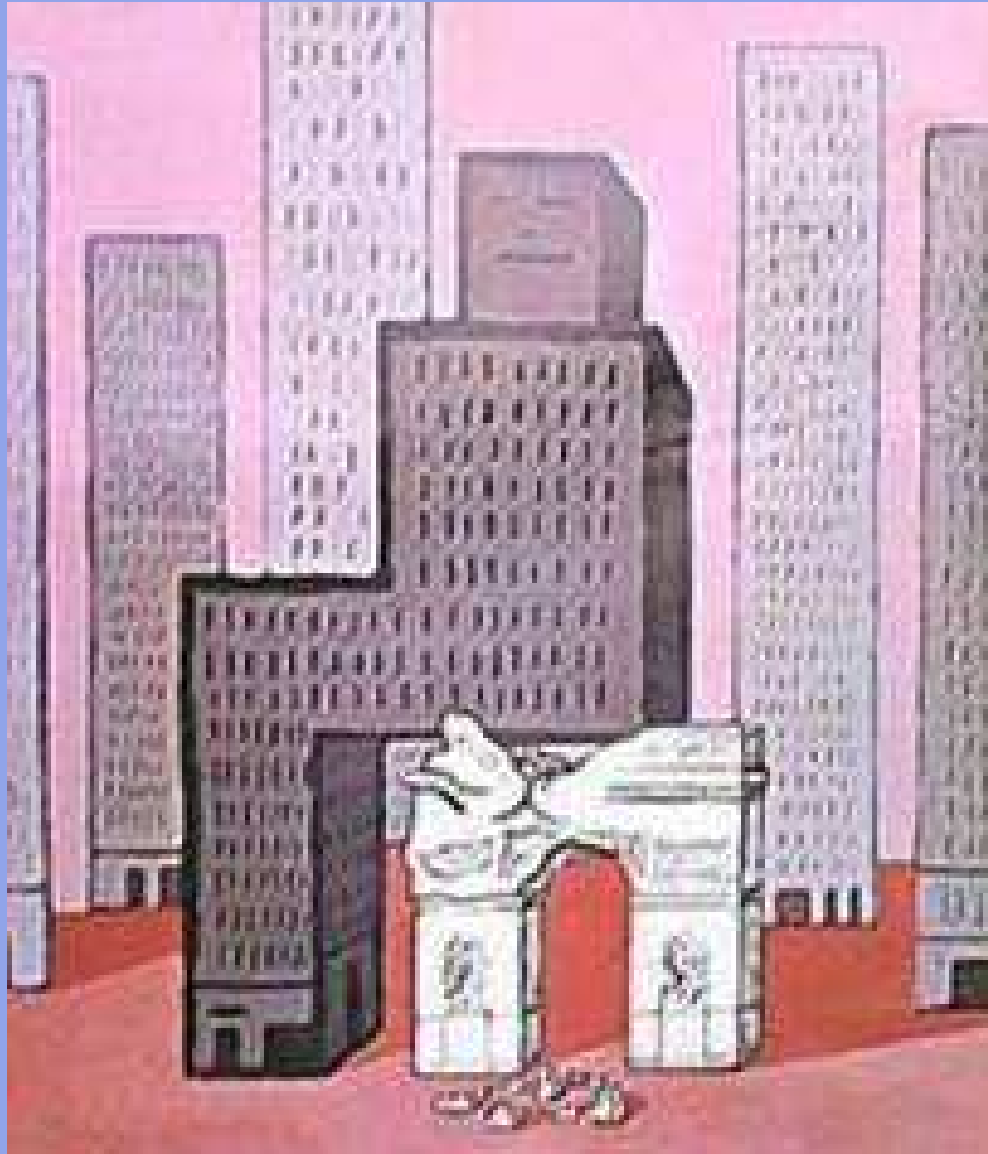


Modernism and Traditionalism: Ideology, Context and Choice



Australian Congress for New Urbanism

The Bones - Block Liner Building Typologies



Australian Congress for New Urbanism

ACNU
sydney



“Bread and Butter Typologies” – the single family dwelling

MONTEREY MILITARY HOUSING, Monterey, CA, 2005



Torti gallas and partners

Architects of Community



Each dwelling combines in an ensemble to make urbanism

MONTEREY MILITARY HOUSING, Monterey, CA, 2005



Torti Gallas and Partners

Architects of Community






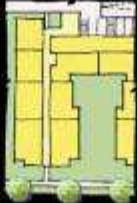
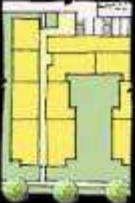









Perfecting the Armature (Bad vs Good) ARNESTOWN TOWNHSE (2004) VS. KENTLANDS TOWNHSE (1992), Montgomery Co., MD,



Name	Type A	Type B	Type C	Type D	Type E	Type F	Type G
Lot Configuration							
Image							
Lot Type	1/4 A.C. Large Lot	Neighborhood Lot	Small Lot	Duplex	Townhouse	Townhouse	Manor & 2 over 2
Net Density	3 D.U. / A.C.	6 D.U. / A.C.	7.5 D.U. / A.C.	9.5 D.U. / A.C.	10.5 D.U. / A.C.	15 D.U. / A.C.	26 D.U. / A.C.
Building Height	2- Story	2- Story	2- Story	2- Story	2- Story	3- Story	3 to 3-1/2- Story
Typical Lot Dimensions	80' x 136' = 11,000 sf	50' x 110' = 5,500 sf	40' x 110' = 4,400 sf	35' x 100' = 3,500 sf	24' x 78' = 1,100 sf	22' x 78' = 1,700 sf	23' x 78' = 1,900 sf
Average Unit Size	3,000 sf	2,500 sf	2,000 sf	1,700 sf	1,700 sf	3,000 sf	870 sf
Elevator	No	No	No	No	No	No	No
Building Construction	Wood	Wood	Wood	Wood	Wood	Wood	Wood
No. of Pkng. Spaces/D.U.	2 Sp.	2 Sp.	2 Sp.	2 Sp.	2 Sp.	4 Sp.	2 Sp.
Parking Type	Detached or Attached Garage	Detached or Attached Garage	Detached or Attached Garage	Detached or Attached Garage	Integral	Integral/Tandem	Integral/Tandem
Garage Height	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Garage Construction	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Special Features		Alley Loaded	Alley Loaded	Alley Loaded	Rear Deck	Rear Deck	Rear Deck
Elevated Finished Floor	No	No	No	No	No	No	Yes
Commercial	n/a	n/a	n/a	n/a	n/a	n/a	n/a

