

# Louis Sauer

## THE ARCHITECT OF LOW-RISE HIGH-DENSITY HOUSING

*Reduced Version for Free Circulation*

2nd Edition

by

Antonino Saggio

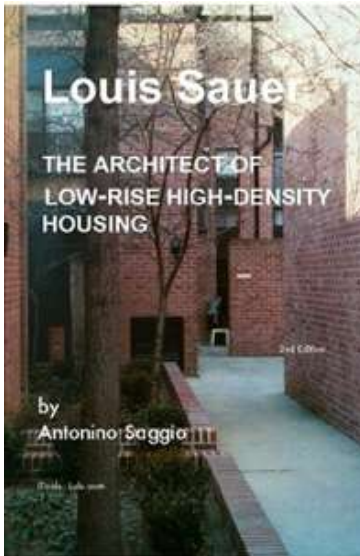
**Reduced Version for free circulation with complete Bibliography,  
Works and Writings by Louis Sauer**

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# Louis Sauer The Architect of Low-rise High-density Housing

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... As one walks the streets of the Philadelphia, Sauer's buildings stand out for the masterly way he calibrates architectural composition and the varied playfulness of his solutions which, through a complex body of intuitively defined rules, one will find the very essence of Sauer's field of action where he interprets the reality of the setting and its surroundings. This book, then, is an enjoyable, lively read, because it proposes a profoundly democratic architecture that opens individuals' minds, leaves room to the end-user's aesthetic sensibility and presupposes a curious, imagining heart... From the Preface by Paola Coppola Pignatelli

Louis Sauer, born 1928, FAIA, Hon FRAIA, is an architect, professor and design theorist. Extensive projects have been built in the U.S.A. and Canada where his work is an example of planning and design originality. Antonino Saggio (1955) teaches Architecture at «Sapienza» University (Rome). He is the founder of the book series "The IT Revolution in Architecture"



**Louis Sauer**  
**The Architect of**  
**Low-rise High-density**  
**Housing**

by Antonino Saggio

*For little Raffaele Saggio and his mom*

THE PROJECT

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Front Cover: *Penn's Landing Square*, Philadelphia 1968-1970. Picture by Antonino Saggio  
Back Cover: «*Cozumel*», by *Louis Sauer* 1989, paper & torn photographs by Y. Thompson

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*Giancarlo Guarda introduced me to Louis Sauer in 1982 and shortly afterwards I began working on the idea of a book that would help to make Sauer better known in Italy. I gathered and verified with Sauer a wealth of material and information, first in Pittsburgh, in 1984, then afterwards by correspondence, in November 1986, in Boulder, Colorado, and finally Rome, in May 1987 when Sauer gave a series of lectures at the University of Rome's Department of Architectural and Urban Planning.*

*The Commission for Cultural Exchange between Italy and the United States and Omer Akin, Head of the Department of Architecture at Carnegie-Mellon University, gave me the opportunity to work with Sauer (when he was at Carnegie-Mellon University) as a Teaching Assistant and Adjunct Instructor. As well, the Italian Ministry of Public Education and the Italian Student Loan Fund provided me, at various times, with the financial resources to sustain my research.*

*Carlo Melograni, my Italian Professor in the field of Housing Architecture and my Thesis advisor, Donatella Orazi, Luigi Gazzola, Vieri Quilici, Ruggero Lenci and Milena Guarda all read the first draft of this book, and their observations helped me to reflect upon different aspects of the more difficult questions and issues my research presented me with.*

*Paola Coppola Pignatelli belief in the project right from the start gave me the confidence and enthusiasm to complete it.*

# *Foreword*

This book presents an architect who is not widely known in Italy: Louis Sauer. Why do I write about Louis Sauer instead of another one of the many outstanding contemporary American architects? For a variety of reasons, the first and foremost is Sauer's commitment to urban renewal. That is, his commitment to renewing and redeveloping rundown and neglected urban areas, in particular by replacing old buildings with new ones, and doing so without succumbing to the temptation to have his buildings merely mimic their surroundings, or else to create such a contrast as to stir controversy.

There are numerous rundown urban areas in Europe's large and small cities: run-down because of the patina and wear that time has on things just as much as it has on living beings. But they are run-down also because they have lost the identity that local culture and history, whether recent or distant, originally gave the place. The debate over new urban projects in built-up cities is very much alive still today, and while Sauer's work makes a valuable contribution to that debate, we also hope that it will have a practical, operative impact, precisely because of his subjective, though never arbitrary interpretation of the urban setting within which his work is located.

As well, we look at Sauer because he confronts the issue of residential housing from a profoundly laypersons point of view; that is, with an approach that is free of any preconceived type of ideology or formalism. Also, he is reluctant to adopt whatever may be merely fashionable and he avoids the «primadonna» pitfalls that can happen to those caught up in the architectural star system. Indeed, it is no coincidence that American critics have

never given him his due, especially if we consider the fact that as far back as 1964, a still very young Louis Sauer won the prestigious national «Progressive Architecture» First Design Award.

And so it is to Antonio Saggio, the author of this book that is given the honor to bring to public attention this architect, Louis Sauer, an architect who tackles the issue of residential housing like a determined social researcher, a «street architect», if you will, who performs door-to-door surveys on the culture of urban living. Yet also, he is an architect who plans and designs the spaces of daily life with the love of an ethnologist; diversifying them, dividing and organizing their connections, their sources of light, the views they look onto; lingering and dwelling upon the interstitial spaces between housing units, patios, gardens, staircases. In other words, he passionately attends to all that makes a dwelling a «home».

There is in Sauer's search for answers a clear echo of the Anglo-Saxon culture. But there is also that something extra that Sauer takes from his lessons from Louis Kahn - lessons on the essence of architecture, on the «sense of dwelling», (or as Kahn might have said on the «institution of dwelling») that translates into a clarity and transparency in Sauer's architectural language and into a refinement and elegance in his designs.

With architectural sector journalists increasingly interested in «original» urban-related problems, and given their tendency to scream and shout rather than use measured, reasoned, softer words, this book is an unusual case. Unusual in its almost manual-like wealth of rarely seen residential housing solutions, which are, and will always be, useful in stimulating the invention and creativeness of architects and planners working in the field of low-rise high-density housing.

Low-rise high-density housing is a type that is unjustly underused, both in low-cost public housing and in free market housing. This is due mainly to a shortsighted preference and an underlying economic misunderstanding that development costs are lower for high-rise than for low-rise buildings. However, this reasoning does not take into account the costs and the difficulties to manage and maintain the ground level's (so-called) green areas and semi-public areas. We too often see these as rundown and neglected areas that make an insult to civil and civilized living.

Sauer offers solutions for a comfortable American middle-class that obviously cannot be proposed in the exact same form in other countries. We should note, however, that over the last decade a sort of standardization in behavior, needs and tastes, has increasingly come to characterize western society, even though these behaviors and cultural values are often divided into much larger demographic income brackets in Europe than in the U.S.

Once people's basic needs have been met, and this holds for every social level, people are extremely clear in expressing demands connected to their quality of life, their psychological and physical well-being, peace of mind and the quality of the physical environment. Recent studies show that there is a widespread demand for housing that has a direct contact the ground, with nature and provides for highly personalized interiors and spaces. Inhabitants increasingly want to establish an affective link with rooms for work at home, well equipped garages for family hobbies, and green open-spaces protected from dangers and traffic noise. In other words, there is a demand for residences that cannot be satisfied by identical apartments stacked one atop the other. I spoke of manuals and excellent housing solutions. However, I would not want this to create the misunderstanding that Sauer favors content to the detriment of form, or to interior spatiality for walling off the street that would become a detriment of the surrounding urban image. It is probably true that in Sauer's architecture, the building's skin is «treated» differently than its interior, but not in terms of quality. As one walks the streets of the Philadelphia designed by Penn in the 17th century, Sauer's buildings stand out for the masterly way he calibrates architectural composition and the varied playfulness of his solutions which, through a complex body of intuitively defined rules, one will find the very essence of Sauer's field of action where he interprets the reality of the setting and its surroundings.

This book, then, is an enjoyable, lively read, because it proposes a profoundly democratic architecture that opens individuals' minds, leaves room to the end-user's aesthetic sensibility and presupposes a curious, imagining heart.

*Paola Coppola Pignatelli*

## *Preface to the New Edition*

Twenty-five years have now passed since *Un Architetto Americano Louis Sauer* was written in 1987, a long time indeed. When this book was first published, in Aldo Quinti's Officina edition, I was a second year PhD student in Rome University «La Sapienza». Paola Coppola Pignatelli was Head of the Department of Architecture and Urban Design and PhD coordinator. Now, I am the coordinator of the same PhD program in which I enrolled 25 years ago. It is a pleasure for Louis and me to leave Paola's beautiful preface exactly as it was, in homage to Paola and as a document of historic perspective. Sadly, Paola passed away on August 2, 2010.

The new edition of this book is needed for several reasons. The original book was published only in Italian. This edition now makes it available for the first time in English. When writing the first edition of this book, my perspective was not only that of a PhD scholar in the field of low-rise high-density housing. Since I was also working as a professional architect, theory and practice intertwine in the text.

The book introduces Sauer's research areas, the remarkable prescience and vision of his work, the originality and vigor of his designs, and the importance of his projects at Society Hill, in Philadelphia between 1963 and 1979. My original goal for the book extended beyond even this. I hoped then, and now, that knowledge of Sauer's work can help stimulate discussions of projects built in historic city centers or, more generally, in built-up urban areas. Sauer anticipated several current fields of research. For example, his use of passive environment systems in Penn's Landing Square is exemplary. In his Head House project he pro-

posed a mixed use development that was well ahead of its time. Today the mixed use project is now a key strategy for today's city.

The 1987 Italian edition of the book included a chapter called "Indications for the Italian Context". A few years ago I met an architect from Friuli's region in the north of Italy who had just completed a project based on Sauer's principles. He told me that his PhD thesis in 2007 on high-density and low-rise housing was based primarily on the work of Sauer whom he had discovered through the Italian version of this book.

Here was an Italian architect, building a little Penn's Landing Square in Friuli! This is exactly what I had hoped would happen when I wrote the book. At least in one case, my intention was realized. Perhaps there are others. The transformation of Sauer's lessons into reality through the mediation of my work, is what architectural writing is about. I hope that this may continue with our PhD students. The importance of Sauer's approach to design deserves to be emulated much more.

\*\*\*

As far as city design is concerned, the days of open land or ideas of the vast open territories of the "Far West" are long over. We are, if anything, in the "Inner West". Thus, the main idea of this book which remains absolutely central today, so many years after its first publication, is that the city must stop its infinite expansion and try to operate inside its "Urban Voids": saturating, densifying, partially replacing and stopping the indefinite and unceasing urban sprawl into the open country side.

Colleagues who teach in China tell me that they continue to use the original Italian edition of this book, because it provides a set of possible solutions for that country - a set of solutions of "densification" that does not include the violent demolition of the existing fabric that unfortunately is still too common there.

The theme of inner city interventions, pushes urban designers to consider issues which, in summary, are:

1. Finding adequate projects to achieve desired urban density - about 300-450 inhabitants per hectare (c. 125-190 inhabitants per acre or about 35-50 dwellings per acre) - with low compact buildings that fit inside the urban fabric or compact developments immediately outside the city.

2. Studying the residential “soft” edges of development, so that everyday life transitions harmoniously from the very private to the most public. These areas present many design issues that require specific attention in order to understand the relationships and characteristics.

3. Responding to the diversification of user lifestyles which, in recent years, have shifted dramatically away from the traditional nuclear family.

4. Studying design techniques that allow, on the one hand, the standardization of construction and, on the other, the participation of the different actors involved in the design, construction and habitation processes.

5. Investigating smart implementation of passive and active environmental systems.

From this perspective, the foundations laid by the work of Sauer has programmatic relevance. It must be stressed, finally, that the experience of Society Hill, with what Sauer teaches through this project and others on the reality of an actual urban transformation, plays at levels that goes well beyond the current culture and practice of architects. What he showed us more than 25 years ago - even in stratified contexts from the historical point of view - is the relevant role of the promotion, coordination and leadership of public administration, the role of private developers and architects to design and build with the values of livability, functionality and the aesthetics of a new architecture.

In 2010 I published “Architecture and Modernity. From Bauhaus to the IT Revolution” (*Architettura e Modernità. Dal Bauhaus alla Rivoluzione Informatica*, Carocci). Five pages in this 500-page book are dedicated to Sauer. His work is preceded by the great experience of Atelier 5 in Europe. After Sauer, Aldo Rossi is presented. In this framework, it is easy to see how much of Sauer’s work not only was important during the 60s and 70s of the last century, but how it is still vital, important and necessary today.



# *Introduction*

As part of the urban renewal programs launched by the United States Federal government in the 1950s, the city of Philadelphia started work on the important rehabilitation of the Society Hill area. In less than three decades the neighborhood was completely renewed, thanks to a strategy that involved, on the one hand, recovering the urban fabric and restoring the area's historic buildings, and on the other, constructing new buildings.

Administered by the Philadelphia Redevelopment Authority, the new work for Society Hill was awarded through public competition and involved a diverse group of private developers and architects. As a result, a certain number of commercial, parking and leisure structures, and, above all, many housing projects were restored or built. The successful integration of existing buildings and new construction improved the quality of the urban area so much so that it literally transformed a slum neighborhood into one of the most interesting and successful examples of urban renewal in the world.

Louis Sauer is the architect who worked on Society Hill with the greatest continuity. While he was a student, he was employed by Philadelphia's Department of Planning working on the City's redevelopment proposal for the Federal government, assisting in historic housing surveys, and designing alternative site plans. Later, after he started his architectural practice, he designed 13 projects in Society Hill including a retail shopping mall, a motel, cinema and numerous residential buildings. These projects, utilized, for the first time on a large scale, a «low-rise high-density» design strategy. Sauer rapidly became one of the most well known architect in the field of housing.

His work was a decisive factor in the redevelopment of the Society Hill neighborhood because it enhanced and increased the value of the area with innovative solutions that became an undeniable point of reference for later projects.

His design research has marked an important stage in contemporary American architecture. What stands out is the variety of the residential solutions; the architectural and formal quality of the buildings; the intelligent relationship between his designs and the history of the places and their surroundings; the ability to interpret the themes offered by the different urban scales and the originality of his cultural and professional position, aimed at defining in a concrete manner the architect's role in the processes of environmental transformation.

The first part of this book summarizes the most important themes in Sauer's architectural research, from his relationship with the context to housing typology and distribution innovations. The second part, presents in detail the design aspects that have marked Sauer's architectural projects in Society Hill. The final chapter is devoted to the aspects of this architect's work that could serve as a model to stimulate future architectural projects in other cities and in other parts of the world.

