New York 22, New York
C Applicant proposed by... Henry S. Churchill and William F. R. Ballard
D Application received with check for \$... 10.00 ... on... July 1, 1947.
E Application returned for correction..... 19
F Application in due order on March 4, 1947.
Record of registration, Form S39, Sent (N.Y.). Feb. 26 1947. Received. March 21, 1947.
G Notices sent to chapter executive committee:
(a) Form S11, reasonable time ending on..... April 4, 1947, on March 4, 1947.
(b) Form S12, 30 day extension ending on..... May 4, 1947, on April 4, 1947.
H Acknowledgments to applicant, proposers, and chapter on..... March 4, 1947.
I Certified resolution of chapter executive committee recommending admission
~~or that application be denied~~ received on..... June 2, 1947.
J No report from chapter executive committee on..... 19
K Application sent to The Board of Examiners on..... June 3, 1947.
L The Board of Examiners reported on application on..... June 3, 1947.
M Applicant was admitted on..... June 14, 1947.
N Notice and certificate to applicant and notice of assignment to chapter and letter
to proposers on..... June 14, 1947.
O Notice of denial of application to chapter and applicant and \$..... July 3, 19

CERTIFICATION OF ELECTION AND ASSIGNMENT

I, Secretary of The American Institute of Architects, hereby certify that, under authority vested in me by The Board of Directors, I have this day duly elected

George David Brown, Jr.

to membership in The Institute, and hereby declare him to be a corporate member of The Institute and assign him to membership in the New York Chapter.

Date June 14, 1947.

Alexander C. Robinson III
Secretary

THE AMERICAN
INSTITUTE OF ARCHITECTS

1947 FEB 26 AM 8:57

WASHINGTON, D. C.



ORIGINAL

File the original with The Secretary of
The American Institute of Architects.

File the duplicate, on gray paper, with
the secretary of the local chapter of The
Institute.

The American Institute of Architects

APPLICATION FOR MEMBERSHIP

I, the undersigned, do hereby apply for corporate membership in The American Institute of Architects.

1. My full name is **George David Brown, Jr.**

2. State whether a
natural or a nat-
uralized citizen.

2. I am a **natural** citizen of **The United States**

3. My legal residence is in the City of **New York**

County of **New York**

State of **New York**

4. State whether
residence or office
address.

4. My address in The Institute records will be (residence)

Street **333 East 52nd Street**

City **New York 22**

State **New York**

5. State whether
as a practicing
architect, a teach-
er, a public offi-
cial, etc.

5. I am engaged in the profession of architecture as **Housing Analyst for The Mutual Life Insurance Company of New York**

6. I desire to be a member of the **New York** Chapter.

7. I declare that I have read the by-laws, the rules and regulations, and the Standards of Practice of The American Institute of Architects, and the by-laws and rules and regulations of the chapter of which I desire to become a member, and that I understand the duties, responsibilities and obligations thereunder of a member of The Institute, and I do hereby expressly agree and declare that, if admitted to membership, I will to the best of my ability abide by and comply with such by-laws, rules and regulations, and will abide by and uphold said Standards of Practice and conduct my practice of the profession accordingly. I am financially able to undertake all pecuniary obligations of a member to The Institute and to the chapter.

8. Receipt re-
quired.

8. I filed the duplicate of this application with the secretary of the chapter above named and attach his receipt therefor. I am not indebted to The Institute or to any of its chapters or state association members.

9. I enclose my check for \$10.00, for admission fee and the current annual dues. It is my understanding that if for any reason you do not admit me to membership, all of said amount will be returned to me, except five dollars which you will retain as an examination fee.

Date **February 20, 1947**

George D. Brown Jr.
Applicant sign full name in ink

STATISTICS

10. Date of birth **Dec. 3, 1906** Place of birth **New York City**

11. I am registered or licensed to practice architecture in the following named states:

(State or States) By Examination **New York**

(State or States) By Exemption

(a) I hold a Certificate No. 4611 of the National Council of Architectural Registration Boards.

EDUCATION

12. I attended the following named schools (high school, private school, college or university); have held the following named scholarships; have travelled in the following named countries:

Regis High School	- diploma
Columbia College	- A. B.
Columbia School of Architecture	- B. Arch.
" " " "	- M. S

Travelled in North Africa, Egypt, Eritrea, Italy, Austria, Germany, Belgium and France

PROFESSIONAL TRAINING

13. I list below, in chronological order, the periods of my training as draftsman, the names and addresses of my principal employers, and my classification as draftsman while employed by each:

June-Oct. 1927

June- Oct. 1928 - Draftsman - Robert J. Reiley, 45 W. 45th St. New York City

June 1932 - April 1933-Designer, Planner - Andrew J. Thomas, 153 E. 38th St. N.Y.C.

April 1933- April 1934 " " - Fred. F. French Co. (John Van Wart)
551 Fifth Avenue, New York City

April 1934- Jan. 1935 " " - Andrew J. Thomas, 153 E. 38th St. N.Y.C.

June 1935- Nov. 1935 - Designer - Henry C. Pelton, 415 Lexington Ave. N.Y.C. (Dead)

Nov. 1935-July 1936 - Designer, Site Planner- Suburban Resettlement Admin.

2020 Mass. Ave. Washington, D. C.

July 1936- Aug. 1937 - Assistant Technical Director - Paramount Communities,
Arlington, Va.

PROFESSIONAL PRACTICE

14. I list below, in chronological order, the periods during which and the states in which I have practiced architecture as an individual or as a member of a firm or corporation or have taught architecture or the arts and sciences allied therewith. (State names of firms or corporations and of schools or colleges)
- Oct. 1937 - Jan. 1939 - Asst. Tech. Director - New York City Housing Authority
Jan. 1939 - Jan. 1943 - Executive Secretary & Technical Director - New York State Division of Housing
Jan. 1943 - April 1943 - Asst. to Chief Engineer - Johnson, Drake & Piper-Asmara, Eritrea
Apr. 1943-Oct. 1943 - Senior Structural Engineer- Construction Division (U.S. Armed Forces in Middle East) Cairo, Egypt
Nov. 1943- April 1944 - Asst. Rent Director- O.P.A. (Rent Division) 535 Fifth Avenue, N.Y.C.
May 1944- Oct. 1945 - Partner, Brown & DiRienzo, Architects First National Bank Bldg., Mt. Vernon, N. Y.
Oct. 1945 to date - Housing Analyst, Mutual Life Ins. Co. of New York 34 Nassau Street, New York City

PRESENT OR PREVIOUS MEMBERSHIPS IN ARCHITECTURAL ORGANIZATIONS

15. Member of Institute from _____ to _____
16. Junior of Institute from _____ to _____
17. Associate of _____ Chapter from _____ to _____
18. Junior Associate of _____ Chapter from _____ to _____
19. Member of State Association in _____ from _____ to _____

ENDORSEMENT BY PROPOSERS

I, the undersigned, do hereby certify that I have read the statements made herein above by the applicant and believe them to be correct. I vouch for him and for his honorable standing in this community and in his profession. I believe he is fully qualified for membership and I propose him therefor.

I have known the applicant for 15 years.

Signed _____

Proposer

19 W. 44th St. N.Y.C.

I have known the applicant for 17 years.

Signed _____

Proposer

William F.R. Ballard
123 E. 7th St.
N.Y.C.

THE AMERICAN INSTITUTE OF ARCHITECTS
THE OCTAGON, WASHINGTON, D. C.

COPY

March 4, 1947

Dear Mr. Brown:

Your application for membership in The Institute and its New York Chapter, dated February 20, 1947, was received here on February 26, 1947, with your check for \$10.00 attached. Your desire to become a member of The Institute is appreciated by The Board.

The application is in due order and The Secretary will do everything he can to expedite its progress.

You will be notified promptly of the result of The Board's action on your application.

Sincerely yours,

Secretary

Mr. George David Brown, Jr.
333 East 52nd Street
New York 22, New York

AGB/kk

cc to: Proposers - Mr. Henry S. Churchill, A.I.A.
Mr. William F. R. Ballard, A.I.A.

COPY TO

FILES

PRESIDENT

SECRETARY

TREASURER

THE AMERICAN
INSTITUTE OF ARCHITECTS
MAR 21 AM 8:57
WASHINGTON, D. C.



AP No

THE AMERICAN INSTITUTE OF ARCHITECTS
THE OCTAGON, WASHINGTON, D. C.
Office of The Secretary

RECORD OF REGISTRATION

OF

George David Brown, Jr., New York, New York
(Name of Applicant)

SECRETARY,

BOARD OF ARCHITECTURAL EXAMINERS,
Albany, N.Y.

Address

Dear Sir:

The above named applicant for membership in The American Institute of Architects is an architect practicing in your state.

To qualify for such membership, an applicant, if resident in a state having registration or licensing laws for architects, must be registered or licensed by the state to practice architecture therein.

Will you please answer the following questions relating to the applicant's registration, to assist The Institute in determining his eligibility for membership? A duplicate of the form is enclosed for your files.

Date Feb. 26, 1947

Alexander C. Robinson, III
Secretary

1. Is the applicant registered or licensed to practice architecture in your state? Licensed
2. Was his registration or licensing by examination? yes or by exemption? _____
3. What was the scope of the examination? Licensed issued January 31, 1935 on basis of exam in Planning Structural Design and Supervision of Construction - graduate Columbia Univ. Sch. of arch. - 1932
4. What was the period of the examination? 2 days. Written examination 20 hours; Oral examination _____ hours.
5. When examined, did applicant have a certificate from the National Council of Architectural Registration Boards? _____ If so, give Certificate No. license
6. Date of last registration 1944 Registration No. 7611 Is it current? yes

H. L. Field
(Signature of Secretary of Board)

Date Mar. 19, 1947

New York State Education Department
(Name of Board)

THE AMERICAN INSTITUTE OF ARCHITECTS

THE OCTAGON, WASHINGTON, D. C.

COPY

Aug 17 1947

June 17, 1947

Dear Mr. Brown:

With reference to your pending application for corporate membership in The Institute:

On March 4, 1947 we wrote you stating that your check, together with your application, had been received but upon checking your application further we note that your check for \$10.00 was not attached to your application. You state on the bottom of page 1 of the application that you are enclosing a check but our records show that it was not received.

Your application will be held pending and as soon as your check for \$10.00 covering admission fee and first year's dues in advance is received, you will be notified of the result of The Board of Examiners and The Board of Directors action on your application immediately.

Sincerely yours,

J. W. Rankin
Executive Assistant

Mr. George David Brown, Jr.
393 East 52nd Street
New York 22, New York

R/k

cc to: Secretary - New York Chapter, A.I.A.
~~Proposees - Messrs. Churchill and Ballard, A.I.A.~~

COPY TO

FILES

PRESIDENT

SECRETARY

TREASURER

REC'D JUL 1 1947

333 East 52nd Street,
New York 22, N. Y.

June 30, 1947

Mr. J. W. Rankin, Executive Assistant,
The American Institute of Architects,
1741 New York Avenue, N. W.,
Washington 6, D. C.

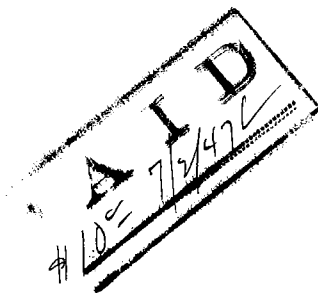
Dear Mr. Rankin:

This will acknowledge with thanks receipt of your letter of June 17th in which you advised me no check was received with my application, although the letter indicated that such check was enclosed.