July 15th, 2005

Building Typologies that make good urbanism (these are the molecular units of great places)









Name	Type H	Type I	Type J	Type K	Type L	Type M	Type N
Lot Configuration							
Image							
Lot Type	Small Apartment	Medium Apartment	Charleston	Low-Rise Apartment	Mid-Rise Apartment	Live/Work	Mixed-Use Residential
Net Density	20 D.U. / A.C.	22 D.U. / A.C.	30 D.U. / A.C.	55 D.U. / A.C.	70 D.U. / A.C.	20 D.U. / A.C.	19 D.U. / A.C.
Building Height	2- Story	3- Story	3- Story	4- Story	6- Story	3- Story	3 to 4- Story
Typical Lot Dimensions	0.3 ac min.	0.56 ac min.	35' x 90' = 3,150 sf	3 ac min.	3 ac min.	25' x 78' = 1,950 sf	16 ac (Block)
Average Unit Size	1,150 sf	1,500 sf	1,900 sf	1,300 sf	1,300 sf	1,900 sf	2,000 sf (Varies)
Elevator	No	No	No	Yes	Yes	No	No
Building Construction	Wood	Wood	Wood	Wood	Light Steel or Concrete	Wood	Wood
No. of Pkng. Spaces/D.U.	2 Sp.	2 Sp.	2 Sp.	1.5 Sp.	1.5 Sp.	2 Sp.	2 Sp.
Parking Type	Integral/Surface	Surface Parking	Integral/Tandem	Garage Parking	Garage Parking	Tandem/Surface	Surface Parking
Garage Height	n/a	n/a	n/a	5 Level	7 Level	n/a	n/a
Garage Construction	n/a	n/a	Wood	Precast Concrete	n/a	n/a	n/a
Special Features	Garage Parking	Balcony	2 level Units	Balcony	Balcony	Retail	Retail
Elevated Finished Floor	Yes	No	No	Yes	Yes	Yes	Varies
Commercial	n/a	n/a	n/a	n/a	n/a	960 sf	7,400 sf

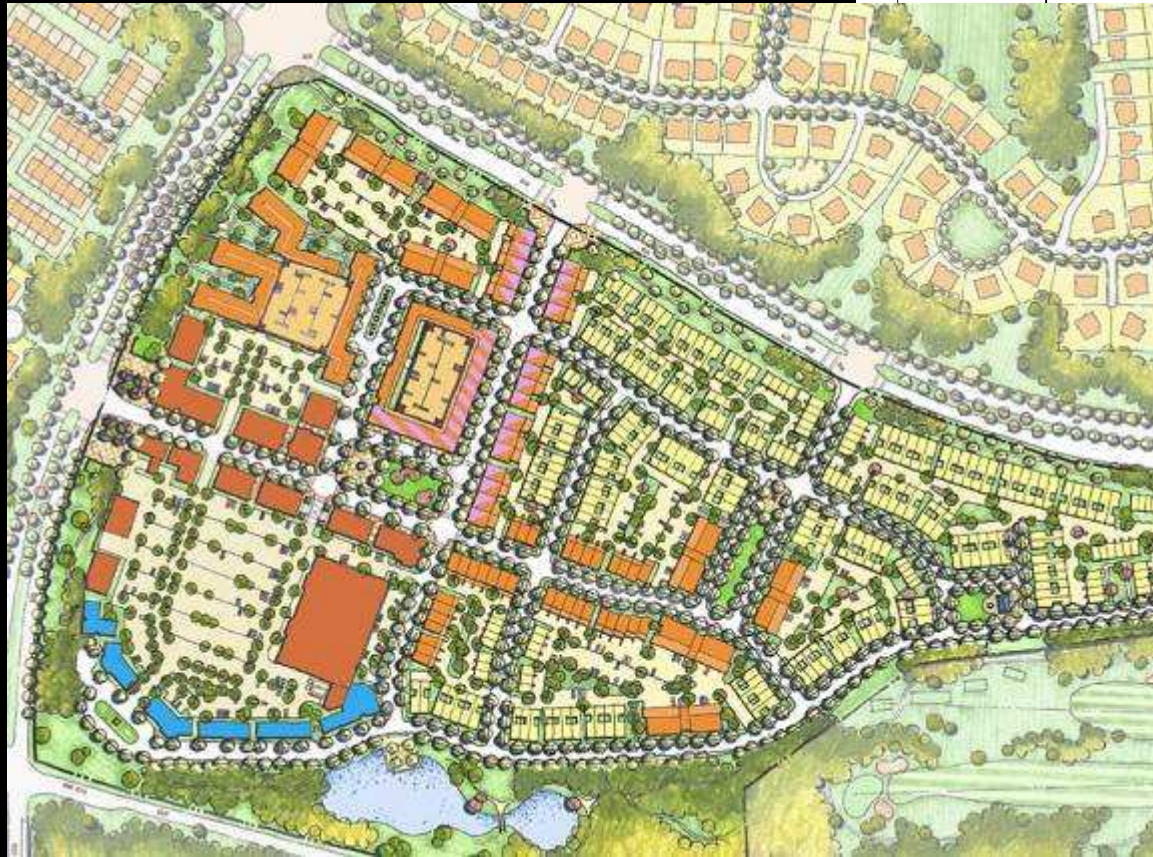
July 15th, 2005

Building Typologies that make good urbanism

ILLUSTRATIVE
CONDOMINIUM
TYPES

	Type A	Type B	Type C	Type D	Type E
Image					
Typical Footprint					
	1,300 GSF	1,300 GSF	2,150 GSF	1,400 GSF	
	5 Stories (55')	5 +1 Stories (85')	3 Stories (40')	4 Stories (44')	
	2.3 per Unit	2.3 per Unit	2.3 per Unit	2.3 per Unit	

Type 1	Type 2	Type 3	Type 4
			
			
2,000 GSF	2,400 GSF	2,640 GSF	1,400 GSF
3 to 3.5 Stories	2.5 to 3 Stories	2.5 to 3 Stories	2 to 2.5 Stories
2.3 per Unit	2.3 per Unit	2.3 per Unit	2.3 per Unit