**PART ONE**  
**Architectural Planning and Design**



*Fig. 1. Penn's Landing Square, 130 Spruce Street, Philadelphia PA, 1968-1970.*



*Fig. 2. Aerial view of Society Hill. Including I. M. Pei's towers, the Delaware River and the neighborhood's urban fabric.*

## CHAPTER ONE

### Urban Renewal in Society Hill

In the late 17th century, the Society Hill neighborhood, situated at the eastern edge of the city along the banks of the Delaware River, was the site of Philadelphia's first urban development. Essentially all activity in the area, other than a few scattered townhouses, were connected with the Delaware River's shipping docks and the business of supplying and delivering food to the whole city. The Head House of the Society of Free Traders (which housed the city's early merchants' office and gave its name to the neighborhood) and its adjoining market building became the fulcrum of the area's activities.

The neighborhood's original Georgian style wood buildings were gradually replaced by brick «Federal-style» buildings throughout the 18th and for part of the 19th century (fig. 3). At the same time, the residential buildings continued to spread in the city's orthogonal street grid (part of William Penn's 17th century urban plan). Then, starting in the early 20th century, as Philadelphia's residential suburbs expanded and the city's downtown increasingly became tertiary sector-oriented, a parallel process began in which the neighborhood's buildings were abandoned. By the 1950s, this led to Society Hill's substantial urban decay.

#### *Urban Initiatives*

The first initiatives to focus on urban renewal in Philadelphia appeared in the 1930s. Later in 1945, a systematic blueprint for the city's downtown area was drawn up and, in 1947, a major exhibition was held showcasing several of the solutions proposed, for the redevelopment of the City's center, and were put into effect with the construction of Penn Center in 1953.

This was also the period in which Louis Kahn's plans were unveiled to deal with the urban traffic problem. The plans included large buildings, with a circular arrangement that featured a parking garage in the inner ring and housing at the outer ring, that were to be situated at the edges of the city's center.

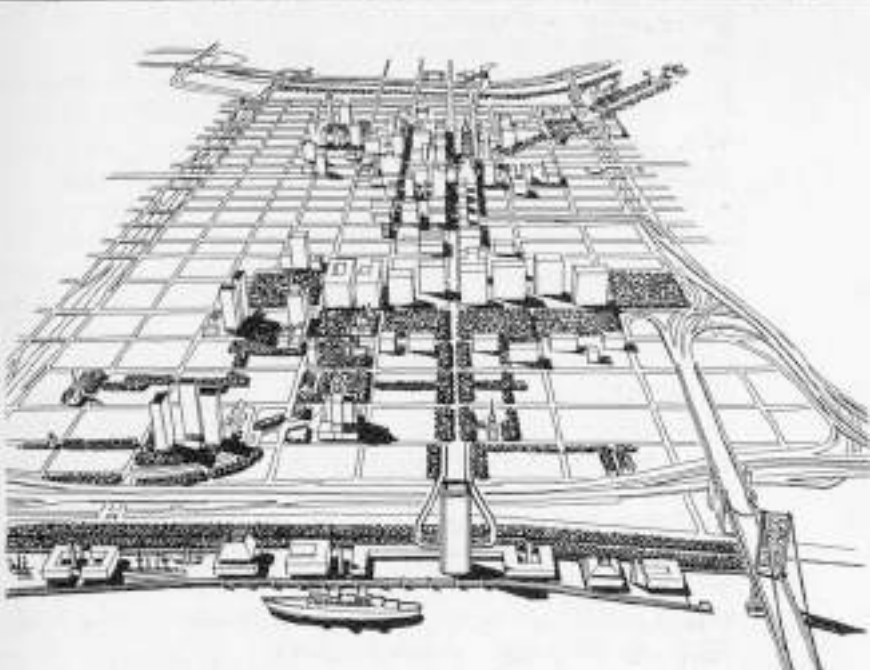
The chance to intervene in a concrete manner in urban areas, and therefore to redevelop Society Hill, was provided by the federal government's Urban Renewal Program that distributed resources to local governments and coordinated private business activities based on plans that had to meet specific criteria. In the dynamic post-war period, a range of proposals and interests aimed at enhancing the city's downtown areas converged. Beyond any socio-political opinion we may have of the period, this federal program created the conditions needed for the active renewal of an extensive section of Philadelphia's city center and laid the foundation for the work later undertaken by Sauer.

### *Criteria for Renewal*

Extending along the northern edge of the neighborhood, the National Historic Independence Park was created in the early years after the Second World War. The city's desire was to celebrate the preeminent role that Philadelphia played in the war for independence from England and the birth of the United States of America. The proposal for this Historic Park was to create a large open-space system in the city's center where revolution-era buildings would be set apart to achieve enhanced value and public recognition. The park connected two existing squares, dating from William Penn's original city plan, with a new monumental axis focusing on Independence Hall – the building where the Declaration of Independence was debated and signed. The park then extends and branches out to adjoining areas through a system of green areas and tree-lined walkways (fig. 4-6).

To create this important urban plan, local slum areas were demolished en masse and the few remaining historic buildings were carefully restored. Even though Independence Park remained connected to the urban surroundings through a so-called «greenway system», essentially, a part of the city was transformed into a museum.

The proposed renewal of the Society Hill neighborhood, connected to the Historic Park by a network of walkways was



*Fig. 3. Urban renewal on Second Street in Society Hill*

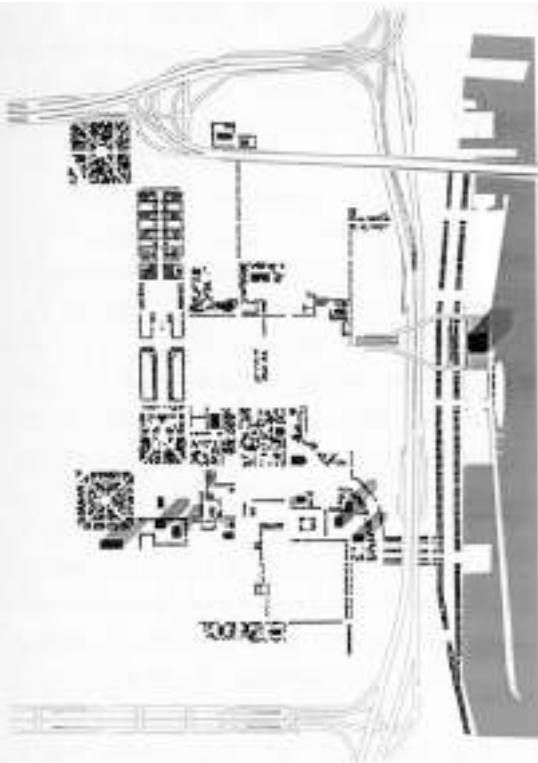
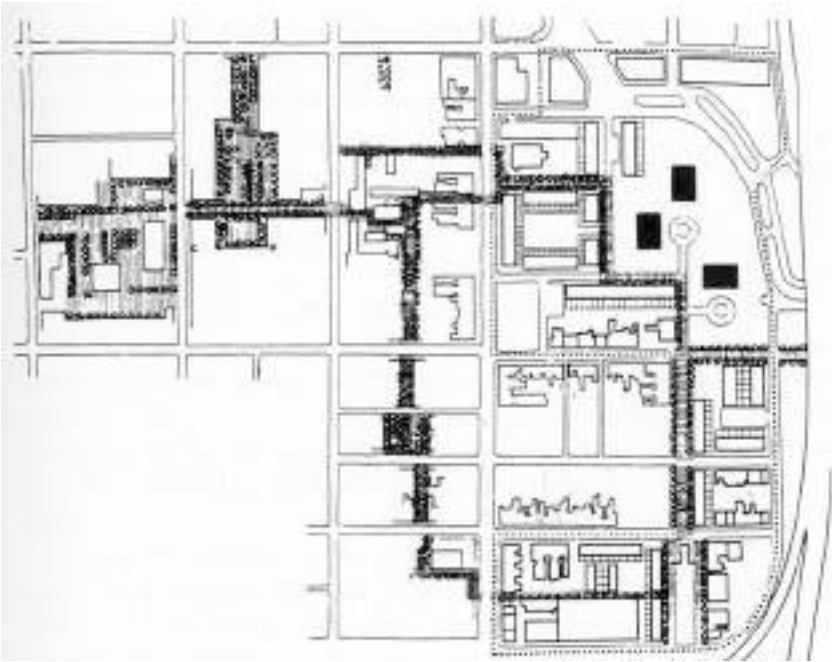
*Fig. 4. Robert Geddes' proposal for redevelopment along the Delaware River. Park.*

added to the list of the city's official program in 1957. Unlike the restored historic buildings in the Park, Society Hill City officials resisted the temptation to carry out restoration of all the neighborhood's buildings «as they were originally». Edmund Bacon, Director of Planning and creator of the Greenway System, wanted to avoid extending the musealization that was carried out for the Historic Park. Instead, he proposed actively involving the neighborhood in the life of the city by insisting that it should include the best of contemporary designed buildings. Therefore, after an extensive survey only a few carefully selected historical residential buildings were restored, others demolished and the city's Redevelopment Authority initiated a series of developer/architect competitions.

From an architectural and urban point of view, Bacon's statement of «preserving the best of the past and building the best of the present» can sum up his overall strategy. The defined program was to find a type of architecture that was able to integrate new and old. And, as this meant building in a way that respected the original density, materials and urban layout of the neighborhood, it consequently favored contemporary forms that testified to the vitality of the city fabric throughout its evolution.

Bacon's concept was for the existing food warehouses to be torn down to accommodate a park-like open space, at the end of the quarter's main Second Street, to link the Historic Park to the Society Hill neighborhood. The plan that won the competition was by the development/real estate office of Webb & Knapp (Robert Knapp and Seward Webb were partners since 1922), administered by William Zeckendorf and designed by Ieoh Ming Pei, Architect. It called for extending the network of tree-lined routes into the neighborhood, the building of three residential 31 story high-rise buildings (named the Society Hill Towers) at the end of Second Street, and adjoining Washington Square further to the West, to build two additional high-rises. The city then regulated that these two high-rise clusters were to be the only construction permitted over three stories in height. A web of two to three-story row houses was planned to connect the new Society Hill Towers' focal point to the existing residential fabric, which in turn played an important role in «mediating» between





*Fig. 5. Edmond Bacon's plan for Society Hill's «Greenway» walk system. I. M. Pei's Society Hill Towers are the three black rectangles at the upper right. See fig. 68 for Sauer's Society Hill work.*

*Fig. 6. Overall Site Plan designed by E. Bacon and the National Historic Park Commission showing the Squares, Independence Mall and the Greenways for Philadelphia's Eastern Center City's and Society Hill. We can see the central axis of Independence Mall and, at the bottom right, the Pei towers at the end of the Second Street axis.*

the image of a modern metropolis - given by the towers - and the low-rise residential scale of the entire neighborhood.

In 1964 construction was finished for the three Society Hill Towers and, immediately to the West and adjacent to the towers, a cluster of 24 three-story townhouses. This started the process of radical change from a slum area into a lively and active dense urban residential neighborhood. It should be mentioned that Society Hill was, in that moment, the only Historic neighborhood in the United States to include contemporary designed buildings.

It is here, in this setting, that we find the work of Louis Sauer, who in that same year of 1964 won the prestigious «Progressive Architecture» prize and achieved national recognition. Firstly, he designed buildings that were in Pei's plans for the Zeckendorf master plan. Then, Sauer designed, for various developers, several groups of buildings, situated at the base of the Towers and further south along Second and Front Street (fig. 72).

### *Sauer's Role*

Several architects were, in different ways, involved in building design for the renewal of Society Hill. Besides Ieoh Ming Pei, there were, to name a few, Frank Weiss, Romaldo Giurgola, De Roy Mark, the Wallace McHarg Todd office, John Bower, John Collins, the landscape architect for the neighborhood's walkways, and others. But, it is the work done by Sauer that undoubtedly is the most significant; not only for the sheer number of projects he completed, but also for the high architectural and urban quality of the buildings, and for the originality of his design solutions.

From 1957 through 1958, before completing his Master's degree with Louis Kahn, Sauer worked in the office of the Philadelphia Planning Commission, where he helped in the preparation of the city's Society Hill regeneration plan to the Federal government for the funding needed to initiate the redevelopment process. In helping to draw up the plan, Sauer's work included documenting the architectural characteristics of selected historic houses and buildings, assisting in the determination of what should be restored, renewed or demolished and rebuilt, and

preparing alternative illustrative site plans for the urban areas that were designated for low-rise and high-rise construction.

With regards to this third action, the young Sauer designed the area where the Society Hill Towers are today and his layout, of the footprints for three high-rise buildings, are almost identical to where the Pei towers stand today. The overall redevelopment plan was overseen by Willo von Moltke in the Philadelphia Planning Department and drawn up by the office of Andrade Wright and Amenta, the Planning Department's consultant.

Despite Sauer's work on this project, his relationship with the public administration was never an easy one. In particular, Sauer's impatience with the centralizing, institutional structures and the political and «public relations» aspects of the Planning Department in which Bacon directed, influenced Sauer and Bacon's relationship.

Between 1962 and 1963, Sauer worked as a «street architect», for the city's Redevelopment Authority, in the Morton Urban Renewal neighborhood, where he carried out an extensive door-to-door survey on the implementation of its redevelopment plan. He also offered pro bono consultancy to the residents. It was during this period that Sauer became aware of the risks inherent in urban renewal programs. Administrators to be effective had to move between concrete public commitments to solve social problems in run-down neighborhoods and the acceptance of the rules of the market in which investors intervene directly to maximize profit.

### *Key Players in the Development Process*

Working with the city of New Haven in 1967 on public housing construction, Sauer waged an ongoing battle with the local administration to correct a number of planning guidelines that he considered wrong because they were so distant from the real needs and the «residential culture» of the proposed users. In planning the work to be done on Harmony House and Canterbury Gardens (fig. 7-10), Sauer became one of the forerunners in the scientific use of social and psychological surveys on the ways in which people live. He was an early Board Member of the En-

vironmental Research Association (EDRA) and also founded an association of architects (Peoples Housing Inc., Topanga, CA) to work in this new field and for the design and building of housing for various low-income people.

To Sauer, a successful residential project was the result of active interaction and collaboration between the key participants who (normally) pursue different goals and who take part in the various levels of the decision-making process. In short, for him these key players include:

1) Public authorities, who seek, at different levels, social/political aims and ends through building regulations, urban planning goals and individual architectural plans;

2) Financial institutions, which seek investment opportunities in the building industry;

3) Land owners, who seek to add value to their assets through building construction on their property;

4) Builders, trade organizations and construction materials manufacturers, all pursuing economic profits;

5) Community occupants, who seek to consolidate and improve their neighborhood;

6) Residential users, who want housing and a wholesome living environment;

7) Planners and architects, who try to respond to the expectations/requests of all the other «players» involved, by creating a physical environment that allows for the growth and development of individual and social identity and gives the planners and architects, themselves, the chance to express their personal philosophy;

8) The developer, whose role is to propose and organize economic resources by coordinating relations between the seven other «key players» described above.

