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Glass and Crossbeams

Death of a House Bill

3 Viewpoints on Housing

Plus regular columns. See contents.

Texas Architect

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On the cover Austin photographer Rick Patrick snaps the Walter Tips House rolling across the Congress Avenue Bridge, at 3 A.M. June 1, enroute to its new site in South Austin. (See story on page 29).

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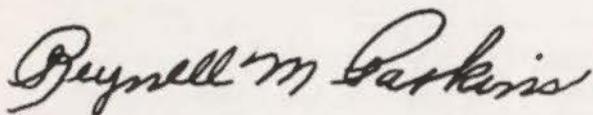
Housing for the People

We are approaching the Bicentennial of the United States. A careful examination of our achievements will indicate that while we have achieved many successes, we still have a lot of unfinished business. I would categorize our unfinished work as the Unfinished Revolution. The major item of this Revolution is housing. We have not yet learned how to live together. The home in which people live and recreate and procreate is the new symbol of interoppression. Our poor housing policies have resulted in our cities being like a white donut with an inner core of white, black, red and brown jelly. The housing problem is at the root of the conflict in Boston. You cannot secure an integrated public school system from a segregated housing neighborhood. Busing is therefore merely a symptom of segregated housing.

The famous Rodriguez case of San Antonio is also a consequence of our housing policies. Poor neighborhoods pay three times as much taxes without producing the minimum level of funding needed for their schools. After three years of admonition by Justice Powell in the Rodriguez case, the State Legislature has done nothing to come to grips with the housing problems of the state. The Texas Housing Finance Agency and the Neighborhood Preservation Loan Fund Bills have died in the Legislature.

Our housing problems are the direct result of the way we think. We have come to believe that real estate values depend upon homogeneous neighborhoods. Consequently, we put all of the expensive houses in one subdivision and the poor in another subdivision and create traffic problems for the poor to travel to the suburbs to work and have the rich travel to the city to manage their businesses. It is clear especially to ecologists that homogeneous systems die. The cemetery is homogeneous. The ghetto is homogeneous. Suburbia is homogeneous. They are all dying.

The opposite of homogeneity is diversity. This concept of diversity is the essence of the American revolution. It is the concept that will determine whether we finish the revolution we began. Diversity is pluralism. It is different people of different races and economic levels working together as Americans. The essence of America is a sense of national unity with maximum diversity for the individual. Diversity is the uniqueness of America. We have achieved this in open accommodations, football and other sports and in varying degrees in public service. The issue, then, is whether we will change our land use policies and build decent housing so that the American neighborhood will be as diverse as its people. The issue for the Bicentennial is whether we can make the houses of the people and the Houses of God reflect the vitality that comes from diversity.



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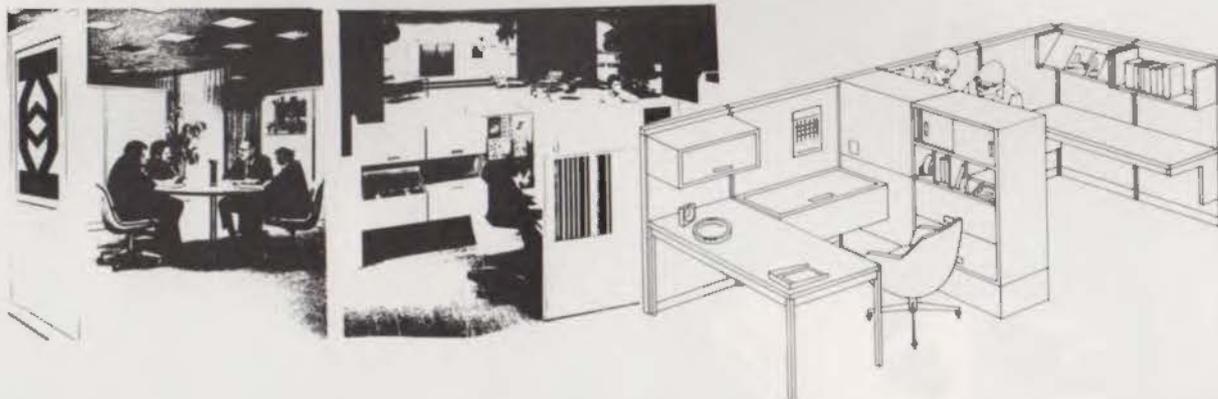
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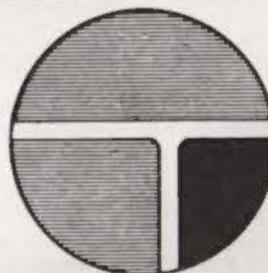
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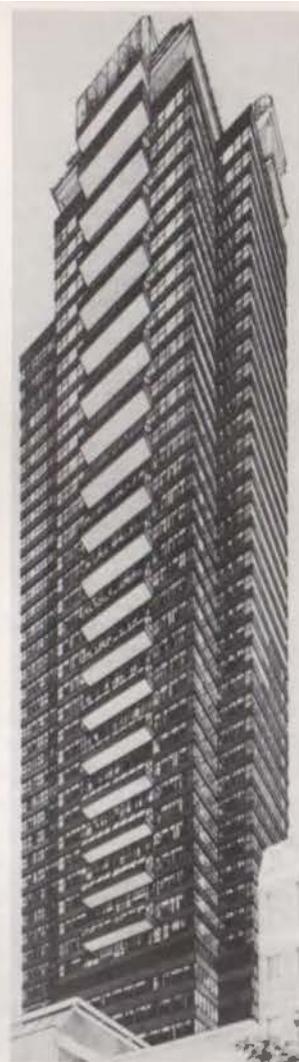
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Raising the Roof in Texas

High Density Housing that Works

By Martin Shukert

The norm for family housing in Texas, as in most other parts of the United States, has traditionally been the single-family detached house. The American preference for low residential density has many of its origins in popular attitudes that evolved during the westward development of the country. Europe was seen as a growing network of industrial centers, rife with pollution and tenement housing, where most property was owned by a few people, and families had to struggle just for sufficient light and air. America, with its vast-

Martin Shukert, a young Texas architect with a B.A. from Yale and an M.A. from Berkeley, is a proponent of the "three-dimensional" design innovations of Israeli architect Moshe Safdie, who conceived, among other things, the famous Habitat 67 complex in Montreal.

ness and its resources, was a place where these perceived evils of crowded cities could be avoided — in the New World, people could live self-reliantly in their own houses, surrounded by open space and fresh air. The history of urban and suburban development in the U.S. can thus be seen as a progressive interaction between the popular desire for low-density living, the evolution of industrial centers, and the relative availability of transportation facilities.

Transportation is the critical element in this triangle. Nineteenth century American cities, depending largely on pedestrian movement, saw people trying to live as close to activity centers as possible. The technological development of rail transit (streetcars and rapid transit) made decentralization possible for the first time, allowing people to spread out. This early stage in the American trend

toward low densities was checked, however, by the necessity for living close to transit lines.

Auto Democracy

The democratization of automobile ownership ended this limitation. Any point in the urban locus became as accessible as any other point. The trend toward decentralization could continue to the limit of the road system's capacity and the commuter's patience. Usually, in individual "cost/benefit analyses," the securities and advantages of individual home ownership outweighed the inconveniences of commuting. New types of activity centers, such as supermarket and suburban shopping centers, emerged to service the suburbs. The automobile made the low-density dream a complete reality. It also brought a new kind of overcrowding evil — traffic congestion —

which pushed the boundaries of urban development even further.

The growth pattern of Texas cities is among other things a phenomenon of the automobile age. This state, with its mythology of unlimited space, its tradition of "individualism," and its abundance of cheap oil, has become, with California, a virtual archetype of low-density housing development. The combination of available space, open-ended highway programs, and rapid growth has ensured that most housing here would be single-family homes. In consequence, Texas cities have few of the high-density neighborhoods, and relatively few of the urban nightmares, of older northern cities. Our forms are mostly the forms of the suburbs.

As we enter the last quarter of the twentieth century, however, a critical new cost has been added to the forces shaping the built environment: the cost of energy. For the first time, Americans are faced with a limit on their consumption of fuel. With this limit comes higher prices and the threat of energy deprivation for job-producing segments of the economy. Thus a new limit descends on the auto-based impetus toward decentralization itself. Other limits derive from a growing concern about the impacts of transportation on the environment, on neighborhoods, and on natural scenery. A third limit is found in the increasing costs of the infrastructure needed to service low-density residential areas.

Already we are beginning to recognize changes. A Federal government commission has called single-family houses too wasteful to be a viable housing form in the future. Expansion of transit services (including a system of prepaid fares) has been touted by planners and political candidates across the spectrum. Single-family attached "townhomes" of higher density are advertised more frequently in real estate pages in Texas, though the major

morphology of new homes for middle class families remains, doggedly, the single-family house.

Ideals Versus Reality

It is important to recognize that the conservation of limited energy resources implies a greater use of shared transportation facilities (such as public transit) and higher residential densities. But it is also important for architects, policy-makers, builders, planners, and others to understand that the history of American housing (with few exceptions) is motivated by the old ideal of the low-density private house, property ownership, and self-sufficiency. This desire is deeply embedded in American culture and will probably survive as long as its perceived benefits outweigh its perceived costs. A national or statewide trend toward higher-density housing that does not recognize the factors which make low-density housing attractive is likely to face a great deal of resistance. It is not enough that experts or professionals observe a need for a shift in popular housing patterns and ideologies. Higher-density housing, if it is to be a successful alternative to energy-intensive single-family housing, must incorporate the positive points of the latter while producing a demonstrably more efficient living environment.

A necessary first step in evolving a design process for higher density housing, therefore, is to examine the dynamics of low-density housing. The single-family house responds to a variety of very important social, psychological and physical needs. In order to produce acceptable higher-density family environments, designers must meet these individual needs. What follows is not a comprehensive analysis of these principles, but instead a suggestion of the kinds of social needs and opportunities with which new types of housing must contend.



These social needs fall into five inter-related categories: (1) individuality and identifiability of the home; (2) territorial domain and open space; (3) privacy; (4) responsiveness to the desires and particular self-image of the family; and (5) economic responsibility and independence. To repeat, this is not a comprehensive list, but only a sampling of the types of factors that motivate people to find homes in the single-family detached sector of the housing market. It might be added that not all single-family houses meet these needs. For example, there is often little privacy in houses lined up along a street with 10-foot sideyards.



