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A Mixed-Use Building As Regional Headquarters for the Bank of New York - Buffalo, NY

Daniel A. Kocieniewski

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TENTATIVE THESIS SCHEDULE

- December 10-21 -- Discussion of project with potential advisors.
- January-June --- Semester of study and travel in Italy. Selection of advisor and critics (via Prof. Sennyey in Syracuse).
- September --- Testing of parti
parti development
image sketches
study of major spaces
- mid-October (review) --- major spaces designed
repetitive spaces designed
architectural, structural, mechanical
interaction
facade studies
- December 1 --- begin presentation drawings
small scale refinement
- second week of
December --- FINAL JURY.

A MIXED-USE BUILDING
AS REGIONAL HEADQUARTERS FOR
THE BANK OF NEW YORK
Buffalo, N.Y.

Daniel A. Kocieniewski
ARC 510 Thesis Prep
Fall 1982

INTENT

The intent of this thesis is to investigate the urban block and its role as one of the constituent elements in the building of the city. Like many older American cities, much of Buffalo's urban fabric has been devastated as a result of suburbanization, the automobile, and modern architectural and planning theories. Without a strong urban fabric the establishment of meaningful and memorable places becomes difficult, if not impossible--if the creation and/or reinforcement of such places is desirable, the many empty blocks in the city must be re-built to help define its streets and squares.

This thesis project plans to develop one such block; located in the central business district, for the construction of a mixed-use building serving as the new regional headquarters for the Bank of New York. The project area is one of varying scales, building types and architectural expressions. A major determinant will undoubtedly be its location as an empty block in a street of a number of large scale 19th century buildings of architectural and historical importance.

Architectural issues to be addressed include questions of form, scale, quality of space, building typology development, and expression and integration of varied services and environmental control systems. The building form

must be appropriate to its internal functions and to its strong context. Its scale must relate to that of the pedestrians and day-to-day users and also to that of the cityscape and the symbolic aspirations of the corporation it is designed for. As in any good architecture, the interior spaces it houses and the exterior spaces it defines are of prime importance. Finally, the building type itself should be investigated--with regards to providing quality and architectural expression to the workplace, avoiding the stultifying and anonymous results all too common to the type--as well as studying the possible integration and expression of the various building systems. Unique issues to be pursued include:

1. How to emphasize the urban fabric while maintaining accessibility, natural light and while responding to the formal pressures of the context.
2. The resolution of the demands for an identifiable "corporate image" of stability and prestige with the need for erecting a building which contributes to the vitality and urbanity of the city.
3. The sizes of the honorific and public spaces are few in number and small in size in comparison to the total program volume. How can they express their proper symbolic importance? How can they adequately serve the public while still relating to the office workers--providing relief from their more anonymous and repetitive environment?

4. The varied circulation, service, structural and environmental requirements of the bank, retail, office, and parking portions of the program must interact favorably.

5. How does one relate to a strong context of varied architectural expressions? (e.g., Chicago-School Modern, Gothic Revival, Renaissance Revival, etc.), Can one design and build facades of comparable articulation and scale with modern materials and methods of construction? On the more general contextural level, how does one maintain what Reyner Banham called "Buffalo's solid tradition of good building"--a quality unfortunately lacking in too many of the more recent building efforts?

GOAL

The end product of my thesis is to be a building design. The program and site were chosen in order to deal with large scale concerns--the project's strong urban design determinants and the construction and servicing of a large building--while being of a relatively less specific complexity of program (as compared, for example, to a performing arts center) and including a few smaller honorific and public components to allow for a high degree of detail in designing both the overall package and the special places. It is hoped that by dealing with such differing levels of involvement--from the urban scale to the highly detailed, that I will be able to gain a better understanding of design as a holistic process--an understanding necessary to further my development toward becoming a competent, sensitive, and professional architect.

DESCRIPTION OF PROJECT

The project involves the design of a new regional headquarters and branch bank for the Bank of New York. The bank headquarters are presently housed in an older, small building on Court Street. Although no definite proposals have been made for a new building, the bank is in need of space (a number of departments are housed in a separate building) to alleviate present overcrowding and in anticipation of expansion in the near future. Square footages and program requirements have been determined by analyzing existing facilities and by speaking with various bank personnel.

The size and location of the site warranted additional speculative office space that could be used for further expansion should the need arise. Commercial space in the form of shops, cafes, a bar, small exhibition space, and a restaurant are also envisioned in order to increase the desirability of the speculative office and to contribute to a richer and more vital environment both for the employees and tenants of the building (enhancing the workplace) and for central business district and the people of the city. The bank as an institution is envisioned not as an aloof corporate monolith but rather as a vital part of the city--its design should therefore emphasize its important role in the building of the community.

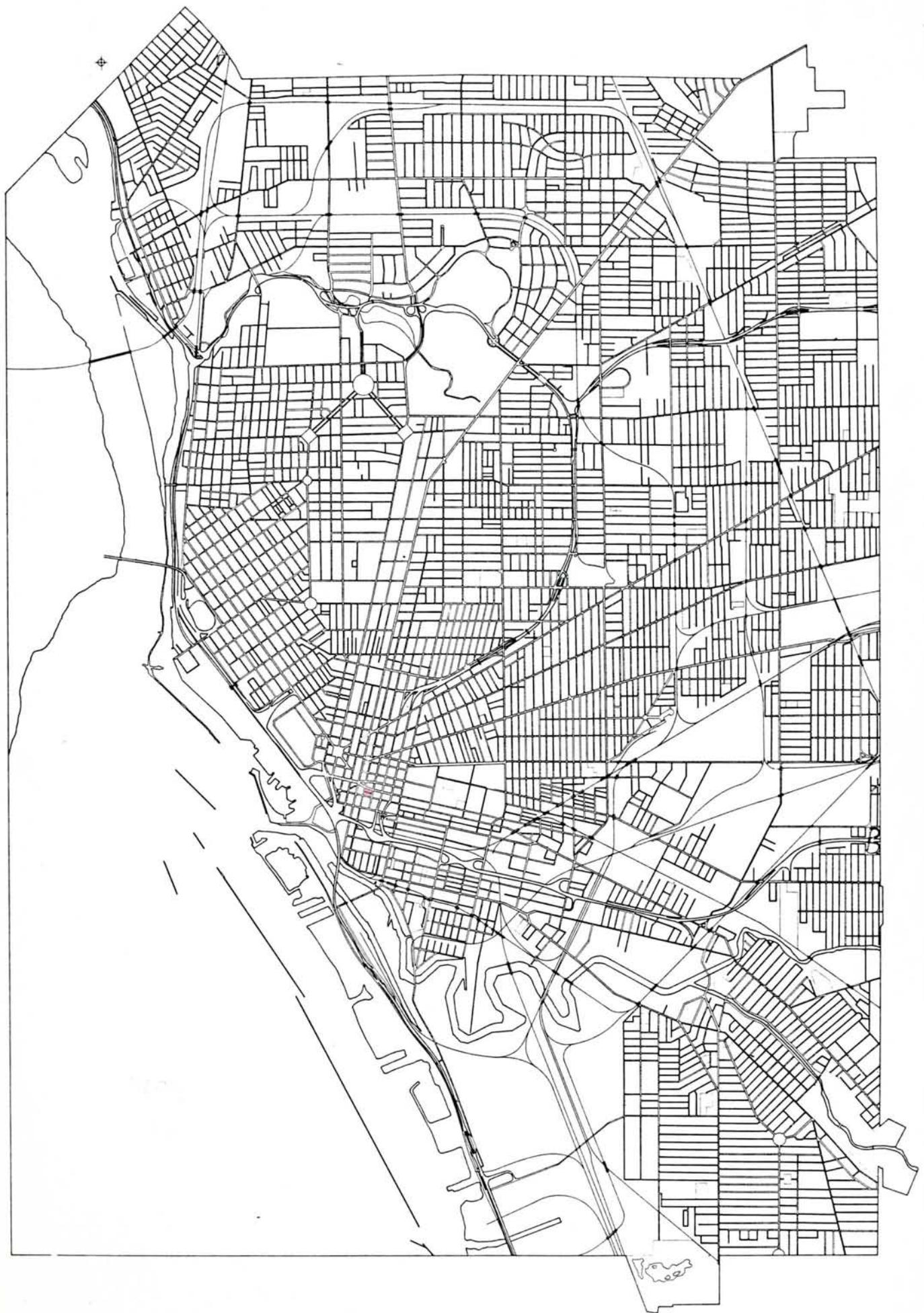
The program consists of a branch bank of 7,000± square feet; the bank headquarters of 52,000± square feet;

additional speculative office space of 130,000 to 150,000± square feet and the various retail space of 50,000 to 70,000± square feet. Total project net area is in the vicinity of 259,000 to 272,000± square feet. The project, depending on the configuration of the building(s), could range anywhere from 8 to 20+ stories in height.

LOCATION

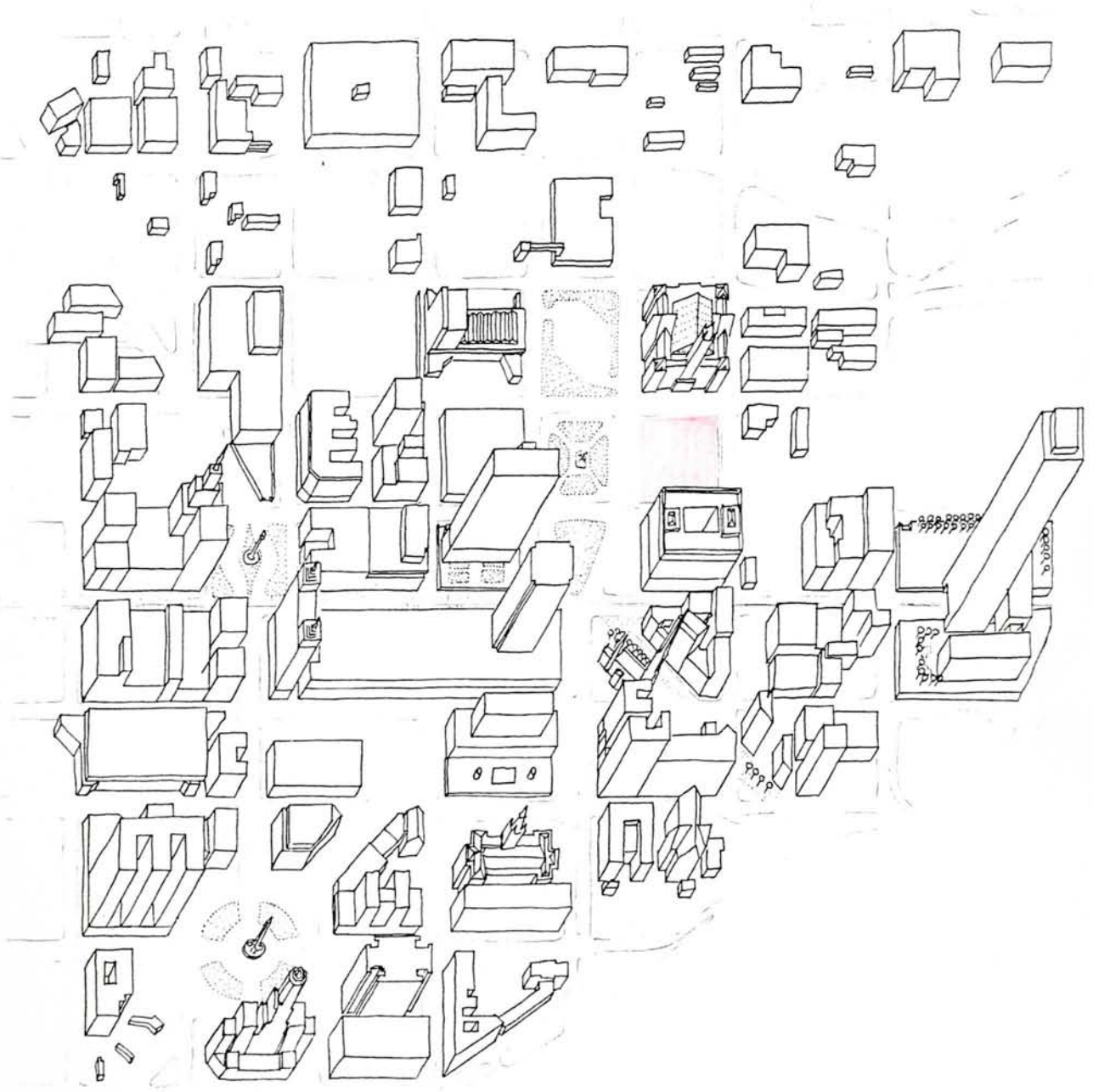
The project is located in the central business district of downtown Buffalo, New York; the project site being the block bounded by S. Division Street, Swan Street, Ellicott Street and Washington Street (N, W, E and W, respectively). Currently the block is occupied by a small fire station, two small restaurants, and a small garage, all of which are in poor repair and of no architectural interest, and with the remainder of the site given over to parking lot. The most noteworthy feature of the site is its location on S. Division Street within a range of existing 19th century buildings consisting of (from west to east) Louis Sullivan's Prudential Building (1895-96), Richard Upjohn's St. Paul's Episcopal Church (1849-51), the Ellicott Square Building by D. H. Burnham and Company (1895-96), and the Erie Community College City Campus (the Old Post Office Building, 1894-1901). The project site is the entire block between the latter two buildings. North Division Street, on the other hand, consists primarily of modern office and bank buildings, a parking ramp, and the new city bus terminal. The area east of the site, in the vicinity of the Elm and Oak Street Arterial, is planned for headquarters and offices for high technology corporations. The area south of the site, currently vast parking lots, is planned for use as office, commercial, and entertainment use.

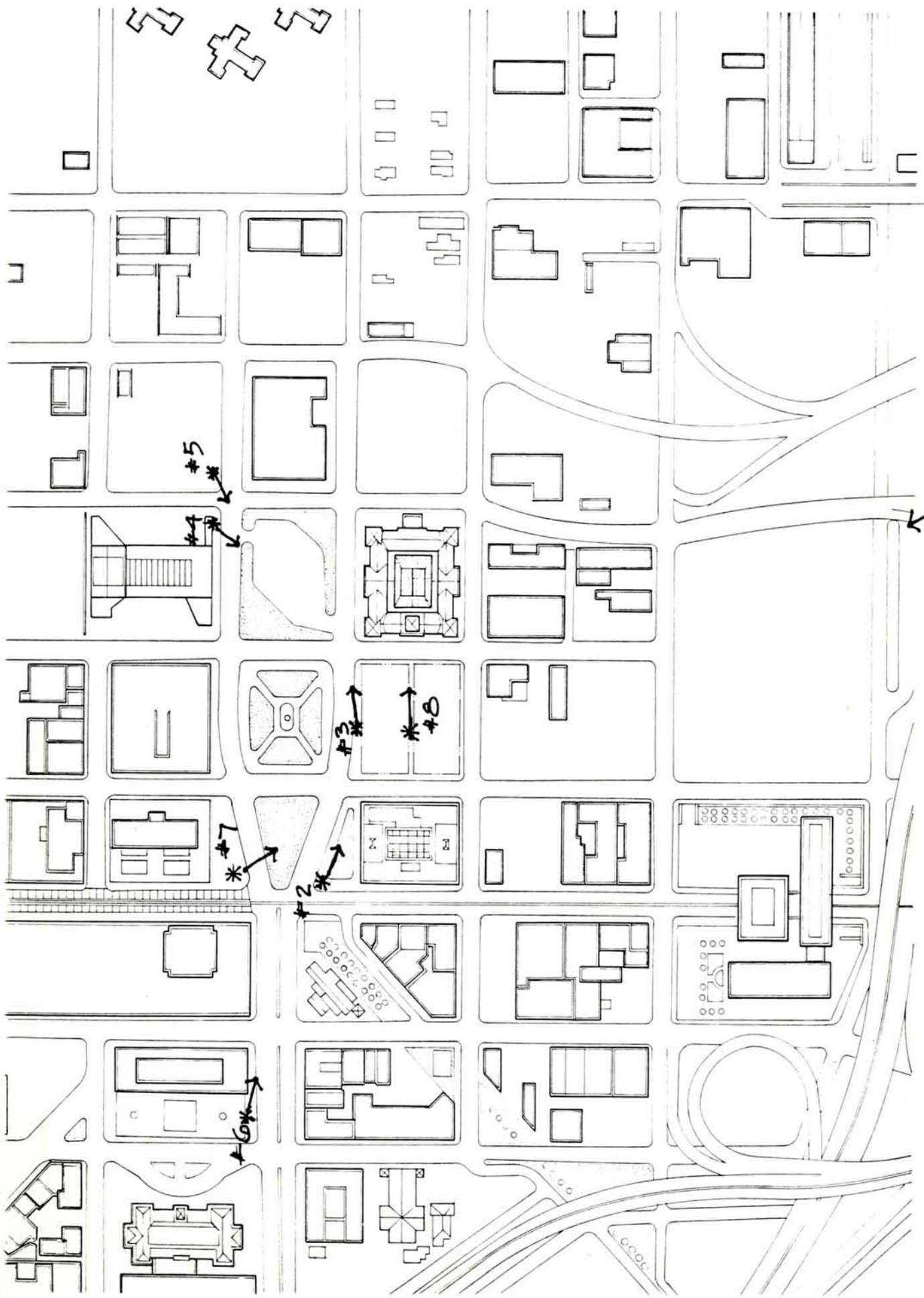
The completion of the light rail rapid transit line on Main Street (scheduled for 1984) and the increasing desirability of downtown building sites should add to the activity already generated by the existing buildings in the immediate project area.



0 1000







#1

#5

#4

#3

#4

#7

#2

#6

COOL

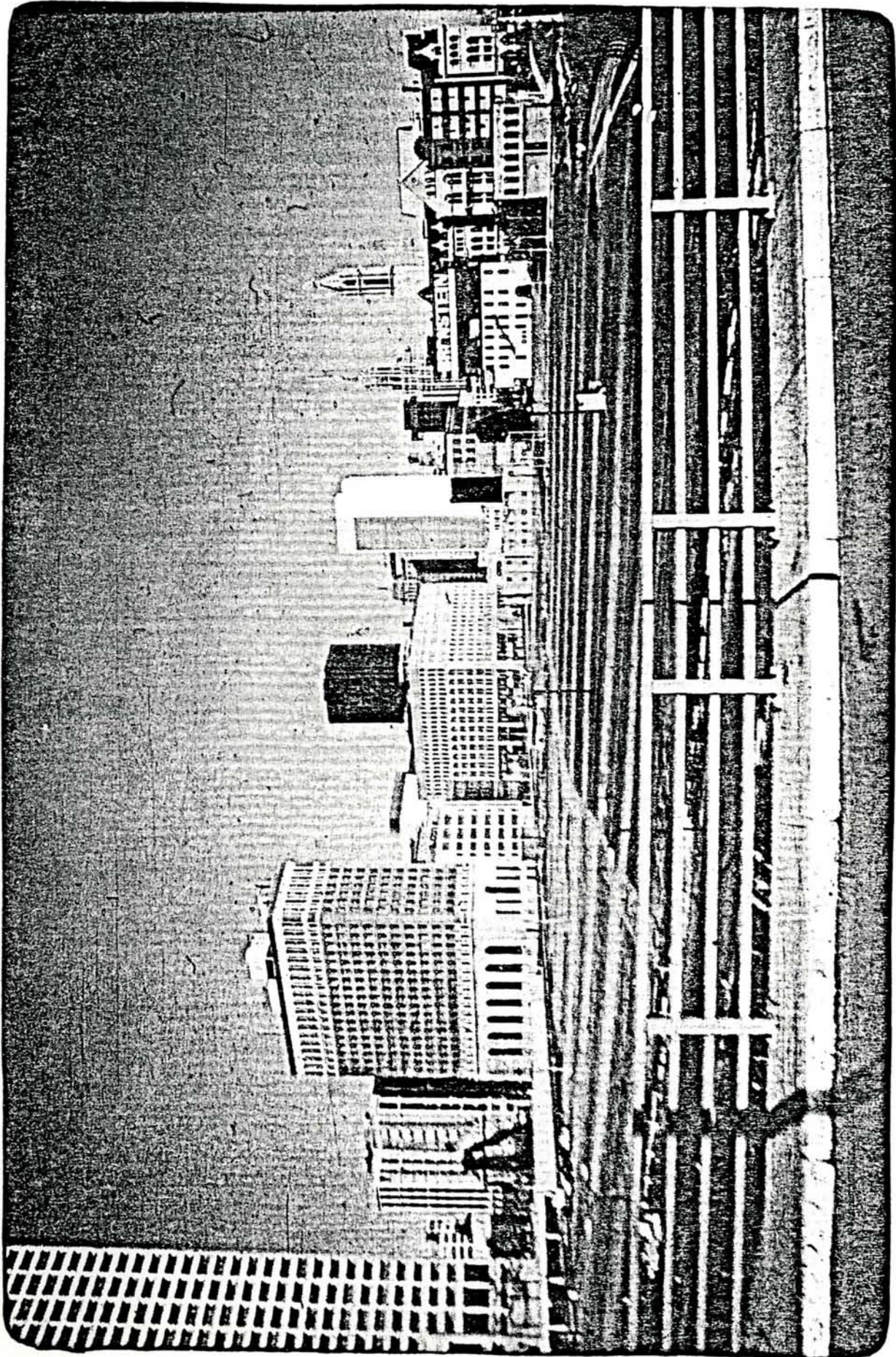


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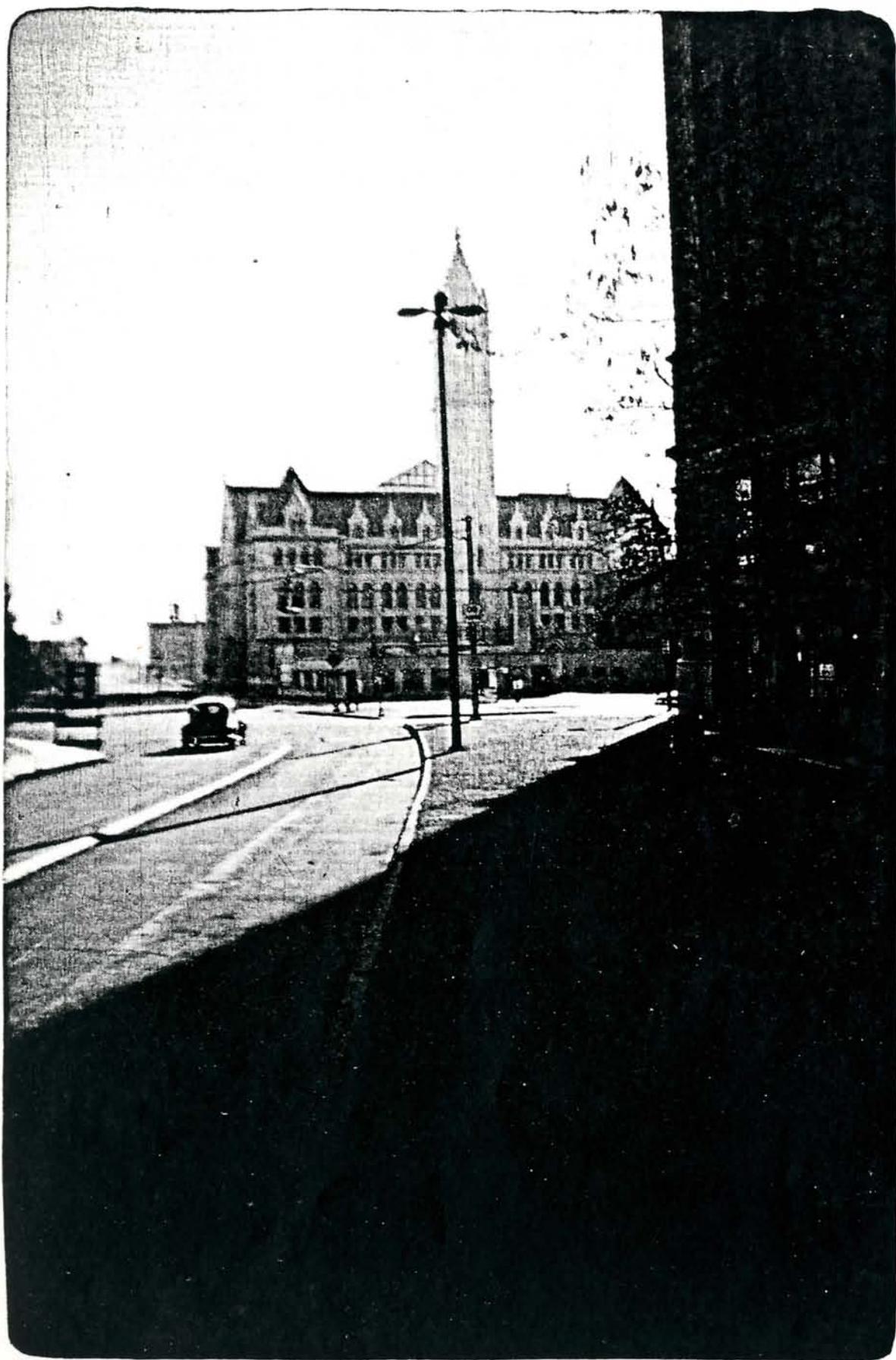


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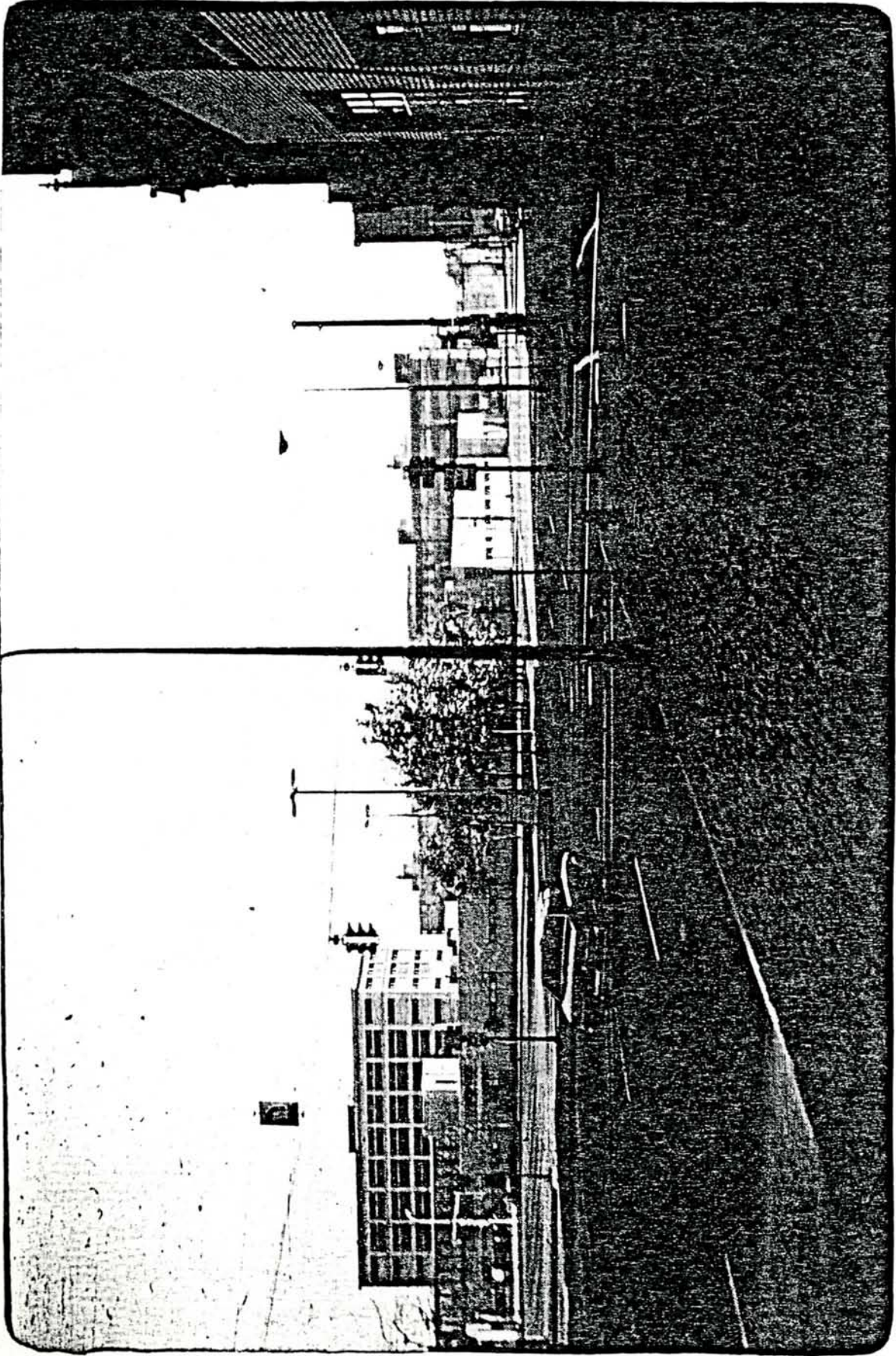


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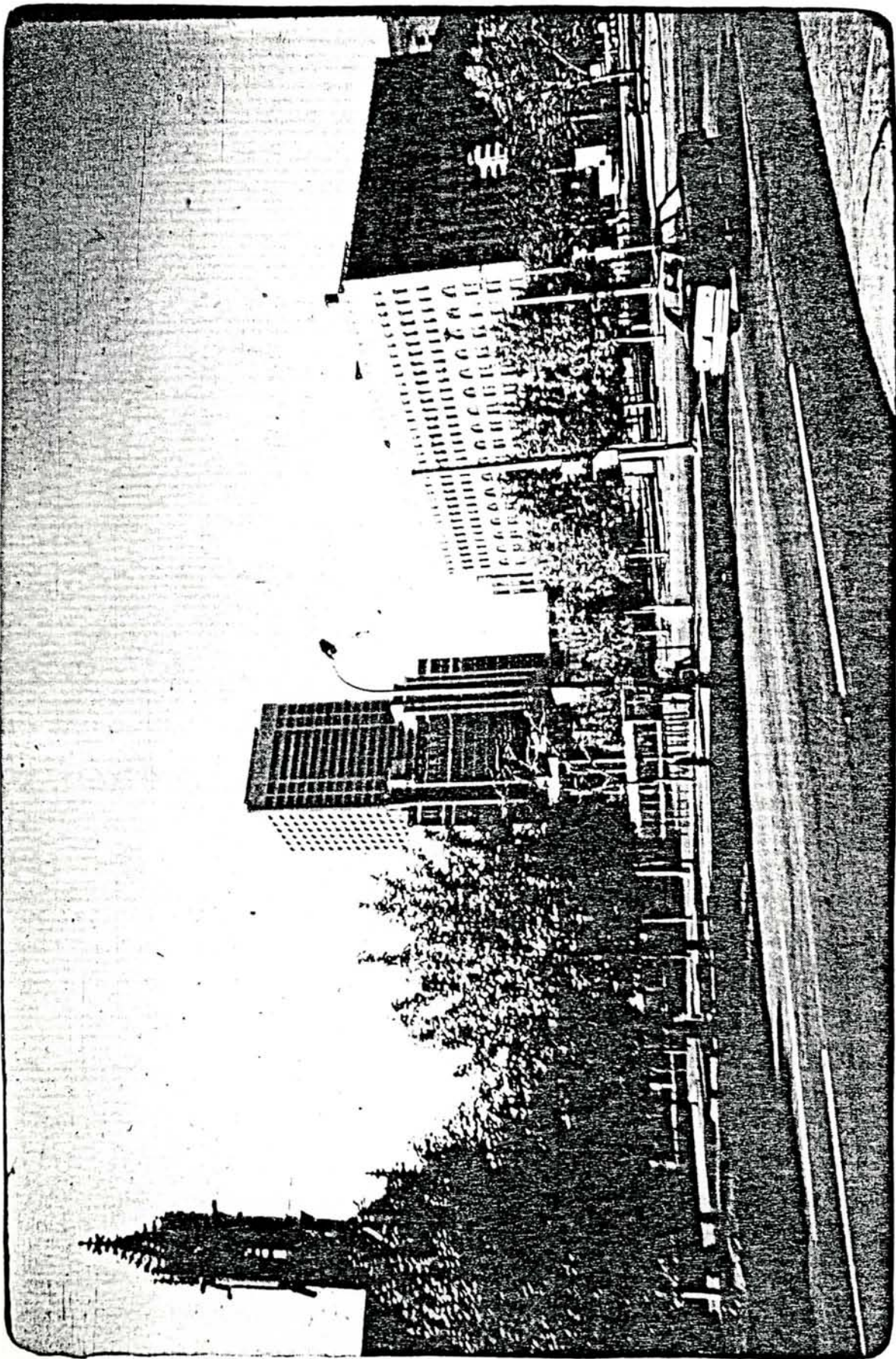