I am sorry this mistake occurred and am enclosing a check for \$10.

Sincerely yours,

George D. Brown, Jr.
George D. Brown, Jr.



GDB:j

THE AMERICAN INSTITUTE OF ARCHITECTS
THE OCTAGON, WASHINGTON, D. C.

COPY

July 3, 1947

Dear Mr. Brown:

We are in receipt of your check for \$10.00 covering admission fee and first year's dues to The Institute which now completes your application.

The Secretary is happy to inform you that your application for membership in The Institute was acted on favorably by The Board of Directors and that you were admitted to corporate membership in The Institute and assigned to membership in the New York Chapter, effective June 14, 1947. You will be a member of that Chapter, or of some other chapter if you later transfer thereto, until your membership in The Institute terminates.

Your certificate of membership, duly executed by the Officers of The Institute, will be sent in due course.

The Board of Directors welcomes you to membership in The Institute and The Secretary's office is at your service to the extent of its powers.

The policies and the activities of The Institute are developed largely from problems arising within the chapters. By taking an active part in your Chapter affairs, you will contribute to the advancement of the objects of The Institute and will increase the benefits to be derived from Institute membership.

We bespeak your active cooperation.

Sincerely yours,

Secretary

Mr. George David Brown, Jr., A.I.A.
333 East 52nd Street
New York 22, New York

AGB/mk

Enclosure

cc to: Proposers - Mr. Henry S. Churchill, A.I.A.
Mr. William F. R. Ballard, A.I.A.

COPY TO

FILES

PRESIDENT

SECRETARY

TREASURER

Guenther
Brown, George 2

FILE COPY - PLEASE RETURN

August 23, 1960

Mr. George D. Brown, A.I.A.
c/o Brown & Guenther, Architects
1860 Broadway
New York 23, New York

*x Membership
Certificates*

Dear Mr. Brown:

As was requested by your Secretary, we have had the enclosed certificate of membership inscribed and signed by the members who were in office during the time of your election to corporate membership.

As you can readily see, this certificate was damaged as a result of mail handling. However, if you plan to frame it, it might be possible that the defects can be camouflaged.

If not, or if you wish to order another one, please let us know and we will be glad to comply with your request.

Sincerely yours,

(Miss) Florence H. Gervais
Head, Membership Department

cc: Mr. A. C. Robinson, III, F.A.I.A.



THE AMERICAN INSTITUTE OF ARCHITECTS
JURY OF FELLOWS

No. NF #1286

Received Oct. 1 1966

Voted On March 1967

Voted On _____ 19__

Voted On _____ 19__

Granted March 1967

No. M #1286

NOMINATION FOR FELLOWSHIP

CASE RECORD
Jr.

1. Name of Nominee George D. Brown/ Date of Nomination Sept. 28 19 66
2. Address of Nominee 221 West 57th St., New York 19, New York
3. Nominee's firm Brown, Guenther, Battaglia & Calvin
4. Nominee's principal place of business same as above
5. Nominee's Chapter New York Chapter, AIA
6. Nominee's State Organization New York State Assoc. of Architects, AIA
7. Nominee admitted to Institute June 14, 1947
8. Nominee has been in good standing in Institute from 6 19 47 to Dec. 31 19 66
9. Nominee's age 60 Birthplace New York City
10. Nominators: Executive Committee, New York Chapter, AIA

(1) Lewis Davis	✓ (6) Max O. Urbahn
(2) Arthur Rosenblatt	✓ (7) Wm. B. Tabler
✓ (3) Wm. D. Wilson	✓ (8) Lathrop Douglass
(4) Richard Roth, Sr.	✓ (9) Owen L. Delevante
(5) Gillet Lefferts, Jr.	✓ (10) Wm. J. Conklin
	✓ (11) Stephen A. Kliment
11. Achievement Public Service and Service to the Profession

CONFIDENTIAL



THE AMERICAN INSTITUTE OF ARCHITECTS

Nomination for Fellowship by Chapter

The Jury of Fellows, AIA
The American Institute of Architects
1735 New York Avenue, Northwest
Washington, D. C.

Date September 28, 1966

The Executive Committee of this Chapter, at a duly called meeting on September 28, 1966
(DATE OF MEETING)

nominated George D. Brown, Jr., corporate member of this Chapter, for
(NAME OF NOMINEE)
fellowship in the Institute. We enclose evidence of the qualifications of the nominee for the fellowship on which
the nomination was based and certify the resolution is as follows:

"Whereas, this Executive Committee believes George D. Brown, Jr.
(NAME OF NOMINEE)
a member of this Chapter, has made so notable a contribution to the advancement to the profession
because of his achievement in Public Service and Service to the Profession

; and
(NAME OF CATEGORY(S) FOR WHICH NOMINATION IS MADE--I.E., DESIGN, SCIENCE OF CONSTRUCTION,
LITERATURE, EDUCATION, SERVICE TO THE PROFESSION, PUBLIC SERVICE)

"Whereas, said member has been in good standing in this Chapter for 19 years prior to this
date; therefore be it
(NUMBER OF YEARS)

"Resolved, That New York Chapter, AIA
(NAME OF CHAPTER)

does hereby nominate George D. Brown, Jr. for fellowship in The
(NAME OF NOMINEE)
Institute, and the President and Secretary be and hereby are authorized and directed to prepare the
nomination papers and forward them to The Jury of Fellows of the Institute and to do all things proper
to forward said nomination."

* Signatures of Members of Executive Committee

Lewis Davis

Arthur Rosenblatt

William D. Wilson

Richard Roth, Sr.

Gillet Lefferts, Jr.

Max O. Urbahn

William B. Tabler

Lathrop Douglass

Owen L. Delevante

William J. Conklin

Stephen A. Kliment

THE NOMINATORS SHOULD SEE THAT DATA IS SENT TO THE JURY OF FELLOWS IN SUPPORT
OF THIS NOMINATION. ALL SUCH COMMUNICATIONS SHALL BE PRIVILEGED AND NO
COPIES SHOULD BE GIVEN TO OTHERS.

BIOGRAPHICAL STATISTICS*Additional sheets may be inserted to supplement any page, 2 to 7, inclusive.***Typewriting only**

1. Nominee's full name: GEORGE DAVID BROWN
2. Nominee is a ☒ natural ☐ naturalized citizen of United States of America
(NAME OF COUNTRY)
3. Nominee's legal residence (address): 249 East 48th Street, New York 17, N.Y.
4. Nominee's firm name: Brown Guenther Battaglia Galvin
5. Nominee's principal place of business (address): 221 West 57th St., New York, 19, N.Y.
6. Nominee is registered or licensed to practice architecture by: The State Education Department
of the State of New York
(NAME OF STATE BOARD, NCARB, AS CASE MAY BE)
7. Nominee is registered or licensed to practice architecture in the states of: New York
8. Nominee is engaged in the profession of architecture as: Partner in above firm
(CURRENT STATUS OF EMPLOYMENT AND POSITION)
9. Nominee's date of birth: December 3, 1906 Place of birth: New York City, N.Y.
10. Nominee's education:
 - (a) Name of High School, College, University, Private Schools, Post Graduate, etc. (chronological order)

LOCATION	NO. OF YEARS	YEAR OF GRADUATION	DEGREE
Columbia College	4	1928	A.B.
Columbia School Arch.	3	1931	B. Arch.
Columbia School Arch.	1	1932	M.S.
New York City, N.Y.			

 - (b) Scholarships held by nominee:
Graduate scholarship in 1932
11. Nominee has traveled in the following countries:
Ireland, England, France, Italy, Austria, Germany, Belgium, Portugal, South Africa, Eritrea, Egypt.
12. Other data concerning nominee's record: *(important experiences during employment or additional statistics of importance in nominee's record)*
See Sheet 2 A.

Other Data Concerning Nominee's Record:

1950 - 66 Member New York Chapter, A.I.A.
1956- 66 Member N.Y. Society of Architects
1966 Columbia College, John Jay Associates
1966 Member Architectural Advisory Council, Columbia University
1960- 66 Member Board of Directors, Citizens Housing & Planning Council
1945- 50
1950- 66 Member Cardinal's Committee of the Laity - for Catholic
Charities of the Archdiocese of New York
1964- 66 Member, Architectural League of New York
1960- 66 Member Citizens Union
1964- 65 Chairman, Fees & Contracts Committee, N.Y.S. Association
of Architects
1964- 65 Vice Chairman, Fees & Contracts Committee, N.Y. Chapter, A.I.A.
1964- 65 Member Board of Directors, Columbia Architectural Alumni Asso.
1963- 64 Director, N.Y.S. Association of Architects
1962- 63 Member Executive Committee, N.Y. Chapter, A.I.A.
1955 Chairman, Mayor's Sub-Committee - Middle Income Housing

NOMINEE'S ACHIEVEMENT IN ARCHITECTURAL DESIGN

(Part I of this page must be executed in all cases regardless of category for which nomination is made to conform to photographic exhibits which will be submitted.)

1.* Works

TYPE (a) Commercial (b) Monumental (c) Domestic (d) Special	IDENTIFICATION OF WORK	LOCATION OF WORK (City) (State)		COMPLETED CONSTRUCTION WORK (Year)	PHOTOGRAPHS SUBMITTED TO JURY OF FELLOWS
Domestic	Queensview	New York City	N.Y.	1952	Two
"	Bridge Apts.	New York City	N.Y.	1963	Two
"	Columbia				
	Faculty Apts.	New York City	N.Y.	1964	Two
School	Junior High				
	School #139	New York City	N.Y.	1957	Two
Church	St. Johns Evan-				
	gelical Lutheran	New York City	N.Y.	1955	Two
Church	Lutheran Church of				
	The Resurrection	Garden City	N.Y.	1958	One
Public	Police Headquarters	Town of Green-			
		burg,	N.Y.	1958	One

2. Describe nominee's notable work in design, to bring out the particular achievements the nominators believe have notably contributed to the advancement of the profession.

Chamber of Commerce, Borough of Queens

1st Prize for Excellence in Design -

Queensview Housing

1952

Chamber of Commerce, Borough of Queens

Honorable Mention for Excellence in Design -

St. Johns Evangelical Lutheran Church

1955

American Association of School Administrators

Citation for Excellence in Design

Junior High School 139, Bronx, N.Y.

1956

Brown and Guenther pioneered in the field of middle income cooperative housing. Copy of article on "Queensview" from October 1953 Journal of Housing follows on Pages 3 A and 3 B

* Part 1 above must be executed in all cases regardless of category for which nomination is made to conform to photographic exhibits which will be submitted.

4 VIC AID

QUEENSVIEW

By Bette Jenkins, Detroit Housing Commission

On a site in the borough of Queens only 20 minutes from New York City's Times Square and in a spot where, according to one satisfied resident, "rural living is possible," is Queensview—a housing development that has become something of a monument to the cooperative way of life.

What had been classified back in 1948 by the city as a "backward area suitable for redevelopment and eligible for tax exemption" is now a model community singled out by the Queens chamber of commerce for its annual award for excellence in design and civic value.

Queensview's financial plan and its architectural excellence have been well documented¹ but the story has not heretofore been told of the bustling super-active community life of the more than 2000 people who make their homes in the 14 high-rise buildings—in the 728 apartments that comprise the development.