Sauer does not believe that any one of these players should be placed at the top of a hierarchical decision-making structure - especially if they are bureaucrats far from the reality of the situation.

Despite the fact that he has been deeply involved in many government subsidized public housing projects, Sauer has always been comfortable working with those developers who are necessarily respectful of the roles and needs of the others involved in

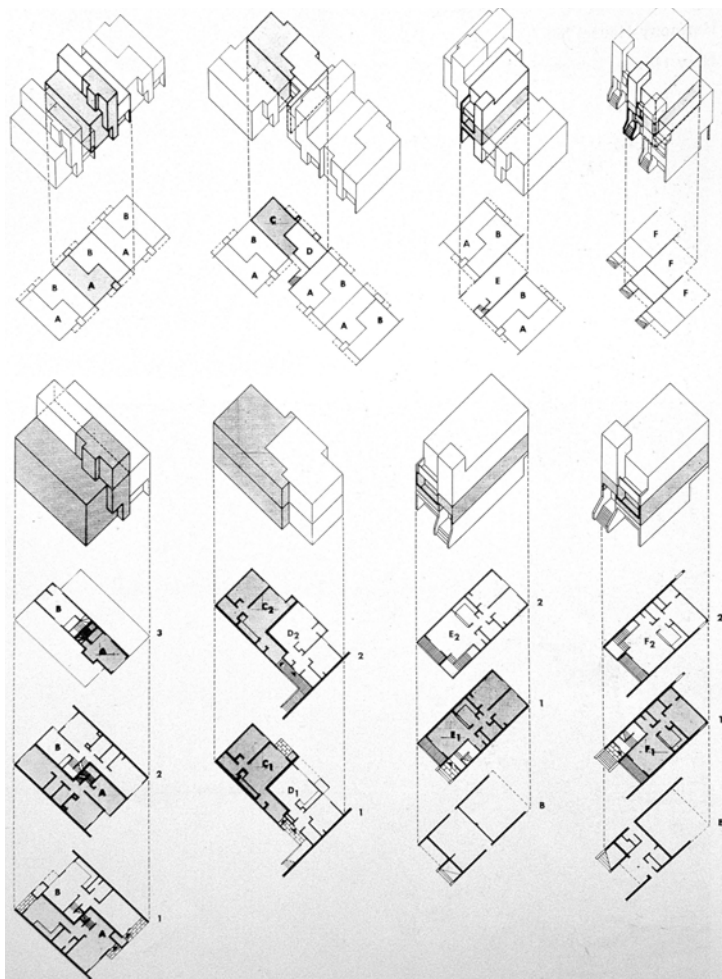


Fig. 7, 8. Canterbury Gardens, 527 Sherman Parkway, New Haven 1967-1970.

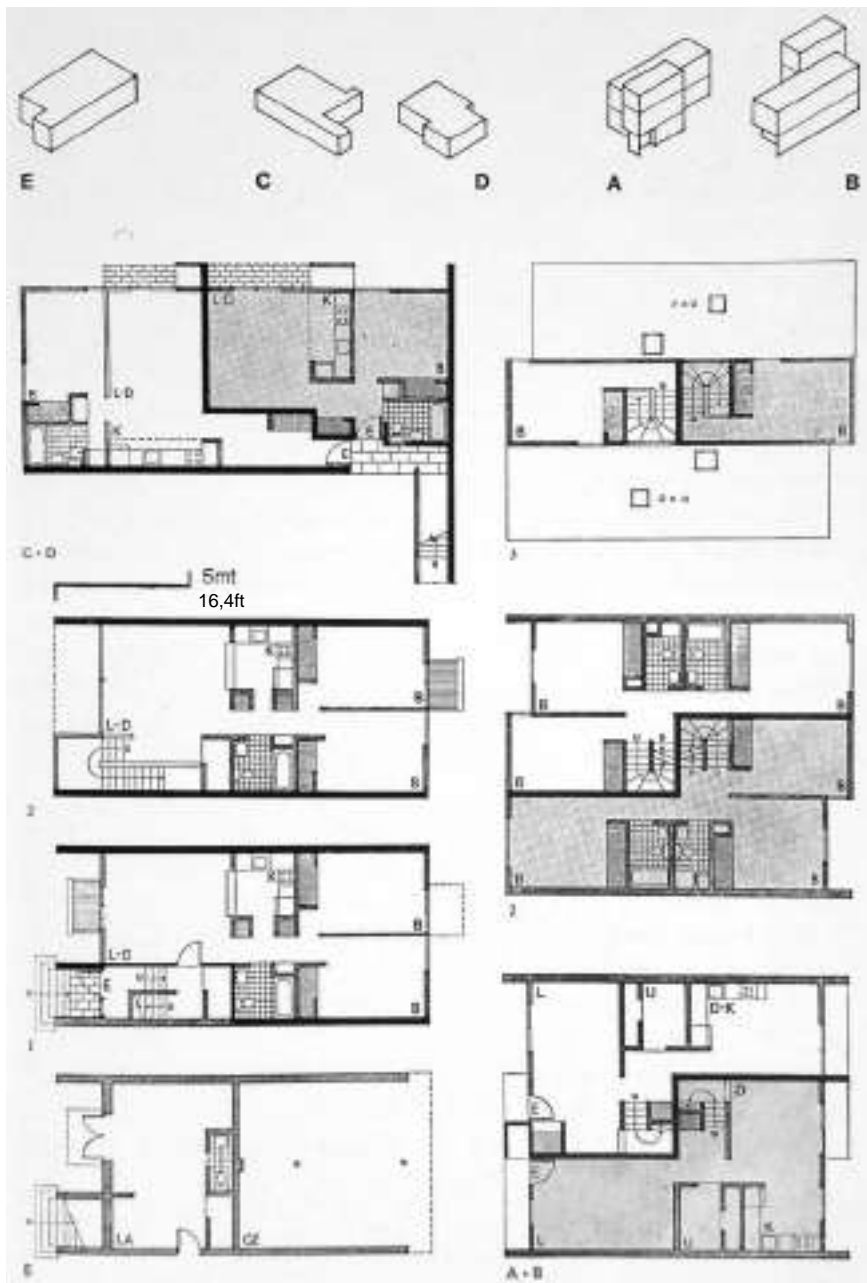


Fig 9. Harmony House, 76 Sherman Ave., New Haven, 1967-70. These social housing plans came from close collaboration between the architect and the residents.

Fig. 10. Harmony House, New Haven, 1967-70.



the development and building process. Given the choice between government administrations operating ambiguously for the collective good and developers rooted in the logic of the free market, Sauer is more confident that a good architectural product will emerge from the second approach than from the first. In a capitalistic economy in which architects have given up responsibilities for managing money and construction, and within a socially focused governmental policy framework, Sauer sees developers as the most natural link between people's real needs and the carrying out of an architectural program.

Any observations we might make about the often conventional and limiting role of this relationship are essentially extraneous to Sauer's American thinking and approach. He believes that free enterprise and the laws of the market, as well as the real needs of the poorest parts of the population, are the starting point for an architect's work.

In any case what interests Sauer is always practical reality: not reducing a situation to abstract formulas and interpretations.

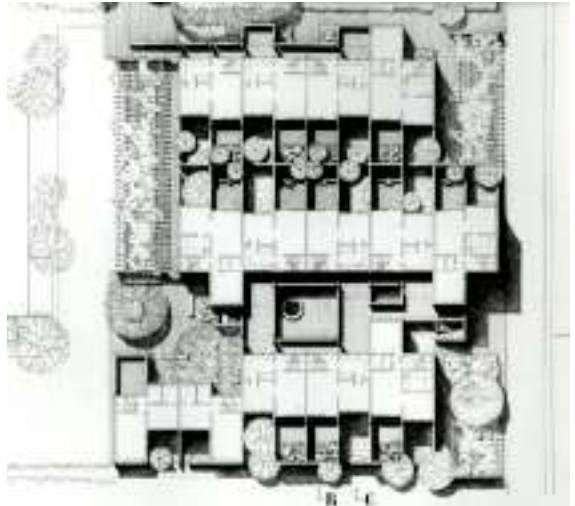
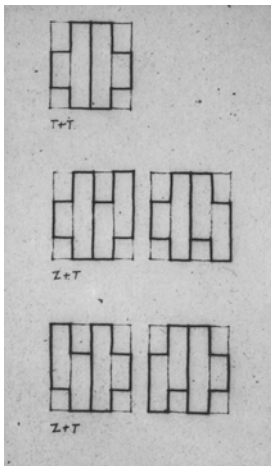
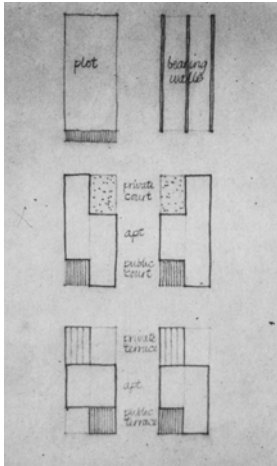
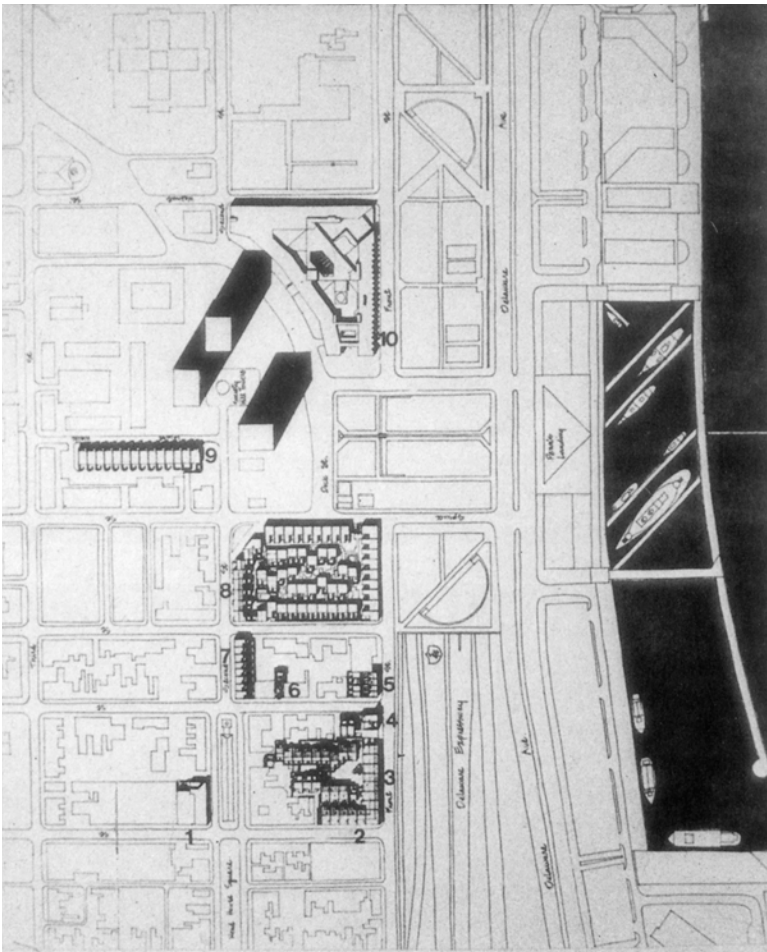


Fig. 67-71. Pastorius Mews, Pastorius Lane (Germantown) Philadelphia, 1964. Studies for a system of housing units, Ground floor plan, Second floor plan, View of design model.



## PART TWO: BUILDINGS IN SOCIETY HILL



*Fig. 72. Plan of Society Hill illustrating Sauer's commissioned work in Society Hill. Of these thirteen projects, ten have been built (•).*

- |                      |                              |
|----------------------|------------------------------|
| 1. Head House Cinema | 5. Penn's View               |
| 2. Lombard Condos•   | 6. McClellan House•          |
| 3. Head House East ☺ | 7. Second Street Townhouses• |
| 3. Newmarket•        | 8. Penn's Landing Square•    |
| 4. Twin Houses•☺     | 9. Locust Street Townhouses• |
| 4. Grant House•☺     | 10. Penn's Landing Motel     |
| 4. Morrison House•   |                              |



*Fig. 116. View from the Delaware River towards Front Street.*

*Fig. 117. The Front Street facade at the corner of Front and Spruce Streets.*

*Fig. 118. Aerial view of entire complex looking south.*

## CHAPTER FIVE

### Penn's Landing Square 1968-1970

The largest, densest, and most challenging project in Philadelphia built by Sauer sits on a city block situated in Society Hill facing the Delaware River.

There are 118 dwelling units that exploit the low-rise high-density approach and achieves a residential density of 45 dwelling units. per acre. The importance of the project, not only concerned meeting the demands of high residential density but also of setting it within the existing urban fabric using the formal choices and characteristics of the open spaces.

For Penn's Landing Square, the numerous versions hypothesized by Sauer in seeking an optimal solution for the construction are attested to in the block's external perimeter and its homogeneous building-street rapport with the one in existence. In the project the continuity of the constructed perimeter is interrupted only between Spruce Street and Second Street establishing an open space opposite the square in front of Pei's three towers. At the same time, this open space provides for the City's underground utilities that run diagonally below. On this north west corner is the main entrance to the complex while other entries are at the two extremities of Delancey and Spruce Streets. Access to the underground garage is at the lower part of Spruce Street.

While substantially maintaining the continuity of the perimeter, in part by using the same color bricks for the facades and the same black aluminum door and window frames, Sauer's detailed studies produced a design that marked the different fronts of the complex in response to the qualities of the surrounding streets.

During the early stages of his design, Sauer reflected on one of Kahn's teachings: «architectural order» can support a multitude of designs. Therefore, to Sauer, Penn's Landing Square's conceptual order belongs to the institution of dwelling - of houses and residents - and the building facades should be designed to respond the different urban characteristics that face the site's sides.

In its urban setting, Penn's Landing Square's facades have an alternating continuity-discontinuity design that asks observers to make a dynamic reading not only of the new buildings, but also

of the city, of its different precincts and situations as filtered through the specific design choices used in the new facades. The idea of designing buildings in a more dynamic, temporal style (so dear to the Modern Movement), finds in Sauer's approach here a solution that is able to insert itself effectively in the existing city grid.

On the south side of the project, on Delancey Street, the buildings are of varying height, with a maximum of three stories. The facades create a typical townhouse pattern. Along the west side, on Second Street, the buildings assume the role of a continuous urban facade. The street to the north of the block, Spruce Street, is marked by the three towers designed by I.M. Pei, and by the square that unites them. Finally, the street that closes the block to the east, Front Street, looks onto the Delaware River and an expressway running parallel to it. On these two sides, the block does not face onto the enclosed areas on Delancey Street and Second Street, but rather marks the edge of the built-up urban edges of the city. These sides can be seen from a distance of more than 1,000 feet and perceived as a strong urban presence.

