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A NEW TOWN HALL FOR SKANEATELES, NEW YORK

Thesis Preparation Final Proposal

ARC 505

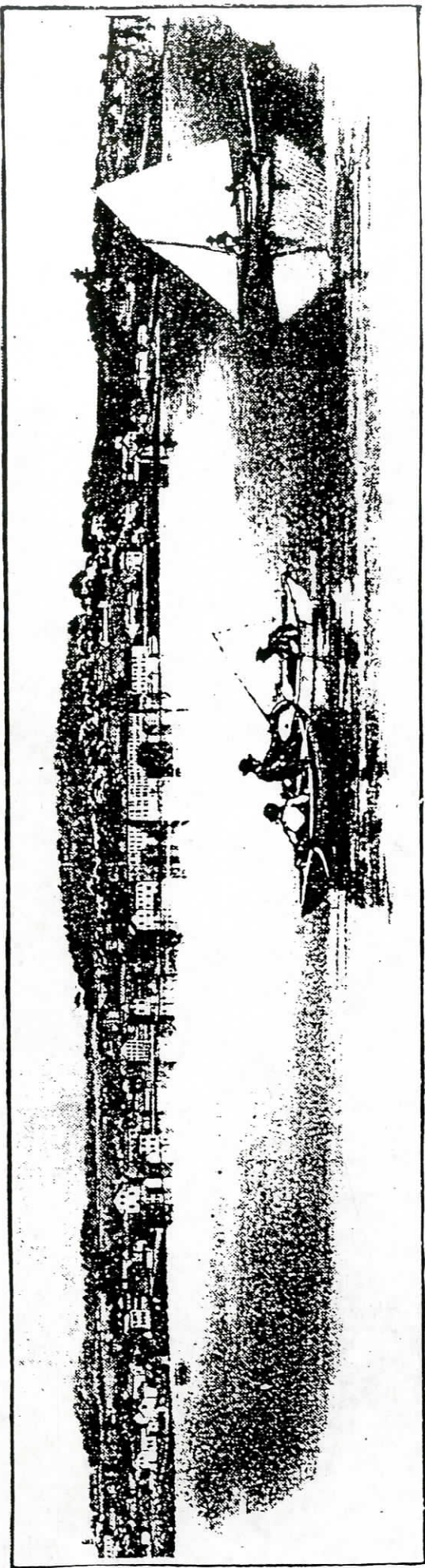
December, 1993

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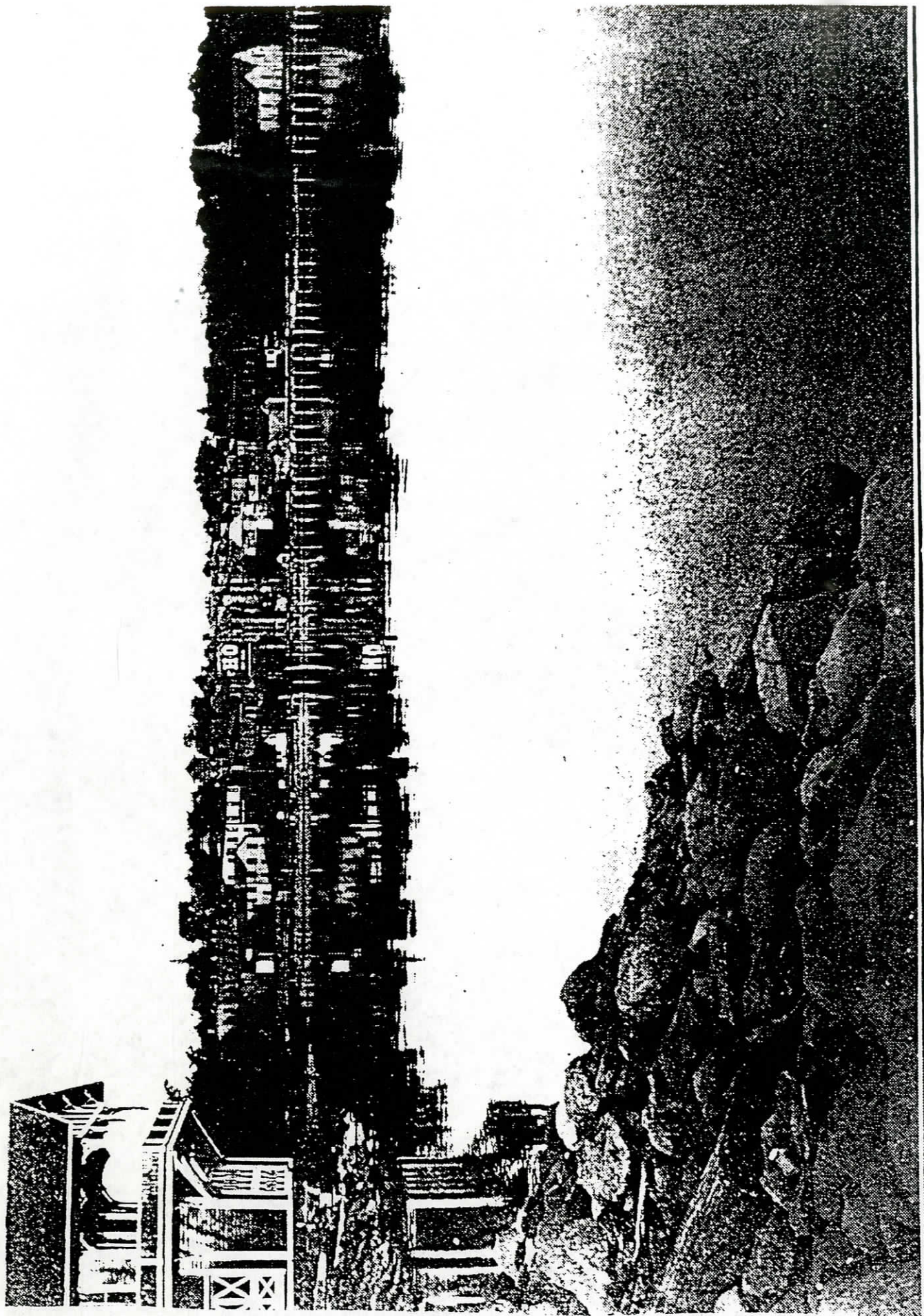


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VIEW OF THE VILLAGE OF SKANEATELES FROM THE LAKE IN 1850.



VILLAGE OF SKANEATELES FROM WEST SHORE, NEAR BOAT-HOUSE.

THESIS STATEMENT

A **town hall** has to transcend being **generic** and take on the idiosyncrasies of its specific context. The context, in turn, needs to inform the program and make it unique to the site. The history of the typology has shown the evolution of a building type that is identifiable in its form. The form is what makes a town hall and the program is what sponsors the form. A **town hall** is a typology, that by definition, is strongly influenced by history and part of its role is to reflect and embody the specific history of a place. In that it needs to be sensitive to the history of a place there is an opportunity to set an important precedent as to how a modern building should respond to the context. Therefore, it can establish a pattern for future urban growth and form. The typological study of a **town hall** is also a vehicle to comment on the nature of a true public building. The 20th century has reduced such an important building type to a highly specialized office building which has lost sight of the meaning inherent in the form.

"The city is a fact in nature, like a cave, a run of mackerel or an ant heap. But it is also a conscious work of art and it holds within its communal framework many simpler and more personal forms of art. Mind takes form in the city; and in turn, urban form conditions minds. For spaces, no less than time, is artfully organized; in boundary lines and silhouettes, in the fixing of horizontal peaks and vertical peaks, in utilizing or denying the natural site, the city records the attitude of a culture and an epoch to the fundamental facts of its existence."

- Lewis Mumford, The Culture of Cities

TOPIC OF PROJECT

A Modern Town Hall with Traditional Influences

This thesis proposes to re-evaluate the town hall as a public building. Earlier forms of European and American town halls are of special significance to this study due to their multi-functional uses and incorporation of program elements, such as markets, which are part of the daily life of the citizenry. The town Hall will be located in Skaneateles, New York. This town, although not lacking in character, is lacking in a strong, identifiable public gathering place. A town hall, in its traditional definition, would fulfill this need.

PROJECT GOALS AND EXPECTATIONS

The goal of this project is to design a town hall that combines both old and new aspects of the town in a modern building. The town hall is meant to set a precedent for the sensitive treatment of modern construction in an historical context. The project has to consider the impact that one urban element can have on another and stress the importance of local context on the construction of a new town hall. It has to combine the idea of a landmark building with that of a functional one. It has to consider the relationship between traditional and new spatial needs.

Modern Society has challenged the traditional role of the town hall with increasing specialization and decreased emphasis on the public realm. An important question is what is the future of the town hall and how can it be developed to allow for a diverse body of users? How can it be re-established as the primary focus of a community?

The town hall has a role as the central point for civic services, but it needs to be redefined to emphasize non-administrative functions that allow it to be integrated into the daily activities of the community. It should be a vital part of the community life, therefore, it needs an active image. It should be seen as more than a civic institution, but it should maintain its traditional important role in the town.

ARCHITECTURAL ISSUES

TYOLOGY is an important consideration. A typology is shaped over time and is linked to its context and the society in which it occurs. The town hall is a typology that has been transformed over time from an unspecialized, multi-use facility to a highly specialized office building. The modern version of this typology seems to be stripped of all its symbolic meaning and has lost sight of its original intention as a public gathering place. This thesis proposes that the historical role of a town hall in its community should be reconsidered. It needs to once again become the public gathering place. With its reassessment as a public building comes its reassessment as a symbolic building. An office building is hardly symbolic of a town , but a public gathering place has the potential to take on characteristic of the people that will use it. This is accomplished through tailoring a building to its particular users. This thesis is about taking a potentially generic building , the town hall, which could be placed in any situation, and making it unique to its site by critically reassessing how the typology has changed over time. This study will explore the characteristics of the typology that unite all town halls and those that make them unique.

CONTEXT is another issue. In reconsidering the typology of the town hall , the role of context plays an important part. The context is an opportunity to respond to unique conditions. The context is the main way that a generic building can be transformed into one that could be located in only one place . The context can inform the language of the building and even give clues for special programmatic elements. The siting of the building plays an important part in its success as a public building

The particular site of Skaneateles offers the opportunity to respond to a context rich in architectural character. How the new town hall will respond to the pre- 1900 buildings is a critical point of consideration. The context also allows the opportunity to respond to several different topographical conditions. Along with the historic main street is Skaneateles Lake located to the south of the site. The new town hall will need to address this condition in its form. The town hall will also face a public park to the west which will allow for a unique response.

LANGUAGE is an issue inherent in the town hall typology. The building needs to have a monumental scale to respond to its civic role, but it also need to have a human scale to respond to its public role. The language of the building will need to respond to the historical context as well as the changing site conditions of the lake and the park. Inherent in the issue of language is the issue of symbolism. As has been stated previously , the town hall is a highly symbolic building. The issue of the use of typological elements such as a tower need to be considered for the meaning they convey to the public. The structural form of the building should be both symbolic and functional.

PROGRAM also pertains to typology and context. The program needs to serve its purpose as an administrative office building while encouraging public use . The program is another element that can be unique to a town hall in Skaneateles , New York. The context provides the opportunity to create programmatic elements that respond to both water and park. These program pieces are part of a reassessment of the program of a modern town hall which does not encourage daily public use and is usually public in name only.

THE TOWN HALL: A TYPOLOGICAL DEFINITION

A town hall is a building type with great symbolic potential. The danger in this conception is that it has often been relegated to a purely symbolic role with the symbolism occurring solely on the exterior wrapper. The interior, and specifically the program can be highly symbolic of the context and the people that use it. A **town hall** by definition is an important public building. Unfortunately it has become increasingly specialized to the point of becoming an administrative office building which is no longer capable of reflecting the community. The public has had less and less reason to use this "public" building and therefore any public spaces within the building have also lost their importance. This thesis proposes a critical reassessment of a public building, specifically a **town hall**.

A **town hall** has the dual role of embodying the past as well as the future and creating a continuity between the two. It can embody the character and identity of a town, or in the case of a **city hall**, a city. It is an architectural expression of the larger context as a whole. It should have an image that visitors can understand. It is a building type capable of representing the historical and geographical character of the town and its treatment can tell a lot about the community and its self-image. "A City (Town) Hall is an expression of the past that lurks in architectural memory. It attempts to create a physical place that is linked with a historical respect for civic public services." ¹

The 17th century town hall of Amsterdam by Jacob van Campen is a significant architectural work because it is a record of the life and culture of the people that produced it. It is an expressive cultural asset. The same is true for many town halls. Van Campen's town hall was built to accommodate administrative needs, but more importantly it was meant as a visual statement about the history, status, civic life and ideals of the government. Katherine Fremantle, author of The Baroque Town Hall of Amsterdam, states, "this statement was expressed more completely than its makers could have realized by means of the relation of the building to its surrounding and of its arrangement and use, and in terms of its symbolic decor, of its architectural and sculptural forms, and of the baroque design of its decorative scheme, in which the citizens who visited the building or worked there themselves were included."²

A town hall is not a necessary building since many of its administrative functions could be housed elsewhere and public functions could occur in a number of other facilities. A town hall is therefore an architectural expression of functional and symbolic needs. Some towns might associate civic pride and a commitment to progress with a monumental architectural expression while other towns are more subtle. The importance of a town hall is determined by its role in the community. "Their existence attested to a view of society in which local governments should erect buildings whose very existence would help foster a sense of community solidarity."³

¹p 49, "Decker and Kemp", INLAND ARCHITECT

² p xxi THE BAROQUE TOWN HALL OF AMSTERDAM, Katherine Fremantle

³p243 CANADIAN TOWN HALLS, G. E. Mills

A TOWN HALL'S ROLE IN THE COMMUNITY

A town hall should be the focus of civic and cultural activities in the town. Therefore, its location needs to be a focal point of the community and easily accessible to the public. To encourage everyday use it should contain public amenities that will sponsor the public's use of the building. It should allow for formal gatherings as well as incidental daily use. It needs to provide for civic ceremony and be able to express its importance as a civic building and a place where decisions are made that affect the future of the town. It should be the center of events of local significance. In the case of Skaneateles, the town hall would be the place where the town could hold meetings on issues of public importance and it would also be the place where citizens and visitors could depart on a boat ride of the lake or watch regattas. In so many towns today the town hall is a building the public would seldom gather in or use for any reason except official town business. This image must be shed and this should be accomplished by giving the town hall a prime location and a powerful architectural image.

A town hall, since it is such a potentially powerful symbol in a community, should set a precedent for future growth. It should be an example of how a building is treated in a particular context. This is especially important in areas of historical significance since an unsympathetic building could undermine the character of the whole community. The town hall needs to be a landmark building, but not overwhelm its context. It needs to respond to a monumental scale appropriate for a civic building while, at the same time, responding to the pedestrian scale that will encourage daily use.

The symbolic role of the town hall is an important consideration. Its representational qualities are a key to its success. It should be a local interpretation of civic architecture. It should evoke historical references significant to the community while, at the same time speak to the future and the idea of progress. It should not just embody one moment in time but, instead should talk about the continuity between the past, present and future. It should be easily identifiable as a town hall and embody an image that outsiders and citizens can comprehend. The form and articulation of the surfaces should be capable of conveying this message. It should engender local civic consciousness and reflect the people that will use it.

"The town hall was the center of community life, the location for a wide variety of events ranging from teas and weddings to bazaars and church services. For anyone raised in this kind of environment, the town hall was an integral part of growing up; like school, church and family, it played a formative role in socialization. In its existence and uses the building represented the first, and perhaps the most important, lesson in civics." ⁴

A TOWN HALL AS AN URBAN CATALYST

Even in the most perfect environment or architectural setting the future is unclear. Steps need to be taken to direct the path of future growth. In the book American Urban Architecture-Catalysts in the Design of Cities *catalysis* is described as a process that is sensitive to its context yet powerful enough to restructure it. It can stimulate new life and in the process effect the form, character and quality of urban elements to be introduced in the future. Based on this definition I see a **town hall** as a catalytic piece of architecture. "An architectural catalyst does not simply set off reactions but guides and conditions them. It should include a series of small scale achievable visions."⁶ Due to a **town hall's** importance and potential high profile in the community it has the power to enhance or transform existing elements in a positive way.

In relation to the particular site of Skaneateles, New York I think a catalytic piece of architecture would serve an important role. There are currently talks under way about placing a new mall in the vicinity of Skaneateles.⁷ This would threaten the commercial nature of Skaneateles. With this in mind it is crucial that Skaneateles strengthen its downtown and create a vision for the future. A town hall wouldn't solve this problem by itself, but it would be a step in the right direction. There are several disturbing signs in Skaneateles already in the form of contemporary construction. The building that currently occupies the proposed site, along with the post office and pharmacy located on Genesee St. have been built with no consideration of the historical context. If this trend of development were to continue it could potentially destroy the character of Skaneateles. A new town hall could help change the direction of future growth toward one that is more sympathetic with the context and in keeping with its character. A modern building shouldn't break all ties to the past, especially when this has the potential of enriching the readings of a building. On the other hand, a modern building shouldn't revert back to the methods and means of the past. It has an obligation to the present and its technology. A modern building should be able to combine elements of the past while remaining rooted in the present with an outlook for the future.

⁶pxii AMERICAN URBAN ARCHITECTURE- CATALYSTS IN THE DESIGN OF CITIES, Attoe and Logan

⁷ interview with Robert L. Hood, November 17,1993

A BRIEF HISTORY OF THE TOWN HALL

In the early history of the town hall building type it was primarily a place of public assembly. People needed a common place to gather to discuss political, social and economic issues. In its early history there were minimal administrative requirements. The combination of social, political and economic needs created a town hall that combined civic chambers with a public market. By the end of the 19th century the complexity of civic government made this unspecialized building type obsolete resulting in the decentralization of civic function into different facilities.

It was in the late 13th century that the town bell, council chambers and storage facilities were housed in the upper floor of the local market building. Until the 19th century the building type remained largely unspecialized and included diverse elements such as kitchens, chapels and guild halls. In northern France , in the 14th century , monumental guild halls were an accepted expression of civic pride and prosperity. In the 15th and 16th centuries the town hall rivaled religious buildings for dominance. Many of the town halls at this time were laid out to meet ceremonial and legislative needs rather than administrative. In Italy and parts of France the municipal buildings had a fortress- like appearance . Medieval Italy had as a trademark element the bell and lookout tower which were constantly being increased in scale to compete with neighboring towns. Although these elements lost their functional necessity over time they were often maintained as symbolic elements , even into the 20th century.

In the United States the Puritans set a precedent for town halls by creating a distinct building type to be used for religious, social, and administrative needs. The Puritan meeting hall was the forerunner for simple open halls that could be used for a variety of uses. Construction of a multipurpose building that would generate revenue through rental of market stalls and assembly halls was popular due to financial as well as civic needs. In the 19th century the assembly hall was often used as an opera hall, an important cultural aspect of the times.

In the 19th century there was a trend toward treating town halls as monuments to power and administrative authority. They were often built solely for the symbolic message they conveyed to the citizenry. This was especially important during times of depression. This led to increased emphasis on the size and scale of the exterior treatment of the building. This was also the time in history when the building became increasingly specialized to house growing administrative bureaucracies.

The history of the town hall is the history of increased specialization that parallels a similar trend in society. Unfortunately this has damaged the role of a town hall , which to function as it should needs to be unspecialized. As the town hall declined as symbol of public gathering , its style and siting also changed. It became less ornate and less significant , sometimes not even situated in an important location in the town. The town hall became subservient to private buildings and was rendered incapable of being a symbol of the entire community. Modern town halls might represent progress or the size of a political unit, but they also show a lack of social unity. Social and material progress has gained dominance over a sense of community and the builders of this important public building have lost sight of its original intentions. The building needs to respond to the everyday needs of the people in the community it serves and it also needs to be a symbolic landmark with which the community can identify.

OPEN ROOM TOWN HALLS

This type of town hall was prevalent in the mid 18th century. It was based on the New England Meeting House, which was a building type used for religious and civic functions. It usually consisted of one open hall which served many functions. It often had a platform which served as the council area or as a stage for religious services or public performances. The simplicity of the program sponsored the simplicity of the form. This type of town hall was often similar to a barn-like structure. Often minor decorative elements were added to distinguish this building from other more mundane structures. As the form evolved decorative features such as stonework, porticoes and towers became trademark elements. Building materials were another way of distinguishing the town hall from other structures. Over time it became identifiable due to its elaborate construction and detailing. Aside from the materials, the site also distinguished the town hall from the other buildings.

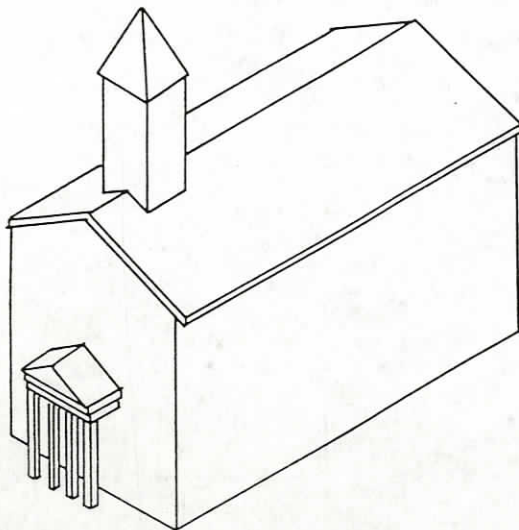
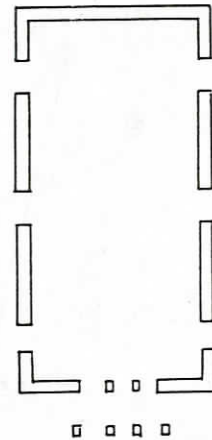
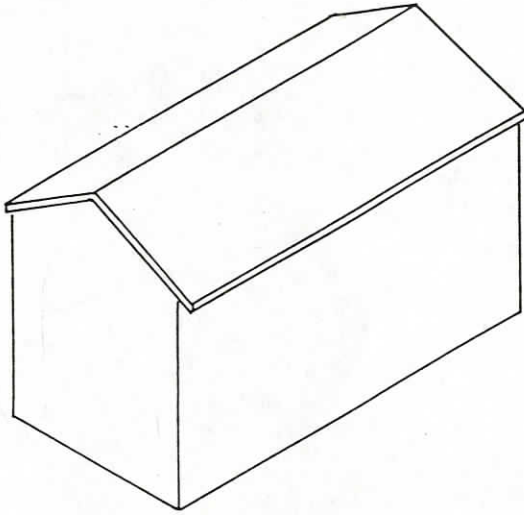


Figure 6. Scott Township Hall, Century Farm, Uxbridge, Ont. Built in 1860, this represents a restored example of the simple, one-room hall common in Ontario during the 19th century. (Canadian Inventory of Historic Building, D. Johnson)

MUNICIPAL HALLS

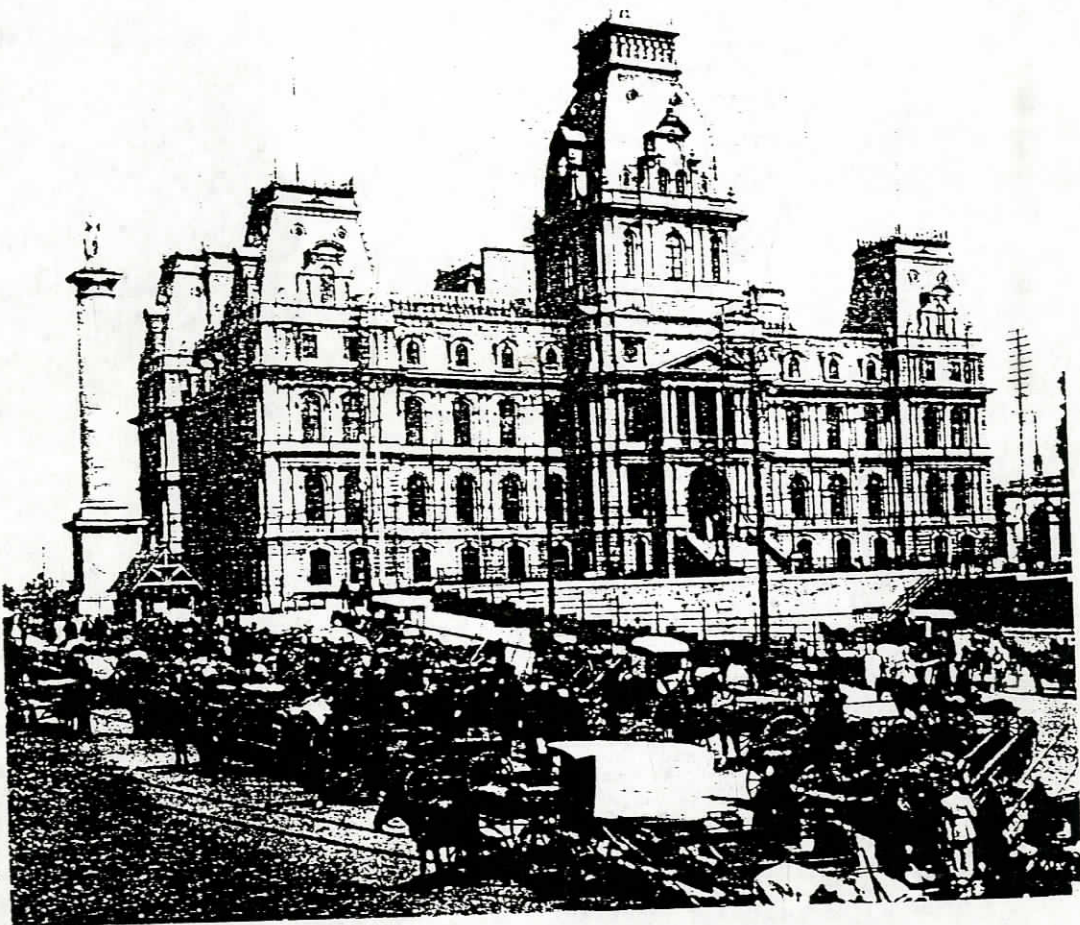
The municipal hall was prevalent in the late 19th century. It was the result of improved building techniques and a broader selection of materials. In this time of progress the town hall was seen as a way to express this increased knowledge and newly discovered technology. There was an emphasis on the increasing administrative functions of the building. It was no longer an open hall, but now included office space. With the increases programmatic demands the form changed from a simple box-like structure to a more sculptural, decorative form. This form was manipulated to create a monumental public architecture which symbolized progress and faith in the future. Porticoes, cupolas, and towers were essential identifying elements and the trademarks of public buildings.