Queensview is not just another large housing community of superior design. It is also an attitude, with several elusive components: a combination of acceptance of the cooperative theory of joint ownership and management; of emphasis on democratic practices and

procedures; of a goal of community improvement through educational programs and joint action.

What is it that has brought about at Queensview a unique and exciting experience, an experience repeatedly described with obvious enthusiasm by all who have had a part in it—sponsors, management and staff, residents, and even those in the adjacent community who have shared in joint activities?

As the inner workings and mechanics of Queensview are closely observed, it becomes apparent that there is a significant interaction there of a three-way team composed of civic-minded sponsors, management, and residents. In an unusual blending of efficiency and social responsibility, they have joined together to attain a common objective that all agree goes considerably beyond the realization of adequate shelter and other tangible amenities, such as extensive recreational facilities and activities. In addition, there is also a reaching toward the achievement of a truly effective and enriching community life.

SPONSORSHIP

Queensview has been possible because of a happy combination of resources, idealism, and initiative and is part of the dream of Louis H. Pink, president of the Queensview Corporation, who has described the development as the "outcome of a long-cherished wish to

MATERIALS AND EQUIPMENT

Heating plant—C. A. Dunham
Cooking ranges—J. B. Slattery
Refrigerators—General Electric
Bathroom plumbing—Briggs Beautyware
Kitchen sinks—Briggs Beautyware
Laundry equipment—General Electric
Roofing—Tuttle
Windows—F. H. Sparks
Screens—A. W. Barnhart
Door locks and hardware—Norwalk

¹JOURNAL OF HOUSING, April 1949, page 121; October 1950, page 360; also "Queensview" by Louis H. Pink, *American City*, April 1952.

do something for those who cannot afford² the attractive surroundings available to the well-to-do and yet are ineligible for the subsidized public housing authority projects.³

Mr. Pink's dream became a reality in 1948, when Gerard Swope, honorary president of General Electric and former chairman of the New York City Housing Authority, joined him as co-chairman of a group called "Queensview Housing Cooperative." Mr. Swope, who is now chairman of the Queensview Corporation, is given credit by Mr. Pink for his leadership and for having recruited the prominent and public spirited citizens who became the cooperative's first directors. This original board,⁴ composed entirely of public members, brought together pioneers in the public housing movement and prominent New York business leaders who were anxious to unite for the purpose of furthering mutual interest in high quality, privately developed, non-profit housing. Among the directors, four had been members of the New York housing authority. Many had had additional housing experience. In this group was the late Mary Kingsbury Simkhovitch, founder of Greenwich House and beloved and devoted campaigner for city improvements.

Mr. Swope, in addition to his important task of organizing the board of directors, also was instrumental in assembling a group of consultants. In-

² Income limit for Queensview members is \$6950 per year.

³ "Queensview," by Louis H. Pink, *American City*, April 1952.

⁴ The following men and women served on the original board. Their position titles were

Young Queensviewers entertain Louis Pink at combined Christmas and Chanukah parties—last year held in shifts because of the many children

cluded was James Felt, management expert, who carried major organizational and promotion responsibilities during the formative period of the development—sale of the apartments and actual building management for the initial period. Also brought in to help were Maxwell H. Tretter, a former executive director of the New York housing authority, who joined the group as counsel and general secretary; George D. Brown, Jr., of the Mutual Life Insurance Company of New York, who served as architect for the development; and another former chairman of the authority, Alfred Rheinstein, who became the builder of Queensview.

With the selection of the board and consultants, major organizational activity was completed and at this stage several of the directors raised \$30,000 for initial expenses, such as advertising. The consultants contributed their services until such time as it was determined whether Queensview would become a reality.

It was at Mr. Pink's suggestion that the Mutual Life Insurance Company, of which he is a trustee, agreed to lend to the corporation 80 per cent of the required capital. With this guarantee plus the granting of partial tax exemption by the city of New York, the project was launched by means of an extensive and appealing publicity campaign.

Inquiry as to how residents became interested in the development reveals that most were attracted as a result of this campaign. Some heard about it over the radio and others were referred by the James Felt management company. A few had previously heard about the Amalgamated Clothing Workers'

housing cooperatives or had some general knowledge of the cooperative movement. But it is clear that Queensview is not populated by a group of people who banded together because of a common interest in cooperative housing or a preconceived notion about its merits. Enthusiasm for the cooperative idea came later.

The significant influence of the citizens' sponsoring group is illustrated by the observation of one resident who learned of Queensview through a *New York Post* article by Charles Abrams. She says: "Queensview appealed to me not so much because it is a cooperative but because of the names of the people behind it—Mr. Pink, Mr. Swope and others on the board of directors."

It appears that this degree of confidence was the motivating factor that made members willing to join with others unknown to them in the most important single investment of a lifetime. One reason advanced for this willingness was the "unquestioned desire of the promoters to give the best possible value for the tenant's investment." Another was that all literature and advertising stated that Queensview was to be nondiscriminatory. The project is the first private nondiscriminatory development ever built with life insurance funds and among those who were asked what they considered the most important advantage at Queensview there was a substantial number attracted for this reason. The racial and nationality characteristics of Queensview residents are not known, since no such designations are made on any records, but manager Delmore Brickman testifies to the presence and complete acceptance of minority groups.

Further evidence of the vital role that Mr. Pink and the other public members of the board of directors have played in the development of Queensview can be sensed even on a brief visit to the cooperative. Residents are very anxious to explain that the center for a great many Queensview events is either the Louis H. Pink Room or the Gerard Swope Room.

RESIDENT SATISFACTION

There has been a turnover of only 15 dwellings since the days of initial occupancy at Queensview and only one of these has been the result of dissatisfaction, according to Mr. Brickman. Single persons residing at Queensview with their families and contemplating the establishment of their own homes are applying for membership in two new cooperatives, Queensview West, immediately adjacent to the present development.

(Continued column one, page 346)

those held in 1948. Mrs. Yorke Allen, Secretary, Citizens' Housing and Planning Council of New York; Howard S. Cullman, Chairman, Port Authority of New York; Bernard F. Gimbel, President, Gimbel Brothers; Albert D. Lasker, President, Albert and Mary Lasker Foundation, Inc.; The Right Reverend E. Roberts Moore, former member, New York City Housing Authority; Henry Morgenthau, Jr., Chairman of Board, Modern Industrial Bank and former Secretary of Treasury; Louis H. Pink, President, Associated Hospital Service of New York and former chairman, New York State Housing Board; Beardsley Ruml, Chairman of Board, R. H. Macy and Company; General David Sarnoff, Chairman of Board, Radio Corporation of America; G. Howland Shaw, President, Welfare Council of New York; Howard C. Sheperd, President, National City Bank of New York; Mrs. Mary K. Simkhovitch, Director Emeritus, Greenwich House and former member, New York City Housing Authority; Gerard Swope, Honorary President, General Electric Company and former chairman, New York City Housing Authority; Thomas J. Watson, Jr., Vice-President, International Business Machines Corporation.

Photo: Yetta Rosenblum

1. Construction Work

[illegible]

SUBJECT TITLE	WHERE PUBLISHED	DATE PUBLISHED
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3. Describe nominee's notable work in the science of construction and any recognition thereof by other societies, to bring out the particular achievements the nominators believe have notably contributed to the advancement of the profession.

NOMINEE'S ACHIEVEMENT IN EDUCATION AND LITERATURE

1. Education Work

(List the degrees and the educational positions held by the nominee, and bring out clearly the nominee's signal work and its particular force and influence which the nominators believe to be a notable contribution to the advancement of the profession, and state evidences of recognition of such work by pupils, the profession, other societies, or the public.)

2. Literary Work

(List the original written works of the nominee and state clearly the particular force and influence of that work which the nominators believe to be a notable contribution to the advancement of the profession, and state evidences of recognition of such work by other societies, the profession, educational institutions or the public.)

BOOK, TREATISE OR ARTICLE	SUBJECT	NAME OF BOOK OR PERIODICAL CONTAINING WORK	YEAR WORK PUBLISHED
"Architectural Analysis of Building Bulk and Height"		Technical Valuation	1965
"Staff Housing"	- a report read at meeting of Institute of Hospital Design and Construction.		1964
"Aesthetics of English Multi-Family Housing"			1964
"Notes on the Study of Cooperatives"	- address before International Fraternity of Lambda Alpha (Land Economics)		1952
"Yield Insurance"		Bests Insurance News	1948

AUTHORSHIP

"ARCHITECTURAL ANALYSIS OF BUILDING BULK AND HEIGHT"

This paper, comparing the relative costs of 19 versus 38 story buildings was read at the Annual Conference of The Greater New York Chapter of The American Society of Appraisers. Pertinent excerpts follow.

* * * * *

"Overall, our study revealed that the higher 38 story building would cost the owner 8 to 10 per cent more than two 19-story ones.

As appraisers you might therefore very well have come to certain conclusions by now. First, you may have assumed -- correctly -- that if you are appraising a very tall building, it cost more, in proportion, than a low one which does not require high speed elevators, heavier columns, additional piping and extra time of skilled trades in its construction.

Secondly, you might conclude that very tall structures are uneconomic and therefore to be avoided.

The latter assumption, however, is not necessarily correct. Actually, for 10 different sites in the same zone here in New York City there may be 10 different answers regarding the best height for a proposed building. The cost of land, site conditions, the permissible floor area, the permissible site coverage and the maximum density are all factors that must be taken into consideration.

As architects we are often asked to help decide how a particular piece of property can be developed most profitably. And each case is a separate study requiring considerable background, knowledge and some hard work. There are no pat, off-the-cuff answers.

New York City now has a new zoning resolution which provides for the orderly development of the city -- a desirable goal for industry, business, builder, landlord and citizen. However, it does penalize the very low and the very high building.

As architects we must go to the new zoning regulations on every particular case and study them very carefully to learn how a piece of property can be best developed under today's conditions.

And -- under certain circumstances -- we will advise a tall building, in spite of the penalty in construction costs and the reduction in floor area, which results from zoning requirements.

For instance, in Manhattan it is extremely difficult to assemble a good apartment building site today. As a result, developers are turning to unusual and problem sites and studying ways of developing such properties, within the economy.

AUTHORSHIP (Continued)

Buildings on such sites often require abnormal and expensive foundations, and one way those costs can be absorbed is with a high-rise structure wherein the extent of the foundations is substantially reduced.

There are a couple of other circumstances in which the additional cost of a tall building can be more than justified. If, for instance, a developer has a very large tract, as our client had in the Bronx, we might recommend to him a combination of high and low rise buildings, to create variety and to reduce site coverage. Such a development, with a mixture of building heights, is going to rent better and to hold its tenants better, and it is therefore a better investment for the developer.

Here's another example. We would certainly advise a client to build a tall structure if thereby he gained a fine view. The owner of such a building can command higher rents for apartments on the upper floors, and thereby amortize the additional cost.

In connection with the scarcity of large sites on Manhattan, the use of air rights should be further explored. If you came over the George Washington Bridge, you drove right under Bridge Apartments, four 32-story buildings which we planned in the air rights of the Bridge approaches. This site could be developed -- under old zoning -- as a middle income, limited profit venture because the \$1,065,000 which the City received for the air rights and the cost of the expensive foundations and platforms for the buildings could be spread over a great many apartment units.

* * * *

The City wants to keep middle income families in Manhattan. Undoubtedly they are a stabilizing and invigorating element in any city. However, those families can not find new living quarters on Manhattan Island today, at the rents they can afford.