The small scale of the existing buildings on Delancey Street is reflected in Sauer's design of the facades facing them across the street. These individual residential units are highlighted by alternating two story volumes and open garden spaces behind one story brick walls that run along the entire street. The repetitive effect of the building forms, separated one from the other, creates a uniquely small-scale residential character without resorting to any direct formal reference to the existing facades across the street.

The Second Street facade of Penn's Landing Square, on the other hand, appears as if a solid wall, broken only by the fenestration that create the effect of a continuous urban «backdrop».

For the Spruce and Front Street facades Sauer wanted to reinforce their identity with a continuous brick surface and, to contrast with their flatness, he created a composition of large porch openings adjacent to windows grouped together that appear as large slots cut into the wall. A tall «crown» of solid brick, whose corner profile cuts sharply upward, runs across the build-



*Fig. 119. View with the Penn's Landing Square Second Street facades to the right.*

*Fig. 120. View west on Delancey Street.*

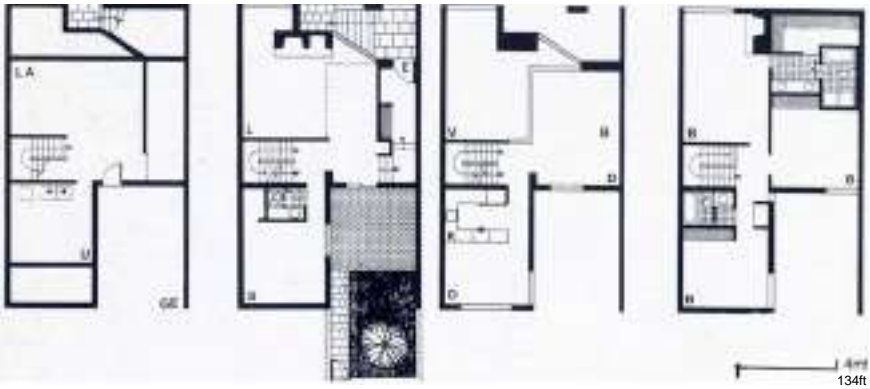
*Fig. 121. View to the corner of Second and Spruce Streets.*



ing's top, from street to street, further underscoring the wholeness of the wall surfaces. The building's connection to the ground level, on the other hand, is marked by a base-wall that contains openings for entrances with grilled-metal gates, steps to the first floor level and a small, semi-private entry porch. This facade dramatically contrasts with Sauer's design of the Delancey Street's townhouses with their small-scale spatial divisions and pattern of solid garden gates.

The importance that Sauer placed on the design of these Front and Spruce Street facades, came from his desire for them to have a large, perhaps even a monumental, scale and have a presentable appearance in dignity both to ending the city and, as he says, to «shaking hands» with the Delaware River and the broad open spaces surrounding Pei's distinguished Society Hill Towers. As a consequence, this façade design kept him and his staff busy for several months. The solution, emerged after much iteration, when in exasperation, he playfully turned upside-down a model of the Locust Street townhouses. At once he realized that what he saw in the up-turned model - a solid top with tall openings to the bottom - had the qualities he was looking for.

The complex has different types of dwellings. The largest ones are 18 townhouses and they are located along Second, Spruce and Front street. All have a garden, a terrace, a garage.



*Fig. 122 - 124. View of Front street facades and Floor plans of the Front and Spruce Street townhouses.*

Playing with the volumes and doubling the heights characterize the interiors of these residences. The three story with basement townhouses range in floor area from 3,600 to 4,245 square feet, have three bed rooms with two full and two one-half bath rooms. They have a large street frontage made up from two structural bays of 14 feet.

The success of the Penn's Landing Square does not rely in these rather traditional large townhouses but it is due to the invention of a «housing package» of superimposed units which are situated on Delancey Street to the South and inside the complex (fig. 125). The housing package used at Penn's Landing square allowed to solve a lot of interwoven goals. There are five fundamental ideas underlying this solution (they are at once technical and distributive, planimetric and formal):

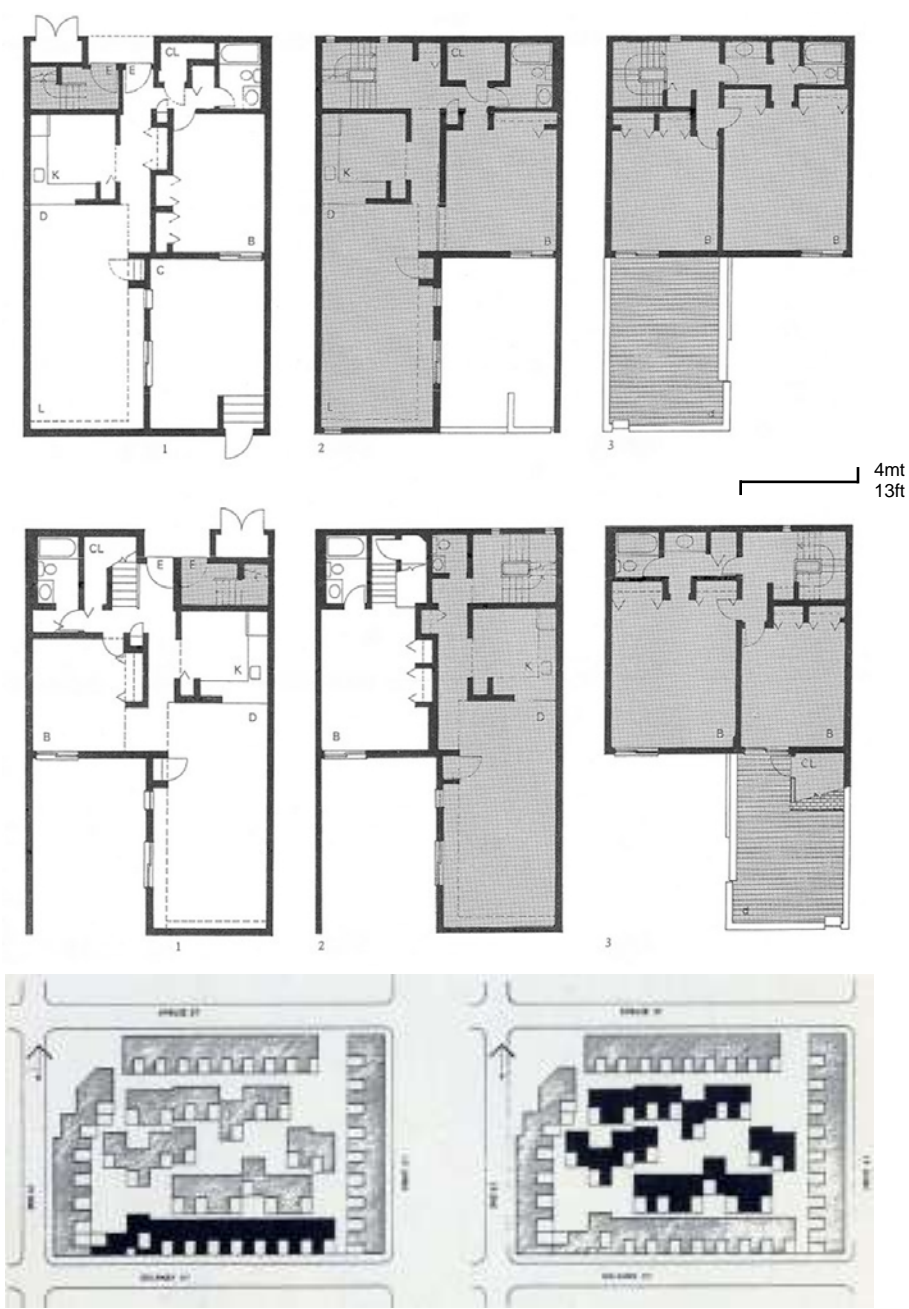
- The package is based on two structural bays of 14 feet to form modules of about 8.80 mt arranged along the grid, which decides the size of the project in constructional and spatial terms. The linear aggregation permits both the alignment of the home-units as a continuous row on one of the outer fronts as well as enabling them to be staggered independently from each other inside the perimeter.

- Within the homes, the different surface areas of the units is achieved by extending into the space of the adjoining structural bay, where necessary, and so forming either units on one floor only, or on two floors in two bays, or in one bay on one floor and two on the floor above. The flexibility in the size of the units also stems from the decision to locate the staircase along one front orthogonally positioned in relation to a bay. The result is that the units are organized through a division into a service belt (stairs, entrance, bathroom) and a served belt (living-room, dining-room and bedrooms).

- The service-served organization is also functional in terms of density. The served front of one row faces onto the service front of another. This enables the fronts of the parallel rows of housing to be brought much closer together, ensuring the high densities required, but avoids an «introverted» building. Moreover the served front is oriented south to optimize the exposition.

- The actual functionality of the system is guaranteed by its L-shaped layout which gives an extra front compared with rectangular layouts. On the ground floor, where the problem of light is greater, the served front opens onto the inside of the «L» towards the private garden. On the upper floors the built masses are stepped back so that part of the surface area becomes a terrace. In this way, instead of being based on the typical functionalist approach which has a standard cell aggregated along a layout





*Fig. 125. At the top of the page are the Delancey Street apartment floor plans (a site plan diagram is to the bottom left); the floor plans below are for the apartments located in the interior of the complex.*

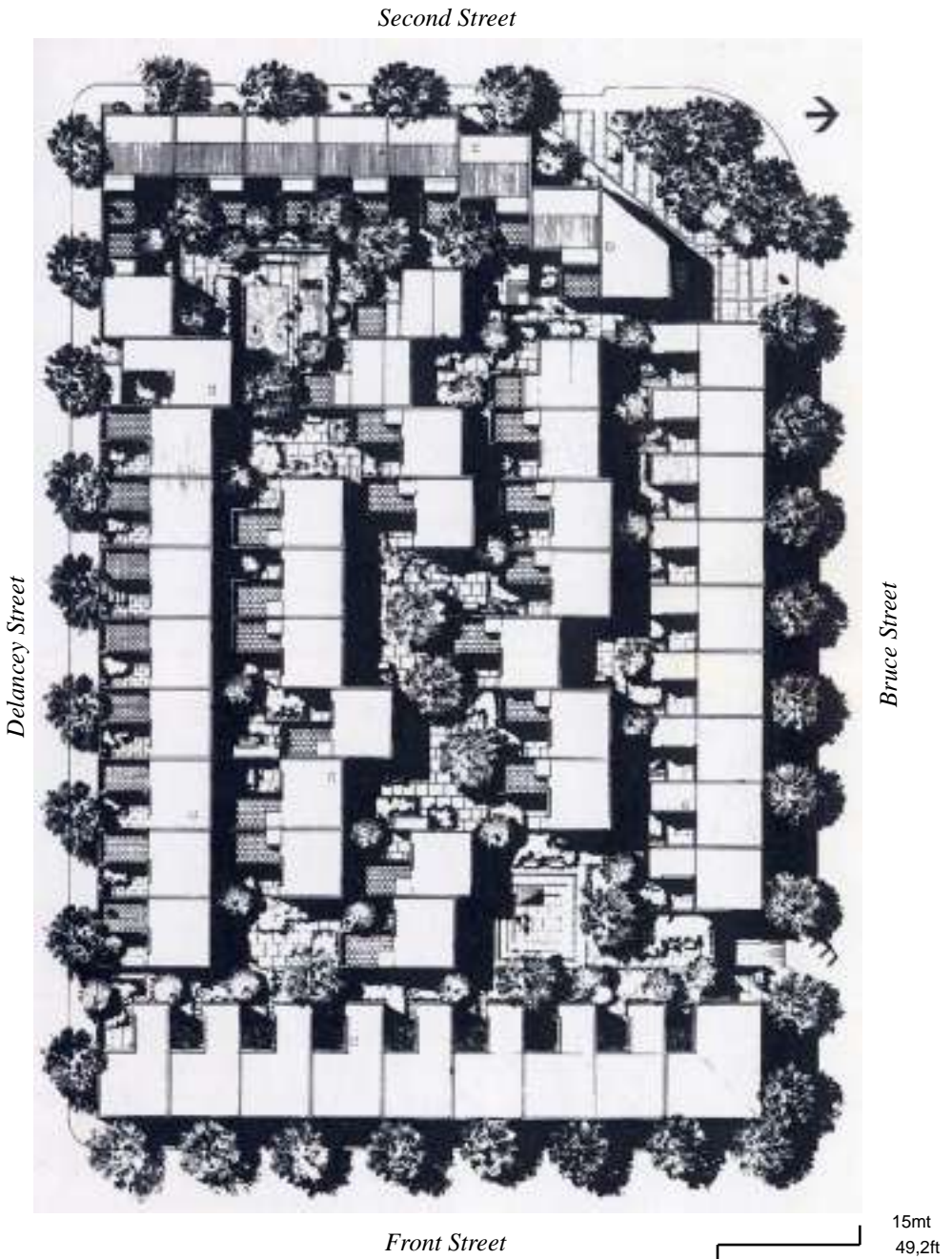
to form a model building (itself multiplied x times to create the neighborhood), the project is based on a triad consisting of cell-housing package-building.

- The package contains within itself the home-units and system of distribution, and the single packages are not constructed by a system of distribution on a higher scale. Hence it is the various aggregations and combinations of the housing package that enable the complex to be organized to meet the requirements and characteristics of spaces, internal planimetric links and external relations with the city.

While the townhouses are located on streets facing long views to important vistas the housing packages (fig. 125) are situated on Delancey Street to the South and inside the complex.

In the design of the apartments' entries, Sauer creates a module system offering extreme flexibility by providing all units a private entry at the ground level regardless of the size of the apartment or the floor it is on. In turn, the unit's stair acts as a distribution element not only between the ground floor and the first floor, but also to the floor or floors above (if the apartment has more than one floor). As a result (and this is the inescapable compromise involved), the apartments' front entrance facade appears blank with only entry doors at the ground level and with a very tall and narrow one foot window servicing the stair landings allowing light and ventilation to enter the unit. A compromise is that the kitchen gets its natural lighting «borrowed» only from the dining/living room area.

Sauer organized the interiors of these apartment modules to maximize sunlight reaching the interior of the units' lived-in spaces. Thus, the modules have an asymmetric floor plan with unit entries, their stairs, the bathrooms and closets located in a line on the North side of the modular and the rooms lived-in located to the South, the served zones. The architect repeats this orientation in his apartment module site plan so that the served zones of the apartments obtain visual privacy from the opposite adjacent buildings' almost windowless front facades. This planimetric arrangement not only benefits from the solar exposure of the south-facing layout of the housing unit's served zones, but also allows the building modules to be moved closer together.



