

MAR 23 REC'D

new mexico architecture

march-april 1972

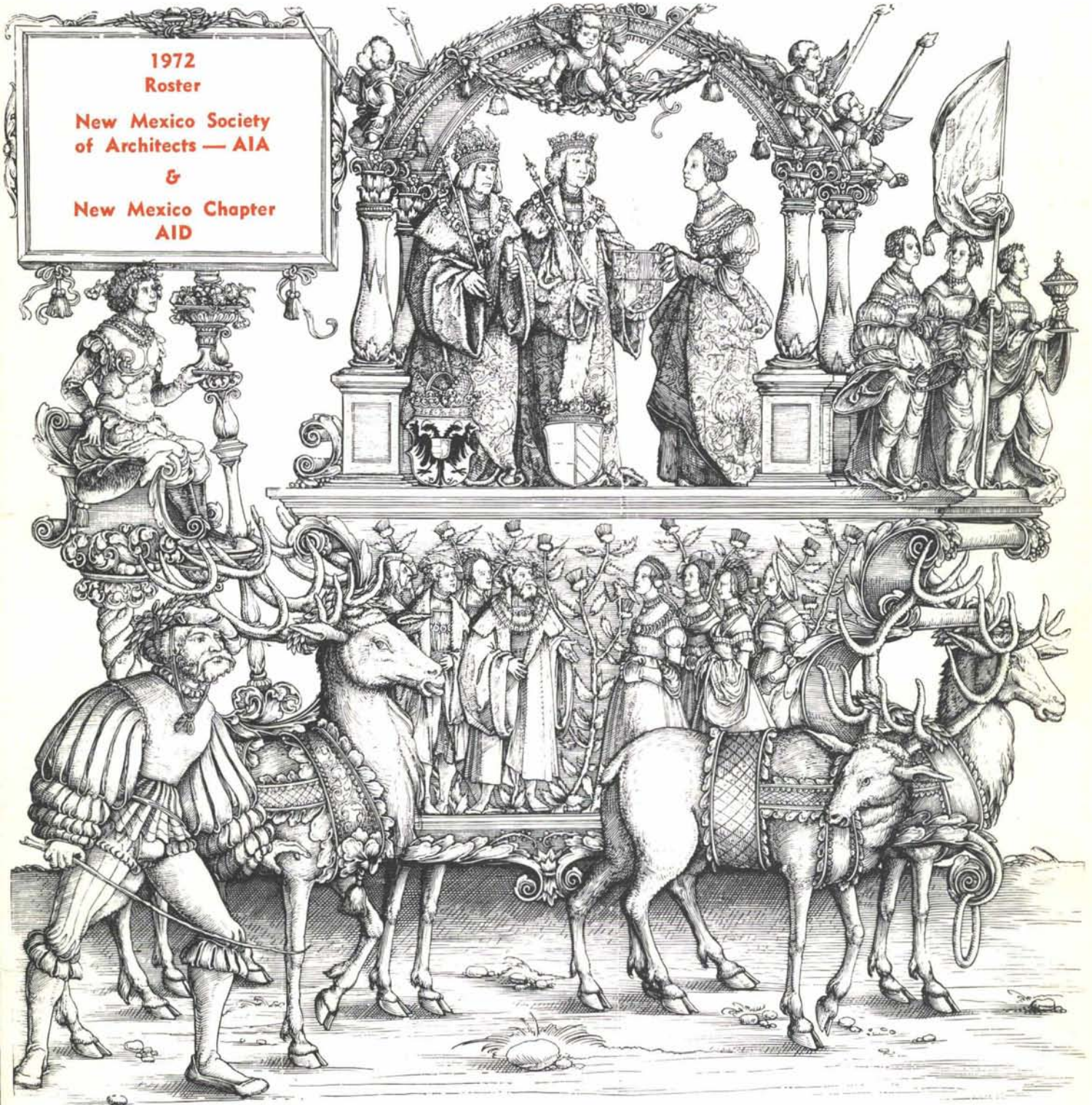
50¢

1972
Roster

New Mexico Society
of Architects — AIA

&

New Mexico Chapter
AIA



the AIA releases a national policy statement

see editorial page 10



LULAC PROYECTO BIENVENIDO
Low Cost Housing—FHA 236
Albuquerque, New Mexico

ARCHITECT—ROBERT L. TORRES
CONTRACTOR—BRENNAND CONST. CO., INC.
MASONRY—FARAONE'S MASONRY

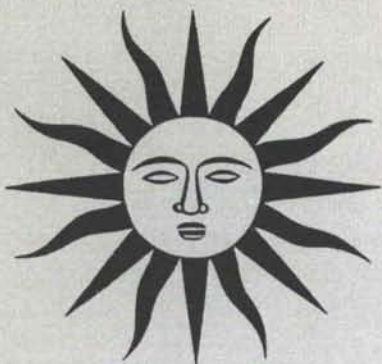
The use of SLUMP BLOCK concrete masonry units in these low cost housing units created pleasing traditional forms with integral color, rustic texture, fire resistance, and - - - -, —all at low cost!

CREGO BLOCK CO., INC.

Phone (505) 344-3475

6026 Second St. N. W.

Albuquerque, N. M. 87107



nma

vol. 14 nos. 3 & 4 mar. - apr. 1972 • new mexico architecture

We want to thank all of you who sent off the post cards which we enclosed in the January/February issue of **NMA**. Along with the work of the State Planning Office staff, the governor, and friendly legislators (Senator Tibo Chavez was one, of course) the post card campaign helped to keep the Historic Preservation program budget intact.

In this issue:

John Gaw Meem, FAIA, takes this opportunity to answer Mr. Anthony C. Antoniadis, AIA. In the November/December 1971 issue of **NMA**, Mr. Antoniadis gave his ideas about the methods by which the architectural heritage of New Mexico might be expressed in contemporary buildings. Mr. Meem disagrees and on pages 8 and 9 tells why.

And—



The AIA looks ahead. See editorial on page 10. J. P. C.

A Contemporary Regional Style Based on the Traditional	8
John Gaw Meem, FAIA	
Editorial	10
AIA National Policy Statement	
A Letter to the Editor	10
1972 Roster—New Mexico Society of Architects	11
1972 Roster—New Mexico Chapter American Institute of Interior Designers	14
AIA National Policy Statement (Center insert)	
Communes and American Society—Part 3	15
A Sociological View—Curtiss Ewing	
Index to Advertisers	22

(Cover — from *THE TRIUMPH OF MAXIMILIAN I* — Burgkmair)

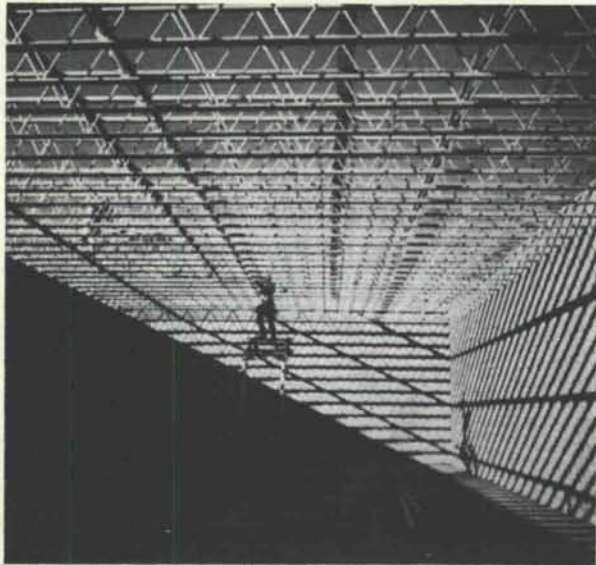
—Official Publication of the New Mexico Society of Architects, A. I. A.—

Society Officers

President—Charles E. Nolan, Jr.
Vice President—Van Dorn Hooker
Secretary-Treasurer—John P. Conron
Director—D. Craig Protz
Director—Raymond Mitcham
Director—Robert C. Campbell
Director—Hildreth L. Barker
Director—John B. Arrison
Director—Ted C. Luna
Director—Earl P. Wood

Commission for NMA

John P. Conron—Editor
Bainbridge Bunting—Editorial Consultant
Robert G. Mallory—Advertising
Mildred Britelle—Financial Secretary, Circulation
John W. McHugh
James M. Murray, III



... one in place every 90 seconds.
Every 90 seconds??

That's correct.
It's a statement by Edward Hurley, Albuquerque, contractor. Here it is in full.

"I thought you might be interested in the enclosed photo showing the installation of TRUS JOISTS in the Bureau of Land Management Warehouse.

"These joists were forty feet long and the top of the wall was twenty feet high. However, with four men, we were able to put one in place every ninety seconds. To say the least, as a contractor, we enjoyed using materials which reduced our labor costs.

"We were very pleased with your product as well as the service you personally rendered."
Every 90 seconds!!!!

Bureau of Land Management Warehouse
Albuquerque, New Mexico
Joe Boehning, Architect



George B. McGill & Company, Inc.

210 Cagua Drive N. E.

Albuquerque

505/256-2058

Bright ideas

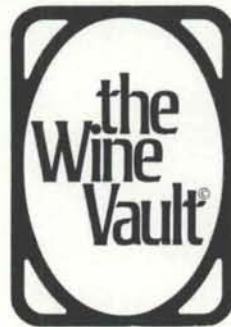
Still specifying your washroom accessories from traditional sources? Then you probably haven't heard about Bradley's new systems approach for specifying quality washroom accessories. Bradley has just about everything for the washroom. Everything from washrooms and showers to range-ventilators, recessed mirrors and, the recently created accessories reflect the clean, functional lines of today's contemporary structures. And allow you complete design freedom. They also conserve space and reduce maintenance. Floor drains, mirror receptacles, mirrors and shelves, and grab bars are only a few of the many accessories Bradley offers. Others include toilet dispensers, night urinals and showers, toilet tissue holders, hand paper dispensers, and toilet equipment. It's the complete line for institutional, commercial, industrial, and public buildings. From Bradley. The washroom systems specialists. Bradley Washrooms Co., G. J. Alexander Division, 3125 Foreman Boulevard, Menomonee Falls, Wisconsin 53051.

from Bradley!

Leader in Washroom Fixtures and Accessories

BRADLEY WASHFOUNTAIN CO.
"D. J. Alexander Division"
9255 Fountain Blvd. • Menomonee Falls, Wis. 53051

represented by:
BARNETT & COMPANY
1501 N. Third St. • Albuquerque, N. M.
(505) 247-2428



The first major
breakthrough
in effective
wine storage
In 2000 years.

**DON'T KILL
YOUR WINE**

If you're proud of your wine, don't subject it to this well-lit, steam-heated, air-conditioned civilization of ours.