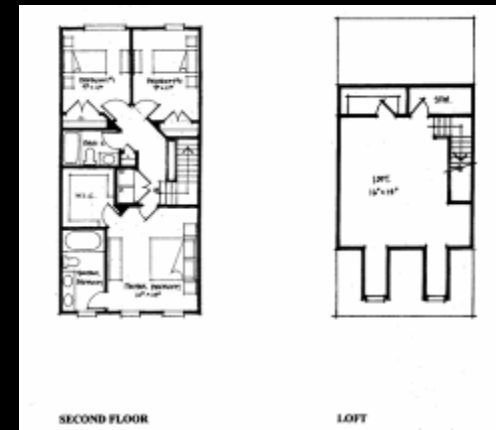
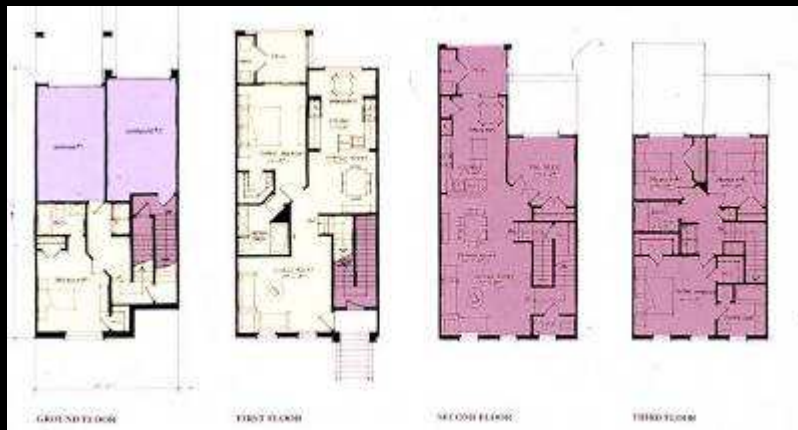
Use those few typologies appropriate to the plan

LANDSDOWNE VILLAGE GREENS, Loudoun County, VA, 2005



Torti Gallas and Partners

Architects of Community



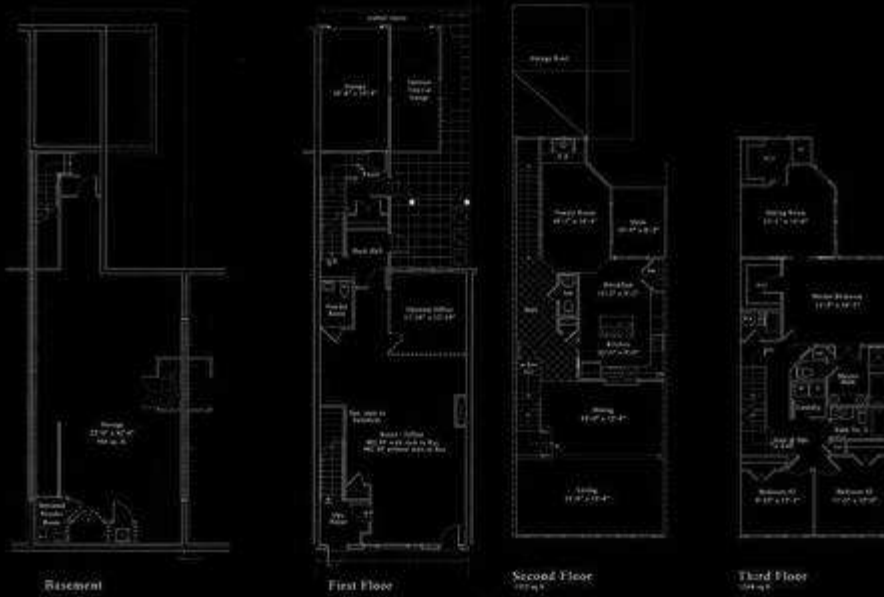
Transitional typologies for special plan conditions

ARNA VALLEY 2 OVER 2 UNITS, Arlington, VA, 1999



Torti gallas and partners

Architects of Community



Transitional typologies for special plan conditions

KENTLANDS LIVE/WORKS UNITS, TGP , Gaithersburg, MD, 2002



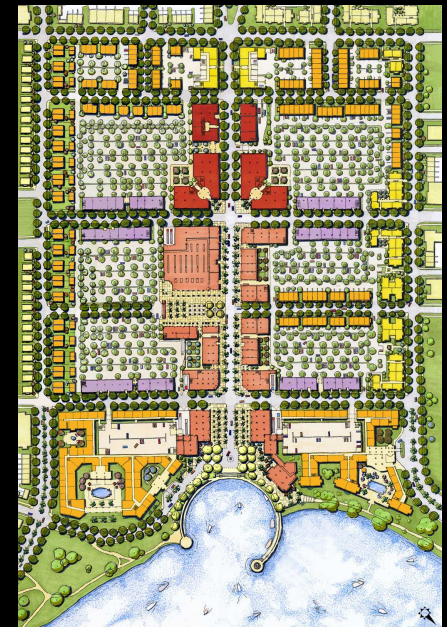
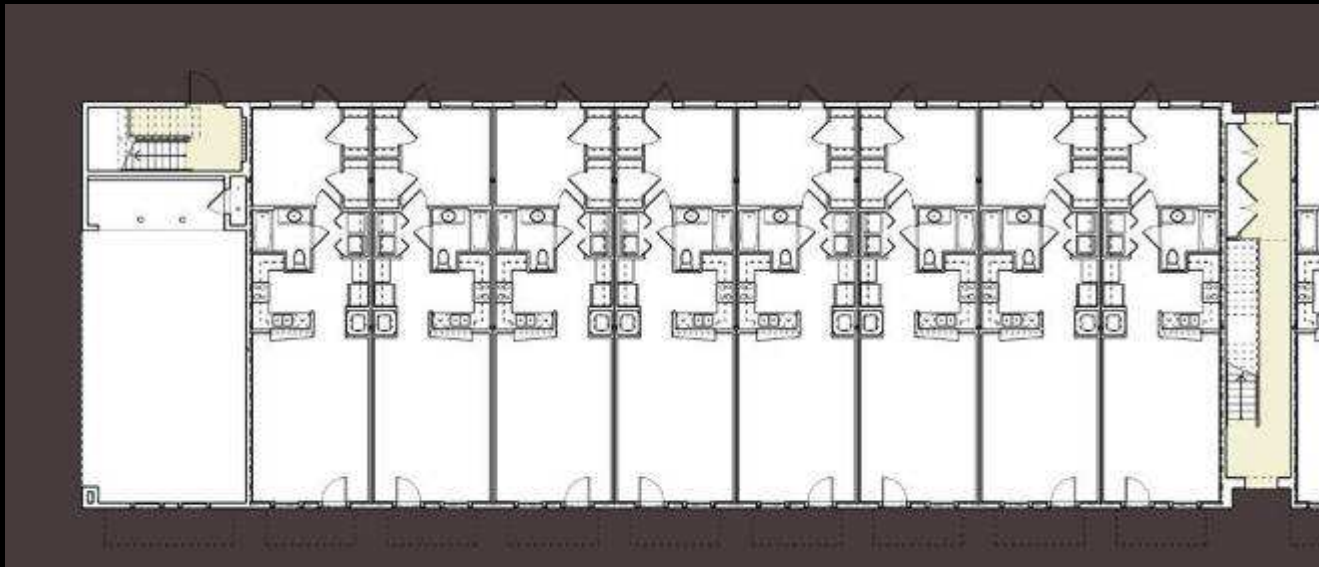
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Transitional typologies for special plan conditions – “Manor townhouses”