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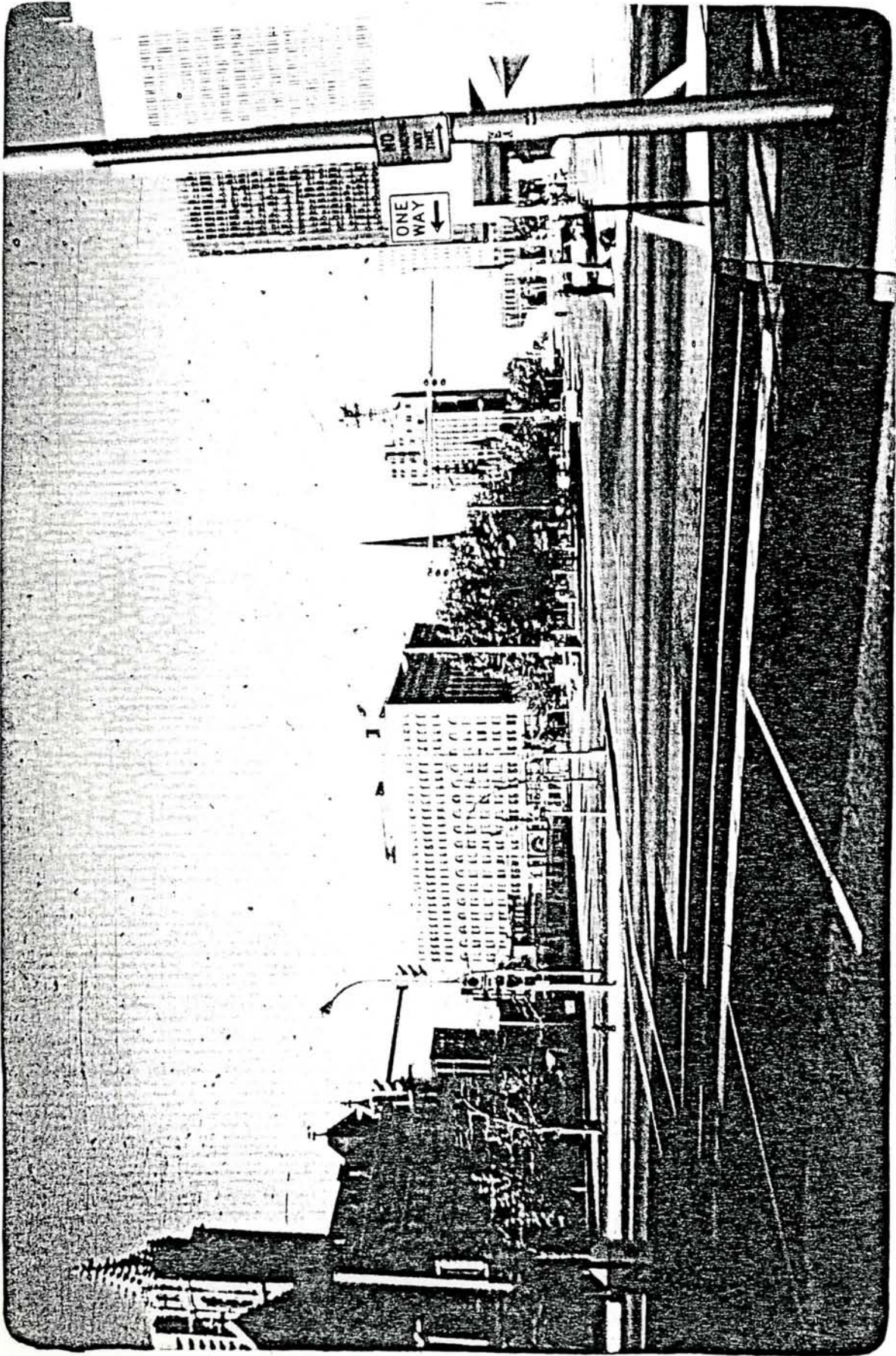


PHOTO #5



PHOTO #7

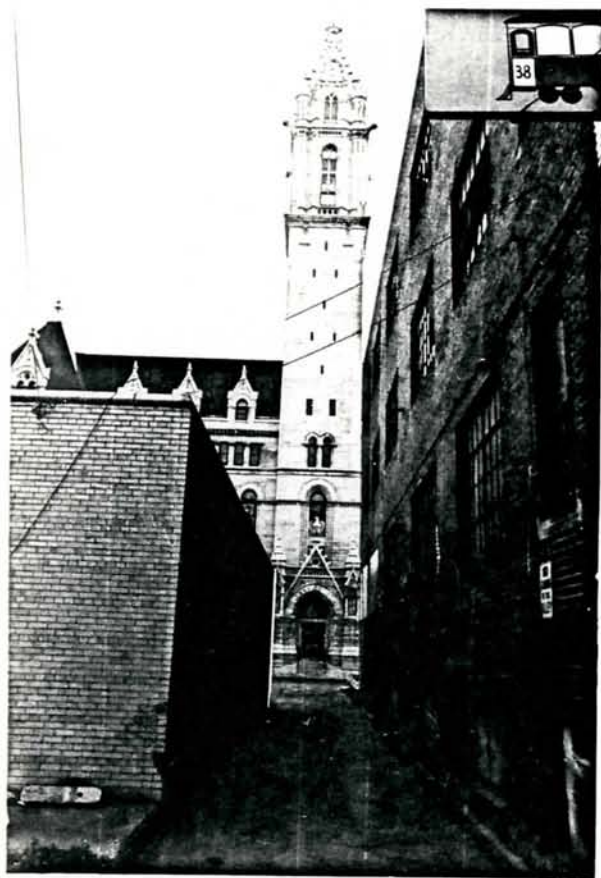
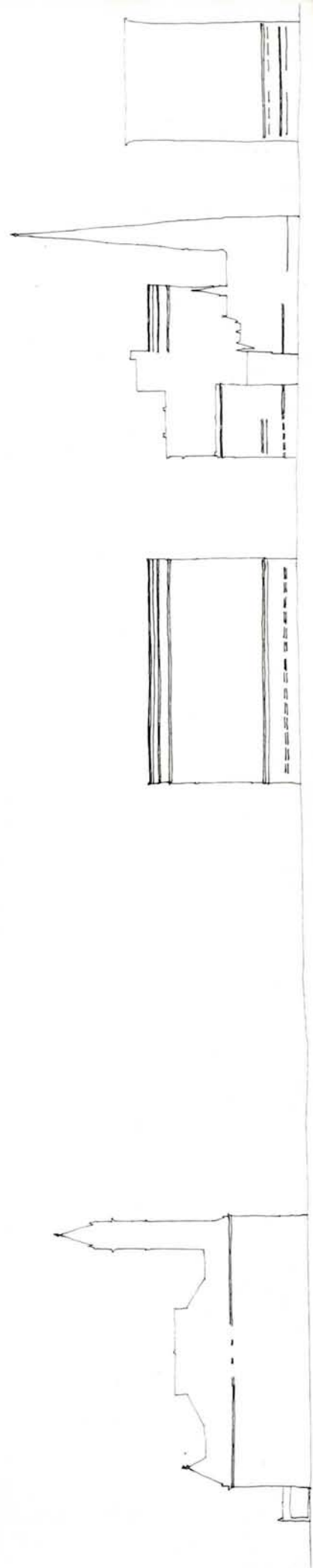
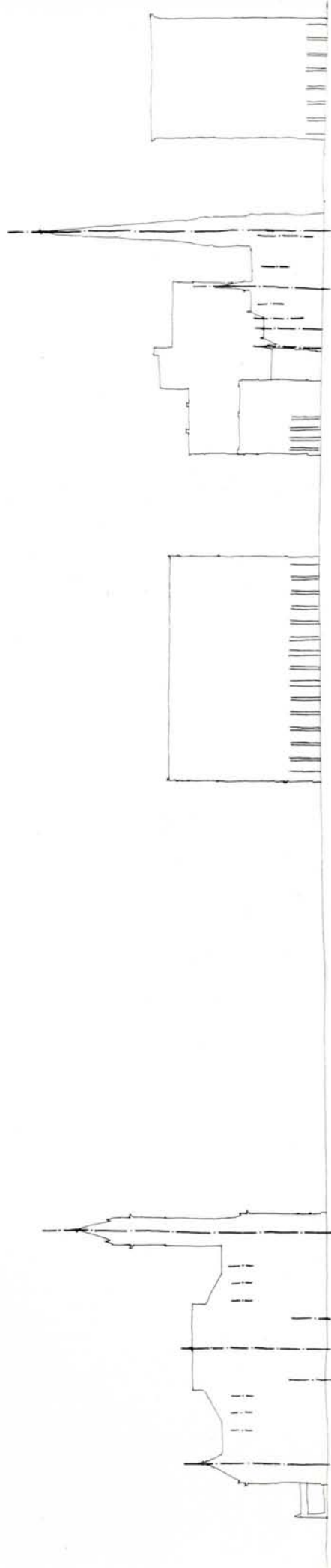


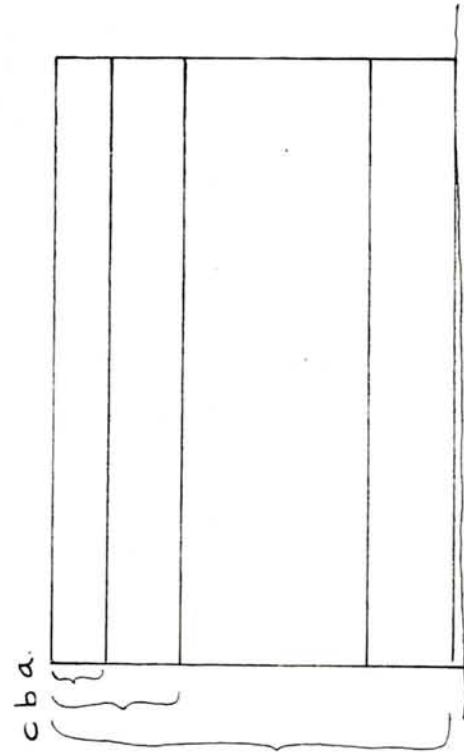
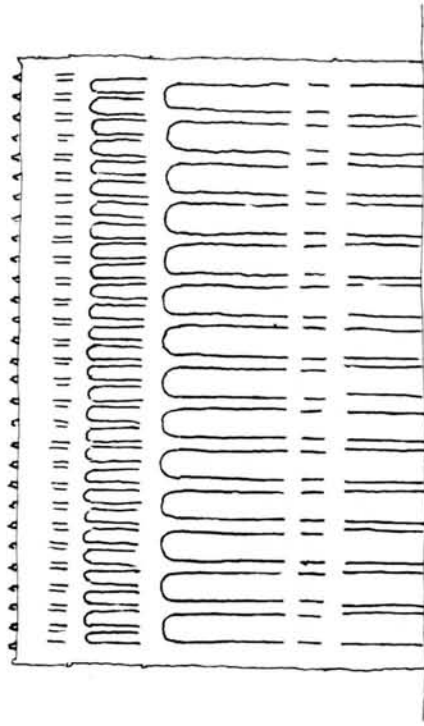
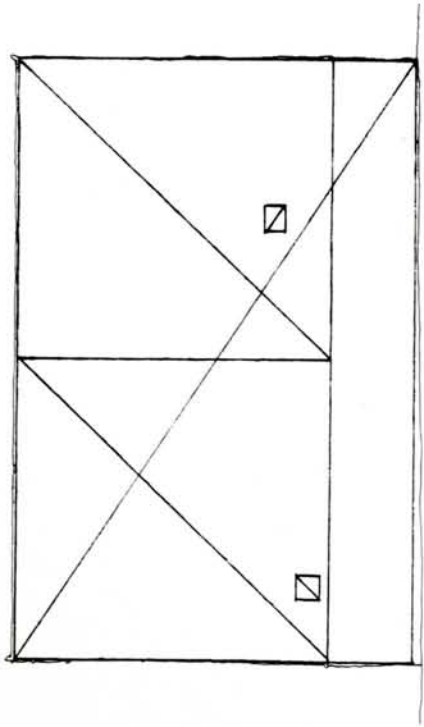
PHOTO #8



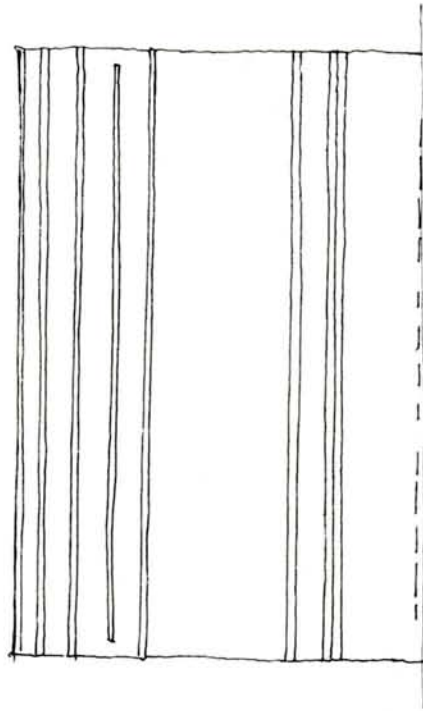
PHOTO #6

FACADE ANALYSIS

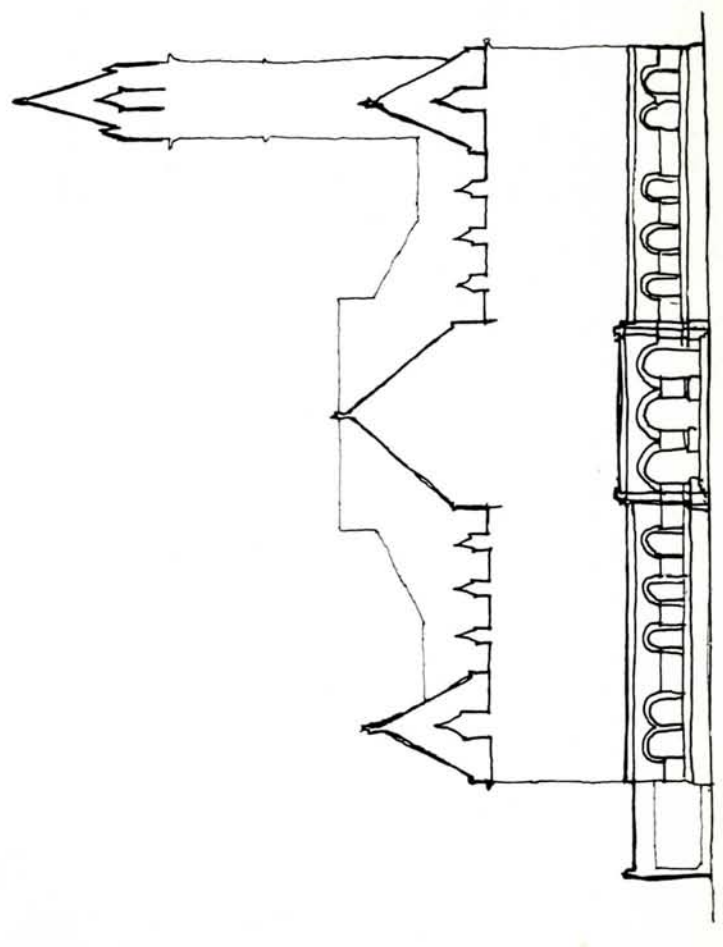
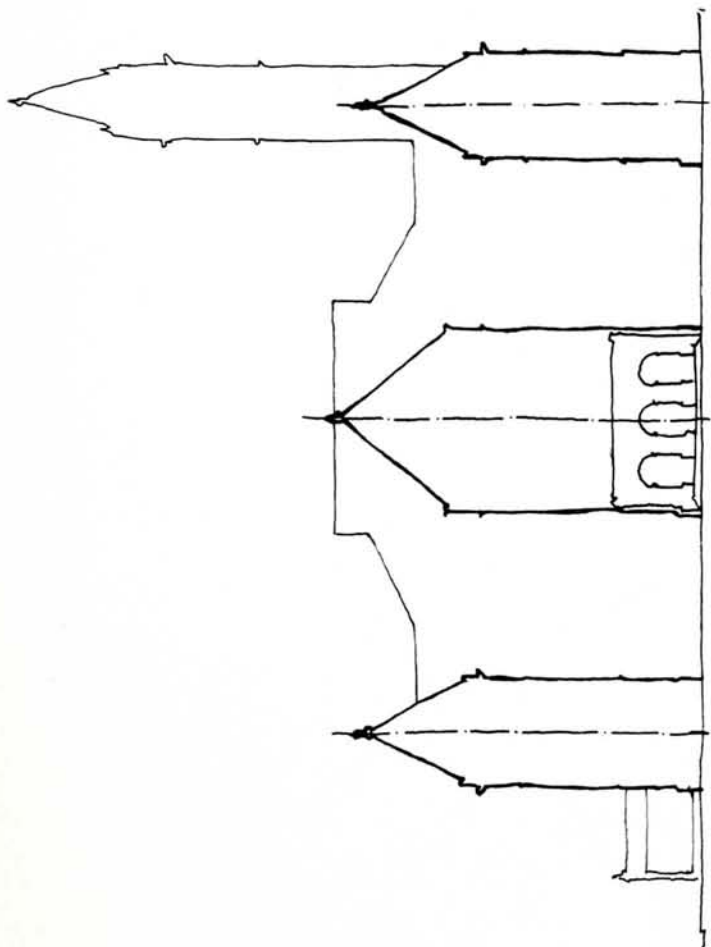
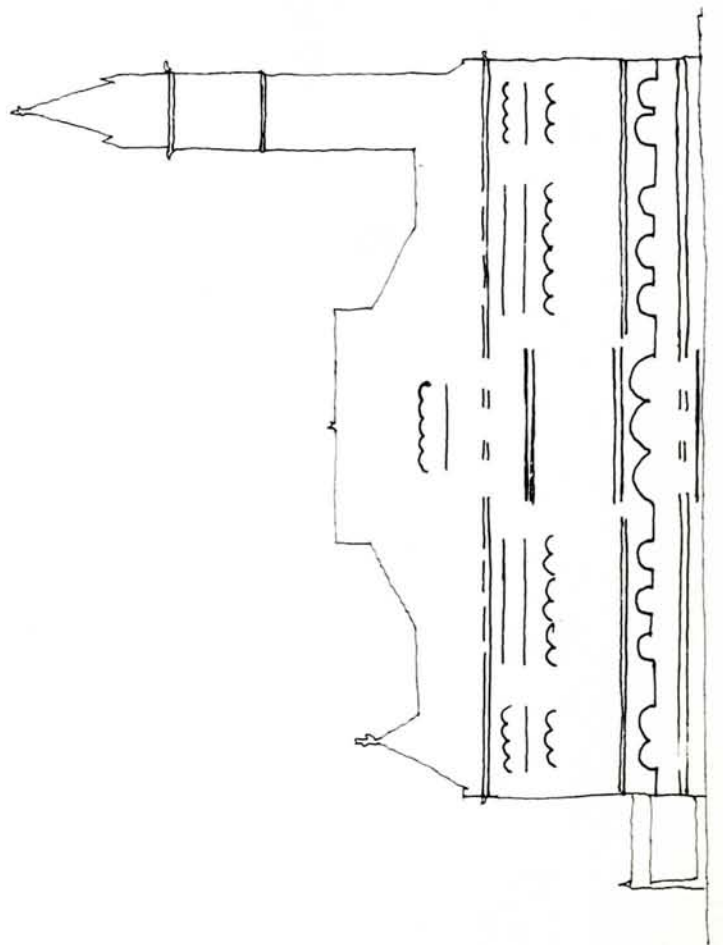
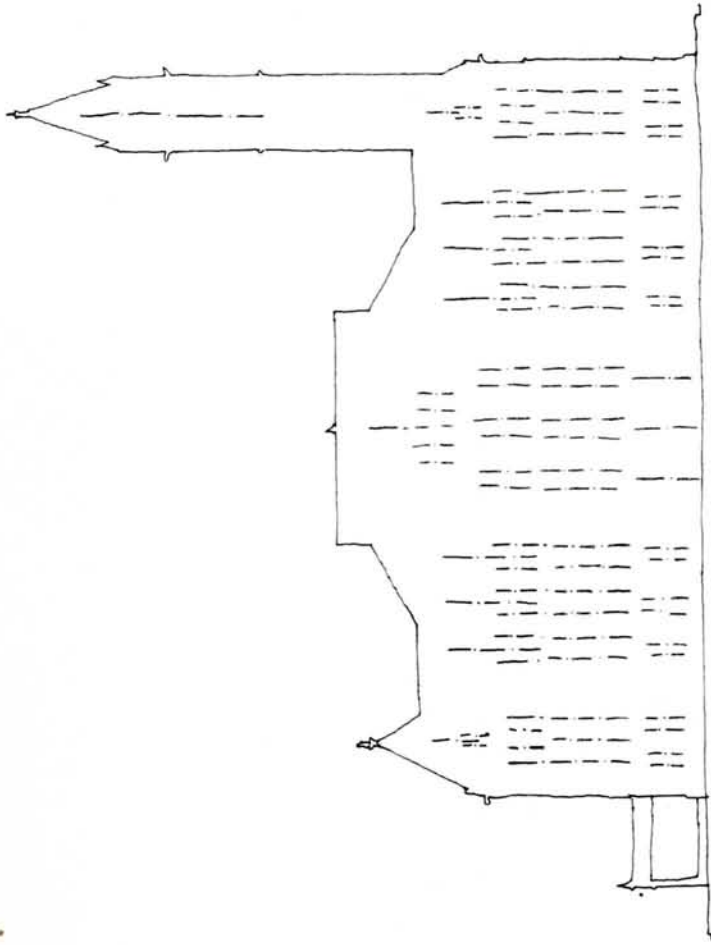


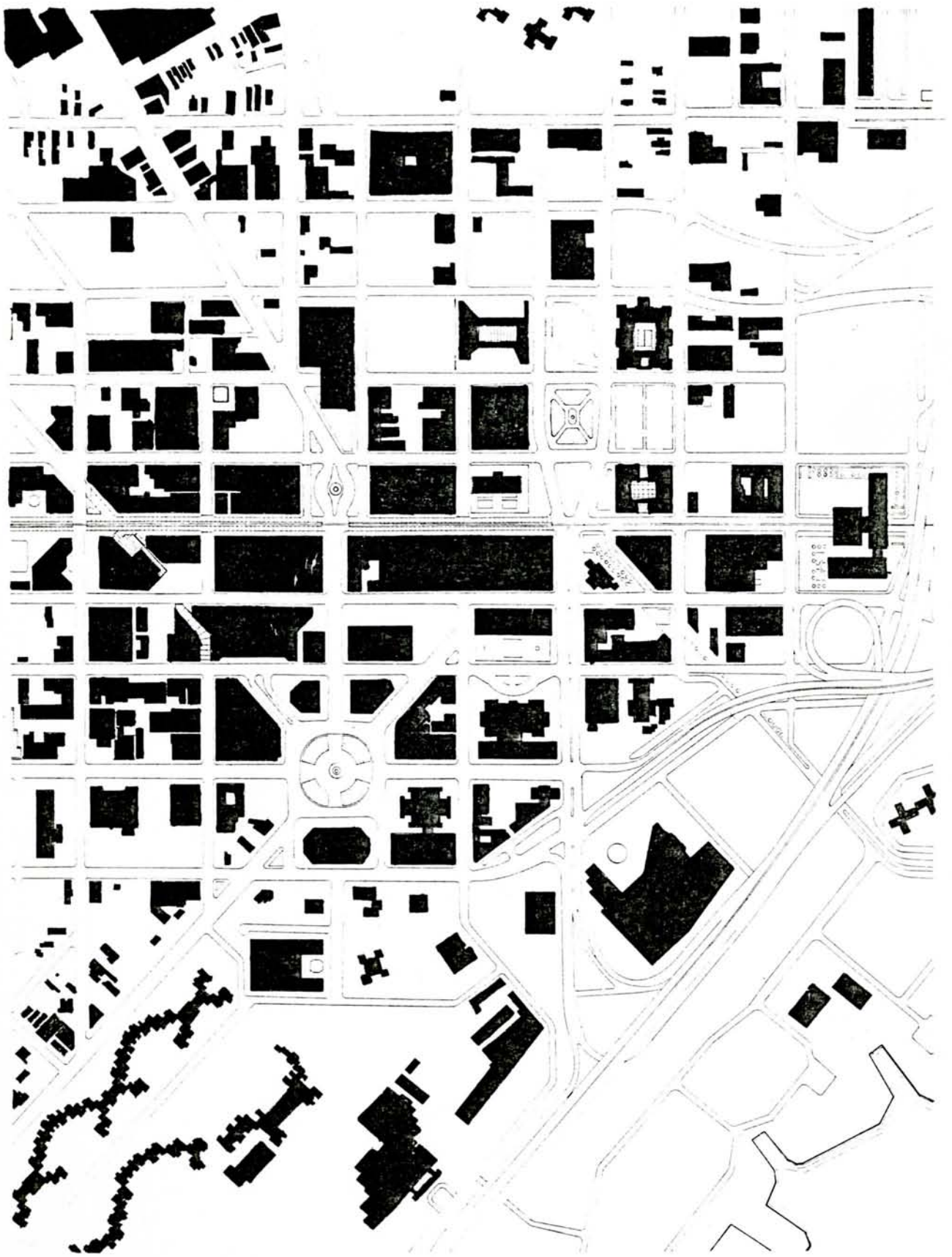


$$a : b = b : c$$



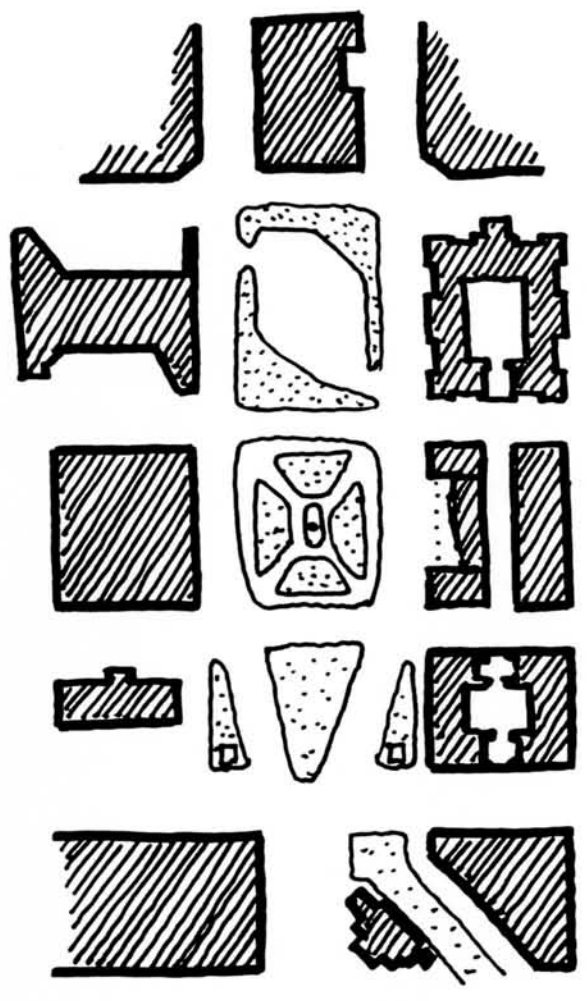
FACADE ANALYSIS · ELLICOTT SQUARE



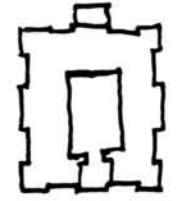
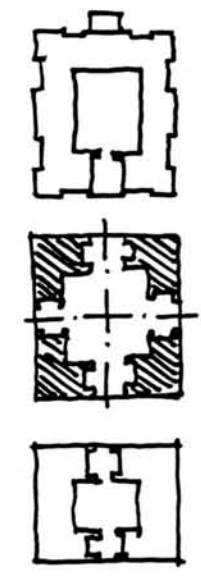


PRIMARY URBAN INTENTIONS:

1. DEFINE STREET (Division St. "Mall")
2. PROVIDE SPATIAL LINK BETWEEN ELLICOTT SQUARE & E.C.C.
3. RESPOND TO PARK.

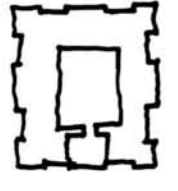
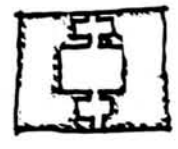


COURT



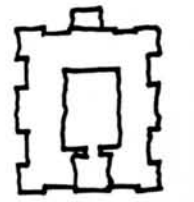
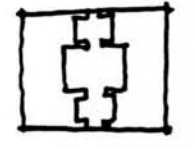
Defined by individual buildings.