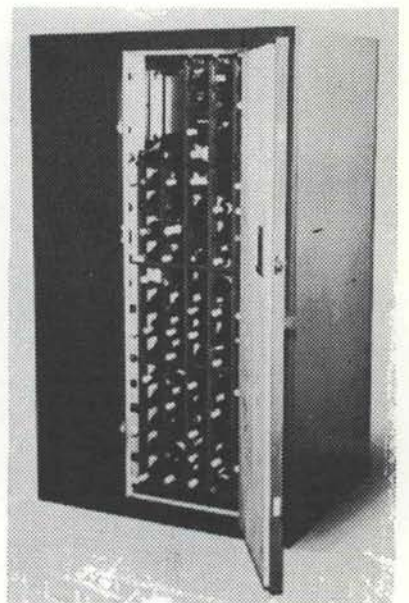
The Wine Vault is a completely self-contained room with walls, floor, ceiling and door lined with California redwood.

It stores your wine in total darkness at a constant temperature of 53-57 on individual redwood racks.

It's pre-fabricated, fits together with patented locking devices, and it's easily put together or taken apart in half an hour.

If you're proud of your wine, invest in a wine cellar any connoisseur would be proud of.

The Wine Vault.



GENUINE MARBLE CERAMIC TILE
**New Mexico
Marble & Tile Co.**

414 SECOND S. W.
P. O. Box 834, Albuquerque, N. M.
Phone 243-5541

**It's a
concrete
fact:
Mission
Stone has
greater
customer
appeal
than any
other
facing
material
in
residential
construction.**



Featherlite Building Products Company
P.O. Box 9977 • El Paso, Texas 79990 • 915 772-1451

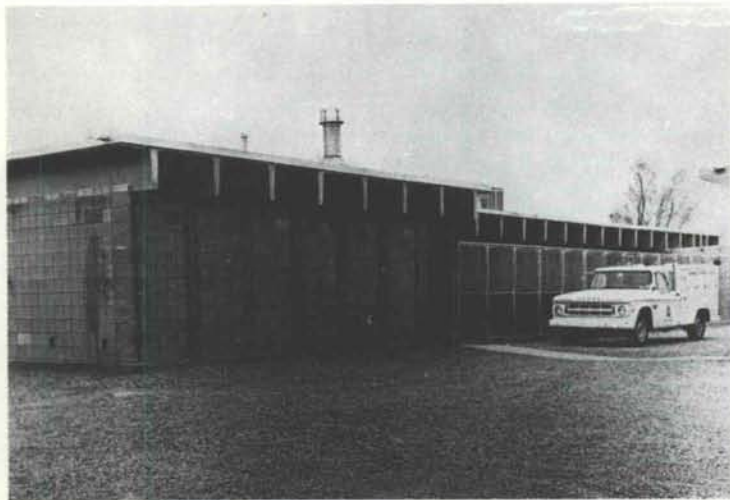
**Everybody knows
that genuine
clay roofing tile
only looks
right on
churches
and Mexican
restaurants**

and contemporary office buildings
and shopping centers
and automobile agencies
and apartment complexes
and warehouses
and libraries
and police stations
and banks
and country clubs
and race track facilities
and airplane hangars
and marinas
and Chinese restaurants
and temples
and homes of every design
and

San Vallé SINCE 1898 TILE KILNS

1717 N. Highland Ave., Los Angeles, California 90028
Phone: (213) 464-7289

WHEN IT'S PRESTRESSED CONCRETE IT'S THERE TO STAY!



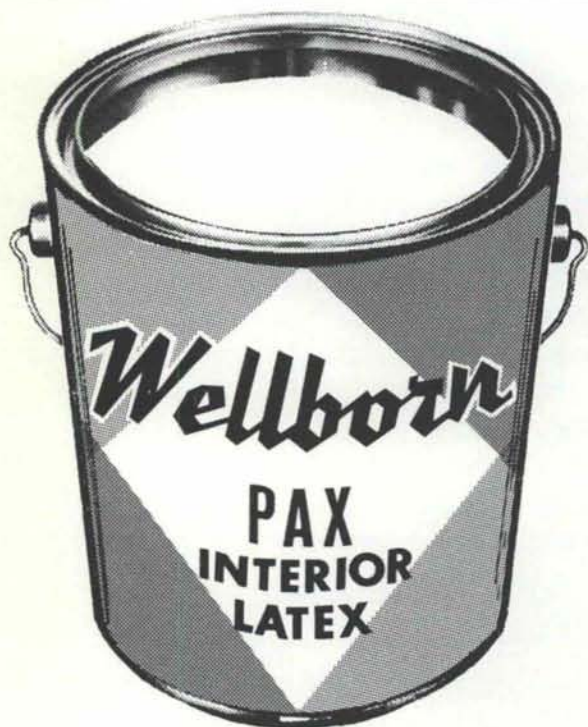
ARCHITECT—GEORGE WYNN A.I.A.
CONTRACTOR—BAKER CONSTRUCTION CO.

The new kennel building at the Albuquerque animal control center features the practical and functional prestressed concrete roof for maximum strength, durability and fire resistance.

The 8' twin tee prestressed members are up to 42' long and extend over the kennel area to provide shade and shelter.

PRESTRESSED 
CONCRETE PRODUCTS, INC.

1304 Menaul Blvd. N. E., Albuquerque, N. M. 87105 (505) 345-2536



Call **BILL SUTTON**, your architectural paint representative for service.

WELLBORN PAINT MFG. CO.
215 ROSSMOOR RD. S. W. ALBUQUERQUE
Phone 877-5050

Now AAF helps you get better air



...with a better look.



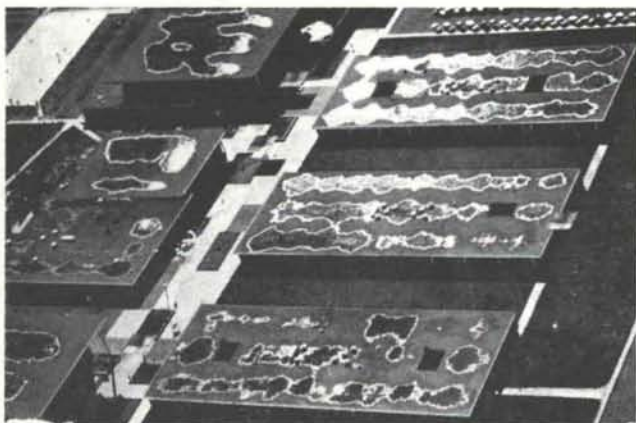
American Air Filter's new
exclusive facade system - - - -

JAMES & COOKE, INC.

Albuquerque

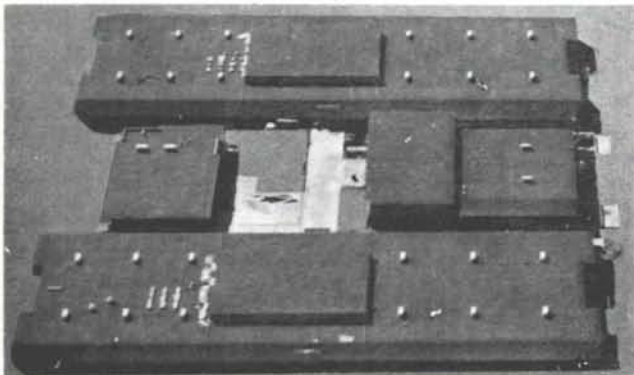
El Paso

When it rains it drains



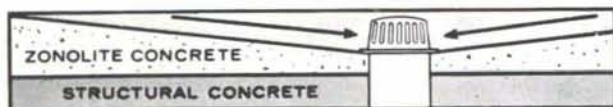
▲ This is high school "x". Three days after the rains stopped, people under its roof were still "up to their ears in leaks."

▼ But it stayed dry as the desert under the roof of high school "y" (same city), rain or no rain. Zonolite Vermiculite concrete made the difference.



Zonolite® Vermiculite concrete is the cast-in-place insulation that

a. Provides proper slopes for drainage



b. in a seamless, monolithic structure

c. with high insulating values that are

d. leak-proof for the life of the building

ZONOLITE®
GRACE

Southwest Vermiculite Co.
5119 Edith Blvd. N.W., Albuquerque, N. M.
345-1633

FROM CONCEPT TO COMPLETION



Exclusive distributors for TAYLOR

**Consultation
Planning
Design
Layout**

Criteria, skill, artistry and experience are fused to produce laboratory furniture meeting the most exacting requirements of contemporary science educators and architects. Units immediately available and within the reach of any school or institutional budget.

Architects use our design consultation services for:
Science Labs / Offices / Artrooms / Dormitories /
Libraries / Auditorium Seating / Home Economics
Labs / Gymnasiums

**UNIVERSITY BOOK STORE
ALLIED SUPPLY CO.**

2122 Central, SE
Phone 243-1776
Albuquerque, N. M.

Mr. Anthony C. Antoniadis' article appearing in the November-December issue of *New Mexico Architecture*, entitled: "Traditional Versus Contemporary Elements in Architecture" gives me a welcome opportunity to make a statement on my own architectural views while commenting on his article.

To begin with, his article implies that certain buildings on the University of New Mexico campus (the Fine Arts Building and Johnson Gymnasium) which he uses as examples, are intended to be "traditional" as opposed to "contemporary" in design. As the designer of the Johnson Gymnasium and many other buildings on that Campus, I can state categorically that the intention was to create a contemporary building, meeting all contemporary functional requirements, but using certain regional elements of traditional design in such a way as to recall the rich heritage of our Southwestern environment, including architecture and history. There is a vast difference between this approach to design and that assumed by Mr. Antoniadis:

"... many contemporary solutions try to appear traditional, through the exploitation of visual means by promoting traditional resemblance." The implication is that we are trying to fool the beholder into thinking he is looking at a real adobe, which of course would be faking.