*Fig. 126 Site plan.*

Direct ground level access to each apartment is not only important from a resident's point-of-view, it eliminates the normal conflicts arising between different occupancies for the use of shared entries and stairways; also, for the residents of the upper apartments, it provides direct private access to the development's shared open spaces. This distribution in Penn's Landing Square is especially gratifying not only psychologically but also socially for the use and care of the open spaces' green areas. It constitutes one of the most successful elements of the project - the creation of suburban-type green areas in a densely constructed city setting.

Having analyzed other projects of Sauer's, we are no longer surprised to find that the inside of the complex follows rules that are the exact opposite of those used for the outside. The rigid continuity of the street frontages is replaced on the inside by a compositional freedom for spatial organization. The buildings are laid out so as to create alternating contracted and expanded open spaces (including uncovered, open-air passageways of 6 feet, that in turn sets up a series of contrasting patterns of light and shade, of the built and the void, the shared and the privately unshared open spaces.

The source of these varied, alternating architectural situations is his experience and love for Venice's open space structure, where a small narrow street (a «calle») leads into a small square (a «campo») which leads back into a «calle» or a «fondamenta» (a sidewalk running alongside a canal) or a smaller «campo»: all in a way that makes continuous use of the splendid urban fabric. Whereas the external space of Sauer's project responds to Society Hill's streets - Philadelphia's urban structure - the inner world of Penn's Landing Square recreates a memory of a different city, one with different values and spatiality.

In this project, Sauer's solutions are intertwined with the themes concerning the dynamics between open spaces and buildings in urban settings. Sauer's brilliant integration of the two aspects that make the Penn's Landing Square complex is a benchmark for all subsequent residential architecture aimed at creating low-rise high-density housing in the built-up city.







*Fig. 127-139. Views inside the complex.*







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## Abbreviations

B	bedroom
BA	balcony
C	court
CL	closet
D	dining
DA	dry area
E	entrance
F	family room
G	guest room
GA	garden
GE	garage
GH	green house
H	hall
IN	individual room
K	kitchen
L	living
LA	laundry
LI	library
M	machine room
PA	pantry
PL	play room
RE	recreational room
S	study
SH	shop
T	terrace
U	utility
W	workshop
b	boiler
br	bridge
cd	corridor
d	deck
pb	planting bed
v	void space



*Fig. 181. Gregor Piatigorsky, Cellist; pen & ink sketch by Sauer; Goethe Bi-Centennial Music Festival, Aspen, Colorado, July 1949.*

*Fig. 182. St. George, Piazzetta San Marco, Venice 1950 Photo by Sauer.*



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### Abbreviations of major published works

- AC Addison Court (1, 57, 64)  
AT Atrium Court (1)  
BT Buten House (1, 57, 70)  
CG Canterbury Gardens (1, 8, 32, 38, 47, 49)  
CI Cincinnati Concourse (4, 17)  
CH Cripps House (1, 64, 73)  
FH Frankel House (1, 42, 43, 48, 54, 57)  
GG Governor's Grove (1)  
GI Golf Course Island (1, 57, 59, 60, 61, 62, 63)  
GT Grundy Tower (22)  
HE Head House East (58, 1)  
HH Harmony House (1, 11, 45)  
HW Harbor Walk (6, 15)  
JH J.Hamilton House (1, 50, 57, 71)  
JP Johnston Prison (57)  
LC Lombard Condos (1, 8)  
LH Lambertville House (41, 55, 57)  
LS Locust Street Townhouses (1, 36)  
MH McClennen House (1, 56, 57)  
NC North Crossing I (1, 57)  
NM NewMarket (24, 29, 33)  
OH Oak Hill Estate (1, 32)  
OM Orchard Mews (1)  
PM Pastorious Mews (1, 66, 67)  
PL Penn's Landing Square (1, 3, 7, 12, 13, 16, 23, 26, 31, 37)  
QV Queen Village (44)  
RH Reed House (1, 39, 42, 46)  
S1 Sauer House I (1, 68)  
S2 Sauer House II (1)  
SE Seascape (1, 28)  
SP Spring Pond Apartamnets (1, 21, 45, 51, 52, 57)  
SS Second Street Townhouses (1, 8, 13, 18)  
WC Waverly Court I (1, 57, 64, 69, 71)  
WH Warburton Houses (1, 32)  
WS Western Savings Bank (29)

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1 - PL, LS, SS, LC, CG, HH, MH, BH, FH, WC, PM, AC, AT, HE, WH, NC, GI, SP, GG, OH, SE, OM, S1, CH, JH, RH, S2 -  
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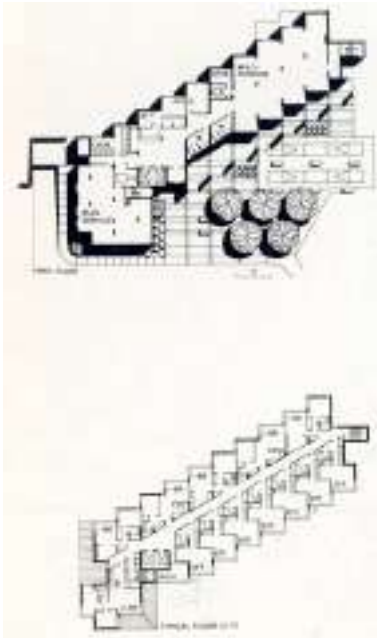
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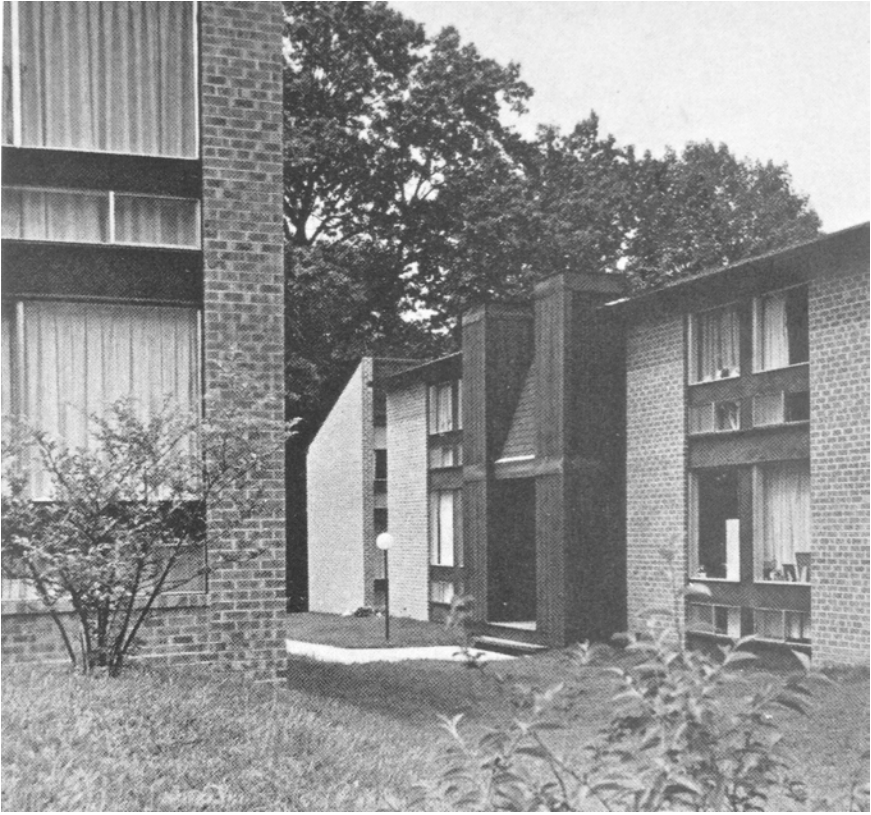
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*Fig. 187. North Crossing I, Willow Grove PA, 1964-1966.*

*Fig. 188. Warburton Housing, Yonkers NY, 1970-1972.*

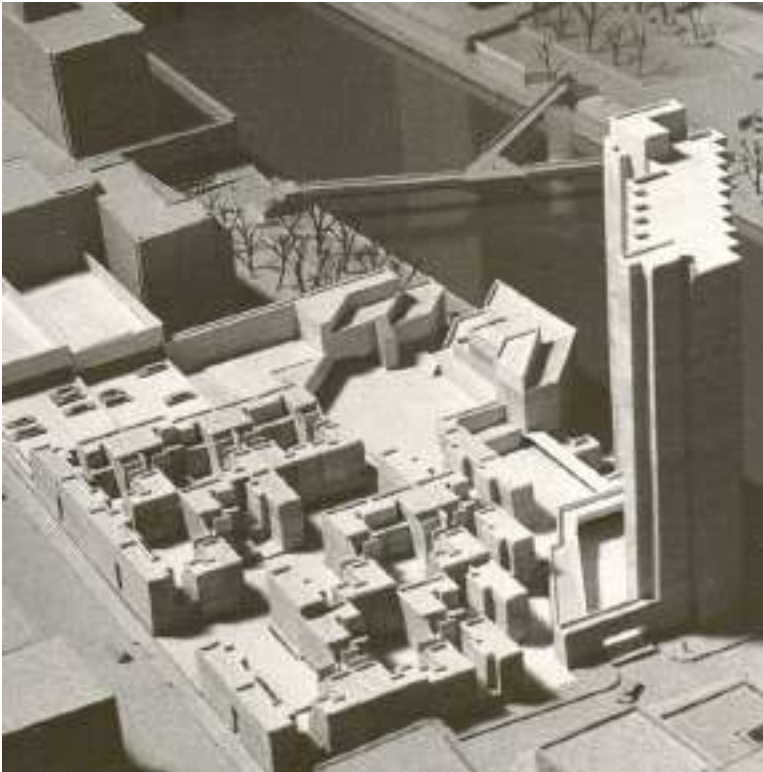
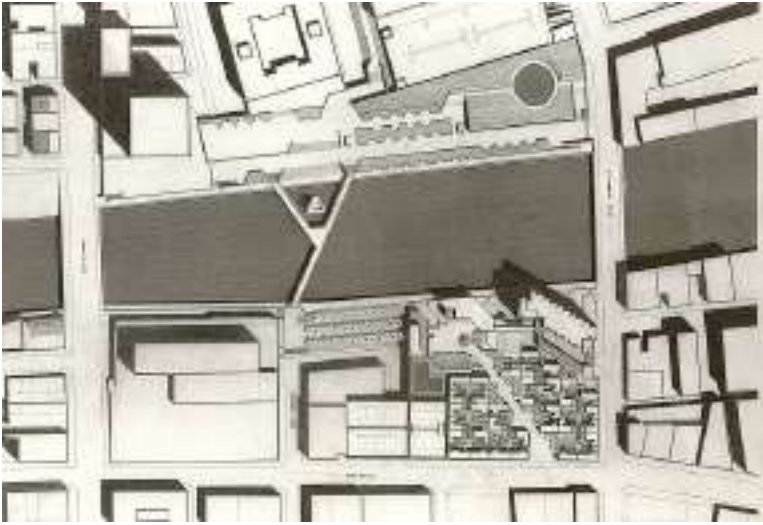
54. • - FH - *Record Houses of 1971*, «Architectural Record», McGraw Hill, May 1971, pp. 54-55.
55. - LH - *Tune in with texture*, «House and Garden», Fall-Winter 1968-1969, p. 60-63.
56. - MH - *Society Hill gossip: the McClennen House*, «Progressive Architecture», June 1969, pp. 100-103.
57. - JH, BH, MH, FH, AC, WC, PW, GI, SP, NC, JP, LH - *Works and Methods of Louis Sauer*, «Toshi-Jutaku», January 1969, pp. 73-78.
58. - HE - *Design Awards Program*, «Progressive Architecture», January 1969, pp. 116-117.
59. - GI - *At Reston, a contemporary townhouse*, «House Beautiful», estate 1968, pp. 224-225.
60. - GI - *Stadthaus ohne Stadt*, «Baumeister», January 1968, pp. 18-21.
61. - GI - *Instant city townhouse*, «Better Homes and Gardens», Fall-Winter 1967-1968, pp. 22-29.
62. - GI - «Architectural Record», May 1967, pp. 58-61
63. - GI - *Clustered houses at Reston*, «House and Garden», May 1967, pp. 130-131.
64. - AC, WC, CH - *Louis Sauer*, «L'Architecture d'Aujourd'hui», January 1967, pp. 39, 41, 55-56.
65. - SH - *Houses architects build for themselves*, «Greater Philadelphia Magazine», April 1966, p. 60.
66. - PM - *Six Philadelphia architects*, «Arts and Architecture», April 1965, pp. 16-23.
67. - PM - *Twelfth Annual Design Awards*, «Progressive Architecture», January 1965, pp. 164-165.
68. • - S1 - George O'Brien, *The New York Times Book of Interior Design and Decoration*, Farrar Straus and Giroux, 1964, pp. 154-157.
69. • - WC - Bernard Rudofsky, *Streets for People*, American Heritage Publishing, New York 1964, p. 243.
70. - BH - *Two rows linked: the Buten House*, «Progressive Architecture», August 1964, pp. 128-134.
71. - JH, WC - *Eleventh Annual Design Awards*, «Progressive Architecture», January 1964, pp. 100-105, 110-113.
72. • Alexander Crosby, *Report on Philadelphia*, in AA.VV., *The Housing Yearbook*, The National Housing Conference, Washington, 1963, pp. 9, 17.
73. - CH - *Tenth Annual Design Awards*, «Progressive Architecture», January 1963, pp. 92-93

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- AA.VV., *Philadelphia Story*, «Progressive Architecture», April 1976.
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- Stephen Kliment, *Fall an rise at Society Hill*, «Progressive Architecture», June 1973.
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- Richard Longstreth, *The Difficult Legacy of Urban Renewal*, «Viewpoint, CRM: The Journal of Heritage Stewardship, National Park Service», US Dept of the Interior, Washington DC, Vol 3 No 1 Winter 2006, p 6
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*Fig. 189. Harbor Walk, Baltimore MD, 1976-80.*



*Fig. 190-191. Genesee Plaza, Urban Development Corporation, New York 1969. 298 social housing units (102 low-rise high-density walk-up & 196 high-rise) with garage, day-care and other community facilities, school, shops & offices. Site plan.*

## Work from 1961 to 1979

### Urban Design

Harbor Walk –1976-79 built

6 ha (15 ac) public open spaces, streets, market and senior housing  
Charles Center Inner Harbor Management Inc.