Individuality and Identifiability

People and families are unique and want to be identified as individuals. This is tied up with the concept of ego-integrity, of developing a positive, discernible self-image. Houses, meanwhile, are at their best a reflection of the people who live in them. This requires, on a very basic level, that a housing unit be identifiable "from the ground," with some degree of physical distinctiveness in relation to surrounding units. In short, a family ought to be able to say, unambiguously, "That is our house." Detached houses by their nature meet this need as long as there is some difference between houses on a street.

In contrast, the image of high-density residential developments in Texas is usually a group of three-story boxlike buildings of uniform facade style. The identification factor, if there is one, derives from the style and location of the building group, rather than distinctiveness of individual living units. Under these conditions, it is impossible to tell separate "houses" apart and the principle of identifiability is violated. (A better response occurs in some new "rowhouse" projects,

where facade style is modulated and varied for each house.)

In this context, it might be more valid to consider higher-density housing forms as three-dimensional configurations of individual houses, rather than as building envelopes into which a certain number of apartments must be uniformly deposited. This is the principle behind such environments as pueblos, hill towns, and Arabic villages, all of which provide richness and individuality at a relatively high-density. Israeli architect Moshe Safdie and others have begun to develop technological systems to bring down the cost of this three-dimensional articulation.

Territorial Domain and Private Open Space

Beyond the symbolic social need for identifiability, there is an operational need for a family to feel a sense of territory or "domain" through and around the home. This territory should perceptually belong to the house and should be tributary to it. The outdoor space of the house should provide a place for activities and entertaining without undue intrusions.

Single-family houses are of course characteristically sold on lots to provide front and back yards. This typical configuration provides a sense of domain, although it does this more symbolically than actually. Sometimes houses are clustered on smaller lots around major open spaces which are shared. This more social arrangement provides a hierarchy of territories — small areas for single families and larger areas controlled by a grouping of several families.

The meeting of this condition in high-density housing requires much greater sophistication in design. The typical solution of a small balcony or terrace opening off the apartment provides some outdoor

exposure, but is inadequate for family living. In fact, it is simply an extension of the unit, another room differing only by being "outside."

The need for territoriality in high-density housing implies more than providing token private outdoor spaces. It is important to demarcate a zone belonging to each unit separate from public zones such as circulation. Ideally, a hierarchy of territories ought to be established, ranging from public areas controlled by many units to smaller outdoor areas controlled by a cluster of units, to outdoor territories controlled by individual units and, finally, terraces related to activities in specific rooms. If the complex is seen as a three-dimensional configuration of identifiable houses, a similar three-dimensional hierarchy of open spaces is suggested.

Privacy

Privacy has been implied in much of the above. This need is related to that of territoriality and of control over the individual environment. People should not have to curtail their activities or tolerate those of others because of unwanted visual contact or noise transmissions. The need for privacy also implies a separation of private domain from public activity areas, particularly circulation paths.

The private detached house, physically separate from surrounding houses and spatially if not always visually separate from the public street, is seen as the ultimate fulfillment of this need, even though it frequently offers imperfect privacy.

High-density housing is not usually strong on privacy. Short distances between the windows of separate units, walls that transmit noise, and little or no separation or zoning from circulation corridors all contribute to the uncomfortable sense one has, in most high-density facilities, of being in a fishbowl.

Responsiveness

People need to know that their living environment will respond to their wishes and personalities, that they have the option to change the topography of their living space. This is crucially tied to the idea of the home as an expression of the family.

It can be argued that few existing housing types, whether high-density or not, react to this need in an optimal way. Most housing is marketed as a product, coming in a variety of ready-made packages. However, the low-density environment, consisting of house and lot, provides at least a modicum of opportunities for individual modification and adaptation. Indeed, as houses "mature" in even homogeneous suburbs, houses and yards begin to sprout the changes their owners have made; the houses "grow" to look less and less alike, producing a richer environment. Even developments like the Levittowns, criticized for their uniformity, have displayed this "evolutionary" dynamic.

Apartments in Texas do not typically provide this opportunity. Instead, a standard format is established for an entire building group, resulting in a physical conformity of living units and a scarcity of surrounding territory — "soft" space which might be changed — which severely restricts the "design responsiveness" of home to inhabitant. In most apartments, the only chance for adaptation lies in the choice of furniture, bookshelves, bric-a-brac, and wall hangings — important but not adequate means of self-expression. High-density housing should be designed with an eye toward individualization. This means, among other things, avoiding uniform facades and fixed floor-plans while employing designs and materials that are adaptable, particularly in interior spaces: structures which change as its people change.

Economic Responsibility

Much of this discussion has concerned the fitting of housing units in multiple-family complexes to the needs of individuals. In America, the achievement of individual integrity is generally tied to economic self-sufficiency. Thus, economic responsibility for housing (typically through home ownership) has developed a psychological dimension in our society. In order for the ideals of identification, territory, and responsiveness to be realized, people must feel that their houses are economically and legally under their control. Since rental units do not respond to this need, individualization in apartments ex-



4001 N. New Braunfels in San Antonio, by Robert Callaway and Associates.

tends only to portable improvements which the tenant removes when he or she leaves. What is called for are new sets of legal and economic arrangements whereby our higher-density environments may accommodate more successfully the problem of responsibility. Condominiums and cooperative arrangements are a stride in this direction; other forms, such as the British system of long-term land-leases, might also be investigated as possible models for our society.

In Texas, finally, we are experiencing a movement toward higher-density developments. Shortcomings aside, these environments present an array of inherent

advantages derived largely from the simple fact of denser concentrations of people. One advantage is that quality services can be located closer to a greater number of individual dwellings. Community facilities can be provided which individual households cannot afford privately. Perhaps most important, the level of human contact increases, making it easier for social affinity groups to form. It must be noted, however, that the popularity of higher-density housing is presently concentrated almost entirely in demographic groups having a keener intrinsic demand for social, community, and service amenities than for housing self-



sufficiency and identification, i.e. older and younger people either not married or without children.

The communal advantages of higher-density housing and its potential economies might well make it more attractive to families as well. But it is clear that most high-density complexes now going up in Texas do not meet the needs of most family people — as evidenced by the typical reaction of neighborhood residents to the news of a high-density development in their area. The project is invariably seen as a negative intrusion bringing a variety of corrosive effects, including higher traffic densities, neighborhood blight

(resulting partly from inferior design), and noise pollution. Until these and other negative features are vitiated through more imaginative, people-oriented design, it is unlikely that high-density projects will appeal to Texans as a viable mode of independent family living.

The challenge for architects and others involved in the housing process is to analyze the imperatives which have produced our low-density residential environment and to satisfy these needs in high-density settings. A process based on this kind of analysis involves positive design decisions relating to configuration of houses, open space, and circulation. But it is equally important to know what *not* to design completely. The high-density project might thus be seen as a stage, a structure in which opportunities for owner-adaptation are part of the design. This would give us the communal advantages of people living close together while not depriving us of the psychological satisfactions of dwelling in our own detached little castles.

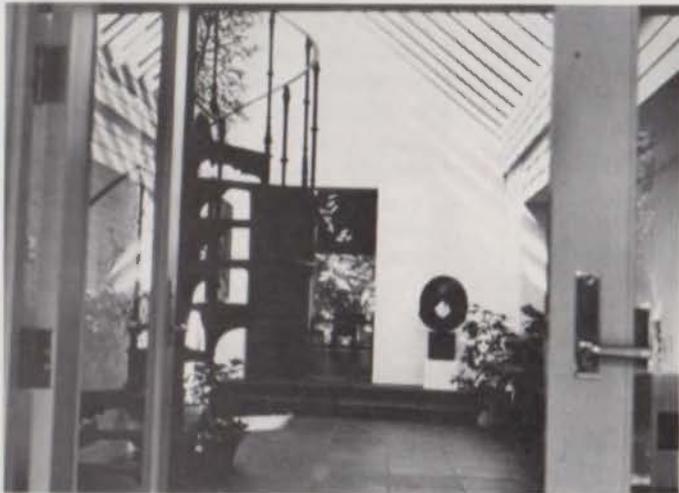
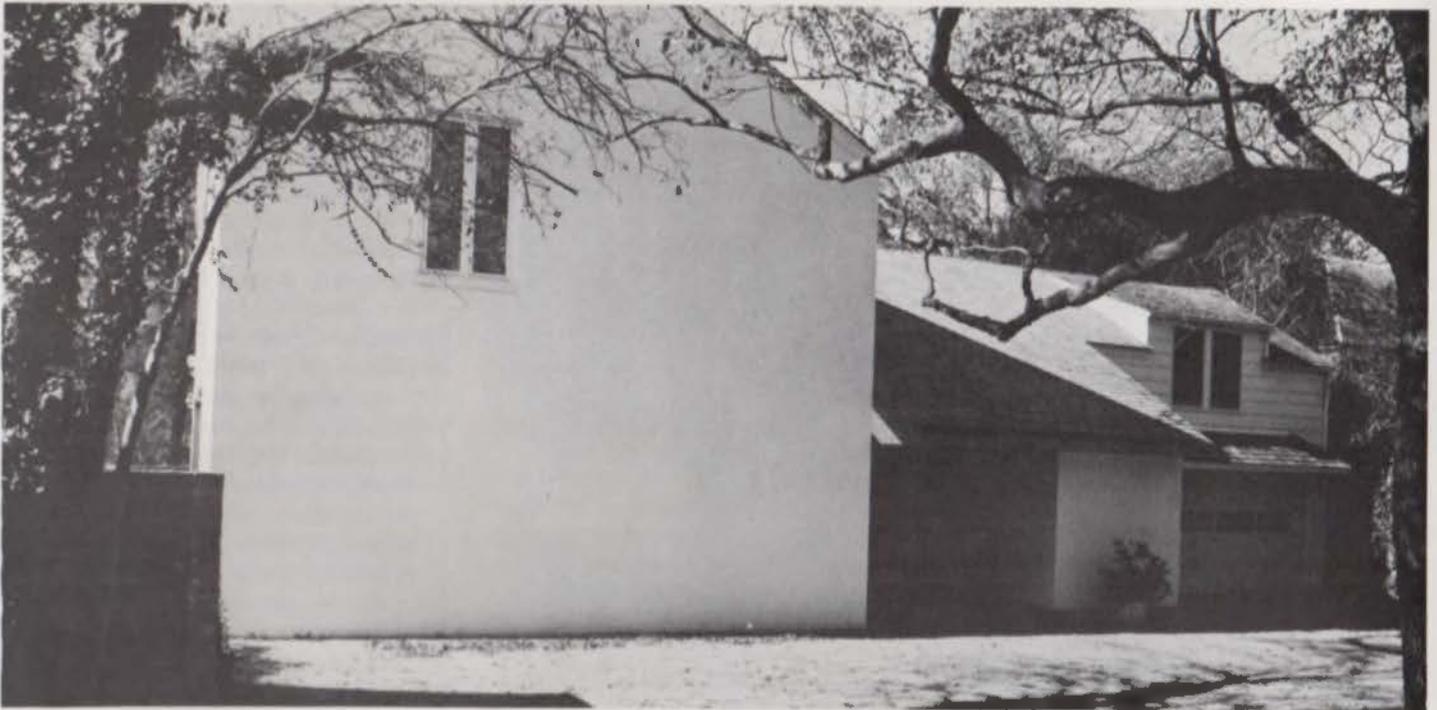
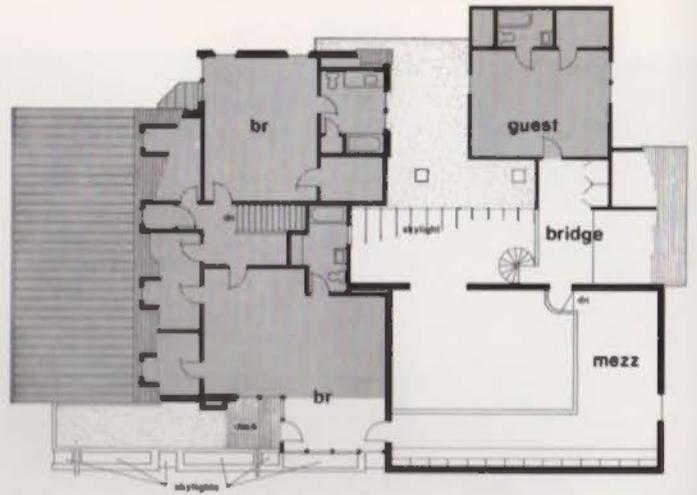