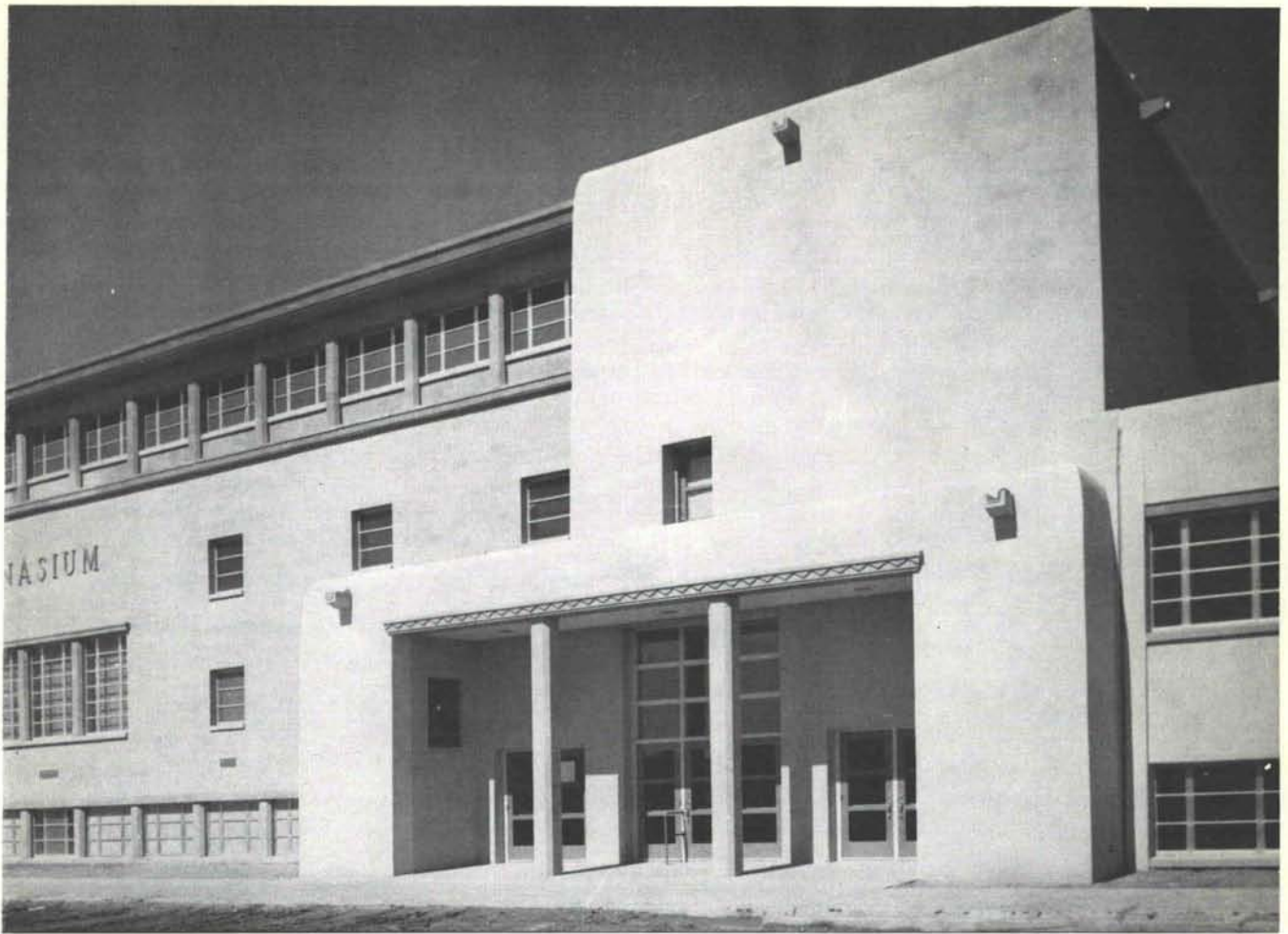
An analogy to the use of elements of the past in contemporary work is to be found in the design of the Parthenon. As everyone knows, it is made of marble, yet the architects consciously or unconsciously, chose to recall details of the earlier traditional wood-

A Contemporary Regional Style Based on the Traditional

—John Gaw Meem, FAIA

Church of San Estevan, Acoma Pueblo, begun in the 1620's.





Johnson Gymnasium, University of New Mexico

en temples by using Doric columns which recall the earlier round wooden posts; and in the positioning of the triglyphs, which recall former wooden rafter ends. They were not faking, but remembering and adapting.

Further, in Mr. Antoniades' article, he criticizes the Fine Arts building because its scale is not the scale of the Taos Indian Pueblo. But as most everyone knows, our architectural inheritance consists not only of aboriginal forms as developed by the Indians, but also those modified under the influence of Spain and especially in the early Franciscan Missionary churches. The architect of the Fine Arts Building was Mr. Edward Holien, my former partner and I happen to know that the inspiration for it was not Taos Pueblo, but the inspiring scale and mass of the Church of San Estevan at the Pueblo of Acoma (see the accompanying photo) of which George Kubler in *The Religious Architecture of New Mexico* says: ". . . responds to the spectacle of Acoma, dominating the gigantic boulder which is its pedestal, with the massive forms of a clean, simple style of building." To arbitrarily exclude the use of such precedents from our contemporary design is to impoverish our culture.

The Johnson Gymnasium, designed by the writer, also comes in for criticism on the score that it is out of proportion, presumably on the basis of the scale of Taos. He calls it: ". . . a giant looking adobe which has grown in size without gaining anything in spirit" (see accompanying photo), and remarks that the interior spaces are supported by steel frames instead of vigas. Once again, one must repeat that this building was designed as a contemporary structure to meet the functional requirements of a gymnasium. It is not trying to imitate an adobe. It is recalling some of the latter's characteristics such as flat roofs, sloped walls and earth colors as a reminder of the environment, and doing this in preference to hard straight lines associated with much of today's design.

To deprive the architects of the emotional satisfaction of recalling the shapes and forms associated with the history and tradition of the region in which he lives is very much like disapproving of nature because she makes a son's face to recall that of his father's. Can it be that we architects of the twentieth century, in our devotion to the standards set by science and technology, are depriving ourselves of equally important requirements, demanded by man's emotional nature?

—John G. Meem, FAIA

AIA BOARD OF DIRECTORS RELEASES A NATIONAL POLICY STATEMENT

THE PROPOSAL TO GUIDE THE NATION'S GROWTH WILL BE VOTED UPON AT THE AIA NATIONAL CONVENTION IN MAY

Bound into this issue of *NMA* is the first report of AIA's National Policy Task Force. A year of intensive study by the members of the Task Force has resulted in a far-reaching, perhaps to some a radical, statement which proposes to change the "ground rules that now shape, and distort the shape, of American communities." With a full realization that urban spread and urban blight are destroying the heart and soul of America; that "much of what we have built, largely since World War II, is inhuman and potentially lethal"; that "we cannot long endure an environment which pollutes air, water, food, and our senses and sensibilities," the statement points a way to achieve a national strategy for growth and development, but with creativity and diversity.

Although the proposals outlined in the statement mainly refer to the larger and crumbling metropolitan centers, much that is recommended might well be applied to New Mexico.

It is tantamount to disaster for

us to continue to allow the self interest of large land development companies to serve only their own stock-holders, with little or no consideration for the long-range impact that their short-range goals have upon the future environment of New Mexico. To continue to despoil our own air with soot, to continue to "develop" productive crop land and grazing land into poorly planned retirement "ranchettes" is to court an eventual ecological catastrophe.

The government of New Mexico must become involved in constructive long-range land use planning. Perhaps the state will find it necessary to begin to acquire large parcels of land to hold in trust for the better use and eventual development for all its citizens. The 1972 legislative session has ended, and again, the attempts to bring some order to the rampant sub-dividing of the state has been crushed by the powerful real estate lobbies. But herewith be they warned! Their free-wheeling, free-selling life is short. The citizens of

New Mexico will demand that *their* lobby — the vote — will shortly outweigh the legislative pressures of the real estate interests.

By the release of this National Policy Task Force report, the AIA puts its aims firmly toward a future of diversity and freedom of choice for all within the framework of a healthy order. At its national convention in Houston in May, the general membership will be asked to act upon this statement.

To many members of AIA the public release of this report prior to its being acted upon by the membership at large was "premature." It has been called "a step towards socialization." Certainly it does call for major political changes.

Accordingly, we urge you all to read the attached National Policy statement. Further, we seek the reaction of all our readers to the guide-lines and principles set forth as a means to "achieve coherence and not let freedom vanish into chaos . . . We urge the nation . . . to make of this country what it can and must be — a society confident and united enough to enjoy the richness of its diversity. Livability of that kind does not come by accident; even free choice requires design." —*John P. Conron*

A LETTER

To the Editor:

As a former resident of New Mexico, I was appalled to learn from a nationally-televised news broadcast that the Land of Enchantment is allowing its natural beauty to be destroyed irrevocably by a handful of persons seeking to profit at the expense of everyone who lives in or visits the state.

As those professionals most acutely aware of the impact of development on the environment, the architects of New Mexico might well offer their expertise and influence in preventing the destruction of one of the last unspoiled regions in America. The opportunity will never come again.

Sincerely,

LIGON B. FLYNN ASSOCIATES ARCHITECTS
Raleigh, North Carolina
Joseph Chipman

With Mr. Chipman we agree!

Through the pages of *NMA* the architects of New Mexico have frequently expressed their concern. Further, through the state and chapter A.I.A. organizations, and by individual actions the architects have sought sound land use practices throughout the state. They will continue to push for needed legislation and action on the state and local levels.

J. P. C.



MEMO

Newsletter of The American Institute of Architects January 1972/Special Issue

THE FIRST REPORT OF THE NATIONAL POLICY TASK FORCE

CREATING A NEW NATIONAL POLICY

A Statement by Max O. Urbahn, FAIA
President

The American Institute of Architects has taken a major step into the future. It is an historic step for our professional society and, to the extent that we persuade our political leaders and fellow citizens to join with us, it will have a major impact on the quality of life in urban America.

I refer to the report of the AIA National Policy Task Force, whose findings and recommendations are set forth in the following pages. The report follows a year's intensive study by a group of distinguished architects with the help of expert consultants. The policies proposed in the report have been unanimously approved by the AIA Board of Directors, including representatives from all geographic regions of the country. They were formally accepted by AIA's Executive Committee on January 3, 1972, and are subject to revision and elaboration at the Annual Convention of the Institute in May.

In brief, the new policies recommended in this report would change the "ground rules" that now shape, and distort the shape, of American communities; create a new and useful scale for planning and building in urban areas; and commit the nation to a major land acquisition policy to guide development in and around key urban centers. These are new policies, but, in the best tradition of American progress, they are built upon the values and precedents of the past.

I am proud to be the president of your Institute at the moment when this new program—the natural culmination of many years of grappling with public policy—comes to fruition. The formal study was begun in the administration of President Robert F. Hastings, FAIA. Yet elements of it have been discussed by AIA boards and presidents over a period of many years.

I urge you to read this report, to communicate with me and with other officers of the Institute, to express your opinions—and, we hope, your dedication to its goals—at the Houston convention. I ask you also to join me in thanking the National Policy Task Force Chairman, Archibald C. Rogers, FAIA; members Ieoh Ming Pei, FAIA, and Jaquelin Robertson, AIA, and the body's two distinguished non-architects, William L. Slayton, Hon. AIA, executive vice president of the Institute, and Paul Ylvisaker, professor of public affairs and urban planning, Princeton University. We are grateful for their far-sighted leadership.