Baltimore, Maryland

Fells Point Broadway Square – 1975-77 built

0.9 ha (2 ac) Fells Point Community Planning Association &  
Baltimore Department of Housing and Community Development  
Baltimore, Maryland

Fells Point Neighborhood Development Plan – 1974-77 legislated  
60.7 ha (150 ac) The Community of Fells Point and  
the Dept. of Housing and Community Development  
Baltimore MD

Broadway Square at Fells Point – 1975-77 built

Baltimore Department of Housing and Community Development  
Baltimore, Maryland

Concourse Fountain at Yeatman's Cove – 1975-76 built

City of Cincinnati

705 Pete Rose Way, Cincinnati OH

Genesee Place– not built 1969

1.6 ha (3.3 ac) 300 d.u, day-care, community facilities, garages  
New York State Urban Development Corp.  
Andrews & St Paul Streets, Rochester NY

### Master Plans

Riverfront Housing Strategies – 1973-76 accepted

8.1 ha (20 ac) The City of Cincinnati in association with  
Metropolitan Development and Management, Inc.  
Cincinnati OH

Crystal Gardens: Alternative Housing Prototypes – 1974 accepted

2 ha (5 ac) F.O.U.N.D. Inc.  
Elmira NY

Boca Raton West Land Plan – 1974 accepted

26.3 ha (65 ac) E.J. Frankel Enterprises  
Boca Rayon FL

Riverton Master Plan – 1971 accepted

70.8 ha 175 ac) Riverton Properties, Inc.  
Riverton NY

Central Island Village Alternative Plans – 1969 accepted

80.9 ha (200 ac) New York State Urban Development Corp.

Islip Long Island NY

Fox Chase Farm Residential Master plan – 1968 accepted  
44.5 ha (110 ac) Tri-Pac Development Corporation  
Abington (Philadelphia) PA

Oakland Mills Village Center – 1967 legislated  
20.2 ha (50 ac) The Rouse Company  
Columbia MD

Conshohocken Central Business District Plan – 1966-67  
legislated 19 ha (47 ac) Montgomery County Planning Commission  
Conshohocken PA

Viewmont Residential Master Plan - 1966 legislated  
18.6 ha (46 ac) E.J. Frankel Enterprises, Inc.  
Scranton PA

Spring Pond Apartments Development Plan – 1966 legislated  
18.2 ha (45 ac) Three Rivers Development Corporation  
Painted Post (Corning) PA

Golf Course Island Residential Master Plan – 1965 legislated  
30.8 ha (76 ac) Gulf-Reston, Inc.  
Reston VA

Willingboro Courthouse Master Plan – 1965 accepted  
32.4 ha (80 ac) Levitt and Sons  
Willingboro NJ

Social Services Complex – 1964 accepted  
1.6 ha (4 ac) in association with Tim Vreeland  
United Fund of Camden County, Camden NJ

West Mill Creek Rehabilitated Open Space – 1963 accepted  
75.3 ha (186 ac) Redevelopment Authority of the City of Philadelphia  
Philadelphia PA

Conservation Plan: Ninth Ave. Business District Renewal – 1962 legis-  
lated 10.9 ha (27 ac)  
Belmar, New Jersey

East Camden Commercial Plan – legislated 1963  
12.1 ha (30 ac) Department of Planning and Renewal  
Camden NJ

Kaighn Avenue Commercial Renewal Plan – accepted 1963  
15.8 ha (39 ac) Kaighn-Broadway  
Businessmen's Association  
Camden NJ

Bergen-Lanning General Neighborhood Renewal Plan – accepted 1963  
170 ha (420 ac) Department of Planning and Renewal  
Camden NJ

Morton Urban Renewal Plan – accepted 1962-63  
36.6 ha (88 ac)  
Redevelopment Authority of the City of Philadelphia

## High Rise Housing

Hanover Square – built 1976-79

176 Elderly Housing units

Harbor Walk Associates & the National Corporation for Housing Partnerships  
Baltimore MD

One Lytle Place – built 1970-79

182 units, E.J. Frankel Enterprises

621 Mehring Way, Cincinnati OH 45202

Strathallan Park - not built 1971

132 Elderly units not built, New York State Urban Development Corp.  
Rochester NY

Grundy Tower – built 1968-71

165 Elderly units, Bucks County Housing Authority & E.J. Frankel Enterprises  
Bristol PA

Warburton Tower – built 1970-72

158 units, New York State Urban Development Corp.

NE corner Ashburton & Warburton Aves, Yonkers NY

Genesee Tower – not built 1969

196 units, New York State Urban Development Corp.

Andrews & St Paul Streets, Rochester NY

Golf Course Island Tower – not built 1965

168 units not built, Gulf-Reston, Inc.

Reston, Virginia

## Walk-up Housing

Harbor Walk: Phase 4 – built 1981

89 units built, Harbor Walk Association

Baltimore MD

Orchard Mews Apartments – built 1974-77

Marren Development & the National Corp. of Housing

420 Orchard St (Seaton Hill) Baltimore MD

Parcel 76 South West Redevelopment Area – not built 1974

186 social units National Corporation for Housing Partnerships  
Washington, DC

Gypsy Hill Apartment – built 1974

65 units Gypsy Hill Road, Lehighton PA

Gypsy Development Corp,

Gravers Lane Duplex – built 1973-74

2 units built, Louis Sauer Development

32-34 E. Gravers Lane, Philadelphia PA

Eleventh St Rehabilitation - built

12 units, Heller Development

409 South 11th St, Philadelphia

Oak Hill Estates – built 1971-72  
 135 units built, E J Frankel Enterprises  
 Lower Merion PA  
     Regency Square – built 1969-71  
 61 units E.J. Frankel Enterprises, Inc.  
 3550 Dana Avenue, Cincinnati, Ohio  
     North Crossing II – built 1969-71  
 61 units built, Rosen Development Inc.  
 3625 Welsh Rd, Willow Grove PA 19090  
     Genesee Crossroads- not built 1969  
 400 social units, N.Y State Urban Development Corporation  
 Rochester NY  
     Governor's Grove – built 1969  
 64 units, Hill Development Corporation  
 Orange Road at Daniels St, Middletown, CN 06457  
     Spring Pond Apartments – built 1966-68  
 108 units, Three Rivers Development Corporation  
 12 Pondview # 101, Painted Post, NY 14870-9117  
     Eleventh Street Apartments – built 1966-67  
 20 units, Ralph Heller  
 Philadelphia PA  
     Viewmont Village- built 1966  
 294 units, E.J. Frankel Enterprises  
 Scranton PA  
     North Crossing 1 – built 1964-66  
 80 units, Moreland Building and Development Corporation  
 Willow Grove PA  
     Park Purchase - not built 1965  
 150 units, Van Arkel and Moss, Inc.  
 Baltimore, Maryland  
     Pastorius Mews – not built 1964  
 60 units Betsy Ross Corporation  
 Pastorius Lane, (Germantown) Philadelphia PA  
     Fig. 188-91 Grundy Tower, Social Housing for the Elderly, Bristol PA,  
 1968-71 (In association with F. Schlesinger for Construction Documents)

## **Townhouses**

Harbor Walk – built 1976-80  
 100 units, Harbor Walk Association and  
 The National Corporation for Housing Partnerships  
 Baltimore MD  
     Twin Houses in Society Hill – built 1977-78.  
 2 units, Urban Moss Associates  
 104 & 106 Pine Street Philadelphia PA





*Fig. 192-193 Alder Court, Philadelphia 1975. 10 attached courtyard houses & 3 townhouses in Philadelphia's Center City redevelopment. Plan.*

Lombard Condominiums in Society Hill- built 1977-78.  
 16 units, Urban Moss Associates  
 101-115 Lombard St, Philadelphia PA  
     Alder Court – built 1974  
 13 units, Barrett Development  
 1026/28 Waverly Street, Philadelphia, PA 19147  
     Grant House – built 1967-68  
 3,360 s.f., Urban Moss Associates  
 100 Pine St, Philadelphia PA  
     Morrison House – built 1967-68  
 Urban Moss Associates  
 402 Front St, Philadelphia PA  
     Lombard Townhouses Rehabilitation - built  
 Six units, Rosen & Heller  
 1029, 1031,1033, 1037,1039,1041 Lombard St. Philadelphia  
     Waverly Townhouses Rehabilitation - built  
 Five units, Rosen & Heller  
 1026,1028,1030,1036,1038 Waverly St Philadelphia  
     Condominium for the Elderly – not built 1972-73  
 100 units, Leon N. Winer & Associates, Inc.  
 Wilton DE,  
     Seascape – built 1972-73  
 28 units, First Avalon Group Inc.  
 First Avenue between 18th & 19th Streets, Avalon NJ  
     Warburton and Lamartine Avenue – built 1970-72  
 23 units, New York State Urban Development Corp.  
 Yonkers NY  
     Patio Houses – not built 1971  
 50 units, Riverton Properties, Inc.  
 Riverton NY  
     Second Street Townhouses in Society Hill – built 1969-70  
 8 units, 91338 Corporation  
 325, 327, 329, 331. 333. 335. 337, 339 South 2nd St  
 (East side from Delancey to Pine Sts.) Philadelphia PA  
     Penn's Square in Society Hill – built 1968-70  
 118 units, 2.3 acres; 91338 Corporation  
 130 Spruce Street, Philadelphia PA 19106  
     Canterbury Gardens – built 1969-72  
 34 social units, Parish Church of St. Luke  
 527 Sherman Parkway, New Haven CN  
     Harmony House - built 1969-72  
 22 social units, Beth Israel Synagogue 76 Sherman Ave, New Haven CN  
     Locust Street Townhouses in Society Hill – built 1968-69  
 14 units, 2752 s.f. each,  
 The Ducat Company & the Locust Townhouse Corporation  
 On North side of Locust between 2nd & 3rd Streets, Philadelphia PA 19106



*Fig. 194. Home of Yvonne Thompson & Louis Sauer, Melbourne, 2005 - .*

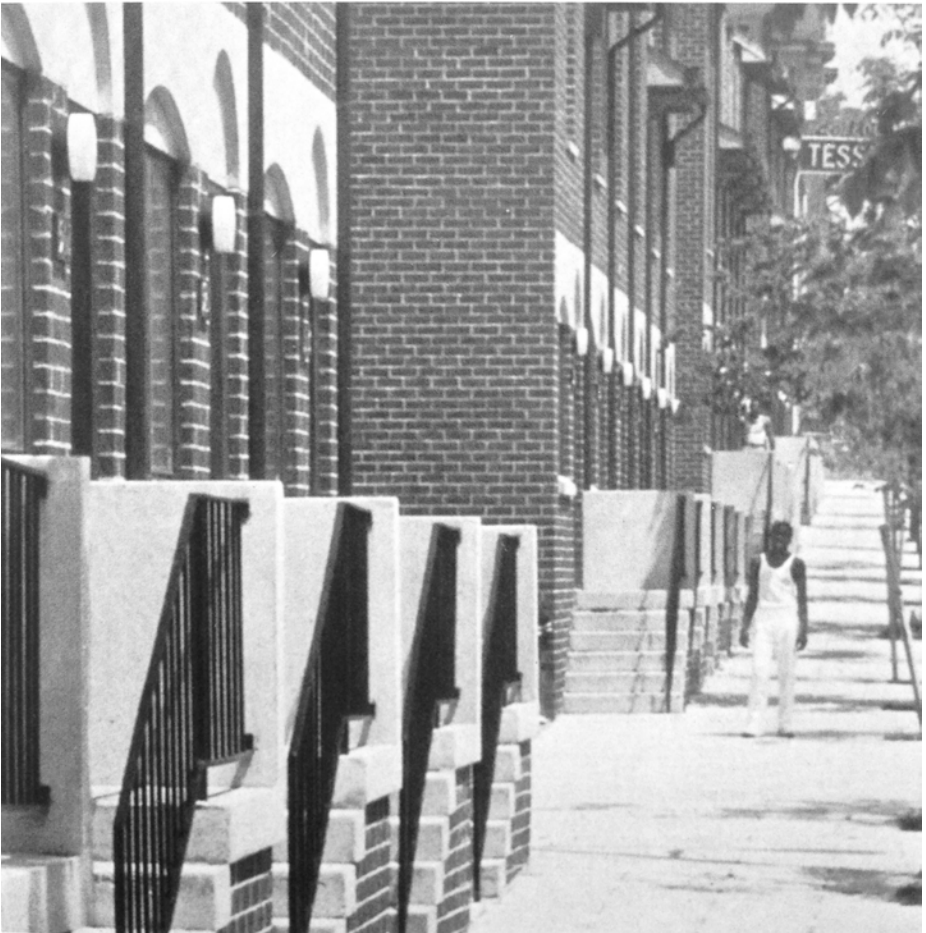
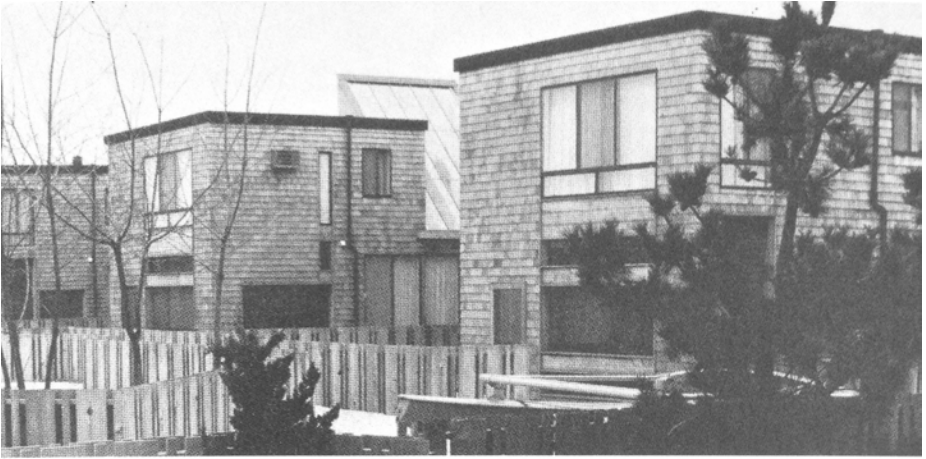
*Fig. 195. Home of Yvonne Thompson & Louis Sauer, Pittsburgh, 1998-2000.*

*Fig. 196. House of Elizabeth & Louis Sauer, Lambertsvill ny 1956-1970 .*

Lakeside Houses – not built 1967  
 60 units, Reston Development Corporation  
 Lake Anne, Reston VA  
     Offutt Houses – built 1967-68  
 2 units, Offutt Development Inc.  
 Golf Course Island, Reston VA  
     Penn's View Court Townhouses – not built 1967  
 4 units, Heller Development Inc.  
 North corner Front and Pine Streets, Society Hill, Philadelphia PA  
     Penn's Square Courthouses in Society Hill – not built 1967  
 59 units, Society Hill Development Inc.  
 Entire city block - Front, 2nd, Spruce, and Delancey Streets, Philadelphia  
     Golf Course Island – built 1965-67  
 256 units, Gulf-Reston Inc.  
 Reston VA  
     Waverly Townhouses – built 1970  
 2 units, Barrett Development  
 1026 & 1028 Waverly Street, Philadelphia PA 1947  
     Tenth and Lombard Townhouses – not built 1966.  
 6 units, Barrett Development Co. Philadelphia PA  
     Fifth and Pine St. Courthouses – not built 1965  
 6 units, Heller Development Inc.  
 Philadelphia PA  
     Atrium Court – not built 1965  
 10 units, Heller Development Inc.  
 Spruce St, Philadelphia PA  
     Orchard Mews – built 1974-77  
 89 units: 53 townhouses + 36 Apts.  
 Marren Development & the National Corp. of Housing  
 500-600 Orchard St & Half Mile Ct (Seaton Hill) Baltimore MD  
     Alder Court – built 1970  
 18 units, Barrett Development Co.  
 1026-1028 Waverly Street, Philadelphia PA  
     Seventh and Lombard Courthouses – not built 1964  
 34 units, Barrett Development Co.  
 Philadelphia PA  
     Waverly Court - not built 1963  
 34 units, Rosen Development Co.  
 1000 Block Waverly and Lombard Streets, Philadelphia PA