SPECIALIZED MULTI-USE TOWN HALLS

The multi-use town hall came into being in the late 19th century and was prevalent in the early 20th century. At this period in time the government had become much more complex and therefore there was the need for a more complex building to house it. At this time there was rapid industrialization, urbanization, scientific advances, and humanitarian enlightenment. The building needed an increased scale and monumentality due to a rapidly growing population and government. It had to serve as a cohesive focal point for a more diverse community.

Council chambers were no longer multi-purpose rooms and were separated from other functions. The town hall maintained its role as a public building and , in this time period , often included opera or concert halls which were important cultural assets . A Library was often included to make education accessible to everyone. Into the late 19th century many multi-use town halls still included public market space. The town hall at this time was able to accommodate specialized services while maintaining its role as a ceremonial gathering place.



ADMINISTRATIVE TOWN HALLS

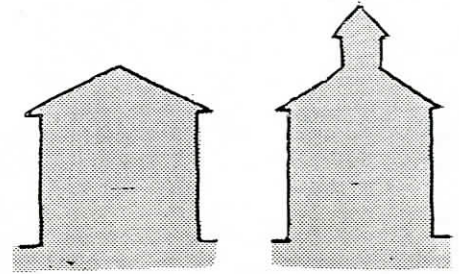
The administrative town hall is the prevalent type to be found in the 20th century. This building type has lost its public aspects and business completely dominates over public needs. With the loss of the symbolic programmatic elements and forms derived from the public use of the building it loses its emphasis on detailing and complexity of form. Non administrative functions are completely separated out and housed in other facilities. This is a direct result of increases specialization and a need for bureaucratic efficiency. The town hall is no longer seen as an architectural monument or social center and has lost many of its distinguishing features, such as the tower. This version of the town hall shows it being reduced to an office complex and completely losing touch with its role as a public building.



EVOLUTION OF THE FORM OF A TOWN HALL (URBAN SILHOUETTE)

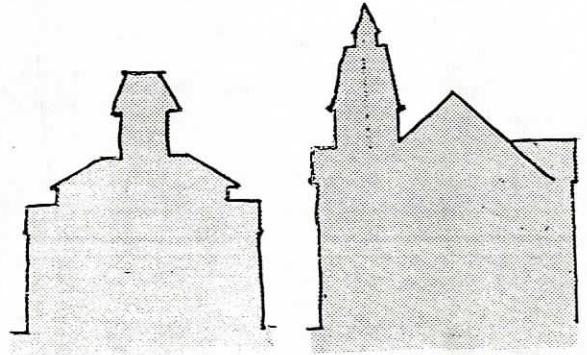
OPEN HALL

- SIMPLE PROGRAM = SIMPLE FORM
- TOWER ADDED TO DISTINGUISH IT FROM OTHER BUILDINGS



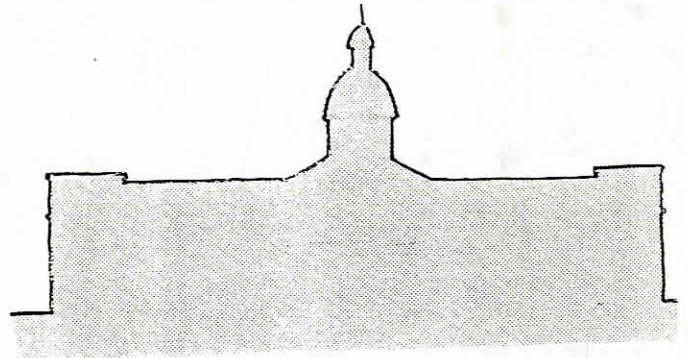
MUNICIPAL HALL

- MORE COMPLEX PROGRAM = MORE COMPLEX FORM
- PROMINENT SILHOUETTE CALLS ATTENTION TO BUILDING



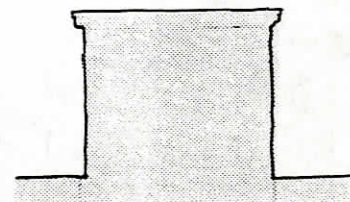
SPECIALIZED MULTI-USE HALL

- EMPHASIS ON MONUMENTALITY
- HIGHLY SYMBOLIC



ADMINISTRATIVE HALL

- PUBLIC AMMENITIES REMOVED
- LOSS OF DISTINGUISHING FORM



TYPOLOGICAL ELEMENTS

".. the immutable characteristics of typology are really those through which architectural design precedes best." -Aldo Rossi, The Architecture of the City

The form of the building and the elements articulated within it connote the meaning of the building. A town hall should look like a town hall. The issue is how to do this. One way is to use forms traditionally found in a town hall. Edward Jones and Michael Kirkland, in an essay on their winning design for Mississauga City Hall in Ontario, stated, "There has been a continued tendency in recent years to deflate the associative power of forms and the institutions they might represent. Matters of hierarchy and social ritual that still exists in our institutions, whether they be courts of law, schools, city halls, etc., have been seen as antipathetic to the "democratic" process. To this end architects have attempted to diffuse or oppose these form-giving characteristics hoping to bestow in their minds some inevitable egalitarianism. In an attempt to minimize the authority of hierarchical form modern architecture has neutralized the associative power of built form."⁵ This type of belief has taken its toll on hierarchically important buildings such as **town halls** which become unrecognizable without the associations implied in its form. In agreement with the above quote there are traditional town / city hall elements that need to be reconsidered for their endowed meaning and the importance of form in the understanding of the building.

1)**TOWER / CLOCK TOWER** - this is an element that makes the building prominent because it allows it to be seen from a great distance. It is the symbol of a place of public gathering and encourages approaches from many directions. A tower is an immediately identifiable landmark in a community.

2)**COUNCIL CHAMBER**- this is the element where the public and the civic formally meet. It is the link between the two.

3)**DOME**- this is an element that connotes the institutional nature of the building and calls attention to the building.

4)**ROTUNDA**- this is the hub of a building. It helps organize circulation both vertically and horizontally.

⁵p135 MISSISSAUGA CITY HALL: A CANADIAN COMPETITION, Arnell and Bickford

SITE HISTORY AND BASIC INFORMATION

Skaneateles , New York was first settled in 1794. The land it is located on was part of 34 military tracts given to soldiers during the Revolutionary War. The village of Skaneateles is made up of one of these original tracts which was purchased by Jedediah Sanger because he saw the potential of water power from a lake outlet. The outlet and the lake are prominent features of the community and the outlet is historically significant in the founding of the town.

The lake was dammed in 1796 and the lake outlet was the site of the first industries in Skaneateles. The use of water as a source of power ended in 1890 when Syracuse began using the lake as a source of drinking water. Fortunately for Skaneateles it was at this same time that the town became a popular resort.

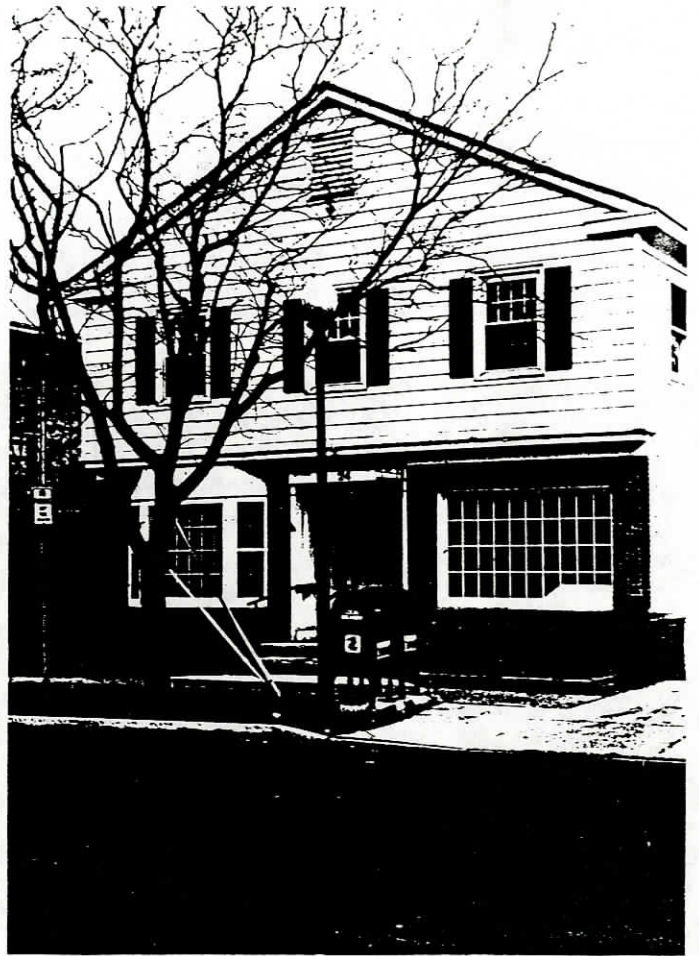
Boat building was important to the economy of Skaneateles. The Skaneateles Boat and Canoe Co. was famous for its sailboats and known throughout the world. Even today regattas are held on the lake and are a reflection of the history of the town. Other important industries were carriage and sleigh manufacturing which were critical aspects to the early economy of the town.

Skaneateles , located on the northern end of Skaneateles Lake, has 50% of its sixty properties built prior to 1840. All but three were built prior to 1900. It has been designated an historic district and is part of the State and National Registers of Historic Places. The town has an impressive collection of 19th and early 20th century residential and commercial buildings. Orin Lehman , Commissioner of the New York State Office of Parks, Recreation and Historic Preservation says of Skaneateles , "the village gained prominence (during the later part of the 19th century) as a vacation resort and many large estates were developed near the lake. The district is further enhanced by two churches, a lakeside park and an early grist mill. The result, an intact, cohesive collection of commercial and residential buildings located on a picturesque tree-lined street, reflects the continued prosperity of the village from its founding until 1928." Over the 200 years since it's founding the village has changed from rural and industrial to largely residential .

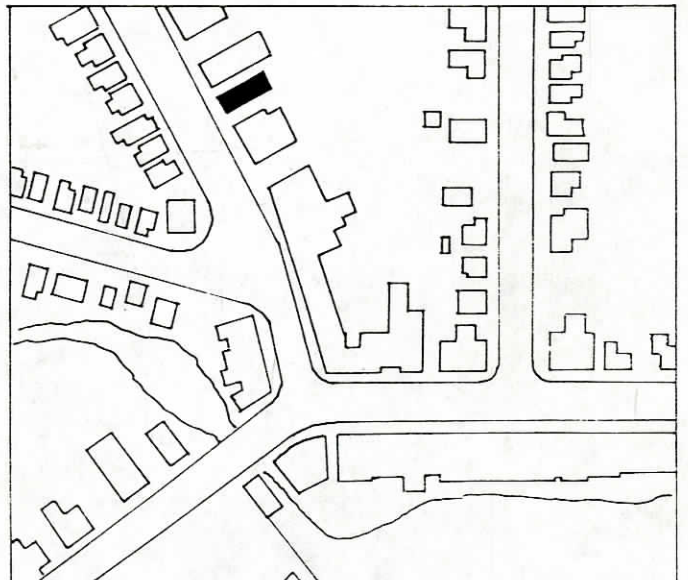
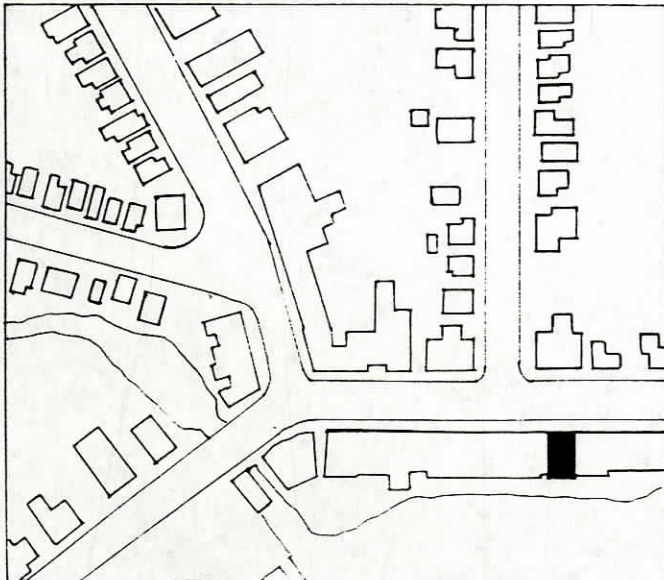
Skaneateles is essentially flat. There is a slight slope which is toward the lake emphasizing its importance. This is not a traditional American town in that it lacks a town square or signature building (such as a town hall). Buildings pertaining to government , education and employment are suppressed while residential and recreational characteristics are emphasized. There is a need for a focus to the town which a town hall could fulfill. The type of town hall being proposed would not emphasize the governmental aspects of the town, rather it would emphasize the sense of community and identity already existent. The party-wall buildings on Genesee St. are a major organizing element in the town, but they are not strong enough to be the focus of the downtown. Instead these buildings are a backdrop or defining wall to the public space of the street. This existent wall needs a termination appropriate to its public nature. A town hall is a form that could accomplish this goal.

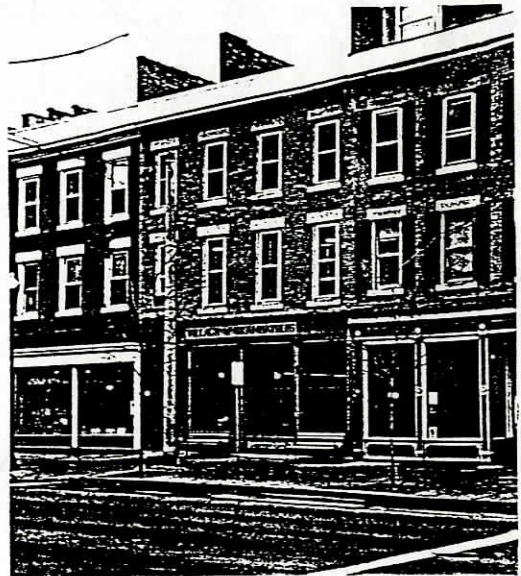
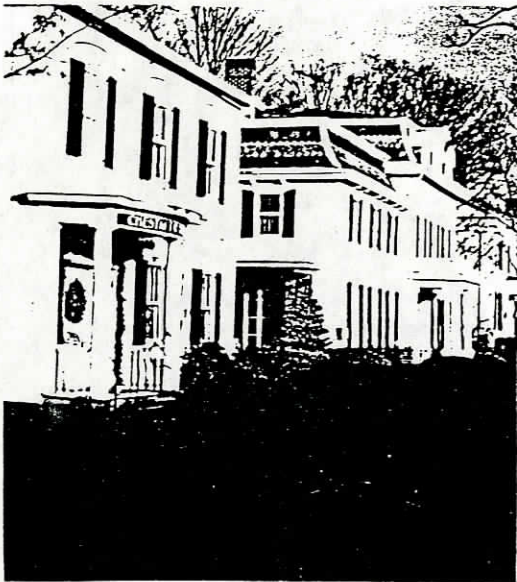
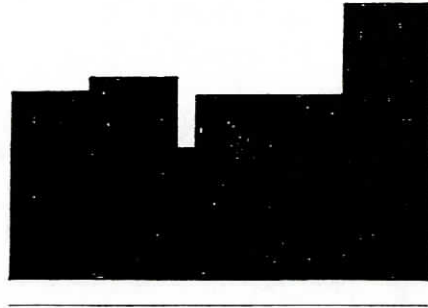
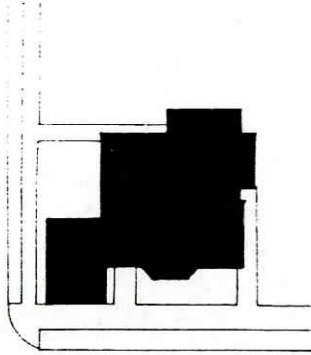


existing village hall



existing town hall





SKANEATELES BUILDING TYPES

The two sides of Genessee St. illustrate the basic building types that make up the town. The first type is the free-standing residential building typical of a suburban condition. The second is the party wall commercial / residential building typical of an urban condition. The two types are in close proximity (opposite sides of the street) and seem to complement each other. The two together express the true character of Skaneateles where you can have the feeling of being in a town while also being in the country.

SITE SELECTION

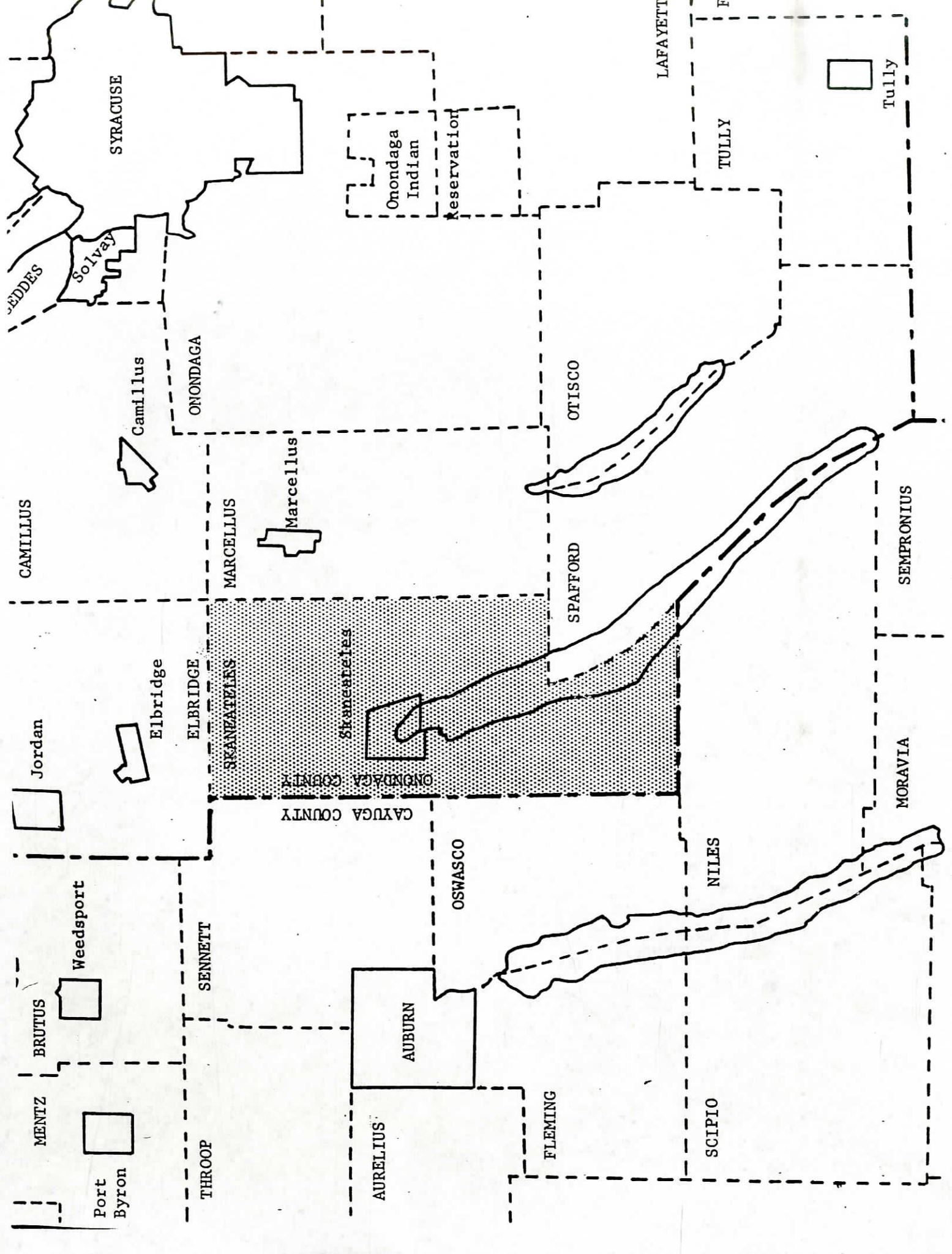
The site for the new town hall is in Skaneateles, New York. The town and village are noted for their historic buildings. The town hall is currently located in a non-descript building which is not easily identifiable. The village hall is similarly located in an inappropriate facility, which is a commercial storefront. Due to the rich architectural character of the site it seems particularly unfortunate that a building, such as a town hall, that could add to and reflect this character has never been constructed. This thesis proposes to undertake the task of creating this building.

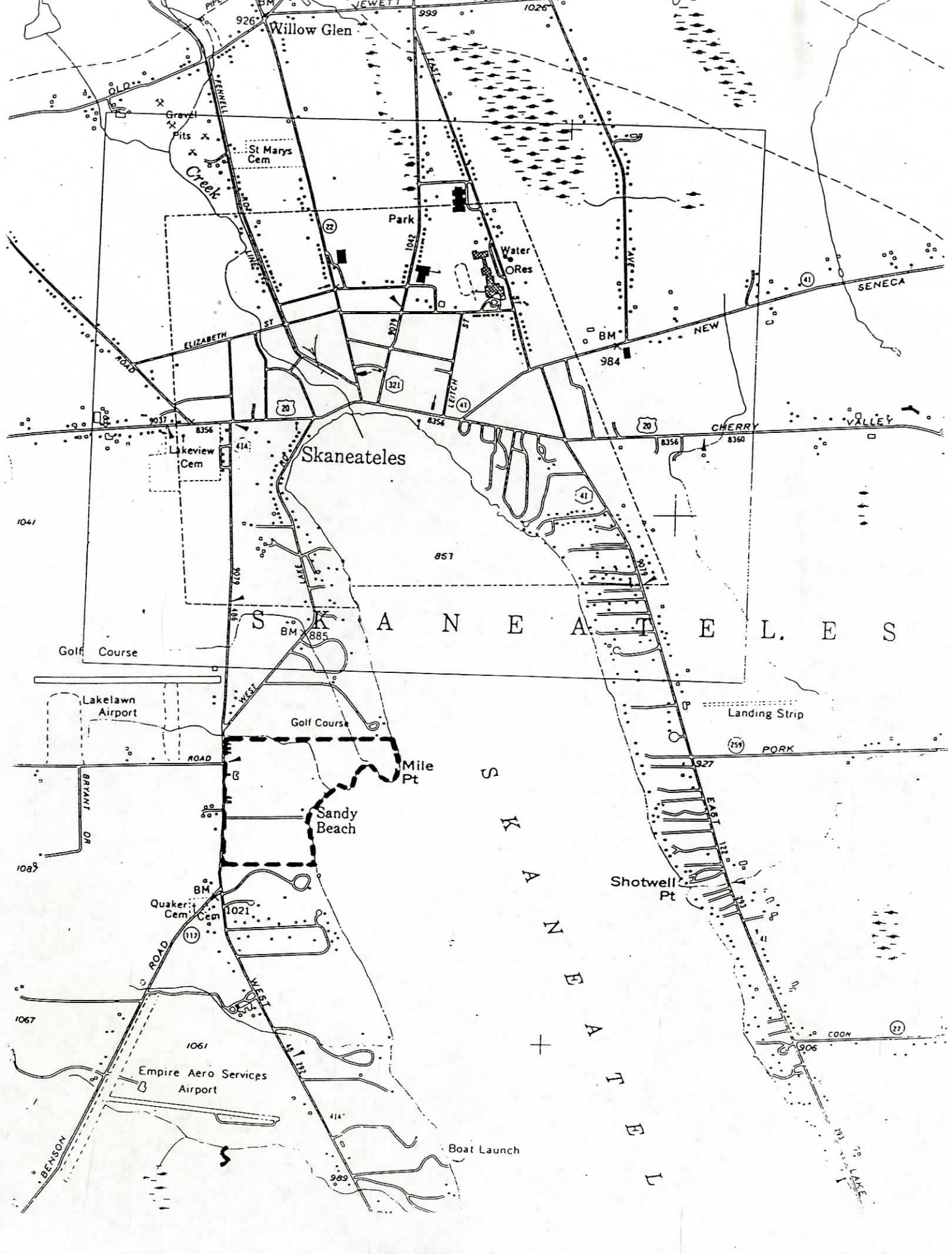
Skaneateles was chosen because it is the ideal context to explore the nature of the town hall. It has a significant historical background which includes a strong architectural character. The context of the town, with the historical streets, waterfront and lakeside parks, allows the unique opportunity to respond to these three diverse conditions in one building. The site will allow the development of a town hall that will be unique to Skaneateles.