Task Force Chairman Archibald C. Rogers, FAIA, right, and Paul N. Ylvisaker, professional adviser.

AMERICA AT THE GROWING EDGE: A STRATEGY FOR BUILDING A BETTER AMERICA

This report is about America at its growing edge. It outlines a set of policies that can enable this nation—as a responsible member of a threatened world of nations—to shape its growth and improve the quality of its community life.

The strategic objective of these policies is a national mosaic of community architecture designed to be in equilibrium with its natural setting and in sympathetic relationship with its using society.

In brief, the report urges:

A. That changes be made in a number of the "ground rules" (e.g., tax policy, governmental organization, etc.) which presently shape the development of American communities;

B. That the nation develop the capacity to build and rebuild at neighborhood scale (the "Growth Unit") ensuring open occupancy, environmental integrity, and a full range of essential facilities and services;

C. That federal, state, and local governments—in partnership—set the pace and standards for growth policy through a special impact program affecting 60 of the nation's urban regions and a third of the nation's expected growth between 1970-2000.



Task Force members
I. M. Pei, FAIA, left;
William L. Slayton, Hon. AIA,
center, and Rogers.

THE CIRCUMSTANCES WE ARE DEALING WITH

The nation's population has grown and urbanized dramatically over the last generation. By conventional measures, most of us have prospered. Personal and family incomes have generally increased. Housing conditions have improved. National opinion polls consistently find that most of us feel the quality of our personal lives is better. And amid the flurry of sudden growth, we have staked out a substantial range of free choice.

But a lot of things have us worried and dissatisfied—and properly so.

Millions of Americans have not had this range of free choice. Machines have pushed men off the land and into deteriorating cities where they have been imprisoned by rising prejudice and dwindling opportunity. Others have been left behind, trapped in the forgotten hamlets and hollows of rural America.

The nation has been polarizing into richer and poorer, black and white, growing suburbs and declining cities, neighborhoods of higher and lower status and some with no status at all.

Giant urban regions have sprawled into being without the armature of public utilities and services that make the difference between raw development and livable communities.

Jobs have been separated from housing, forcing families to spend more money on highway transportation than on homes and more time on the road than with each other.

Land, money, and building costs have priced more and more Americans out of the conventional housing market, not just the poor, but middle class as well. Construction has lagged for the lower income groups and larger families. Abandonment of existing stock in the older cities has picked up at a threatening rate. Mobile homes have "saved the day" for growing numbers of Americans (though not the minorities), but they have scattered their residents out past the range of regular community life and services.

The technics of our growth have broken loose from the regenerating cycle of nature. The accumulating wastes of this growth—phosphates, plastics, pesticides, heat, hydrocarbons—contaminate our soil, our air, and our water, and cast a growing cloud over our nation and future.

Land has become a negotiable commodity and tossed carelessly into the game of speculation for profit. Once in the market, not only its use but its very existence is subordinated to the highest bidder and shortest-term gain.

The comforts and the hardships, the benefits and the costs of national growth have not been equitably shared. Our tax structure has frequently dumped some of the highest costs on those least able to pay. The education of the nation's children and the general level of community services have been left to the happenstance of local tax rates and the small politics that exploit them. They breed fiscal zoning, and fiscal zoning has put a damper on the social and economic mobility of the poor and working class.

The social distortions in the development of our communities are reflected in our built environment. For much of what we have built, largely since World War II, is inhuman and potentially lethal. We have created a community architecture which, in its lack of efficiency, its inattention to human scale and values, and its contribution to chaos, adds up to a physical arena adverse to that "pursuit of happiness" which is one of the fundamental rights that stirred us to create a nation. Surely it is as important to bring our physical fabric into conformity with this goal as it is to do so with our social fabric. We cannot long endure an environment which pollutes air, water, food, and our senses and sensibilities.

At the same time that our growth has created an environmental crisis, the governmental process for dealing with growth has been scissored into bits and pieces. Whatever energies and resolves Americans can muster to shape their growth and salvage their environment are dissipated in an almost infinite chain of separate and conflicting consents which have to be negotiated in order to do the public's business. Just when the nation most needs its enterprise, creativity, and an overriding sense of community, stymie and cynicism become the order of the day.

Now another generation of dramatic growth is about to begin. The numbers of Americans in the 25 to 44 age group—traditionally those who create new households—are increasing at a rate nearly four times that of the past decade. These new households will not likely beget children at the bulging rate of postwar, but they inevitably will touch off a new burst of community formation and urban growth. It is doubtful that these new householders will fit easily into old patterns; many of them will not want to. Families will be smaller; wives will be working; their tolerance of environmental pollution and bureaucratic incompetence will be lower; they will be demanding more for their money and especially the money they are asked to pay in taxes.

And young adults are not the only Americans pressing for places to live—to live better and in many respects to live differently. More and more Americans are living longer; during the seventies an ever growing proportion of our population will have raised their families, retired from their jobs, and started looking for communities that will serve their changing needs. There will be another round of kids with mothers asking for day care, new waves of migrants and immigrants searching for something better than ghettos to live in, and alumni of the ghetto—increasing millions of them—who have learned from tragic experience not to let even poverty trap them in bad neighborhoods forever and again.

TOWARD A NATIONAL GROWTH STRATEGY: THE POLITICS AND PROMISE OF DIVERSITY

Sharpening awareness of the flaws in the way we've grown accounts for the rising demand for a national growth policy. Our

nation's search for such a policy is a welcome sign of a maturing society, a more civilized and humane America. But just because so many seem to be asking for a national growth policy, doesn't mean that they all want the same policy. And just totting up everybody's unhappinesses about how we've grown—and maybe goofed—doesn't necessarily add up to a policy that's better or more consistent or more salable to the American public.

Not until these differences in need and life style are admitted and understood will we really be on our way toward more productive policies for national growth. These diversities are the facts of life that politicians—especially the President and the Congress—have to deal with if the nation is to have governing policy and not just years of fruitless debate.

In fact, it well may be that a diversified nation which values free choice above all may have to live with a national growth policy which is less than coherent, which contains more inconsistencies than it resolves, which turns the power of conflicting forces into creative energy—and which succeeds because it strives toward unity but does not mutilate its freedoms in an all-out effort to achieve it.

We submit this report in that spirit. We are a single profession with our own creative diversities. We have spoken assertively, but only to enrich the national debate, not dominate it. We have tried to convert what we think are legitimate discontents into constructive ideas of how to make America better. And we have taken the risk of translating generalities (this is easy) into specifics (which is tough).

THE BELIEFS AND PREMISES WE START WITH

A. A national growth policy is first of all an expression of national values.

B. The values we most cherish are the worth of the individual and his freedom of choice. These values have been constantly stated in national legislation but not so regularly honored.

C. We believe, therefore, that national growth policy should actually commit the nation to these values, not merely restate them. What has been missing is the public competence that makes both our values and our policies credible: laws with teeth; programs with money behind them; public officials with the power to act, and a willingness to fulfill a leadership role. Private freedom and public competence are not incompatible; one needs the other.

D. The goals of national growth policy and the problems it should be concerned with have more to do with quality of life than with numbers. We do not share two of the usual fears: (1) that the American population is too large; and (2) that not enough houses will be built to meet our growing demand. During the past decade, Americans have spontaneously and freely limited reproduction—the birth rate is now at an all-time low. Earlier estimates of how much America will grow in the next 30 years now seem too high—the total may well be as low as 60 million, a

number we can certainly care and provide for. Meanwhile, housing starts have picked up; the prospects are that the nation's stated housing goals (2.6 million annually during the 1970s) may be met; and these goals actually may turn out to be too high.

It is not the numbers we should be concerned about but the quality of living and the choice of life style that are opened to Americans whoever they are and however many there may be. This is what we believe Americans mean when public opinion polls regularly report that a majority of them say they would prefer to live in smaller communities. Not that they won't abide living in large metropolitan areas—(despite what they say, most of them have chosen to move and stay there). But they are searching for communities that are more livable. Neighborhoods that are safe, neighborhoods that are within easier reach of jobs and a richer mix of community life and services, neighborhoods small enough to have some identity of their own, where no one need be anonymous while attaining the privacy Americans always have yearned for.

E. It follows, we think, that the measuring rod of national growth should be the quality of our neighborhoods, and the assurance that neighborhoods—even when they change—will not deteriorate. The neighborhood should be America's Growth Unit. We have made it the theme of this report.

F. By concentrating on the neighborhood as a Growth Unit, national policy can relate to growth and regrowth wherever it may occur—in rural areas, in smaller towns and outlying growth centers, in metropolitan areas and their central cities, in free-standing new communities. No national policy would be politically salable that did not speak to every condition of America; no national policy would be comprehensive if it did not.

G. Our own guess is that most of America's expected growth from now until the end of the century will occur within existing metropolitan areas—whether all of us would like that to happen or not. The economics and the politics of radically changing that pattern are too difficult; they well may be impossible. Marginal changes, yes; and since we, too, have a general prejudice in favor of "more balanced growth" and against overloading the environment (as we have done, possibly, in some of the Great Lakes and coastal regions) we should be of a mind to encourage these changes.

But realities force us to be realistic. **We therefore conclude that American growth policy should concentrate on improving the present and future conditions of our existing metropolitan areas.**

H. Within these areas, we believe the first priority should go toward improving the condition of the older core cities, more especially the condition of those trapped in poverty and the squalor of declining neighborhoods. Until we deal with the deep-seated factors in American life that give rise to such conditions, all growth in America is vulnerable, no matter how much concern and money are lavished on it, no matter how carefully it may be segregated from those neighborhoods where the contagion of decline is more evident.

I. Growth and regrowth—building new communities and restoring old ones—must go together. We think it folly to try urban



renewal in the older, denser neighborhoods before moving and relocation room is made ready elsewhere. That means, we think, a deliberate policy of building new neighborhoods on vacant land before renewal of older neighborhoods is begun.

J. We believe that no national growth policy will work unless there is a broader base for financing the facilities and services that are necessary for more livable communities. The local property tax is no longer enough. We have exhausted it, and now it is crippling us.

There are many possible ways of achieving this broader base of financing. Our own preference is for the federal government to assume far more of the costs of social services such as health and welfare, and more of the costs of utilities. We believe the states also should assume a greater share of local costs, especially of schools, and should do so through a combination of broad-based taxes whose impact is less regressive and its yield more responsive to changes in the general level of the economy.

K. Similarly, we are convinced that an effective national growth policy will require broader perspectives and, in many cases, larger governmental jurisdictions. We welcome signs that the states are readying themselves to participate more actively in community development—even when, as in the case of zoning, taxation, and other matters, they have to be prodded into action by the courts. The states are essential to the development of a national growth policy precisely because their jurisdictions (and hopefully their views) are broader, and because they constitutionally control the ground rules of local government and community development.