ALBAN ROW, TGP , Washington, DC, 2002



Residential Maisonettes over Flex Residential/Eventual Retail

BALDWIN PARK FLEX BUILDINGS, TGP, Baldwin Park, FL, 2004



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Residential Maisonettes over Res/ Flex Retail

BALDWIN PARK FLEX BUILDINGS, TGP, Baldwin Park, FL, 2004

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Three story residential stick built over 2 story commercial w/central garage

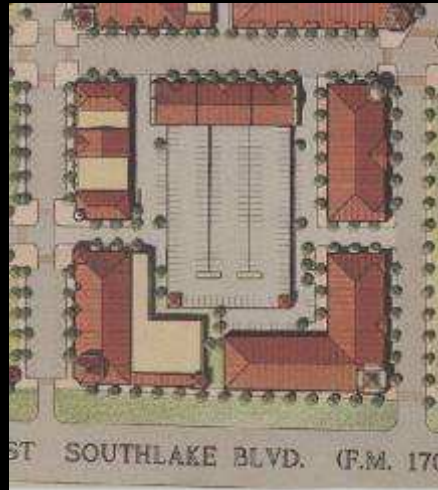
SANTANA ROW, San Jose, CA, 2005



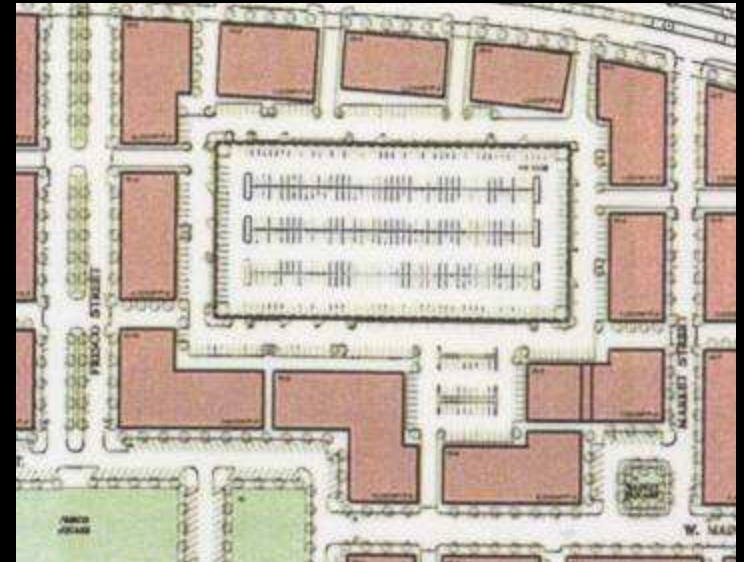
Richard Heaps – Street-Works; Sandy and Babcock



1 story res./mixed use block at BALDWIN PARK
100m x 233m



2 story comm. block at SOUTHLAKE
130m x 130m



4 story commercial block at FRISCO SQUARE
160m x 270m



4 story residential block at
MONUMENT PLACE
77m x 68m



4.5 story. block at CONGRESSIONAL
120m x 62m



4.5 story. block at MIRIMAR



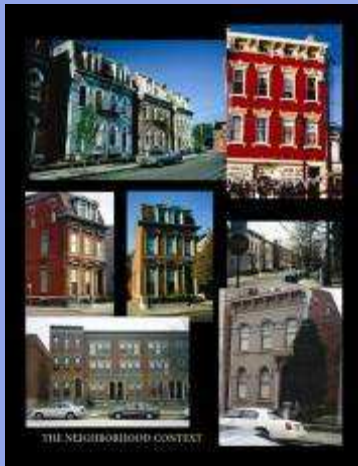
Direct relationship between Typology parking load and block sizes – lessons learned from Fort Worth – 62m x 62m

BLOCK SIZES



BALDWIN PARK - Torti Gallas; Rest - David M. Schwarz/Architectural Services

How building identity choices are made



Context



Constituency



Signature



Voted the "Most hated place in Great Britain"