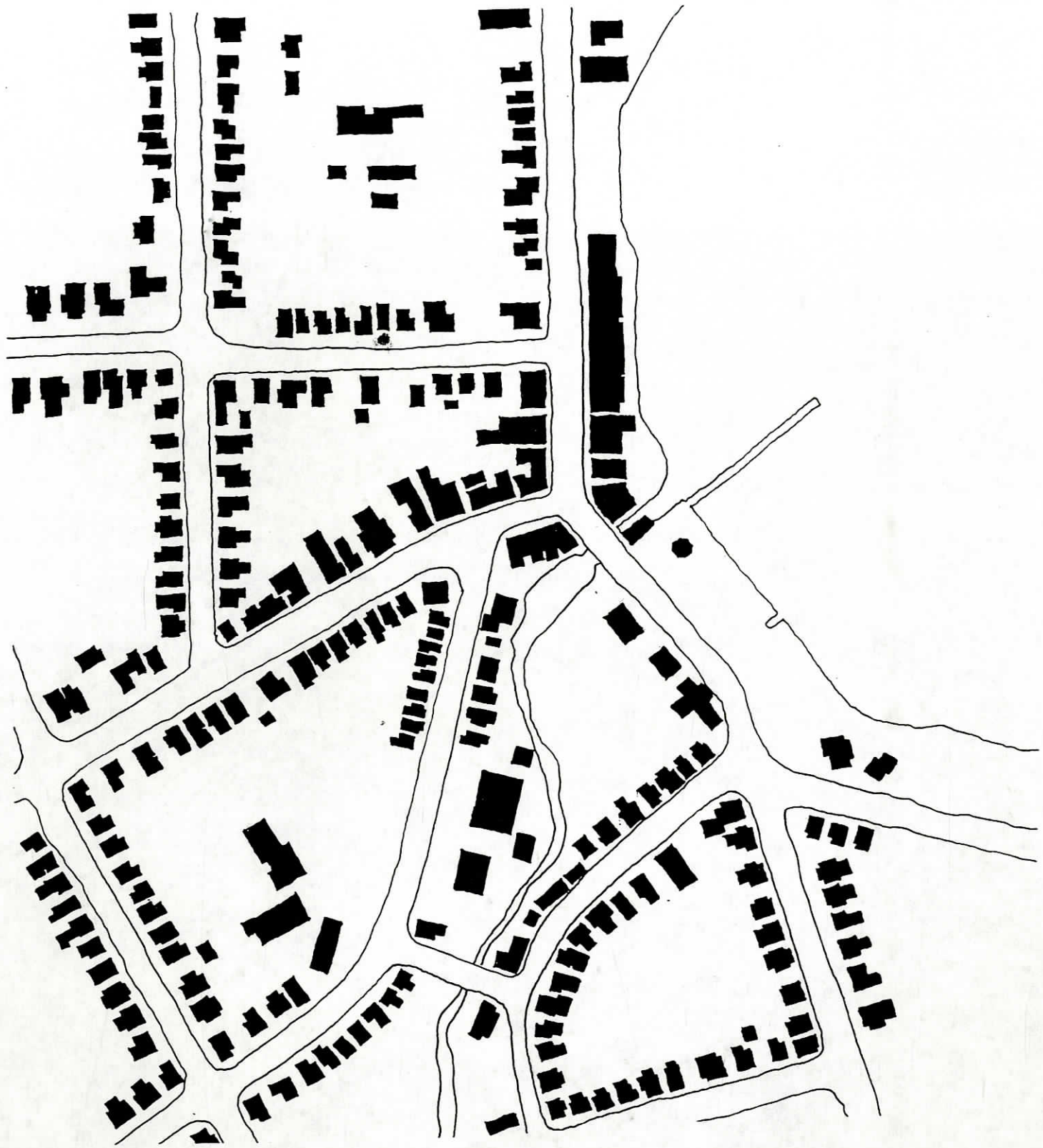
The particular site of the project, 3-11 Genessee St. (the main street in the town), is situated at the end of a row of historical buildings, none built after 1900. The town hall will be an opportunity to end the street edge in a significant way. Currently the street ends rather abruptly with a disappointing 20th century, one-story, commercial building which is located on the site proposed for the new town hall. This site is also significant in the town because it is located at the juncture of the two most important streets in the town and is the point where the axis shifts from that of the main street to that of the lake.

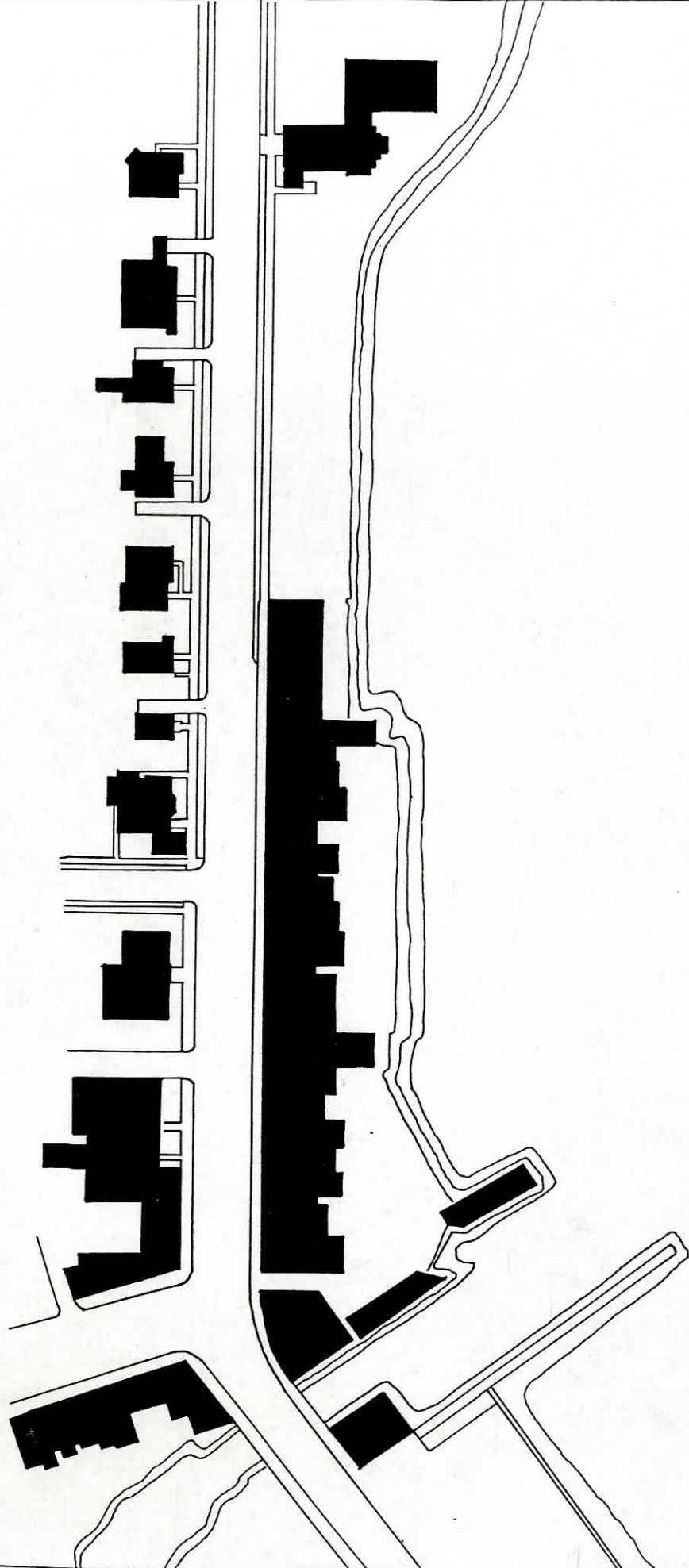
The site will make it crucial for the project to address the historical context and allow for the exploration of how to deal with contemporary architecture in an historical context. The site also has the unique situation of having three completely different site conditions. There will be the opportunity to create three distinct facades; one that reflects the street, one that reflects the park, and one that reflects the water. The water and the park are also an opportunity to create unique programmatic elements for the town hall that respond to the different site conditions.

The size of the town (approx. 8000 people) is also significant. The town is small enough that there is a true sense of community which the town hall can add to and encourage. This is a modest town that is proud of its heritage. The town hall would have no need to compete with neighboring towns in scale and will be designed solely based on the particular site. The character of the community is evident in the main street. The fact that such a street has been maintained is a testament to the community. With this in mind, it is that more crucial that the issue of modern buildings in this historic context be raised. As a popular residential area and summer resort, growth is quite possible in the future. This should not be allowed to occur haphazardly, but should be guided by a well thought out model. The danger of haphazard growth is already there in the poorly designed commercial building that currently occupies the proposed site and in a post office and pharmacy.