We also welcome the signs of new life at the metropolitan level. A promising example is the emergence of regional planning, development, and financing in the Minneapolis-St. Paul area. If indeed most of America's growth is to occur in these areas, some form of regional control must evolve—and soon.

L. And while these broader capacities are developing, we also see the need for more citizen control and participation at the neighborhood level. Neighborhoods have been swallowed up in the growth and change of urbanizing America. The exact forms and functions of neighborhood government can vary; but national growth policy cannot do without the sturdiness and savvy of grassroots support. We see no contradiction in simultaneous transfer of power upward to broader-based levels of government and downward to the neighborhoods. It is not power which is being subtracted—it is capability which is being added.

M. It also follows from our concern with the neighborhood Growth Unit that the architects who design it, the developers who package and build it, the doctors and teachers and lawyers and merchants who serve it, should be given every honorable encouragement to work at this scale. Urban America may be massive, but it has accumulated in a formless way from a myriad of actions and designs that were of less than neighborhood scale. Thought and habit patterns will have to change if we are to build more livable neighborhoods—neighborhoods that fit as building blocks into metropolitan, regional, and national societies.

N. We wonder whether the time has come to consider less affluent standards of housing in favor of higher standards of neighborhood environment, facilities, and services—if indeed the choice must be made. "Less affluent," at least, than is explicit in the spiraling requirements of floor space and lot sizes and building codes that are being written defensively into suburban and other exclusionary legislation. The rising cost of exclusion is even higher than the rising cost of building. The product may well be more luxurious houses but less desirable, certainly less open communities.

O. Finally, we are convinced that an effective national growth policy requires that land development increasingly be brought under public control. This is true particularly of land which lies in the path of growth or that otherwise is crucial to the community's well-being—open space, flood plains, coasts and shores, etc.

We favor public acquisition and preparation of land in advance of development. We believe that the appreciating value of urbanizing land should be recycled into the costs of developing, serving, and maintaining it. We believe that, in many cases, leasing rather than outright sale would be desirable for land acquired and assembled by public action.

BUILDING AT NEIGHBORHOOD COMMUNITY SCALE: THE "GROWTH UNIT"

The Growth Unit is first of all a concept—a general way of saying that America's growth and renewal should be designed and executed not as individual buildings and projects, but as human communities with the full range of physical facilities and human services that ensure an urban life of quality.

The Growth Unit does not have fixed dimensions. Its size in residential terms normally would range from 500 to 3,000 units—enough in any case to require an elementary school, day care, community center, convenience shopping, open space, and recreation. Enough, too, to aggregate a market for housing that will encourage the use of new technology and building systems. Also enough to stimulate innovations in building maintenance, health care, cable TV, data processing, security systems, and new methods of waste collection and disposal. Large enough, finally, to realize the economies of unified planning, land purchase and preparation, and the coordinated design of public spaces, facilities, and transportation.

This general scale is consistent with likely trends during the 1970s which will encourage the filling in of open land and the renewal of older neighborhoods within existing metropolitan areas—as well as the expansion of outlying communities (Growth Centers) within the population range of 25,000 to 250,000. It also coincides with the trend toward "miniaturization" which seems to



Archibald C. Rogers, FAIA, discusses the report before the December 1971 Board of Directors meeting in Washington, D.C.

characterize emerging patterns of consumer behavior and demand and which is producing a new range of facilities such as community health centers, neighborhood city halls, and convenience shopping centers.

Life styles, housing types, and residential densities could vary according to local markets and circumstances.

Larger communities—up to and including free-standing new towns—should be built as multiples of these Growth Units—allowing, of course, for an emerging hierarchy of additional services and facilities such as high schools, community colleges, hospitals, regional shopping centers, mass transit, and utility systems.

The neighborhood Growth Unit relates just as much to the rebuilding of America's older cities as it does to new growth on open land. We have learned the hard way that urban renewal and the rehabilitation of older neighborhoods cannot succeed when done piecemeal, house by house, problem by problem. The job is much bigger than that, and the Growth Unit is a more appropriate scale and way of doing it.

The Growth Unit is based firmly on the principle of open occupancy and equal access to facilities and services. Moreover, by linking growth and regrowth both outside the central cities and within them, the nation can find an orderly way out of its segregated living patterns and the haunting tragedy of its older cities.

Finally, the Growth Unit offers a valid measuring point for environmental performance. It can be planned and judged as a "package" rather than a disjointed accumulation of activities, some of which do and some of which do not meet going standards of ecological innocence.

USING THE GROWTH UNIT IN A NATIONAL GROWTH STRATEGY

Concentrating on the Growth Unit is a practical and incremental way of approaching a national growth policy. But it is not a retreat from major and even radical changes—as those who recently have ventured into large scale development painfully can attest. Architect after architect, developer after developer, large company after large company have tried their hands at building new communities at larger scale. Only a few have survived—and even for them the experience has been bloody. Listed below are some of the constraints and hazards and some of the changes and reforms we think are necessary if this nation is to achieve the capacity to produce livable neighborhoods without all the traumas (and mischief) that presently are involved.

A. Housing and Land Use Policy: Growth Units of the sort we propose will not be built at the rate and scale we propose unless:

1) there is an assured flow of credit at stabilized rates of interest over a sustained period of time;

2) low- and moderate-income families are directly subsidized (through income supplements, housing allowances, "235" and

"236" type interest reductions, etc.) at levels equivalent to the housing subsidies now provided higher income homeowners in the form of tax deductions of mortgage interest and local property tax payments (plus what economists call "imputed rents");

3) state governments retrieve sufficient control over local building, zoning, and health regulations to insure an adequate supply of land for large site development—and also land permanently reserved for open space, ecological balance, and communal use.

B. Front Loading: Building at neighborhood scale requires front money equal at least to 40 per cent of the total investment, with no appreciable return on that early investment coming until the fifth to the 15th year. Few are in a position to advance that kind of money and wait so long for a return. Public money and guarantees are still scanty and hard to come by. Except for New York State, they are available only through one limited program of the federal government. These public supports will have to be expanded greatly, both at federal and at state levels.

C. Aggregating Sites: The assemblage of large sites is a problem, but probably less so than obtaining the many consents necessary to develop them—zoning, building codes, etc. For the private developer, time is money; one major developer is reported to have incurred interest costs of \$5,000 per day over a year while awaiting the necessary consents. Too many developers have been led into dubious practices in an effort to offset these costs and find ways around these constraints.

The passage of legislation which authorizes planned community development promises some relief. Probably more important will be an arrangement that allows for someone other than the developer to hold the land until the consents have been negotiated and the developer can move immediately to build.

D. The Public Infrastructure: Another barrier is the shortage of public funds for the necessary infrastructure and community services. We propose that the federal and state governments plan and construct networks of utility corridors, including transit, water, sewage, electricity. These would constitute the skeleton of utilities on which Growth Units could be fastened.

At the level of a single project, the scale of development that we propose requires a long-term and disciplined schedule of public spending geared closely to the efforts of the builder.

E. Removing Tax Disincentives: Both federal and state tax systems are replete with impediments and disincentives to building and rebuilding at neighborhood scale. The Internal Revenue Code encourages a quick-build-and-sell posture for the developer; it discourages his staying around to make certain that the costs and concerns of management and upkeep are given equal attention as the cost of construction.

F. Tax Incentives: Building communities is far more complex than the single missions which become manageable profit centers for a business enterprise. Congress might declare the building of Growth Units to be in the national interest, and make special tax and other provisions to enable American enterprise—under tight performance standards—to make the long and broad commitments that the job requires.

G. Property Tax: America's dependence on the local property tax is especially hurtful. By tying practically all costs of community development to local ratables, it causes undue hardships to the builder and the citizen alike. The apparent answer is to move toward broad-based taxation at state and federal levels. It also suggests moving certain costs from local to state and federal governments.

H. Revenue Sharing: Any sharing of revenue by the federal government with the states should be conditioned on certain reforms, including a restructuring of the property tax system, zoning and building codes, and reallocation of infrastructure costs.

I. Governmental Structures and Process: Governments in America—federal, state, and local—are not organized to facilitate the kind and scale of development we propose. Major changes and innovations are in order:

1) at the federal level, some analog of a national development corporation capable of negotiating the necessary bundle of federal grants and consents; dealing with counterpart state, local, and private development agencies; and tapping national money markets;

2) at the state level, development corporations emulating and going beyond the pioneering example of New York State;

3) at the metropolitan level, public and public/private corporations subject to regionwide planning and participation, and oriented both to redevelopment of the inner city and to new development on open land.

J. Categorical Grant Programs: The tradition of categorical funding that long has been followed in American government needs to be modified. Above all, the Highway Trust Fund, we think, must be converted into a general fund for community development and greatly expanded. If this self-regenerating fund is not refashioned to serve our highest priority needs, the nation will place itself in bondage to the automobile and superhighway.

USING THE GROWTH UNIT IN COMMUNITY DESIGN

A national strategy based on the Growth Unit requires the use of tactical stepping stones in the design of communities which will be in harmony with human needs and the natural environment. Such a strategy must be a long-term commitment. Its integrity must be maintained consistently, although it may require continuous updating to accommodate changes we cannot foresee. Commitment to a long-term strategy based on such fundamental principles as freedom of choice and the worth of the individual demands tactics that emphasize flexibility and diversity.

Community design based on the Growth Unit should embrace the following principles:

A. Equilibrium: The design should be economical in its consumption of natural resources. It should minimize the emission of harmful effluents and encourage emissions that tend to replenish natural resources. The need for transportation should be reduced

by intermingling of residential and other uses. Community services (health care, education, security, etc.) should be consciously designed as systems and subsystems.

B. Symbiosis: The design should provide a beneficial and nourishing relationship between the physical environment and its using society. The surest means of attaining this relationship is to encourage community participation in the design process.

C. Satisfaction of Spiritual Needs: The design must satisfy the individual user's need for reassuring symbols that speak to him from the natural setting and from architecture within this setting. It must satisfy his need for symbols of place and personality which distinguish one person and one community from another—his need for an environmental order that denotes purpose in life.

D. Expansion of Locational Options: Just as the national strategy emphasizes freedom of choice of location, design of Growth Units should reduce barriers based on economics or race or age. This means that transportation, industry, and commerce must be placed with attention to their social consequences.

E. Expansion of Qualitative Options: The design mosaic must provide a rich variety of living environment matching the variety of life styles within our society.

F. Open Space Preservation: Community design must preserve open space at all geographic scales from the national to the local. Certain areas should be precluded from development either because of natural features that are hazardous to residents or where development would threaten ecological balance or recreational values.