* * * *

No one anticipates that land costs are going to drop drastically and thereby make these middle-income developments possible. In fact, land values have shown a rather consistent pattern of increasing as time goes on.

A Committee to Accelerate Middle-Income Housing and Urban Renewal Construction Activity in New York City last December recommended that some modifications be made in the new zoning, in order to promote more middle income, limited profit housing.

One of its suggestions was that the city create a new modified residential district, between R 5, which allows a density of 55 apartments per acre and R 6, which allows 110. This new district would permit 75 to 80 apartments per acre and land coverages of 20 to 25 per cent for high rise buildings, and would result in a great increase in the amount of land available for middle-income housing.

The Committee stressed that the new district would be restricted

AUTHORSHIP (Continued)

to governmentally-financed housing, in order not to water down the zoning ordinance.

The same committee recommended that special consideration be given to air rights developments. It suggested "a flexible attitude toward governmentally-financed air rights projects", that is, Mitchell-Lama projects, -- and recommended that such developments be viewed in the context of an overall neighborhood plan, rather than having to conform with a straight block and lot zone classification plan.

Under these recommendations by the special committee, the taller building again becomes feasible and a number of air rights sites could be developed in Manhattan for middle income housing. * * * * "

"STAFF HOUSING"

This report was read at a meeting of the Institute of Hospital Design and Construction. Pertinent excerpts follow:

"One of the great phenomena of modern American life today is found in the mobility of its population.

Prior to this however and after the mid-nineteenth century western movement, the American populace settled down to a static situation which is critically but more often nostalgically referred to as the Victorian era. It is a period important in American life.

During this era American community and family life found a level which many thought represented an ideal and which many accepted as unique with perhaps the exception of 19th Century England.

Community life was the center and horizon of man's vista. A man was born, educated, and buried virtually within sight of the family homestead. The community provided all amenities not found in the home - worship - employment - recreation - family doctor - and were it large enough, a hospital also. A man need never leave the community in which he was born - a woman's horizon could be defined by the end of the same street.

Today we face a drastic upheaval not alone in population expansion but in its extraordinary mobility. It is not our purpose here to explore the underlying causes for this transformation of the American culture - in less than 100 years we have bridged the gap from being a static population to a fluid, ever-moving group. This is not confined to the United States - it is manifest throughout the world. The reasons? - World War II - enlightened and less provincial international outlook - widespread secondary and college education - improved communications and transportation - human restlessness - the inadequacy of modern community life - and by no means least, the emancipation of woman.

These last two considerations are perhaps most responsible for my presence here today. In our architectural practice we find religious and institutional groups called upon more and more to provide facilities and

AUTHORSHIP (Continued)

amenities which 50 to 75 years ago were considered as normal community responsibilities.

Religious groups which ordinarily limited their outreach to the requirements of worship alone are now providing as a result of general demand - social, educational and recreational amenities, largely because the modern American community is not longer in a position to serve its citizens in these areas. This applies to large as well as small communities.

The modern hospital finds itself in a similar situation. Its personnel is no longer drawn from the immediate community. Many hospitals today have a heterogeneous staff representing many nations and a full cross section of ethnic groups.

The individual employee - particularly among the female help - is inclined to move on if acceptable housing and social facilities are not readily accessible. And with the market situation calling for an unlimited quantity of nurses, a girl finds herself drawn to more glamorous areas. Thus the problem of mobility becomes of concern to the average hospital.

Many hospitals have faced up to this unusual predicament by programming facilities to offset community shortcomings and to counteract the restless mobility in young nurses and other staff personnel in whom there is a substantial local investment.

Among these amenities, shelter is basic. How to provide convenient residence in accessible locations devoid of the stigma of institutionalized living!

As architects we are called upon to create a domestic environment for nurses which emphasizes efficient homelife while minimizing housework for persons normally involved every day in providing comfort for afflicted people - cleaning up - making beds and the usual drudgery involved in providing such comfort and cleanliness.

In large metropolitan areas like New York the problem is acute as it is elsewhere.

Since the end of World War II there has been an uninterrupted continuity of apartment construction in the luxury class and to a lesser extent in the middle income category.

Nurses and the lesser paid hospital personnel are automatically cut off from the luxury accommodations because of economic reasons - and to some extent from the middle income category particularly if the apartments require furnishing. In addition there are statutory limitations upon income which complicate the situation for higher paid personnel.

AUTHORSHIP (Continued)

However some advances have been made and we as architects have been fortunate enough to have been associated with several projects devoted in whole or in part to the provision of staff housing. These fall into to general categories, apartments not designed specifically for nurses such as York Hill and Bridge Apartments and projects designed entirely for them as at Mount Sinai Hospital, and for nurses and other hospital personnel as at New Rochelle and Northern Westchester Hospitals.

York Hill is a conventional, middle income co-operative apartment house sponsored by the New York Hospital, the Lenox Hill Hospital and the Lenox Hill Neighborhood Association, a local community group. Out of a total of 296 apartments the hospitals purchased 91 for resale to nurses. The Association sold the balance to persons living in the general community.

Due to the rather rigid requirements involved in financing such a project under the City Mitchell-Lama programme and since the hospitals were not the ultimate owners as in the case of Mount Sinanai, it was decided to provide accommodations for the nurses, identical with those provided for the cooperators but with one exception. The apartment distribution schedule was modified to provide more small apartments in the upper floors.

* * *

The typical floor plan indicates the type of accommodations provided. The hospitals were mostly interested in the efficiency and 1 bed room apartments in addition to a few 2 bed room units. The efficiencies include a living room of about 12' x 18' with either a dining alcove or a dining foyer, a well-equipped kitchen, a dressing room and bath together with necessary closets. The one and two bed room units are similar except that they do not contain a dressing room.

* * *

New York Hospital purchased 76 apartments, sold 59 to nurses and turned back 17 to the Association. The hospital in selling the units to their personnel took back a mortgage payable over a seven year period after which the hospital's interest ends except that some of its personnel may still live in the development. The apartments were sold unfurnished and the hospital cooperators pay their carrying charges and utility costs directly to the housing company. We have been advised that the personnel seem reasonably happy and have no serious complaints.

* * *

Lenox Hill Hospital bought 32 units, sold only one and in contrast to New York rents 31 furnished apartments to their personnel. The rent per month is similar to the carrying charges for the balance of the project plus charges for the efficiency of \$18.75 for furniture and \$5.00 per month for interest (on the equity advanced by the hospital). Corresponding figures for the 1 bed room apartment are \$26.25 and \$7.00 per month and for the 2 bed room unit they are \$37.50 and \$10.00 per month.

Thus the average total cost for an
Efficiency = \$ 94.75 per month
1 bed room = 140.75 per month
2 bed room = 166.50 per month

AUTHORSHIP (Continued)

The personnel seems quite content to rent rather than buy which is understandable in light of the hospital's nominal interest charge.
* * *

Bridge Apartments is a rental housing project undertaken with State rather than City financing. Similar benefits to York Hill pertain but the rent at \$28.00 per rental room per month is higher due to the cost of the air-rights, the expensive platform spanning the approaches to the George Washington Bridge and somewhat higher general construction costs.

The basic planning is similar to York Hill; that is the apartments have been designed for family living and not specifically for nurses or other hospital personnel.
* * *

The Columbia Medical Center has leased 85 apartments consisting of one and two bed rooms which are scattered throughout the four buildings but all above the 17th floor. Columbia reports that it has received no complaints on the accommodations, which are furnished by the hospital with everything except linen, cooking utensils and dishes and are sublet at a standard price of \$72.50 per girl per month including gas, electricity and furniture. The accommodations house 225 nurses and with 98% occupancy, the hospital can break even without subsidizing the endeavor. This is accomplished by assigning 2 persons to a 1 bed room apartment and 4 persons to a 2 bed room unit.

Columbia admits that the nurses would generally prefer efficiency units but none has been rented by the hospital due to monthly cost - \$92.00 to \$103.00 plus utilities, furniture and interest on equity. But there has been no trouble filling the 85 suites to date. It is felt also that the project at 178th Street is convenient to the hospital, 10 blocks to the south. The girls travel by bus or subway and at night in groups of 3 or 4 by taxi.

In assessing the value of these two projects for occupancy by hospital staff personnel we, as architects, are pleased by the apparent lack of serious complaints. None the less we are aware that this adaptation of conventional facilities to quarters for nurses leaves much to be desired. Our information is that the overwhelming majority of nurses prefers an individual small apartment in contrast to sharing a larger one. Other hospital personnel likewise require special consideration. It is not entirely desirable to mix them with conventional tenancy. Distance from work and time of travel are important factors. Many employees work late hours when travel by public conveyance is slow and often dangerous, particularly for women. Proximity to the hospital is certainly a great advantage for staff housing.
* * *

Mount Sinai is a completely hospital owned residential unit, tailored to the needs of the nurses as determined by the hospital staff. It consists of 94 efficiency units and 19 double units or 113 apartments in all.

AUTHORSHIP (Continued)

Here again City Middle Income money and partial tax exemption together with non-profit sponsorship combine to produce a product necessary to the hospital. This development, in contrast to the previous two, is located within the hospital complex and is of course most convenient for the nurses.

* * *

The studio or efficiency apartments rent to one nurse each for \$85.00 per month and the two person units presently rent for \$67.50 for each girl. These rents include basic shelter, gas and electricity and furniture. The rents are lower than costs to Mount Sinai which intends to increase rents as of January 1, 1965 to \$95.00 for the studios and \$75.00 for each girl of the 2 bed room suites.

There has been a very great demand for the studio apartments with 60 girls presently on a waiting list. There is very little personnel turnover in these units and considerably less than normal in the 2 bed room apartments.

* * * *

Two recreation rooms and a sun deck are provided on the roof for the use of the nurses.

An earlier design provided for a smaller building with larger rooms, exterior balconies and other amenities which were lost in the inevitable search for economy.

New Rochelle Hospital took advantage of amendments to the law which permit State financing up to 95% of cost for staff housing for hospital personnel together with necessary ancillary facilities such as student dormitories and class rooms.

We were directed to provide an apartment house containing 100 dwellings for doctors and nurses ranging in size from efficiencies to 3 bed room units; a dormitory for 80 students; a small school for nursing and a rather large garage, which was later eliminated in the interest of economy.

* * *

The typical floor plan has been designed with a somewhat unusual building shape and contains 10 apartments including 5 efficiencies, 3 one bed room units, one 2 bed room unit and one 3 bed room unit. Every apartment has a commodious balcony (on 9 of the 10 floors).

Four of the efficiencies are laid out to provide a small sleeping alcove with closet. This area can be concealed by a screen or curtain. Our latest plans also include a modern fold door to close off the kitchen. The idea is to conceal less than perfect housekeeping on the part of nurses who work very hard all day taking care of patients and who are required to do a great deal of housekeeping in their jobs.

AUTHORSHIP (Continued)

* * *

As the residence is to be occupied not only by nurses but by doctors and other hospital personnel and their families, apartments of 1, 2 and 3 bed rooms have been provided in line with the results of a survey undertaken by the hospital. There is some flexibility in the layout in that the number of 3 bed room units could be increased or decreased in relation to the number of 1 bed room apartments without incurring extraordinary expense.

* * *

First priority in renting apartments will be given to nurses and doctors, second priority to technicians and other hospital personnel.

The apartments will be rented furnished at the following rates including utilities.