"GARDEN FACADE"



w/ PAVILIONS

PASSAGE



SECONDARY SYSTEM
Cross-Axis (Thru)
TERTIARY SYSTEM
Radial (localized)

TRANSFORMATION

GENERIC TYPE

PLAN STUDIES

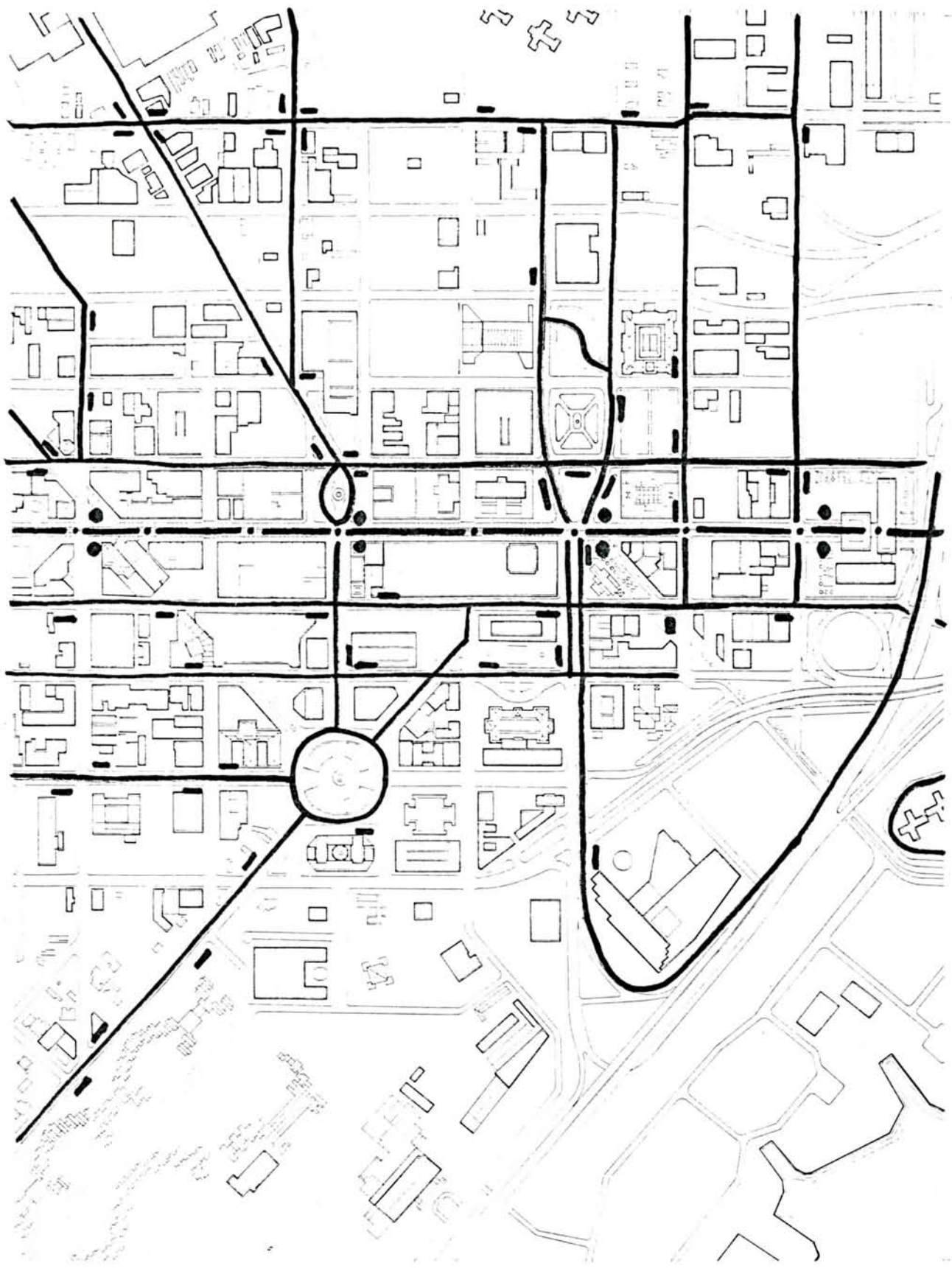
PUBLIC TRANSPORT

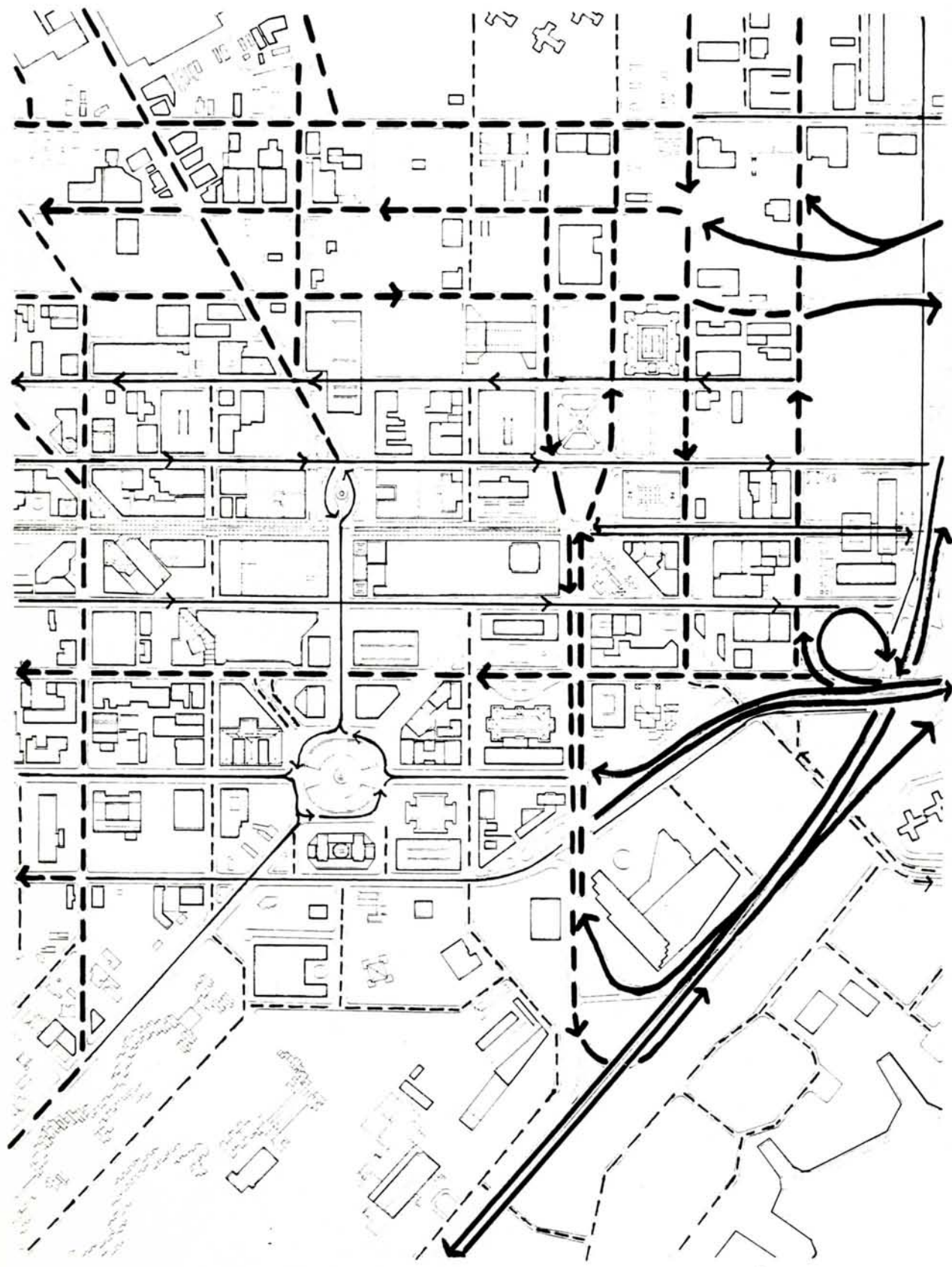
— BUS LINES

● BUS STOPS

— L.R.R.T. RAPID TRANSIT LINE (ABOVE GRADE)

● L.R.R.T. STOPS





- LOCAL
- DISTRIBUTOR/
CONNECTOR
- - - MAJOR ARTERIALS TRAFFIC
- == EXPRESSWAYS

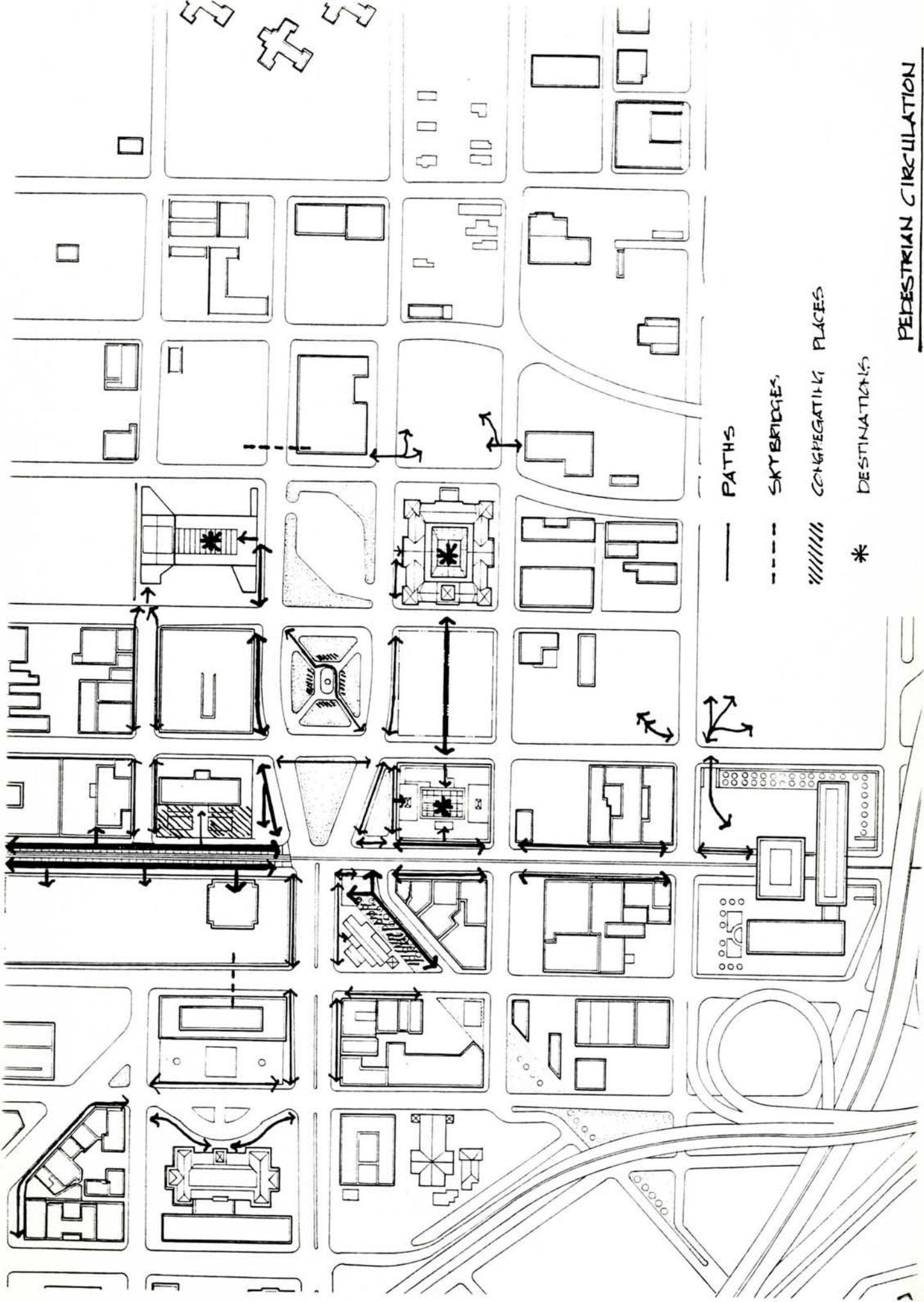


PARKING

□ PARKING STRUCTURES

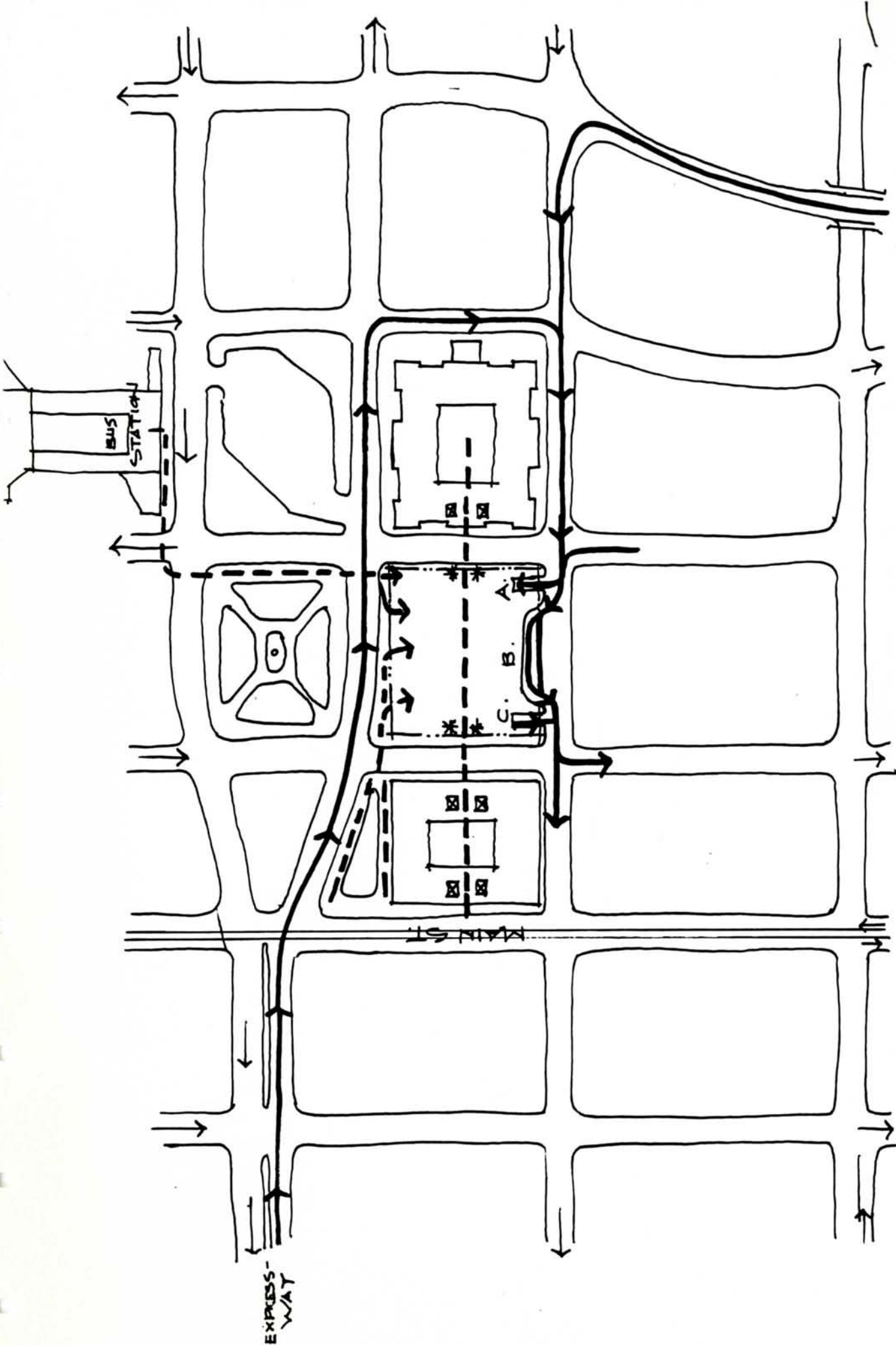
□□□ PARKING LOTS

□□□ BELOW-GRADE PARKING



- PATHS
- - - SKYBRIDGES
- ////// CONGREGATING PLACES
- * DESTINATIONS

PEDESTRIAN CIRCULATION



EXPRESSWAY

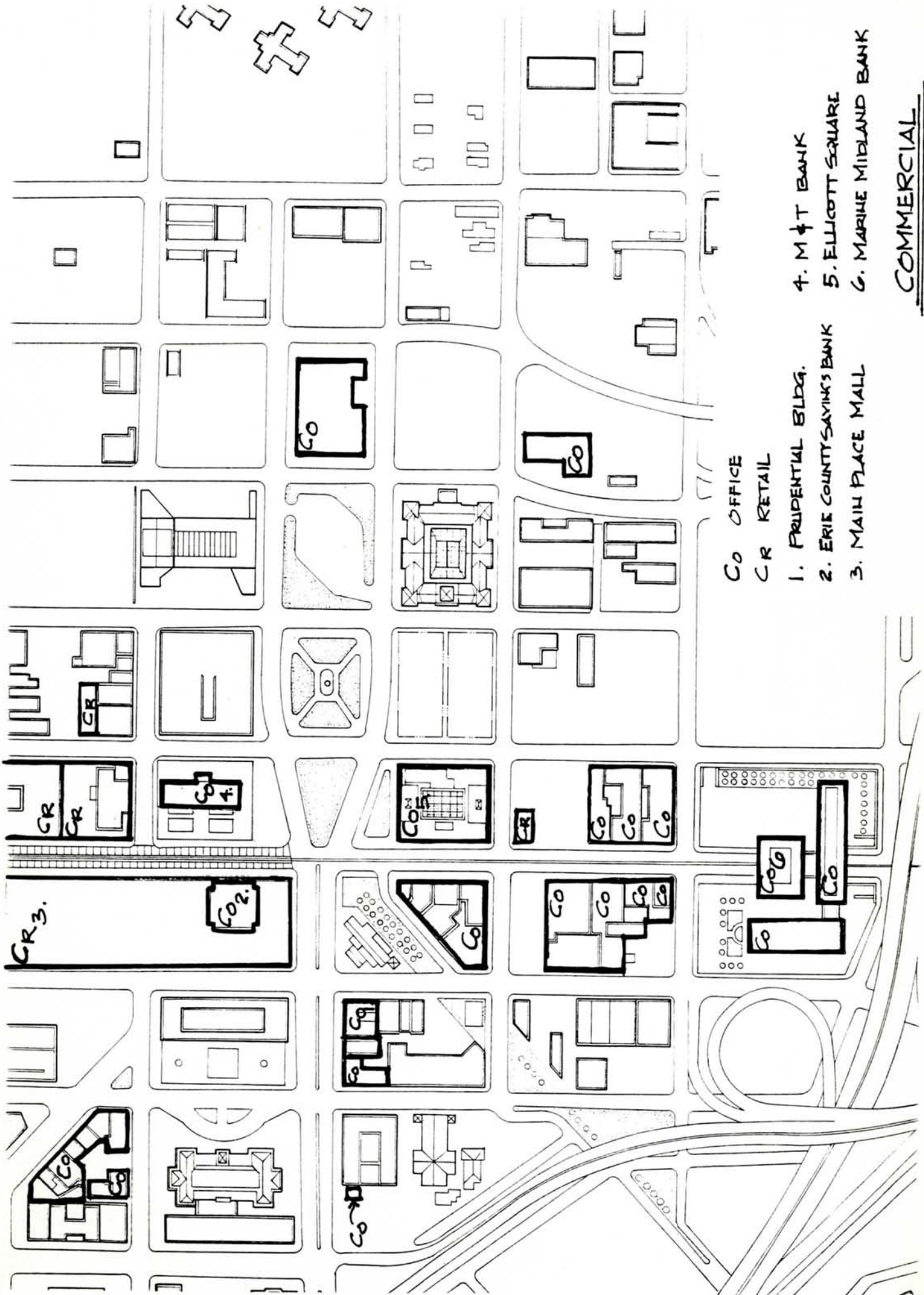
EXPRESSWAY

VERTICAL CIRCULATION
 [Symbol] EXISTING
 [Symbol] PROPOSED
 (Street level to below)

A. ENTRY TO PARKING BELOW
 & LOADING
 B. DRIVE-IN TELLER
 C. EXIT FROM PARKING & LOADING

--- PEDESTRIAN
 — VEHICULAR

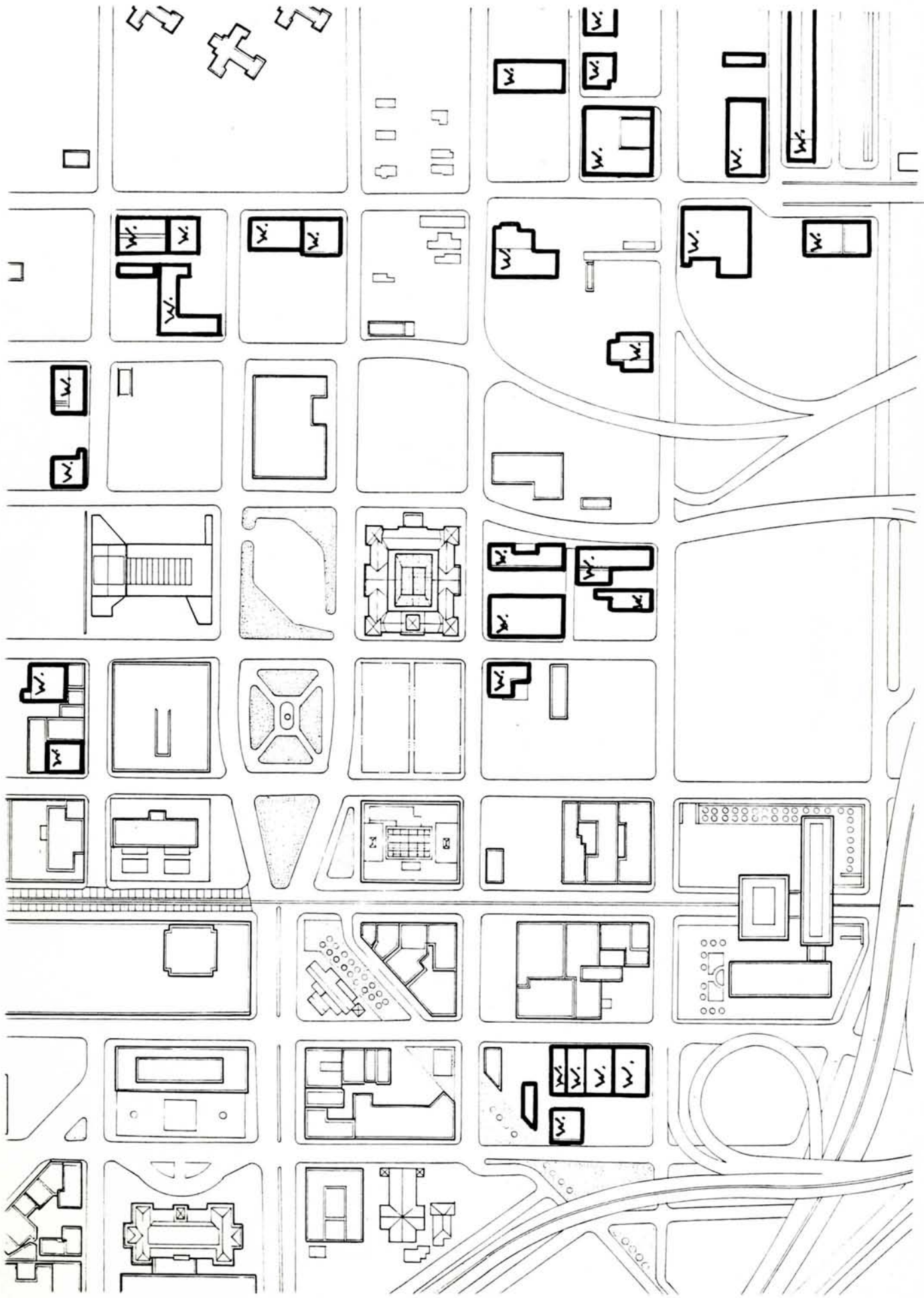
PROPOSED CIRCULATION



Co OFFICE
 CR RETAIL

1. PRUDENTIAL BLDG.
2. ERIE COUNTY SAVING'S BANK
3. MAIN PLACE MALL
4. M & T BANK
5. ELLICOTT SQUARE
6. MARINE MIDLAND BANK

COMMERCIAL



WAREHOUSE / LIGHT INDUSTRIAL



- 1. ERIE COUNTY HALL
- 2. COUNTY OFFICE BLDG.

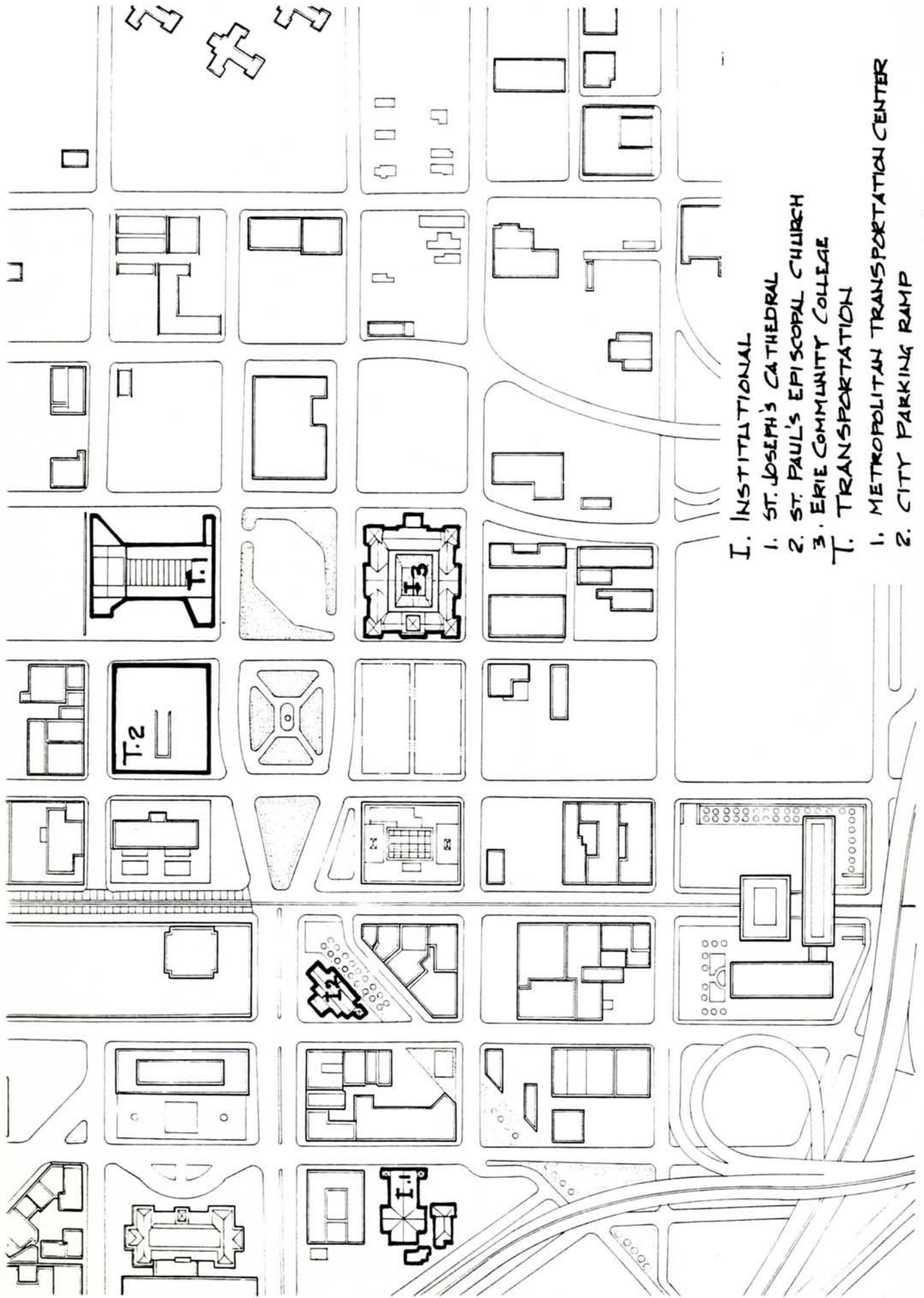


R.

0 0 0
0 0 0

R.

RESIDENTIAL



I. INSTITUTIONAL

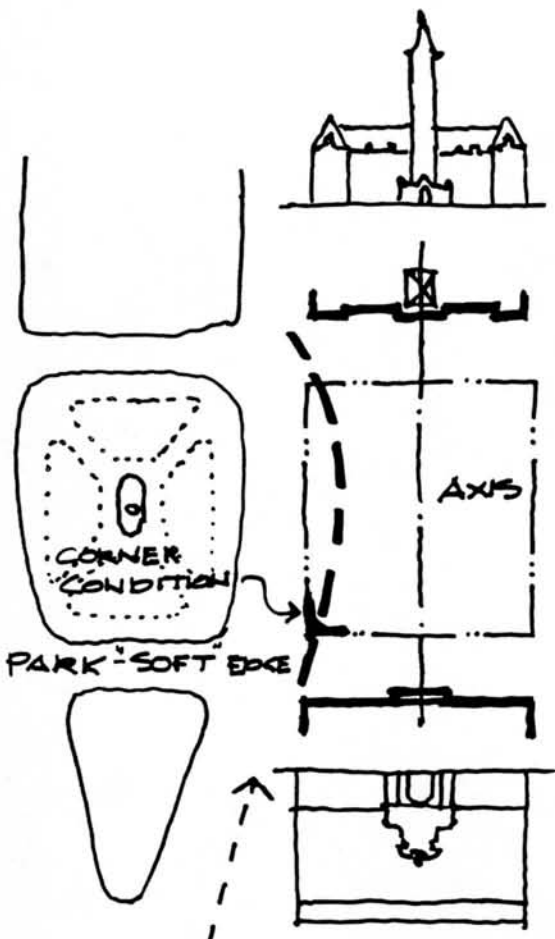
- 1. ST. JOSEPH'S CATHEDRAL
- 2. ST. PAUL'S EPISCOPAL CHURCH
- 3. ERIE COMMUNITY COLLEGE
- T. TRANSPORTATION

- 1. METROPOLITAN TRANSPORTATION CENTER
- 2. CITY PARKING RAMP

MISCELLANEOUS

VISIBILITY FROM EXPRESSWAY

- Skyline
- Automobile Scale (view @ 55 m.p.h.)



FRONTALITY



FRONTALITY

SOUTHERN EXPOSURE

SOLAR GAIN

- desirable in public spaces gardens, etc.
- undesirable in offices, store-fronts.