## **Residences**

Sauer House V – built rehabilitation 1998  
 Yvonne Thompson & Louis Sauer



*Fig. 197. Seascapes, Avalon NJ, 1972-1973.*

*Fig. 198. Orchard Mews, Baltimore MD, 174-1977.*

5900 Jackson St, Pittsburgh PA  
 Jamieson House – built rehabilitation 1986-87  
 139 m2 (1,600 s.f.) Mr. Dale Jamieson  
 1722 Grove Street, Boulder CO  
 Shapiro-Freeman House – built 1984-86  
 372 m2 (4,000 s.f.) Bertram Shapiro and Charlotte Freeman  
 Point Pleasant PA  
 deCamp House – built rehabilitation 1983-87  
 334 m2 (3,600 s.f.) Mr. & Mrs. Rodney deCamp  
 722 St. James Street, Pittsburgh PA  
 Sauer House IV – built rehabilitation 1979-81  
 418 m2 (4,500 s.f.) Mr. & Mrs. Louis Sauer  
 726 St. James St, Pittsburgh PA  
 Sauer House III – built rehabilitation 1979  
 260 m2 (2,800 s.f.) Mr. & Mrs. Louis Sauer  
 1185 Fort Washington Ave, Fort Washington PA  
 Roberts House – not built  
 604 m2 (6,500 s.f.) the Roberts  
 Pine Street, Philadelphia PA 1979  
 Hord House – built 1973  
 325 m2 (3,500 s.f.) Mr. & Mrs. James Hord  
 630 Gatehouse Lane, Philadelphia PA  
 Richard Marren House – rehabilitation not built 1976  
 214 m2 (2,300 s.f.) Mr. & Mrs. Richard Marren  
 Harvey Cedars NJ  
 Headmaster's House – not built 1973-74.  
 297 m2 (3,200 SF) Westown School Westown PA  
 Sauer House III – built rehabilitation 1969-74  
 520 m2 (5,600 s.f.) Mr. & Mrs. Louis Sauer  
 142 Bethlehem Pike Philadelphia PA  
 Reed House – built 1967-69  
 297 m2 (3,200 s.f.) Mr. & Mrs. Charles Reed  
 114 West St, Mount Washington MA  
 Lenard Frankel House – built 1967-68  
 353 m2 (3,500 s.f.) Mr. & Mrs. Lenard Frankel  
 111 South Mansfield St. Margate NJ  
 William Frankel House – built 1967-68  
 344 m2 (3,700 s.f.) Mr. & Mrs. William Frankel  
 109 S. Mansfield St, Margate NJ  
 McClennen House – built 1965-66  
 446 m2 (4,800 s.f.) Mr. & Mrs. James McClennen  
 127 Pine Street, Philadelphia PA  
 Horning House – built rehabilitation 1965-66  
 242 m2 (2,600 s.f.) Mr. & Mrs. Richard Horning  
 261 West Pastorius Street, Philadelphia PA  
 Drake Mill – rehabilitation not built 1964

298 m2 (3,200 s.f.) Mr. & Mrs. Peter Drake  
Chester County, PA  
Cooper House – not built 1964  
325 m2 (3,500 s.f.) Mr. & Mrs. Willard Cooper  
Margate, NJ  
Watson House – built rehabilitation 1963-64  
334 m2 (3,600 s.f.) Mr. & Mrs. Richard Watson  
326 Lombard Street, Philadelphia PA  
Hamilton House - built rehabilitation 1963-86.  
343 m2 (3688 s.f.) Mr. & Mrs. James Hamilton  
110 South Sungan Road, New Hope PA 18936  
Buten House – built rehabilitation 1962-64.  
132m2 (1,425 s.f.) Mr. & Mrs. David Buten  
1920 Naudain Street, Philadelphia PA  
Plus a 525 s.f. rental TH at 1921 Rodman St. Philadelphia  
Cripps House – built 1962-66  
325 m2 (3,500 s.f.) Mr. & Mrs. Richard Cripps  
Hewitt Road, Lambertville NJ  
Sauer House I – built rehabilitation 1956-1960  
98 m2 (1050 s.f.) Mr. & Mrs. Louis Sauer  
Old River Road, Lambertville NJ

## **Community**

Wilton Community Center – built 1972-73  
929 m2 (10,000 s.f.) Leon N. Weiner & Associates, Inc.  
Wilton, Delaware  
Yonkers Day Care Center – built 1970-73  
790 m2 (8,500 s.f.) New York State Urban Development Corp.  
Yonkers NY  
Oakland Mills Community & Village Center – built 1967-69  
1,858 m2 (20,000 s.f.) The Rouse Company Columbia Association  
Columbia MD  
Wynnefield Heights Playground – built 1964  
1.6 ha (4ac) Philadelphia Department of Recreation  
Conshohocken Avenue, Philadelphia PA  
Swim Club – built 1966-67  
465 m2 (5,000 s.f.) E J Frankel Enterprises  
Scranton PA.

## **Retail**

Broadway Market - built 1975-78  
465 m2 (5,000 s.f.) Fells Point  
Department of Housing and Community Development

Baltimore, MD

Newmarket at Society Hill – built 1974-76  
5,574 m2 (60,000 s.f.) Head House Venture Corp.  
410 South Front St, Philadelphia PA

Western Savings Bank at Newmarket – built 1974-76  
232 m2 (2500 s.f.) The Western Savings Bank  
410 South Front St, Philadelphia PA

Penn's Landing Motel – not built 1971  
365 units (restaurant, retail, TV studio, parking)  
Head House Square Corporation  
Society Hill, Philadelphia, PA

Head House Square West – not built 1970  
929 m2 (10,000 s.f.) retail, offices, cinema, apartments, gas station,  
Head House Square Corporation  
Society Hill, Philadelphia PA

Head House Square East – not built 1967  
(36,000 s.f. retail) + 58 housing units + 65-car garage  
Head House Square Corporation, Society Hill, Philadelphia PA

## Garages

Concourse Fountain Garage – built 1973-76  
225 cars, Cincinnati Department of Urban Development  
705 E Pete Rose Way, Cincinnati OH

Warburton Garage – built 1970-73  
62 cars N.Y. State Urban Development Corporation  
Yonkers, NY

Penn's Landing Square Garage – built 1967-71  
123 cars, the 91338 Corporation  
Society Hill, Philadelphia PA

## Industrial

Philip Sachse Box Company - not built 1961  
1,115 m2 (12,000 s.f.)  
Philip Sachse, Philadelphia PA

## Other

Johnston Rehabilitation Center – not built 1961  
With: Eshbach Pullinger Bruder, Architects & Engineers  
80 cells maximum-security prison, Dept. of Corrections, State of New Jersey,  
Bordentown, NJ



## Published Writing

### Book Chapters

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International Association for the Study of Traditional Environments, Center for Environmental Design Research, University of California: Berkeley p. 2347, 1989

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"Differing fates for two nearly identical housing developments", *AIA Journal*, Donald Canty, ed. (American Institute of Architects : Washington DC, p. 26,27,48, February 1977

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1993

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“Sources of Inspiration and the Dynamics of the New Town Design of Bois-Franc in Quebec, Canada”, International Association for People-environmental Studies, IAPS 12, 1992

1989

“Place identity in the architecture of housing”, Progettazione Architettonica, Dipartimento di Progettazione Architettonica e Urbana, Facolta di Architettura, Istituto Nazionale di Architettura, Rome, 1989

“Differing design methods for urban and suburban housing”, Progettazione Architettonica, Dipartimento di Progettazione Architettonica e Urbana, Facolta di Architettura, Universita la Sapienza, Rome, 1989

“Design in architecture”, Design Forum, College of Environmental Design, University of Colorado, Boulder, 1989

“A holistic approach to design learning, values and contingent thinking”, Design Forum, College of Environmental Design, University of Colorado, Boulder, 1989

“An architects attitude for place design”, Designing Place in Architecture, Division of Architecture, Temple University, Philadelphia PA, 1989

1988

“The status of Colorado’s manufactured housing”, The 1988 Colorado Manufactured Housing Convention, Glenwood Springs CO, 1988

Design for the marketplace: developing and marketing just like the top developers”, Annual manufactured Housing Land Development Management and Marketing Conference, Baltimore MD, 1988

“A process for achieving community acceptance for manufactured hous-

ing”, Annual manufactured Housing Land Development Management and Marketing Conference, Baltimore MD, 1988

“The cutting edge for housing design”, Lecture Series, School of Architecture, New Jersey Institute of Technology, Newark NJ, 1988

“Negated indigenous dwellings: a study of mobile homes in Boulder, Colorado”, co-author Perla Korosec-Serfaty, International Conference on Traditional Dwellings, University of California, Berkeley, 8 April 1988

1987

“The architecture of high density low-rise housing: the alternatives for historic preservation”, University of Rome, Rome, 1987

“Linking the past in design practice”, keynote speaker, Le Patrimony: Signification et Usages, International Conference on the Use of History in the Design Heritage University of Montreal, Montreal, Canada, 1987

“Environmental design research in architectural practice: a Critical Account”, Symposium: The Need for Dialogue between Research and Practice, College of Environmental Design, University of Colorado, August 18-19, 1987

“Urban Housing”, Redlining the Blueprint for Colorado, AIA Design Conference, Colorado Springs, 1987

“An architects use of social values”, School of Architecture, California Polytechnic Institute, Pomona CA, 1987

“Special people – ordinary places”, The Architects and Planners Conference, AIA Colorado North Chapter, Boulder CO, 1987

“The symbolic character of design”, keynote speaker, Mount Claire Urban Design Workshop, School of Social Work and Community Planning and the City of Baltimore, Baltimore MD, 1987

“The use of history in architectural practice”, School of Architecture, Arizona State University, Tempe AZ, 1987

1986

“Learning to deal with complexity: a multifaceted approach to integrate knowledge and values in design education”, Workshop, Environmental Design Research Association, Atlanta GA , September 1986

“Residential satisfaction in open choice situations: bridging theory and practice for education”, Workshop, Environmental Design Research Association, Atlanta GA , September 1986

“Housing Development Strategies”, National Home builders Association Conference, Dallas TX, January 1986

“An architect's experience using research in practice”, Mini conference on The Need for Dialog Between Design Research and Practice, College of Environmental Design, University of Colorado at Boulder, 1986

1985

“Are there unique planning and architectural characteristics for single parent homes? An architect's experience working with a housing authority” Second Culture and Built Form Conference, Lawrence KA, 7 November 1986

“The present state of environmental design”, The First Annual Design Forum, Denver Design Center Association Denver, 1985

“Post professional education for housing design and policy”, American Collegiate Schools of Architecture, New Orleans, 1985

1984

“Power structures for the production of housing in differing cultural contexts”, Society and environment: International Association for People and Their Surroundings; 8th International Conference on Environment and Human Action, Berlin, 20 March 1984

“Urban open spaces in the making of a neighborhood”, International Association for People and Their Surroundings; 8th International Conference on Environment and Human Action, Berlin, 20 March 1984

1983

“What is an Utopian Architecture”, Design and Housing International Series, Massachusetts Institute of Technology, Cambridge, 1 Dec 1983

“Values in society: making architecture”, American Collegiate Schools of Architecture, San Francisco, 1983

“Cultural models and housing: the production process”, Anglo French Symposium, Brunei University, London, 1983

1982

“Extending the horizon of design inquiry”, Environmental Design Research Association Annual Conference, College Park MD, 1982

“Values and design”, Second Environmental Psychology Symposium, University of California Irwin, Social Ecology Program, 1982

“Models of practice in studio”, American Collegiate Schools of Architecture, MIT, Cambridge, 1982

1981

“My Work”, The Gerhardt Kallman Symposium Harvard University, Cambridge, April 1981

“The architecture of housing as a strategy for community development”, The Allegheny Conference on Community Development; Allegheny County Bureau of Cultural Affairs, Pittsburgh, 1981

“The owner's point of view” Geotechnical Foundation Design, American Society of Civil Engineers, Pittsburgh, 1981

1979

“The future for housing in the community”, Building the Urban '80's, Greater Minneapolis Chamber of Commerce, Minneapolis MN, 1979

1978

“What architects need”, Environmental design research: problems and needs,

AIA Research Corporation and The National Science Foundation, Washington DC, 1978

“Louis Sauer’s architecture in Society Hill”, *Infill: streetscape and the waterfront*, The Catholic University of America Washington DC, 1978

“Designing for public behaviors”, *Density and the Quality of the Built Environment* Massachusetts Institute of Technology, Cambridge MA, 1978

“Environmental design research: problems and needs”, *Environmental Design Research Workshop*, AIA Research Corporation and the National Science Foundation, Washington DC, 1978

“*Infill: streetscape and the waterfront*”, *Waterfronts*, The Catholic University of America, Washington DC, 1978

“The pros and cons of architects as developers”, *Architects?*, State University of New York, Buffalo, 1978

“Issues of neighborhood development and stability” *Community and Economic Development*, American Association for the Advancement of Science, Elkridge MD, 1978

1977

“Man-environment knowledge and design criteria” U S Mission to Lebanon, U. S. Agency for International Development and The Foundation for Cooperative Housing Beirut, Lebanon, 1977

“A framework for considering housing costs” U S Mission to Lebanon, U. S. Agency for International Development and The Foundation for Cooperative Housing Beirut, Lebanon, 1977

“Some architectural examples” *The role of design in neighborhood redevelopment*, The National Endowment for the Arts and The Savannah Landmark Rehabilitation Project, Inc., Savannah GA, 1977

“Case studies of new infill in old streetscapes”, *Old and New Architecture - Design Relationship*, The National Trust for Historic Preservation, The American Institute of Architects, and The Society of Architectural Historians, Washington DC, 1977

“Some effects of design decisions upon housing, management and behavior research”, *Community Design Research*, U. S. Department of Housing and Community Development, Washington DC, 1977

“Some preconditions for the creation of a lasting architecture”, *New Directions in Architecture*, School of Design, North Carolina University, 1977

“A new framework for architectural education”, *School of Architecture*, SUNY, Buffalo, 1977.