For the nine floors which have balconies:

Efficiency	\$ 90 to \$ 99 per month
1 Bed room	124 to 134 per month
2 Bed room	157 to 165 per month
3 Bed room	196 to 204 per month

** *

Northern Westchester Hospital

Some months ago officials of the Northern Westchester Hospital became interested in securing housing for some of their staff located near the hospital and approached the N.Y. State Housing Finance Agency for help.

The hospital owned a large and attractive piece of land immediately to the south and contiguous with it. An additional parcel was required and secured so that two acres were available to provide for 62 dwelling units.

Preliminary- plans were developed by the architect and accepted by the hospital but a zoning variance was required and some opposition to the project developed among the hospital's neighbors who felt that some of the buildings were located too near their rear lot lines.

In deference to their neighbors' point of view and to achieve lower land coverage the hospital decided to add additional land to the site, providing 3 1/2 acres in all. This will accommodate 68 apartments and 192 persons at a density of only 55 persons per acre. Building coverage will be about 20% of land area. Parking will be provided on the basis of 1 1/2 spaces per apartment.

Unit plans are very preliminary and in the process of redesign. The site plan is also very preliminary and subject to restudy. The present scheme consists of 6 buildings of 2 and 3 stories in height plus a community building.

The apartment distribution schedule calls for 24 efficiencies, 22 - 1 bed room units, 16 - 2 bed room units and six 3 bed room units.

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AUTHORSHIP (Continued)

Due to the low financing charges of the State Housing Finance Agency and to complete tax exemption by the city of Mt. Kisco it will be possible to achieve rents attractive to nurses and other personnel.

* * * *

It would appear that continuing research and study are required in the important field of staff housing for hospitals."

"AESTHETICS OF ENGLISH MULTI-FAMILY HOUSING"

This is a report on a visit to London to investigate and appraise the aesthetics of some of the residential architecture. Pertinent excerpts follow. Report read to members and staff of Housing Authority with illustrative colored slides.

* * * *

"In summary the exterior physical appearance of most of the housing which I saw is in my opinion vastly superior to that in New York, so much better that there is little room for comparison. Au contraire their interior planning is not so good. Rooms are small and interior circulation is poor. Heating and ventilation is amateurish, lighting is inadequate and kitchen and bath equipment unsatisfactory by our standards.

The reasons for this aesthetic superiority seem to me to be the following:

1. The mandatory low density which permits great open space and encourages combinations of low and tall buildings.
2. The British love of greenery which is apparent everywhere in London. The verdure is spectacular and there are few fences. Site planning and landscaping are more imaginative than ours.
3. The virtuosity of the London architects who employ a great variety of forms and materials in harmonious inter-relationships. Also the color palette is extensive.
4. A balcony for almost every dwelling unit.
5. Open corridors with duplex apartments.
6. Disregard of heating and structural problems which permits them to offset their buildings in a way to produce handsome sculptural effects.
7. Imaginative and successful use of concrete as an exposed and untreated exterior material.
8. Encouragement by the L.C.C. to experiment on new techniques - less budget rigidity than ours.
9. Lower building costs, particularly lower labor costs which permit some of the above.

AUTHORSHIP (Continued)

* * * *

There is an enormous housing shortage in London and, I understand, in most of England. The government, despite an expanding program of public housing undertaken by the London County Council is apparently unable to keep abreast of the need. Even luxury housing is not in over supply but the demand in the lower income brackets is great. I was advised that some people wait years and years to become occupants of the public housing.

The government is therefore encouraging the remodeling of older buildings by private groups such as that of my friend which perform a useful public service and in return command a generous profit. The quality of the housing to be remodeled is comparable to our better brownstones with the added advantage of trees and shrubbery. The density is low. To my knowledge there is nothing like our old law tenements, at least in the middle class areas. Therefore what is to be improved is basically good and remodeling is certainly justified. If the finish, the amenities and the equipment is inferior to ours, the British don't seem to mind. Perhaps they are consoled by the verdure and the flowers which seem to be everywhere.

* * * *

The maximum density permitted in London is 200 persons per acre. At an assumed average of 4 persons per family the result would be 50 families per acre. Our new New York City zoning resolution permits a maximum density in a R-10 district of about 320 families per acre (assuming as an average, a 4 person family in a 4 1/2 room apartment). However I understand the acres are not the same. Our net area does not include surrounding streets but the British area does. Even so their maximum density is considerably lower than ours.

Since land cost does not seem to be a consideration and density is low there is always a feeling of spaciousness and lack of crowding. Almost every project takes advantage of the low density with a design combining high and low buildings.

* * * *

Heating does not seem to be a problem to the British. When central heating is furnished at all it is usually designed for 55°. Radiators, if any, are located to the rear of the room away from the source of heat loss - the window, which incidentally runs from floor to ceiling and across the entire room in many instances. Sporadic damp and cold days are ameliorated by electric unit heaters. It is my understanding that it rarely if ever gets either as cold or as hot in London as here in New York but it sure is damp and the heating provided would be unacceptable to most Americans even in a climate similar to theirs.

* * * *

Painting, inside and out, is done only every five years but looks wonderful.

AUTHORSHIP (Continued)

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Brandram Works Site (Bermondsey):

This project of 253 apartments at a density of 138 persons per acre is startling. From a distance the sculptured treatment commands attention. It is most unusual in a public project and one might have thought that the expense would have forbidden it. The development consists of two 21 story towers and several four story structures. The towers secure their effect by projecting three floors out-one floor in - which creates deep shadows and a stark, jagged appearance. The concrete is strong and brutal with serrated formwork lines.

This in and out exterior treatment is prevalent in the lower buildings also where rooms are cantilevered out over open corridors.

Whether this expensive construction is done for effect or has plan justification I was unable to ascertain. Mr. Beeston expressed a grudging admiration for the boldness of the conception which has the unqualified approval of the younger echelon of London architects.

The tall buildings are heated electrically while the low buildings have no central heat. Rather, coke fireplaces and outlets for electric heaters are provided instead. This arrangement of course reduces the problems involved in the in and out facade as no heating lines need be offset as would be necessary here.

* * * *

Alton Estate: Roehampton

One of the most famous of the projects undertaken by the London County Council, this development is extraordinarily handsome. With a density of only 100 persons per acre it gives an appearance of enormous open space. The mingling of high and low buildings, the variety of architecture (yet compatible), the excellent landscaping - all combine to produce an outstanding community. Contrary to our policy in public housing the British do not fence everything in. A good bit of lawn is accessible and does not seem to be vandalized. They thereby minimize one of the ugliest features of our projects - a feature which is so compelling and objectionable at eye level that it destroys much of the architectural effort invested therein.

The total area of the estate is 130 acres. Of this the smaller south-east part, called Alton East was built in 1952-55, the much larger north-west part, Alton West, in 1955-59. The architectural character of each part is quite different but they live well together.

'The earlier point-blocks are faced with pale cream brick and have lively projections and recessions in outline. The earlier maisonettes and cottages have roofs of gentle pitch. The whole combines perfectly with the picturesque plan, the winding streets and informally placed trees. It is architecture at ease. The later architecture is exacting. It is highly intelligent, concentrated, of great integrity, crisp and precise. The point-blocks are completely flat in their elevation. Nothing must stick out. The maisonettes have flat roofs and windowless end walls and the slabs are extremely interesting but unquestionably ruthless in their rhythm.'

AUTHORSHIP (Continued)

Generally the larger apartments are located in the lower buildings and the smaller units in the towers.

In Alton East the 11 story point blocks consist of three 2 Bedroom and one 1 Bedroom flats - four apartments in all on each floor. Two flats each are located on either side of a central, wide corridor with stairs, open to the weather, at either end. One elevator only is provided. Basic planning is fair with each apartment on a corner. Each living room is provided with a terrace and a floor to ceiling window and door to it. Dining space and closets are inadequate by our standards and the placement of the bath in the circulation between entry and living room would be unacceptable here. No effort was made to restrict the number of corners (16 per floor) and of course the linear feet of exterior wall per room is very high. But they do look charming from the exterior.

In Alton West the basic planning of the point blocks is similar with four apartments per floor. However they are more rigid and rectangular with no extruding entities. There are two sets of flats on either side of a corridor, two stairs and one elevator. There are two 2 Bedroom and two 1 Bedroom flats per floor and the blocks are 12 floors high. Closets are somewhat better, otherwise the same criticisms as on the East pertain.

On the exterior they are faced with concrete aggregate as contrasted with the light brick of Alton East and are more exciting architecturally.

* * * *

Hide Tower, Regency and Chapter Streets, London:

This handsome, prize winning, point block building is located in the heart of London not far from Whitehall. It consists of 20 residential floors with a two story entrance loggia and lobby and a penthouse enclosing community rooms and a laundry. The latter is bright and cheerful. Why don't we put laundries on the roofs in New York?

There are eight apartments per floor serviced by an over-generous public hall, two elevators and two open stairs plus a large incinerator and general utility closet. Mail and milk are delivered to the tenants door. Garbage is dumped into a metal chute located in the utility closet and is collected in cans at the bottom which are carted away several times per week.

The building is constructed of pre-cast concrete. The walls are composed of large concrete panels with exposed aggregate in sizes varying from 4'x8' to 7'x8' - very attractive. Concrete at the lowest level in the loggia and lobby is quite rough and looks well.

AUTHORSHIP (Continued)

There is no cellar. Heat is supplied by electric panels in the floors and hot water is provided by individual heaters in each apartment. Tenant storage, bicycle storage and concierge office is provided in an adjacent one story building. No maintenance or management spaces other than the above are provided for this 160 dwelling unit house.

Each apartment boasts a recessed balcony. There are four on the south, two on the east, two on the west and none facing north. Where they are in pairs a wood cedar divider separates them. Window frames are also cedar wood as are the spandrels between openings, creating a warm and attractive effect. The windows are swivel or reversible for easy cleaning."

"NOTES ON THE STUDY OF COOPERATIVES"

These notes were used in connection with an extemporaneous address before the New York Chapter of the International Treatment of Lambda Alpha (Land Economics). Pertinent excerpts follow.

* * * *

'First Known Coop. Communities in U.S.'

1. Coop Village in New Harmony, Indiana
1825 - Robert Owen - failed in 5 yrs.
2. Project in Oneida, N.Y. developed by John H. Noyes
Prospered when Owen failed because workers and not sponsors organized and operated coop.

Organized coop first appeared in 1920's in apt. projects in large cities - San Francisco, Washington, D.C., Chicago - some successful, some failed.

In New York City most failed - high prices (90-100,000) over financed - proprietary leases - no reserves.

Most significant project - 1926
Bronx - Amalgamated Clothing Workers
No union money used for construction but temporary loans by A.C.W. credit union
Amalgamated Bank of N.Y.
Amalgamated Bank of Chicago
Amalgamated Center

Amalgamated Dwellings in Manhattan
Loans of \$800,000 by Rabinowitz and Lehman

Both benefited by Limited Tax Exemption - State Housing Law
After 25 yrs. - no loss

AUTHORSHIP (Continued)

Why So Little Coop Housing in U.S.?

1. Lack of knowledge about essential principles. Need for education
2. Reluctance of Lending Instit. especially on detached homes
3. Mental attitude of Americans
 - a. overvaluation of benefits of individual ownership
 - b. inadequate knowledge of benefit of coops to secure max. housing for each dollar
4. Lack of leadership and sponsorship

Why Form A Coop Anyway?