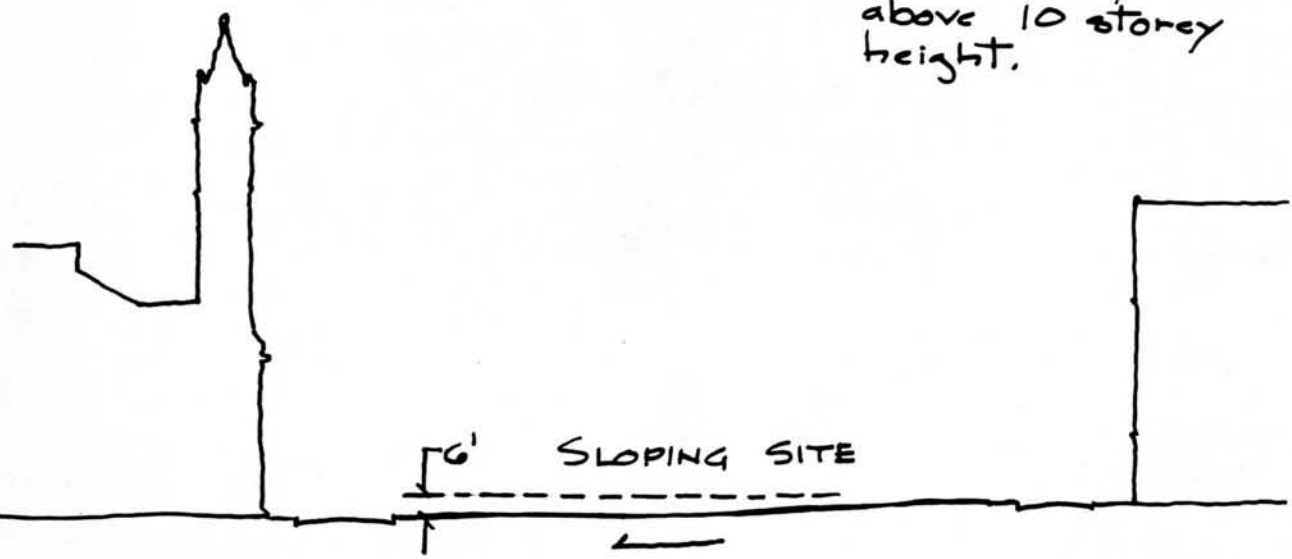
CORNER CONDITION

PARK - SOFT EDGE

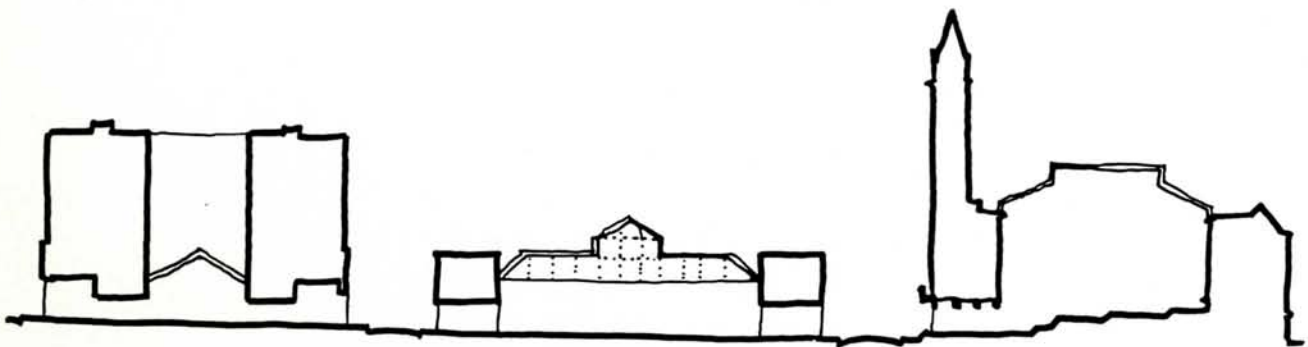
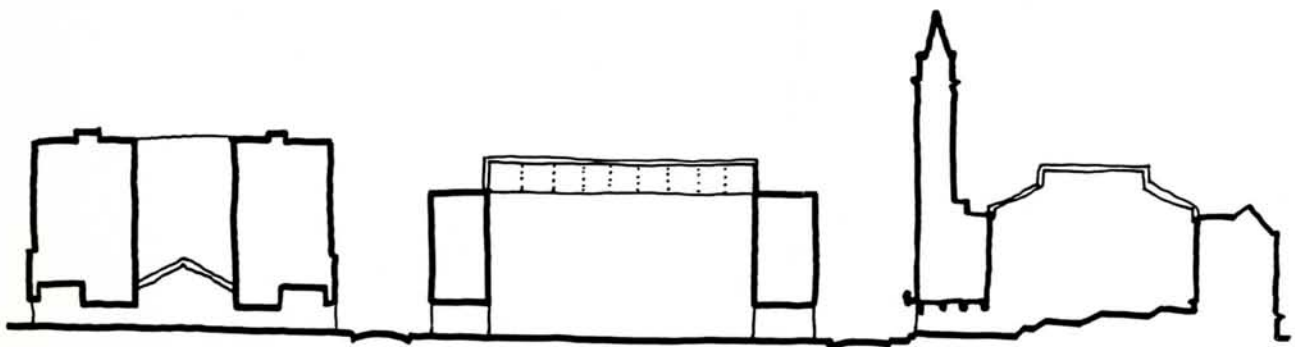
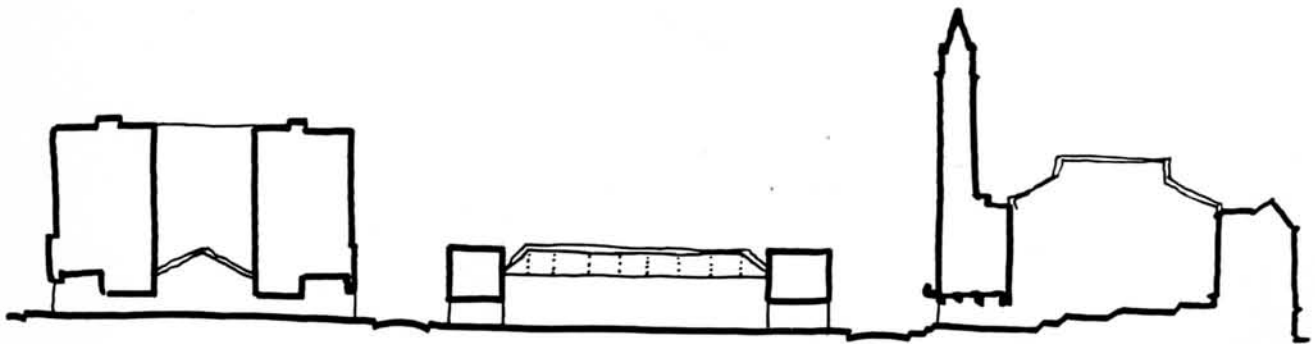
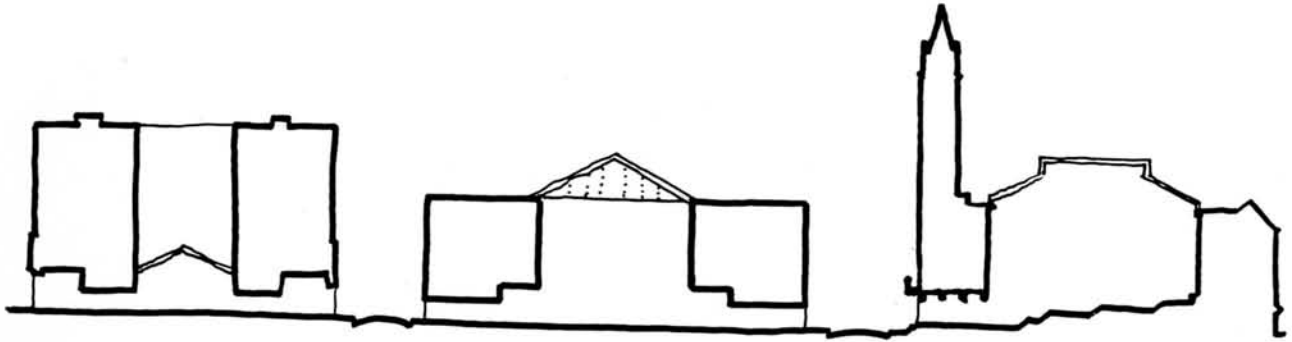
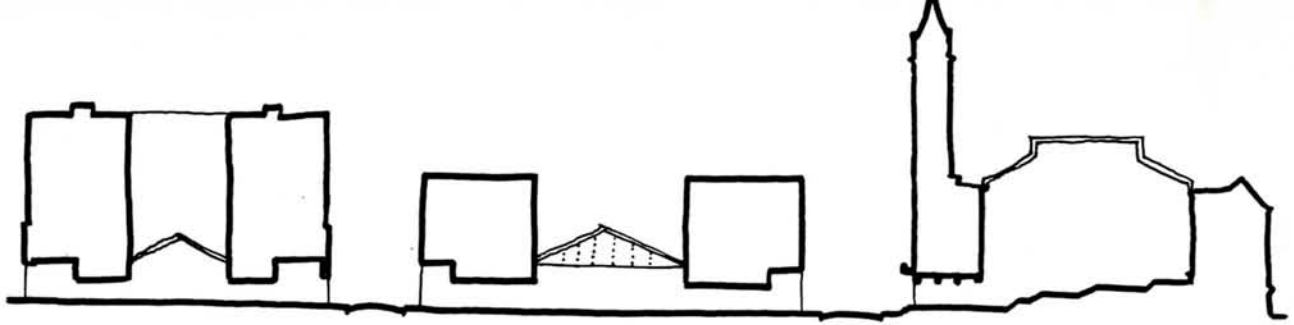
* IDENTIFIABLE LANDMARK (TOWER) VISIBLE FROM MAIN ST.

VIEW TO WATERFRONT

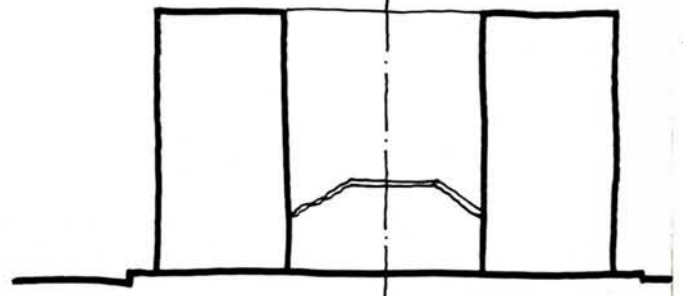
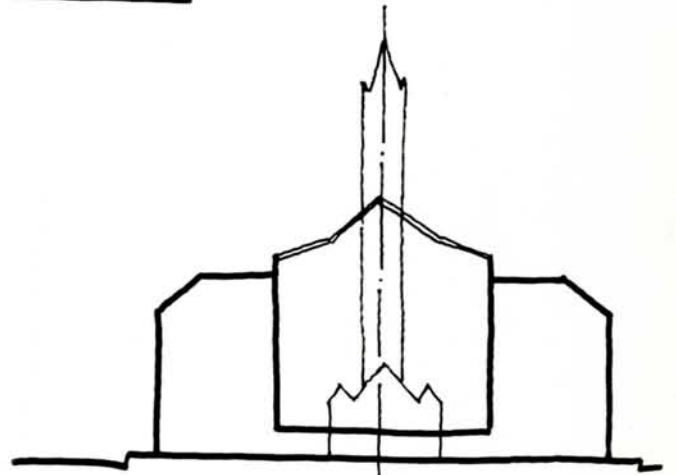
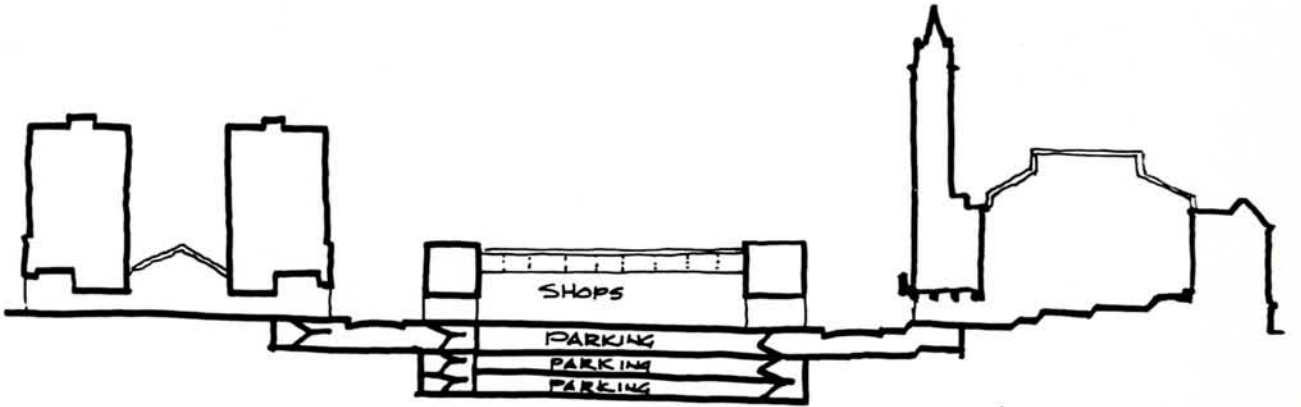
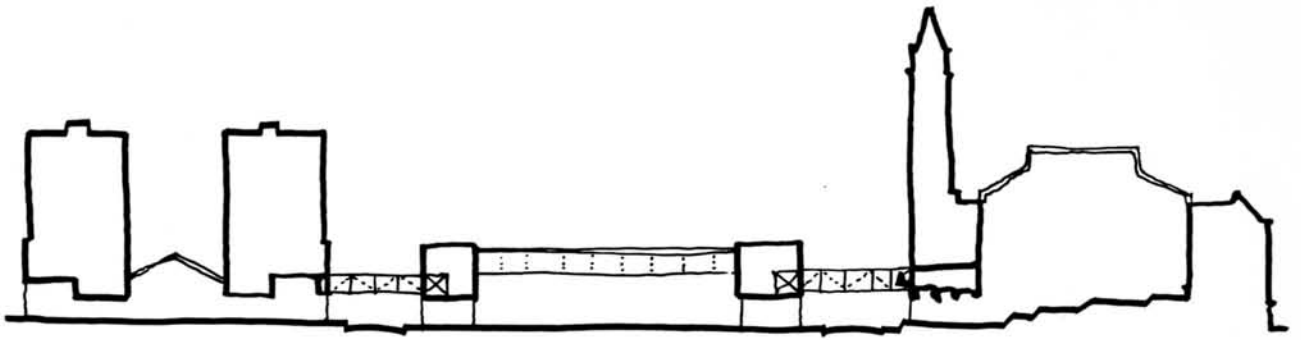
- possible only from above 10 storey height.



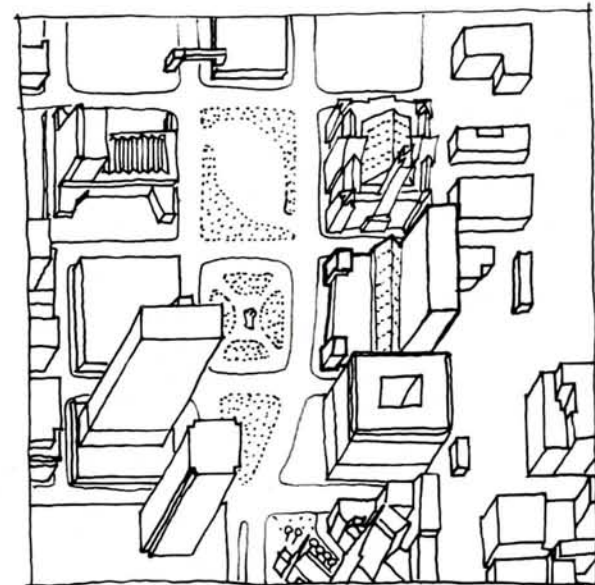
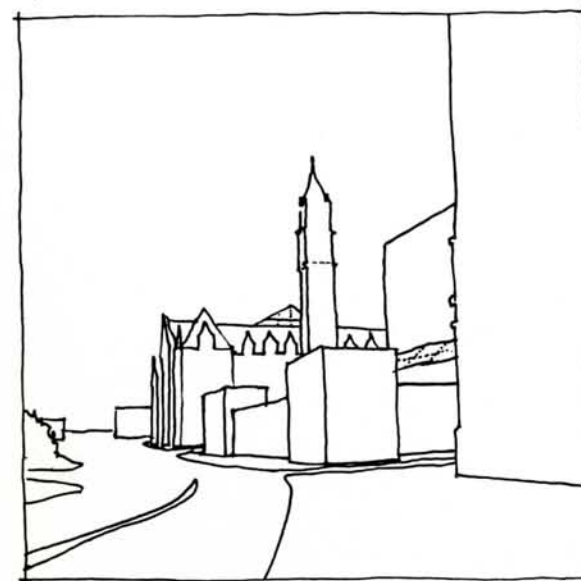
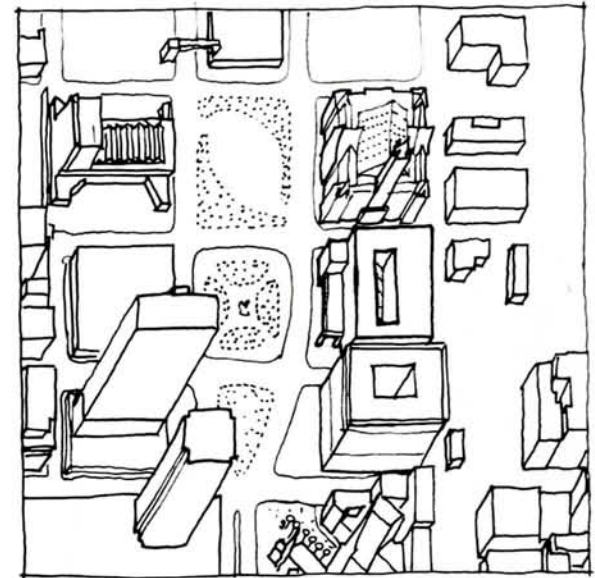
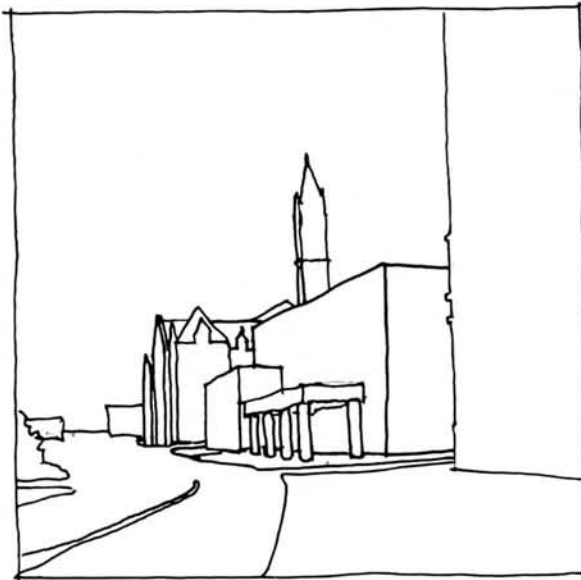
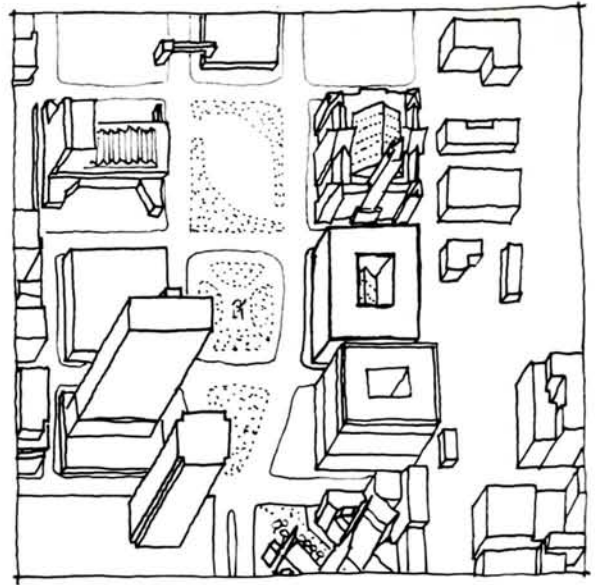
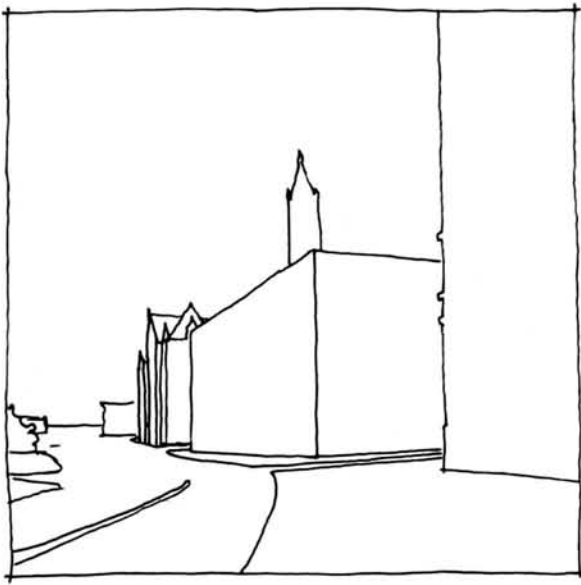
SITE PRESSURES

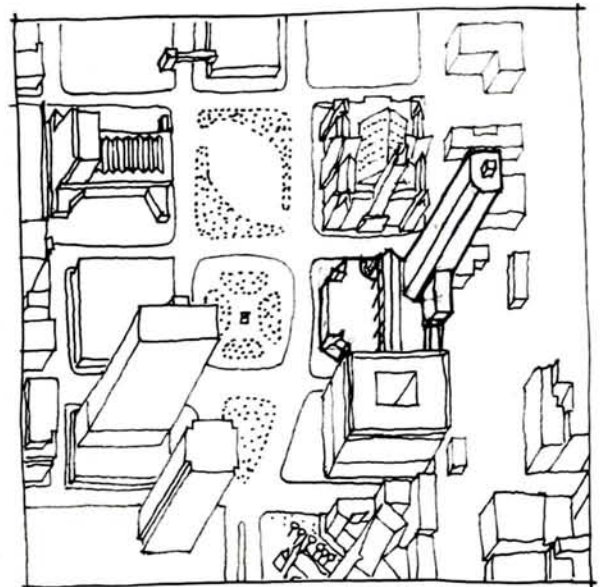
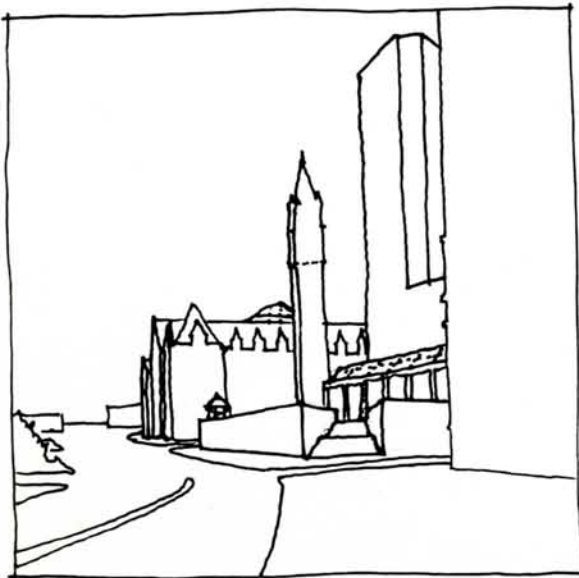
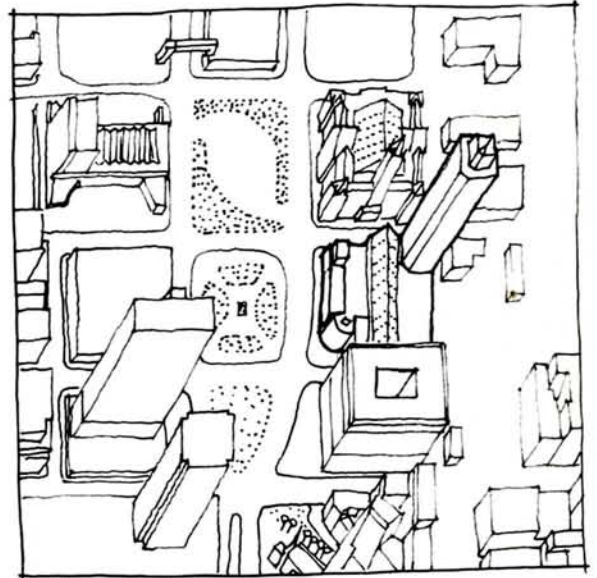
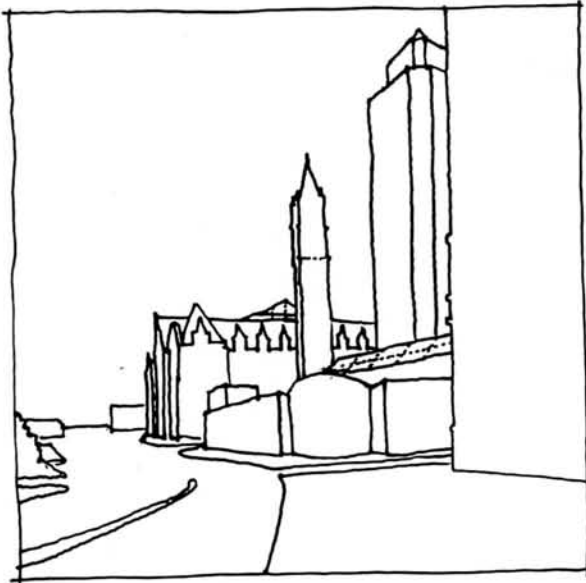
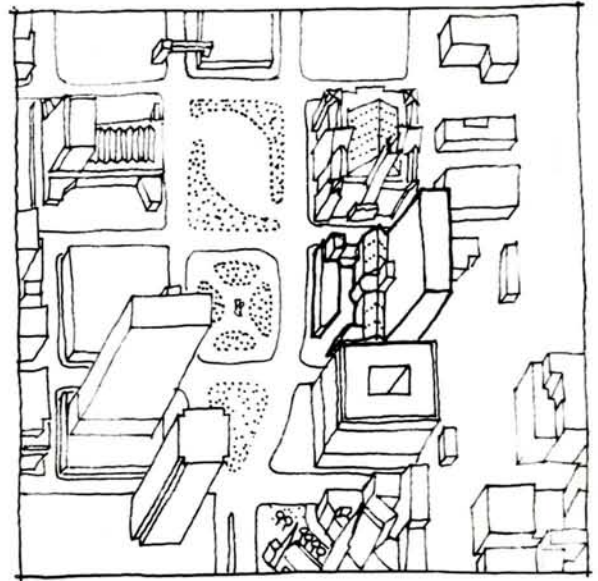
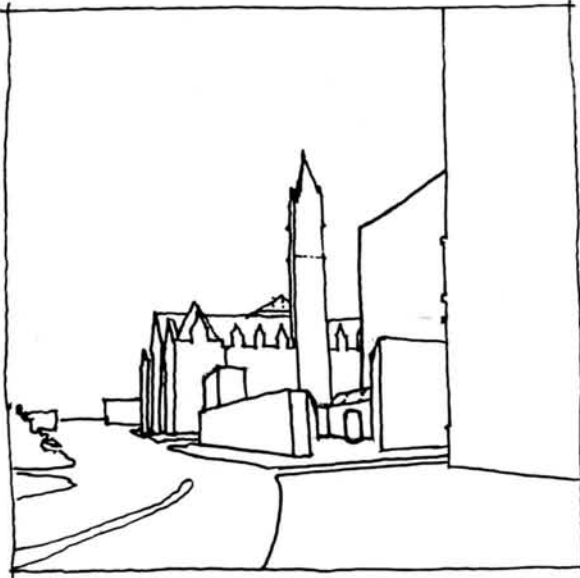


ASSUMPTION-PASSAGE



ASSUMPTION - PASSAGE





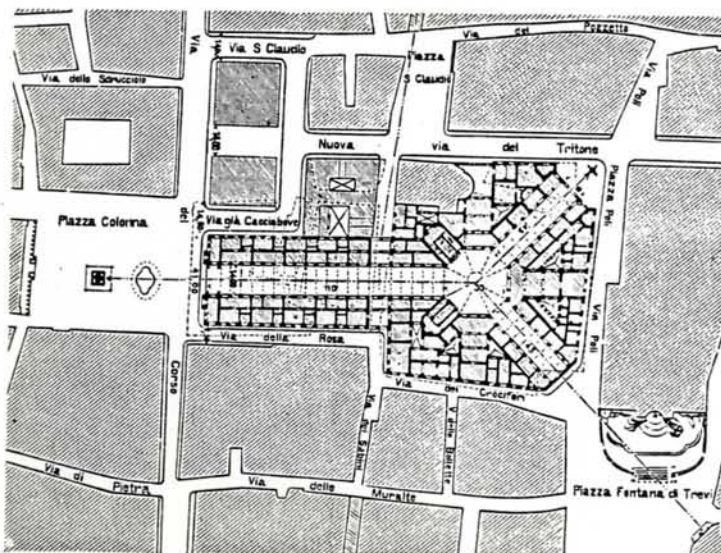


Unlike London's shopping arcades, Milan's Galleria never closes. It is an authentic street, owned by the municipal government. The lithograph records social life under the glass roof a century ago. (Courtesy Ufficio Ceremoniale, Municipio di Milano)

Rom



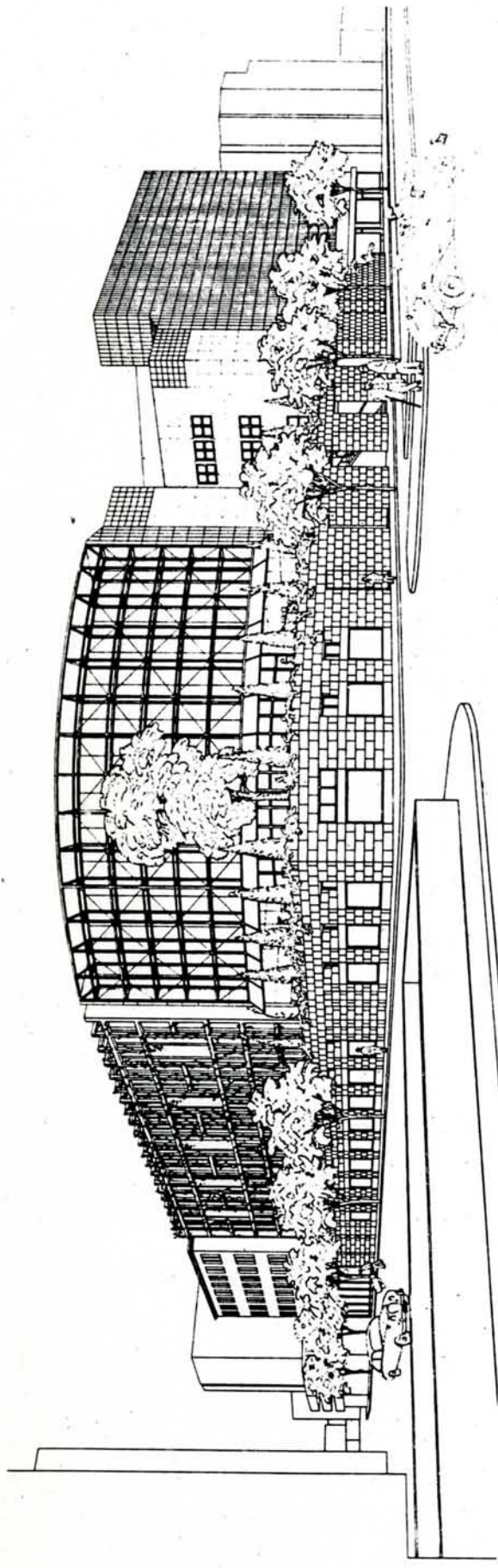
244 Projekt Mazzanti, 1884, Zugang an der Piazza Colonna



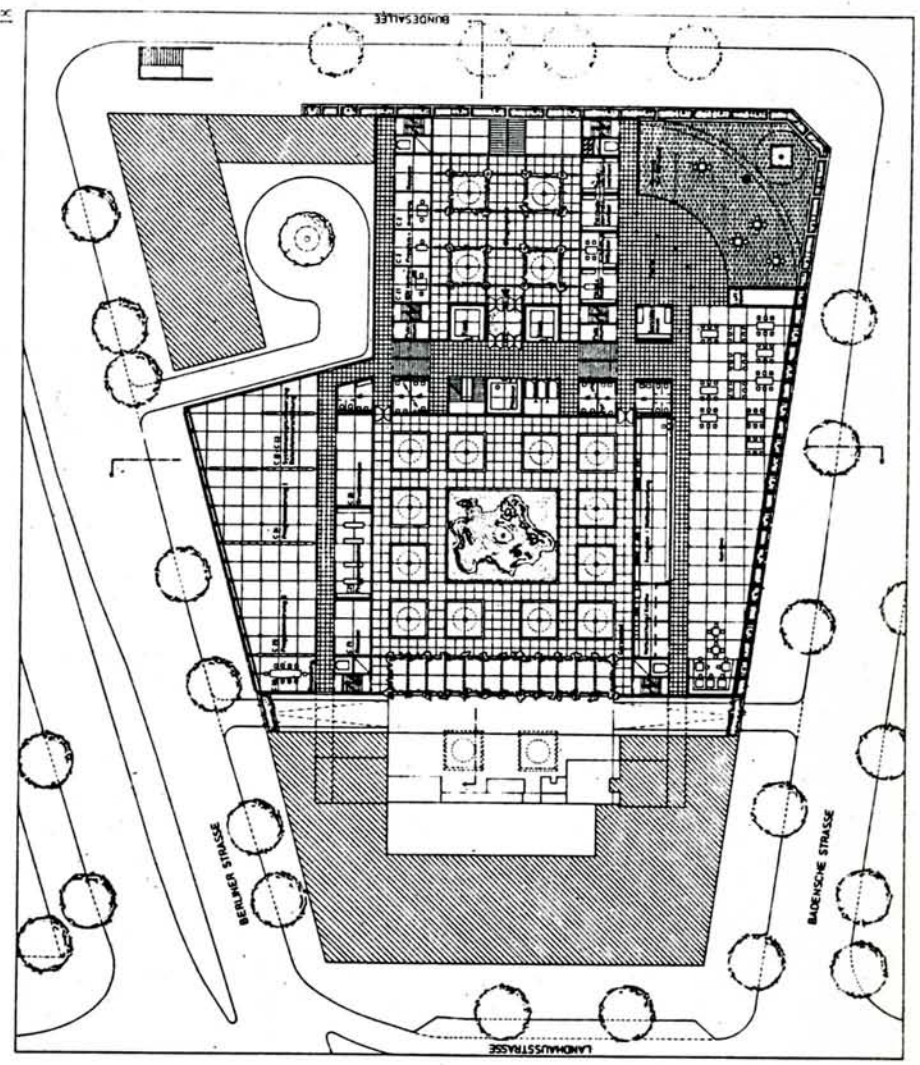
245 Grundriß

disposizione a nord o a sud

part out as oriented to the north



PROJECT FOR STADTSPARKASSE
O.M. LINGERS



BANK OF NEW YORK--WESTERN REGIONAL HEADQUARTERS BRANCH BANK

Banking Hall	3,000±
Teller's Area (8)	800
Work Room	400
Drive-In Teller	--
Money Vault	250
Safe Deposit Vault	350
Safe Deposit Cubicles (5)	175
Automatic Banking (2)	40
Conference	300
Manager	300
Secretarial	200
Officers (5)	1,000
Misc.--Storage and Washroom(s)	<u>200</u>
	7,015 sq. ft. (net)

The only portion of the Bank Headquarters experiencing continual day-to-day contact with the general public, the branch bank should be easily accessible from the street and its form, spaces, materials and overall quality should be representative of its importance as an identifiable symbol of this particular banking institution. Its dominant honorific space is the banking hall. The banking hall is a semi-public space which most of the branch's activities should be closely related to. It must provide ample space for the queuing up of bank customers; counters

for writing and signing checks and slips, and a waiting area for those dealing with its officers and administrators. It may also provide small exhibition space for the public and it should be spacious, well-lit (preferably natural lighting) and a memorable space.