G. Historic Preservation: Our historic heritage must be preserved from destruction or erosion if a sense of individual and community identity is to survive. Preservation of historic buildings and communities will require the discovery of new uses as original uses become obsolete. Some historic structures may have to be altered and modernized to accommodate contemporary functions. We also must look to the values in contemporary architecture that may in time have historic significance.

H. Public Investment as a Key to Development: Public utilities and facilities can be used to determine settlement patterns, both nationally and at the level of the single Growth Unit. The network of transportation and communications corridors should be the essential basis for comprehensive planning within the proposed communities and for their external connection with the existing community fabric. It should be designed and put in place incrementally in accordance with the largely private development of housing, commerce, and industry. Since this infrastructure is relatively permanent, it should be generous in its dimensions in order to permit accommodation of future technological developments. It should be seen as the opportunity for expression of great civic art and architecture.

I. Amendable Architecture: The design should provide a physical fabric that is amendable by its occupants to accommodate changes in life styles, technology, and economic circumstance.

J. Reduced Cost of Shelter: Design should seek to reduce the cost of housing. Off-site manufacture is one method of pursuing this goal, but care must be taken to produce a kit of parts that



Member Jaquelin Robertson (right) raises a key point at Task Force meeting in Princeton.

can be assembled in many differing ways to provide environmental variety. The design should take maximum advantage of the reduction in governmental constraints which must be a part of a national growth strategy. Better quality and workmanship can be attained once such constraints are removed. The unearned increment in the value of the land should be recaptured by the public, instead of becoming part of the inflated cost of shelter, as it does now.

K. Experiment with Change: We must deliberately experiment with change. This, in turn, will require that public funds be available to finance experimentation. Each Growth Unit can be a laboratory for new applications of technology and design. Procedural experimentation could involve the using community and public/private and multidisciplinary development teams in an open "Dialogue." The behavioral sciences can be involved in the development of a more sophisticated basis for establishing user needs. New ways of determining costs and benefits could take into greater account intangible factors and qualitative benefits.

THE GROWTH UNIT AND THE URBAN CRISIS*

The neighborhood Growth Unit applies to all America. But some parts of the nation's society and landscape have been, and will continue to be, especially impacted by growth. We believe a more specific and concentrated response should be made to the problems of the nation's declining central cities and their fast-growing metropolitan areas.

There are approximately 60 metropolitan areas in this country with 1970 populations of 500,000 or more. These 60 urban regions accounted for half the nation's total population, over half of the nation's black population, and half of the nation's total growth during the decade 1960-70.

Currently, 80 per cent of America's growth is taking place within existing metropolitan areas. In all probability, the metropolitan areas cited above will continue to absorb the lion's share of national growth and the problems that go with it.

Without foreclosing (actually it could be planned as part of) a national strategy that might attempt to shift growth from these urban regions, we propose that the federal government join immediately with the affected state and local governments in developing growth plans for these critical areas.

These plans should include the following elements:

A. Governments involved immediately should assemble one million acres of land for community development within the core cities and in the metropolitan periphery. (We would estimate the cost of acquiring this at \$5 billion.) The appreciating value of this land—realized by lease and sale over the next 30 years—would be

* This builds upon a forthcoming paper by Bernard Weissbourd.

enough to cover its original cost plus a large proportion of the costs of preparing the land for development.

B. A third of the nation's growth (20 million) during the next 30 years could be accommodated on these one million acres at average densities of 20 persons per acre—far under the present densities of troubled core cities, and within range of current consumer choice and economic feasibility.

C. The building block of this development would be the neighborhood Growth Unit—500 to 3,000 dwellings, 2,000 to 10,000 persons—built either singly or in multiples which over time would be fitted together into larger satellite communities.

D. The development of these Growth Units should be staged to provide relocation and elbow room for the restoration of older neighborhoods in the core area. Open occupancy would be ensured—with the end result that no one sector of the metropolitan area would be—or feel—overwhelmed.

E. The social mix of these neighborhoods would be further ensured by housing subsidies and allowances covering housing rental costs exceeding 25 per cent of family income. These subsidies also would be available to families filtering into existing housing throughout the metropolitan area.

F. The federal, state, and local governments would join in planning and paying for the necessary infrastructure—particularly transportation and utility corridors which would weave these Growth Units into the existing fabric of metropolitan life: jobs, education, health care, etc.

G. The economics (and for that matter, the politics) of these selected metropolitan areas should be pooled—benefits (such as new ratables) as well as costs. As a matter of first principle, new growth should not be allowed to occur as an escape from, or at the cost of, the revitalization of older neighborhoods.

H. Zoning and building codes for these Growth Units should be developed jointly by the three levels of government, with the states taking a strong initiative.

NATIONAL GROWTH STRATEGY AS AN INVITATION TO CREATIVITY

Community building of the sort we propose is a many-sided challenge.

A. A challenge to developers, planners, and architects to anticipate and give creative expression to the emerging life styles of a richly diversified American people. The trends clearly are moving in the direction of smaller families with working mothers. The trends seem also to be moving toward residential densities lighter than those of the central city but heavier than those of existing suburbs. They also are moving toward the requirements, certainly an expectation, of a rich array of critical services, such as day care,

health, and continuing education. They also are pointing toward a greater degree of privacy and security. The art will be to put all these together into a working and livable community: the Growth Unit invites that art.

B. A challenge to those committed to the integrity of the environment; to produce increments of growth that are less hostile to man and nature, which continuously reduce the pollution of land, air, and water; and maintain open spaces and green belts for recreation and tranquility.

C. A challenge to all of us who must exact more and more resources which—at least relatively—are dwindling. Multiple purpose space and reusable resources will be the order of the day and will require all the inventiveness and ingenuity we can command.

D. A challenge to restructure the financing and delivery of critical services, especially health, education, and security in the face of escalating costs and consumer dissatisfaction. We believe strongly, for instance, that electronic information systems should be incorporated routinely as part of the community's infrastructure. There is also the prospect that imaginative use of cable television can reshape public education.

E. A challenge to each of the special skills, disciplines, and professions which historically have worked in isolation and are now being forced by the logic of complexity to meld their activities.

F. A challenge to develop new forms of joint enterprise, both within the private sector and between business and government.

G. A challenge to find new ways of resolving the dilemma of dividing trends, on the one hand, toward more distant government of greater resources and scope and, on the other, toward neighborhood control.

It is not easy to develop governing policy for a diverse nation in the full cry of its existence. It would be much easier to let the cup pass and continue to build the world's first throw-away civilization.

But if we are to achieve some coherence and not let freedom vanish into chaos, we have no alternative but to deal with all the tumbling forces and facts of the here and now, and then find levers that have the power not only to move but to win majority consent.

We have chosen the neighborhood Growth Unit as one such lever. It is within the grasp and values of every American. What we urge that the nation see and grasp it as part of a national strategy—to make of this country what it can and must be—a society confident and united enough to enjoy the richness of its diversity. Livability of that kind does not come by accident; even free choice requires design.

TASK FORCE MEMBERS

Members of the Task Force on National Policy are:

—Archibald C. Rogers, FAIA, chairman; Chairman of the Board of RTKL, Inc., Baltimore. He developed planning guidelines for a team approach to highway planning, which led to establishment of the Urban Design Concept Team assembled to plan Baltimore's expressway system.

—Ieoh Ming Pei, FAIA; principal, I.M. Pei and Partners, New York. His firm was responsible for planning and design of Philadelphia's Society Hill redevelopment; a renewal plan for Oklahoma City's central business district; Montreal's Place Ville Marie, and a master plan for redevelopment of downtown Boston.

—Jaquelin Robertson, AIA; currently director of the Office of Midtown Planning for New York City; formerly head of the urban design group within the city's planning commission.

—William L. Slayton, Hon. AIA; executive vice president of the Institute; formerly Commissioner of the Urban Renewal Administration, Housing and Home Finance Agency; later president of Urban America.

—Paul N. Ylvisaker, professional adviser; professor of public affairs and urban planning, Princeton University; formerly commissioner of community affairs for the state of New Jersey.

Nonprofit Org.
U.S. POSTAGE
PAID
Permit 4398
Wash. D. C.
20006

The American Institute of Architects
1785 Massachusetts Avenue, N.W.
Washington, D. C. 20036

— a sociological view of communes today and a glance at their historical counterparts of yesterday.—Conclusion. —by Curtiss Ewing, M. A.

In an era when we can see the culmination of all the earlier trends in American institutions, there is again a wave of utopianism. Again, communes are springing up and young people are taking themselves into the countryside and living in small, isolated groups.

... what are the most likely predictions one can make concerning the future of America's utopian communities?

Below: the tepee type structure at a contemporary commune near Taos, New Mexico. Photograph by Harvey Mudd II.



The "common sense" basis for prediction of the fate of communes is the concept that most Americans have, at some time in their youth, staged a rebellion of sorts and have later recanted and joined the system. Many people think of hippies and communards in terms of themselves and, consequently, predict the same future for the communes. They see the same causes and, therefore, the same results that

impinged on their own lives, as impinging on the lives of commune members.

However, two factors make the "common sense" prediction an unlikely one. The first is that, even were the kind of rebellion of the communards the same as that of previous adolescent rebellions, never before in history has there been such a high proportion of people in the young and rebellious age group.

The fact that over fifty per cent of the American population is under the age of twenty-six comprises a structural change in American society. The sheer number of people in this demographic category indicates that there probably will be some sort of effect from the change. In other words, it might be said that alternative structures are springing up due to a shortage of available slots in American society in comparison with the number of people needing to be placed in those slots.

The second factor is that the groups to which young people previously belonged tended in the past to have the sanction of the "elders." Fraternities and sororities, though tolerating rebellious behavior, functioned, in fact, as parentally-approved organizations for the purpose of limiting the associations of the members to socially acceptable social strata. The Boy Scouts and other groups served the interests of parents who were inclined to favor these organizations because they helped to socialize the young into their own cultural traditions. This cannot be said of the communes. If communal society contains elements of the cultural institutions in the larger society, the over-all effect is certainly not one to encourage participation in the American "system" in the usual sense. Rather, the communes exist outside the influence of adults. Further, due to the supportive nature of groups, practices that are strictly confined to youth are much more powerfully encouraged by the cohesiveness and totalism of the group life style than would the same practices if they came under the influence of parents and other adults. The power of the peer group, the institutionalization of value systems, and the rewarding nature of the primary group, as against existence in the competitive American economy, all militate against the prediction that accords with the experience of adults who returned to the "system" after a youthful fling.

The second most frequently made speculation is a single-cause account of the commune movement. It sees the source of the behavior of youth in permissiveness and permissive child rearing. Psychologicistic predictions based on psychologicistic causes of the personality traits of young people ignore the qualitative changes that occur when cohesive groups form.