Because individuals working together may accomplish together what they cannot do alone.

What are advantages & disadvantages?

Disadvantages

1. Difficulty of getting started. Lack of leadership.
2. Difficulty of following through to completion of construction.

ANSWER

Strong sponsorship
Expand this thought later

3. Failure after completion
In true coop. title to all land and homes in coop. should it fail - individual would lose investment.

ANSWER

- a. make project design, location, marketable
- b. set up reserves - \$100,000
- c. diversify tenancy - minimize risk of large scale unemployment
- d. in indiv. homes - release clause in mortgage.

Advantages over individual home ownership

1. Savings in capital costs
 - a. Bulk purchase of land
Reduction of profit of R.E. Promotor
Saving in installation of utilities
 - b. Architects & Engineers fees
Smaller per unit on large projects
10% - Private Home - 4% on 300 homes

AUTHORSHIP (Continued)

- c. Construction
 - d. Legal costs - title search, mortgage papers, surveys, recording fees, etc.
2. Savings in Maintenance Costs
- a. Debt service may be less because mortgage is less.
 - b. Repairs & replacements should be cheaper due to bulk buying.

Advantages over Rental Housing

1. Lower Rents
- a. No speculative return on risk capital
 - b. Lower maintenance costs (greater interest on tenants part in keeping costs down)
 - c. Coop purchase of utilities (Gas & Elec.)

Example

Fordham Hill (3½ rooms)		
\$125.00 per mo. for 3 yrs.		\$4500
Queensview		
\$65.00 per mo. for 3 yrs.	2340	
Down Payment	2100	4440
\$77 with full taxes (Rent)	2800	4900

2. Continued Occupancy
- No dispossession without cause
No arbitrary rent raise
3. Income Tax Saving
- Interest & R.E. taxes deductible
In Queensview - about \$100 per yr. per family
4. Feeling of ownership
5. Greater Community activity and neighborliness

Example

Intensity of civic activities

Unsuspected resources of leadership from tenant owners. One owner reports "You can go to a meeting every night and 4 over the weekend and still not keep up with activities out here."

AUTHORSHIP (Continued)

Community Council

Representatives from each building influenced design of project.
Express opinions of laundry machines to keeping grounds clear,
organized and run a nursery school (40 children), mothers of
older children organized an after school group.

Queensview News

Coop interest & pressure on Public Schools

Camera & Photography Clubs

Woodworking Clubs

Social & Folk Dancing organizations

Coop purchasing organization

Boy Scouts

Art Instruction

Health Insurance Plan

Democracy at work

(Recent municipal election N.Y.C. 28% voted - Queensview 75%)

What is present status of coop housing in U.S.?

Several projects (mostly for upper middle income group)
in Chicago and elsewhere.

In N.Y. 3 large developments completed - many under way (Sec. 213)

1. Hillman Houses
2. Bell Park Gardens
3. Queensview

All had strong sponsorship and point way for future efforts.

Hillman approaches theoretical ideal in having tenants in advance
of plans.

Bell Park Gardens and Queensview secured tenants via newspaper
advertising.

My Opinion

Not necessary for tenants themselves to sponsor projects, almost
impossible for large undertakings.

Bell Park Gardens and Queensview prove tenants will rapidly become
coop-minded.

Bell Park Gardens and Queensview developed 800 units under State
Housing Law

Stitchman with F.H.A. 90% Loan - Fine Project
Low coverage - Garden type.

Hillman Houses (800 apts.) 21% Coverage - 3 (12 Story F.P.) "

AUTHORSHIP (Continued)

"YIELD INSURANCE"

This article by the late Louis H. Pink and the writer appeared in the May 1, 1948 edition of Best's Insurance News. Pertinent excerpts follow.

"In an effort to encourage production of rental housing for families of moderate income, Congress is presently considering, among other measures, a special system of insurance to be administered by F.H.A. which will guarantee to equity investors a minimum annual yield on their investment. The measure is Title VII of the Taft-Ellender-Wagner Bill adapted to present conditions with amendments by Senator Flanders. It is popularly called Yield Insurance.

As presently proposed the insurance permits a "Minimum" Annual Return of $3\frac{1}{2}\%$ and guarantees an "Insured" Annual Return not to exceed $2\frac{3}{4}\%$ of the Outstanding Investment plus a Minimum Amortization Charge equal to 2% of the Established Investment (cost). One-half of any Excess Earnings may be applied to raise the Return to a "Maximum" of 5% but the balance must be used for additional amortization. Under certain adverse conditions projects may be acquired by the Administrator upon payment to the Investor of Debentures equal to 90% of the Outstanding Investment, at interest not to exceed $2\frac{3}{4}\%$ with maturity in not more than 40 years. Annual premiums for such insurance are to be charged, not to exceed $\frac{1}{2}$ of 1% of the Outstanding Investment. Costs, rents, type of project and financial statements are subject to the approval of the F.H.A. Administrator. With respect to an Investor already subject to supervision by a State banking, insurance or other department, the Administrator may, in order to avoid duplicatory activity, utilize and take full advantage of such State supervision.

Is Yield Insurance a sound government policy?

The principle underlying Yield Insurance insofar as it involves government commitment to underwrite some of the risks involved in rental housing at today's high costs is somewhat similar to that established in connection with the emergency F.H.A. Title VI program. Yield Insurance can be as sound as mortgage insurance and as effective in stimulating new construction.

Is Yield Insurance Desirable?

A study of the housing shortage would suggest that any sound measure which encourages the production of moderate-priced apartments for rent would be desirable. The backlog demand for all housing has been conservatively estimated at over 2,000,000 dwelling units. In addition the market demand for the next ten years according to F. W. Dodge Corporation, one of the country's leading business analysts, will be approximately 800,000 units per year at present prices compared with an estimated social need of upwards of 1,500,000 per year. Thus we shall have a demand for all housing during this period approaching 10,000,000 homes.

AUTHORSHIP (Continued)

* * * *

We have failed to date to supply our rental needs because of shortages of basic materials and labor together with very high costs. The shortages are likely to disappear when conditions improve but the cost problem remains. High costs plus continued rent control have discouraged potential investors in rental housing because of their justifiable fear that the rent level required to cover operating expenses, taxes and to provide a reasonable return on their investment cannot be sustained over the long term.

* * * *

If Yield Insurance, by minimizing the risk involved, can induce the production of additional rental housing it is certainly desirable.

* * * *

Practical Suggestions

A workable bill, in contrast with the present proposed legislation, would permit a yield of 4% on the outstanding investment which would be both "minimum" and "maximum" with all surplus income applied to additional amortization. This would be practically a net return since the premium charge for the insurance and the bulk of administrative expenses in connection with the management of a project are chargeable against annual operating expenses and can be defrayed out of rent.

* * * *

In summary, a Yield Insurance bill which would interest a potential investors should include:

- a "minimum" and "maximum yield" of 4%, instead of 3 1/2% to 5%, of the outstanding investment -
- a "minimum annual amortization charge" of 3%, instead of 2%, of the established investment for at least 5 years -
- an "insured yield" of 2 3/4% of the outstanding investment -
- an "insured annual amortization charge" of 2% of the established investment -
- "debentures" equal to 100%, instead of 90%, of the outstanding investment, in case of project failure.

Yield Insurance merits serious study on the part of insurance companies, banks and other potential investors who might benefit by the enactment of sound legislation. A workable bill would open up a new and comparatively safe field for investment on the part of many fiduciaries, particularly the smaller companies, which otherwise might hesitate to assume the risks involved in the ownership of rental housing. Yield Insurance would enable them to take advantage of a higher possible net return than that obtainable on many other types of investment with the assurance of at least a minimum return equal to that on government bonds together with relative safety of the principle involved. The recommendations of potential investors should carry considerable weight with Congress.

Yield Insurance may not solve the acute housing shortage, but it should help."

NOMINEE'S ACHIEVEMENTS IN SERVICE TO THE PROFESSION

1. State fully the nominee's signal service to the profession, The Institute, his chapter, or his state organization, which the nominators believe has notably contributed to the advancement of the profession, and list the offices in architectural organizations occupied by the nominee and the period of each.

NOMINEE'S ACHIEVEMENT IN PUBLIC SERVICE

1. List the public offices held by the nominee and the positions of trust held by him in recognition of civic leadership, and state clearly his notable work in public service and the particular influence of that work which the nominators believe to be a notable contribution to the advancement of the profession.

1965-66	Member, N.Y.C. Board of Higher Education
1966	Member Advisory Group, Construction and Housing, N.Y.S. Civil Defense Commission
1964	Consultant, N.Y.C. Civil Service Commission - Examinations and Ratings.
1963	Member Grand Jury Association of N.Y. County
1962	Consultant - N.Y.C. Housing & Redevelopment Board - Organization and Personnel
1960	Consultant - N.Y.C. Housing Authority - Planning Review
1957-58	Consultant - N.Y.C. Planning Commission - West Side Urban Renewal Report
1944-45	Associate Rent Director, U.S. Office of Price Administration
1939-43	Executive Secretary - N.Y.S. Division of Housing

PUBLIC SERVICE

Assignments and Duties

N.Y.C. BOARD OF HIGHER EDUCATION

Committee Assignments	Chairman,	Committee on Architectural and Engineering Unit
	Member	Committee to Devise Remedies Against Future Misunderstanding
	Member	Site Selection and Building Committee
	Member	Hunter College Committee
	Member	Committee to seek a President for Hunter College.

Duties: As Member of Board have attended monthly meetings or more often to participate in policy making decisions affecting thirteen colleges within City University.

As Chairman of Committee On Architecture and Engineering Unit, persuaded Board to appropriate funds for study of this "unit" by qualified management firm. Study, almost complete, should result in greatly increased efficiency in review procedures and will recommend administrative set-up for supervision of expanded building program to cost \$400,000,000 over next five years.

Consulted frequently with Chancellor and advised on technical aspects of bill, enacted during last session of legislature, to create City University Construction Fund.

Introduced resolution to Board recommending wide spread in selection of architects for this huge building program to the end of securing greatest possible range of talent; also that small task force composed of representatives of the several architectural and engineering groups in City be requested to consult with and advise Architectural Committee for recommendations to Board on methods of selecting architects for specific projects.

As a member of a select committee of five members known as the Committee to Devise Remedies Against Future Misunderstandings the writer participated in several meetings and concurred in recommendations to the Board to ease the immediate short range tensions between the Board and the Administrative Council.

As member of Site Selection and Building Committee have visited several sites recommended for college buildings and concurred in recommendations to Board. Concurred further in selection of architectural, planning firm to prepare study for "University City".

PUBLIC SERVICE (Continued)

As member of Hunter College Committee, have met monthly or more often to review matters of policy for recommendations to Board.

As member of Committee to Seek a President for Hunter College have had many, many meetings and continue to do so to review qualifications and interview applicants for this important post.

N.Y.C. CIVIL SERVICE COMMISSION

Prepared examination and rated same for Senior Architect position requested by Housing and Redevelopment Board.

Conducted examinations for promotion to positions of Director of Architecture, Board of Education and Director of Architecture, H.R.B.

N.Y.C. HOUSING AND REDEVELOPMENT BOARD

Conducted detailed study and appraisal of the Project Services Division of H.R.B. and recommended changes in organization, procedures and personnel to the end of expediting and simplifying review of architects' submissions. Pertinent excerpts from report follow:

* * *

"A review of your standards is in order. It is recommended that you appoint a small committee of outside consultants composed of an architect, structural engineer, mechanical engineer and builder to undertake such review, and report thereon to you with particular reference to your form of standard specification. Thereafter a periodic review of Standards by the Board should be undertaken in the interest of economy of construction.