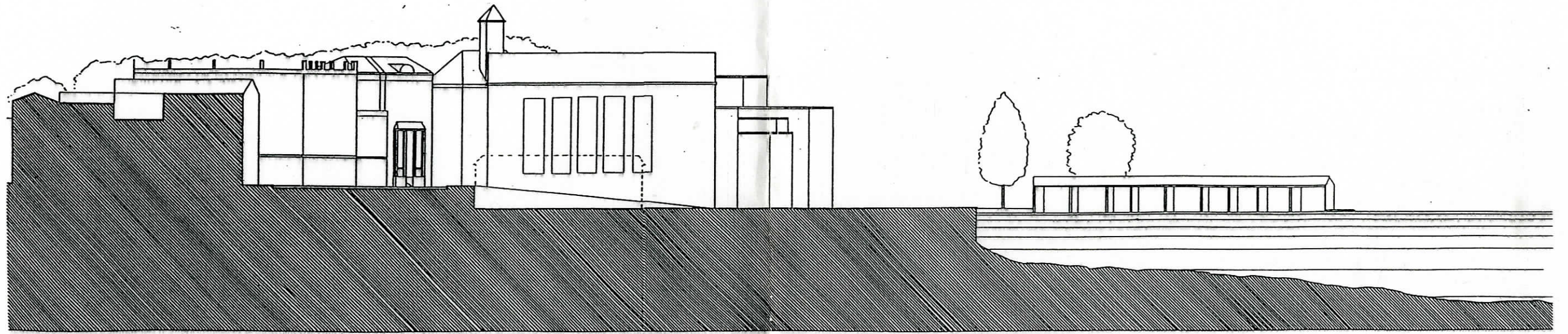




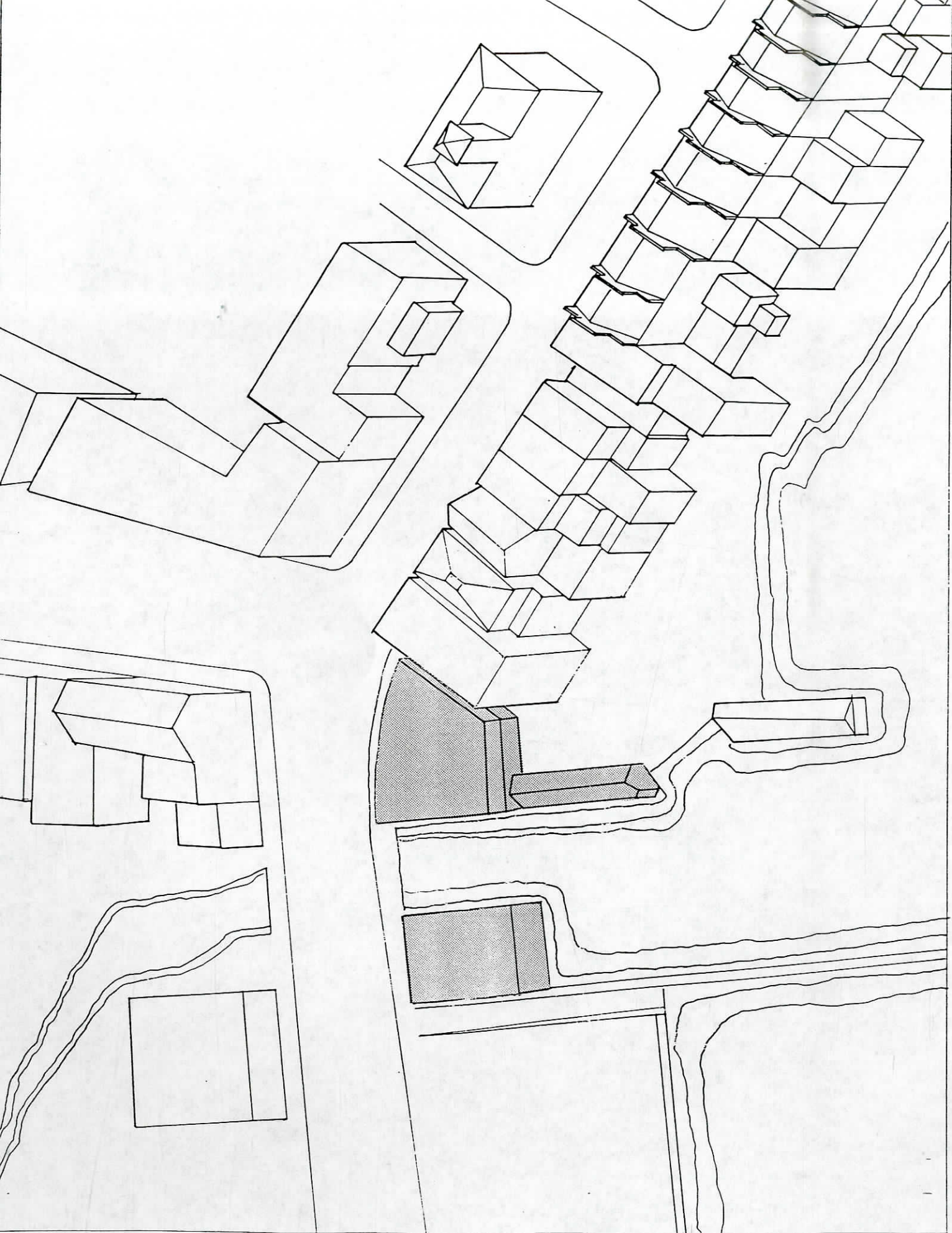
Site Context

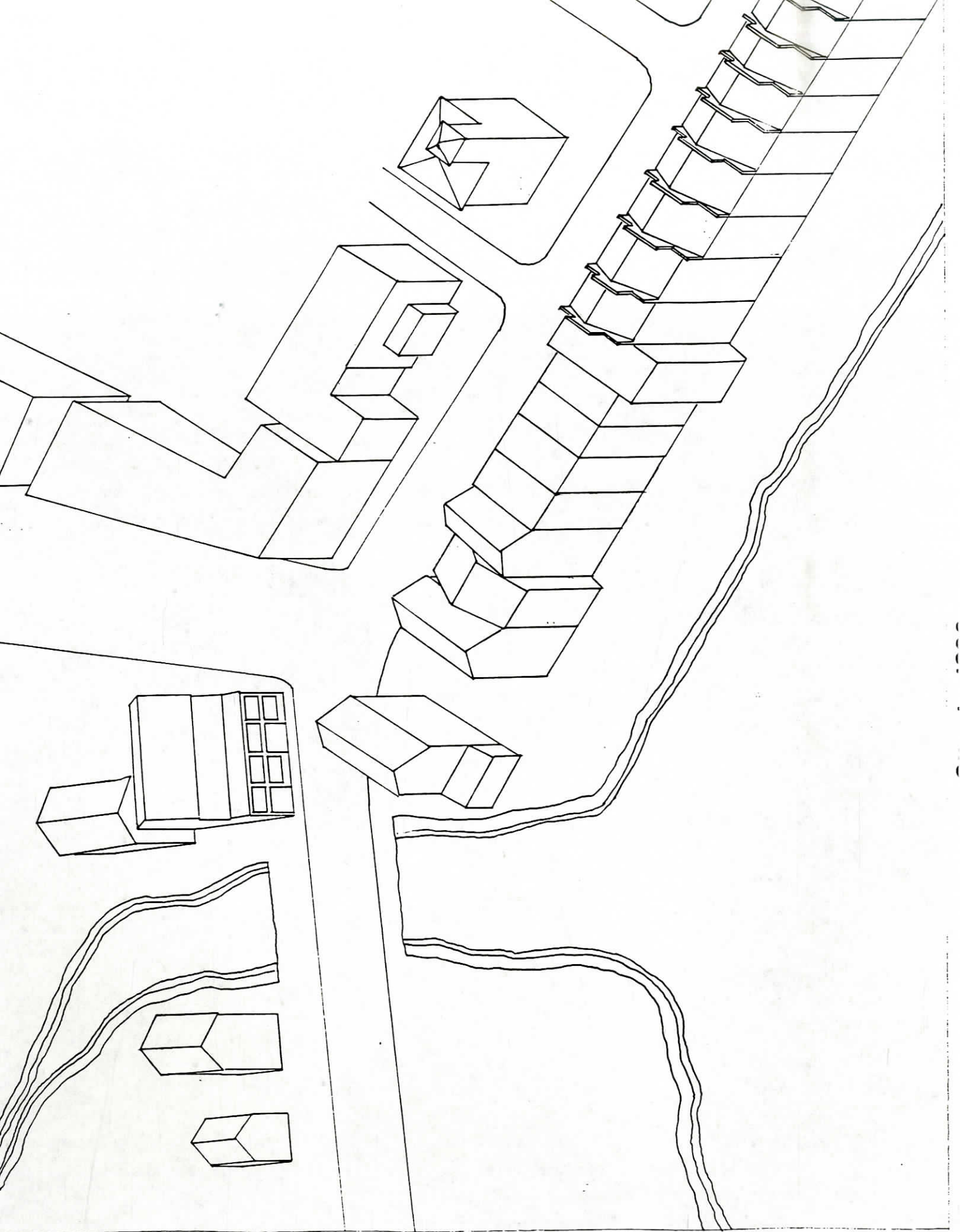


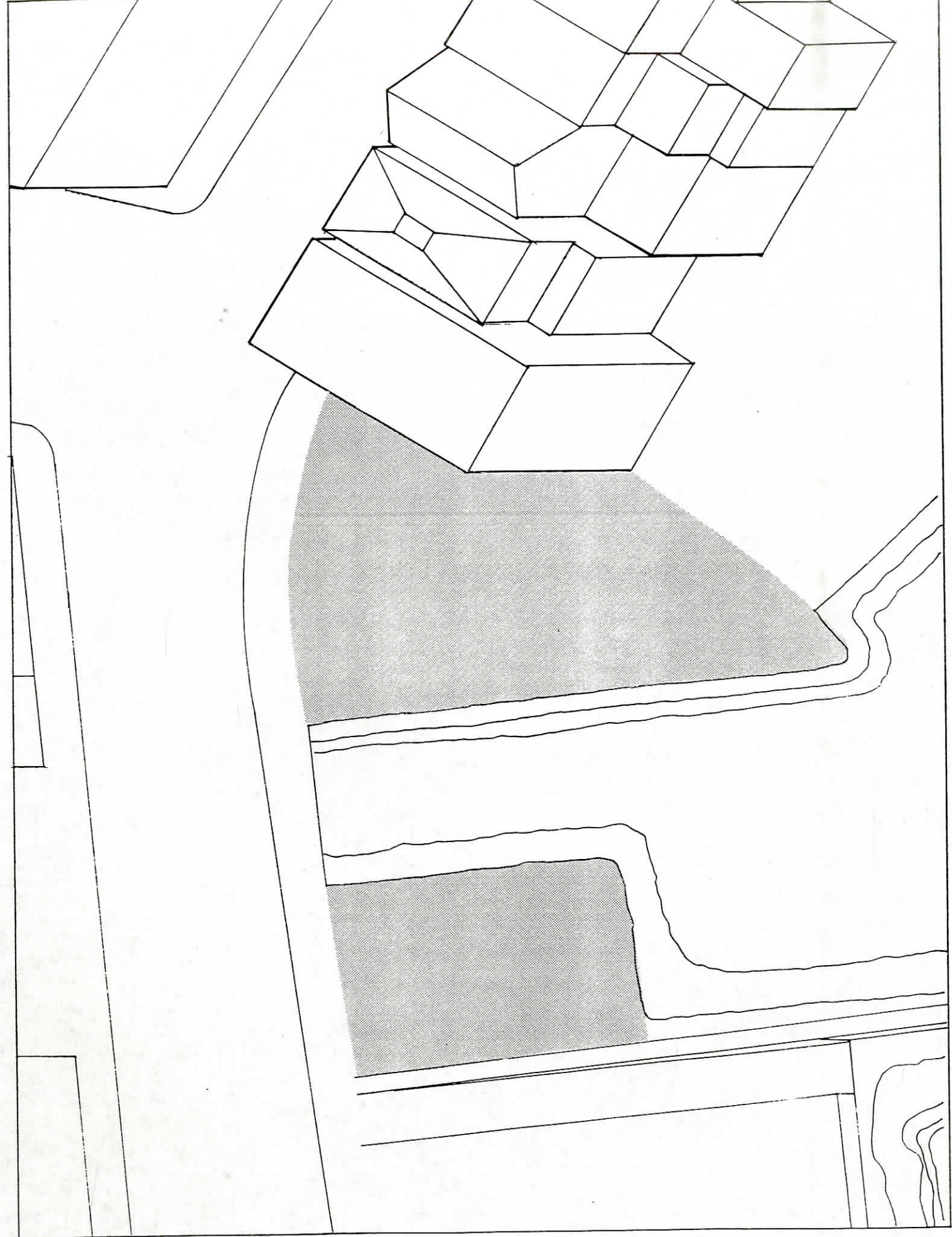
Across from Site



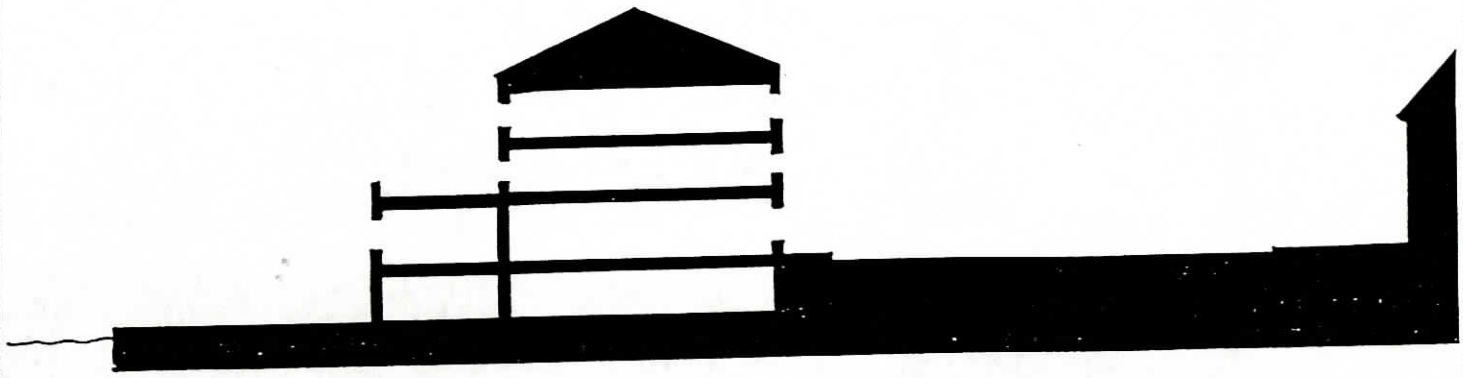
Site Section



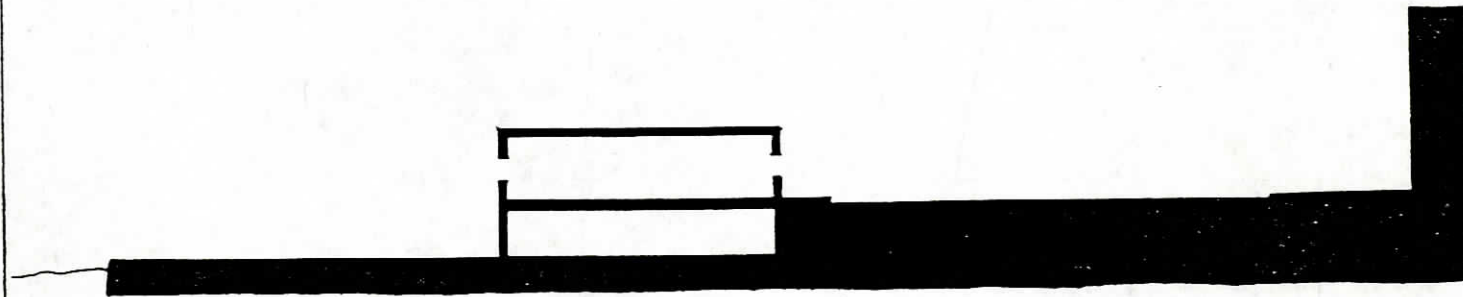




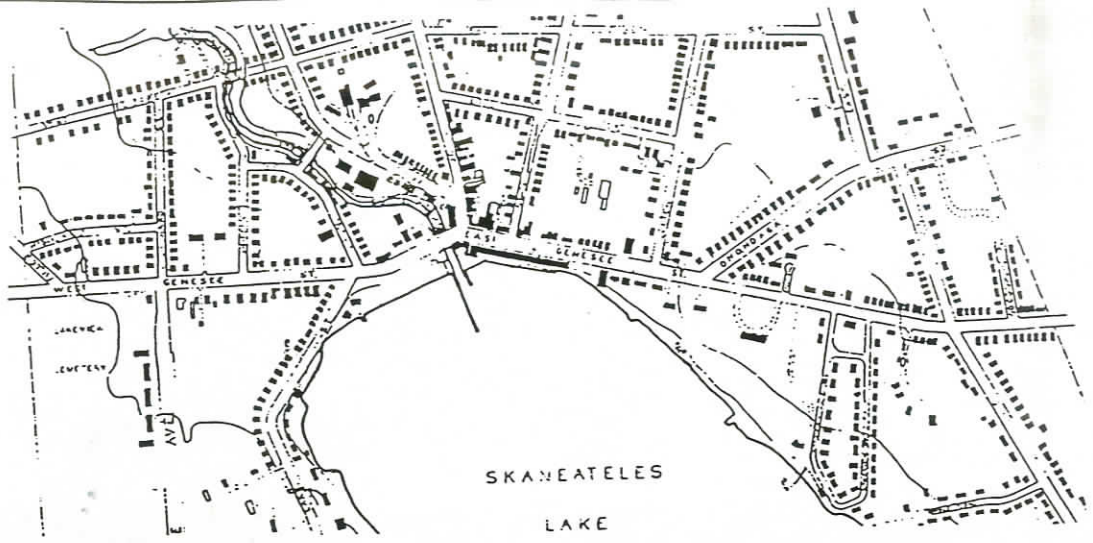
PROPOSED CITY COUNCIL 4007E 51



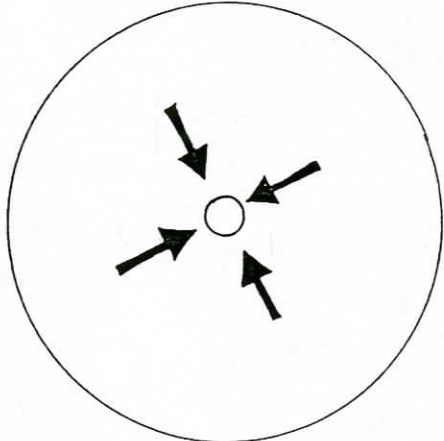
• TYPICAL EAST GENESEE STREET SECTION



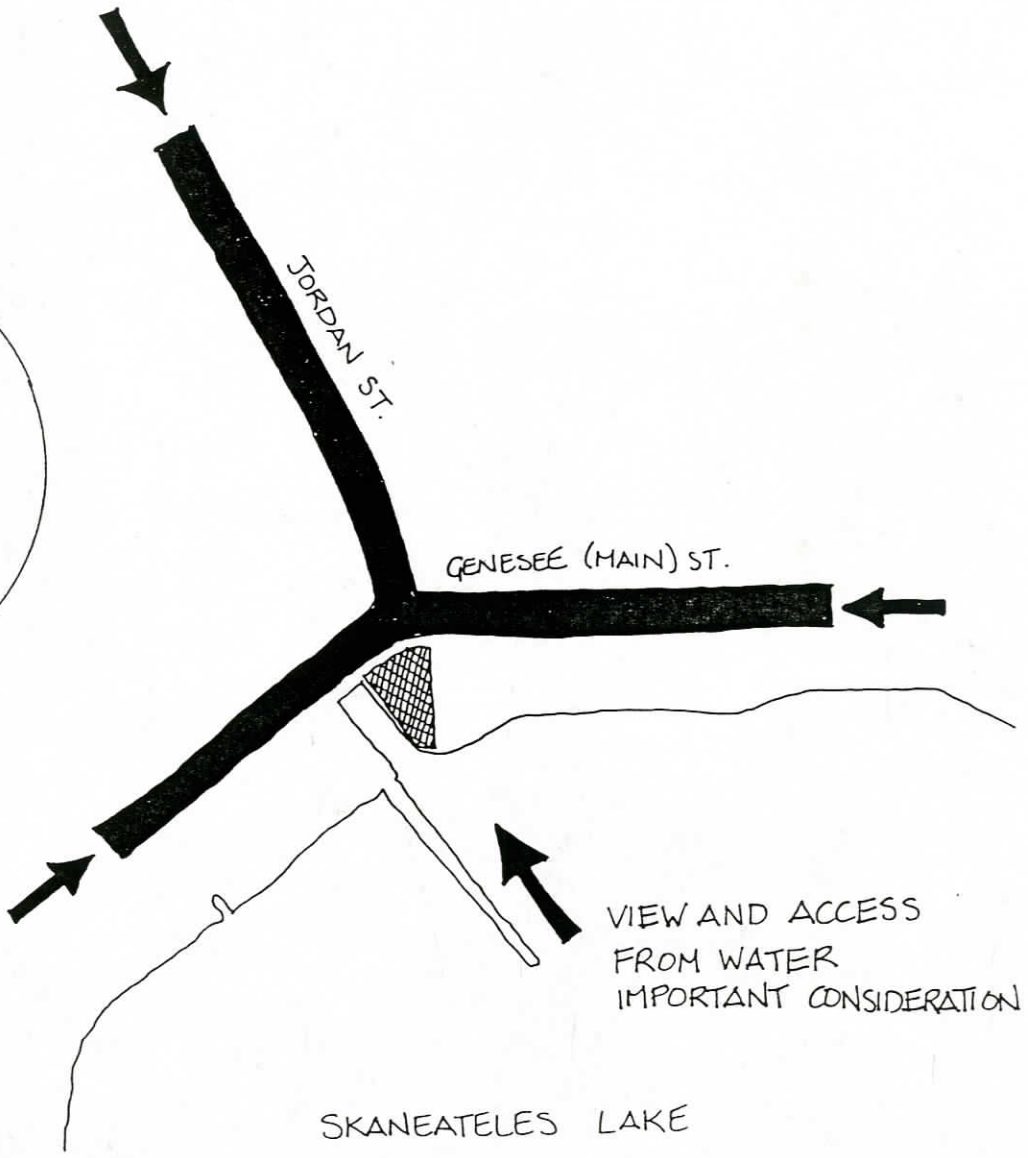
• SITE SECTION



SKANEATELES
LAKE



SITE AS
FOCAL POINT



VIEW AND ACCESS
FROM WATER
IMPORTANT CONSIDERATION

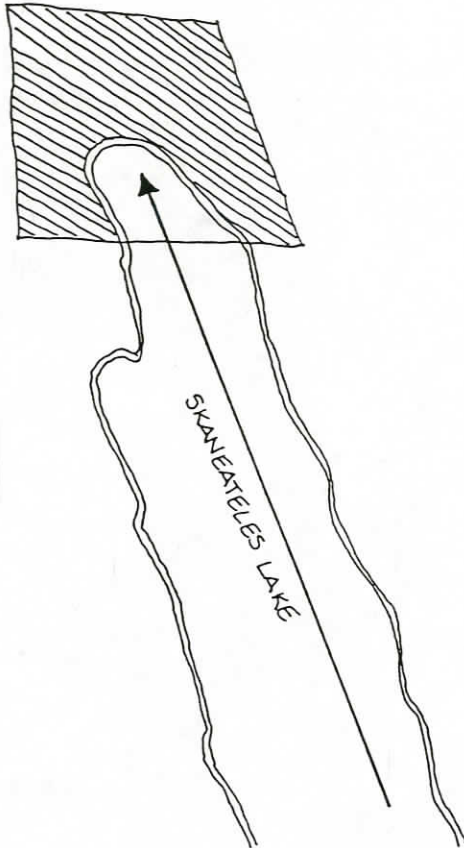
SKANEATELES LAKE

SITE IS PIVOTAL PT OF TOWN

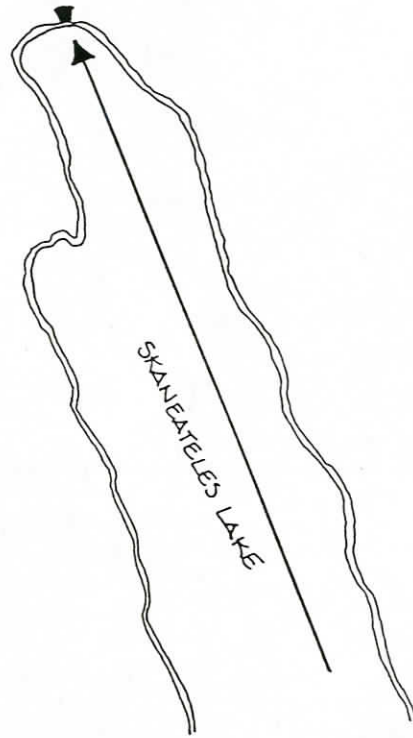
Site Analysis

THE LARGER CONTEXT OF SKANEATELES

- THE IMPORTANCE OF THE LAKE TO THE TOWN

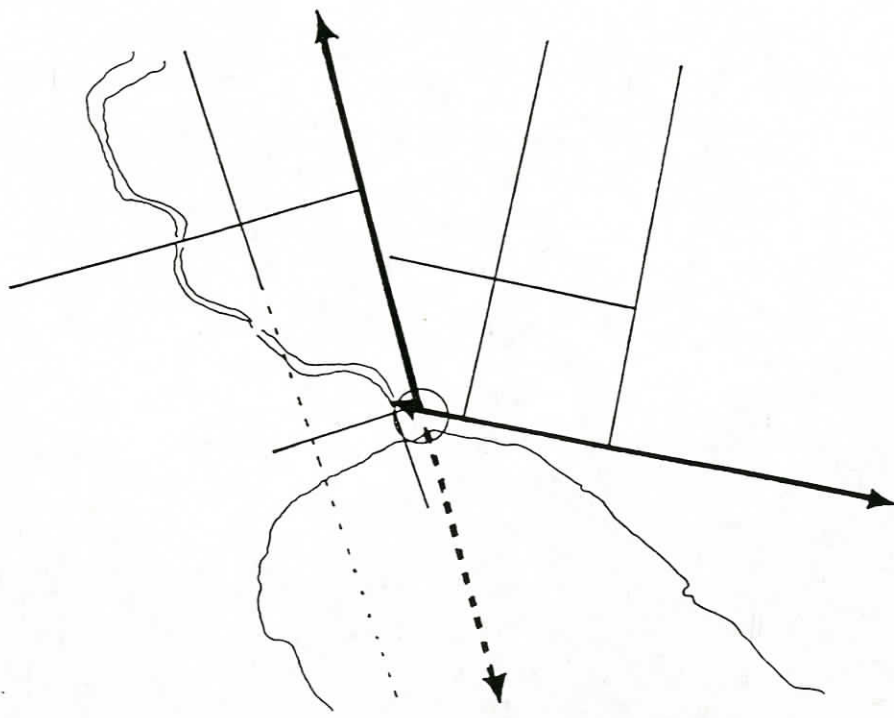
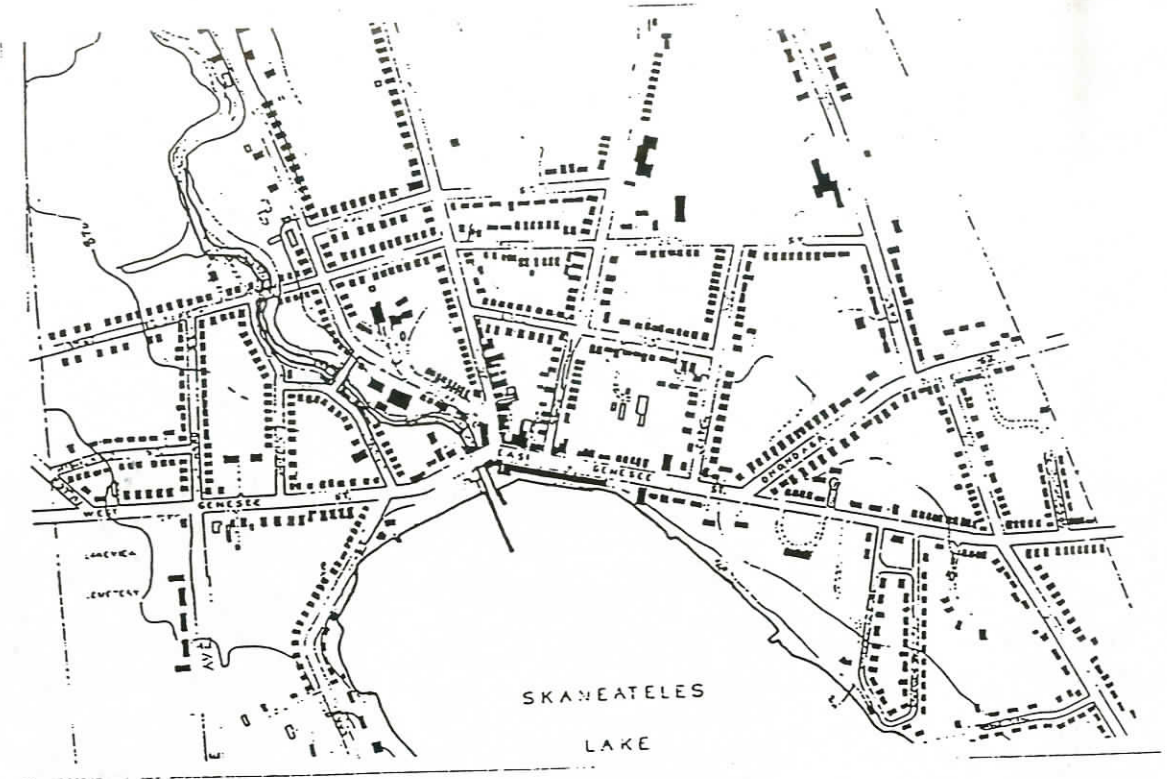


VILLAGE OF SKANEATELES IN
RELATION TO LAKE



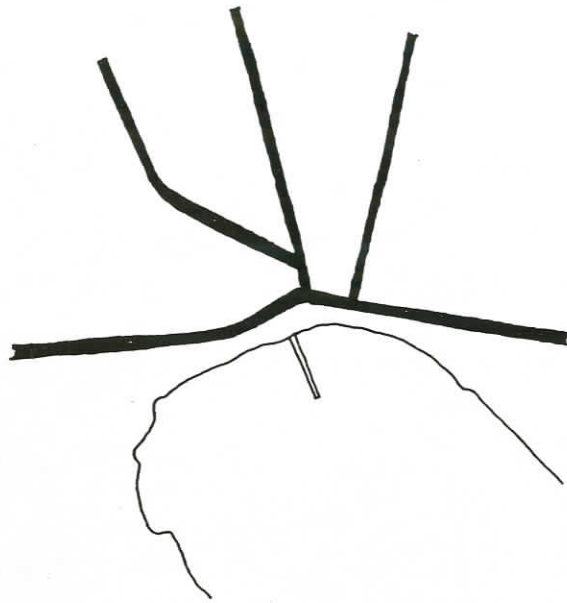
SITE IN RELATION TO LAKE

- VILLAGE/TOWN AND SITE - TERMINATION OF MAJOR AXIS OF LAKE
- A NEW TOWN HALL WOULD EMPHASIZE IMPORTANCE OF LOCATION
 - MAJOR ENTRY PT TO TOWN FROM WATER

