

**Mr. Jensen:** I would like to ask if the F. H. A. has not encouraged a great deal of the "sprawl" type of development?

**Mr. Mumford:** Yes, they're in favor of low density and they've been opposed to investing any money in built-up sections of cities. Even if you want to build a thoroughly sound house in the middle of a city, you don't get any encouragement from F. H. A. Now this is a scandal that should have been challenged a long time ago.

**Mr. Williams:** Recently there have been some indications of government insurance in urban renewal areas, particularly in areas that do not deal with clearance but with rehabilitation and conservation. There F. H. A. will go in and insure the loan.

**Mr. Mumford:** They are gradually coming around to it.

**Mr. McHugh:** Let's leave the economics and sewer plant and get back to problems of how to achieve a unified and well-planned community. If Santa Fe continues to expand as it has been doing, we shall end up with a core that is historic and the rest of the city that is ordinary. In order to preserve the urbanity of the city, would it not be wise to consider building some of the new portions of the city much more densely than is now ordinary American usage? I mean row houses and two-story houses and such things which at first might seem against the tradition of Santa Fe but which, in the long run, might preserve an indefinite part of it. That is, the neighborliness that you mentioned earlier, Mr. Mumford, and the "pueblo" quality.

**Mr. Mumford:** Before I answer that, let's see just what is the tradition of Santa Fe. I should say that your ancient tradition began with a response to both social and climatic conditions and is one of great continuity in the neighborhood development. I think you should avoid excessive density you get through high-rise apartments even when they leave vacant open spaces. On the other hand, the cul-de-sacs that you have in the old part of the town and in adjacent developments should be encouraged. They could be even more effective if they were more compact. If you used the row house, you would get much greater protection for children from highway traffic and accidents, and it would be very much in the spirit of Santa Fe. I should say one of the things you should do is get hold of Wurster's plans for the married students' housing and study them, not as something to be imitated, but as giving clues to a way of having a reasonably high density with much greater facilities for neighborly life than you have when you let people string out on an interminable street. The stringing out process destroys neighborliness, destroys character, wastes agriculture resources.

—To be continued.

## CONTRIBUTOR TO THIS ISSUE

Curtis Ewing is a professional layman who lives, works and enjoys life in New Mexico.

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## the new mexico architect nma

Published bi-monthly by the New Mexico Chapter, American Institute of Architects, a non-profit organization, at 301-D Graceland Drive S.E., Albuquerque, New Mexico.

**Editorial correspondence:** All correspondence should be addressed to Bainbridge Bunting, 5021 Guadalupe Trail, Albuquerque, New Mexico. No responsibility will be assumed by the editor or publishing organization for unsolicited contributions. Return postage should accompany all unsolicited manuscripts.

**Advertising correspondence:** Requests for information and other correspondence should be addressed to W. M. Brittelle, Sr., 301-D Graceland Drive S. E.

**Change of address:** Notifications should be sent to N.M.A., 717 Canyon Road, Santa Fe, New Mexico, at least 45 days prior to effective date. Please send both old and new addresses.

**Subscription rates:** single copy \$.35; one year \$2.00. Second class postage paid at Roswell, New Mexico.

**Editorial Policy:** Opinions expressed in all signed articles are those of the author and do not necessarily represent the official position of the New Mexico Chapter, A.I.A.

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