Mobile Homes On the Move

The following data on mobile home production and purchases, rather sobering in its implications for the site-built housing industry, is taken from a pamphlet entitled "Mobile Homes in Texas: a summary of regulatory aspects." The document was prepared by the Industrial Economics Research Division, Texas Engineering Experiment Station, Texas A&M University. Copies of this and other material on the subject may be obtained from the Texas Mobile Home Association, P.O. Box 4397, Austin, Texas 78765.

"In 1973 for every 100 single family site-built homes completed in the United States, 51 mobile homes were produced. This trend toward mobile home living is even more pronounced in Texas where 1973 saw 96 mobile homes produced for every 100 single family site-built homes completed.

"Mobile homes are becoming the only form of single-family homes that low and medium income families can afford . . . The average cost per square foot excluding land for site-built homes sold in the United States in 1971 was \$14.55; in 1972, \$15.35; and in 1973, \$17.30. At the same time the cost of site-built homes was increasing, the average cost per square foot of mobile homes was decreasing. In 1971, it was \$9.07; in 1972, \$8.73; and in 1973, \$8.25. The mobile home figures also include furniture, drapes, carpeting and appliances . . . It is estimated that the cost of site-built homes will double between 1974 and 1980."



Honor Award
Texas
Architecture 1974

New House at Home

The clients' situation was typical enough. Nice older home in a pleasant wooded neighborhood — the kind of house you wouldn't find being built these days, the kind of neighborhood you wouldn't want to leave. More time for entertaining. More interest in expanding an already sizable collection of art. In short, more need for more house. But the architects — the Oglesby Group, Inc., of Dallas — came up with more than the typical "knock-out-a-wall-and-add-on" solution. And now they have another design award to their credit.

The addition consists of a two-story livingroom, an entry/solarium, and a skylighted gallery linking the livingroom with entertainment areas of the existing house. Large high wall surfaces allow for art display. A mezzanine level in the livingroom provides art storage and work and sitting areas.

Openings in walls were arranged to frame the views of outside sculptures or special trees. Skylights and clerestory glass admit natural light to interior spaces.

Exterior walls are wood siding and painted brick. Roofs are wood shingle. Interior walls are painted brick, or fabric-covered. Ceilings are of wood with painted exposed wooden trusses, while the floors are greenstone and stained hardwood.

As for the architects' role, it all adds up to what the jurors termed "sensitive and dramatic good taste in working in an existing residential neighborhood." And for the clients, it means having a new house at home.

The Oglesby Group is a medium-sized firm with a well-diversified practice which "takes the client's need and aspirations and transposes them into the built environment." The resulting image "has woven into it all that makes for good design: site, climate, views, architect's skill."

Photo by Fred Roberts



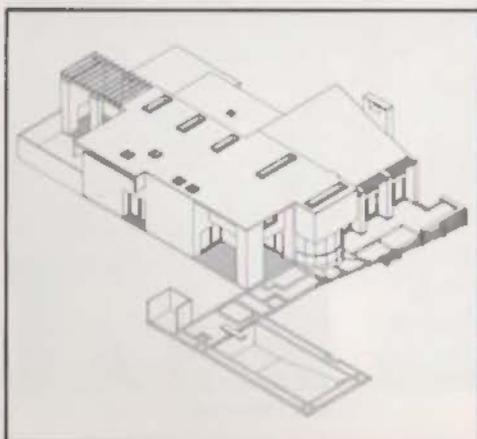
Bud Oglesby



Bill Dwinell

Constructing Happy Answers

Photos by Rick Gardner



"It *looks* like an architect's house," they say of the home at Houston's 14 Farnham Park Drive. Massive, cool, elegant; comfortable beneath the pines.

Owner-architect David A. Crane, who dwells there with Bonnie Loyd Crane and their three children, collaborated in the award-winning design with William T. Cannady, associate architect. Crane, who is Dean of Rice University's School of Architecture, has very precise feelings about the evolution of their design concept:

"This design results from a search for happy answers to certain conflicting needs that, in one form or another, bedevil every family's search for a better home: group living and flexibility of space uses vs. privacy for every function, enjoyment of nature vs. emphasis on indoor comfort, maximum sense of space vs. minimum construction volume, economical construction vs. a feeling of permanence, tradition and warmth vs. straightforward contemporary."

A key element in the design solution is a sky-lit central street stretching 93 feet from entry gate to rear dining bay, which provides a gallery for American and Mexican folk art and 3-level circulation both to private bedrooms and group living areas. The street and the predominance of open-plan spaces expresses the Cranes' penchant for group activity, yet organization on a total of five levels reconciles privacy and convenience priorities of each element. Despite many tightly-dimensioned areas, an expanded sense of space is achieved through double volume open-plan treatments for living, dining, study and kitchen/family areas and through views in many directions to trees, garden and two rear terraces. The one-acre wooded lot, which fronts Buffalo Bayou, is an inviting setting for nature lovers, but the design allows for visual appreciation

Honor Award
Texas
Architecture
1974



from the inside-out due to the harsh summer climate.

Exterior stucco and interior dry-wall construction, presented in "thick-wall" detailing and plasticity of forms, intentionally simulate a traditional heavy masonry effect and conceal a conventional and economical wood-frame structure. Further economy was gained through use of the simplest basic materials, conventional detailing and undemanding drawings. To reinforce the contemporary "south of the border" image, these savings were applied to carefully chosen tile, stone, iron and other ornamental features

and furnishings which hold symbolic meaning for the family. Bonnie Loyd Crane, who currently serves on the staff of Houston's Ars Longa Gallery, was responsible for interiors and landscaping.

In sum, the design process exemplified Crane's own concept of what modern architecture is about — "resolving the contradictory influences on our buildings without unhappy compromise." It was a successful search for happy answers.

Although his architectural work on the Crane residence was done as an individual, David A. Crane practices in Houston through The Crane Design Group. The new

firm is a permanent joint venture partnership among three supporting design and planning organizations: The McGinty Partnership, Houston; The Pierce, Lacey Partnership, Dallas and El Paso; and David A. Crane & Partners, Philadelphia and Boston.

William T. Cannady has a varied residential, commercial and institutional practice in Houston. He has won several previous awards for design and has published a number of articles in the area of architectural criticism.



Photos by Rick Gardner



Honor Award
Texas
Architecture
1974

Photo by Jerry Click



glass and crossbeams

Doreen and Frank Herzog, of Houston, had something solid to start with — the first home ever designed by Midland architect Frank D. Welch. It was located in a heavily wooded subdivision and it served their needs and the needs of their three children for a decade. But their life-style, their penchant for art, antiques, entertaining, and the simple outdoors, had finally outstripped the confines of their modular residence. They needed more space, more drama as it were, and they wanted to bring a slice of nature virtually into the house itself.

The architect they selected, Howard Barnstone, of Houston, has designed structures featured in publications ranging from *Progressive Architecture* to *Better Homes and Gardens*. His creations have consistently won awards, and the remodeled Herzog residence is no exception.

Major additions to the house were a new game-room and breakfast room, at the rear, while toward the front a dining room and sitting room were encased in glass to provide a panorama of landscaped patio, community lake, piney woods, and bicycle trails. An existing porch was likewise panelled with glass, becoming a pavillion for the display of artworks, while the old flat roof was replaced with an angled skylight. The pavillion or gallery effect was further developed by the integration of columns and crossbeams as a kind of extension of the entrance foyer. Elegant parquet floors, woven rugs, and a skillful blend of furnishings from antique to glass modern were installed to complete the project. (Sunlight and pinetrees took care of themselves.)



The finished product is a clean example of the Barnstone design philosophy: "We take a fresh, direct approach to the client's program, simultaneously considering function, construction, aesthetics and sitting; then provide simple architectural expression to a well worked out interrelationship of circulation patterns and restful spaces."

Death of a House Bill: Tracking H.B. 432

By Larry Paul Fuller

House Bill 432 had died. Texas still had a gutless architects registration law. And it had been such a narrow defeat. Yet comments during the aftermath were generally positive. Each of us braced up, looked at the bright side, as one is conditioned to do.