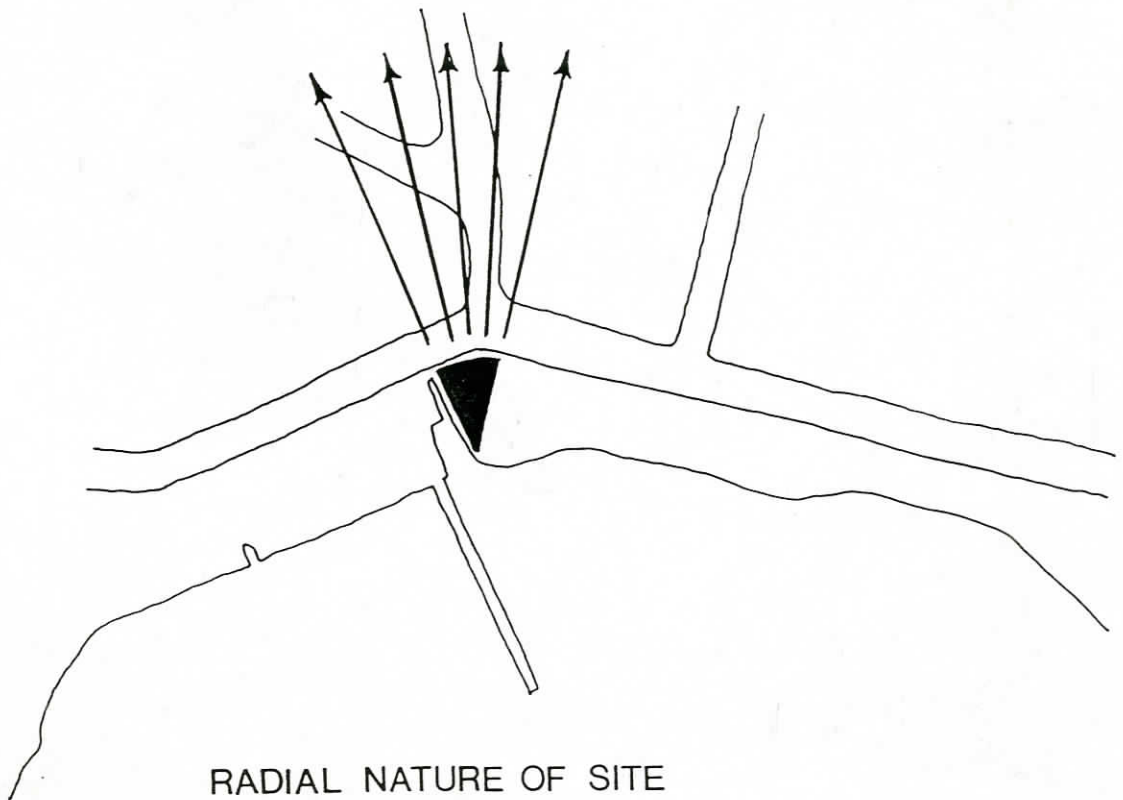


Site Analysis

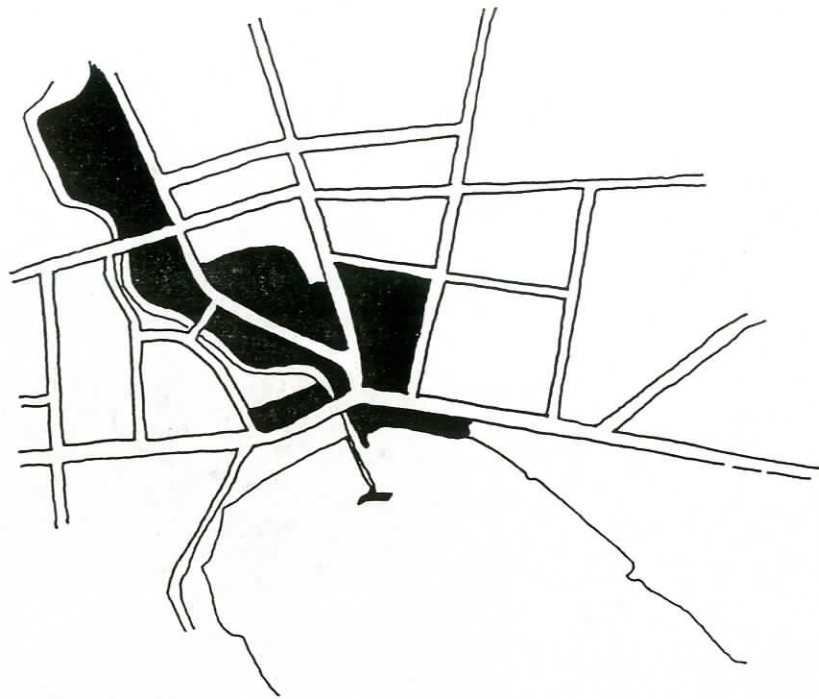
LAKE vs. MAIN ST AXIS



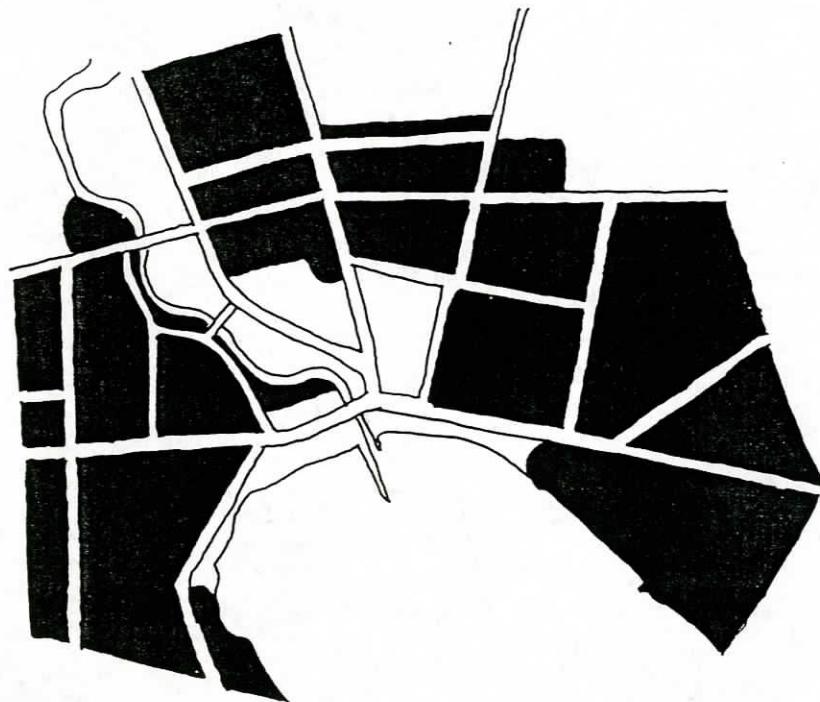
RADIAL NATURE OF STREETS



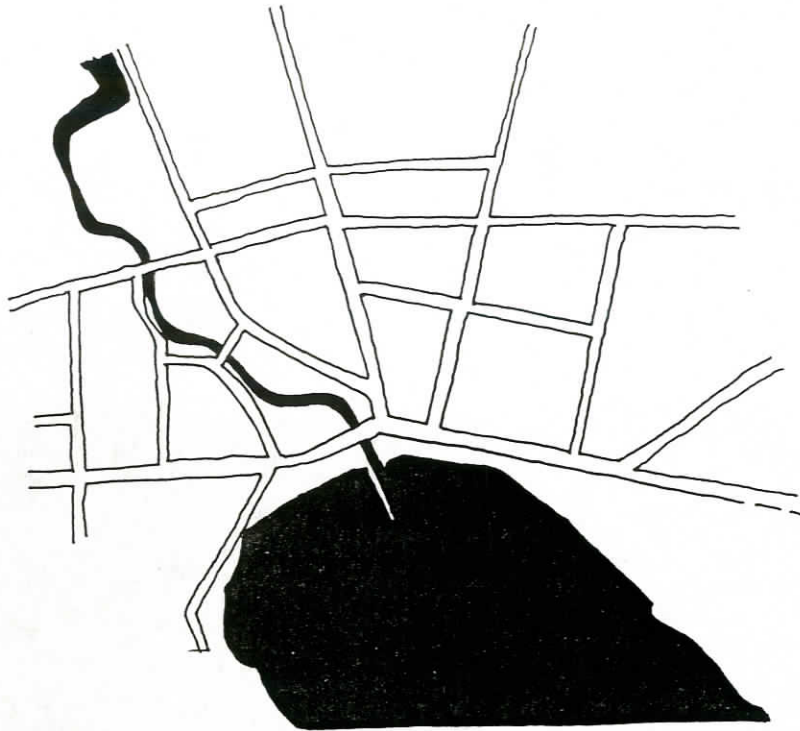
RADIAL NATURE OF SITE



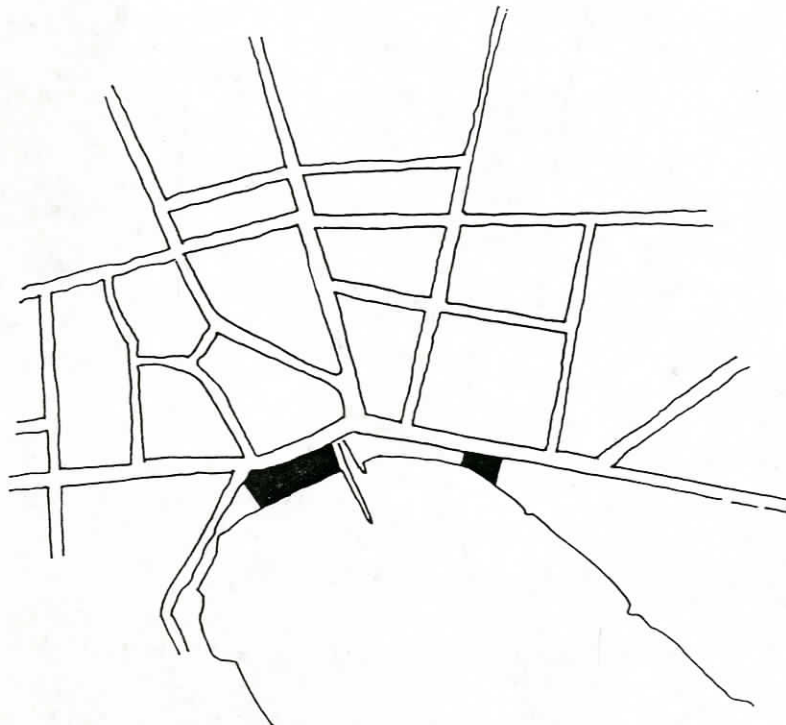
COMMERCIAL AREAS



RESIDENTIAL AREAS



DOMINANCE OF WATER



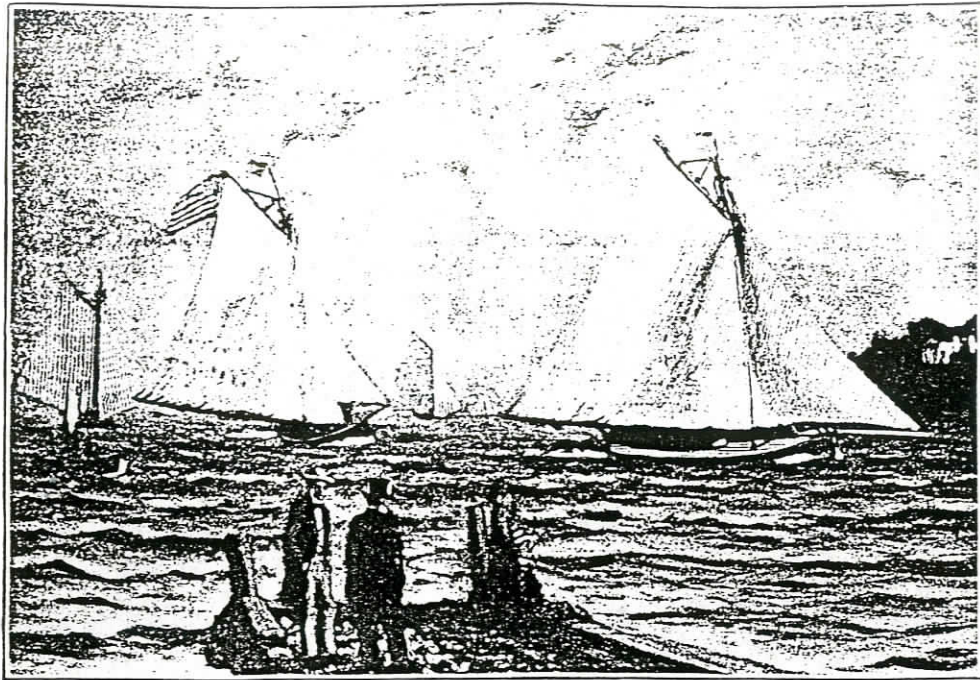
PUBLIC OPEN SPACE

Site Analysis

PROGRAM

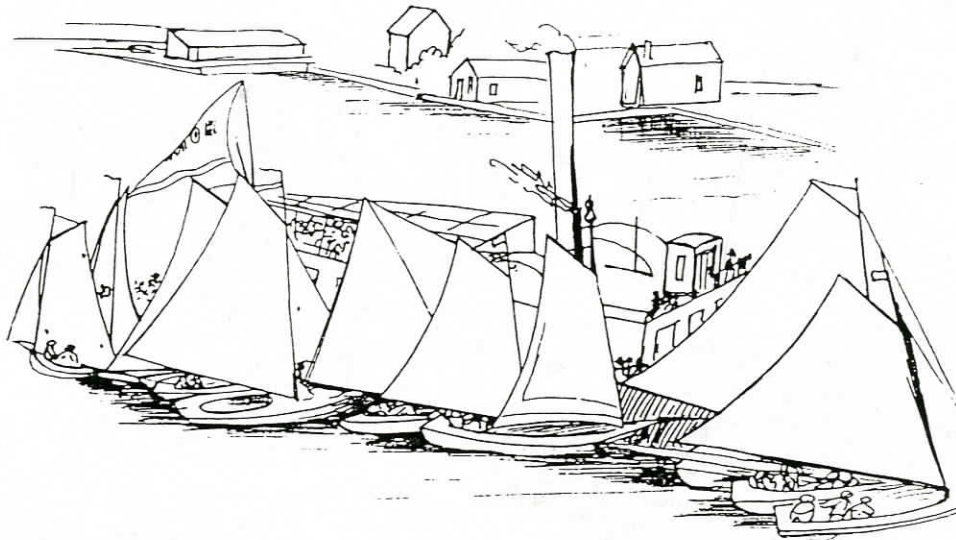
The town and village hall elements were derived from the buildings that currently house them. Although the town and village hall are separate entities they serve a similar community. They will be given their own distinct areas within the building, but the building is an opportunity to unite the two and allow them to work together to serve the public. They will both have the opportunity to use the public facilities to be included in the building.

The public aspects of the building have been selected to encourage daily use and public gathering. The site has sponsored the inclusion of the program elements related to boating. "The City of Syracuse " boathouse , located adjacent to the site, housed a steamboat used for excursions and delivering the mail. This program element reflects the history of the town and the significant role of the lake in the community. Skaneateles lake is the site of regattas. The town hall could become the place to watch the races from. Inclusion of an element such as a public boardwalk would sponsor recreational uses of the town hall and therefore public use of the building.



EMMA. TEMPEST. ASHLAND. BLUE BELL.
REGATTA ON THE LAKE FORTY YEARS AGO (BLUE BELL AND FLYING CLOUD.)

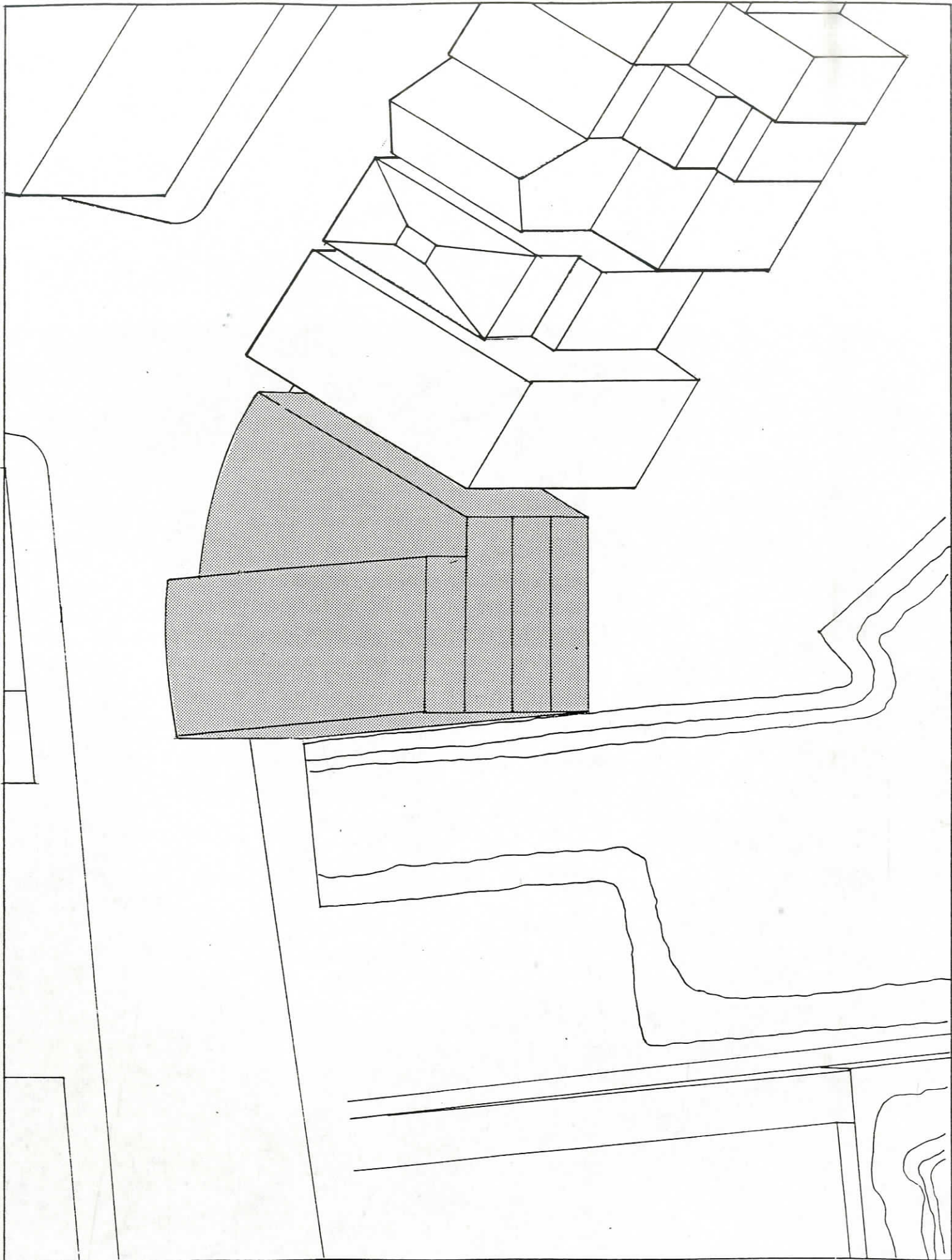
On the dock stand Philander Williamson and Captain Eckhardt; on the corner
of the dock sits George Rawlins.



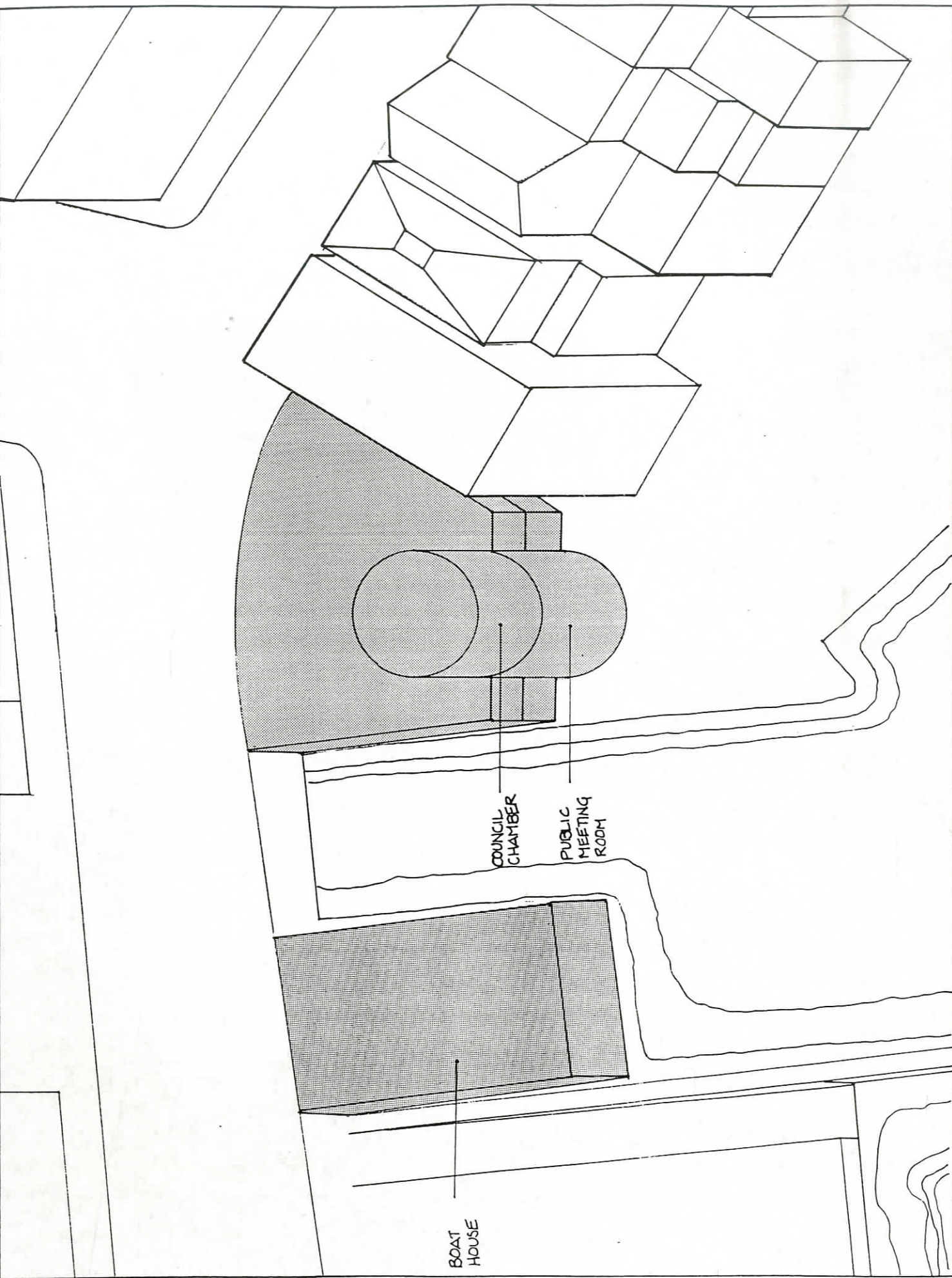
SKANEATELES REGATTA—THE START. 1850. (See page 242.)

PROGRAM

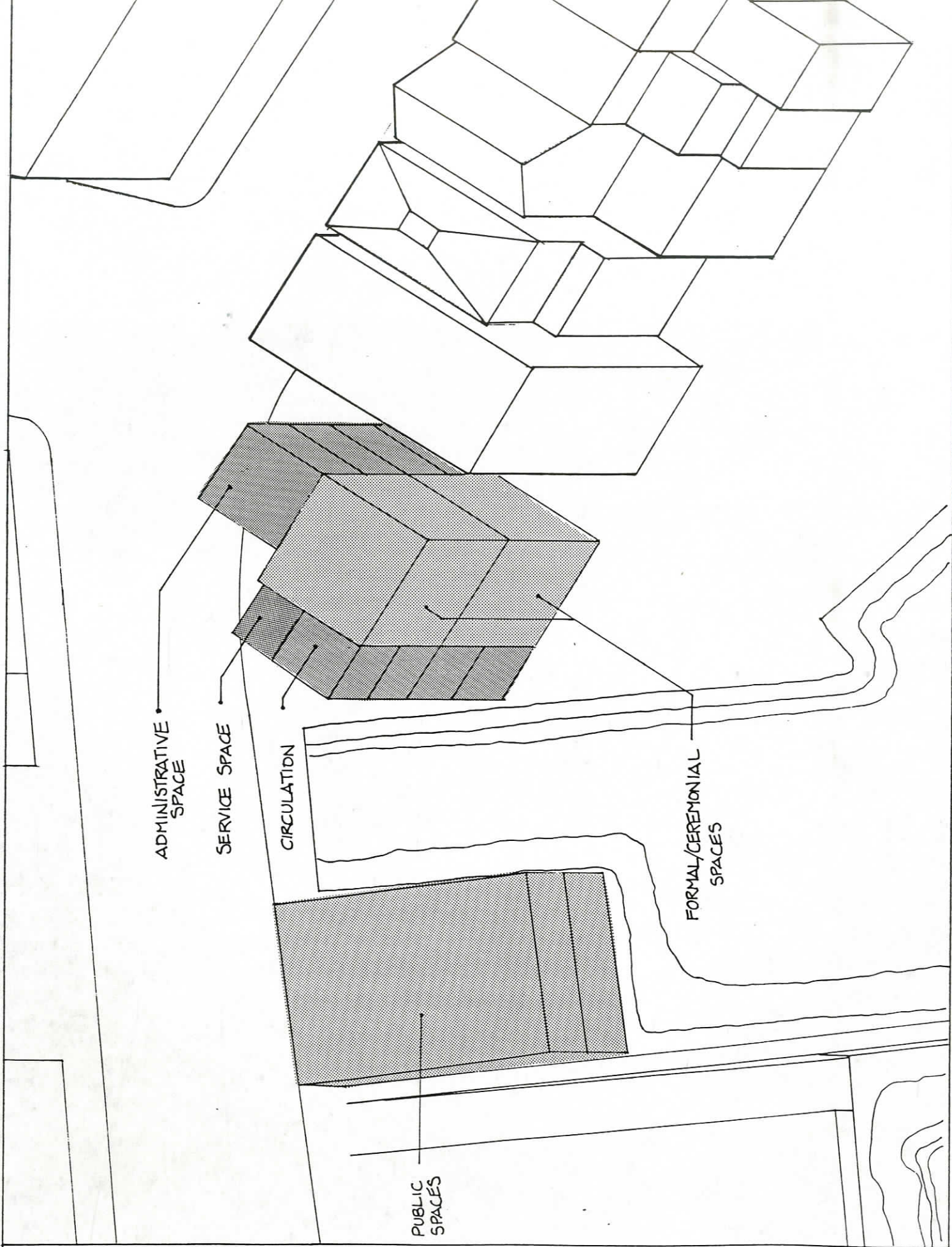
type of room	no. of rooms	sf. of rooms	subtotal
1. TOWN HALL AND VILLAGE HALL			
Supervisor	1	250	250
Mayor	1	250	250
Village Office Space	1	1000	1000
Village clerk	1	150	150
Waiting Area	2	120	240
Town clerk	1	150	150
Receptionist	2	120	240
Council Chambers	1	3000	3000
Town Zoning and Planning Office	1	1000	1000
Treasurer	1	120	120
Zoning Office (Village)	1	100	100
Village Historian	1	120	120
Town Historian	1	120	120
Village Newspaper	1	600	600
Town Assessor	1	100	100
Highway Superintendent	1	150	150
Town Justice	1	130	130
Record storage/ archives	2	50	100
Restrooms	2	100	200
SUBTOTAL	23	7630	8020
<i>CIRCULATION @ 20%</i>			1604
SUBTOTAL TOWN AND VILLAGE HALL			9624
2. PUBLIC SPACES			
Info. Center w/ exhibition space	1	500	500
Public Lounge	1	200	200
Meeting Space/ Public Court Space	1	3000	3000
Cafe	1	250	250
Daycare Center → ? Archive/Library	1	750	750
Performance Space	1	300	300
Tourist Boat Office w/ waiting area	1	300	300
Boat House	1	2400	2400
Restrooms	2	100	200
SUBTOTAL	10	7800	7900
<i>CIRCULATION @ 20%</i>			1580
SUBTOTAL OF PUBLIC SPACES			9480
TOTAL PROGRAMMED SQUARE FOOTAGE			15920
TOTAL CIRCULATION SQUARE FOOTAGE			3184
TOTAL MECHANICAL AREA			1910.4
TOTAL BUILDING SQUARE FOOTAGE			21014.4



SITE / PROGRAM FIT



VOLUMETRIC STUDY (1" = 50')



ADMINISTRATIVE SPACE

SERVICE SPACE

CIRCULATION

PUBLIC SPACES

FORMAL/CEREMONIAL SPACES

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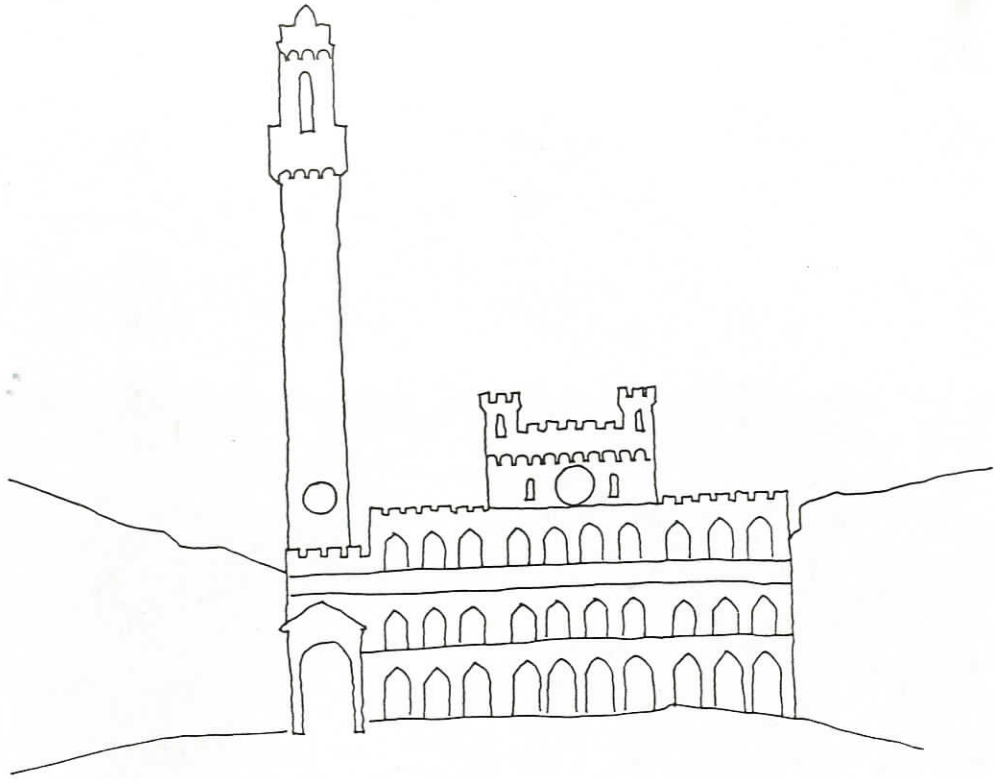
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- 19) "Decker and Kemp", INLAND ARCHITECT, Mar/April 1989, vol. 37, no. 2 p. 48-49
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 -the importance of history in architecture
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 -a restored town hall
 -programmatic elements including large public room
- 22) "Kitchner City Hall Competition", CANADIAN ARCHITECT, Nov. 1989, p 34-38
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 -discussion of appropriate form
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 -sizing of program

CONTACTS

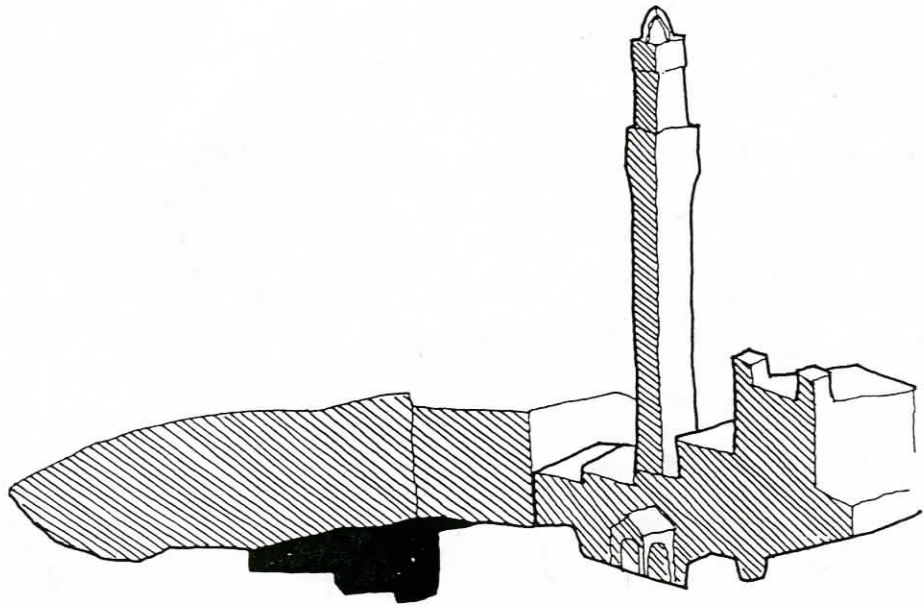
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-Mr. Hood is the owner of #3-11 Genesee St. , Skaneateles , New York
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-drawings of Quinlivan, Pierik & Krause Architects and Engineers, Syracuse
-site plan
-aerial photo

CREDITS

- P.1 (photo) E.N. Leslie. **Skaneateles- History of its Earliest Settlement and Reminiscences of Later Times** p.373
- P.2 (photo) E.N. Leslie. **Skaneateles- History of its Earliest Settlement and Reminiscences of Later Times** p333
- P.11 (photo) C.A. Hale. **Town Halls of Canada** p. 94
- P.12 (photo) C.A.Hale. **Town Halls of Canada** p.131
- P.13 (photo) D. Johnson. **Town Halls of Canada** p212
- P.28 (data) Egner & Niederkorn Assoc. Inc-Field Studies
- P.30 (map) Egner & Niederkorn Assoc. Inc- Field Studies
- P.37 (photo) E.N. Leslie. **Skaneateles- History of its Earliest Settlement and Reminiscences of Later Times** p220, p293