The teller's area and the bank officers may be within the banking hall volume or may exist as separate spaces--differentiated in section but intimately related in plan to the banking hall. The automatic banking facilities should be easily accessible to the public during non-banking hours. A probable strategy involves the placement of one or more directly accessible from the street and one accessible from the commercial area. The automatic banking machines may be accommodated in various ways; the most common being: built into an exterior wall, placed in a vestibule, or placed in a freestanding pavillion-like structure--the latter two instances provide additional security; limiting access to the machines via card-key entry. A drive-thru facility should also be provided--integrated with, but not disrupting vehicular circulation for below-grade parking.

BRANCH ADMINISTRATION

Secretarial/Reception	500
Vice President	400
Assistant Vice President	<u>400</u>
	1,300 sq. ft. (net)

Branch Administration should be closely related to the branch bank. Close proximity to the regional headquarters general administration may be desirable; but is by no means essential.

GENERAL ADMINISTRATION

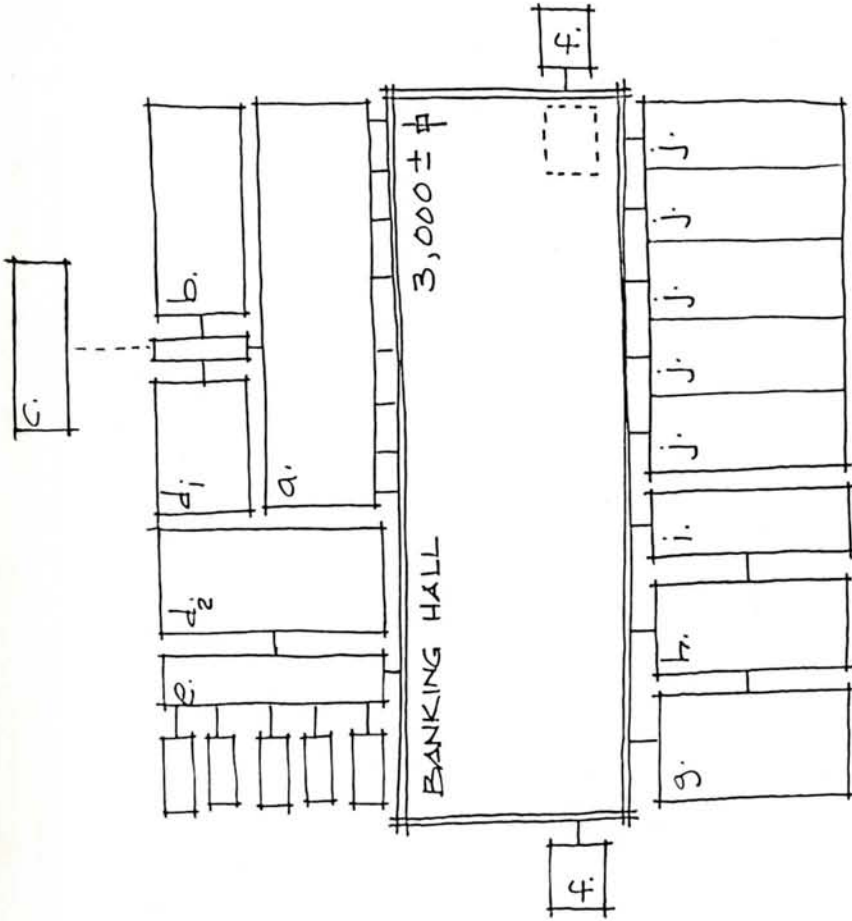
Board Room	1,000
Projection/Storage	100
President	500
Secretary	200
Reception	200
Executive Dining	600
Kitchen	<u>200</u>
	2,800 sq. ft. (net)

The design of the general administration area, being the scene of the various dealings of the upper level executives, should also be reflective of its hierarchical importance. Its location should be one of "prestige," e.g., an upper floor or penthouse, and should take advantage of favorable views. Executive offices and the board room should have absolute acoustic and visual privacy. The executive lounge/dining area should be capable of seating 25 to 30 for purposes of breakfast, lunch, coffee, or cocktails. Food preparation is limited; more involved meals may involve an outside caterer or employ the services of the commercial restaurant.

BRANCH BANK

7,015 ₪ NET

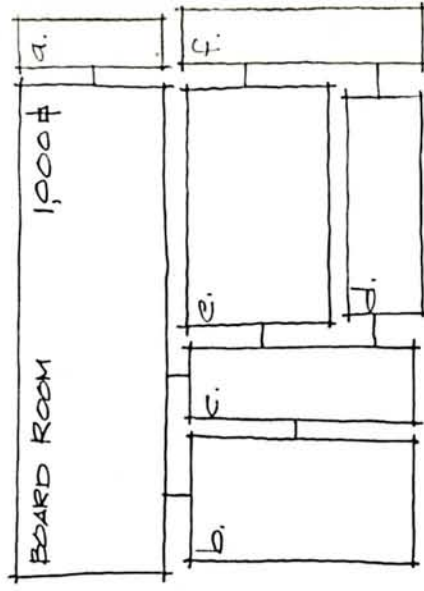
- a. TELLER'S (8) 800 ₪
- b. WORK ROOM 400 ₪
- c. DRIVE-IN (2) 250 ₪
- d.1 MONEY VAULT 350 ₪
- d.2 SAFE DEPOSIT VAULT 175 ₪
- e. SAFE DEPOSIT CUBICLES (5) 40 ₪
- f. AUTOMATIC BANKING (2) 300 ₪
- g. CONFERENCE 300 ₪
- h. MANAGER 200 ₪
- i. SECRETERIAL 1000 ₪
- j. OFFICERS (5) 200 ₪
- MISC. STORAGE, WASHROOM(S) 200 ₪



BRANCH ADMINISTRATION

1,300 ₪ NET

- a. SECT., REC'PTN. 500 ₪
- b. V.P. 400 ₪
- c. Ass't V.P. 400 ₪



GENERAL ADMINISTRATION

2,800 ₪ NET

- a. PROJECTION / STORAGE 100 ₪
- b. PRESIDENT 500 ₪
- c. SECRETARY 200 ₪
- d. RECEPTION 200 ₪
- e. EXECUTIVE DINING 600 ₪
- f. KITCHEN 200 ₪

PERSONNEL

Training Room	1,200
Secretary/Reception	300
Officers (2)	600
Assistant	<u>200</u>
	2,300 sq. ft. (net)

TRUST DEPARTMENT

Officers (4)	1,200
Investment Counselors (2)	600
Secretarial	200
Conference	<u>600</u>
	2,600 sq. ft. (net)

PUBLIC FINANCE

Vice President	400
Secretary	300
Assistants (2)	<u>600</u>
	1,300 sq. ft. (net)

COMMERCIAL LOAN

Officers (10)	2,500
Vice President	400
Secretarial	300
Conference	<u>500</u>
	3,700 sq. ft. (net)

CONSUMER CREDIT

Open Office Space	2,500
Vault	<u>150</u>
	2,650 sq. ft. (net)

LOAN COLLECTION

Vice President	400
Assistant Vice President	400
Officers and Clerical	<u>1,900</u>
	2,700 sq. ft. (net)

MORTGAGE DEPARTMENT

Officer	300
Clerks (4)	800
Conference	<u>400</u>
	1,500 sq. ft. (net)

AUDIT

Clerical	1,500
Department Head	400
Assistant	300
Conference	<u>500</u>
	2,700 sq. ft. (net)

ACCOUNTING

Officers (3)	600
Storage	<u>100</u>
	700 sq. ft. (net)

REGIONAL OPERATIONS

Control Services	1,600
Demand Deposit Department	3,000
Time Deposit Department	3,500
Data Processing	3,000
Proof Department	1,000
General Storage	<u>400</u>
	12,500 sq. ft. (net)

MAILROOM/COPY CENTER

900 sq. ft. (net)

PROTECTIVE CONTROL

Vice President	300
Secretarial	150
Officers (2)	400
Security Office	<u>150</u>
	1,000 sq. ft. (net)

FACILITIES MANAGEMENT

Building Manager	200
Secretary	100
Assistants (2)	200
Building Engineer	200
Storage	800
Tool Room	150
Shipping/Receiving	600
Truck Dock(s)	as required
Refuse Storage	as required
Equipment Room	<u>500</u>
Main Terminal	2,750 sq. ft. (net)

The offices of the Building Manager and his staff, involved in the management of the entire building as well as the leasing of space to tenants, should be in a location of relative importance. The support facilities on the other hand should be as unobstrusive as possible. The shipping/receiving area should include a truck dock(s) and refuse container area to also serve the purposes of the individual tenants of the commercial spaces. The building engineer's office should have a view of the shipping/receiving area.

TOTAL AREA OF BANK FACILITIES 51,915 sq. ft. (net)

SPECULATIVE OFFICE SPACE 130,000 to
150,000 sq. ft. (net)

COMMERCIAL SPACE

CAFE/NIGHTCLUB (approx. capacity 150 persons)

Dining Area	2,100
Kitchen	700
Storage	300
Food Storage	100
Supplies and general storage	300
Dishwashing Area	300
Bathrooms	300
Coat Check	100
Dance Floor	100
Sound Booth	100
Bar(s)	<u>500</u>
	5,000 sq. ft. (net)

The Cafe/Nightclub is intended to help animate the streetlife of the project area both during and after business hours--providing for informal dining during the afternoon and evening and drinking and dancing from "happy hour" until closing (currently 4:00 a.m., but to be

possibly changed to 2:00 a.m. dependent on upcoming legislation). It should be accessible from both the street and the interior concourse. The possibility of outdoor sidewalk cafe dining should also be investigated.

RESTAURANT (approx. capacity 200 persons)

Dining Area	3,600
Kitchen	1,500
Storage	600
Dishwashing Area	400
Bathrooms	300
Coat Check	<u>100</u>
	6,500 sq. ft. (net)

The Restaurant is intended for more formal dining of a quieter, more private nature. Its focus may be on an interior space, a rooftop garden, or a distant view (e.g., the waterfront to the west) rather than the street or the immediate surroundings. Special provision may have to be made for the movement of food and supplies from ground level as well as for refuse disposal (trash compactors and chutes) and some connection (e.g., dumb-waiter) between the restaurant kitchen and the kitchen of the executive dining room may be desirable.

RETAIL SHOPS AND STORES

38,500 to
58,500 sq. ft.

The remainder of the commercial area will consist of various shops, stores, snack bars, etc., the concourse of which should be of a definite public nature. It should serve both the general public and the building tenants and may in fact supplement or even obviate the bank's need for an employee lounge/cafeteria.

PARKING

The city zoning ordinance has no established minimum for off-street parking for zoning classification C-3 (Central Business District). The subsequent increase in office population and expected increased building on other vacant lots now used as parking, indicate the need for below-grade parking facilities. A preliminary estimate of 100 to 150 spaces is assumed for the time being. Some sort of below-grade connection to the E.C.C. City Campus and the Ellicott Square Building may be desirable in the anticipation of use and rental of spaces by their users and given the often inclement weather experienced during Buffalo winters.

SPECIAL REQUIREMENTS

STRUCTURAL

BRANCH BANK

Banking Hall -- spans in the vicinity of 35' to 50'.

Possibilities include: steel frame, light truss, space frame, concrete frame or vault.

Vaults -- reinforced concrete walls, floor and ceiling of thickness between 12" to 27" plus 1/2" steel lining.

OFFICE SPACE -- A 25' bay size is most common--although in recent years 30' to 35' bay sizes have been appearing with greater frequency. For the uses of the bank headquarters a 25' or 30' bay should be large enough to allow for flexibility in space planning. A 5' module is advisable as most office furniture systems are derived from a standard 30" and multiples thereof. Steel framing is the most likely system given these bay sizes.

PARKING -- Bay sizes vary dependent on parking layout, spaces above, and structural system employed. Most prevalent systems are of reinforced concrete slabs or waffle slabs.

ZONING REQUIREMENTS

Zoning Ordinance of the City of Buffalo, 1982

Sec. 11 "C-3" Central Business District

- (b) Maximum height: One and three quarters (1-3/4) times the width of the street on which the lot abuts. Additional height shall be permitted the subject to a setback of one (1) foot from each lot line for each five (5) feet of additional height. For the purpose of the subsection "street" shall be interpreted to include any adjoining open public place which is directly opposite the front or side line of the lot in question, to a total width of one hundred fifty (150) feet for street and adjoining public place. Provided, however, within the areas bounded by Upper Terrace, Pearl Street and West Seneca Street the following restrictions shall apply:
- (1) All buildings hereinafter constructed or remodeled shall be limited to not more than two (2) stories in height or a maximum of thirty (30) feet high.
 - (2) All buildings constructed shall be of fireproof construction in accordance with chapter XII of the ordinances.

ZONING REQUIREMENTS

Zoning Ordinance of the City of Buffalo, 1982

Sec. 17. Off-Street Parking and Loading.

(a) Parking and loading space: After the effective date of this amended chapter there shall be provided, unless excepted by reason of compliance with section 17(a) (4) below, at the time of erection of any main building or at the time any main building is enlarged, off-street parking and loading spaces as hereinafter specified. Each off-street parking space shall contain not less than one hundred sixty (160) square feet in the case of self-parking and not less than one hundred twenty-six (126) square feet in the case of attendant parking, exclusive of access drives or aisles which have adequate ingress and egress, and shall be of usable shape and condition. When provided on a site other than that containing the main building to which it is accessory, parking space shall be in a district where permitted and shall be subject to deed, lease or contract restrictions acceptable to the corporation counsel of the city of Buffalo, binding the owner to maintain the required number of parking spaces available to the occupants of the building to which spaces available to the occupants of the building to which they are accessory throughout the life of such building. Each off-street loading space shall be not less than ten (10) feet in width, thirty (30) feet in length and fourteen (14) feet in height.

(3) Loading space: On the same premises with every building or part thereof, hereafter erected, having a gross floor area of at least ten thousand (10,000) square feet occupied for manufacturing, storage, furniture or household appliance store, department store or hospital, there shall be provided and maintained at least one (1) off-street loading space plus one (1) additional such loading space for each fifty thousand (50,000) square feet of gross floor area so used in excess of fifty thousand (50,000) square feet. Off-street loading space requirements for hotels, apartment-hotels, apartment or office buildings more than three (3) stories high, shall be one-third of the foregoing.

REFERENCES

SPECIAL REQUIREMENTS

TECHNICAL see precedent studies

FORMAL see precedent studies

REFERENCES

Although the proposed building is a bank headquarters in name it also addresses issues also common to other building types--namely the office building and the mixed-use building.

BANK BUILDINGS

Background:

The first bankers, in the professional sense, were the merchant-bankers of 14th and 15th century Italy. Probably the most famous of these were the Medici in Florence. In most cases the functions of banking, only a small portion of their extensive trading activities, occurred in their palazzi--probably taking place in any of the larger rooms of the palace with specific spaces set aside for storing of money and the keeping of books.

The banks and exchanges of 16th and 17th century Holland and England were distinguished by their open courts surrounded by cloisters and usually incorporating a tower to denote their importance. Again these buildings

functioned as both banks and exchanges--indeed many later exchange types developed as offshoots of this parti--the court now enclosed to form the large shed-like trading rooms prevalent in the 19th century.

Branch offices of banks appeared in England in the early 19th century--the first of which were not very different from private houses. Buildings like Soane's Bank of England (1788-1834) and Tite's London and Westminster Bank (1837-38) established the domed hall as the standard type. Oblong banking halls were also used, usually roofed by barrel vaults. Exterior expressions varied--the Greek temple was adopted for many banks especially in the U.S.--representing for many the ultimate in expressing the imposing qualities of solidity and stability so important to bankers. The Italianate, harkening back to the days of the Medici, was also sometimes used for exteriors.

As banking activity became more specialized, the support spaces grew in comparison to the banking hall. Wagner's superb hall at the Postal Savings Bank (1904-06) in Vienna is but a small portion of this imposing block--frankly expressing its modern materials but still imbued with⁴ rigorously classical spirit. The modern bank shows little difference in expression from the office building as evidenced in buildings like Manufacturers' Hanover in New York.

The State of the Art:

In recent years, however, some architects have begun to explore alternative expressions--informed by their content, as in some of Isozaki's banks in Japan, or by their context, such as Mario Botta's Fribourg State Bank. In other words, the state of the art is undergoing a transformation from abstracted, conventionalized corporate modernity toward explorations of urban form, history and precedent, and the influence of post-industrial technology, in the search for appropriate expressions of the financial institution.

OFFICE BUILDINGS

As a major portion of a bank is nowadays devoted to office space a close look at the building type is in order.

Background:

The office building as a type was first given its clear expression by the architecture of the Chicago School in the 1880's and 90's. Louis Sullivan's Guaranty Building (1894), located three blocks west of the project site, displays with uncompromising clarity the formal logic of the steel frame while providing a scale, proportion and articulation of base, shaft and capital that emphasizes its verticality while still allowing participation at the street level in the dialogue between building and

the pedestrian. It is hoped that my thesis can learn from this example--the qualities evident in a building like this a something to be strived for especially today when the office building has come to symbolize for many the alienation, monotony and conformity of modern life.

Improved technology, especially with regards to environmental control systems, allowed the modern curtain wall skyscraper to develop in the early 1950's. Air conditioning, the suspended ceiling and other advances made possible the hermetically sealed glass boxes of today. Buildings like Lever House and the Seagram's Building illustrated the elegance and subtlety the skyscraper could achieve. Unfortunately the replication of these models in a debased or misunderstood form has led to much of sterility of today's cities. Spaces like the Seagram Building's Plaza lost any meaning when mindlessly replicated and elegant, abstracted curtain walls often gave way to scaleless gridded boxes. Similarly, on the interior, the flexibility made possible by the steel frame has too many times led to the conception of the office building as merely a "warehouse of office workers." Despite its flexibility such undifferentiated space under the expanse of the omnipresent drop ceiling may not be the ideal work environment.

State of the Art:

The office building has been undergoing rethinking on several levels. The concept of work as a communal

experience, and the idea of using the large amount of repetitive office space to create public and referential spaces is being explored again (e.g., The Ford Foundation Building). Such ideas are not new--the 19th century example of the palazzo-inspired office building built around a glazed court (e.g., Ellicott Square Building) is a case in point. Another Buffalo example, the result of the interaction of a progressive architect and an equally progressive company is Wright's Larkin Building of 1906. Still, the office tower or slab has a distinct advantage in flexibility--although recent efforts combining a flexible, deep plan with atrium spaces are an attempt to get the best of both worlds.

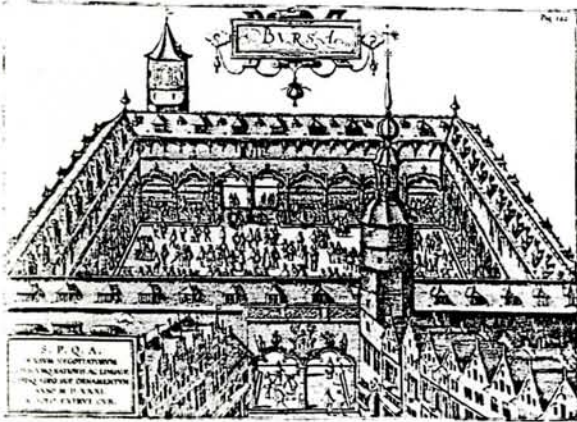
The relationship of the office building to the city also has been undergoing reassessment. The tower with its plaza as exemplified by the Seagram's Building is not a panacea for urban ills--as the many wind-swept unused plazas in many American cities can attest to. The relation of the building to the street is beginning to be studied again--this is particularly important when considering the office building inserted within a well-established architectural context.

MIXED-USE BUILDINGS

Recently, the idea of combining various types of use within large buildings and complexes in an effort to enliven and enrich our center cities has gained favor.

Of course such ideas are nothing new--traditionally cities have always had mixed-use buildings--but post-war land-use zoning policies often encouraged the development of single-purpose districts. An early and extremely successful model of mixed-use is Rockefeller Center in New York--proof that large office structures can coexist with meaningful, active spaces.

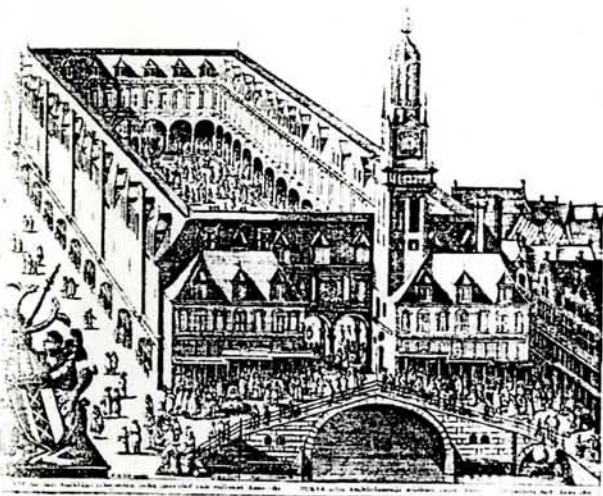
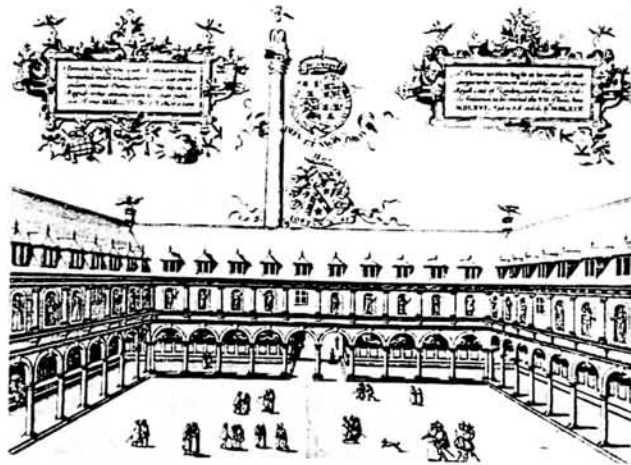
The late 1950's saw the construction of a few mixed-use structures usually in the form of a series of towers and slabs unified by a multi-layered platform. Later developments saw the advent of large shopping concourses, skylit courts and gallerias as devices to unify the various programmatic elements. By bringing more business, and therefore more life, to the city's downtowns has and will continue to offer much hope for cities. There are, however, serious limitations and problems to be addressed. Issues of scale in relation to its surrounding context is a difficulty experienced with many mixed-use developments. Also their internally-focused nature has had a detrimental effect on the surrounding street life in many instances. The task therefore remains for architects to design structures that can contribute to the city more than just in economic terms--ones that can create identifiable places and contribute to the street life in a form and scale sympathetic to its urban surroundings.



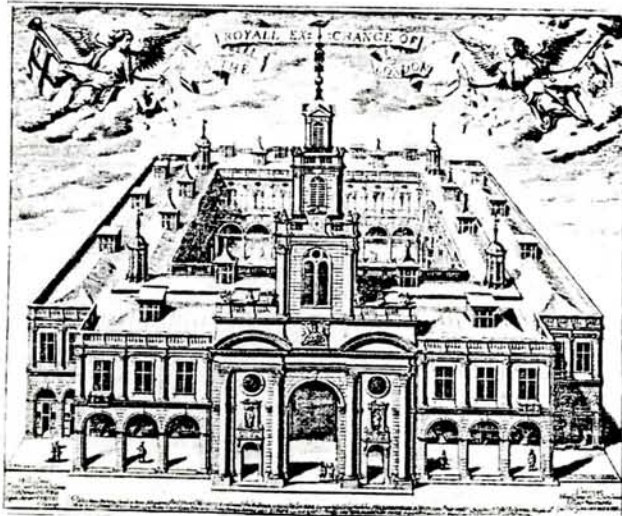
12.4 Antwerp, Exchange, 1531, by Dominicus van Waghemakere



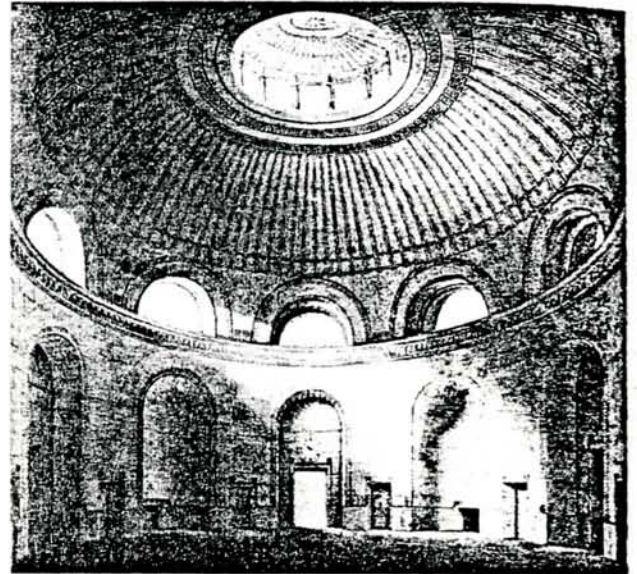
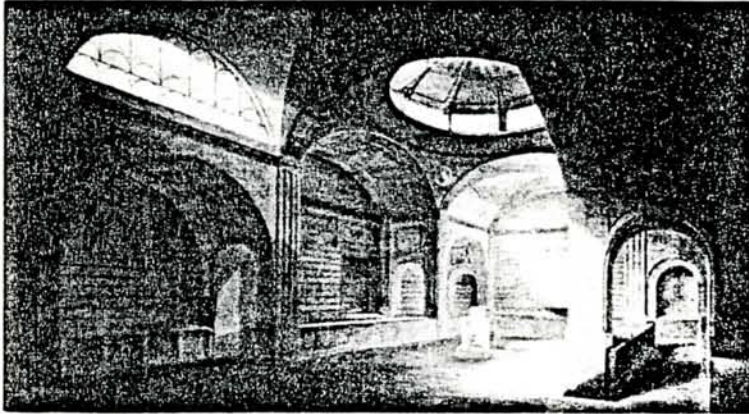
12.5 Florence, Palazzo Medici Riccardi, begun 1444, by Michelozzo



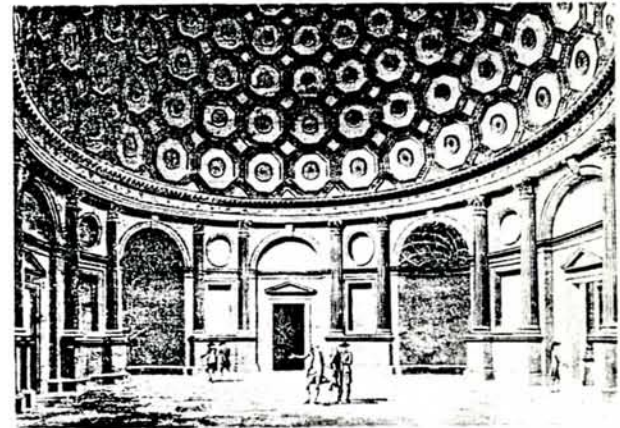
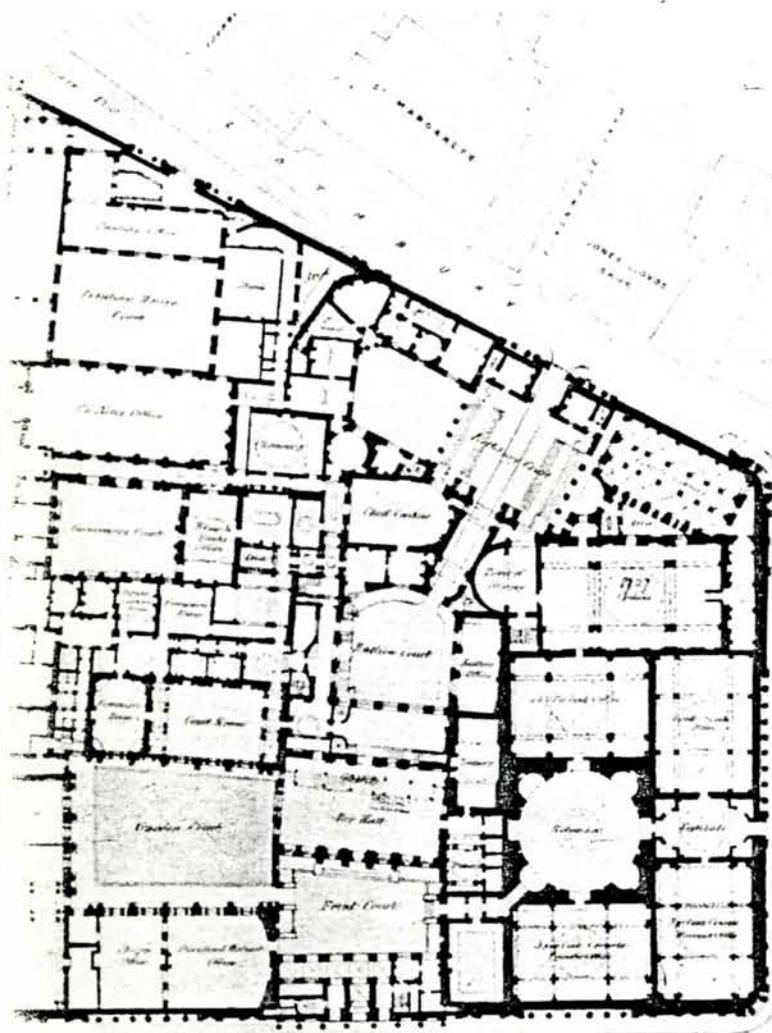
12.9 Amsterdam, Exchange, 1608-11, by Hendrik de Keyser



12.10 (above right) London, Royal Exchange, 1566
 12.11 (right) London, the second Royal Exchange, 1667-71, by Edward Jarman



12.19, 21 London, Bank of England, Stock Office, 1791-92, and Rotunda, 1796, by Sir John Soane (*London, Sir John Soane's Museum*)



12.17 London, Bank of England, Rotunda, 1765-70, by Sir Robert Taylor

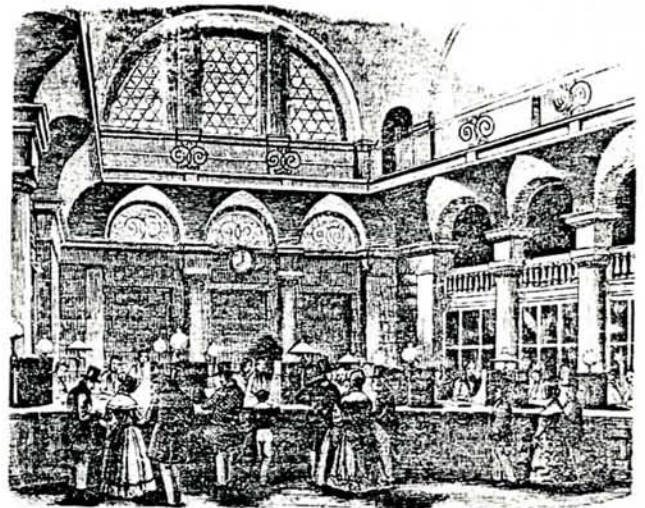


12.18 London, Bank of England, Tivoli Corner, by Sir John Soane

12.16 London, Bank of England, 1788-1834, by Sir John Soane: plan



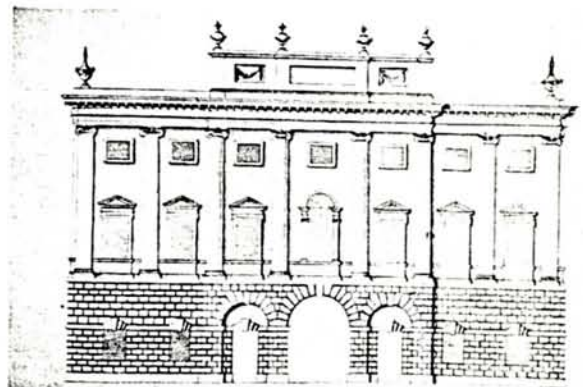
12.12 Liverpool, Bank of England, branch office, 1846-48, by C. R. Cockerell