The second objective should be to provide this "desperately needed" housing in the quickest possible time with a minimum of red-tape but with adequate safeguards to protect the public interest.

To achieve these objectives the following policy decisions are recommended:

The Role of the Architect

The private architects and their consulting engineers could be great allies of the Board in achieving its objectives. The extent of use of the talents of this professional group could influence the size and duties of the staff of the project Services Division.

PUBLIC SERVICE (Continued)

* * *

Review of Design

On the assumption that the fullest use will be made of private architects and that they will be encouraged, in the words of Mr. Gerosa, "to exercise independent judgment in respect to the design of the project and may be relied upon to a large extent to furnish a design and specify materials which will be most fitting for the type of project which we contemplate" - then it should be possible to set up simple procedures with a comparatively small staff of architects and engineers within the Project Services Division to review preliminary and final plans and amendments to the standard specifications.

This review should be limited to minimum design requirements and your employees should be restricted by the Board within well defined areas excluding particularly questions of opinion. This will require a continuing policeing action by the Board to prevent the gradual build-up of bureaucratic actions and arbitrary controls. It is extremely difficult, even with continuing effort from the top, to limit the power of subordinates to interpolate policy and enforce their own opinions.

* * * *

Review of Construction

In his July 26, 1957 comments on construction, Comptroller Gerosa specified a different type of control over the builder than over the architect as follows: 'As to the construction, you are to exercise stringent supervision to insure that the project is erected in strict compliance with the construction contract. To this end, in addition to your own staff, we should employ such independent engineering and architectural consultants as we may find necessary. For these purposes, you may make expenditures from the Housing Fund.'

The writer respectfully disagrees only on the degree of strictness. The word "stringent" is too rigid and inflexible. Other words like "careful" or "scrupulous" supervision would seem more appropriate, particularly in the many cases where the builder has risked considerable sums in the promotion and financing of the project.

* * *

Review of Management

As with Design and Construction it is necessary for the Board to establish initially and to review periodically the management and maintenance practices of the housing

PUBLIC SERVICE (Continued)

companies which have borrowed so many millions of dollars from the City. Also since the mistakes made during the development period remain to plague management for years, it is important that management have some voice in the review of plans and specifications and in methods of construction. Such review should not be petty or opinionated but rather factual, objective and flexible.

In the last analysis the Board will have to make final decisions on matters of policy.

* * *

Summary Conclusions

Board Objectives should be to build good, non expensive housing - fast.

Private Architects should participate to the maximum in the program.

Design Review should be limited to enforcement of standards.

Construction Supervision should be firm but flexible.

Management advice should be sought by Design and Construction.

Project Services Division should divide into Development and Management Sections.

Development Section should divide into Design and Construction Units. "

N.Y.C. HOUSING AUTHORITY

When Mr. Samuel Ratensky left the Housing Authority on leave to undertake duties with the City Urban Renewal Board he recommended that Brown & Guenther be commissioned in charge of review of architects plans and submissions to the Authority. For the better part of a year Mr. Guenther and the writer spend about half of our time attempting to speed up the many required reviews.

We were also asked to undertake a study of the overall procedures of the Authority in connection with the planning and construction of housing projects. The writer recommended sweeping reorganization of the various departments, reduction and consolidation of review procedures and greater reliance upon outside architects. Most of the recommendations were adopted. Pertinent excerpts from the report follow:

* * * *

PART I - BASIC RECOMMENDATIONS

1. The considered opinion of this group and ourselves is that the Development Department should be replaced with three separate departments:

Program Planning	Design	Construction
The head of each department should have a direct line of communication with the General Manager and the Authority.		

PUBLIC SERVICE (Continued)

DESIGN - CONSTRUCTION

In discussing first these two Departments, it is our unanimous belief that the functions of design and of construction, while inter-related, are basically different and should not be administered by one individual be he architect or engineer.

The qualifications for the position of Director of Design should include:

- Years of training and experience in architecture
- A housing and planning background
- A knowledge of good design
- Administrative ability
- Experience as a practicing architect, if possible.

The qualifications for Director of Construction should include:

- Years of training and experience in building
- An engineering and construction background
- Administrative ability

It would be extremely rare for one individual to possess the qualifications for both positions.

PROGRAM PLANNING

Messrs. Ratensky and Ballard feel that the functions of program planning and site selection, which are presently in the Planning Division of the Development Department, should be greatly expanded and transferred to a separate department, on a par with Design, Construction and Management.

Mr. Ratensky particularly believes that such a change would be desirable because in his experience the duties involved in programming and site selection are quite different from those of design, although somewhat related thereto. He feels further that time does not permit sufficient attention by one man to both important functions, which require dynamic and imaginative leadership. The qualifications for the Director of Program Planning should include:

- Broad training and experience in the field of economics or housing or planning or government
- Good judgment
- Administrative ability

After serious consideration Brown & Guenther concur in this recommendation.

PUBLIC SERVICE (Continued)

* * * *

2. We recommend that the entire Review of architect's and engineer's plans and specifications be concentrated in the Design Department as shown on Exhibit No. 2.

We further recommend that this Review be streamlined. We have expressed our opinion in this regard in a letter of May 7, 1958 to Mr. Ratensky, copy of which is attached hereto as Exhibit No. 1. The type of review now practiced by the Authority often results in great delays, financial loss to the Architects and Engineering consultants and additional expense to the Authority in overhead costs."

* * *

Quotes from letter of May 7, 1958 to Mr. Samuel Ratensky
New York City Housing Authority:

"It seems to me that your entire review procedure is too detailed. Your policy is to examine minutely every detail, large and small and to require extensive changes in the plans - often in advanced stages of completion - to conform to your latest standards - standards which change from time to time as the work progresses. This results in long delays for the Authority and added expense to the Architect.

It is true that the cumulative experience of the Authority is vast in the low cost housing field and certainly your opinions and suggestions should be passed along to the Architect. But the extent of your control, in my judgment, is far too great and can stifle the Architect's initiative in attempting to solve his problems.

It is also true that many Architects bring to their solutions extensive experience in fields other than Housing plus long years of professional practice. These are important assets to the Authority and independent thinking and experimentation within limits should be encouraged. After all most of your standard details have resulted from such thinking.

In the early days of the Authority we were not blessed with all your present experience so we had to rely on the independent Architect. Red Hook, Queensbridge, Vladeck Houses and Jamaica Houses are examples of jobs completed in near record time. Yet they have stood up well over the years. Mistakes were made of course but not substantial ones - you and we still make mistakes today and will probably continue to do so in the future. The requirement of perfection is a hopeless and costly ideal.

The Authority has established a sound policy in my opinion of hiring independent practitioners to prepare the plans and specifications rather than undertake this work itself. The latter course could result in stultification and monotony of design and there is no assurance that it would be cheaper.

PUBLIC SERVICE (Continued)

You are paying for professional services yet you super-impose a hierarchy of technicians to supervise same. This is an expensive and time consuming business. More cooks - worse broth! Many of your required changes are matters of opinion. Oftentimes there are several good solutions to a problem - yet you invariably insist on yours. Many decisions are matters of judgment but usually your opinion prevails.

My recommendation is to re-examine your position. If you believe in using the services of private Architects take advantage of their training and talents, give them more rope and hold them responsible for the results. Furnish them with all the information at your command but don't insist that it always be done your way. Streamline your review procedures. "

N.Y.C. PLANNING COMMISSION

Brown and Guenther was the Architectural Consultant for the first Urban Renewal project undertaken by New York City, namely the West Side Urban Renewal Study made possible by the Housing and Home Finance Agency, Urban Renewal Administration, through a demonstration grant under Section 314 of the Housing Act of 1954.

The area involved twenty blocks on the west side of Manhattan from 87 to 96 Streets and from Central Park West to Amsterdam Avenue.

The Findings and Recommendations are included below:

"FINDINGS AND RECOMMENDATIONS

The major conclusions that can be drawn from the West Side Urban Renewal Study may be summarized as follows:

1. The renewal approach appears desirable, practicable and economically feasible. It holds the promise of arresting the spread of blight that undermines the foundations of a formerly sound and desirable residential area; of developing its high potential for providing the kind of urban housing conditions and environment that will satisfactorily meet the varied needs of a broad cross-section of the population; and of sufficiently strengthening its tax base so that the necessary municipal investment required will be repaid in a reasonable time.

2. Renewal of the type proposed in this report is an important new tool that can be used to excellent advantage within the framework of good city-wide planning, but not as a substitute for such planning. It can in part make use of, and in part supplement, existing housing and slum

PUBLIC SERVICE (Continued)

clearance programs - but it cannot replace them. By "renewing" sections like the Study Area, a renewal program can contribute significantly to the improvement of housing conditions in New York City, but it cannot assure that all of our housing needs will be met or that all our housing problems will be solved. For example, the West Side Study clearly brought out the special housing problems faced by Puerto Ricans. Such problems are likely to be found, to some degree, in any area selected for renewal. Renewal of specific areas can offer limited relief at best to the complex problems associated with large-scale in-migration. It does not relieve us of the necessity to seek more fundamental solutions.

3. While renewal offers a sensible and realistic approach to the difficult problems of a deteriorating neighborhood, it is not a panacea. Relocation problems will be eased because clearance is not total and because the renewal process takes place gradually over a period of time. But they will not be eliminated. There will be need to relocate some persons outside the renewal area in order to relieve the overcrowding that contributes to blight; others will be relocated within the area in order to accommodate the renewal process. Effectuation of an urban renewal plan requires a great many individual operations, both large and small, that involve some degree of relocation. As a result, it is desirable that the responsibility for handling all relocation in the renewal area be assigned to a single agency, whether public or private.

4. Any renewal plan should be based on the policy of providing the varied housing facilities needed to accommodate a broad cross-section of the population. Promotion of economically and ethnically integrated neighborhoods is not only a proper objective of a publicly-assisted program, but the best means of assuring balanced, healthy and stable development of the City. Within the framework of such a policy, however, there should be sufficient flexibility so that the proportions of the different types of accommodations provided - public low-rent housing, middle-income co-operative and rental housing, and private rental housing - may be varied according to the conditions and needs of the particular renewal area.

5. As a rule, tenement rehabilitation in the Area is not practicable. Rehabilitation of tenements involves a high development cost which in turn requires excessive rentals for the type of accommodation provided. Because of better design and comparatively low coverage of lots the prospect of brownstone rehabilitation is more favorable. Under the circumstances primary emphasis should be directed to new construction and brownstone rehabilitation.

PUBLIC SERVICE (Continued)

6. Uncertainty as to the future of an area is the greatest hindrance to the long-term private investment which is a prerequisite for economic stability and development. A soundly conceived and vigorously administered renewal plan, by guiding and protecting the development of an area, and by making provision for the necessary public facilities and services, can relieve this uncertainty and stimulate the private investment necessary to the success of urban renewal.

7. An urban renewal program, along the lines indicated in this study, could achieve maximum benefits with the minimum use of governmental subsidies. This is of particular importance at a time when Federal and Local funds for such purposes are extremely limited while the demands for them are increasing.