CUMBERNAULD TOWN CENTRE, Scotland

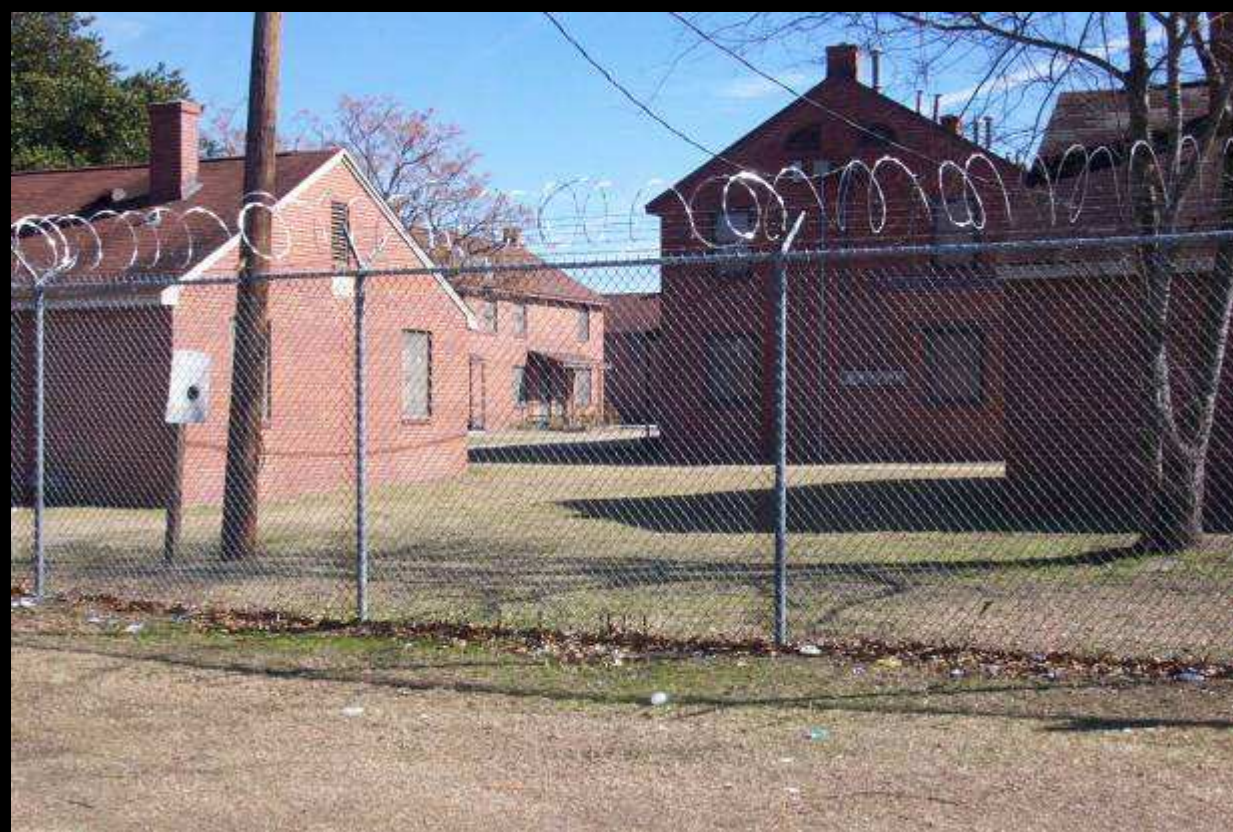


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Public Housing Rorsach Test





Bland, soulless buildings that had existed on the site

LAUREL HOMES, Cincinnati, OH





Neighboring context



LAUREL HOMES, Cincinnati, OH

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Context-derived building identity decisions

LAUREL HOMES, Cincinnati, OH



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Regional Context-derived decisions

MILITARY HOUSING; Monterey, CA, Quantico, VA, Fort Irwin, CA & San Diego, CA



"CUERO, TEXAS . . . TURKEY TROT" — "World's Most Unique Parade"



10-10-04







Cesar's notion of temporal identity:
Deliberately choosing to play homage to a temporal identity in the past to establish community

Concert, Parade on opening day, 1999 – How often do projects open with a parade?

SOUTHLAKE TOWN SQUARE, Southlake, TX



David M. Schwarz/Architectural Services



Sydney regional heritage



Architects of Community



Brisbane, Perth have decided that their temporal identities are in the future



Various Buildings, Brisbane, Queensland, 1996-Present

Various Architects





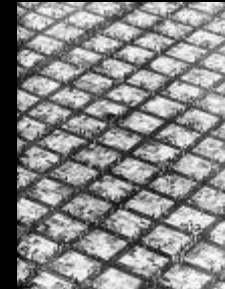
Client identity choices on same typology – 24m wide 6m vs 7.6m col

grid



PARKER SQ vs. SOUTHLAKE, Dallas Metroplex, TX, 1999

David M. Schwarz/Architectural Services, Inc.

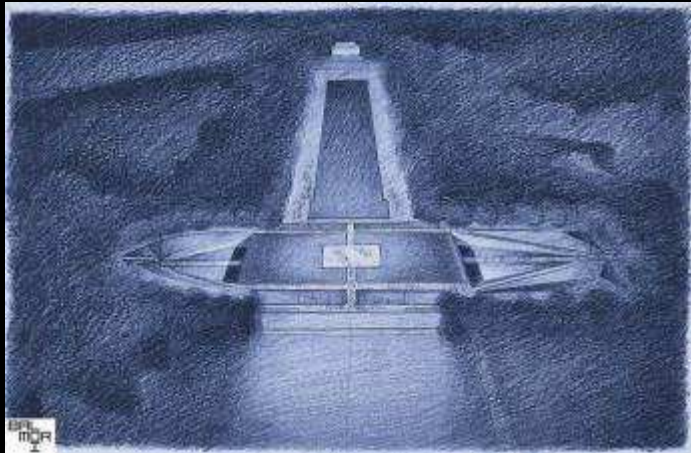
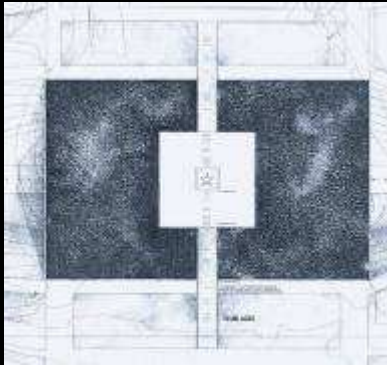


Inappropriate use of traditional architecture

US WORLD WAR II MEMORIAL, Washington, DC, 2000

Frederic St. Florian





Inappropriate use of traditional architecture

US WORLD WAR II MEMORIAL, Washington, DC

Diana Balmori, Balmori Associates



Signature Architects

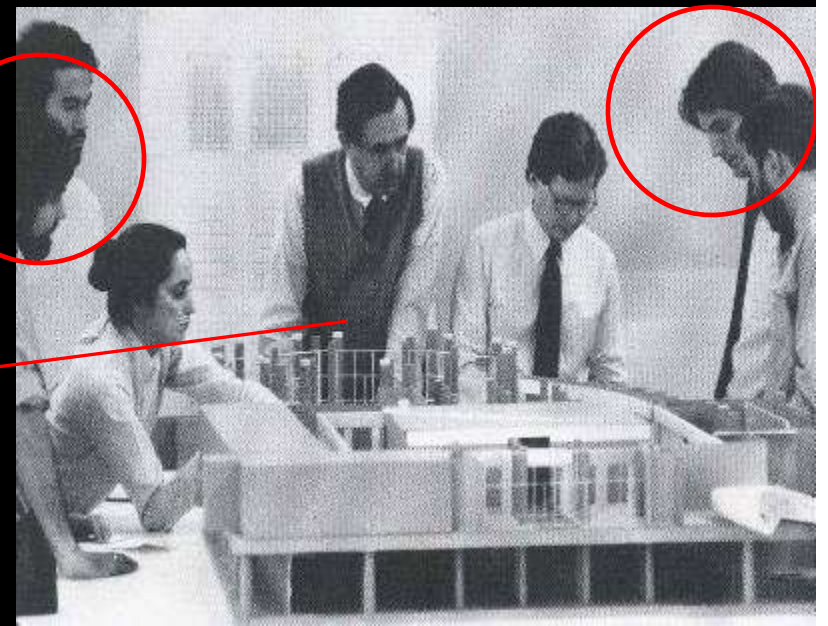
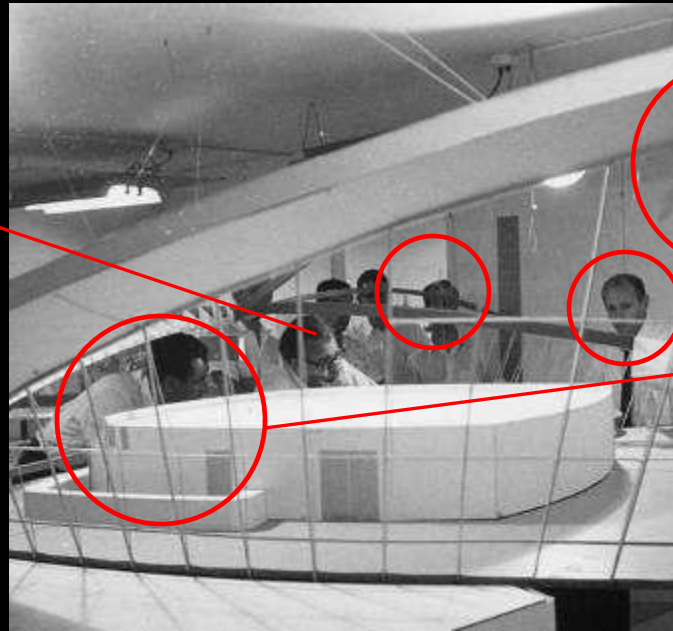