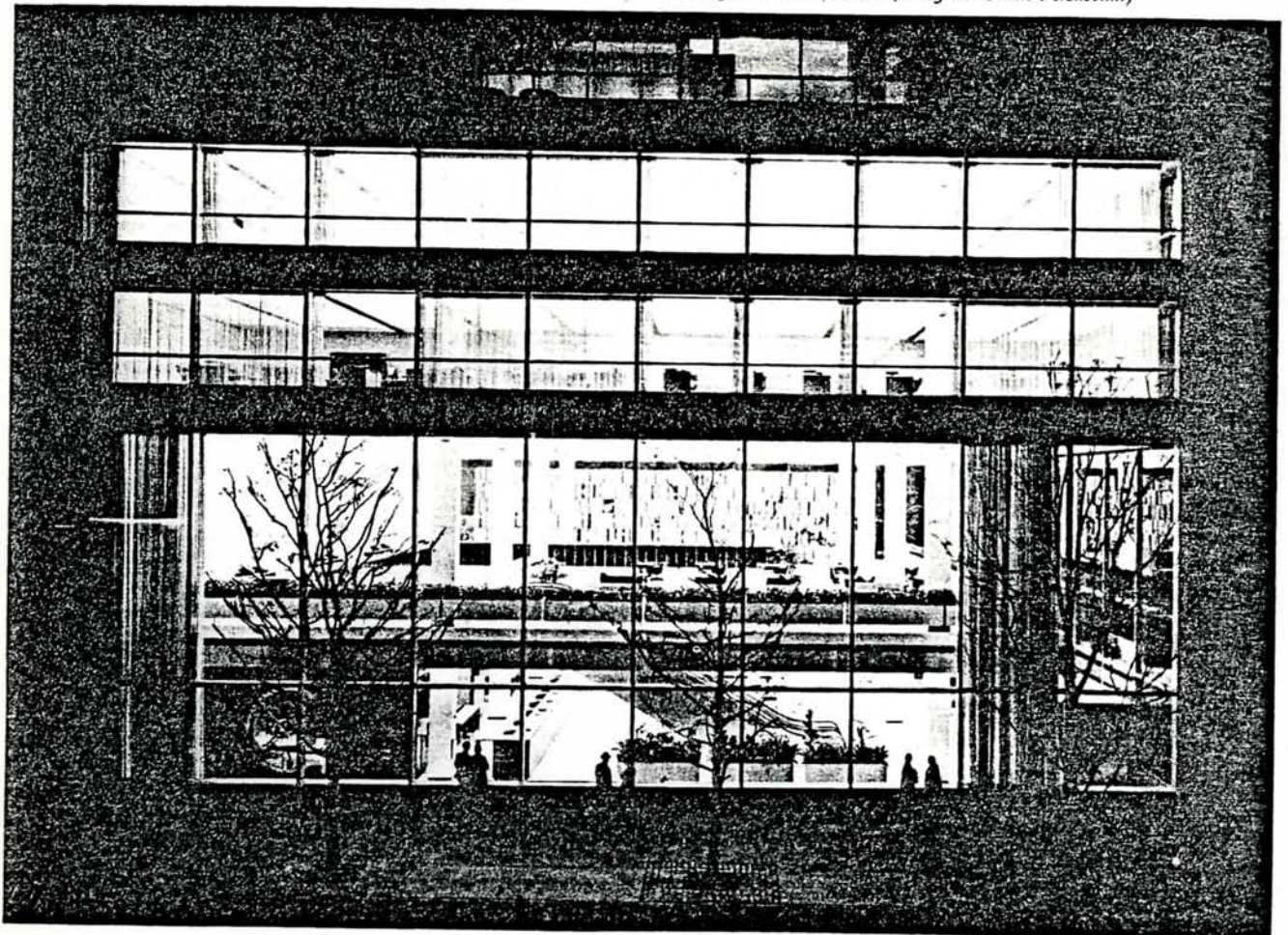
12.14 London, London and Westminster Bank, Lothbury, 1837-38: banking hall by Sir William Tite

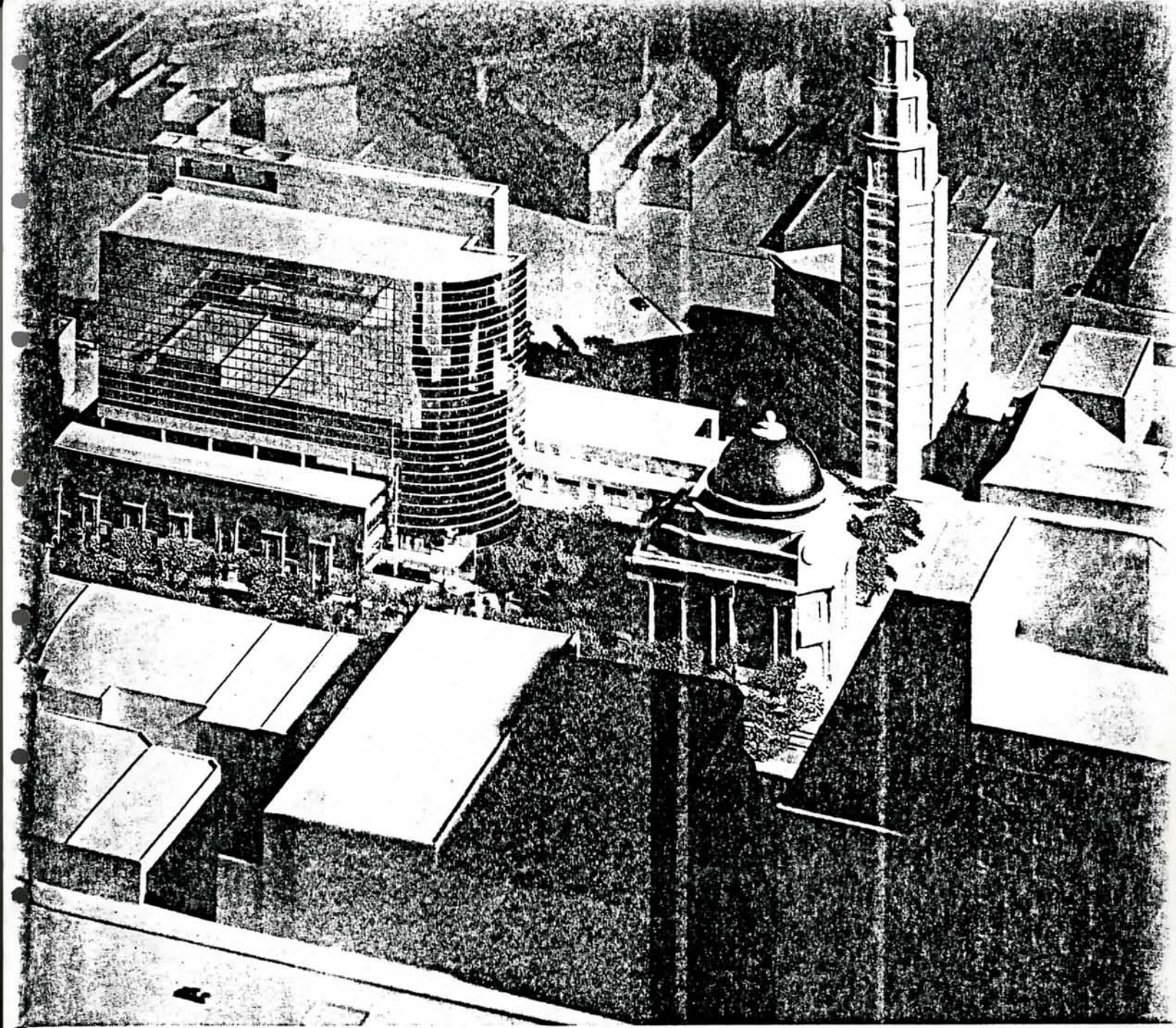


12.13 Manchester, Heywood's Bank, 1849, by J. E. Grogan



12.15 London, Bank of England, the first premises, 1732-34, by George Samson (*London, Sir John Soane's Museum*)





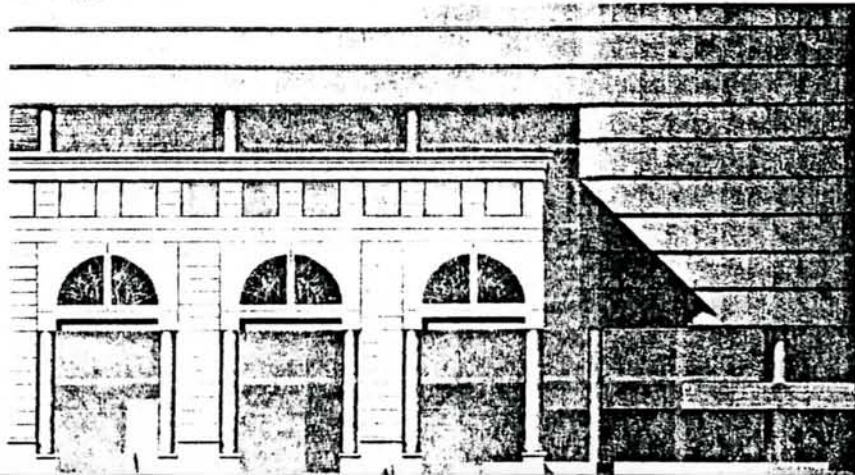
BUFFALO SAVINGS BANK - KOHN, PEDERSON, FOX

- BANKING HALL AS OBJECT
- PEDESTRIAN ARCADE TO COURT
- ATTEMPT AT MAKING FACADE OF SIMILAR SCALE (ARCADE) BUT IN CONCRETE, NOT STONE.

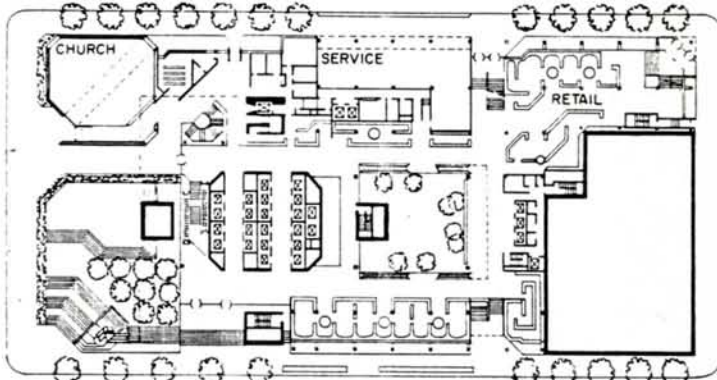
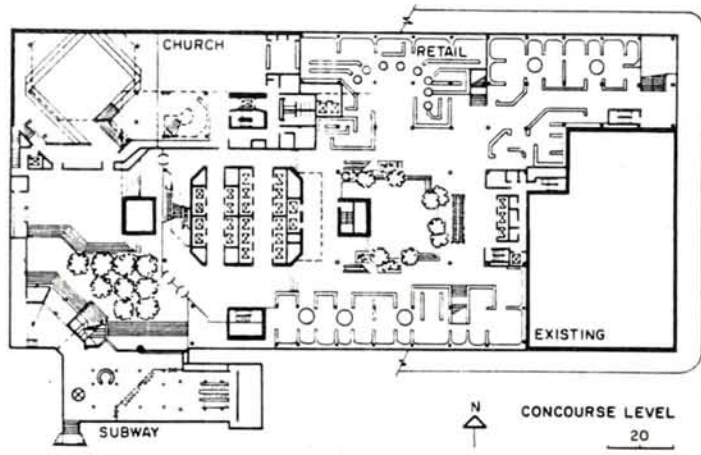
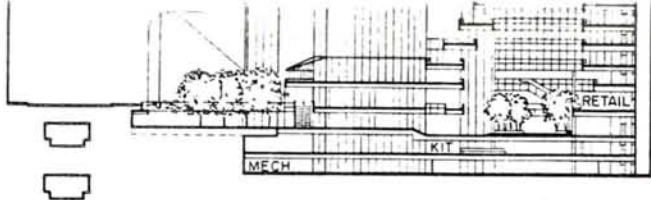
Rendering by William C. Louie

© Jock Pottle photos

Behind the Neo-Beaux-Arts colonnade that extends the masonry front of the Buffalo Savings Bank to the end of the block, pedestrians can stroll through an arcade just above the sidewalk to exit at the far end. A formal masonry wall in front of the forecourt declares the private nature of the space without repelling visitors. Esthetically, it maintains the street line: Pedersen deplors plazas that "bleed" space to destroy essential urban quality. The first phase, now under construction, will be completed in 1982.



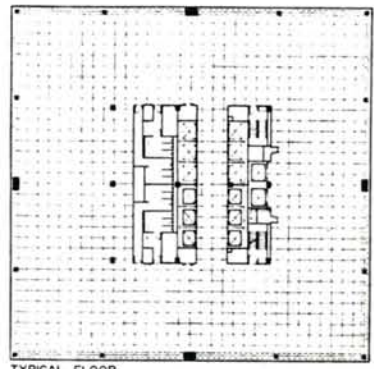
original Rockefeller Center were built, have New Yorkers been given community urban terrain of a quality equal to Citicorp's



CITICORP - HUGH STUBBINS
 • Bank Building as Mixed-Use Structure

The street environment of Citicorp Center is a triumph of urban design—the first project influenced and helped to fruition by the Mayor's Office of Midtown Planning that demonstrates convincingly what the Planning Commission's Urban Design Group has been trying to accomplish since its founding by former Mayor John V. Lindsay in 1967.

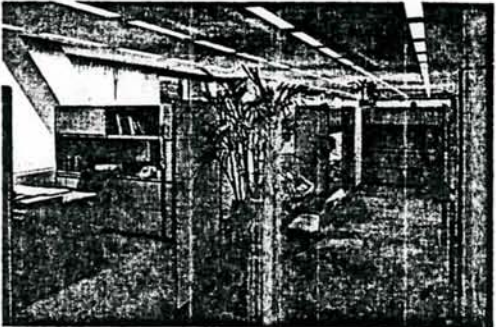
Credit belongs to Hugh Stubbins and his team, who from the beginning wanted to design a skyscraper which would relate to the street in a humane way; and to Reverend Dr. Ralph E. Peterson, pastor of the church rebuilt on the site, who also insisted that Citicorp Center provide ordinary citizens with places to meet, shop, eat and sit as well as worship. The top management of Citicorp, fortunately, were determined to meet their obligation to give the city fair return of handsome usable public space for the right to build at a floor area ratio of 18. The skylit galleria (opposite page and above) is open to the public who may bring their own food to the tables shown, or patronize the food shops adjacent to the court. There are several good restaurants and shops within the galleria (below). Office landscaping (right bottom) is used on typical tower floors.



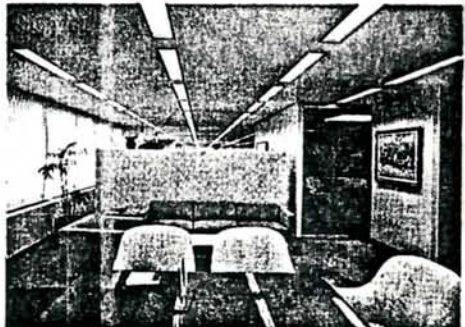
TYPICAL FLOOR (TOWER-MID RISE)
10



George Czerna



George Czerna



George Czerna



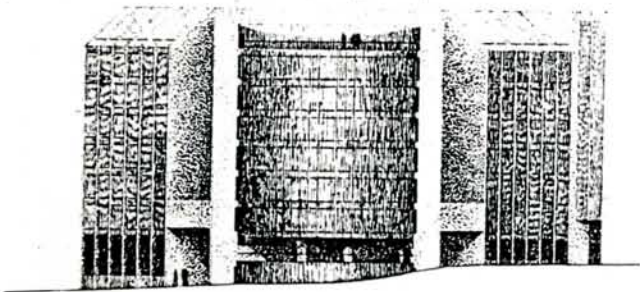
George Czerna

Banca a Friburgo

Mario Botta
con Elisabeth Hutter

Bank at Fribourg

Mario Botta
with Elisabeth Hutter



1. Prospetto nord.
2. Pianta del piano terra.

1. North front.
2. Ground floor plan.

Situazione

Il progetto è situato nella cittadina svizzera di Friburgo.

L'area forma la testata di un isolato triangolare posto vis-à-vis alla stazione ferroviaria, al limite di un boulevard che prende avvio dal piazzale antistante la stazione.

I limiti di allineamento e le quote di altezza sono quelli dati dai regolamenti e dal piano regolatore. Tali limiti sono stati assunti come dati vincolanti per il concorso.

Tema

Progettazione della nuova sede della Banca dello Stato, con un programma preciso e inoltre una serie di spazi da affittare. Fra questi ultimi ai piani superiori vi sono degli uffici (da poter utilizzare in futuro come ampliamento della banca), al piano terreno un ristorante e ai piani interrati un dancing e un piano per posteggio autovetture.

Il progetto

Il progetto propone una costruzione articolata in tre corpi edilizi tendente ad esprimere sui tre fronti stradali situazioni tipologiche e spaziali diverse.

Questa articolazione al piano terreno si configura come passaggio pedonale fra le due strade dell'isolato e come spazio di distribuzione dei diversi ingressi.

Il volume convesso della testata (che segue gli allineamenti di costruzione) diviene concavo al piano dell'attico nell'intento di indicare e meglio definire lo spazio dell'intera piazza circostante.

Situation

The project site is in the Swiss town of Fribourg.

The area forms the point of a triangular block facing the railway station, at the end of a boulevard which starts from the open space in front of the station.

The alignment and maximum height limits are those laid down in the regulations and in the town planning scheme. These limits have been taken as binding for the purposes of the competition.

Theme

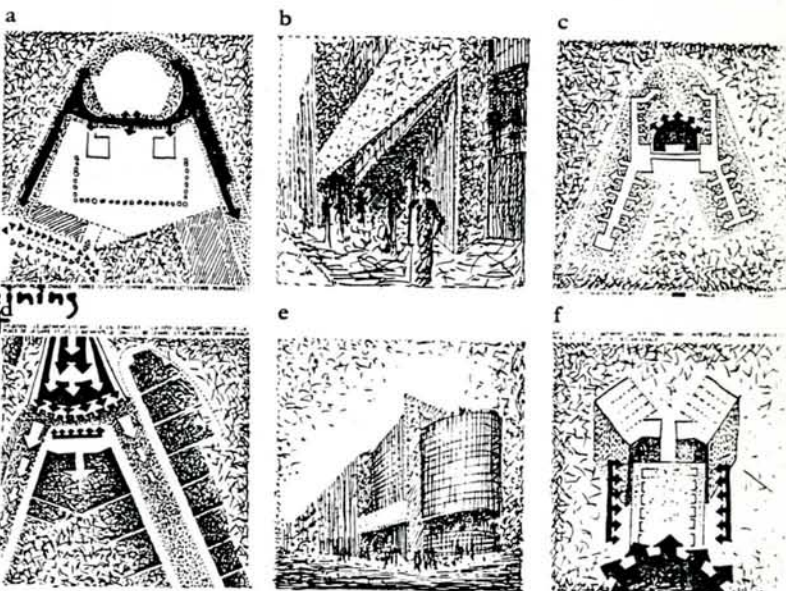
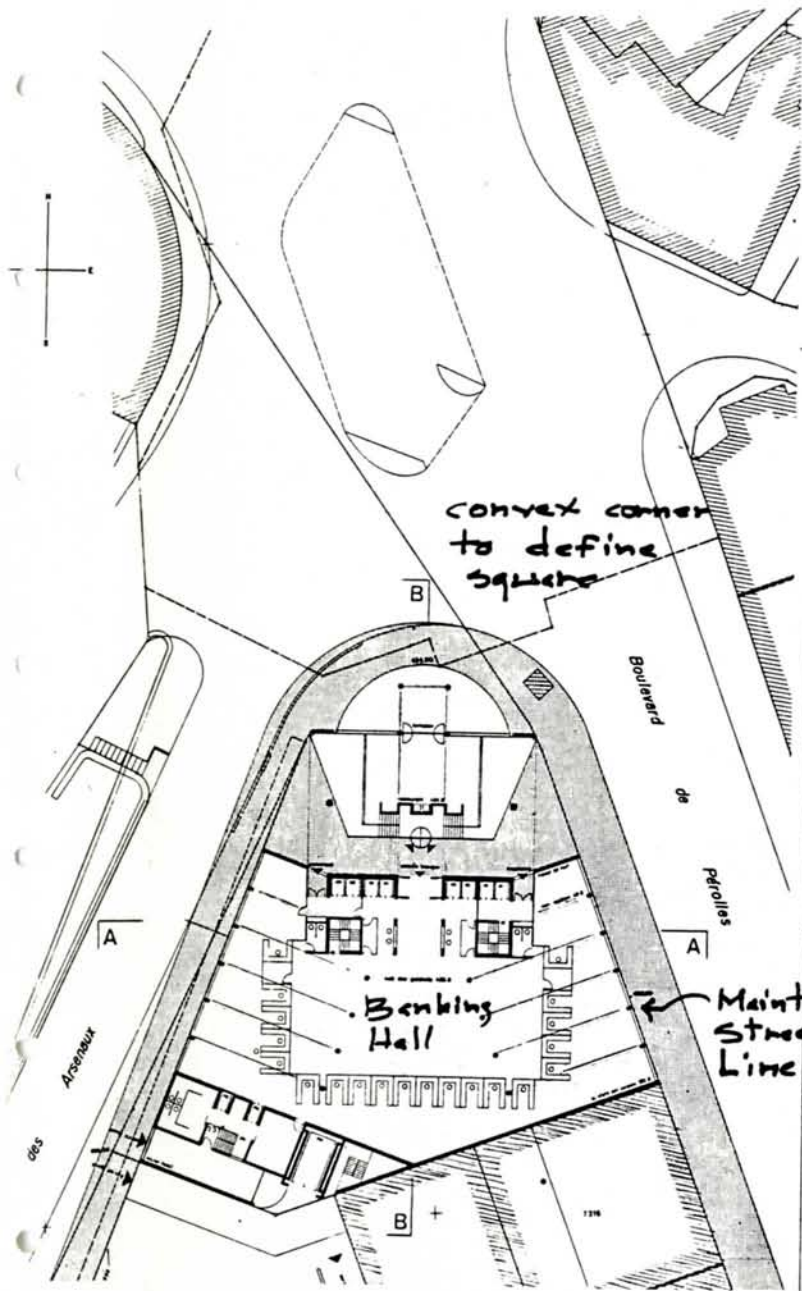
Designing of the new head office building for the State Bank, with a clear programme and an additional series of spaces to let. Among the latter are offices on the top floor (which can be utilized in the future for bank extension space), a restaurant on the ground floor, and a dance hall and parking at basement level.

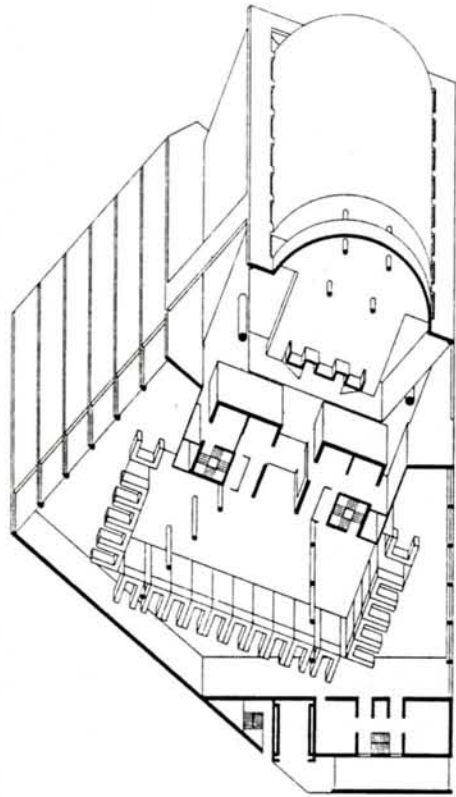
The design

The design proposes a construction divided into three building blocks aimed at expressing different typological and spatial situations on the three street fronts.

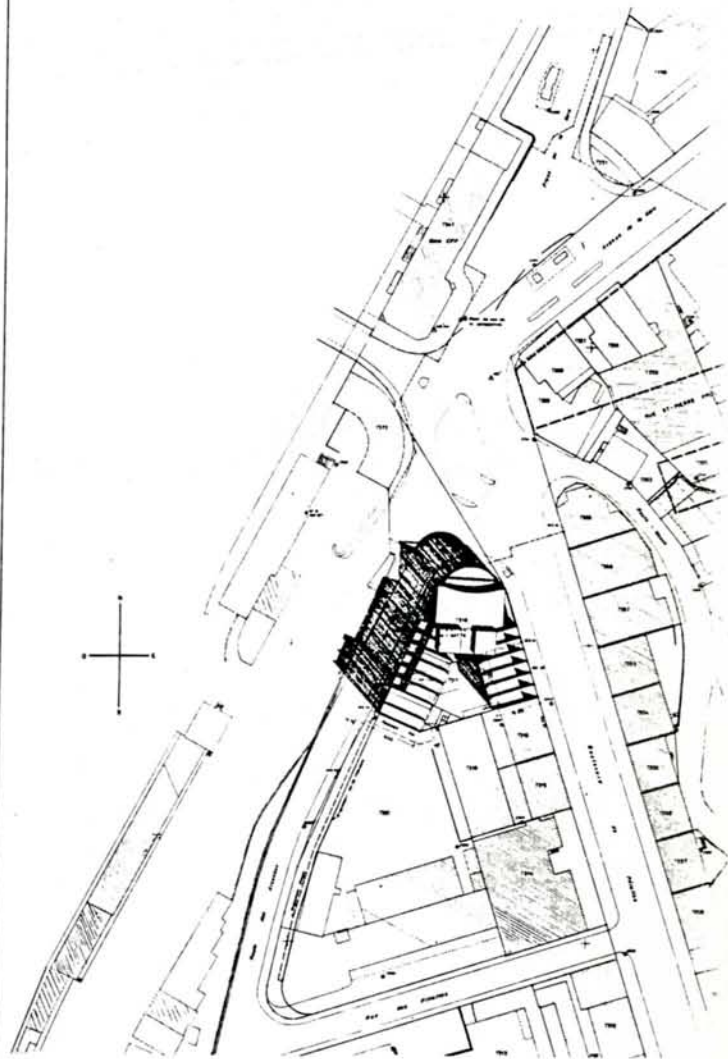
This articulation on the ground floor takes the form of a pedestrian passage between the two streets of the block and as a distribution space for the different entrances.

The convex volume of the podium (which follows the construction alignment) becomes concave at the attic floor level, so as to indicate and better define the whole surrounding square.





11



- 11. Assonometria vista dal basso (piano terra).
- 12. Planimetria generale.
- 13. Modello.
- 14. Veduta prospettica del piazzale della stazione.

- 11. Axonometric of ground floor below.
- 12. General plan.
- 13. Model.
- 14. Perspective view of the station square.

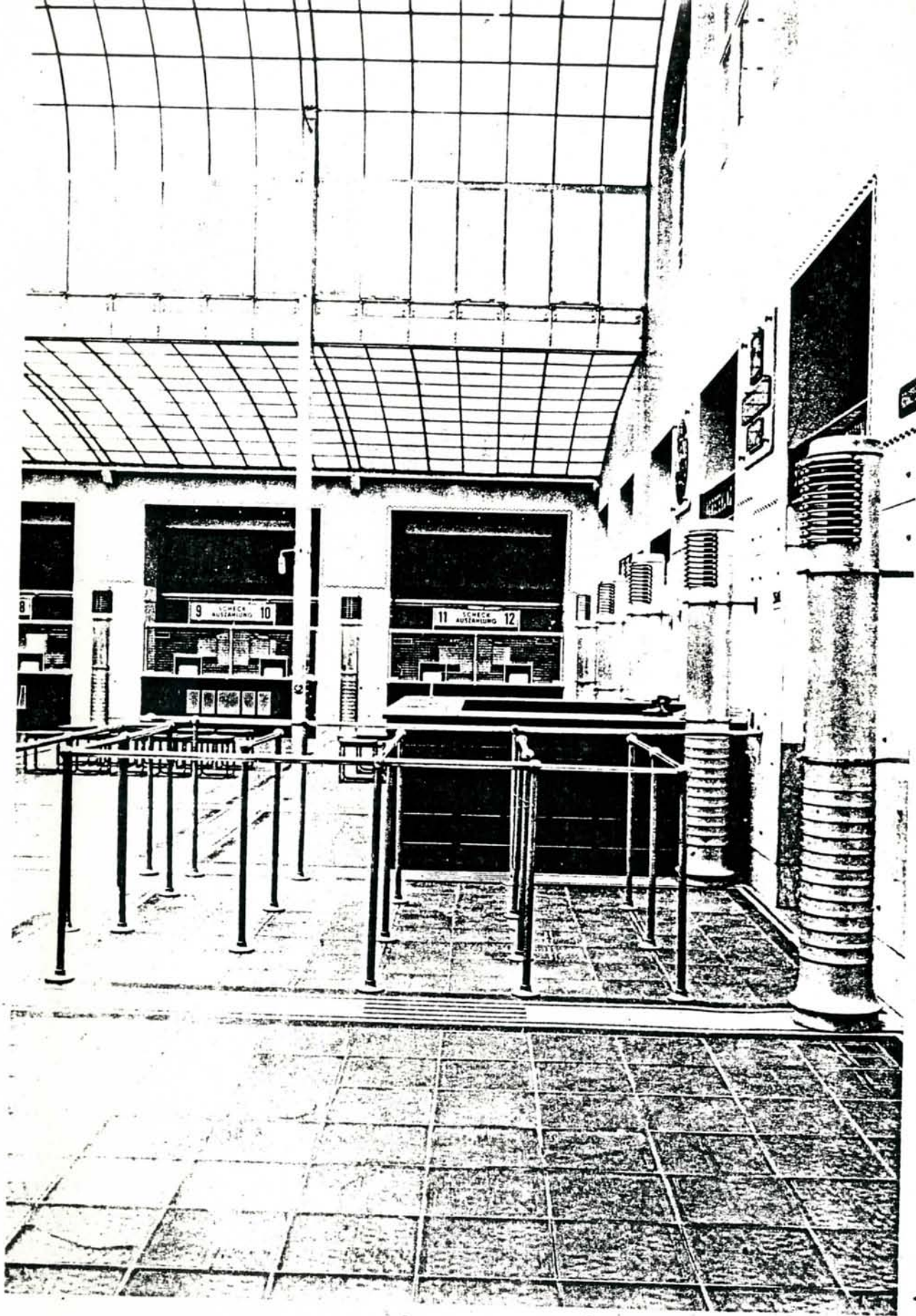
13



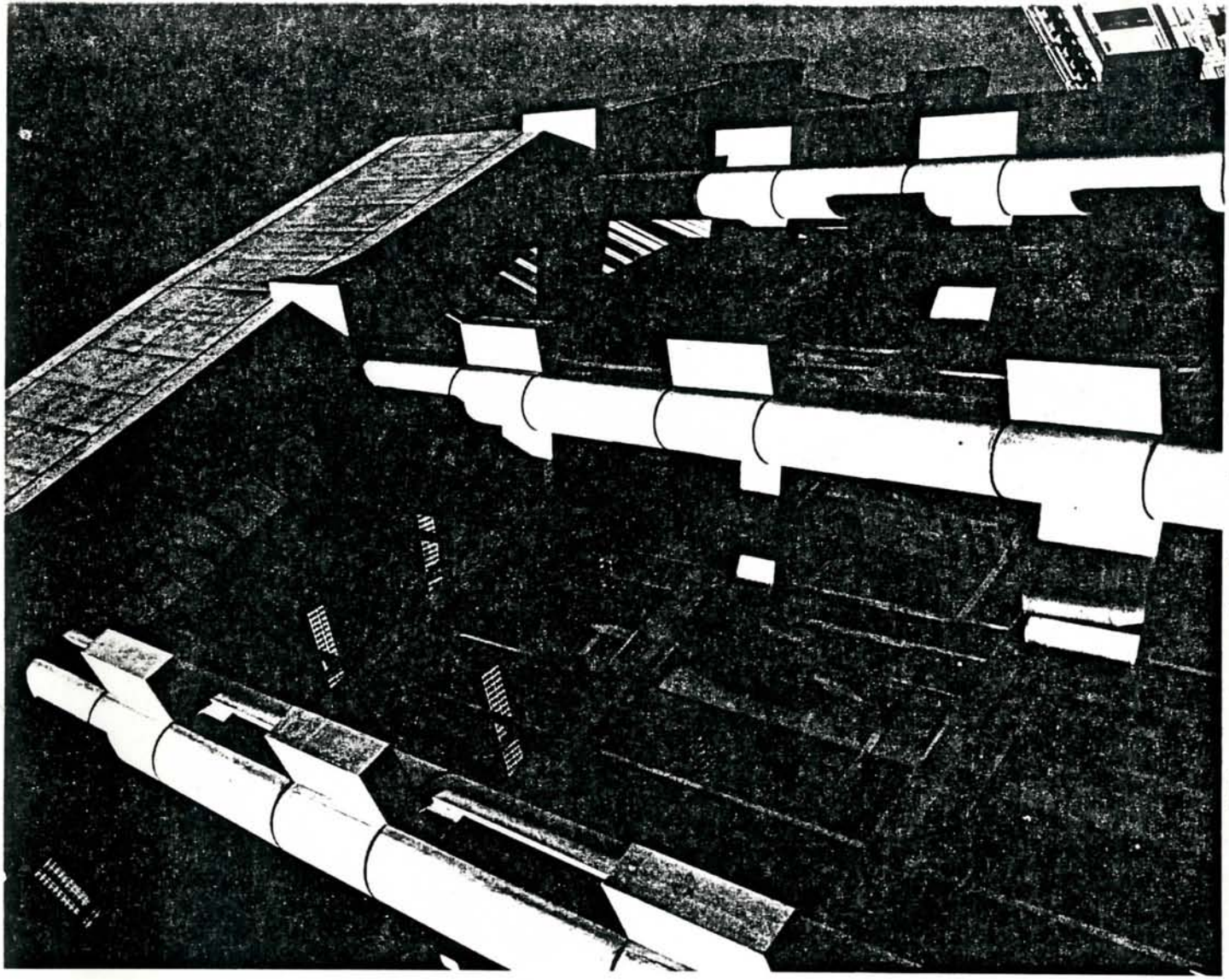
Ill. 189. Post Office Savings Bank: Counter section as seen from the vestibule of the governor's office. The glass span roof shown in Ill. 184 is situated immediately above the glass ceiling. The rooms beneath the counter section were lit through the glazed panels in the floor.