"We've come farther than ever before," said Chuck Stahl, Chairman of TSA's Legislative Affairs Committee.

"We came damn close to making law," wrote the legal counsel in his report.

"The big plus this year is awareness," said Executive Director Des Taylor. "We've created in the legislature and among our own members an unprecedented awareness of the deficiencies in the present law, an awareness upon which we can build future campaigns."

There was sincere praise for key figures in the legislative program: Rep. Dick Geiger and Sen. Ike Harris, who sponsored the measure; Sen. Lloyd Doggett, who gave strong support; George Loving, who headed the architects' Legislative Minutemen Program; Committee Chairman Chuck Stahl, President Joe Brown and other members of the Austin Chapter, who repeatedly appeared at the Capitol during the bill's tedious trek through the legislative process.

TSA President Dave Braden saw it all as a worthwhile educational experience and a source of unity for the profession. "It was difficult initially for many of us to

understand the legislative process. It's not one of black and white; it's compromise and thrust and run and thrust again. And once you begin to understand that, then you know you're never going to get exactly what you want. What was significant is that the architects who originally opposed some specifics of the bill joined with us to try and get it passed in a real spirit of togetherness. It was a perfect example of democracy in action."

And it was in an optimistic, we'll-get-it-through-next-time mood that preliminary strategies were suggested for the 65th Session: Form a permanent legislative committee, perhaps headed by the TSA past-president and president-elect, which would begin now to work out rough spots in the bill and initiate momentum which would peak in 1977. ("We can't be successful in our legislative efforts by getting a new president in there and letting him re-invent the wheel each time," Dave Braden said.) Garner more support from other organizations within the building industry. Create more grassroots involvement within the overall mechanism for contacting legislators. ("In many cases, the opposition had overwhelmed a given legislator's office with letters, calls and visits," said Phil Creer, Executive Director of the Texas Board of Architectural Examiners. "We relied too much on reason and not enough on sheer volume.") And become more directly involved with a broader range of legislation.

Visions of success in the 65th Session were bolstered even further by re-thinking the now crystal-clear arguments. It all seemed so logical:

- Here we have an architects registration law, enacted 38 years ago to "protect the public against the irresponsible practice of architecture by properly defining and regulating the practice." Yet anyone, regardless of experience, education or competence, can legally practice public architecture in Texas, as long as he or she does not use the title "architect." Texas is still one of only thirteen states with a weak *title* law — as opposed to a *practice* law — which affords little protection of the public interest.

- There are 6000 young men and women enrolled in the state's accredited schools of architecture, and perhaps as many as 2000 others who have finished their five years of schooling and who are now in a three-year internship leading to the professional exam and registration. But the long-sought goal of an architect's license will be virtually meaningless under the present law; anyone can practice without it.

- More than 4000 architects are registered to practice in Texas and therefore fall under the jurisdiction of the Texas Board of Architectural Examiners. This is in the public interest because the board forces an architect to prove his capability to serve the public by meeting certain standards of education and experience and by passing a rigid examination. The board also has the power to discipline an architect who violates the code of ethics or who accepts a job and does it shoddily. Yet there is no such control over the ever-increasing numbers of non-professional building designers. In addition, Texas needs to align itself with the standards set by other states to afford its own citizens the same protection enjoyed in other parts of the country.

- It has been established that man's well-being and the quality of human life relates directly to the quality of the built environment. Yet non-professional building designers are not trained in the business of putting together elaborate spaces and large building systems which become more complex as the structure increases in size. Hence the need for limitations on what they are allowed to do. Architects are not attempting to put unlicensed designers out of business, as opponents have argued, but only to limit them to work for which they are qualified. And if by virtue of experience the designer is

Legislative Log

Jan. 30: Rep. Richard Geiger introduces the bill, amending Article 249a, *Vernon's Civil Statutes*, in the House. It is referred to the Committee on Business and Industry.

March 3: After a hearing before Business and Industry, the bill is referred to a subcommittee comprised of Reps. Whitmire (chairman), Vaughan, and Slay.

March 13: A Senate version of the bill (S.B. 784) is introduced by Senator Ike Harris. It is referred to the Committee on State Affairs.

April 1: Upon completion of hearings, the House subcommittee votes 3-0 to report a substitute bill to the full Committee on Business and Industry.

April 7: The Committee on Business and Industry votes unanimously to send the substitute bill to the House floor, recommending passage.

May 1: The House bill is placed on the

General State Calendar for a second reading.

May 12: The Senate State Affairs Committee, after hearings, refers the bill to a subcommittee, chaired by Senator Lloyd Doggett, who reports it back affirmatively.

May 22: S.B. 784, having been favorably reported out by State Affairs, survives a second reading on the Senate floor.

May 27: H.B. 432 is read a second time in the House. Rep. Gene Jones of Houston cripples the measure with an amendment removing the square-foot limitation on structures designed by unregistered persons.

May 29: A much-amended H.B. 432 passes the House.

May 31: S.B. 784 passes the Senate on a third reading.

June 2: A vote is called in the House on the (unamended) Senate version of the bill, but it is defeated. The amended House bill is then referred to a bilateral conference committee, where it is killed.

qualified, he or she might then successfully pass an examination, become registered, and thus fall within the controls which have been set up in the public interest.

Certainly, it was thought, the arguments are convincing enough. But despite the prevailing positive tone, and the confidence of future success, there was frustration. The scant eight-vote margin meant both near-victory and complete defeat. All the effort behind the calls, visits and letters, and all the hours and dollars, were apparently wasted, spent only for hopes. And at the very core of that pent-up frustration was the feeling that, somehow, we'd been misunderstood.

"It made me want to get out there on the House floor and try to explain it to them myself," said Chuck Stahl. "There we were at the final vote during the waning hours of the session — all or nothing — and the man (Rep. Gene Jones of Houston) gets up there and calls the bill a piece of blatant self-interest legislation. They just don't understand us or what we're all about."

Phil Creer put it another way: "One of the hardest things for the layman to understand — a slippery concept, difficult to visualize and accept — is the effect of the built environment on man's well-being. Agencies that have been hiring architects all along understand it, but the rank-and-file, and evidently many of our legislators, have no concept of it."

And Dave Braden zeroed in as he popped a joke: "Who would know it if the architects went on strike?"

So emerging from it all — the caucus and compromise, the narrow defeat — is the very simple question, "Just who is the architect?" Our own answer would include some standard phrases: "master builder," "shaper of the built environment." And some nice words, ranging, perhaps, from "artist" to "environmentalist" to "economist." But if we have the "right" answer, we're still not passing the test. For, outside the circles of this quiet profession, who is the architect but a fuzzy image within the public mind? And who is the architect, now that the bill is dead?

How they Voted

The Yeas

Senate

Don Adams, Jasper; **Betty Andujar**, Fort Worth; **Bill Braecklein**, Dallas; **Chet Brooks**, Pasadena; **Ron Clower**, Garland; **Tom Creighton**, Mineral Wells; **Lloyd Doggett**, Austin; **Ray Farabee**, Wichita Falls; **Bob Gammage**, Houston; **Kent Hance**, Lubbock; **Roy Harrington**, Port Arthur; **Ike Harris**, Dallas; **Grant Jones**, Abilene; **Glenn Kothmann**, San Antonio; **Frank Lombardino**, San Antonio; **Raul Longoria**, Edinburg; **Oscar Mauzy**, Dallas; **Michael McKinnon**, Corpus Christi; **Peyton McKnight**, Tyler; **Bill Meier**, Eules; **Walter Mengden**, Houston; **Bill Moore**, Bryan; **Bill Patman**, Ganado; **Tati Santiesteban**, El Paso; **Pete Snelson**, Midland; **John Traeger**, Seguin.

House

Herman Adams, Silsbee; **Fred Agnich**, Dallas; **Dave Allred**; Wichita Falls; **Hamp Atkinson**, Texarkana; **Kay Bailey**, Houston; **Andrew Baker**, Galveston; **John Bigham**, Belton; **Roy Blake**, Nacogdoches; **Al Brown**, San Antonio; **Ben Bynum**, Amarillo; **Tom Cartledge**, Henrietta; **Phil Cates**, Pampa; **Bill Clark**, Tyler; **Jim Clark**, Pasadena; **Ronald Coleman**, El Paso; **Tom Craddick**, Midland; **Bob Davis**, Irving; **Lane Denton**, Waco; **Ronnie Earle**, Austin; **Frank Gaston**, Dallas; **Richard Geiger**, Dallas; **DeWitt Hale**, Corpus Christi; **Billy Hall**, Laredo; **Joe Hanna**, Breckenridge; **Ed Harris**, Galveston; **Fred Head**, Athens; **Ray Hutchison**, Dallas; **Eddie Bernice Johnson**, Dallas; **James Kaster**, El Paso; **Al Koriath**, Dallas; **Dan Kubiak**, Rockdale; **Pete Laney**, Hale Center; **Camm Lary**, Burnet; **Felix McDonald**, Edinburg; **T. H. McDonald**, Mesquite; **Frank Madla**, San Antonio; **Bob Maloney**, Dallas; **Jim Mattox**, Dallas; **Ed Mayes**, Granbury; **Chris Miller**, Fort Worth; **Ben Munson**, Denison; **Lynn Nabers**, Brownwood; **John Newton**, Beeville; **Nick Nichols**, Houston; **James Nowlin**, San Antonio; **Robert O'Kelley**, El Paso; **Carl Parker**, Port Arthur; **Joe Pentony**, Houston; **Pike Powers**, Beaumont; **Richard Reynolds**, Richardson; **Abraham Ribak**, San Antonio; **Calvin Rucker**, Cedar Hill; **Joe Salem**, Corpus Christi; **Tom Schieffer**, Fort Worth; **Chris Semos**, Dallas; **Bud Sherman**, Fort Worth; **Chester Slay**, Beaumont; **David Stubbeman**, Abilene; **Carlos Truan**, Corpus Christi; **Bob Vale**, San Antonio; **Kenneth Vaughan**, Garland; **Ed Watson**, Deer Park; **Doyle Willis**, Fort Worth.

The Nays

Senate

A. M. Aiken, Paris; **Babe Schwartz**, Galveston; **Max Sherman**, Amarillo; **Lindon Williams**, Houston.
Present, not voting: **Jack Ogg**, Houston.