DOMINANCE OF TOWER ON FACADE

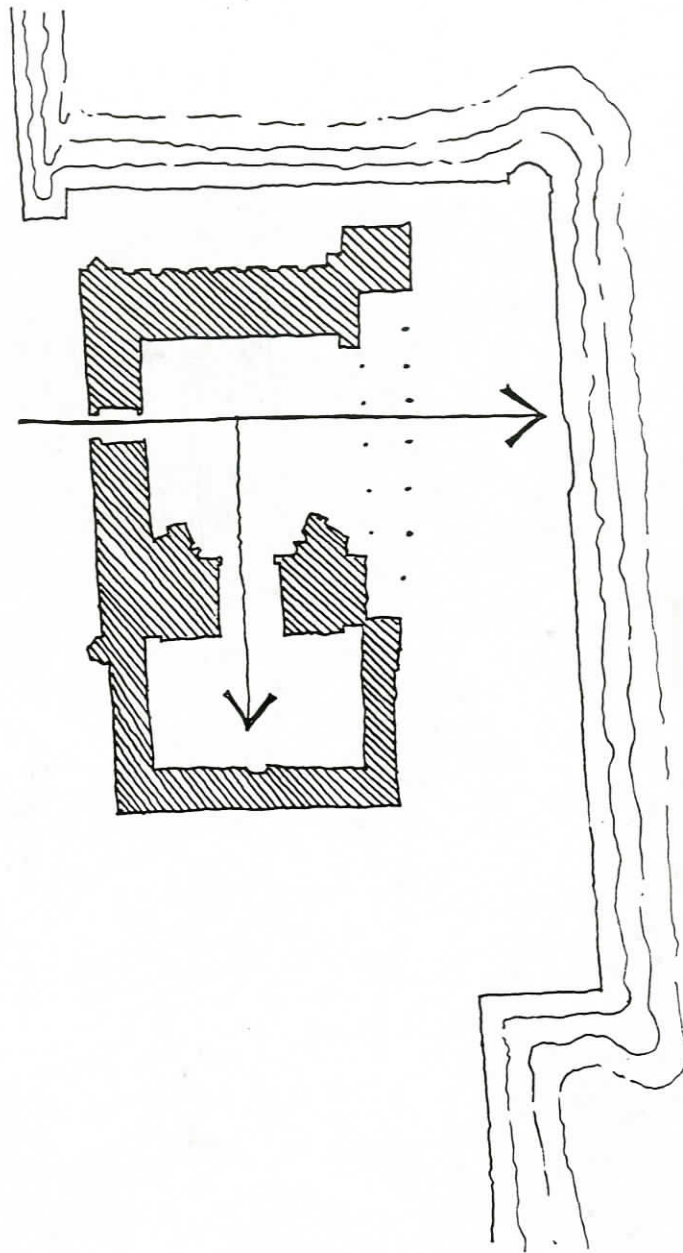


DOMINANCE OF TOWER OVER SPACE

PRECEDENT

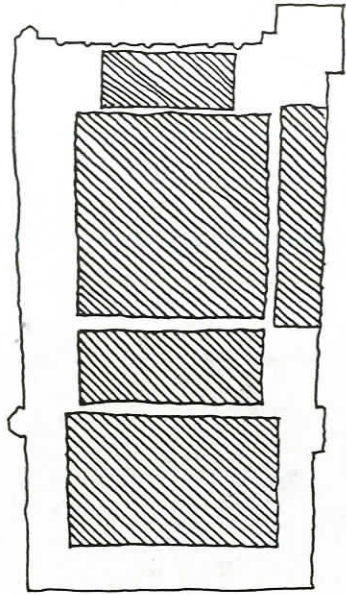
PALAZZO PUBBLICO-SIENA

- ENTRY + MAIN AXIS
EMPHASIZE WATER

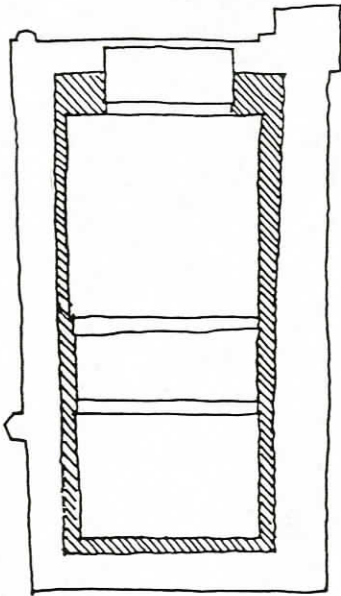
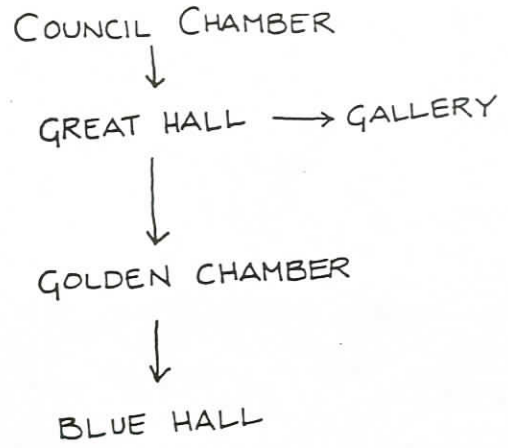


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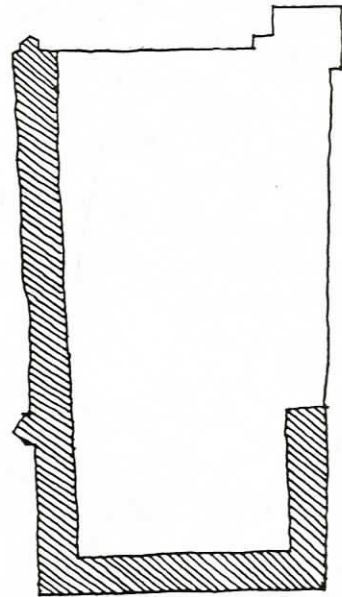
STOCKHOLM TOWN HALL - östberg



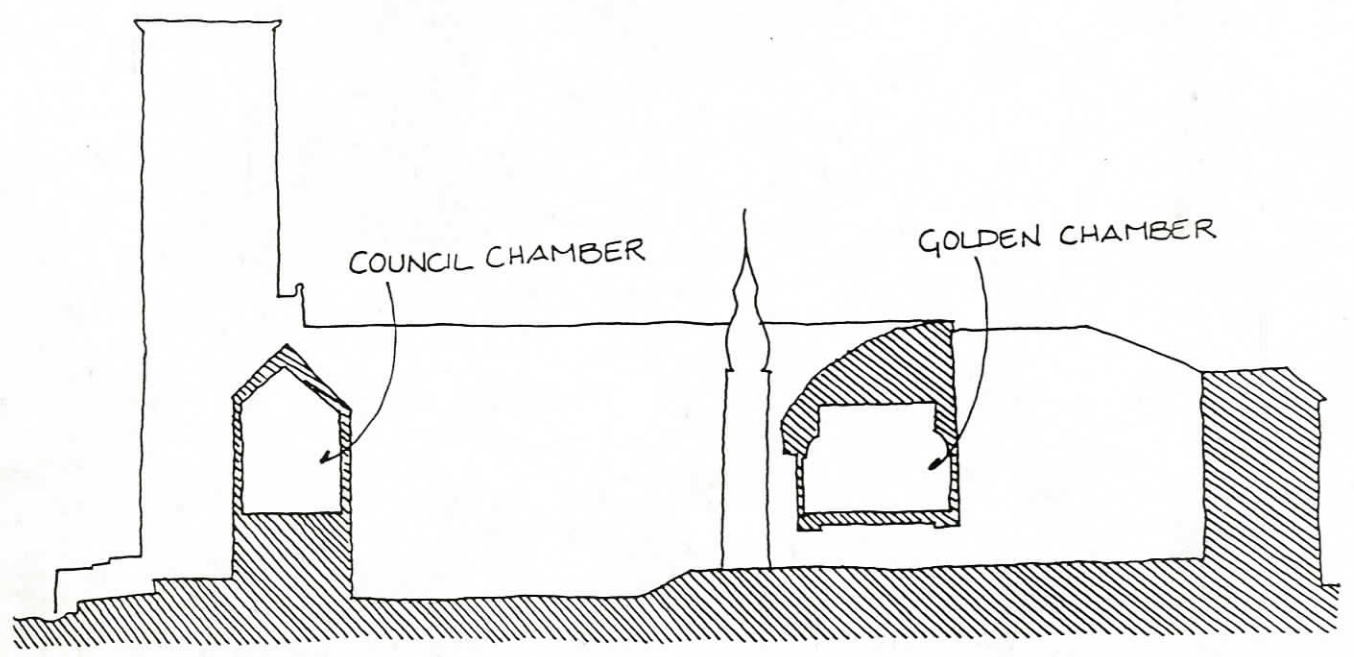
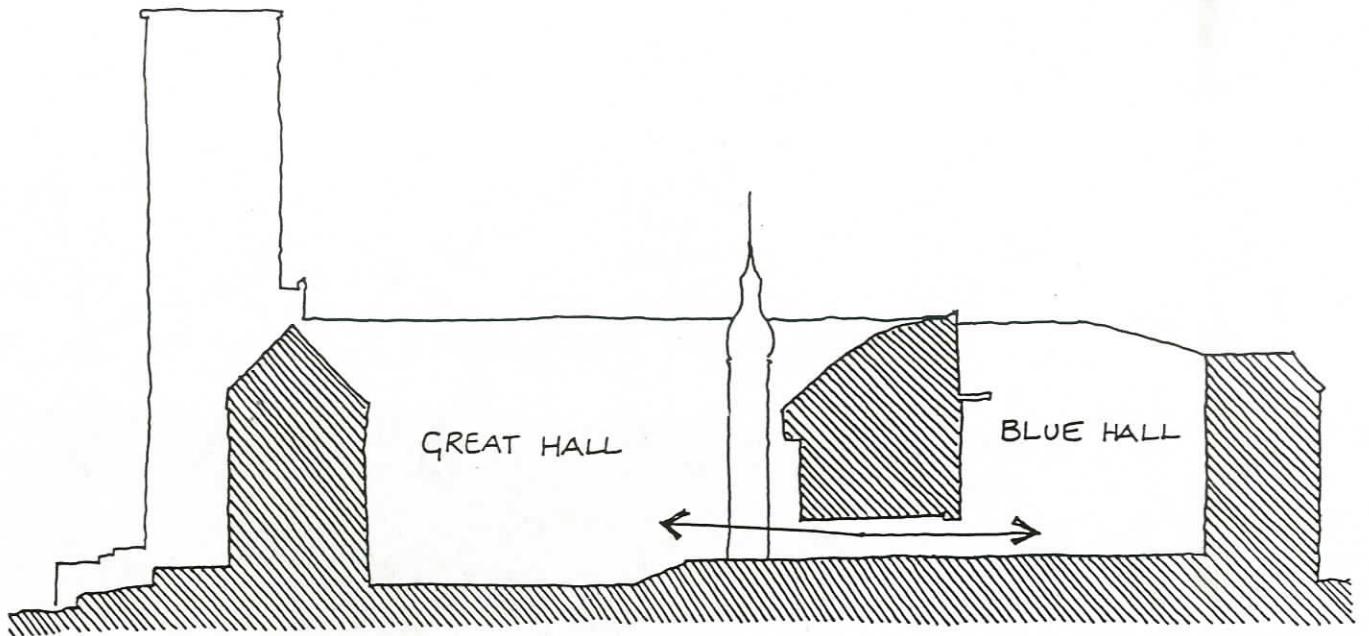
MAIN SPACES



CIRCULATION

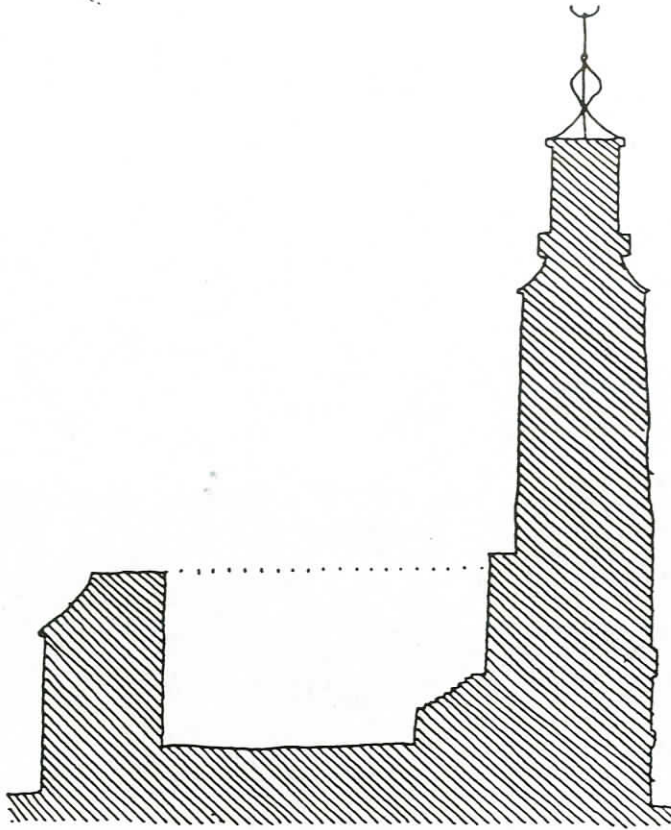


ADMINISTRATIVE SPACE

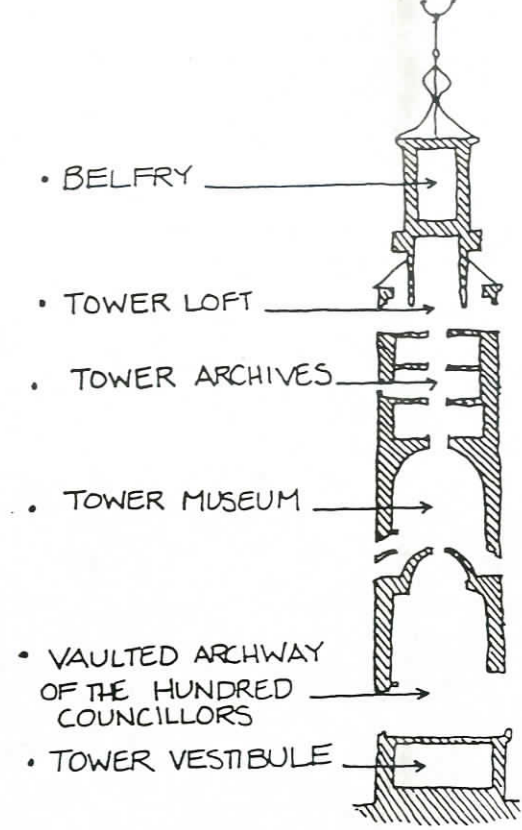


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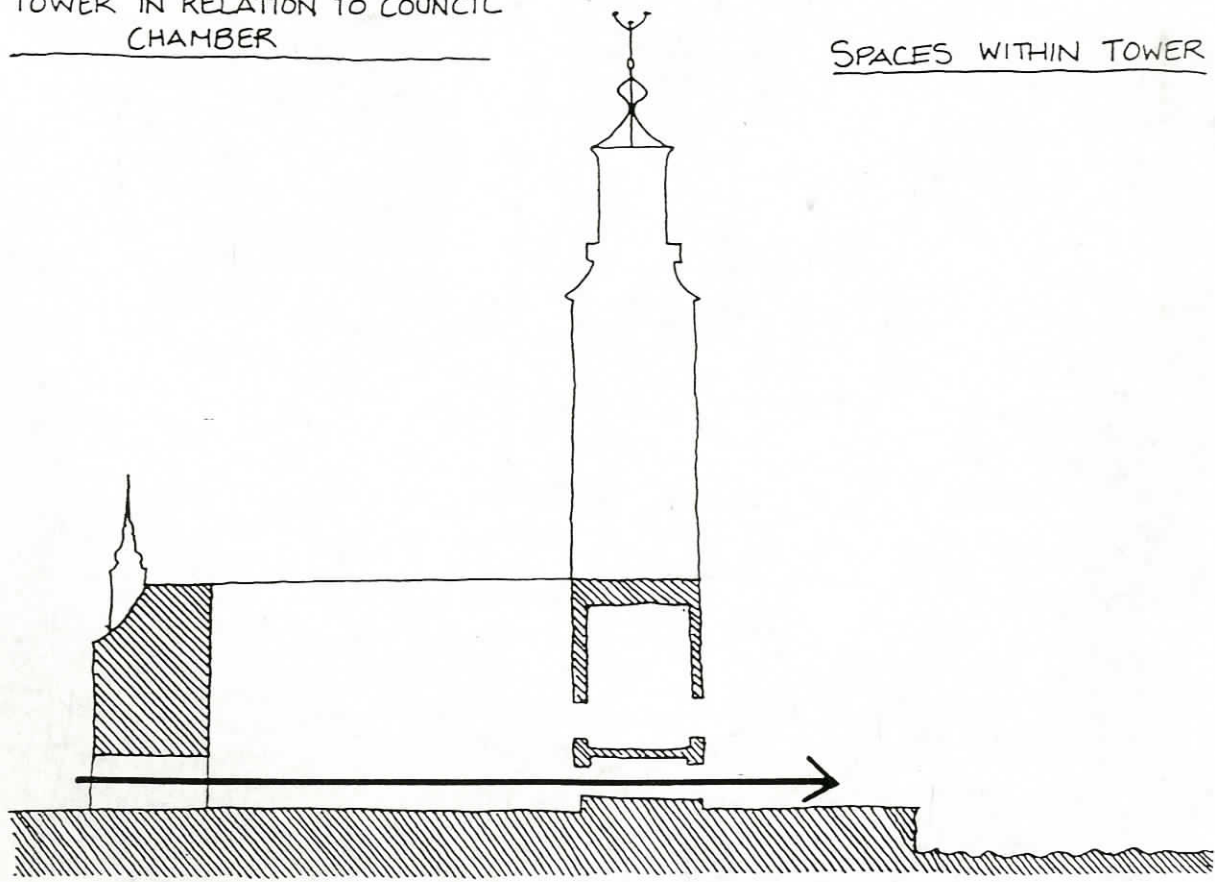
STOCKHOLM TOWN HALL - östberg



TOWER IN RELATION TO COUNCIL CHAMBER



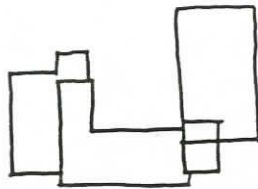
SPACES WITHIN TOWER



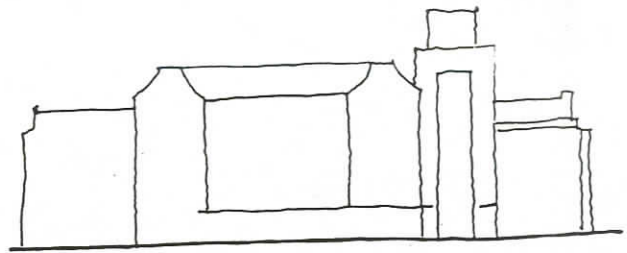
RELATION OF ENTRY TO WATER

PRECEDENT

STOCKHOLM TOWN HALL - östberg

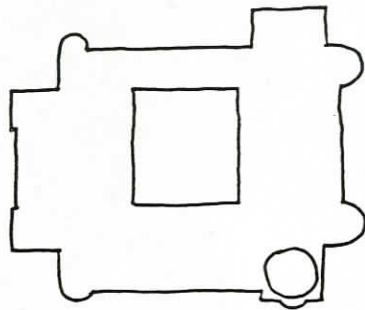


PLAN

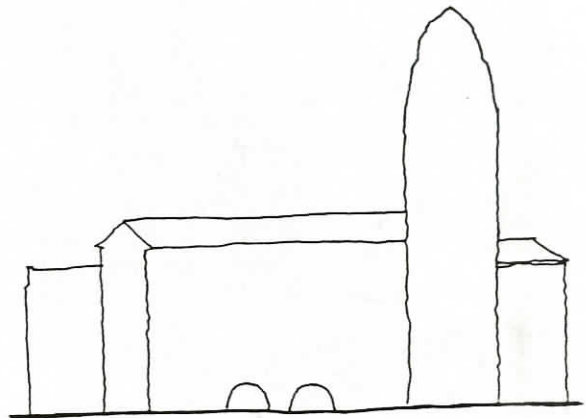


FORM

TOWN HALL - JOENSUU - 1909

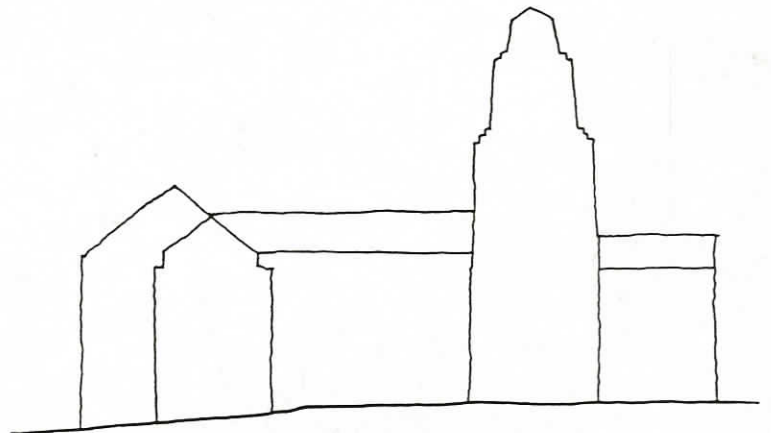
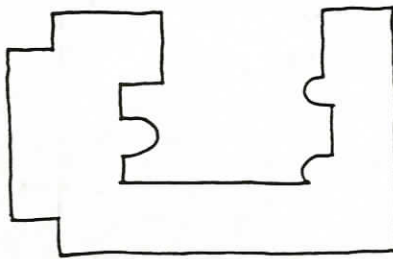


PLAN



FORM

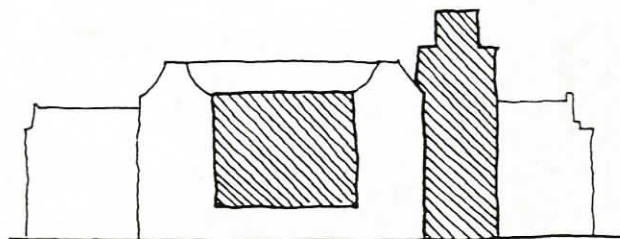
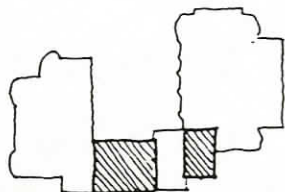
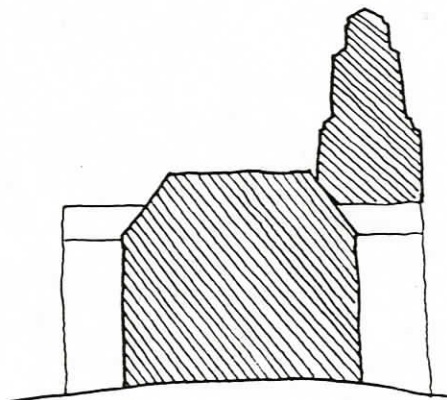
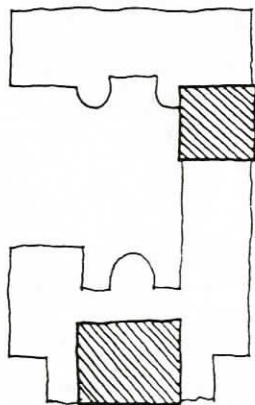
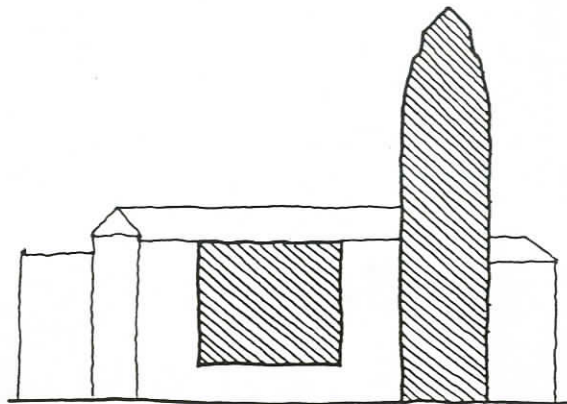
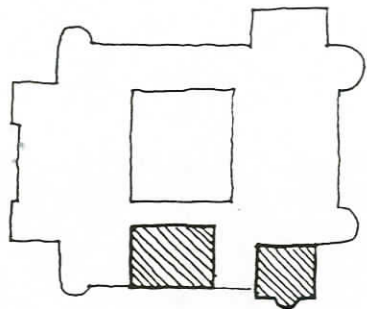
TOWN HALL - JOENSUU - 1910



TOWN HALL - LAHTI - 1911

PRECEDENT

ELIEL SAARINEN - TOWN HALLS



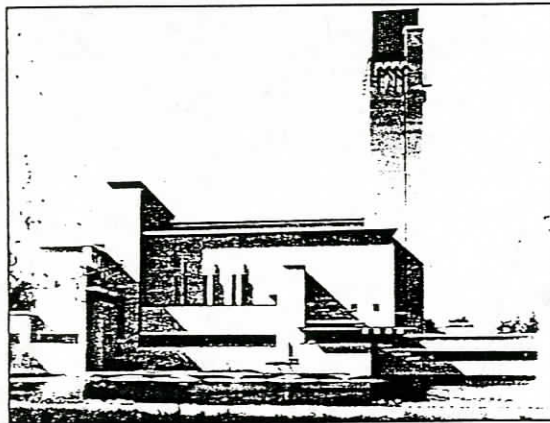
Council Chamber / tower relationship.