- light steel framed vaulted skylight
- expression of technology
 - exposed steel columns
 - heating diffusers used as architectural elements

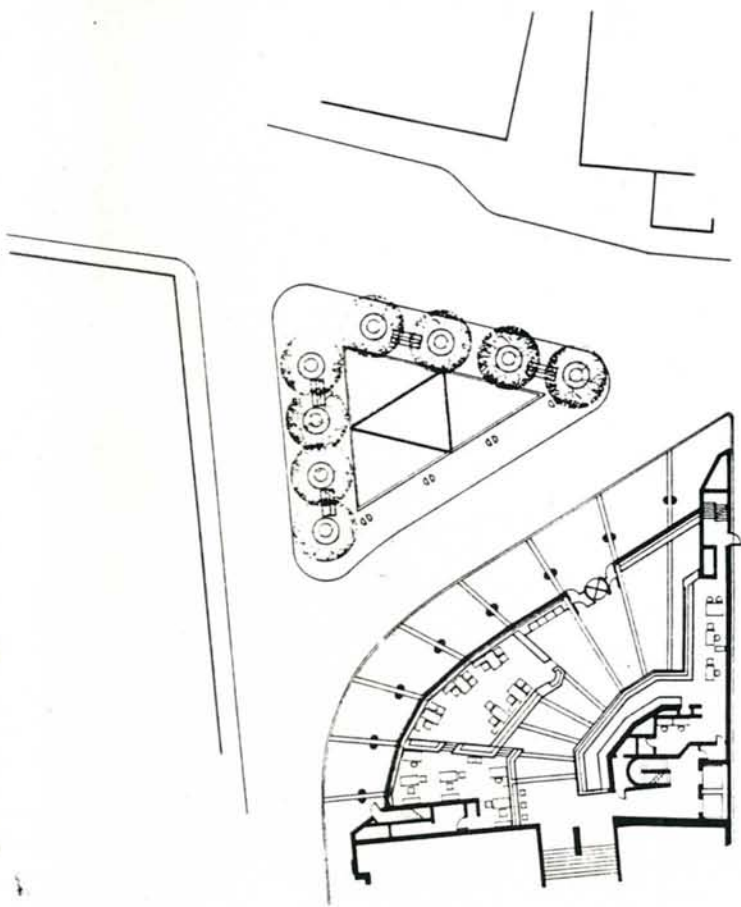
POST OFFICE SAVINGS BANK
Otto Wagner



Ill. 190. Post Office Savings Bank; Detail of counter section.

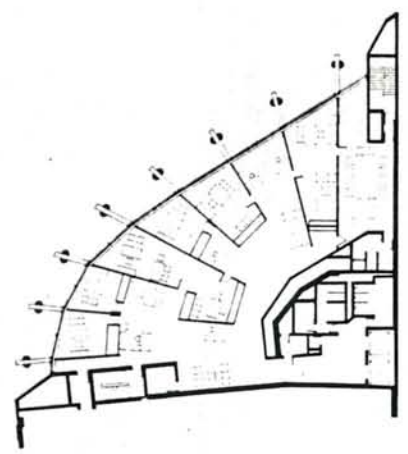


BOSTON FIVE CENTS SAVING BANK
Kallman, McKinnel & Wood.

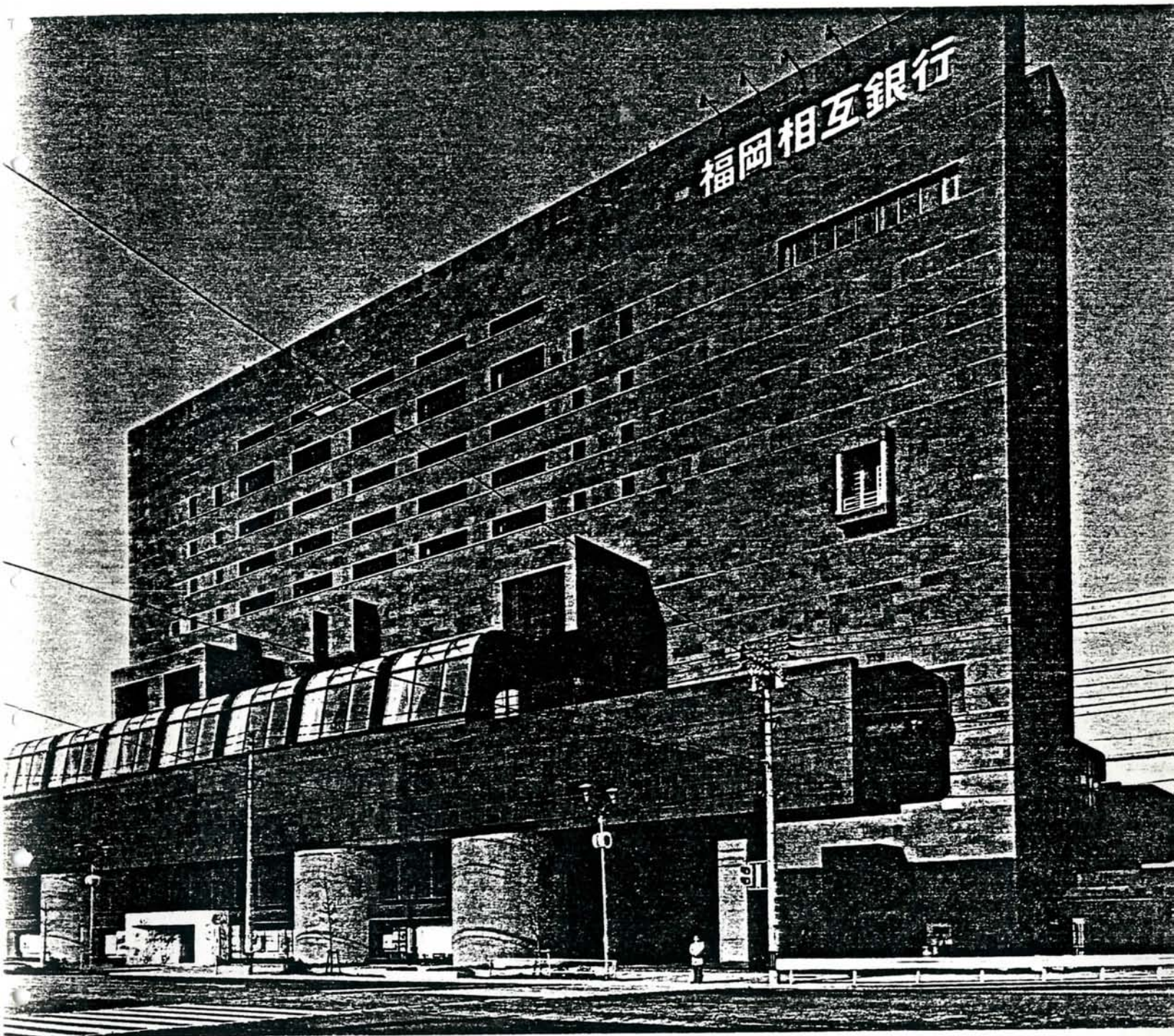


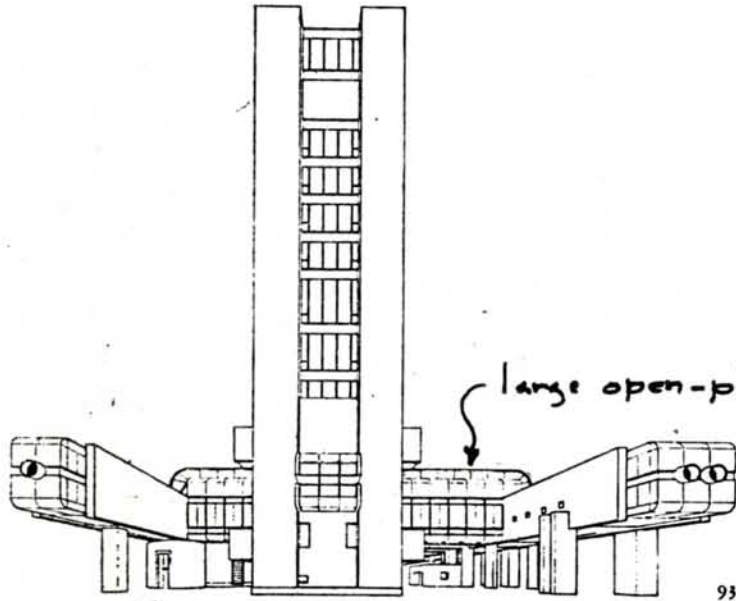
- Banking Hall corner condition
- Relationship to plaza
open colonnaded facade

Oben: Grundriß Erdgeschoss 1:750
Schalterhalle mit Eingang von der Plaza aus
Links: Grundriß 3. Geschoss 1:750
flexibel unterteilbares Bürogeschoss
Rechts: Fassadenausschnitt
Top: Ground floor plan 1:750
Main banking hall with entrance from Plaza
Left: Plan of 3rd floor 1:750
Flexible office space
Right: Detail of facade
En haut: Plan du rez-de-chaussée 1:750
Hall du public avec entrée à partir de la plaza.
A gauche: Plan du 3ème étage 1:750
Etage de bureau librement redivisible
A droite: Détail de façade



35 Headquarters Building, Fukuoka
Mutual Bank, Fukuoka, 1968-71
The trabeated form of the building is
overlaid by a new Neo-Classical aesthetic



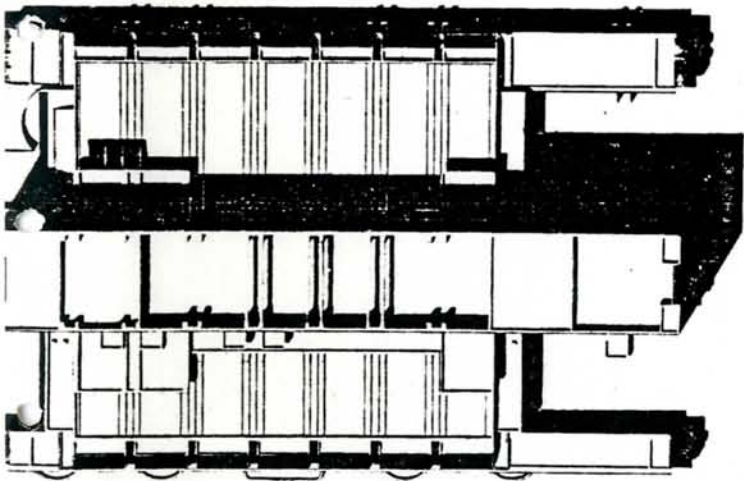


hollow "columns" of trabeated structure used as reception rooms, stairwells, etc.

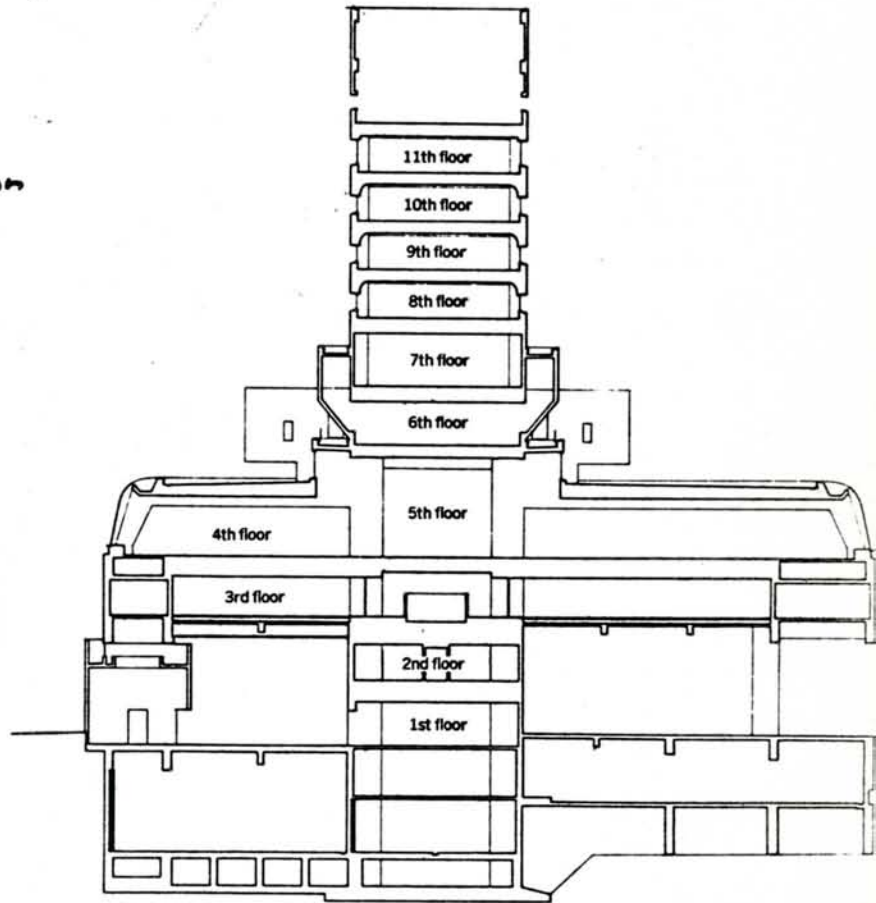
93 End view. The elevated outrigger beams are tied in to the main office structure by exposed beams

94 Plans (a) and section (b): roof 6th floor (c), 4th floor (d), first floor (e)

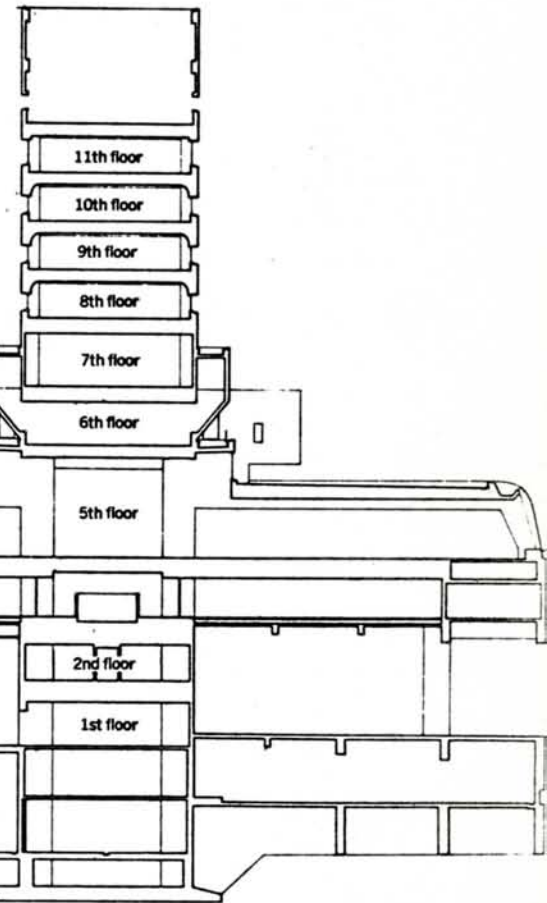
- Key: 1. conference room; 2. lobby; 3. business room; 4. parking; 5. library; 6. office; 7. reception room; 8. void; 9. president's room; 10. chairman's room; 11. executive room; 12. secretary's room

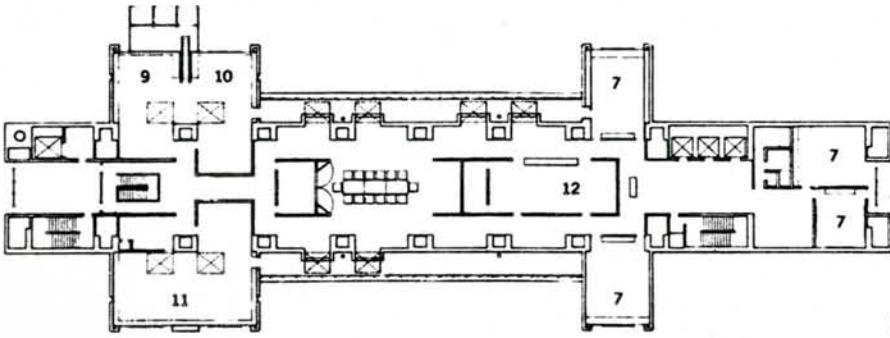


94a

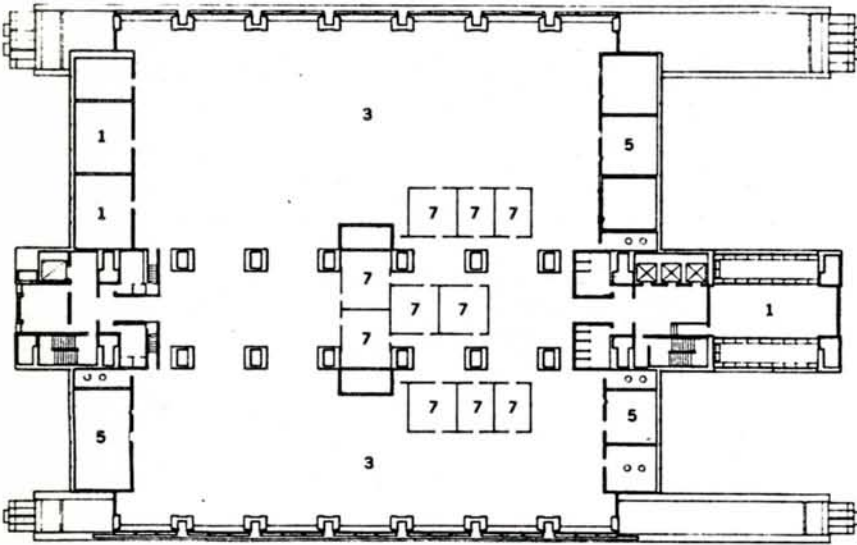


94b

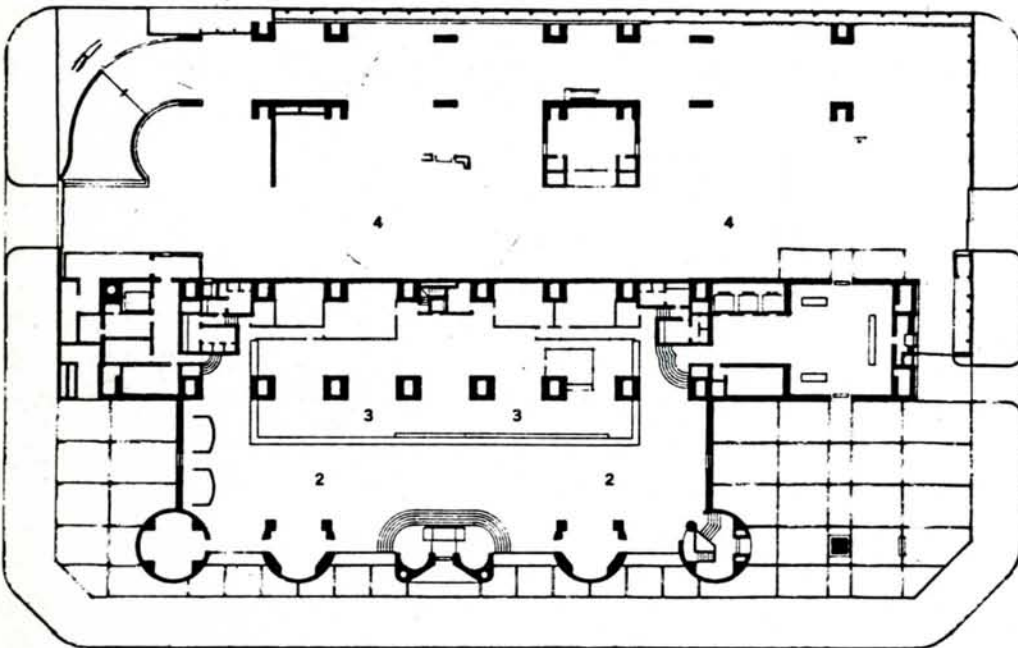




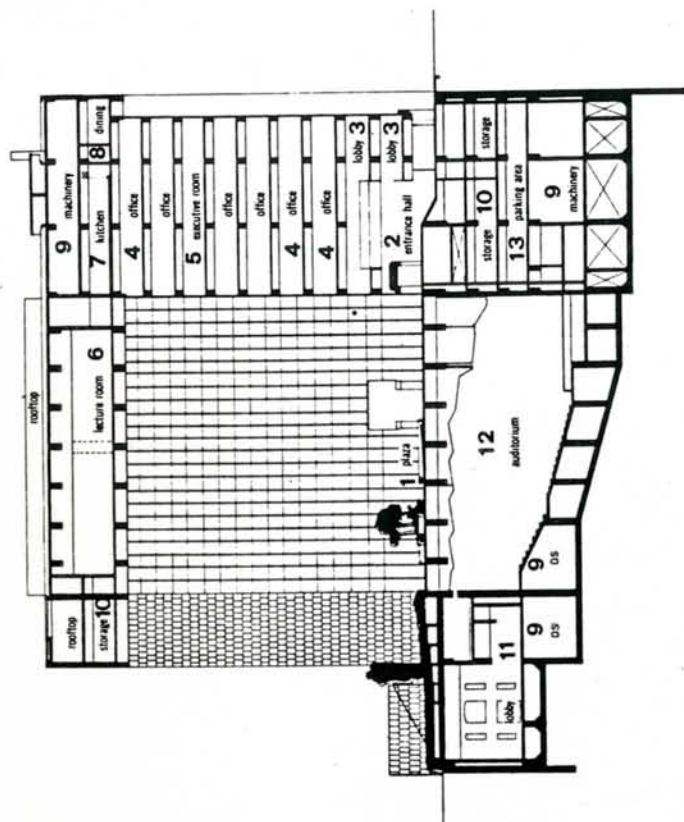
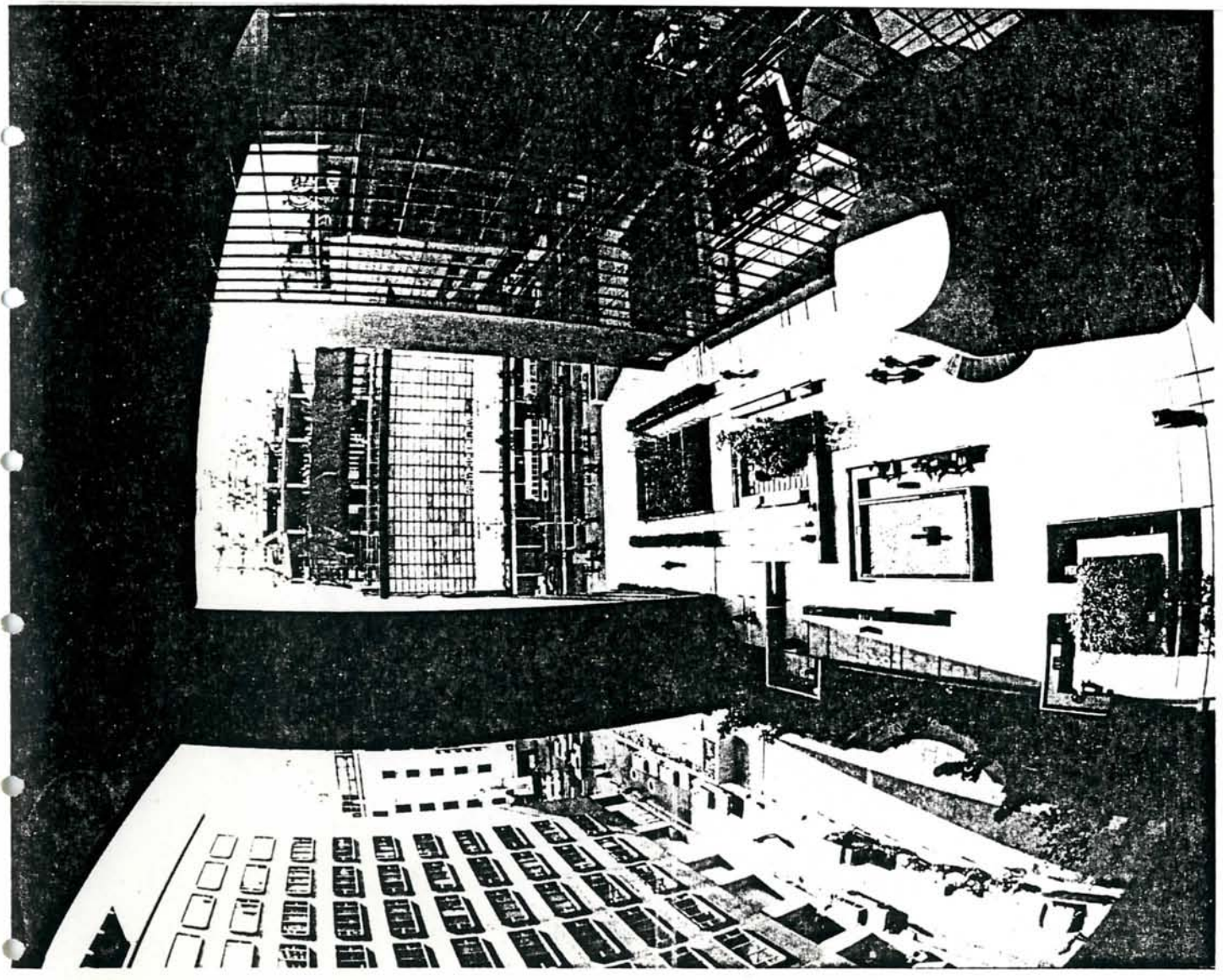
94c



94d



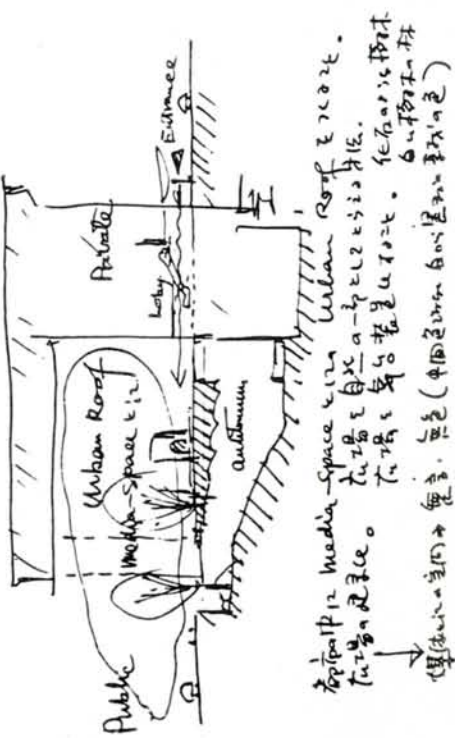
94e



Oben: Nord-Süd-Schnitt
1:1000
1 überdachter Platz, 2 Eingangshalle, 3 Besucherräume, 4 Bürogeschosse, 5 Diskussionsräume, 6 Vortragssaal, 7 Küche, 8 Essraum, 9 Technik, 10 Lager, 11 Foyer, 12 Veranstaltungssaal, 13 Tiefgarage.
Unten: Entwurfsskizze des Architekten

En haut: Coupe nord-sud
1:1000
1 Place couverte, 2 Hall d'entrée, 3 Locaux des visiteurs, 4 Etages de bureau, 5 Locaux directoriaux, 6 Salle de conférence, 7 Cuisine, 8 Salle à manger, 9 Technique, 10 Magasin, 11 Foyer, 12 Grande salle des fêtes, 13 Garage souterrain. En bas: Esquisse de projet de l'architecte

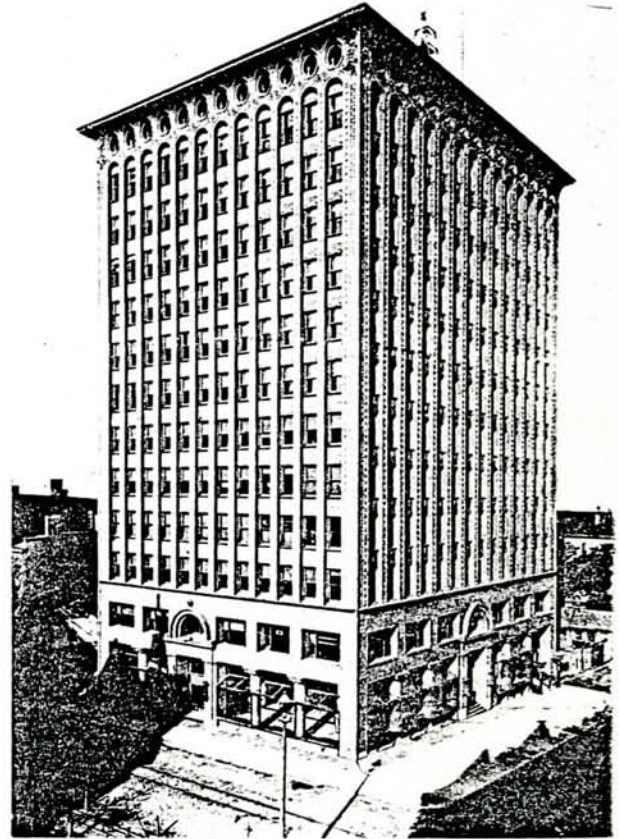
Top: Section, north-south
1:1000
1 Covered space, 2 Entrance hall, 3 Visitors rooms, 4 Office floors, 5 Executive rooms, 6 Lecture hall, 7 Kitchen, 8 Dining room, 9 Mechanical services, 10 Store, 11 Foyer, 12 Meeting hall, 13 Basement garage. Bottom: Architects design sketch



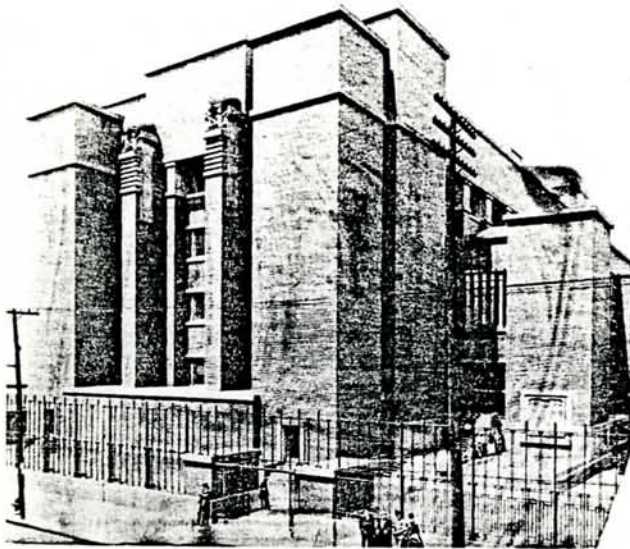
都市中心空間の概念。黄色(中国空間)の白い屋頂の連続の色。
都市中心空間の概念。黄色(中国空間)の白い屋頂の連続の色。
Urban Roof
Media-Space
Urban Roof
Urban Roof
Auditorium
Lobby
Entrance



13.25 New York, Western Union Building, 1873-75, by G. B. Post



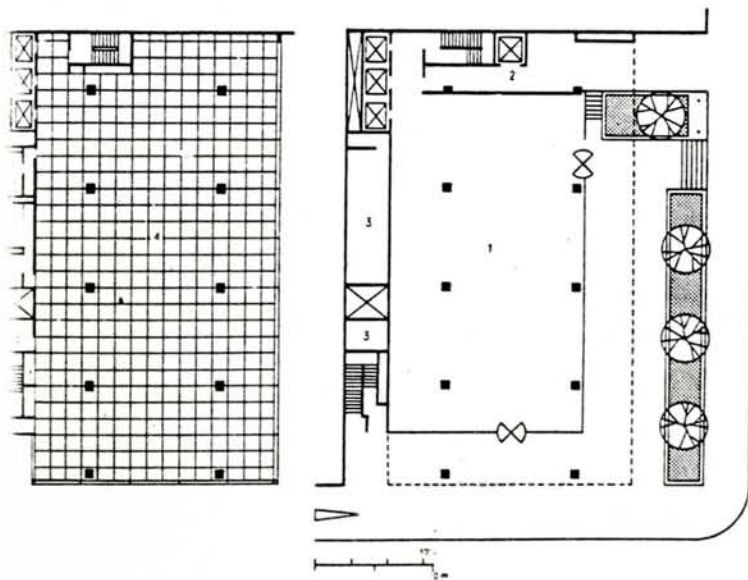
13.26 Buffalo, Guaranty Building, 1894, by Louis H. Sullivan



13.29 Buffalo, Larkin Building, 1904, by Frank Lloyd Wright



13.35 New York, Lever House, 1950-52, by Gordon Bunshaft of Skidmore, Owings & Merrill



The Pepsicola Building, New York, 1958-59.
Architects: SOM (New York).