1976

“Fells Point: an example of participatory planning and design” *The 10th Annual Federal Workshop on Socio-physical Design Technology*, Washington DC, 1976

“The difficulty of linking social science research to architectural design” *Environmental Design and Architecture*, Nebraska Chapter of the American Institute of Architects, 1976

“A practicing architect's experience with using social scientists” Interdisciplinary Uses of Socio-physical Technology in the Environmental Design Process, University of Kansas and the National Science Foundation, Lawrence, 1976

1975

“How cultural values effect the planning and design of the environment for mass housing” US and Soviet Housing Conference, U.S. Information Agency and Soviet Institute of Housing Design, Moscow, 1975

“How to reduce the cost of housing”, Social Housing in our Community, Bucks County Planning Commission, Doylestown PA, 1975

“The complex housing industry and the architect”, Advancing Social Programs, American Institute of Architects, Philadelphia PA, 1975

1974

“Housing design and knowledge gaps”, Research Advisory Panel, American Institute of Architects, Washington DC, 1974

“An architectural user survey”, Third Annual Environmental Design Resources Association Conference, EDRA, Philadelphia PA, 1974

1973

“The limits of behavioral science in architectural design”, Task Force for the Creation of a Behavioral Science and Design Model, American Institute of Architects, Coolfront VA, 1973

“How an architect uses social research”, Sociological Perspectives on Architecture and Design, Baruch College, City University of New York, NY 1973

“Housing Design”, Philadelphia Cosmopolitan Club, Philadelphia, 1973

“Recent Work in Housing”, School of Architecture, Harvard University, Cambridge MA, 1973

“Do You Know your Values?” School of Architecture, Virginia Polytechnic Institute and State University, Blacksburg, Virginia, 1973

1972

“Housing density and quality of life” Epidemiological Aspects of Housing in Urban Slums and Rural Poverty Areas, U. S. Public Health Service, Bureau of Community Environment, Stanford University, Palo Alto CA, 1972

“Recent Housing Design”, Department of Architecture, School of Fine Arts, University of Pennsylvania, Philadelphia PA, 1972

“The architectural environment, housing and user behavior”, Behavior, Design and Policy Aspects of Human Habitats Conference, University of Wisconsin at Green Bay WI, 1972

“Housing design and neighborhood development”, Department of Architecture, Carnegie-Mellon University, Pittsburgh PA



1971

“Using social science in design”, Architecture Program, Rhode Island School of Design, Providence RI, 1971

“The design of housing”, School of Architecture, University of Cincinnati, Cincinnati OH, 1971

1970

“Society Hill, Philadelphia”, Landmarks and Historical Districts, National Conference of Architectural Review, Boston MA, 1970

“Townhouses in Reston Virginia”, Department of Architecture, Iowa State University, Ames, Iowa, 1970

“Courthouse designs”, AIA Indiana, Indianapolis Indiana, 1970

“Values and design”, AIA Seattle, Seattle WA, 1970

1968

“High density townhouse design”, School of Architecture, University of Texas, Austin TX, 1968

“Philadelphia infill”, AIA Seattle, Seattle WA

“My Progressive Architecture awards”, School of Architecture, Washington University, St Louis MO, 1968

“High density court house architecture”, School of Architecture, University of New Mexico, Albuquerque NM, 1968

“Making the complex simple: a design method”, Architecture Program, Rhode Island School of Design, Providence RI, 1968

“Values in the design of housing”, School of Architecture, University of California, Berkeley CA, 1968

1967

“Do you know who you’re designing for?” Long Island University, Brooklyn Campus, Brooklyn NY, 1967

“Comparing ways of designing housing”, Department of Architecture, University of Oklahoma, Norman, 1967

1966

“An architect’s experience with Urban Renewal”, The Urban Challenge, Massachusetts Institute of Technology, Cambridge MA, 1966

1964

“Working as a street architect”, School of Architecture and Planning, Massachusetts Institute of Technology, Cambridge MA, 1964

“An architect’s experience working on the streets for urban renewal”, Architecture Program, Rhode Island School of Design, Providence RI, 1964

“An architect as a social worker”, Museum College of Art, Philadelphia PA, 1964

## **Design and Achievement Awards**

2011

Honorable Fellow of the Royal Australian Institute of Architects (Hon FRAIA), The Royal Australian Institute of Architects, Canberra Australia

2007

Philadelphia Register of Historic Places – 7 registered

Hord House, 630 Gatehouse Lane

Lombard Street Condos, 101-111 Lombard Street

2nd Street Townhouses, 200-210 2nd Street

Penn's Landing Square, 2nd, Spruce, Front & Delancey Streets

Grant House, 100 Pine Street

Locust Street Townhouses, 224-248 Locust Street

McClennen House, 127 Pine Street

1997

Modern Monument - building selected

James McClennen House, 127 Pine St. Philadelphia PA

Historic Resources Committee of the Philadelphia Chapter of the AIA

1996

First Prize & Commission

Angus Shops in Rosemont Master Plan: Montreal 51.6 ha (125 ac): 2500 units attached, condo & commercial Canadian Pacific Rail, Montreal

1995

Prix d'Excellence en Developpement Durable

Bois-Franc, St. Laurent, QE

Ordre des Urbanistes du Quebec, Canada

1988

Merit Award for Design Excellence

Harbor Walk, Baltimore, MD

Colorado North Chapter AIA, Boulder CO

1984

Award for Outstanding Achievement in Promoting Architectural Education

American Academy of Higher Education

Washington, DC

1982

Merit Award

Harbor Walk, Baltimore MD, Builder USA

1979

First Honor Award

Cincinnati Plaza, Cincinnati OH

Pennsylvania Society of Architects, Harrisburg PA

1978

Fellowship for Design Achievement The US National Endowment for the Arts, Washington DC

First Honor Award

Penn's Landing Square, Society Hill in Philadelphia PA

Pennsylvania Society of Architects, Harrisburg PA

1977

1st Prize & Commission

International Competition for Inner Harbor West 6 ha (15 ac) Low & high-rise housing Charles Center Inner Harbor Management Corp Baltimore, Maryland 1977

1976

7th Biennial Award

Penn's Landing Square, Society Hill in Philadelphia PA The U.S. Department of Housing and Urban Development

1975

Award for Excellence Newmarket at Head House Square, Society Hill in Philadelphia PA Design and Environment

Commendation for Planning Excellency

Fells Point Historic District Plan

Baltimore City Council

Architectural Award of Excellence for House Design

Seascape, Avalon NJ

Architectural Record, McGraw Hill, New York NY

Design Award for Excellence in Concept of Architectural Achievement

Wilton Community Clubhouse, Wilmington DE

Greater Wilmington Development Council & New Castle County Planning Board

1974

1st Prize & Commission

Fells Point Historic District Redevelopment Plan 60.7 ha (150 ac)

The Community of Fells Point and the Dept. of Housing and Community Development Baltimore MD 1974

Outstanding Land Development Citation  
Oak Hill Estates, Oakwood Terrace PA  
Montgomery County Planning Commission, PA

Award of Merit  
Outstanding Professional Contribution to Homes for Better Living Achievement, American Institute of Architects with House and Home & American Home, Washington DC,

Design Award for Outstanding Architecture. Design chosen as the model for the New York State Day Care Program  
Day Care Center, Yonkers NY  
State of New York Government

Honor Award  
Canterbury Gardens, New Haven CN  
Connecticut Society of Architects

Award of Merit  
Locust Street Townhouses  
Homes for Better Living, House & Home, McGraw Hill, NY

1973  
Silver Medal: the Highest Award for Outstanding Excellence in Architectural Design  
Grundy Tower, Bristol PA  
Pennsylvania Society of Architects, Harrisburg PA

Elected to the College of Fellows  
Distinguished Design Achievement  
American Institute of Architects, Washington DC

Design Citation  
Queen Village, Philadelphia PA  
Progressive Architecture National Awards Program, Stamford CN

Award of Merit  
Golf Course Island, Reston VA  
Homes for Better Living

1972  
First Honor Award  
Reed House, Mount Washington MA

Pennsylvania Society of Architects, Harrisburg PA

Design Award

Spring Pond Apartments, Painted Post NY

National Plywood Association, Wash DC

Design Award

Townhouses at Golf Course Island, Reston VA

National Plywood Association, Wash DC

5th Biennial Award for Design Excellency

Locust Street Townhouses, Society Hill in Philadelphia PA

The U.S. Department of Housing and Urban Development, Washington DC

Award of Merit

Harmony House Co-op, New Haven, Connecticut

Non-profit Sponsored Low and Moderate Income Housing Awards Program

American Institute of Architects, American Institute of Planning & the National Housing Commission

Citation of Merit

Harmony House Co-op, New Haven, Connecticut

National Plywood Association Design Awards Program

Design Award

Lenard Frankel House, Margate NJ

National Plywood Association Design Awards Program

Design Award

Spring Pond Apartments, Painted Post NY

National Plywood Association

1971

1st Prize International Competition

Penn's Landing Motel

365 units (restaurant, retail, TV studio, parking)

The Philadelphia Redevelopment Authority

Award of Excellence

Buten House, Philadelphia PA

Architectural Record, McGraw Hill, New York

Distinguished Building Award

Oakland Mills Village Center, Columbia MD

Pennsylvania Society of Architects, Harrisburg PA

Award for Excellence in House Design  
Lenard Frankel House, Margate NJ  
Architectural Record, McGraw Hill, New York NY

Distinguished Building Award  
Spring Pond Apartments, Painted Post NY  
Pennsylvania Society of Architects, Harrisburg PA

Citation for Design Excellence  
Spring Pond Apartments, Painted Post NY  
Philadelphia Chapter, American Institute of Architects

Honor Award for Excellence in Architectural Design  
Spring Pond Apartments, Painted Post NY  
National Plywood Association Design Awards Program

Citation for Design Excellence  
Columbia Development Corporation, Columbia MD  
Philadelphia Chapter, American Institute of Architects

Distinguished Building Award  
McClellan House, Society Hill in Philadelphia PA  
Pennsylvania Society of Architects, Harrisburg PA

Honor Award  
Golf Course Island Town Houses, Reston VA  
Philadelphia Chapter, American Institute of Architects

Design Citation  
Head House East, Society Hill in Philadelphia PA  
Progressive Architecture, Stamford CN

1970  
Honor Award  
Buten House, Philadelphia PA  
Philadelphia Chapter, American Institute of Architects

Award of Merit: Outstanding Contribution to Homes for Better Living  
Achievement  
AIA with Homes for Better Living & House and Home

Exhibit (only Urban Design project selected)  
Morton Urban Renewal Area, Philadelphia PA  
United States Pavilion, 1970 New York Worlds Fair

First National Award  
USA National Urban Renewal Program,  
Morton Urban Renewal Area, Philadelphia PA  
United States Pavilion, 1970 New York Worlds Fair

Honor Award for Design Excellence  
Hamilton House, New Hope PA  
Pennsylvania Society of Architects, Harrisburg PA

Honor Award for Excellency in Architecture Design  
Locust Street Townhouses, Philadelphia PA  
Pennsylvania Society of Architects, Harrisburg PA

Honor Award for Design Excellence  
Genesee Crossroads, Rochester NY  
Philadelphia Chapter, American Institute of Architects

Honor Award for Design Excellence  
Conshohocken Central Business District Plan, Conshohocken PA  
Philadelphia Chapter, American Institute of Architects

Honor Award for Design Excellence  
Frankel Summer House, Margate NJ  
Philadelphia Chapter, American Institute of Architects

Honor Award for Excellence in Architectural Design  
Frankel House, Margate NJ  
Pennsylvania Society of Architects, Harrisburg PA

Citation for Design Excellence  
Grundy Tower Housing for the Elderly, Bristol PA  
Philadelphia Chapter, American Institute of Architects

Citation for Design Excellence  
Cincinnati Concourse, Cincinnati OH  
Philadelphia Chapter, American Institute of Architects

Citation for Design Excellence  
Playground for Wynnefield Heights, Wynnefield Heights PA  
Philadelphia Chapter, American Institute of Architects

Silver Medal: Highest Award for Outstanding Excellence in Design  
North Crossing Apartments, Willow Grove PA  
Pennsylvania Society of Architects, Harrisburg PA

Best Residential Land Development for the Year  
North Crossing Apartments, Willow Grove PA  
Montgomery County Planning Commission, PA

1969

Honor Award  
Head House Square East, Society Hill in Philadelphia PA  
Philadelphia Chapter, American Institute of Architects

Honor Award  
Grundy Tower Housing for the Elderly, Bristol PA  
Philadelphia Chapter American Institute of Architects  
Design Citation

Head House Square East, Society Hill in Philadelphia PA  
Progressive Architecture National Awards Program, Stamford CN

1968

1st Prize & Commission  
High-rise Housing for the Elderly  
Bucks County Housing Authority, Bristol PA 1968

1967

Silver Medal: the Highest Award for Outstanding Excellence in Architectural  
Design  
North Crossing Apartments, Willow Grove, PA  
The Pennsylvania Society of Architects, Harrisburg PA

First Honor Award  
Playground for Wynnefield Heights, PA  
Pennsylvania Society of Architects, Harrisburg PA

Architectural Record Award of Excellence for House Design  
Townhouses in Reston, Virginia  
Record Houses of 1967, Architectural Record, McGraw Hill, New York

1966

Honor Award for Design Excellence  
Buten Residence, Philadelphia PA  
Pennsylvania Society of Architects, Harrisburg PA

1965

Honor Award for Design Excellence  
Atrium Court, Philadelphia PA  
Pennsylvania Society of Architects, Harrisburg PA



Design Citation

Pastorius Mews, Germantown, Philadelphia PA

Progressive Architecture National Awards Program, Stamford CN

1964

The First Award

11th and Waverly Town Houses, Philadelphia PA

Progressive Architecture National Awards Program, Stamford CN

Design Citation

Hamilton House, New Hope PA

Progressive Architecture National Awards Program, Stamford CN

Citation for Notable Excellence,

Hamilton House, New Hope PA

Philadelphia Chapter, American Institute of Architects

1963

Design Citation

Cripps House, Lambertville NJ

Progressive Architecture National Awards Program, Stamford CN

Morton Urban Redevelopment, US Pavilion

Germantown, Philadelphia PA

The only Urban Renewal design selected for exhibition in the  
World's Fair, New York NY

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*Louis Sauer The Architect of Low-rise High-density Housing*  
*Five Masterworks by Louis Sauer*  
*Alessandro Anselmi Frammenti di Futuro*  
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*Digital Van Berkel Diagrams, Processes, Models of UNStudio*  
*Diller + Scofidio Blurred Theater*  
*Penezic & Rogina Digitalization of Reality*  
*SHoP Works Digital Design Collaborations*  
*Urban Green Line*  
*Urban Voids*  
*A Secret van Gogh His Motif and Motives*  
*The Instrument of Caravaggio*  
*Roma a-Venire*  
*Quindici Studi Romani*  
*Datemi una Corda e Costruirò*

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