Further, psychologicistic explanations fail to take into account the possibility that the economy may not be able to absorb the high proportion of college age youth *regardless* of their personality patterns. The political disenfranchisement of youth, and the educational system, which has yet to discover an adequate technique for educating in an era of mass society, both militate against accounting for hippy and commune movements in terms of individualized personality traits. In other words, permissive child rearing may have had an effect on the personalities of many middle-class young people, but it is more likely that a second social influence, the increasing dominance of the teenage peer group, has had a greater influ-

ence in the formation of communal structures. A closer look at the economic opportunity for middle-class youth needs to be taken. There is a very real possibility that psychological alienation from American institutions is not merely an emotional state, but rather that there is a concrete set of circumstances, such as, saturation of the middle-class occupational labor market at the root of this large-scale alienation.

An historical mode of prediction of the fate of communes might be based on what we know about the monastic movement of the middle ages. The monasteries gained the sanction and then the support of European societies, largely because they functioned for these societies as repositories for the technology and knowledge of earlier ages; they were refuges for second sons who did not inherit under the feudal laws of primogeniture, and they took widows and orphans who, otherwise, would have become paupers. They functioned as libraries, museums, social welfare agencies, and models for the religious ideology. Were communes to gain the support of the rest of society for some function such as this, their future would be assured.

Also the nineteenth century communes, in general, served as welfare agencies. The Shakers, the Hutterites, the Llanoytes were self-supporting. They did not utilize state facilities, such as mental institutions or charity homes, and they took out of the labor market many people with skills which were not in demand in a day when the immigration of unskilled labor vastly outreached the number of unskilled jobs. They further had the full support of American society, except for the rare occasion when society forced the abolition of such practices as polygamy among the Mormons. Otherwise, utopian communities tended to be seen as groups of God-fearing, independent, and productive individuals who had taken themselves out of the competition for available jobs. In a few cases, they even managed to force adjustments in the American cultural tradition. The Shakers were responsible for forcing a change in the American legal code to accept the legality of communal property.

If communes come to be seen as illustrations of American ideals, or if they are recognized as desirable repositories for surplus people, or if they can be seen in any way to function to the benefit of American society, their future may be long indeed. The Hutterite communes lasted over four hundred years and are still extant. They, however, have not ignored the value of public relations, *vis á vis*, the larger society, and they have had a hand in shaping the positive view outsiders hold of their communities. At one time in their history, the Hutterites developed a high degree of skill in the production of medicines, in nursing, in canning and mechanics and, therefore, their services were much in demand by the local citizenry. It is not out of the realm of possibility that communes may find some set of services and functions roughly duplicating those of the monasteries or the Hutterites, which would gain them the support of society.

Regardless of the role communes may find to play in the American social structure, certain practices in the recent past have most certainly contributed to the commune movement. First of these has been our practice of keeping our young people in mothballs, so to speak, at universities for longer and longer periods of time in order to train them for the advanced technological skills necessary for careers in a technocracy. Further, the more complex knowledge becomes, the more there is to learn and the longer it takes to learn it. The man who makes the common sense prediction about the future of communes forgets that where a Bachelor's Degree would suffice in his day, a Ph. D. is now barely sufficient.

Further, changes in family structure over the past fifty years have reduced the cohesiveness and the authority of the family and increased the influence of the peer group. Young people have grown up more accustomed to others of their own age, than did their fathers.

Political impotence in a mass society has been an increasingly important factor in the defection from traditional parties. The combination of rejection from active participation in the economic life of the country during their most energetic years; the rejection from the possession of political influence and the inability to form effective interest groups like other demographic categories (such as labor unions) due to their disenfranchisement, indicates the possibility that the communards have not rejected American society as

much as American society has rejected them.

Further, the failure of the established churches and schools to support the family in its effort to inculcate traditional values in the young make them less closely tied to the cultural traditions than were their fathers. Thus, it may be true that the tendency of American society to refuse youth an active role is reinforced by the very tenuous bonds between youth and society in the first place.

In sum, then, we have to reject single-factor answers for both the cause and the future of communes. Historical parallels may shed light on some factors involved, but no previous age had the special element of the post-industrial society as its backdrop. Only one thing is certain. The number of communes is growing. They are the most numerous on the east coast, the west coast, and Canada. Communes are springing up in countries like Australia. There are rural and urban communes. There are mystical and political communes. No one knows the number of young people who are choosing this kind of life style, but it is growing every day. Although the ideologies and the institutions within these communities may vary, the common elements are first, a homogenous age group and second, the small, face-to-face nature of the communities. It may well be the smallness, the primary relationships, and the easy comprehensibility of the commune that is, in the last analysis, the thing that draws the young American individual into a commune.

—Curtiss Ewing.

LIGHTING- A CREATIVE APPROACH



Lighting design—Harvey Peel, Coupland Moran Assoc. Architectural design—John Reed

The lighting application in the library at the New Mexico Institute of Mining and Technology in Socorro, New Mexico is what Albuquerque lighting designer Harvey Peel of Coupland Moran and Associates, refers to as "a concise example of lighting for functional esthetics." The library illustrates what good lighting design can accomplish in terms of complementing the architectural design while enhancing the environmental requirements of the students who will study there. Most structures require light, but too few people take

advantage of the benefits of a superior lighting design. With planning and a creative approach, the beauty of a structure can be literally "highlighted" at very little additional expense.

Properly planned light for living creates beauty, comfort, and good vision. Creative lighting allows the use of more livable space with greater freedom and convenience. It also makes a space appear larger, and colors and furnishings will seem richer. Good lighting is a good investment.



PUBLIC SERVICE COMPANY OF NEW MEXICO



serving New Mexico
and the El Paso area
with



Quality Concrete Masonry Products and many allied building materials

Modernfold Wood and Plastic Folding Doors
Hollow Metal Doors and Frames *Reinforcing and Fabricated Steel*
Steel and Formica Toilet Partitions *Commercial Hardware*
Commercial Toilet Accessories *Moderncote Vinyl Wall Covering*
Residential and Commercial Steel and Aluminum Windows

Builders Block & Stone Co., Inc.

P. O. Box 1633
Roswell, N. M. 88201
505 622-1321

Builders Block & Stone Co., Inc.

P. O. Box 10284
Albuquerque, N. M. 87114
505 344-0851

Builders Block & Supply Co., Inc.

P. O. Drawer FF
Las Cruces, N. M. 88001
505 524-3633

Builders Block & Supply Co., Inc.

Telephone
El Paso
915 532-9695

Members: New Mexico Concrete Masonry Association, National Concrete Masonry Association

ALBUQUERQUE TESTING LABORATORY

Sub-soil Investigations
For Structural and Dam Foundations

**Two Drills and Crews now
available for Prompt Service**

Laboratory Analysis and
Evaluation of Construction Materials

**All work done under the supervision
of Registered Professional Engineers**

532 Jefferson St. N.E. — P. O. Box 4101
Phone AL 5-8916 Albuquerque
Phone AL 5-1322 New Mexico

ARCHITECTURAL SYSTEMS COMPANY

ACOUSTICAL CEILINGS
BUILDER'S HARDWARE
DEMOUNTABLE
PARTITIONS

Box 3624
Albuquerque
345-3491

Earl A. Boule
Gerald P. Shultz A.H.C.
Don Welker



VINYL WALL COVERINGS
FOR PROTECTIVE DECORATION

ARCHITECTURAL SPECIALTIES DIVISION
J. C. BALDRIDGE LUMBER Co.
Albuquerque 243-4516

TOM L. DARWIN COMPUTER PAYROLL SERVICES

WEEKLY PAYROLL - - -
(5 - 500 EMPLOYEES)
LABOR COSTS
QUARTERLY REPORTS
PAYROLL REPORTS
W-2 FORMS

2622 SAN MATEO N. E. ALBUQUERQUE
255-9093 87110

—OUT-OF-STATE INQUIRIES INVITED—

KEYSON HAS THE COATING

The exterior wall surfaces of this bold new structure were coated with **Keykrete** cementitious coating. Whatever the character of a project — commercial, residential or institutional—the use of **Keykrete** allows color choice, gives pleasing texture and appreciable savings.



KEYSON APPLIED COATINGS, Inc.
502 General Patch, S. E., Phone 298-7597
ALBUQUERQUE, NEW MEXICO 87112

ALVARADO REALTY CO. BUILDING
ALBUQUERQUE, NEW MEXICO

ARCHITECTS—FLATOW, MOORE, BRYAN
AND FAIRBURN

Elastizell

INSULATING CONCRETE

by



2906 Broadway N.E. 87107 (505) 345-3621

KINNEY BRICK COMPANY INC.

Manufacturers of:

- Common Brick
- Patio Brick
- Face Brick
- Roman Brick
- Norman Brick
- "SCR" Brick

Distributors for:

- Summit Brick Co.
- Acme Brick Co.
- Major Brick Co.
- Eureka Brick Co.
- Texas Clay Products
- ● ● ● ● ● ● ● ●

Samples and information upon request

Visit Our Office & Showrooms at Plant
5 miles South just off of Second Street
ALBUQUERQUE, NEW MEXICO

Phone 877-4550 P.O. Box 1804, 87103

an Invitation...

TO USE OUR COMPLETE
ARCHITECTURAL CONSULTATION
SERVICE FOR THE FOLLOWING
QUALITY PRODUCTS

FORMICA LAMINATES	CONGOLEUM FLOORING
VINYL ASBESTOS AND ASBESTOS TILE (TILE TEX)	FORMICA WALL SYSTEMS
CARPETING BY PATCRAFT- JORGES-LUDLOW	MARLITE
CERAMIC TILE FOR FLOORS AND WALLS	

**MOST OF THE ABOVE PRODUCTS HAVE
LOCAL FACTORY REPRESENTATION
FACILITATING ACCURATE
SPECIFICATIONS.**

DISTRIBUTOR



312 INDUSTRIAL AVENUE N. E.
ALBUQUERQUE, N. M. P. O. BOX 1963 87103
PHONE 344-2317

For Your Lawn Sprinkler Needs
NEUMARK CO., INC.