Comparatively rare in being commissioned as a small corporation headquarters in the centre of Manhattan, this building relies for its internal environmental feasibility upon the use of artificially lit deep space. The width of the building is about 80ft as against the 55ft of the Reliance Building. Given the fluorescent tube, the window expanse achieves a symbolic rather than practical significance. The building in the background of the photograph is a typical response to the requirements of the New York daylighting code, satisfied so differently by form in Lever House and placement in the Seagram Building.



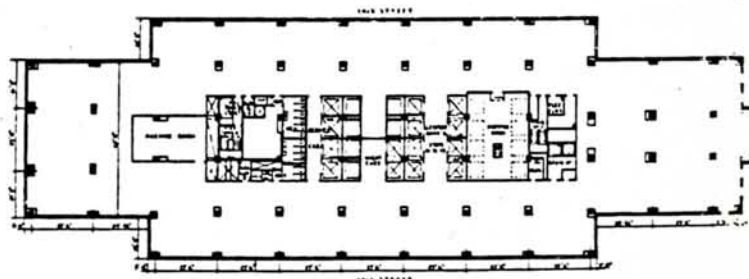
Typical floor plan
1 directors' offices
2 reception
3 secretarial offices
4 stair tower
5 services tower



Tenth floor plan
1 reception
2 balcony
3 president's reception
4 president's office
5 conference room
6 vice-president

The Ford Foundation Building, New York, 1968.
Architects: Kevin Roche and John Dinkeloo.

Another commissioner-owner-occupier office building, this is an almost unique response to a brief set by such a client. In a situation where the symbolic criteria over-ride the others, the normal rules of the game become almost irrelevant, and the form has extended in this case to include its own exterior and a microclimate to go with it. In a city in which open space is at a premium, the courtyard in this building has a particular prominence.



The RCA Building, Rockefeller Centre, New York.
Architects: Reinhardt & Hofmeister; Corbett, Harrison and MacMurray; Hood and Fouilloux.

The form of this building, in rationalist terms, derives from the

effect on served space of the decrease of the lift service up the building. It demonstrates, however, a plastic rather than empirical response to the interaction between the concept of the vertical spatial slice and structure. The symbolism of the taper is as old as it is structurally sound.

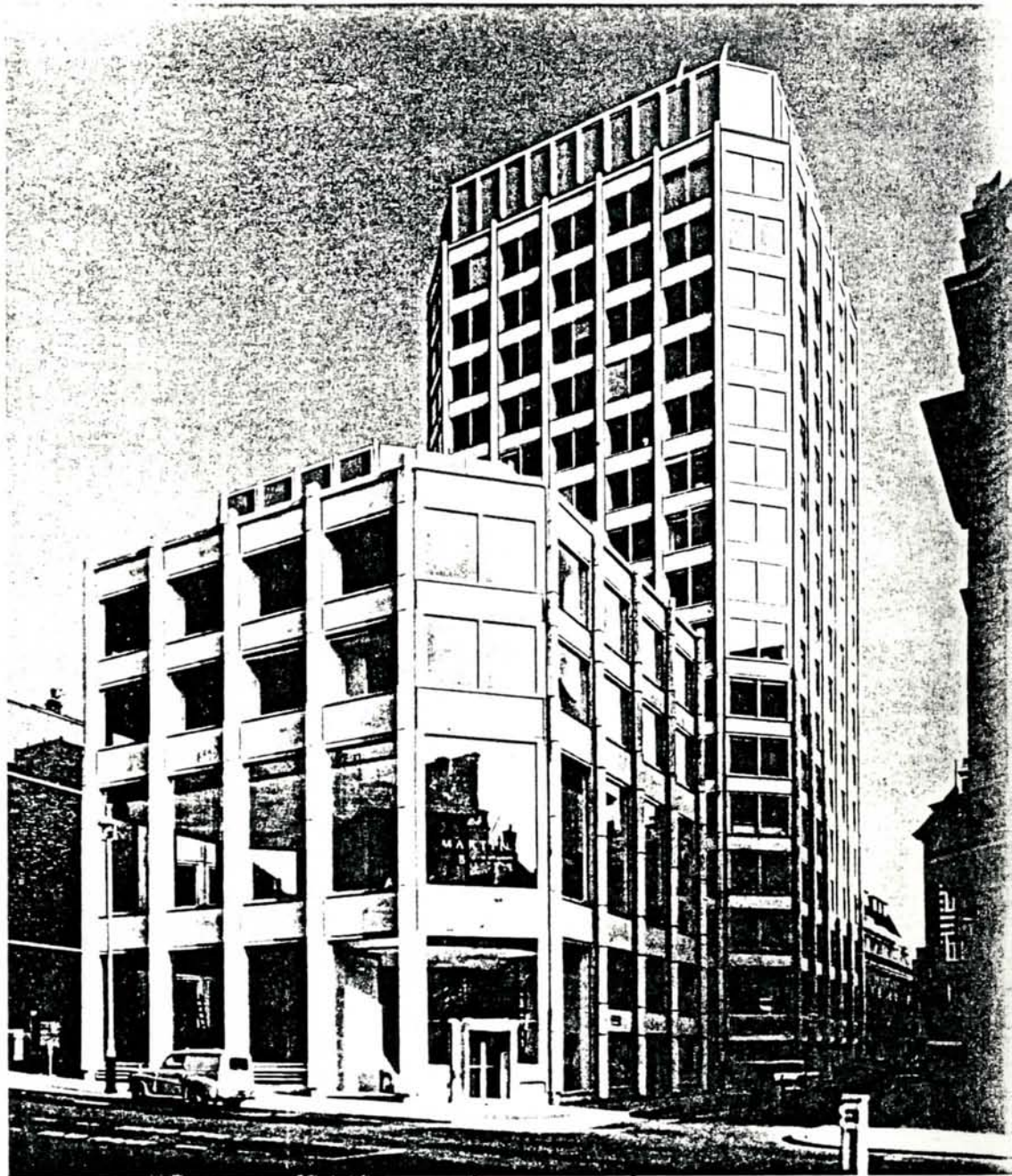


The Sears Roebuck Building, Chicago.
Architects: Skidmore, Owings and Merrill.

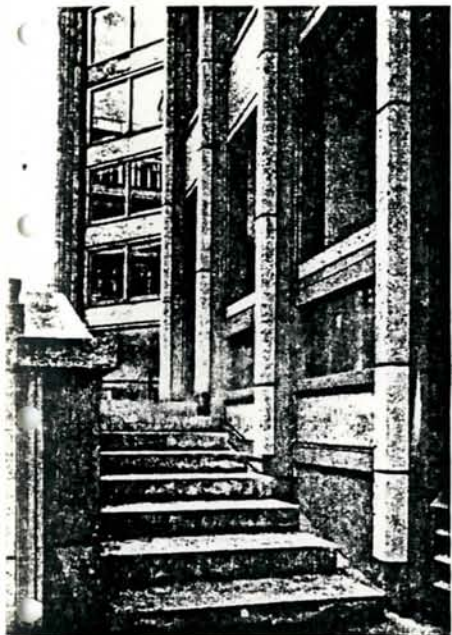
This building progresses logically both from the RCA Building and the John Hancock and shows a merging of the plastic and the structural empiricist schools of American high rise design. Buildings like this constitute a genuine attack on aeronautical space. It is the tallest building in the world.

n. The new buildings of "The Economist" are
 and black, that of Boodle's Club hatched.
 along Bury Street with the residential building
 tower on the right.
 and elevational division of the bank building are
 those of Boodle's Club (centre).
 the three units comprised in the group: the
 wing, and the dominating 17-storey office to-
 is deliberately differentiated facade. The bank-
 on the first floor which extends through two
 the ground floor are shops.
 of the stairs leading up to the plaza from
 set.
 across the plaza towards the side wall of Bood-
 with the new bay window. The ground floor fa-
 of the office tower (left) and of the residential
 re set back so that the plaza is widened by ar-

n. Die Economist-Baugruppe ist schwarz an-
 Boodle's Club schraffiert.
 die Bury Street, an die Wohn- und Bürogebäu-
 n.
 ankgebäude paßt sich in Höhe und Geschoß-
 (nuz dem Boodle's Club (Bildmitte) an.
 er drei Elemente, aus denen die Economist-
 besteht: das Bankgebäude und der beherr-
 schendste 17stöckige Büroturm mit der gegenüber-
 liegende differenzierteren Fassade. Die Schal-
 der Bank liegt im zweigeschossigen ersten
 Erdgeschoß befinden sich Läden.
 es Treppenaufgangs zur Plaza an der Ryden
 er die Plaza auf die Brandmauer des Boodle's
 dem neuangebauten Erker. Durch die Zurück-
 der Erdgeschoßfassade sowohl am Bürogebäude
 auch am Wohngebäude wird die Plaza um
 ge Gänge erweitert.



TOWER SETBACK, SMALL BLOCK (BANK BLDG.) TO MAINTAIN STREET



Attempt to make spaces with object buildings

and residential building (left)
 building.

below the plaza (bottom
 left), plan of the first floor
 right) and third floor of bank
 office tower, and 4th to 7th
 top right).

hall, 2 shops, 3 tradesmen's
 cond basement, 5 mail room,
 8 kitchen, 9 cafeteria, 10
 kitchen, 13 steward, 14 staff
 entrance, 17 porter's room,
 19 Boodle's Club, 20 bank,
 st", 22 residential building,
 ception, 25 reception room,
 28 dining room, 29 bedroom,

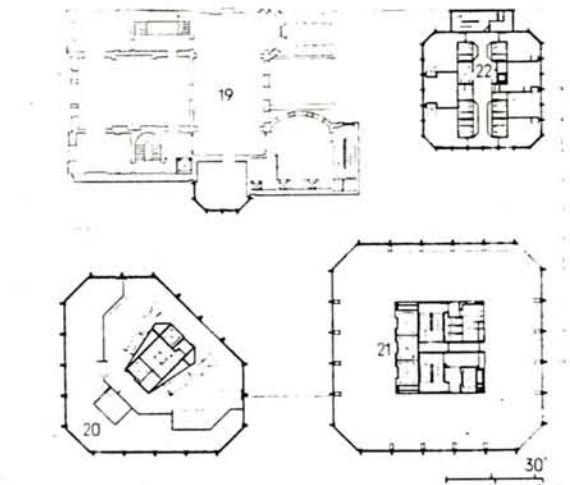
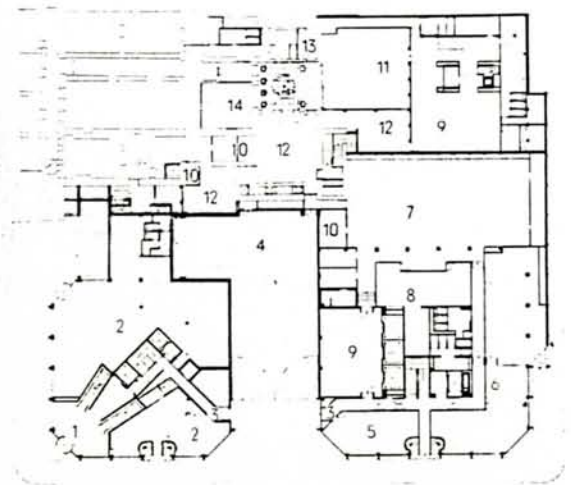
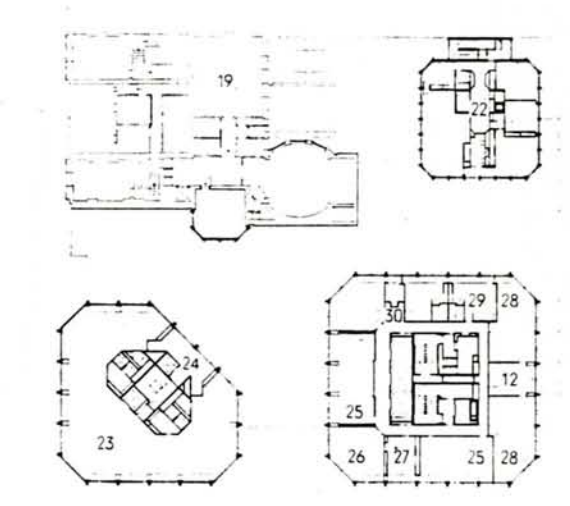
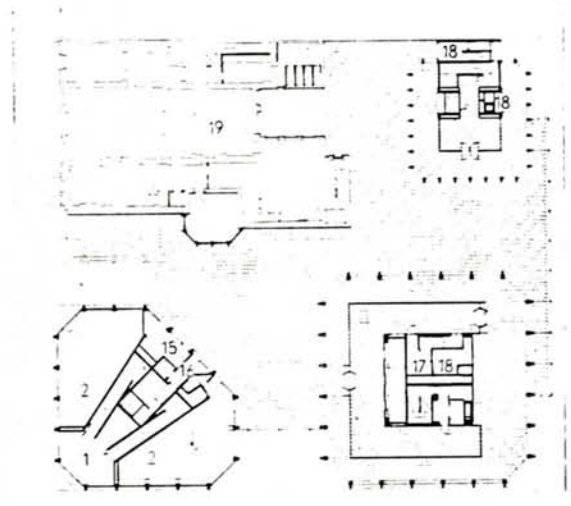
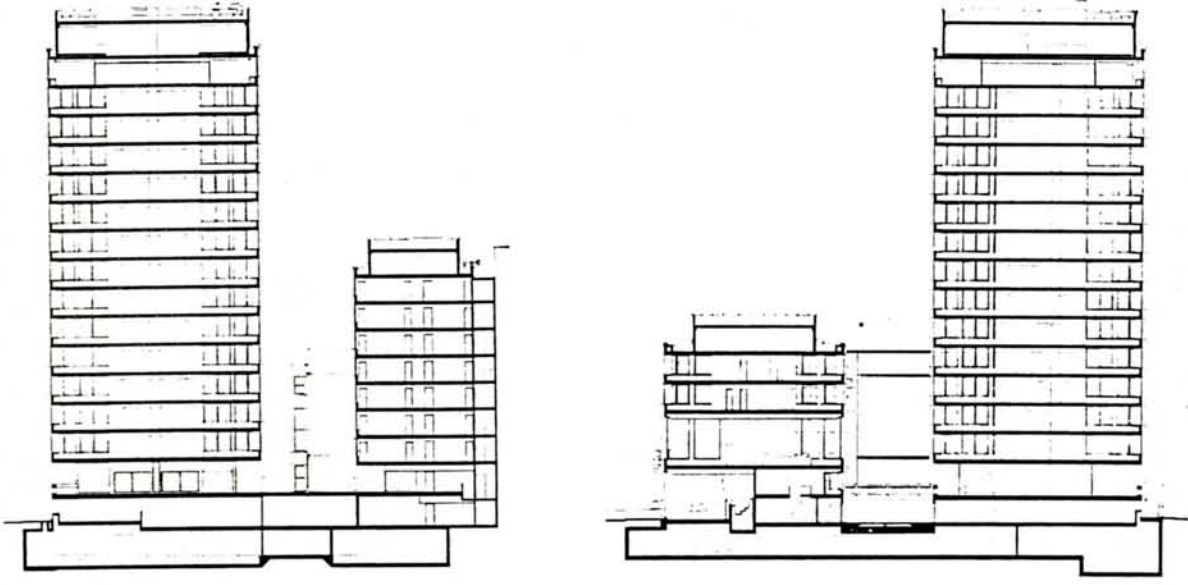
n und Wohngebäude (links)
 inkgebäude.

unter der Plaza auf Straßen-
 ß in Plazahöhe (links oben),
 za (rechts unten) und drittes
 audes, vierzehntes Oberge-
 is bis siebtes Obergeschoß
 oben).

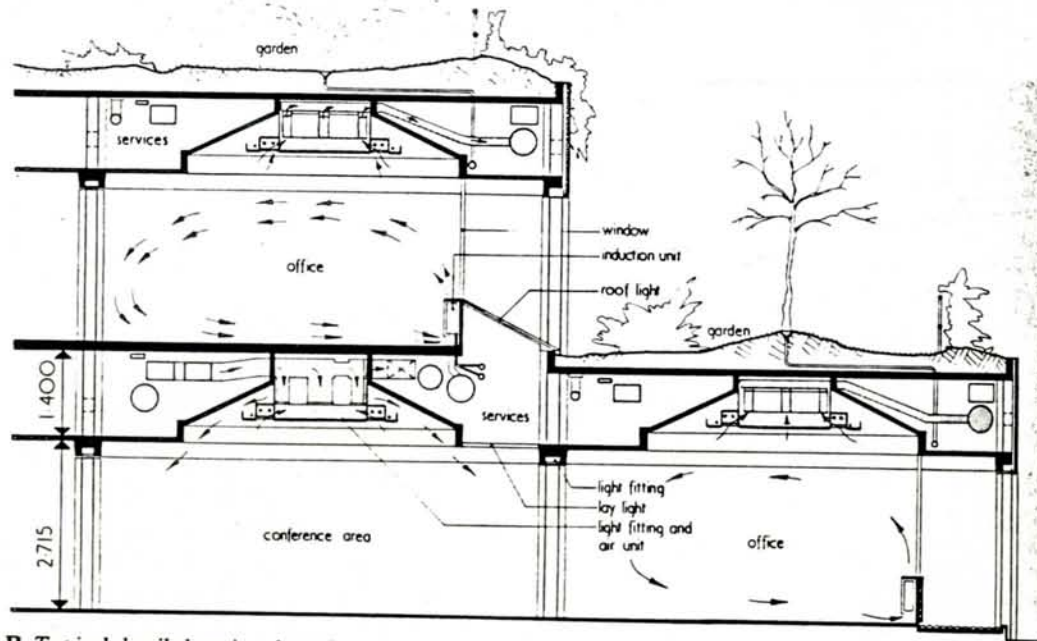
ank-Eingangshalle, 2 Laden,
 aragenrampe zum zweiten
 3 Vervielfältigung, 7 Kantine,
 m, 11 Speisesaal, 12 Küche,
 seraum, 15 Kiosk, 16 Perso-
 timaschinen, 19 Boodle's
 Economist-Bürogeschoß, 22
 24 Empfang, 25 Empfangs-
 tarin, 28 Eßraum, 29 Schlaf-

room on the top floor of the
 o storeys.

fangs- und Warteraum im
 es.

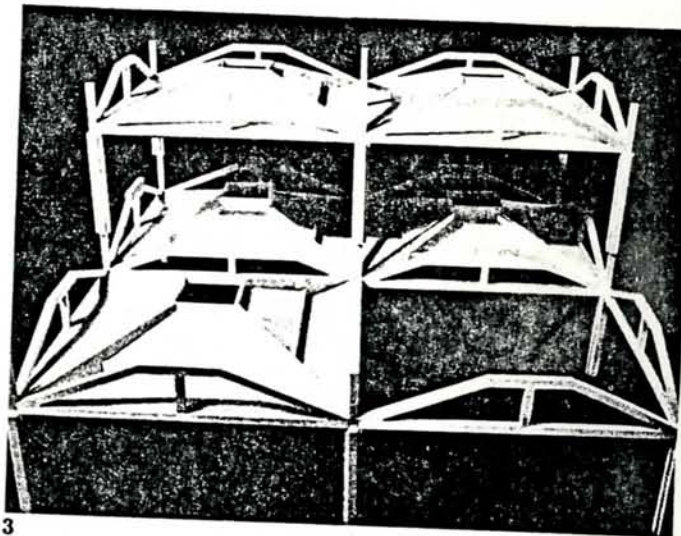


THE ECONOMIST BUILDING

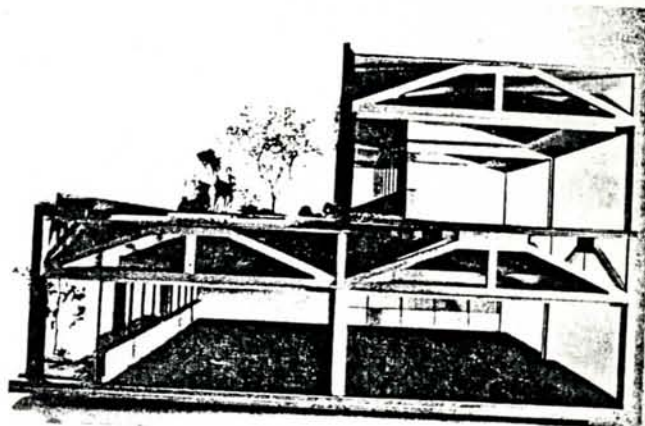


B Typical detailed section through external bay.

- INTEGRATION OF SYSTEMS
- SPATIAL EXPRESSION OF BAY MODULE. (24')



3



4

GATEWAY HOUSE @ EASTROPE
BUILDING ESTATE
ARUP ASSOCIATES

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ADDITIONAL RESOURCES

1. The Bank of New York, Western Regional Headquarters
Ms. Lorne Francis
Mr. Tom Jones--Vice President, Marketing Department
2. The City of Buffalo
Building Permits Department
Division of City Planning--Office for Community
Development
3. Cannon Design Inc.
Mr. Peter Flynn--Architect

City Map by Fred Zonsius, courtesy of the Buffalo Architectural
Guidebook Corporation.

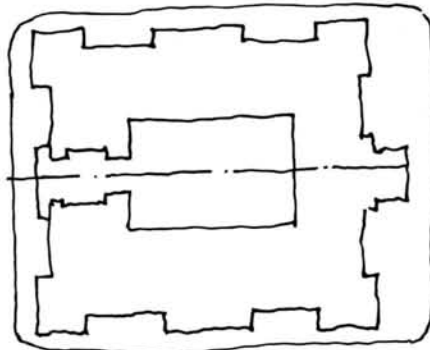
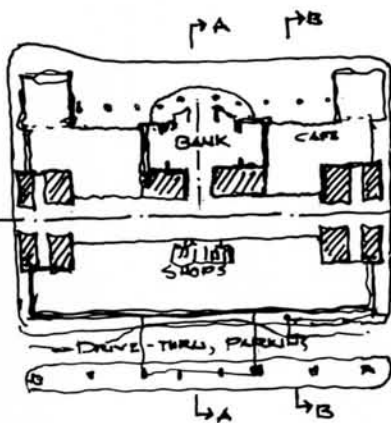
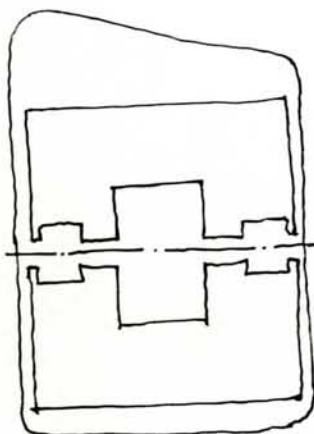
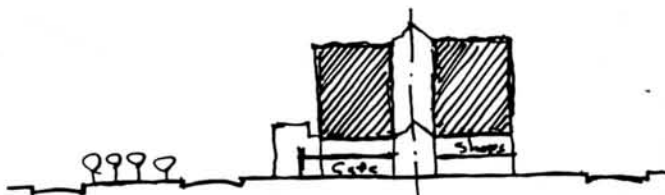
Special thanks to my thesis and prep advisor Prof. Esteban
Sennyey and critics, Prof. Bruce Coleman and Prof. Paul
Malo.

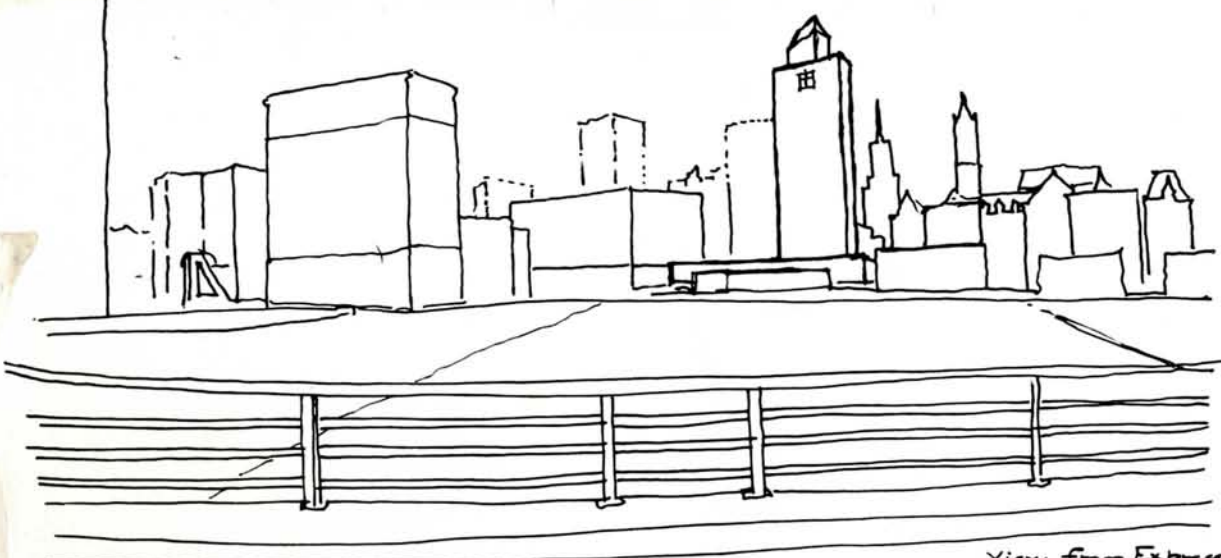


Isozaki - Fukuoka Bank

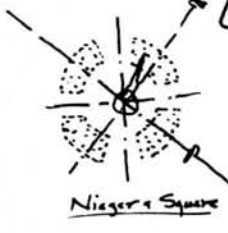
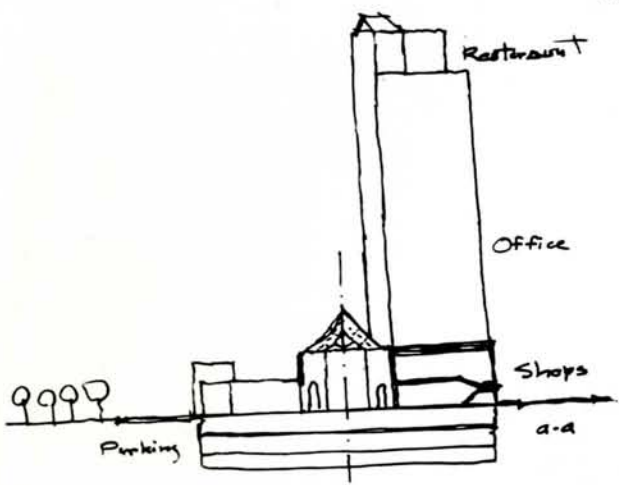
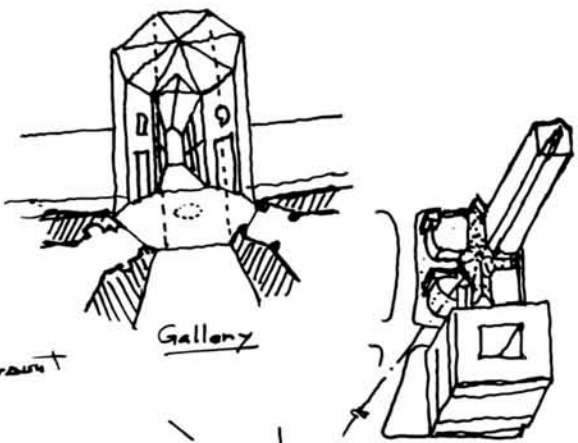


Wright - Larkin Bldg.





View from Expressway



precedents: GALLERIA, MILAN
 ELLIOTT'S RADIAL PLAN FOR BUFFALO