Four Generations of architects and their choices:
in their words and works

Documenting a change in architecture culture

Australian Congress for New Urbanism

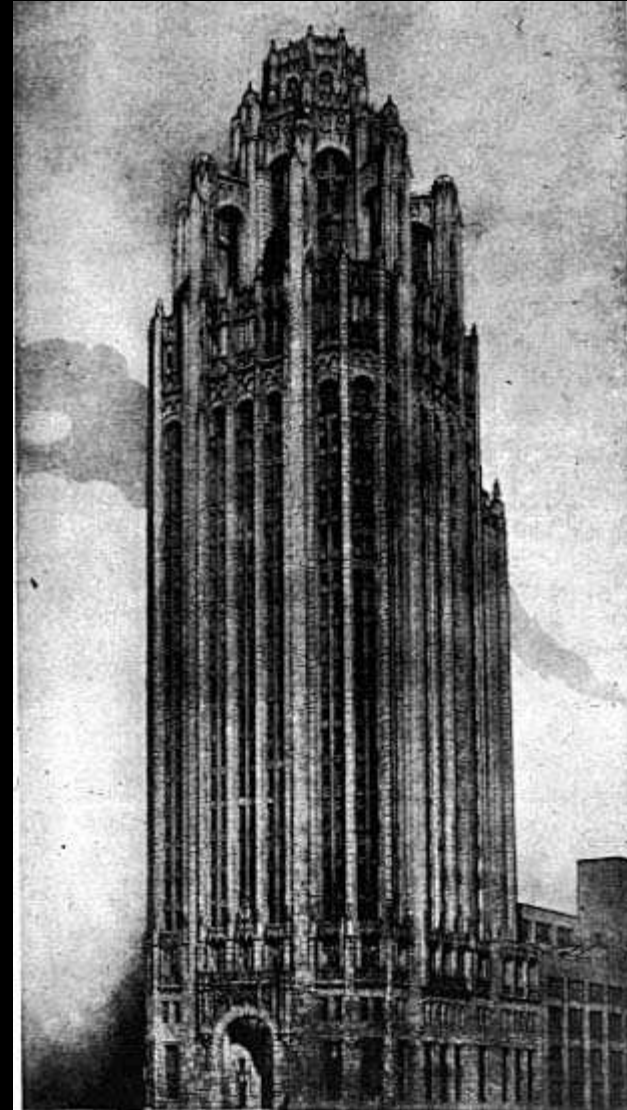
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The Inclusive Modernists:



TRIBUNE TOWER COMPETITION ENTRY (2nd place); Chicago, IL – Eliel Saarinen



WINNING TRIBUNE TOWER ENTRY; Chicago, IL – Raymond Hood



“Even after 1920, there were important modern architects who, with all or part of their work, did not quite fit into the prescribed formal canons of international modernism. These architects have usually been claimed as members of the movement to maintain its appearance of universality. Among them are ... Raymond Hood and Eliel Saarinen. Even some buildings by Alvar Aalto, Louis Kahn, and Eero Saarinen refuse to fit comfortably within international modernism.” – Cesar Pelli



CRANBROOK ACADEMY, West Bloomfield, MI, 1930's?