PRECEDENT

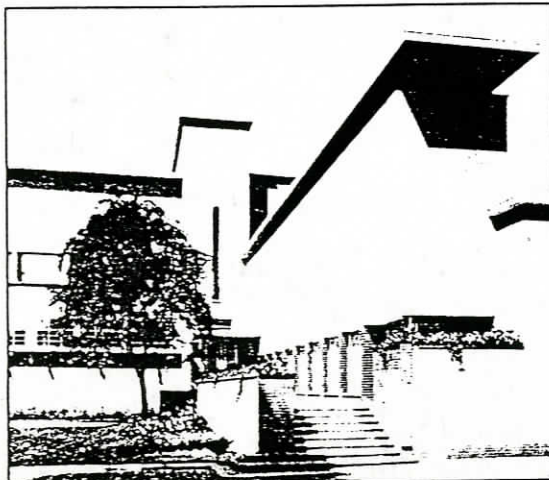
ELIEL SAARINEN-TOWN HALLS

Dudok's Modernity

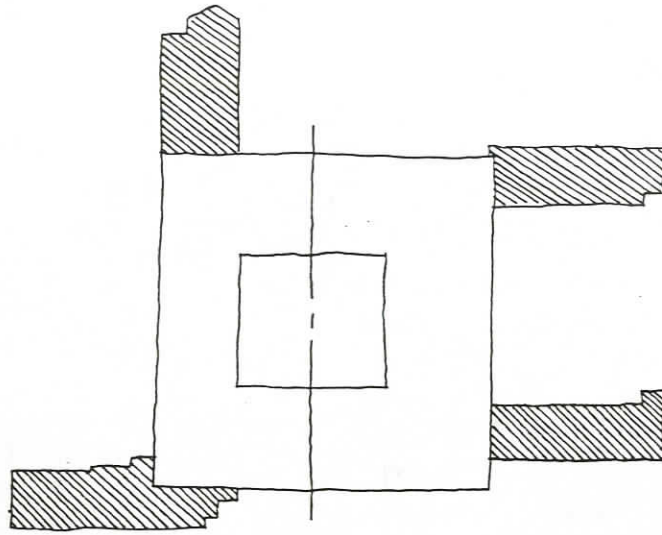
Willem Marinus Dudok, who for years served as the architect for the Dutch town of Hilversum, was an early Modernist largely passed over by polemical historians and critics. The reason is clear. Dudok's buildings, especially those done in the 1920s and 1930s influenced by the work of Wright, had the hallmarks of the approved Modern style – unornamented surfaces, interpenetrating spaces, asymmetrical compositions – but his massive forms and use of brick bearing walls retained a connection to traditional Dutch architecture. Once seen as lacking conviction, Dudok's bridging between Modernism and the vernacular now seems quite pertinent, and a clear influence on designers such as Ralph Johnson. As the world has become less simple and more ambiguous – and as architecture has become caught between an uncertain future and a past it can't forget – Dudok's complex sensibility has come to feel much like our own.



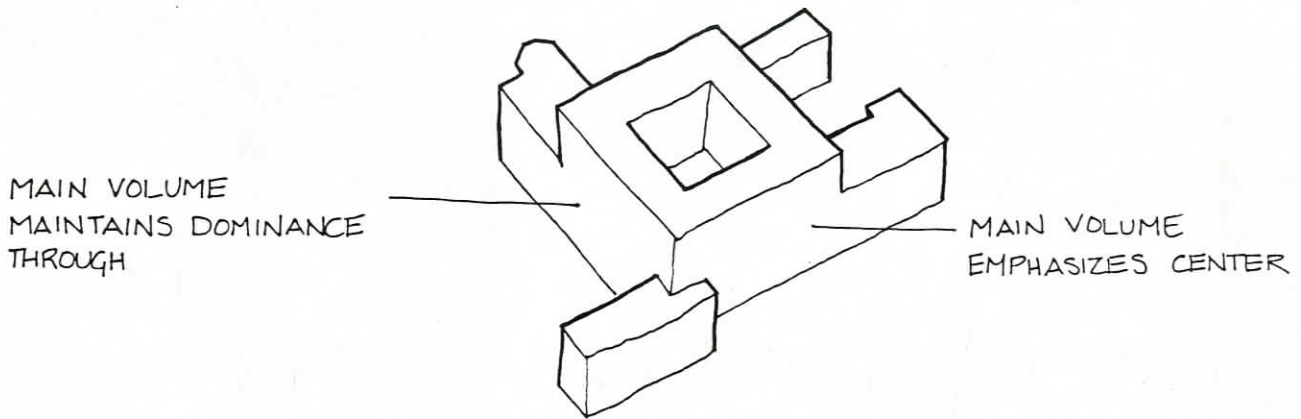
Front façade of the Hilversum Town Hall, Netherlands, 1928-31



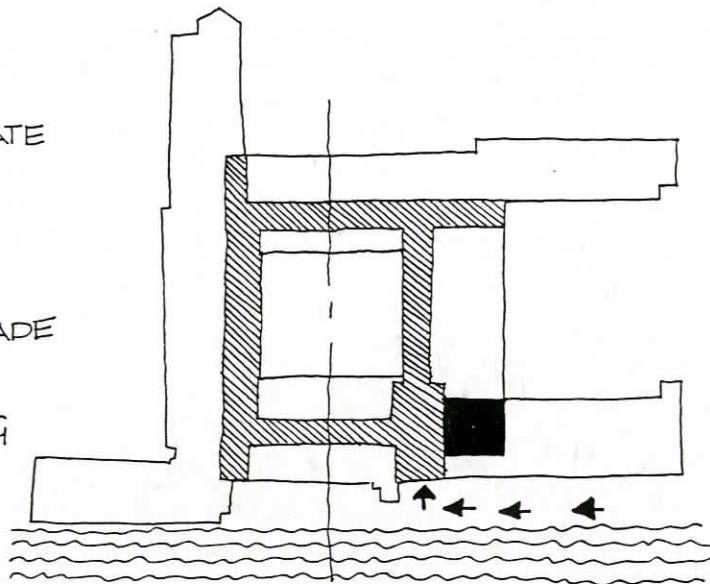
Side entrance, Hilversum Town Hall



• WINGS ADDED TO STATIC, REGULAR FORM TO CREATE ASYMMETRY

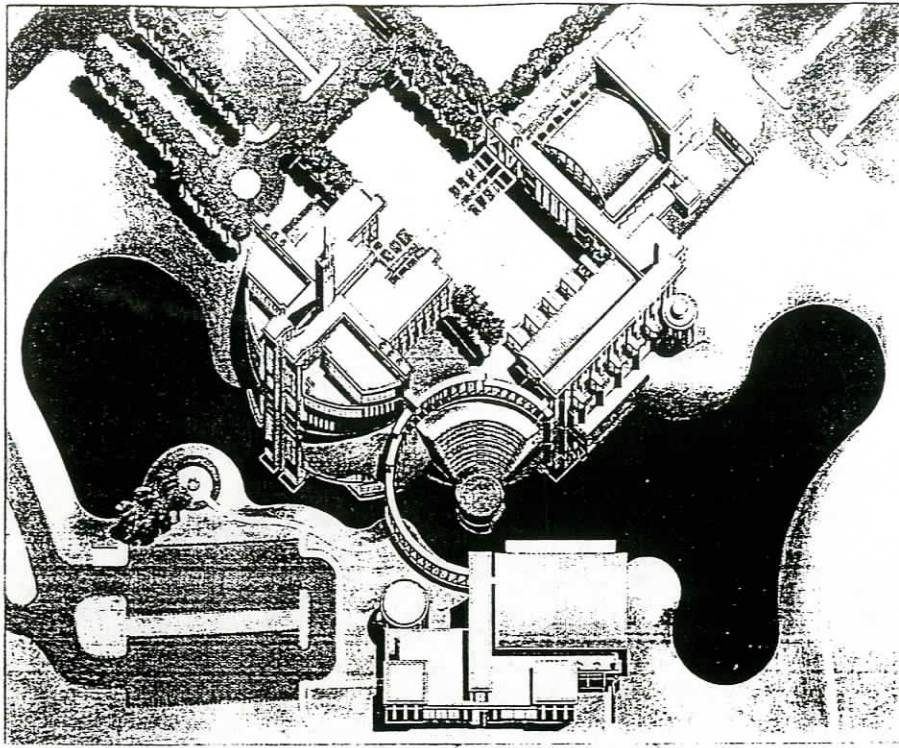


- WATER USED TO ELIMINATE POSSIBILITY OF DIRECT APPROACH
- COINCIDENTAL ENTRY COUNTERBALANCES MONUMENTALITY OF FACADE
- TOWER ASYMMETRICAL TO MAIN MASS OF BUILDING
 - PIVOTAL TO VOLUMETRIC COMPOSITION

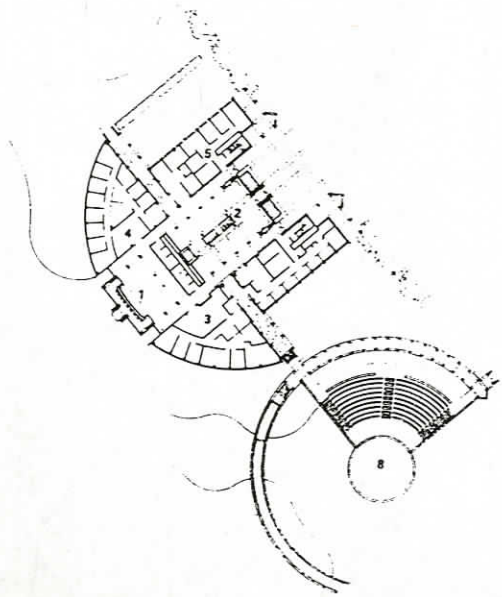


PRECEDENT

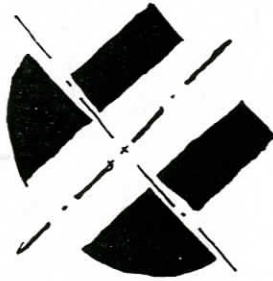
TOWN HALL AT HILVERSUM - dudok



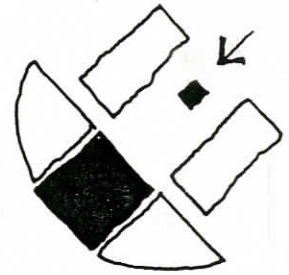
- INTERACTS W/WATER
- INFLUENCED BY DUDOK



VILLAGE HALL COMPONENT



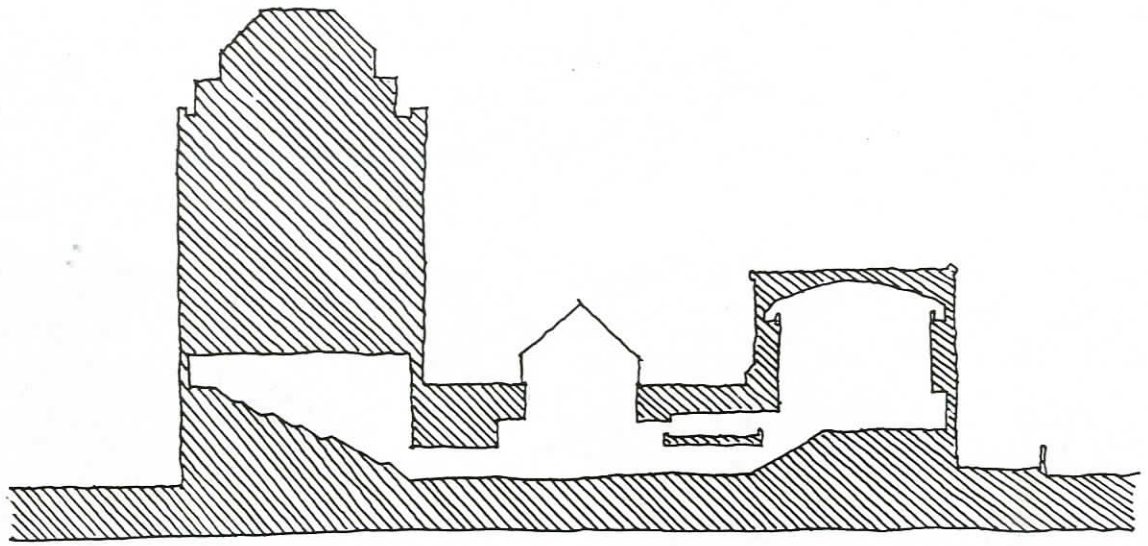
AXES



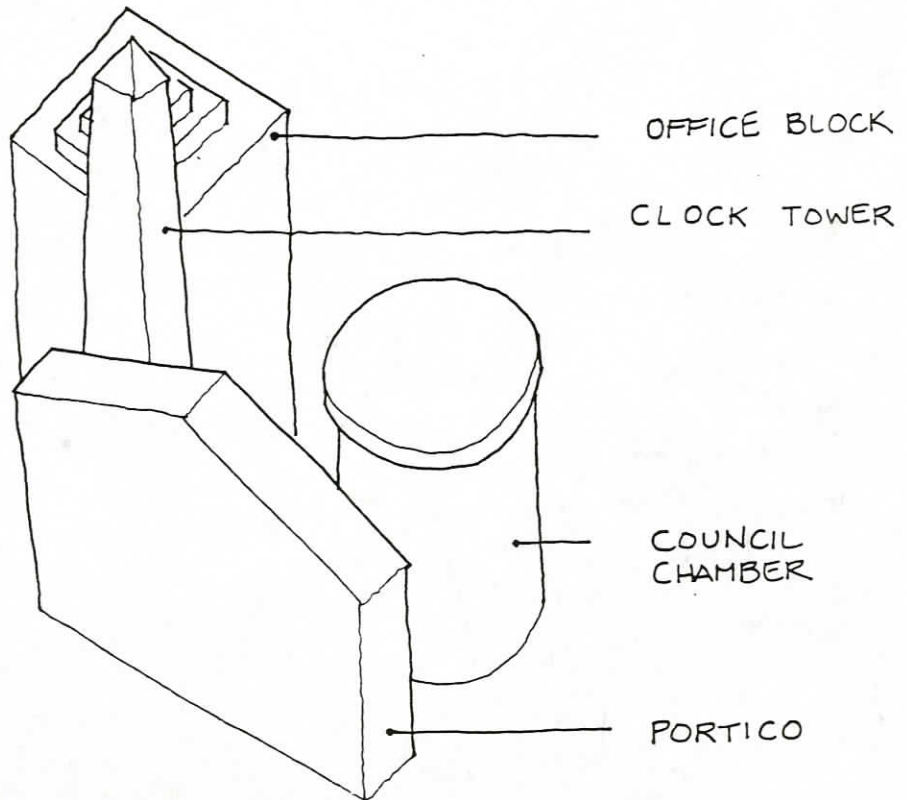
TOWER / COUNCIL CHAMBER
RELATIONSHIP

PRECEDENT

Orland Park Village Center - Perkins & Will

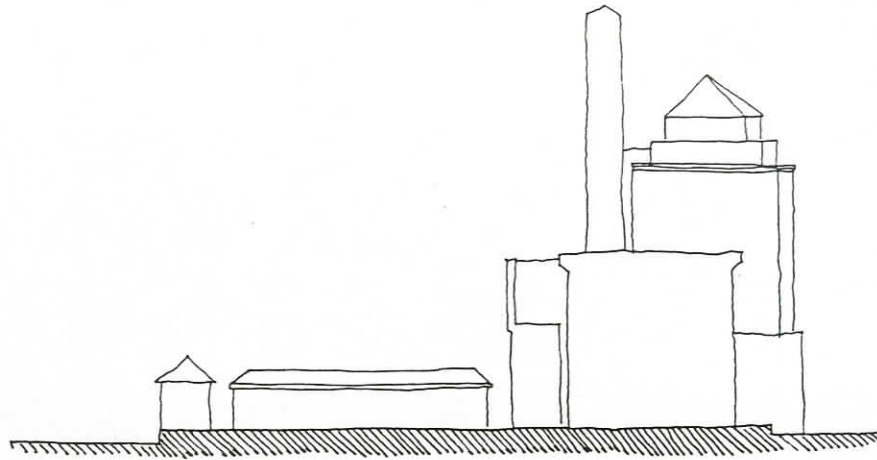


GREAT STAIR ↔ GREAT HALL ↔ COUNCIL CHAMBER

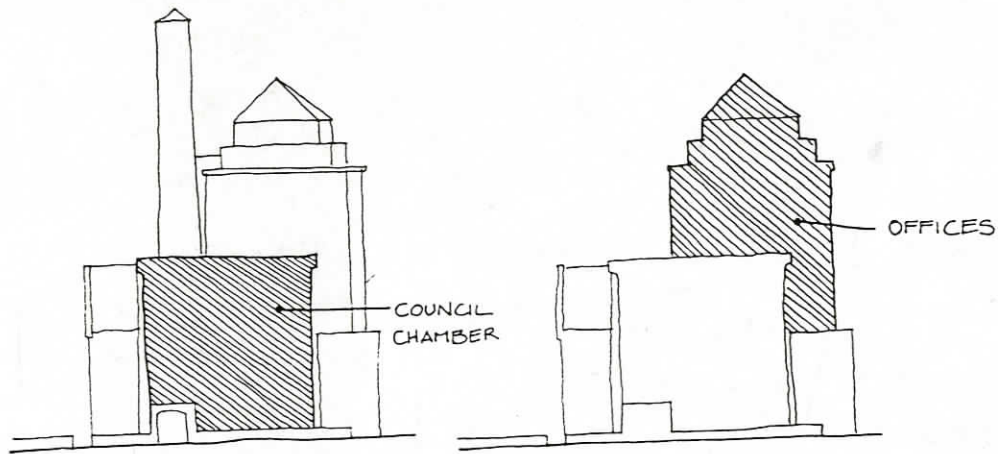


PRECEDENT

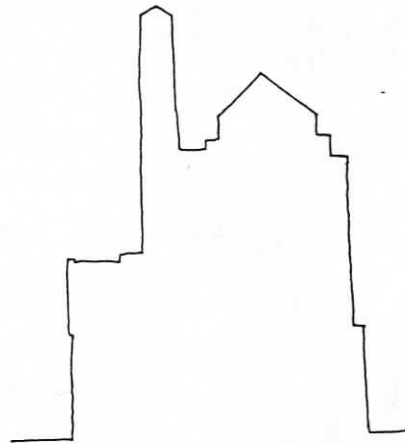
MISSISSAUGA CITY HALL-jones+kirkland



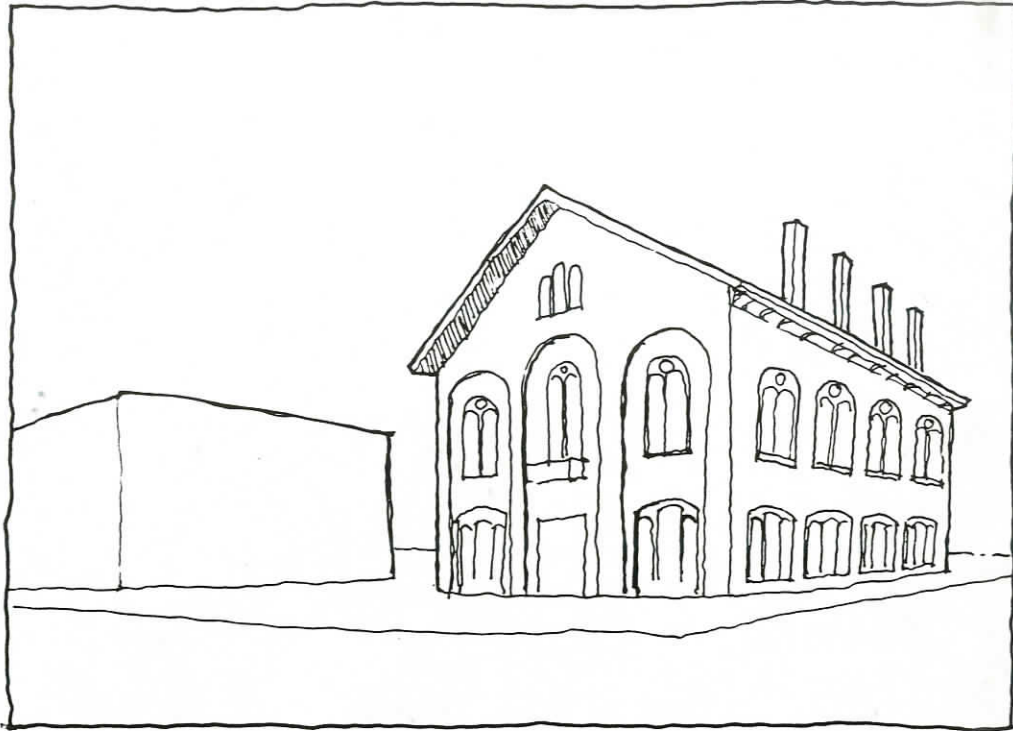
SITE ON PLINTH TO DISTINGUISH IT FROM SURROUNDING AREA



PROGRAM CREATES FORM

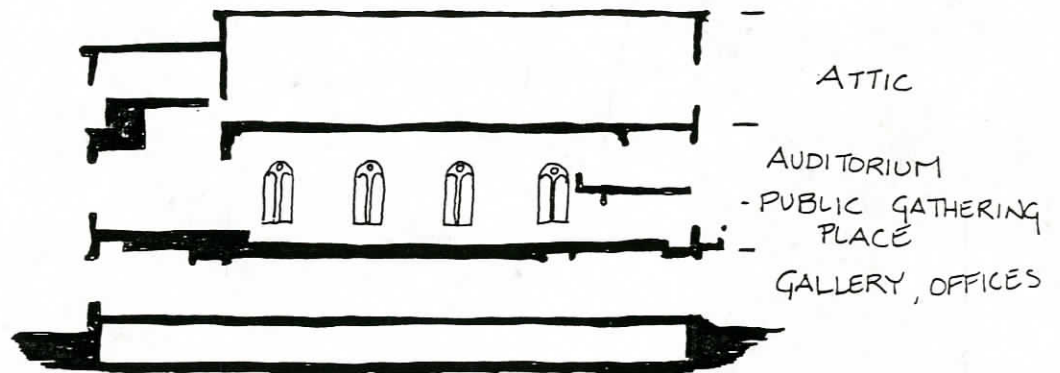


FORM CREATES URBAN SILHOUETTE (KRIER)



ANDOVER, (BOSTON SUBURB), MA
TOWN HALL

- LOCATED ON PROMINENT SITE ON MAIN ST.



SECTIONAL DISTRIBUTION
 OF SPACES

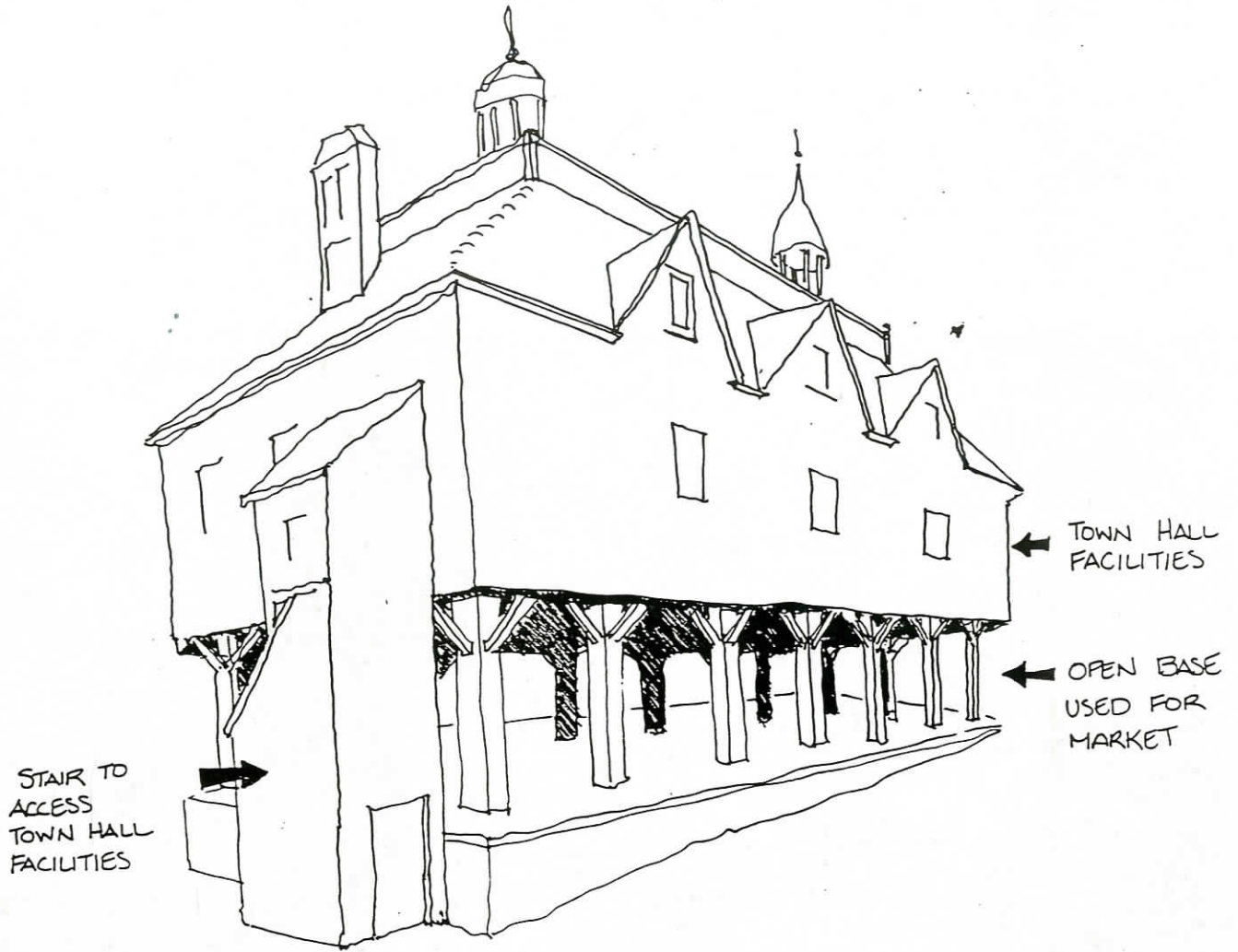
- PROGRAM =
1. OFFICES
 2. POST OFFICE
 3. KITCHEN
 4. AUDITORIUM

IMPORTANT NOTE
 2ND FLOOR AUDITORIUM
 ORIGINALLY USED AS A
 PUBLIC GATHERING PLACE
 - GROUND FLOOR WAS
 USED FOR COMMERCIAL
 AND POST OFFICE

USES OF AUDITORIUM
 WEDDING RECEPTIONS
 CLASS REUNIONS
 CHAMBER MUSIC RECITALS
 SENIOR CITIZEN GROUP

PRECEDENT

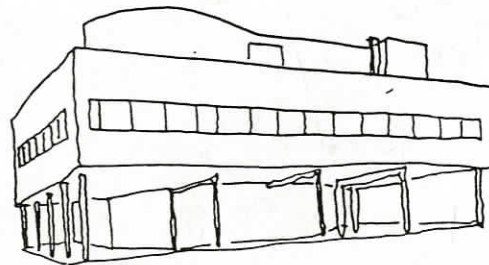
TOWN HALL - ANDOVER, MA.