House

Joe Allen, Baytown; **Gonzalo Barrientos**, Austin; **Ron Bird**, San Antonio; **Bill Blythe**, Houston; **Bennie Bock**, New Braunfels; **Latham Boone**, Navasota; **John Bryant**, Dallas; **Neil Caldwell**, Alvin; **Terry Canales**, Alice; **Bill Caraway**, Houston; **Melchor Chavez**, Harlingen; **Bob Close**, Perryton; **Bill Coody**, Weatherford; **Wilhelmina Delco**, Austin; **Woody Denson**, Houston; **Jerry Donaldson**, Gatesville; **Tony Dramberger**, San Antonio; **Jimmie Edwards**, Conroe; **Charles Evans**, Hurst; **Michael Ezzell**, Snyder; **Dave Finney**, Fort Worth; **Buck Florence**, Hughes Springs; **Milton Fox**, Houston; **Tony Garcia**, Pharr; **Matt Garcia**, San Antonio; **Smith Gilley**, Greenville; **Ben Grant**, Marshall; **Forrest Green**, Corsicana; **Gene Green**, Houston; **Anthony Hall**, Houston; **Frank Hartung**, Houston; **Bill Heatly**, Paducah; **Don Henderson**, Houston; **Bob Hendricks**, McKinney; **Joe Hernandez**, San Antonio; **Bill Hilliard**, Fort Worth; **John Hoestenbach**, Odessa; **Bill Hollowell**, Grand Saline; **Joe Hubenak**, Rosenberg; **Samuel Hudson**, Dallas; **Gene Jones**, Houston; **Luther Jones**, El Paso; **Herman Lauhoff**, Houston; **Mickey Leland**, Houston; **R. B. McAlister**, Lubbock; **Susan Gurley McBee**, Del Rio; **Jimmy Mankins**, Kilgore; **Elmer Martin**, Colorado City; **Tom Massey**, San Angelo; **Gregory Montoya**, Elsa; **Jim Nugent**, Kerrville; **Wayne Peveto**, Orange; **Anthony Polumbo**, Houston; **George Preston**, Paris; **Paul Ragsdale**, Dallas; **Don Rains**, San Marcos; **Ben Reyes**, Houston; **E. L. Short**, Tahoka; **Bob Simpson**, Amarillo; **Richard Slack**, Pecos; **Joe Spurlock**, Fort Worth; **Bill Sullivan**, Gainesville; **G. J. Sutton**, San Antonio; **Perry Tanner**, Livingston; **Elmer Tarbox**, Lubbock; **Buddy Temple**, Diboll; **Senfronia Thompson**, Houston; **Ruben Torres**, Port Isabel; **D. R. Uher**, Bay City; **Larry Vick**, Houston; **Tim Von Dohlen**, Goliad; **Craig Washington**, Houston; **Ron Waters**, Houston; **Sarah Weddington**, Austin; **Emmett Whitehead**, Rusk; **John Whitmire**, Houston; **Leroy Wieting**, Portland.
Present, not voting: **Speaker Bill Clayton**, Springlake; **Carlyle Smith**, Grand Prairie. **Absent:** **Donald Cartwright**, San Antonio; **Gib Lewis**, Fort Worth; **Paul Moreno**, El Paso; **Lynndon Olson**, Waco; **Walt Parker**, Denton; **Bill Presnal**, Bryan; **John Wilson**, LaGrange; **Joe Wyatt**, Bloomington.

Albert Wolfe



Marvin Boland



Bill Bass



Bob Leising



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Bob Leising, President, VIP Commercial Contractors

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Believing you couldn't drystack successfully, Bob built experimental Surewall walls. And tried to destroy them.

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*Bill Bass, President
Valley International Properties*

As the driving force behind Valley International, Bill looks at Surewall with many insights. As a builder, he sees his budget. He also sees the cleanest job he ever saw—construction without the usual

amount of waste a builder must eat at the end of every job.

As a developer, he also looks at Surewall through the eyes of a prospective homeowner. And then he sees the selling features. The solidity of a Surewall home. Reduced fire and other hazards. Attractiveness, thanks to the ability to texture Surewall, or paint it, or cover it directly with fabric. He also likes the freedom to design homes in each neighborhood differently.

"I used Surewall on my own home and was completely satisfied with its appearance and costs."

*Marvin Boland A.I.A., President
Landscape International Inc.*

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The demonstration stressed the flexibility of the product and the fact that Surewall construction is stronger than conventional masonry construction.

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"Surewall makes masonry construction competitive with tilt wall and metal buildings. It's a whole new ballgame."

*Albert Wolfe, President
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Wolfe, a masonry contractor, shared Bob Leising's opinion that drystacking block was bull. Today, he is quick to say that while Surewall saves the builder money, it helps the masonry contractor to make money.

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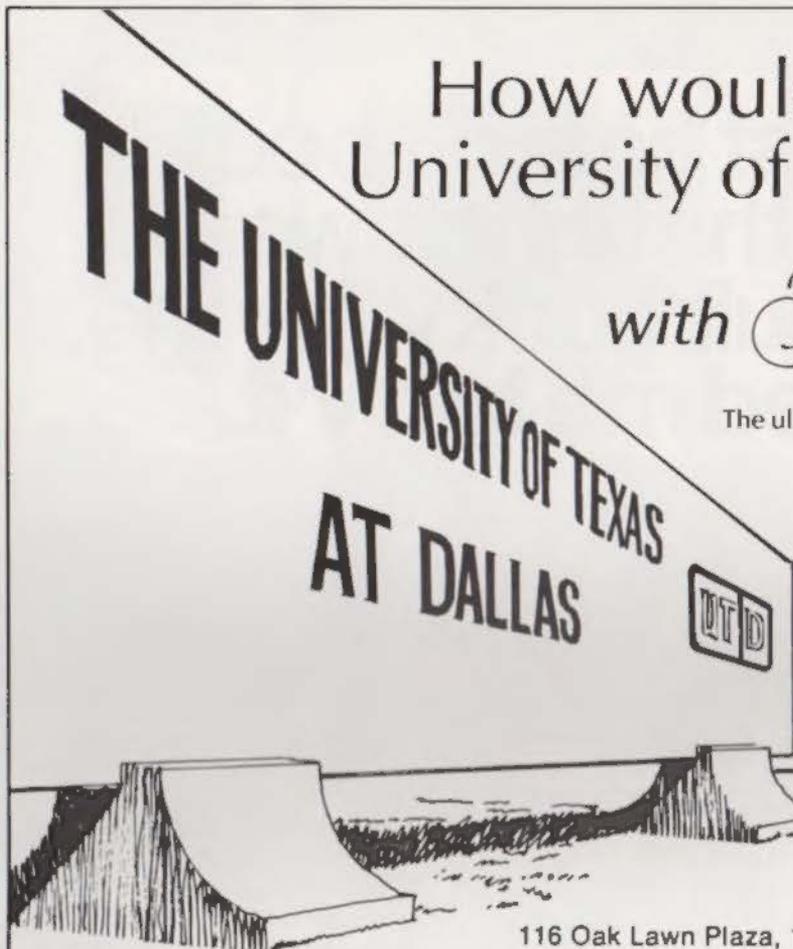
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What is the condition of the housing market in Texas? Why is there a dwindling of adequate shelter as demand rises? What are the prospects for a state housing finance agency? Housing research? Neighborhood redevelopment? Psychological implications of living in higher-density environments? Three professionals here give their views: Julio Laguarta, Texas Association of Realtors; Chuck Talmage, Texas Department of Community Affairs; Dr. Robert Helmreich, Psychology Department, UT/Austin. Interviews compiled by Ray Reece.

Three Viewpoints on Housing: Finance, Ego, Etc.

The traditional law of supply and demand, as it relates to the housing market in Texas, has short-circuited. That, at least, is the conclusion one draws from a talk with Houston realtor Julio Laguarta, President of the Texas Association of Realtors.

It's all very curious. We are experiencing a continued migration of people and industry into the state. Our level of unemployment, at about 5%, is among the lowest in the nation. We observe in Harris County an apartment occupancy-ratio of almost 95%, while Odessa and Midland now need 2,500 to 3,000 new housing units to accommodate freshly arrived workers in a recharged petroleum industry. Other panhandle cities, according to Laguarta, are virtually "out of houses." (Average selling time for a home in that area is 30 days.)

Ordinarily, such a burst of demand for housing would provoke a storm of building activity. But the reality is otherwise. Laguarta notes, for example, that in Dallas and Harris Counties last October, for the first time since records have been kept on such matters, there were zero housing starts. "The central problem in housing today," Laguarta says flatly, "is cost, particularly with the single family dwelling. We are pricing out the majority of families in this country from owning their own homes."

Inflation Plus

It isn't a problem of simple inflation, of the sort, say, that afflicts the wholesale food business or the shoe industry. Housing inflation is fueled by additional factors, some of which, says Laguarta, "we have control over, some we don't." Those



LAGUARTA

beyond our reach include the cost of materials, labor, and energy — the same as for other sectors of the economy. (Energy costs take a double toll on the housing market: first in their effect on construction expenses, second on "life-cycle" or operating costs of the finished structure.) Presumably, according to Laguarta, there is little we can do, in the short term, to alleviate such pressures.

There are, however, two other sets of factors over which Laguarta implies we can and ought to exercise control. One is government intervention. "The government at all levels," he says, "particularly in regard to the use of land, is driving up the cost of housing." New procedures for environmental impact reviews, restrictions on drainage, and other laws affecting land development all have contributed to the difficulties of building, selling and buying homes. Much of this expense ob-

tains simply from the time required by homebuilders to conform to government regulations. "In our business, time is money. If you have to hold a piece of land for a year, instead of six months, your holding costs double. And those costs (which can go as high as \$1,000 per 1/3-acre lot) have to come out at the closing table, where you and I and our friends buy homes." Laguarta sees waste here: "You don't get a better house, it isn't any more efficient, it isn't better designed, more pleasing, better for use or anything else."

The Money Market

A second "extraneous" and highly debilitating force at work against home construction is the "money market" — not only soaring interest rates but a trend toward economic instability in general. Cyclical ups and downs are shrinking in duration, with sharper peaks and valleys, creating an unacceptable degree of unpredictability. "In an unstable money market," says Laguarta, "lenders (mainly insurance companies and savings and loan institutions) are very reluctant to tie up their money for long periods of time." He adds that "someone, the government or someone else, has got to face up to the fact that if we're going to have a consistent and responsive housing industry, something will have to be done to stabilize the money market."