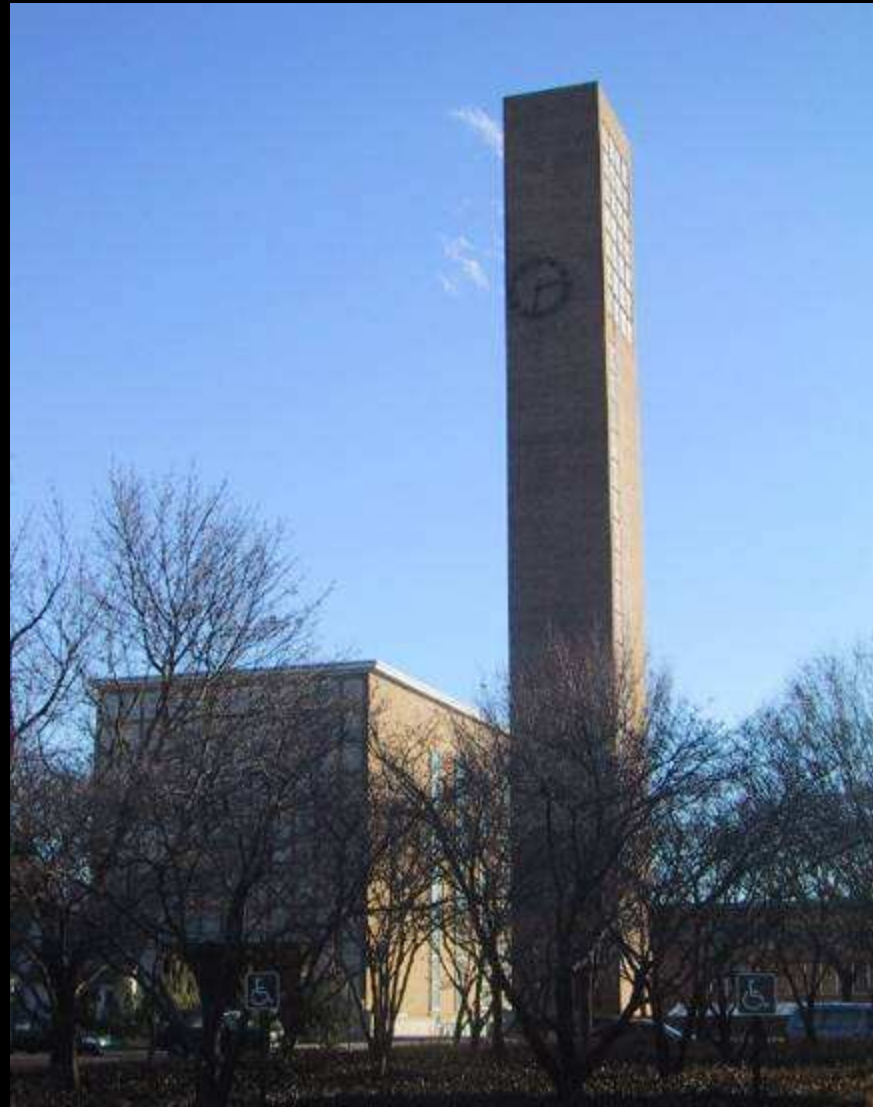


Eliel Saarinen



“Its never too late
to change.”

– Eiel Saarinen



CHURCHES, Columbus, IN & Minneapolis, MN, late 1940's

Saarinen & Saarinen



The Heroic:



YALE INGALLS HOCKEY RINK, New Haven, CT, 1957

Eero Saarinen & Associates





“A building has to be all one thing. A building has to have an overall concept which is, in a sense, a design philosophy, a design religion, we might call it, which filters down to every little detail..... I think we have to design within our time, *uncompromisingly*. -- But we have to broaden the alphabet of modern architecture to face problems it hasn't faced before.” – Eero Saarinen



TWA TERMINAL, Kennedy Airport, New York, NY, 1962



Broadening the alphabet: The Reconsideration:



Establish Modernist Credentials CENTURY CITY MEDICAL CENTER, Los Angeles, CA 1969; Rice University Herring Hall, Houston, TX, Process of reconsideration began in Saarinen's office – he died young and his notions were seeded in his proteges (separate Yale presentation 1984 attached)



Cesar Pelli and Associates

Reconsideration (a reactionary establishing his signature):



Various works, Venturi, Scott, Brown

Reconsideration:

“To be considered good architecture, our work must conform to a complex set of rules, consisting of accepted theories, formal models, and ideals. The contemporary rules for designing and judging architecture put such a premium on original talent that only a handful of architects have been able to master them. Examples from the past demonstrate that when rules and expectations are reasonable, most architects can design good buildings. Any society should expect that architects’ rules will produce good buildings most of the time. That is what healthy architecture does. The evidence of the majority of our buildings suggests that there is something wrong with today’s rules. They do not suit our cities and need to be reconsidered.”

– Cesar Pelli



PACIFIC DESIGN CENTER, Los Angeles, CA, 1975

Cesar Pelli and Associates





“The work of international modernists are not more legitimate than those [inclusive modernists of Eliel Saarinen,] Paxton, de Klerk, Sullivan or Wright. They are all legitimately modern and equally valid as references for our designs and support for our theories today.” – Cesar Pelli



TRIBUNE TOWER COMPETITION ENTRY; Chicago, IL – Eliel Saarinen

181 WEST MADISON; Chicago, IL - Cesar Pelli and Associates, 1989





RCA BUILDING, ROCKEFELLER CENTER; New York, NY – Associated Architects (Raymond Hood)

NORWEST TOWER; Minneapolis, MN - Cesar Pelli and Associates, 1987



Comfort with modernity and tradition:



WELLS FARGO FINANCIAL CENTER; Des Moines, IA POTOMAC YARDS, Arlington, VA



Pickard Chilton Architects

Comfort with modernity and tradition (a reactionary):



“Style should be another tool available in the architect’s toolbox..... I imagine my work to be what would have happened if heroic International Modernism never intervened.”

– David Schwarz



Cost imposed style decision YALE, New Haven, CT; REHEARSAL HALL, Fort Worth, TX; DR PEPPER/7 UP BALLPARK, Frisco, TX

2000

David M. Schwarz/Architectural Services



The modern International Styles: Strains of influence and technique

Mies



Le Corbusier



Stone/Lapidus



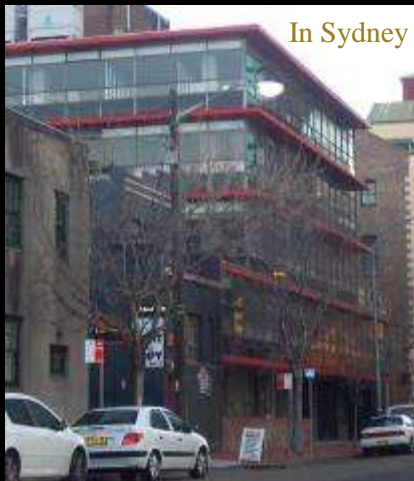
Pelli



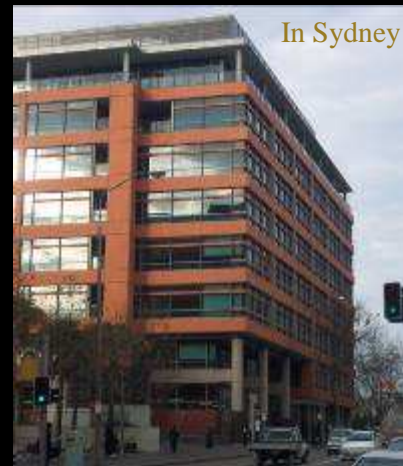
Meier



In Sydney



In Sydney



Koolhaas



Applying David Schwarz's notions to the international style - perceptions of international style permutations



Design devices and techniques:

Traditional (primarily):

- Tripartite façade/massing (Base Middle Top)
- Façade Rhythms (A-B-A, A-B-C-C-B-A, etc.)
- Symmetry
- Syncopation
- Ornamentation



Schwarz

Modern (primarily):

- Assemblage
- Collage
- Phenomenal Transparency (Layering)
- Technological Prowess and Structural Exhibitionism
- Material Objectification



Piano



Comfort with present and past:



Mixing devices and techniques

PERKINS PAVILLION, Duke University, Durham, NC; Alberts Eye Center, Durham, NC



Duda Paine Architects

Signature Architects



Limiting design devices to establish a signature



Richard Meier, Quinlan Terry

Architects of Community



Sensitivity to participate in what is larger



“Always think of the next larger thing.”