8. Although the need for direct Federal subsidies is minimized in an urban renewal program, the availability of an adequate supply of mortgage money at reasonable rates is crucial. Congress recognized this when it wrote in the provision for special F.H.A. mortgage insurance (Section 220) in renewal areas. A wise and liberal application of Section 220 mortgage insurance is an essential part of a successful renewal operation.

9. Urban renewal requires not merely initial community acceptance and support, but continued community participation. It is, in effect, a program carried out by a partnership of government, private enterprise, and the local community. Although the particular organization for such community participation will vary from city to city, and even from area to area, the West Side Study has convinced us that the means and the desire to participate are available. The citizens' organizations in the area have expressed their desire and willingness to participate in a renewal program.

10. Finally, we would urge that such a renewal program be pressed forward vigorously. This report in no sense constitutes an official renewal plan for New York. The West Side Urban Renewal Study was undertaken for the purpose of exploring the practical possibilities of an urban renewal program which would combine clearance and redevelopment, rehabilitation and conservation, and for helping to determine whether a working program of this type should be undertaken. We think it should, but it rests with the Mayor, the Board of Estimate, and the people of this City to make the final decision after they have had the opportunity to study these findings. In the meantime, in order that momentum not be lost, we recommend that the City request an additional Section 314 grant from the Federal Urban Renewal Administration for the purpose of carrying out a demonstration "brick and mortar" project in the Study Area. This would permit the

PUBLIC SERVICE (Continued)

rehabilitation of a small group of brownstones as well as the provision of public open space along lines suggested by the study. In this way, ideas and techniques developed in this study could be tested and refined in actual operation. "

U.S. OFFICE OF PRICE ADMINISTRATION

As Associate Rent Director was responsible under the Rent Director for the administration of five offices, one in each borough and the execution of O.P.A. policy with regard to war time rent controls. The personnel under supervision approximated five hundred.

N.Y.S. DIVISION OF HOUSING

As Executive Secretary was responsible, under the Commissioner for the administration of the then newly legislated State program for low rent housing. Starting almost from scratch with the nucleus of personnel from the abolished State Housing Board a new organization was created, new positions were established and additional personnel were hired. In four years loans of approximately \$110,000,000 were made to local housing authorities.

For over one year the writer also acted as Technical Director for the Division until a satisfactory replacement was secured. This involved the establishment of design criteria, standards of construction, review of architects' submissions, approval of sites and consultations with local groups.



THE AMERICAN INSTITUTE OF ARCHITECTS

DECLARATION OF AUTHORSHIP

THE following certification must accompany the photographic exhibit. It may be signed by anyone in possession of full knowledge concerning the development of the design. This might be the Chapter President, a member of the Executive Committee of the Chapter, a partner of the nominee, or even the nominee himself. If the various examples were developed under different conditions respecting authorship, the various statements below should be keyed to the proper exhibits.

The accompanying photographs show examples of work with which the nominee's connection was as follows:

- ☐ The nominee was solely responsible for the design.
- ☒ The nominee was largely responsible for the design.
- ☒ The design was under the direction of the nominee.
- ☒ The nominee's firm executed the design.

1. Queensview, Astoria, New York
Bridge Apartments, New York City, N.Y.
2. Reception and Classification Center, Rikers Island, New York
Junior High School #145, Bronx, New York
Junior High School #139, Bronx, New York
3. St. Johns Evangelical Lutheran Church, Flushing, New York
Lutheran Church of the Resurrection, Garden City, New York
Columbia Faculty Apartments, New York City, N.Y.

Signed: Bernard W. Guenther Title: Partner

Name of Nominee: GEORGE D. BROWN

THE AMERICAN INSTITUTE OF ARCHITECTS

The Octagon • 1735 New York Avenue, N. W. • Washington 6, D. C. • EXecutive 3-7050

March 14, 1967

Mr. George D. Brown, Jr., FAIA
221 West 57th Street
New York 19, New York

Dear Mr. Brown:

The American Institute of Architects desires to confer upon you the honor of Fellowship and membership in the College of Fellows, in accordance with the action of the Jury of Fellows at its recent meeting, for your notable contribution to the advancement of the profession in Public Service.

Your presence is requested at the 1967 Convention of the Institute to be held in New York City, May 14-18.

Those who have been advanced to Fellowship will receive their certificates and medals at the Annual Dinner on the evening of Thursday, May 18, 1967, in the Grand Ballroom, New York Hilton Hotel. Presentation will be with appropriate ceremony and it is highly desirable that each of the newly advanced Fellows be present.

The Officers of the Institute and the Jury of Fellows join in the request that you come to receive this honor in person. Please send your response to the Institute at an early date.

Sincerely yours,

Rex W. Allen, FAIA
Secretary



FOR RELEASE SUNDAY, April 30, 1967

WASHINGTON D. C., April 23 -- Eight New York architects have been advanced to Fellowship in The American Institute of Architects. The AIA announced 82 national recipients of the lifetime honor here today.

Aside from the Gold Medal, which may be presented to a single architect from any part of the world, Fellowship is the highest honor the Institute can bestow on its members. The new Empire state fellows include:

Alfred B. Bauer, 68, of the Department of Public Works, New York City

Simon Breines, 61, of 8 Horseguard Lane, Scarsdale, N. Y.

George D. Brown, Jr., 60, of 249 East 48th Street, New York City

Alan Burnham, 54, of 65 Fairfield Road, Greenwich, Conn.

Victor A. Lundy, 44, of 103 Boston Street, Guilford, Conn.

George Nemeny, 55, of 145 Arrandale Avenue, Kings Point, N. Y.

Isadore Rosenfield, of 5998 Palisdae Avenue, New York City

Simon B. Zelnik, 4502 Henry Hudson Parkway, Riverdale, N. Y.

The 82 new Fellows bring the number of Institute members using the letters FAIA after their names to 762, among nearly 19,000 corporate members of The American Institute of Architects. There are now 92 architects in New York State who hold the FAIA distinction.

Bauer and Brown were elevated to membership for public services achievements; Nemeny, Lundy and Brienens for design excellence; Burnham for achievements in literature; Rosenfield for design and literature achievements, and Zelnik for design and education achievements.

Alfred B. Bauer, a native of Hungary, was educated at the Royal Hungarian Polytechnic Institute in Budapest and took his architectural training at the

German Technical University in Brunn from 1920 to 1923. He has been closely identified with public building design throughout greater New York and since 1954, as both director of the Bureau of Building Construction and director of architecture of the department has been responsible for design and programming of all projects of the Bureau, among them the \$100,000,000 Manhattan Civic Center and the City Hall restoration.

During his directorship design and construction of the Brooklyn Welfare Center, the Manhattan Medical Examiner Building, the New Central Library in Queens and the plan for the new Manhattan Police Headquarters were completed, among a great variety of other projects. Bauer has been instrumental in the integration of the fine arts as an organic part of monumental civic architecture in New York, and is responsible for the fact that the city possesses originals by Ivan Mestrovic, Lee Laurie, Jose DeCreeft, William Zorach, and many other outstanding international artists.

Simon Breines is a partner in Pomerance & Breines. He was educated at Pratt and Beaux Arts Institute and received two Brunner Scholarships, in 1948 and 1966. He has traveled extensively in Western Europe and Russia and is listed in "Who's Who in America" and is the author of "The Work of Alvar Aalto," 1938, and of "Small Houses - The Book of Houses," 1946. This awardee has actively served his profession as adviser and lecturer and on community and city planning commissions in his native New York area. His architectural talents have brought him many awards. Among his works are: The Bronx Municipal Hospital Center, Hammonasset Beach State Park, Carver Houses Plaza and Riis Houses Plaza. The latter two projects were cited by Breines' colleagues as a "noteworthy advance in the design of open public space in densely populated urban districts."

George D. Brown Jr. was born in New York City and received his A.B. and M.S. degrees from Columbia School of Architecture and won a graduate scholarship in 1932. He has traveled extensively throughout Europe and Africa. He has served on a number of advisory councils for the city of New York and Columbia University, and he became chairman of the Mayor's Subcommittee for Middle Income Housing in 1955. His firm, Brown, Gunther, Battaglia and Calvin pioneered in the field of middle income cooperative housing. Honors have been won for the Queensview Housing in 1952, St. Johns Evangelical Lutheran Church in 1955 and Junior High School 139 in the Bronx in 1956. Brown's literary work includes several technical papers and reports.

Alan Burnham, an Englewood, N.J., native, was graduated from Harvard University in 1936 with a B.S., and from Columbia University School of Architecture in 1940 with his Bachelor of Architecture degree. He is now executive director of the Landmarks Preservation Commission.

The architect traveled throughout Europe and South America studying design and became noted for his literary efforts on architecture. Among them are: "New York Landmarks," edited by Burnham, 1963; "Courthouse in the News," 1961; "Architecture Betrayed," 1956,

Victor A. Lundy is a native New Yorker who received his education at Harvard University where he graduated with a B.A. and Masters in Architecture, followed by study at the Graduate School of Design in Cambridge, Mass. He received the Charles Harden Memorial Scholastic Scholarship and the Edward H. Kendall Scholarship. A world traveler who has received many distinguished awards, he recently won a national AIA Award of Merit, 1966, for his design of the Church of the Resurrection in East Harlem. In 1965, he received the First Honor Award from the Connecticut Chapter, AIA, for the First Unitarian Congregational Church of Hartford. Other award-winning

designs include the I.B.M. Garden State Office Building and the First Unitarian Church of Fairfield, Westport, Conn. He was recently named architect for the Mall, orchestra shelter, shade and recreation shelters in connection with the new Smithsonian Institution building in Washington, D. C.

George Nemeny was born in Budapest, Hungary, but was educated in schools of New York, graduating in 1934 from Cornell University with his Bachelor of Architecture, and taking post graduate work there also. He received a Cornell State scholarship and a Cornell University graduate scholarship. As head of the firm in New York that bears his name, Nemeny has won a number of honors and awards for architectural design excellence.

Among these are: the "Best Small House," 1936-46, from the New York State Association of Architects; an AID award for Electric Light Fixtures, 1949, and national AIA awards for the home of Marshall Safir, 1963, and for the home of Ray Favata, 1964. Many of his works of architecture have been published in magazines in the U.S., South America, and Western Europe.

Isadore Rosenfield was born in Russia, but spent most of his high school and college years in the Boston area. He received his B.S. in 1918 from Harvard and his Master of Architecture from the Harvard School of Architecture in 1922. A world traveler, Rosenfield is partner in the firm of Isadore & Zachary Rosenfield, Architects Hospital Consultants.

Among his designs that have won awards are: Industrial Hospital, Puerto Rico, 1960; North Shore Hospital, Manhasset, L. I., 1951; Clark Field Hospital Clark Air Force Base Philippine Islands, 1960; and the Olean General Hospital, 1964. This recipient has done extensive writing for national magazines, particularly relating to hospitals and their needs architecturally.

Simon B. Zelnik was born in Lemberg, Austria, and owns his own firm in New York bearing his name. He was graduated from City College in 1923 and in 1931 received his B.A. from New York University. His major achievements

in architectural design include winning the Cooper Union Award in 1922, 1923 and 1951. He won top recognition for his designing of the Queens Chamber of Commerce Shopping Center, 1935; the Broadway Association Restaurant, 1938, the 14th Street Barricini Store, 1951, and the Motion Picture Association Fine Arts Theatre, 1952.

Active in the field of education, Zelnik taught many years at New York University and was acting dean of the School of Architecture of NYU in charge of the terminal program in the mid 1940's.

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