One possibility is "an expansion of the FHA program." Another is a "mortgage market," similar to the stock exchange, where mortgages could be bought and sold, offering a new margin of "free play" in which mortgage costs might fluctuate down as well as up. Still another tack, says Laguarta, is a system of "variable rate

“... it's not that the builders aren't interested in the energy situation, but primarily they're interested in groceries.”

mortgages” — perhaps tied to the rate of inflation — practiced in California since the 1930's. (Congress this spring turned back an attempt to establish such a system nationally.)

Trends

Given these and other dynamics, what does Laguarda see in the way of trends? “Number one is a trend toward smaller lots. That's the one big area where you can take up some slack in housing costs. We'll also be seeing a lot more attached housing, from duplexes to complexes, lowering construction costs while making more efficient use of land.” This is not, however, what people really want: “The American Dream is to own your own home. That's what the American people want, and it's going to take a while, if ever, to change that.”

What about experiments by home-builders toward increased energy efficiency? “I don't want to be pessimistic about it, but it's highly unlikely that builders will be coming up with that kind of program. They have their tails in too many cracks economically ... the new technology will have to come from architects and manufacturers.” Even government research is suspect: “People in the industry sometimes look with a jaundiced eye at some project that comes out of a non-profit oriented type of program ... it's not that the builders aren't interested in the energy situation, but they're primarily interested in groceries.”

Is there any hope for decent housing for low-income Texans? Laguarda doesn't like rent-subsidy programs: “A subsidy, in its simplest form, is taking from those who have and giving it to those who don't have.” He is also opposed to (ad-valorem) tax-breaks for the elderly and for disabled veterans. This leaves, by way of options, a reduction in the cost of housing itself: “The one breakthrough that we have never been able to make is a technological breakthrough in the manufacture of low-cost shelter ... we have to come to grips with this.”



TALMAGE

Chuck Talmage is director of the Housing Division of the Texas Department of Community Affairs (TDCA) — an office of state government set up three years ago to help municipalities acquire and manage the heftier chunks of federal money available to them under the “new federalism” or “revenue sharing” programs emanating from Washington.

High on the list of Talmage's priorities is a pilot housing project aimed at rural communities of 10,000 (soon 20,000) persons or less. New policies of the Farmer's Home Administration now provide funds to underwrite construction and rental assistance in such areas, and Talmage wants to show the communities how to benefit from the program. “We sent back in this state \$18 million, unspent, to the Department of Agriculture last year, and we're going to send back that much and maybe more in 1975.” This is money that could have been used for low-interest home-loans to rural families with incomes of \$5,000 to \$11,000. “Builders,” says Talmage, “are finding out you can make money in smaller towns. Of course, there are problems with that — materials, labor, transportation. But when you can't get mortgage funds to build in Austin, and you're going broke, you begin to think about building 50 or 60 miles away.”

Housing Finance Agency

Talmage's staff has also drawn up plans for a state housing finance agency that

would further take advantage of federal funding policies while helping to upgrade housing for some of the 300,000 or more Texas families of low to moderate income who live in substandard homes.¹ Under the new Section 8 program, administered by the Department of Housing and Urban Development (HUD), a total of \$36 million is now available to the state largely for rental assistance to needy families. The TDCA plan would use this money as collateral against which to issue tax-free state bonds. The bond money would be loaned to developers and builders as low-interest capital for new apartment projects. Federal payments in the form of tenant rental assistance would be used by the landlord to retire his debt to the state. “Everything would have to be privately owned,” says Talmage. “The state would not be working directly with the developer, but rather with private lending institutions.” Some tenants under this plan, depending on family income, would pay as little as zero rent.

Single Family Dwellings

Single-family dwellings could also be financed under the program, though there would be procedural differences: the state would “buy up” blocks of low-interest home mortgages on the basis of pre-arranged contracts with private lenders. Because of the tax-exempt source of original funding, i.e. the bonds, mortgages to private homeowners could cost as little as 7 3/4 percent, including service charges. This is almost two points below the average commercial rate, which could mean a savings to low-income families of \$40 to \$60 per month on their house payments. It could also mean a mini-boom in Texas housing construction — 2,500 additional units per year, according to Talmage, with still another 2,500 apartment units going up.

¹“Texas Housing Report” (p. 15), a survey conducted in 1971 by the Office of the Governor and the TDCA. Important companion sources are two additional TDCA reports published in December, 1974, recommending creation of the Housing Finance Agency and the Neighborhood Preservation Loan Fund.

"I think it's wrong to say that identity has to come from housing. The problem is that we are blocking off other means . . ."

Neighborhood Preservation

A sister program to the housing finance agency is a "neighborhood preservation loan fund." Here, working strictly through local government agencies, the state would make low-interest (2%-3%) home improvement loans to people in deteriorating neighborhoods who cannot otherwise afford needed repairs. Talmage sees this as a superior alternative to razing old neighborhoods and replacing them with high-rise complexes almost certain to become ghettos. He is watching closely a federal pilot project in Dallas, believing it will prove that, with the proper combination of state, city, neighborhood, and private lending elements, "you can reverse a neighborhood, you can hold it steady, you can make it viable again."

Both of the above programs require action by the state legislature. Although the requisite bills (H.B.s 663 and 664, S.B.s 136 and 911) were submitted to the House and Senate this session, they did not become law, resulting in a loss of federal funds for the state. "The state of Texas," says Talmage, "will lose \$10 million in federal money the first year." (And due to a 40-year contract system integral to the HUD Section 8 program, it will actually lose \$400 million.)

Other interests and projects of TDCA's Housing Division include: recommendations for a model state building code, energy conservation, and research. Concerning the latter, Talmage's office has established a Building Materials Assistance Testing Laboratory which will soon issue its first two reports: one on glass, especially pertaining to safety standards, and one comparing glass with masonry as a building material in the Texas ecosystem. Talmage hopes to expand this research function to include work on house design, solar energy, planned unit developments, and housing construction technology.



HELMREICH

"It is psychologically essential that every individual have access to privacy, even if he doesn't use it."

Bob Helmreich, a professor of psychology at the University of Texas at Austin, is here discussing the effect of housing design on human behavior. A major theme is privacy and territory in relation to mental health, specifically the strength of the individual "ego" or "sense of self" or "identity." The subject gains importance the further we move, societally, from the single-family dwelling as housing norm to the "higher-density" modes of triplex, "garden apartment," and high-rise — classic forms of a developed urban environment.

It is generally assumed, for example, that population density is a prime factor in social disorders like drug addiction and juvenile crime. Helmreich asks: "In going to the dense urban environment, what provisions will there be for pulling the kid away to a private space which he needs for developing his mind, his creativity? Will he and his peers just run in rat-packs day and night?"

Gerbils and Blowfish

Some of Helmreich's answers are surprising. Based in part on a study he did for NASA of human behavior in extremely confined spaces (like diving bells) over extended periods of time (15 to 30 days), he now questions the omnipotence of "pri-

vacancy" or "territory" in the maintenance of a healthy personality. There has been too much scientific generalizing, he says, from studies of rats and other animals to human conditions in the 20th century. The fact that gerbils or blowfish when crowded together will tear out each other's entrails does not assure the same behavior in *Homo sapiens*. "If there are sufficient rewards in the environment, you can live under extreme crowding and fairly minimal privacy" without unmanageable stress.

The subjects of Helmreich's experiment were marine scientists living and working in groups of five, bunking together in a round steel chamber 12 feet in diameter. "They found tremendous rewards there, in their work, and the discomfort and lack of privacy were secondary." The scientists "did stake out some personal space, and it was generally inviolate. You didn't sit on someone's bunk, for example." But complete privacy "was a safety valve, utilized most by people who had problems adjusting to the undersea environment." Helmreich tentatively concludes: "If you can intertwine meaningful vocational space and living space, the absolute value of the living space becomes less important."

Of course, not everyone enjoys an ego-supportive occupation. "The guy who works on an assembly line putting the left front wheelnut on a car every 15 seconds has no sense of identity in his work-life and may find his *only* identity in his little turf with the fence around it." Still, says Helmreich, "I think it's probably wrong to say that identity has to come from housing. The problem in our society is that we are blocking off other means of achieving identity." This is one reason for the ubiquitous "Cadillac in the ghetto." Such purchases, by people who can't afford them, are a manifestation of "adaptive behavior, avoiding mental illness," in the absence of other forms of ego-satisfaction, either from work or from housing.

Cultural Bias

Helmreich thus finds "no basic health or societal problems *inherent* in high-density living." As for the apparent contradiction between this finding and the

traditional American preference for private single-family dwellings, Helmreich points toward cultural conditioning and media glorification in the service of a particular economic and ideological system. Historically, he says, "we've developed and transmitted a set of norms and one of them is about housing" — the middle-class suburban house which functions as a badge of success in a competitive society. "That whole attitude has to be re-examined."

This is especially true in consequence of social changes which are virtually revolutionizing our national way of life. One of these changes is the size and role-distribution of the average household. "In a majority of families," says Helmreich, "both husband and wife are working, but most of them have not recognized the implications of that for their dwelling-style. The far-flung suburban single-family dwelling is a lot less practical for families where both husband and wife are working. The time demand alone in transporting children to their various destinations is enormous."

Another change is the growing mobility of the American family. "One of the fallacies we may be falling into is the assumption that we're going to design this space and the family's going to live there for 10 or 15 years — present averages suggest something more like two years."

Assuming that most Americans are thus destined for a higher-density living situation to which, for the most part, they are quite capable of adapting and even thriving in — what allowance should be made for the modicum of privacy or of "identity-reinforcement" which their housing ought still to provide them? "A lot of frustration with urban housing," says Helmreich, "comes from its almost totalitarian nature. I move into an apartment building and I can't do a damn thing with it. I'm caught up in some designer's idea of what is good for me. It may be good for me, but if I want to screw it up, I need to feel I have the ability to do that."

What Helmreich here implies is not so much a sense of privacy as a sense of control. "If I were designing a high-density setting, I'd shoot for a couple of major features: (1) the interior living space would be maximally controllable by the resident, whether he owns it or rents it. If he wants to put the couch in the bathroom, he can; (2) I'd set up some kind of governing system for the community, with input from the residents, so they'd have a sense of control over the setup."