17th CENTURY TOWN HALL - BOSTON

- IMPORTANT SINCE UNSPECIALIZED
- ALLOWED FOR EVERYDAY PUBLIC USE W/MARKET.

TOWN HALL
 BLDG ON PILOTIS
 SIMILAR TO
 VILLA SAVOYE



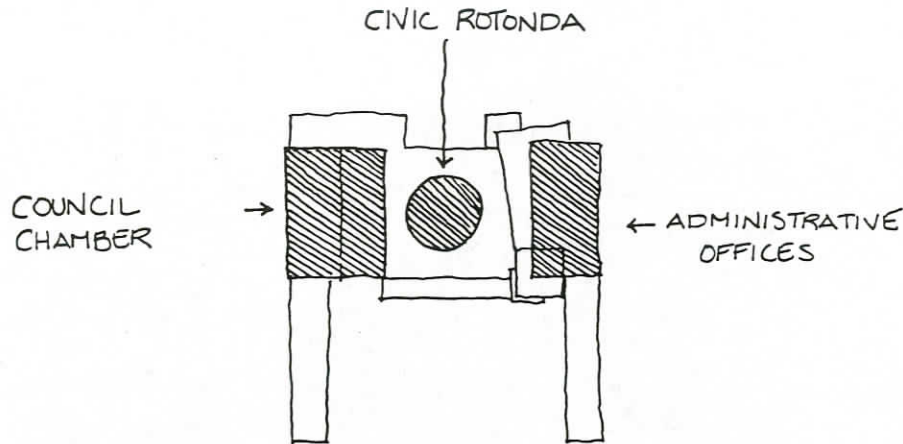
OPEN GROUND PLAN
 ← + CONTINUATION OF
 GROUND PLANE CAN
 SUGGEST CONTINUATION
 OF PUBLIC REALM

PRECEDENT

OLD BOSTON TOWN HALL

FROM ARCHITECTS STATEMENT (KEY POINTS TO NOTE)

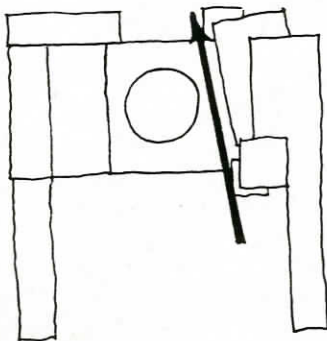
1. BUILDING EMBODIES STABILITY + VITALITY
- * 2. RICHNESS OF MATERIALS AND QUALITY OF DETAILING VITAL COMPONENTS IN MAKING PUBLIC PLACE
3. NEEDS TO BE APPROPRIATELY MONUMENTAL YET INFORMAL
- * 4. DESIGN SHOULD EXPRESS THE IMPORTANCE OF LOCATION, TOPOGRAPHY AND CONTEXT IN ARCHITECTURAL TERMS.



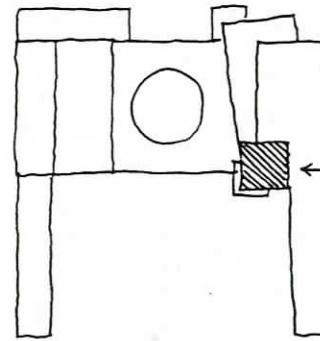
3 MAIN VOLUMES IN MASSING

UNIQUE PROGRAMMATIC ELEMENTS

1. RESTAURANT
2. SKATING RINK
3. NURSERY + PLAY SPACE



PUBLIC PASSAGE THROUGH BUILDING



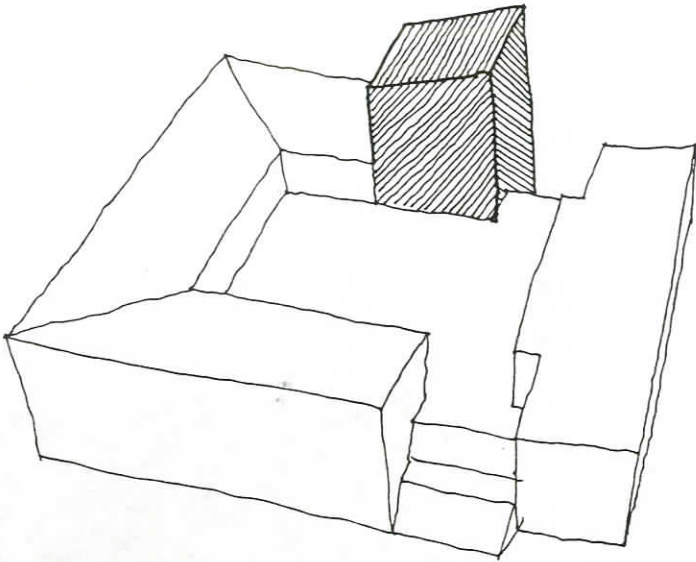
- TOWER
- SYMBOL OF PUBLIC GATHERING PLACE
- VISIBLE FROM GREAT DISTANCE

ASYMMETRICAL LOCATION OF TOWER

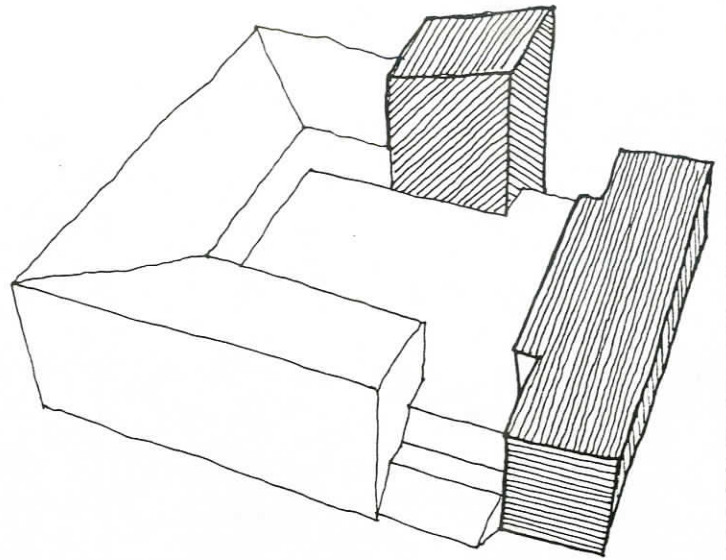
TOP ILLUMINATED AS WEATHER BEACON

PRECEDENT

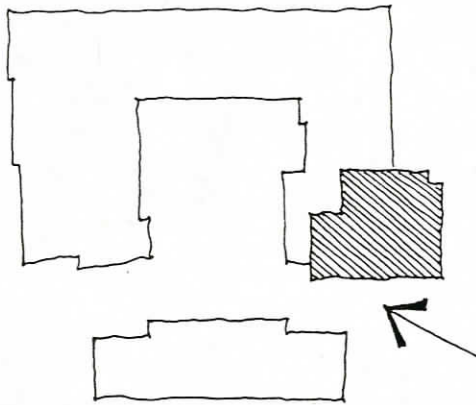
KITCHENER CITY HALL



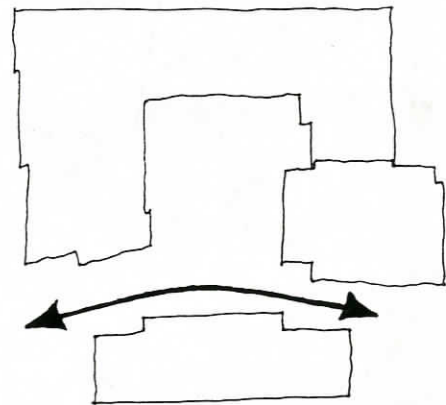
COUNCIL CHAMBER EMPHASIZED THROUGH FORM



COUNCIL CHAMBER AND LIBRARY FORM CIVIC/PUBLIC FRONT



FORM OF COUNCIL CHAMBER EMPHASIZES ENTRY



INFORMAL EXTERIOR SEQUENCE (ENCOURAGES INCIDENTAL) USE

PRECEDENT

VILLAGE CENTER-Saynäsalo

aalto

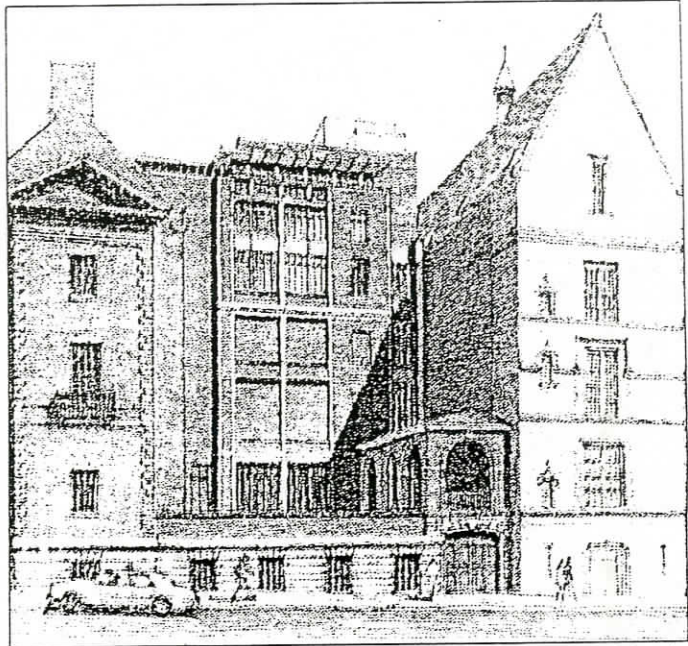
Solving a Style Conundrum

Museum's Addition Is Designed To Reflect a View of the Future

In designing an addition to the Museum of the City of New York, James Stewart Polshek & Partners found itself in a contextual sandwich. To the west, on Fifth Avenue, was the original museum, a neo-Georgian structure with red bricks and pediments. To the east, running from 103d to 104th Streets, was the Patrick Henry Preparatory School, a gabled and yellow-brick building modeled on a French Renaissance town hall.

Rather than mimic the older buildings, Mr. Polshek's office produced a spare and straightforward modern composition. "We didn't attempt to be cute," he said. "We have not replicated quoins or punched windows. But we used the same brick and the same marble trim in ways that speak to the next century rather than the past century." The point, Mr. Polshek said, was to express the expanding mission of the museum, where exhibitions are to focus on the future of the city, as well as its past.

The six-story, 75,000-square-foot addition is part of a larger, \$33 million renovation and construction project that was announced last week. Exhibition space will almost be doubled in the process. Completion is expected in 1998. The original building, an official landmark, was designed by Joseph J. Freedlander and opened in 1932.



Howard Associates Inc.

Rendering shows expansion of Museum of City of New York, at center, from 103d Street.

N.Y. TIMES p1 (REAL ESTATE)
OCT 31 1993

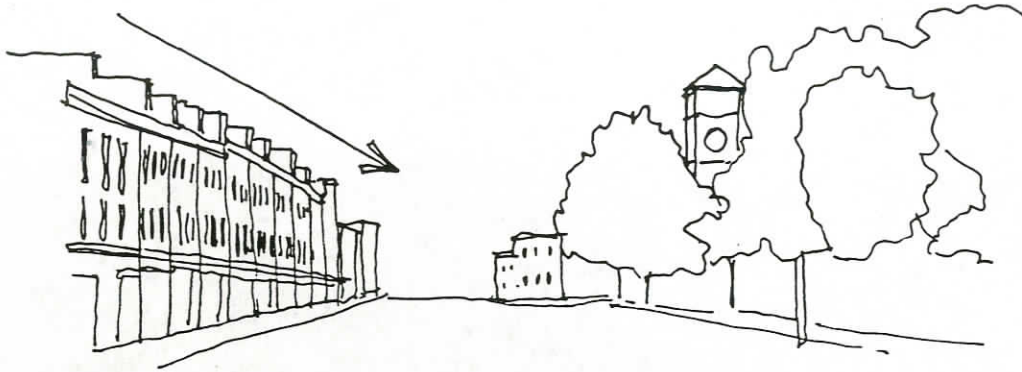
- MODERN ADDITION WITHIN HISTORICAL CONTEXT
- USED SAME MATERIALS BUT IN MODERN WAYS

PRECEDENT

Museum of the City [addition] - polshek



PARTI/ INITIAL DESIGN CONCEPTION



existing

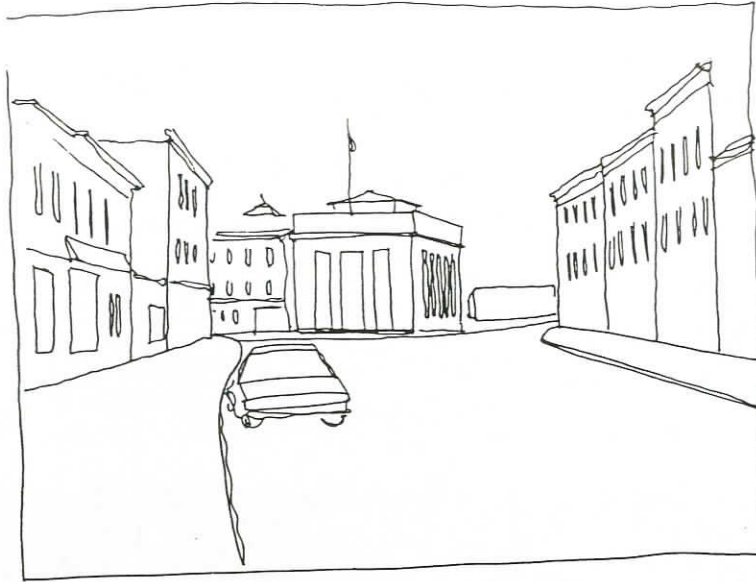
· NO TERMINATION TO STREET WALL



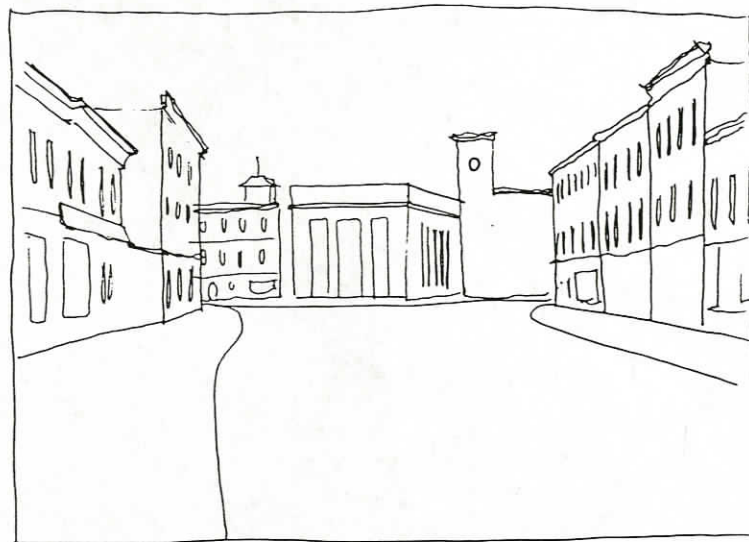
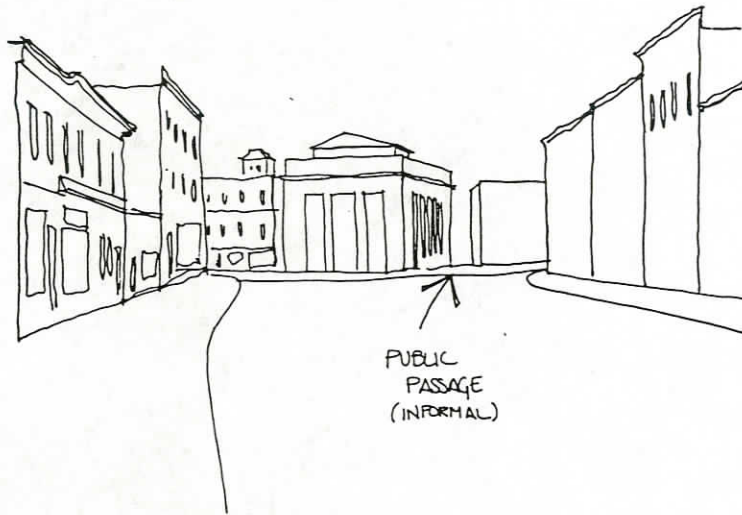
proposed

· ADDITION OF ELEMENT TO TERMINATE
STREET WALL

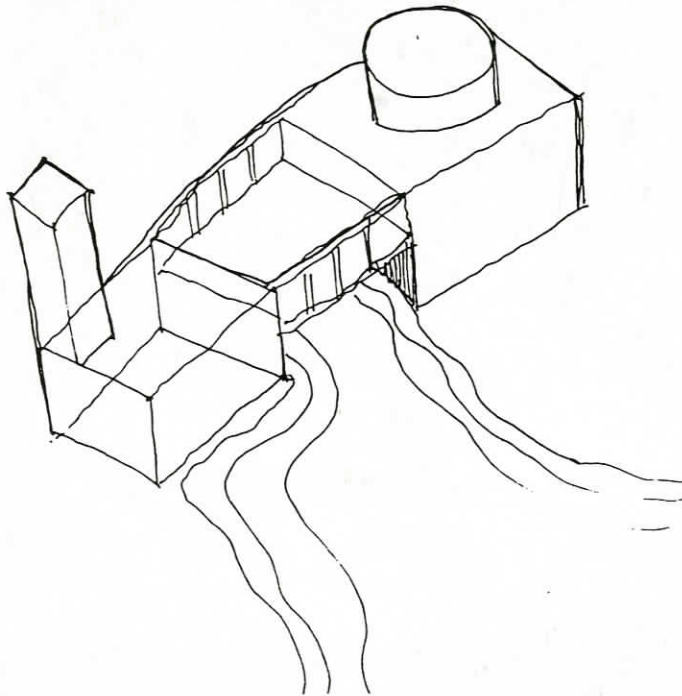
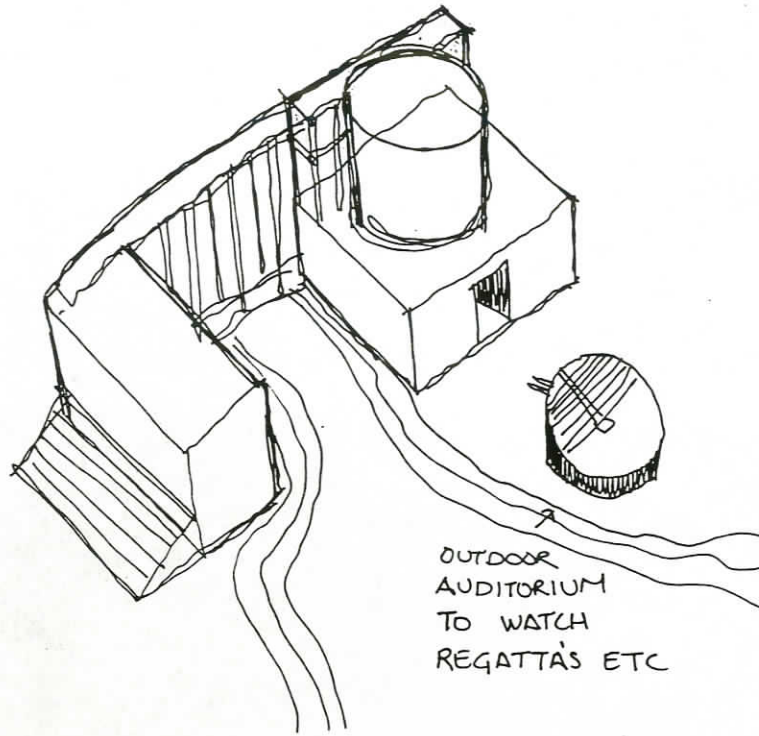
· TOWER TO MARK END/BEGINNING OF
DOWNTOWN



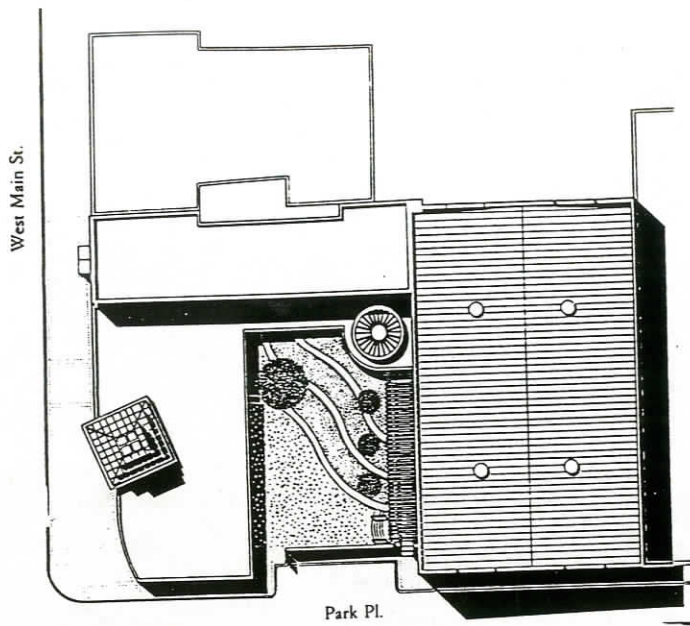
Hand-drawn sketch



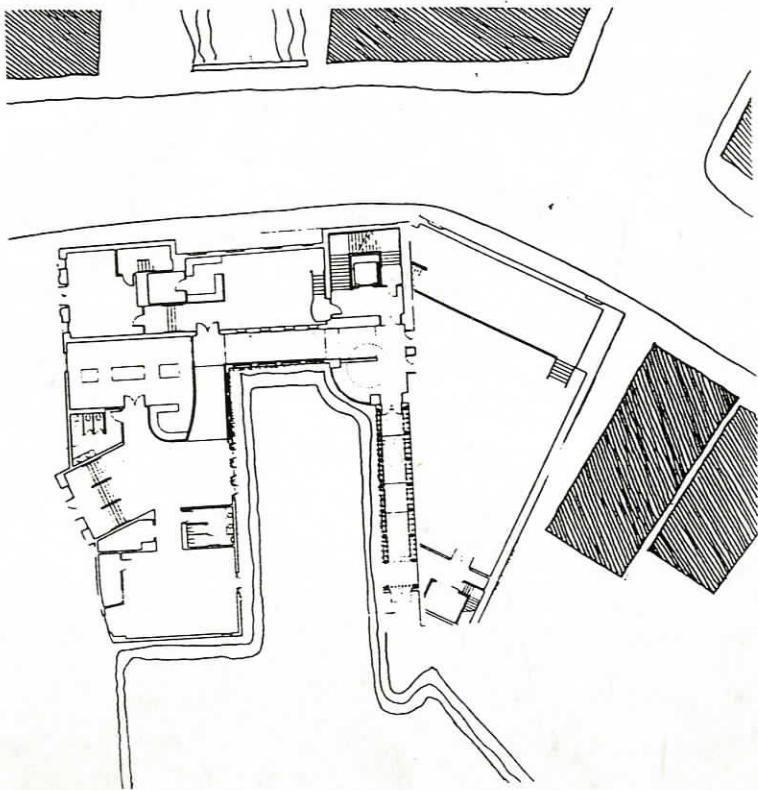
PARTI/ INITIAL DESIGN CONCEPTION



PARTI/INITIAL DESIGN CONCEPTION



MATTATUCK MUSEUM - MEIER
• TRANSFORM GARDEN TO WATER



PARTI/INITIAL DESIGN CONCEPTION