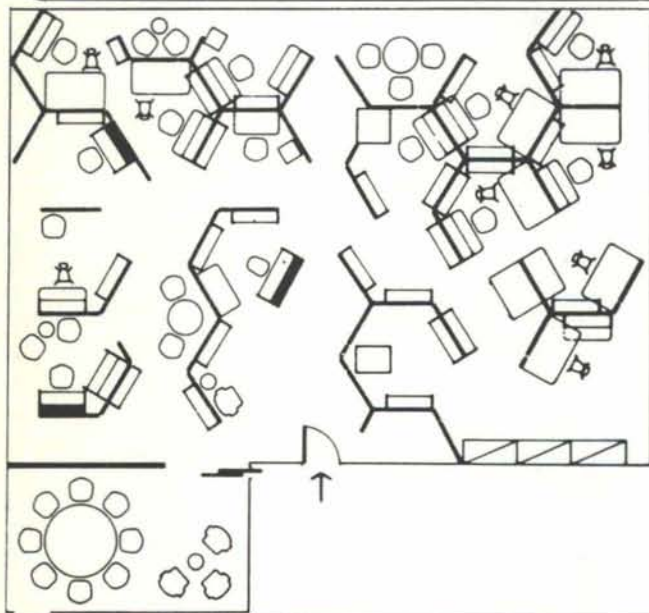
4121 Edith, N.E. • Albuquerque, New Mexico 87107
 (505) 344-8088

Over twenty years experience in design, distribution and installation of quality lawn sprinkler systems.



Weather  **matic.**

DESIGN • SUPPLIES • COMPLETE INSTALLATIONS



People/Facilities/Change

Herman Miller's Action Office II is designed to save space, reduce total cost and increase personnel efficiency. It's a facility concept based on change. It welcomes change and includes it in its original design concept. Revolutionary? Yes. Yet it's a return to a common sense approach to the requirements of an office. You are invited to see AOII in action . . . contact John Campbell at . . .

design interiors, inc.

5021 lomas blvd. n. e.
 albuquerque, n. m. 87110
 telephone 505-268-4307



“El Rey”



EL REY STUCCO FOG-KOTE SPRAY
 (A Color Stabilizing Spray)

Exterior -- Interior -- Super Bond

Applied Coatings — (16 Colors)

Depicting the variety of colors of the great Southwest and Rocky Mountain Region.

An unlimited number of textures and patterns can be developed with stucco. It can be finished rough or smooth, raked, grooved or dashed. No other material used in construction has more flexibility of form and mood to aid the Architect in carrying out his design.

Manufactured in Albuquerque, New Mexico, (is specially formulated for the Southwest and Rocky Mountain Region).

by *“El Rey”* Stucco Co.

110 Rutherford N. E.
 P. O. Box 6122

Albuquerque, New Mexico 87107
 Phone (505) 345-1208

Goodrich Roofing Co.

A CORPORATION

Serving New Mexico For Over 20 Years

NO JOB TOO LARGE—OR TOO SMALL
ALMOST EVERYTHING IN ROOFING
AND SHEET METAL

GOODRICH ROOFING IN
ALBUQUERQUE FOR GOOD . . .

OUR CREDENTIALS . . . THOUSANDS OF
SATISFIED CUSTOMERS

FREE ESTIMATES

(505) 345-1854

3402 Stanford Drive, N. E.
ALBUQUERQUE, NEW MEXICO

Happiness is having a good roof by Goodrich



for over 50 years - - -
from 1921

installed & serviced by

OVERHEAD DOOR COMPANY
of ALBUQUERQUE

(505) 344-3467
2840 LOS ARBOLES AVE., N. E. 87107



MR. STRUT

UNISTRUT

NEW MEXICO

METAL FRAMING
TELESPAR TUBING

movable partitions
wire mesh partitions
toilet partitions
steel shelving and racks

4820 PAN AMERICAN HIGHWAY, N.E. • P.O. BOX 3128
ALBUQUERQUE, NEW MEXICO 87110
PHONE 505 345-2405

Natural Gas is America's Busiest Fuel.

know why?

No other fuel does so much so well for so many people. Gas cooks their meals, warms their homes, heats their water, dries their clothes, and fires the industrial equipment that adds so many good things to modern living.

There has to be a reason why gas is America's busiest fuel. And there is. Natural gas is fast, efficient, dependable, and low in cost. It's a fact that 37½ million bill-paying customers have been happy to discover.

You won't find any other fuel that can come up to gas in all these respects. That's why gas is now meeting one-third of the nation's total energy requirements. And why this word is truer than ever:

If you want the job done right . . . do it with gas.

SOUTHERN UNION **GAS** COMPANY



ROCKY MOUNTAIN STONE CO.

*Beautiful . Enduring . Inexpensive
Natural Building Stone
. . . from the Land of Enchantment*

3219 CLAREMONT AVENUE N. E.

ALBUQUERQUE, NEW MEXICO

344-2611

new mexico architecture

nma

Published bi-monthly by New Mexico Society of Architects, American Institute of Architects, a non-profit organization, Box 7415, Albuquerque, N. M. 87104. 505 242-4159. Editorial Correspondence should be addressed to John P. Conron, Box 935, Santa Fe, N. M. 87501.

Editorial Policy: Opinions expressed in all signed articles are those of the author and do not necessarily represent the official position of the publishing organization.

No responsibility will be assumed by the editor or publishing organization for unsolicited contributions. Return postage should accompany all unsolicited manuscripts.

Subscriptions: Write Circulation, New Mexico Architecture, Box 7415, Albuquerque, N. M. 87104. Single copy 50c. Yearly subscription \$2.50.

Change of address: Notifications should be sent to New Mexico Architecture, Box 7415, Albuquerque, N. M. 87104 at least 45 days prior to effective date. Please send both old and new addresses.

Advertising: Send requests for rates and information to New Mexico Architecture, Robert G. Mallory, 115 Amherst Drive S.E., Albuquerque, N. M. 87106. 505 255-8668.

Additional copies of NMA available from John P. Conron AIA/AID, P. O. Box 935, Santa Fe, N. M. 87501.

We put an extra into the bag to take the extras out of the job.

The extra we put into the bag is specially made ChemComp® cement. We manufacture ChemComp® in such a way that calcium sulfoaluminate will be formed in the cement during hydration. Expansion in the drying concrete causes tensile stress in the reinforcing steel which generates compression in the concrete. Then when normal drying shrinkage occurs, it's neutralized by the compression. The extras you can take



out of your job when you use ChemComp® include many commonly employed shrinkage controlling devices. And in addition, you can reduce joint caulking and sealing compound requirements. Plus you won't have to worry so much about waterproof membranes and other surface sealants. And you'll still have minimized shrinkage cracking. The next time you plan a job, think of the extras. Think of ChemComp.®



SOUTHWESTERN PORTLAND CEMENT COMPANY
MAKERS OF EL TORO CEMENTS / EL PASO, AMARILLO, ODESSA

INDEX TO FIRMS cooperating in the public relation program of the NMA magazine, making possible its publication and the page upon which their message may be found.

Albuquerque Gravel Products Co.	23
Albuquerque Testing Laboratory	18
Architectural Systems Company	18
Baldrige, J. C., Lumber Company	18
Barnett & Company	4
Builders Block & Stone Co., Inc.	18
Crego Block Co., Inc.	2
Darwin, Tom L.	18
Design Interiors, Inc.	20
El Rey Stucco Co.	20
Featherlite Building Products Co.	5
Featherlite Tile Company	23
Goodrich Roofing Co.	21
Hanley Paint Mfg. Co., Inc.	23
Harris Glass Co., Inc.	23
Hydro Conduit Corporation	24
James & Cooke, Inc.	6
Jaynes Corporation	19
Keyson Applied Coatings, Inc.	19
Kinney Brick Company, Inc.	19
McGill, George B., Co.	4
New Mexico Marble and Tile Co.	4
Neumark Co., Inc.	20
Overhead Door Co., of Albuquerque	21
Prestressed Concrete Products Co.	6
Public Service Co. of New Mexico	17
Rocky Mountain Stone Co.	22
San Vallé Tile Kilns	5
Santa Fe Builders Supply Co.	21
Southwestern Portland Cement Co.	22
Southern Union Gas Company	21
Southwest Vermiculite Co.	7
Stryco Sales, Inc.	19
Unistrut New Mexico	21
University Book Store	7
Wellborn Paint Mfg. Co.	6

AGP

Home of the
Concrete Giant!



DEDICATED TO QUALITY
AND SERVICE

ALBUQUERQUE GRAVEL
PRODUCTS COMPANY

600 JOHN ST. SE

VARIATIONS ON A THEME:

Spectra-Glaze®

SCORED
glazed
concrete
UNITS

Reduce scale
with the
economy of
large
8 x 16 block.

Ⓢ Cataloged in SWEET'S

Ⓢ Reg. U.S. Pat. Off., Canada
& other foreign countries by
THE BURNS & RUSSELL CO..

FEATHERLITE BUILDING
PRODUCTS CO. El Paso, Tex.

CREGO BLOCK CO.,
Albuquerque, N. M.

EMPIRE BLOCK CO.,
Santa Fe, N. M.

FEATHERLITE TILE CO.,
Lubbock, Texas

OUR 34TH YEAR CLIMATE DESIGNING
PAINT FOR THE SOUTHWEST

HANLEY'S and the

COLOR
GUILD
ASSOCIATES

NEW WORLD
OF COLOR

ARCHITECTURAL PAINTS
FOR BEAUTY AND
PROTECTION

TECHNICAL COATINGS FOR
PROTECTION — FUNCTION
AND BEAUTY.

SUNFOE
AMBASSADOR
COROBAN

HANLEY PAINT MFG. CO., INC.

EL PASO, TEXAS
PH. 532-6921
PH. 755-3353

ALBUQUERQUE
NEW MEXICO
PH. 265-1524



HARRIS GLASS COMPANY, INC.

"You Can See Thru



Our Business!!!"

RETAIL

CONTRACT

- GLASS
- PLASTICS
- ALUMINUM DOORS
- ALUMINUM WINDOWS
- ALUMINUM STORE FRONTS
- WINDOW WALLS

SERVICE THROUGHOUT NEW MEXICO

SANTA FE
1224 Calle La Resolana
Phone 982-1873

ALBUQUERQUE
1223 4th N.W.
Phone 247-0731

Van Dorn Hooker
Box 18, University Station
Albuquerque, New Mexico 87106

Bulk Rate
U. S. Postage
PAID
Roswell, N. M.
Permit No. 47

Vol. 14, Nos. 3 & 4



the permanent beauty of **CONCRETE** and **STONE**

The new Federal Building in Gallup, N.M. features an exterior entirely of precast concrete exposed aggregate panels of white marble. The windows on the upper floors were cast into the panels. The pre-cast panel exterior adapted well to the modular concept of interior partitioning. Exposed aggregate precast concrete panels assure that a building will remain attractive for many years with a virtual lack of maintenance expense—and at a competitive cost.

ARCHITECTS

FLATOW - MOORE - BRYAN
& FAIRBURN

BUILDER

LEMBKE CONSTRUCTION CO.



HYDRO CONDUIT CORPORATION

2800 SECOND ST., S. W. • ALBUQUERQUE, NEW MEXICO 87103