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Endangered Species



Rescue Action In Cowtown

If the haughty old Winfield Scott Home in Fort Worth somehow doesn't manage to be saved and restored, it won't be for lack of interest, energy, or support from sympathetic individuals and government agencies. The 1906-vintage mansion, designed by Fort Worth architect Marshall R. Sanguinet, is so conspicuously valuable as historic architecture, and so familiar a feature of Cowtown's heritage, that it has been listed by the National Registry of Historic Places, with applications pending to the Texas State Historical Commission and the Fort Worth Bicentennial Commission.

Spearheading the campaign is a volunteer citizens' group called Save the Scott Home!, whose efforts are coordinated by Mrs. J. J. Ballard. The group has worked valiantly since its inception two months ago, selling medallions and honorary memberships, setting up booths at festivals, and conducting events at the house. But the task before them is awesome. They have less than two months left in which to raise the \$300,000 being asked by the owners of the house, Girls' Service League, Inc., of Fort Worth, who purchased the home in the 1940's as a living facility for underprivileged young women. Should the fund-drive fail, the house (which has already been extensively vandalized) will probably be sold to commercial interests and demolished.



Classic Style

This would be viewed a cultural disaster, because, according to Mrs. Ballard, the Scott Home is one of the only five structures left standing in Fort Worth which offer significant glimpses into the city's "cattle-baron" past. It is also a superb and structurally solid example of the Georgian Revival architectural style for which, among other things, architect Sanguinet gained national prominence.

The house might be more accurately called the Waggoner-Wharton-Scott Home. It was built by cattle magnate W. T. Waggoner for his daughter Electra (c.f. Electra, Texas), bride-to-be of A. B. Wharton, another cattleman. For some reason yet to be clearly ascertained, the Whartons moved out of the house in 1911, whereupon it was purchased and lavishly re-appointed by still another gentleman-cowboy, Winfield Scott, who died the same year. Encompassing some 11,000



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square feet of floor space, with another 2,100 in a "carriage house" behind, and completely surrounded by a brick wall, the mansion is "the largest of its period north of Austin and south of Oklahoma City."

Among the uses planned for the Scott Museum, should it come to exist as such, is that of a kind of "public park" for hundreds of elderly persons living in a high-rise apartment complex across Pennsylvania Avenue. It will also serve as an educational center for citizens, tourists, and students, as well as headquarters for efforts to develop the historic potential of other sites in Fort Worth.

Mrs. Ballard has conveyed an urgent appeal for funds of any denomination. Checks and inquiries should be addressed to Save the Scott Home!, 1319 Ballinger, Fort Worth, Texas 76102.

Turnaround in Houston

It is perhaps in the nature of their work that people involved in historic preservation are more accustomed to defeat than triumph. Texas is a growth-oriented state, and many of its folk, its business interests, and its public officials have not been quick to grasp the importance of saving an old building from reduction to a parking lot or freeway or highrise. Because of this record of apathy and resistance, there is a particular relish to recent events in Harris County.

First and most notable is the successful rescue of two old buildings on a block of downtown Houston which had previously been slated as the site for a new annex to the Harris County Courthouse. The Pillot Building (1858), according to a note from the Houston Chapter of AIA, "is the oldest three-story brick building still standing in Houston . . . a rare example of an iron-front, pre-Civil War structure." Adjacent to Pillot is the Sweeney-Coombs-



Pillot Building

Fredericks Building (1889), "an architecturally significant late-Victorian structure combining various Italianate and Gothic motifs." The latter was designed by George E. Dickey, a renowned Houston architect of the period.

Demolition Through Neglect

It was the original intent of the Harris County Commissioners Court to demolish



Sweeney-Coombs-Fredericks Building

these buildings, and their salvation was the result of unusually arduous and persistent efforts by the Harris County Heritage Society, the Houston Chapter of AIA, and others. Even after the county had agreed not to raze the buildings, there remained the threat of demolition through neglect, for the old tenants had by then been evicted. Further pressure and registration of the buildings with the National Trust for Historic Preservation have now led to an application by the county for restoration funds from the National Endowment for the Arts. Once restored, the buildings will stand on the opposite edge of a municipal plaza from the new courthouse annex, the design of which has of course been substantially altered. Space in the buildings will be leased to sympathetic commercial tenants.

Meanwhile, a block away on Main Street, several historic structures on the east side of Market Square have likewise been spared after scrapping of a county plan for a two-block parking garage. Credit goes once more to the Heritage Society and concerned supporters, who are happy the Harris County Commissioners Court has been willing to listen and to change its plans, probably at considerable expense, to conform to the wishes of increasingly sensitive people.

July/August 1975

Concerned citizens now hope that the county itself, along with corresponding agencies and business interests in Houston and elsewhere, will take a keener initiative in these matters, instead of forcing citizens to launch exorbitant and exhausting emergency offensives.

SPECIES BRIEFS



Photo by Rick Patrick

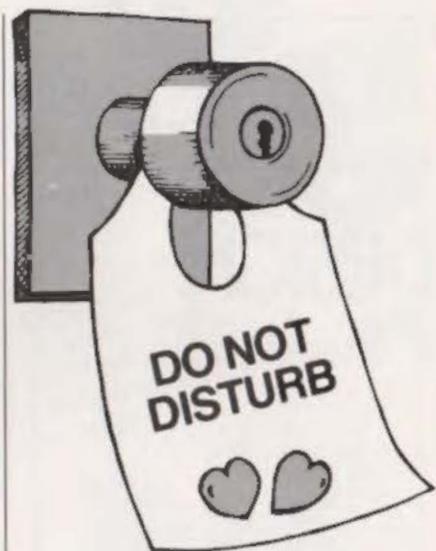
Tips House Transplant

Following a midnight *bon voyage* affair, the centenarian Tips House in Austin was trucked to its new location June 1 amidst the flashing lights of police cars and utility vehicles. The jubilant crowd which trooped along behind the house included members of the Austin city council and a grandson of the original owner, Walter Tips, who lives in New York. Project architect John Klein, of Bell, Klein and Hoffman, said he thought the house was the largest ever moved in Texas.

The relocation was financed by Franklin Savings Association, which plans to restore the home to near-original condition and then to use it as a branch office. There were no serious mishaps along the 33-block route.

Palm-Goeth House Damaged by Flames, Struck by Dispute

A long-time neighbor of the Tips House, the all-masonry Palm-Goeth residence, was damaged by fire June 8, further crippling its prospects for a rescue similar to that which happened along for the Tips House. Lamar Savings Association, which owns the block of land where both structures originally stood, has announced it will proceed with demolition of the Palm-Goeth residence to clear the way for a high-rise project.



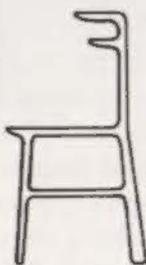
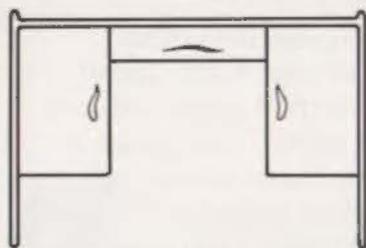
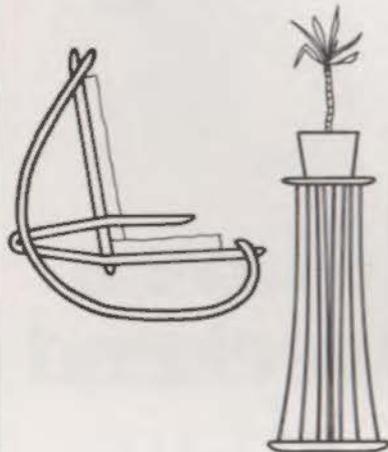
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In the News



Industrial Arts Fair

The Austin Chapter of TSA participated recently in the Texas Industrial Arts Students Association Fair, held in Austin's Municipal Auditorium. Manning the chapter's information booth for students interested in architectural careers were V. Raymond Smith (shown with student above), Bronson Dorsey and Lloyd Lippe. In addition, the chapter furnished judges for the students' architectural skills competition.

Texas Speakers

Two Houston architects filled slots in the professional program during the American Institute of Architects' National Convention in Atlanta May 18-22.

Jack McGinty, of the McGinty Partnership, who was elected AIA President for the year 1977, addressed the convention on the subject of energy conservation. William Caudill, FAIA, of Caudill Rowlett Scott, spoke before the final session of the convention, summarizing four days of convention activities focusing on the relationship between the environments architects design and the people for whom they create.

McGinty, chairman of the Institute's Energy Coordinating Committee, outlined AIA energy-related programs. He said a top priority is legislative effort to create economic incentives for individual building owners to convert existing buildings and to design new buildings for energy efficiency. AIA also favors the use of energy budgets rather than prescriptive standards. The budget would limit a proposed building's energy consumption without stipulating how the consumption level would be achieved, thus allowing for design innovations that would effect maximum energy savings.

Other AIA activities in the energy field include: organization of a National Council on Research in Energy Conservation; publication of the second AIA energy report, "A Nation of Energy Efficient Buildings by 1990;" and instigation of a program of educational services for the practicing architect, including publication of the "Energy Opportunities Notebook," a continuing subscription service.

Caudill reported on a convention experiment which gave architects a chance to take stock of their ability to gauge people's responses to architectural settings in Atlanta. Throughout the week, convention participants visited selected sites in the city, recording how they thought people who use the spaces regularly would feel about them. Caudill's wrap-up session featured a presentation of a survey in which over 500 Atlanta residents gave their personal reactions to the same spaces. He reported that the early results showed some discrepancies between the people's actual feelings and the architects' predictions. But Caudill emphasized that, though some architects may find themselves limited in their perception of what people want from the built environment, many have discovered that the behavioral sciences can provide new resources to

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make designs more responsive to human needs and desires.

"We practice our profession on the beach between science and engineering, and the arts and humanities," he said. "We're amphibians. If we swim out too far, we forget how to walk and if we wander too far from our beach, we forget how to swim."



Bumper Stickers

"What started out as a joke has snowballed into a small business," says architect K. Patrick Renfro, of Envirodynamics, Inc., in Dallas. Renfro had printed a sticker for the bumper of his car which appealed to other motorists to "Support Your Local Architect". People started flagging him down on the street and waiting for him in parking lots to ask where they could get the sticker. TSA President Dave Braden, who showed the one-liner to an audience of 500 instant admirers, believes that "everybody in the state is going to want one." To accommodate the demand, architect Renfro has established KPR Enterprises, 2546 Sunset, Dallas, Texas 75211. The price is one dollar.

Award for Brochure

Golemon & Rolfe Architects, of Houston, have won an award in the 1975 world-wide competition of Affiliated Advertising Agencies International at the annual meeting in Lancaster, Pa.

The firm received a Golden Circle award, the second highest category of recognition, for its corporate brochure.

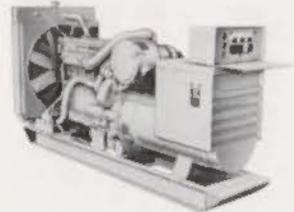
The brochure is actually a "system" of publications — four separate brochures on various aspects of the firm's business packaged in a hardback binder. It can be used as a unit or in various combinations to suit the situation.

Goodwin, Dannenbaum, Littman & Wingfield, Inc. of Houston-Beaumont is Golemon & Rolfe's advertising and public relations agency.

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AIA Award

Fort Worth's Kimbell Museum, designed by the late **Louis Kahn**, is one of nine buildings to receive a 1975 AIA Honor Award. The Fort Worth firm of **Preston M. Geren & Associates** collaborated with Kahn as Associate Architects.

Located within a park setting in the city, the museum is made up of a series of top-lighted cycloid vaults designed to diffuse the sunlight. "The repetitive vaults," said the jury, "give the building its form and its rhythmic quality." The

collections are on the main floor; service functions are on the semi-recessed lower level. The richly detailed structure, which is made of poured-in-place concrete with infill panels of travertine, is surrounded on three sides by reflecting pools. One juror called it "the finest building I have ever seen."

Kamrath Essay

Houston architect **Karl Kamrath**, of MacKie and Kamrath, has contributed an essay for Frederick Gutheim's recent book, *In the Cause of Architecture* (McGraw-Hill, 238 pp.).

The book, for the first time in one publication, contains fourteen essays written by Frank Lloyd Wright for *Architectural Record* between 1908 and 1952.

Kamrath and seven other of Wright's personal friends were asked to offer essays on their experiences with Wright and their feelings about his contribution to American culture through architecture and writing. The book also contains numerous reproductions of Wright's work, some of which are previously unpublished.

The book is available through *Architectural Record* Bookshop, 1221 Avenue of the Americas, New York, N.Y. 10020.

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Featured Speaker

Austin architect **William Martin** was recently a featured speaker at a conference on "Creative Uses of Educational Facilities" at the Massachusetts Institute of Technology in Cambridge, co-sponsored by Educational Facilities Laboratories, Inc., of New York.

The title of Martin's presentation was "Campus Planning, Energy and the Environment." Excerpts of the meeting will be published by EFL and distributed nationally among colleges and universities.

Martin is a partner in the Austin firm of

Wilson Stoeltje Martin and is currently a TSA Director.

Brooks Honored by AIA

U.S. Rep. Jack Brooks, of Texas, was elected to honorary membership in AIA at the national convention May 18-27 in Atlanta. He is one of ten persons outside the profession to be recognized in 1975 for "distinguished contributions to the architectural profession or to the allied arts and sciences." Brooks is the author of a bill which prohibits competitive bidding on architectural and engineering projects under federal contract.

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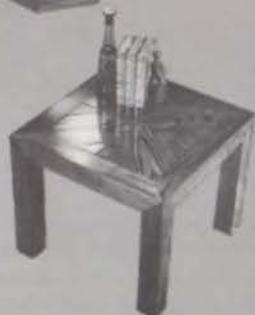
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News of Firms

The Dallas firm of **Hatfield-Holcomb, Inc.**, has announced that James H. Stewart, Jr., has become a principal of the firm. Other principals are: Norman P. Hatfield, Jr. and Jerry L. Halcomb.

Clarence Higgins, Gus Pellati, Pedro Herrera and John Carson have announced the formation of the firm of **Higgins Pellati Herrera and Carson, Architects, Engineers, Urban Planners**, at 3901 Montana Avenue in El Paso.

The Dallas firm of **Bogard / O'Brien / Haldeman / Miller** has announced that

Kenneth A. Miller is now a partner in the one-year-old firm. Miller began his profession in Dallas in 1963.

Parkhill, Smith & Cooper, Inc., and its affiliate, **Atcheson, Cartwright & Associates**, have relocated their offices to 4010 Avenue R in Lubbock, 79412.

Bud Hopkins, President of the Dallas firm **Envirodynamics, Inc.**, has been appointed to the Citizen's Advisory Committee of the Texas Coastal Management Program. Committee members will be called upon to make policy recommendations and criticisms of the Program for the duration of the two-year planning process.



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Energy Conference

The Institute of Urban Studies (Center for Energy Policy Studies) and the School of Architecture & Environmental Design at UT Arlington are sponsoring a four-day conference entitled "Alternatives in Energy Conservation: The Use of Earth Covered Buildings."

The conference, which is supported by the National Science Foundation, begins with registration at noon Wednesday July 9 and ends at noon Saturday July 12. A registration fee of \$75 includes three dinners and a copy of the conference proceedings.

Address inquiries to: Frank Moreland, Director, Center for Energy Policy Studies, UT Arlington, 76019, phone 817-273-3071.

ASHRAE Publication

A publication which brings together recently completed National Science Foundation-sponsored research on solar heating and cooling has just been issued by the American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. (ASHRAE), and the Department of Mechanical and Chemical Engineers,

School of Engineering and Applied Science, University of Virginia.

It is entitled, "Proceedings of the Workshop on Solar Heating and Cooling of Buildings," and was sponsored by the National Science Foundation. The workshop was held in Washington June 17-19, 1974.

Copies may be ordered from the publication division of ASHRAE, 345 East 47th Street, New York, N.Y. 10017. For ASHRAE members the charge is \$7.50 plus a handling fee of \$1.00; for non-members, the charge is \$12.50 plus handling. Payment, including the handling fee, should be submitted with the order.

Industry News

Mulhauser/McCleary Associates, Houston-based food facility design and operations consultants, have announced that Franklin J. Clements has joined the firm as Director of Project Coordination. Prior to joining the firm, Clements operated his offices in Los Angeles as a design and planning consultant specializing in industrial and institutional food service facilities.

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Letters

Editor: Having just received my first copy of your magazine which features the work of the 64th Legislature, I am prompted to respond as your enclosed letter hoped your readers might.

One thing of which I as a student of architecture have become aware — perhaps the very root of the problems which concern this profession — is the property tax, most of which falls on buildings and other improvements. Since this is a subject for revision in the legislature, I wonder why it was not discussed in this issue.

The proposed solution is to shift to the site-value tax.

I began my inquiry into site-value, ie., land-value taxation several years ago on reading something by Frank Lloyd Wright: "What hope exists for proper stimulation of the great architecture of a great life while owners of land hold all man-made improvements on the land against the man on his land, instead of man-made improvements holding the land?" Researching this, I found the remedy to be in uptaxing land and untaxing buildings and other improvements. (The chief disseminator of information on the subject I have learned is the Robert Schalkenbach Foundation of New York City.)

Such a tax has been found to have a profoundly favorable effect on the quality of buildings and the use of unused or underused metropolitan land. It stimulates good planning and helps make slum and blight practically impossible by encouraging rather than penalizing property owners for improving and maintaining good, well-designed buildings. Therefore all the problems you mentioned — energy, transportation, land-management, environment and historic structures — will not only be alleviated but perhaps solved by site-value taxation.

Present tax structures in Texas penalize the improvers of land (unconstitutionally) while subsidizing the land owner who holds land against improvements, out of production and in idle speculation. Few seem to realize the detrimental effect this has on the whole community, but I think they are beginning to . . . when they think about it.

What role the architect shall take in this matter may well be the best test of his sense of "social responsibility" (mentioned on page 19 of the March/April issue of *Texas Architect*); but certainly it deserves the attention of the leaders of the profession. I hope your publication will give it the attention it deserves.

Douglas Boyd
Odessa

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Editor: I enjoyed reading your May/June issue and we at NOW OR NEVER are particularly grateful for the fine story on the "Little Thicket."

The Wilderness Park Project so far is going well. The Capital Area Planning Council has completed an application from Travis County and the City of Austin for matching Bureau of Outdoor Recreation funds for the acquisition of 105 acres the first year of a three-year land acquisition program. Austin's Parks and Recreation Department has \$175,000 for Wild Basin in the CIP budget request for the current budget year.

Mrs. Dolph Briscoe has given the park her enthusiastic endorsement, and will help in any way she can. The Environmental Conservancy for Austin and Central Texas has established an account to receive donations for the park fund, three West Lake Hills residents have donated \$7,450, and the McAshan Foundation of Houston has sent us \$1000. We are planning on donations of land and/or money to bring the land acquisition up to 400 acres over a three-year period.

Mrs. Janet Poage
Austin

Editor: I had occasion to see your May/June 1975 edition containing excellent articles on one of our pet subjects — comprehensive land use planning. As you probably know, the League of Women Voters of Texas studied and adopted very strong positions concerning this subject.

Lucinda Headrick
League of Women Voters
Dickinson

Editor: Your article on the eight new Texas Fellows in the May-June issue of *Texas Architect* pleased everybody here and we appreciate your skillful handling of the subject.

Thomas E. Greacen
Houston

Editor: We recently had the privilege of reading your *Texas Architect* and enjoyed it very much.

T. L. Wilson
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pared to \$1.38 for double plate glass. The masonry wall is 450% more efficient than the glass wall in reducing heat loss.

Maintenance is another area where masonry is cheaper. The exterior of a glass building, by its own transparent nature, must be kept clean. Most buildings are cleaned twice yearly at a cost of 4c a square foot. That's a small sum per square foot, but consider that cost over the surface area of a large office building. For the expected life of the building — it amounts to a sizable expenditure.

Masonry, on the other hand, is practically maintenance free. The only maintenance on masonry — sand blast-

ing or pointing of the joints — is normally not required until after the building has been in service 30 or 40 years.

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For further information, write T. M. I., P. O. Box 9391, Fort Worth, Texas 76107



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