– Eliel Saarinen’s advice to his son Eero

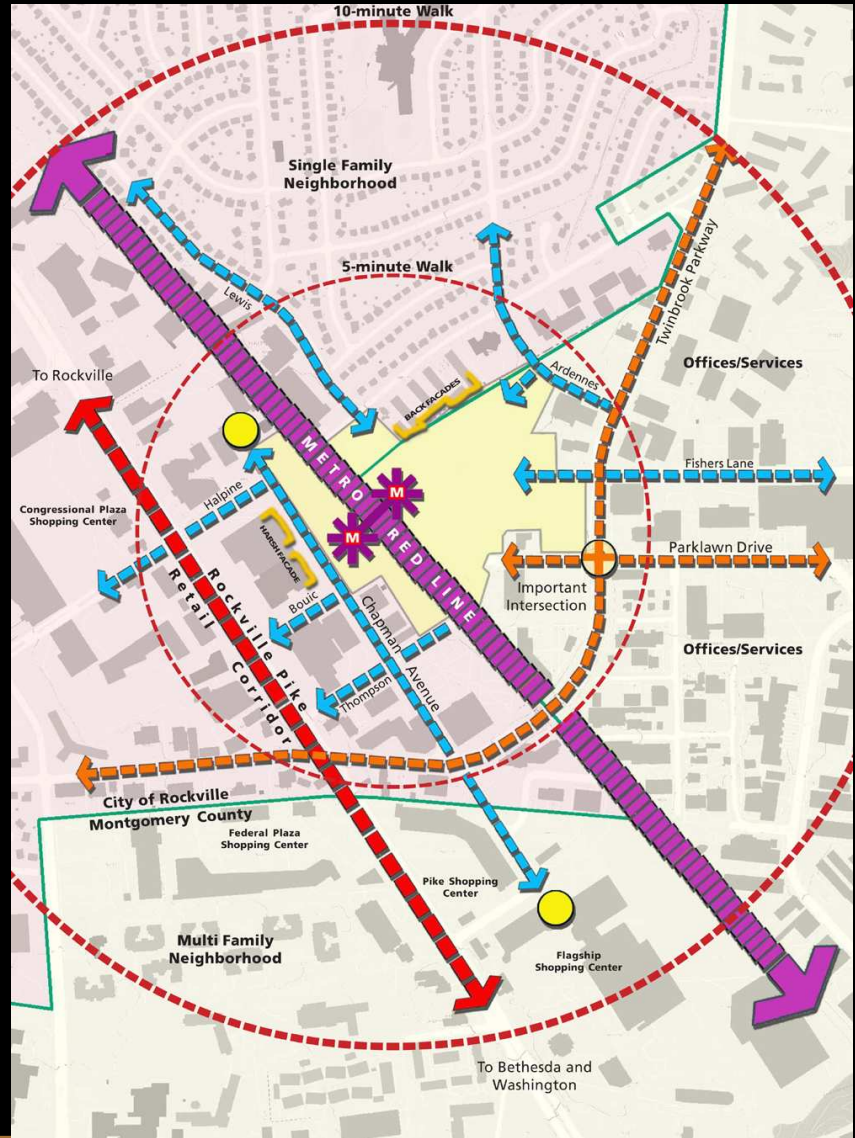
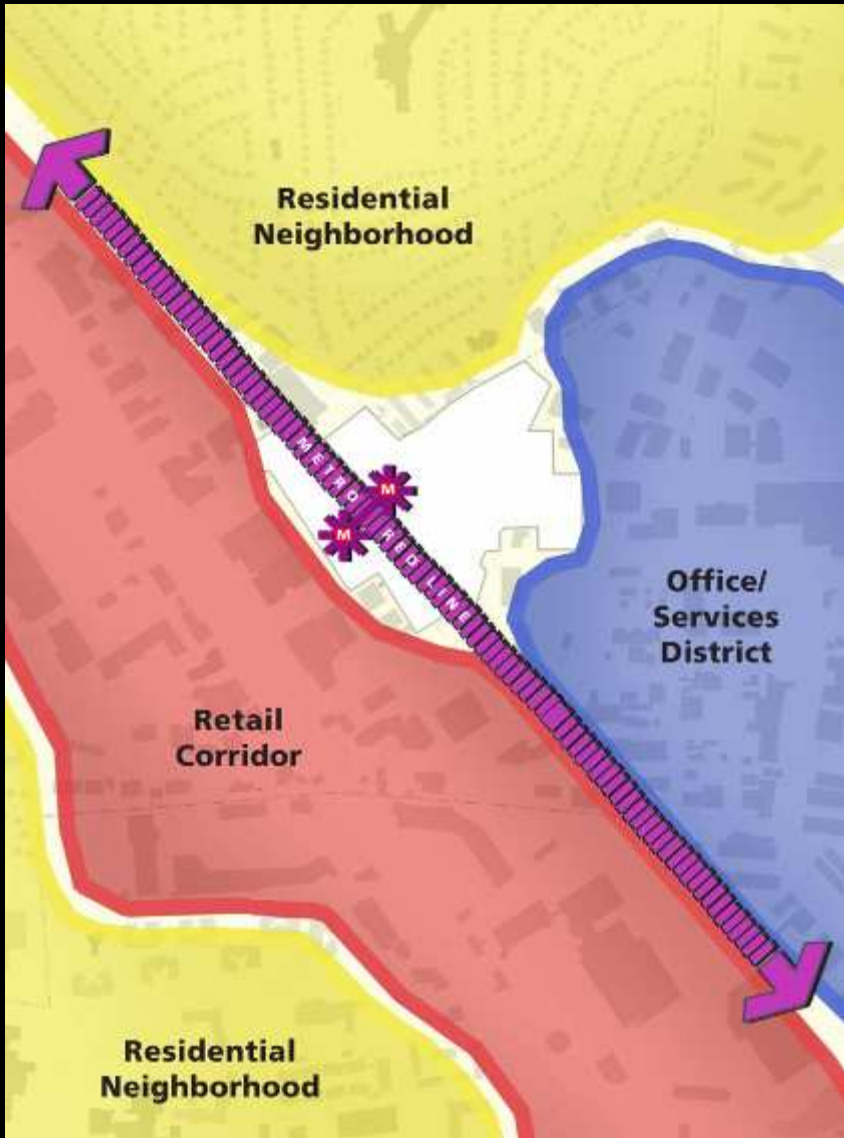
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**A. Create a Mixed-Use,
Transit-Oriented
Village Center**



Residential

Retail

Office



Torti gallas and partners

Architects of Community

Implementing the Vision

The Plan

Meeting the 4 Charrette Goals

B. Provide More Residential, Office and Retail Use at the Metro Core

C. Enhance the Area's Identity as the Gateway to Rockville



14 Stories

8 Stories

4 to 6 Stories

1 Story



Tortigallas and partners

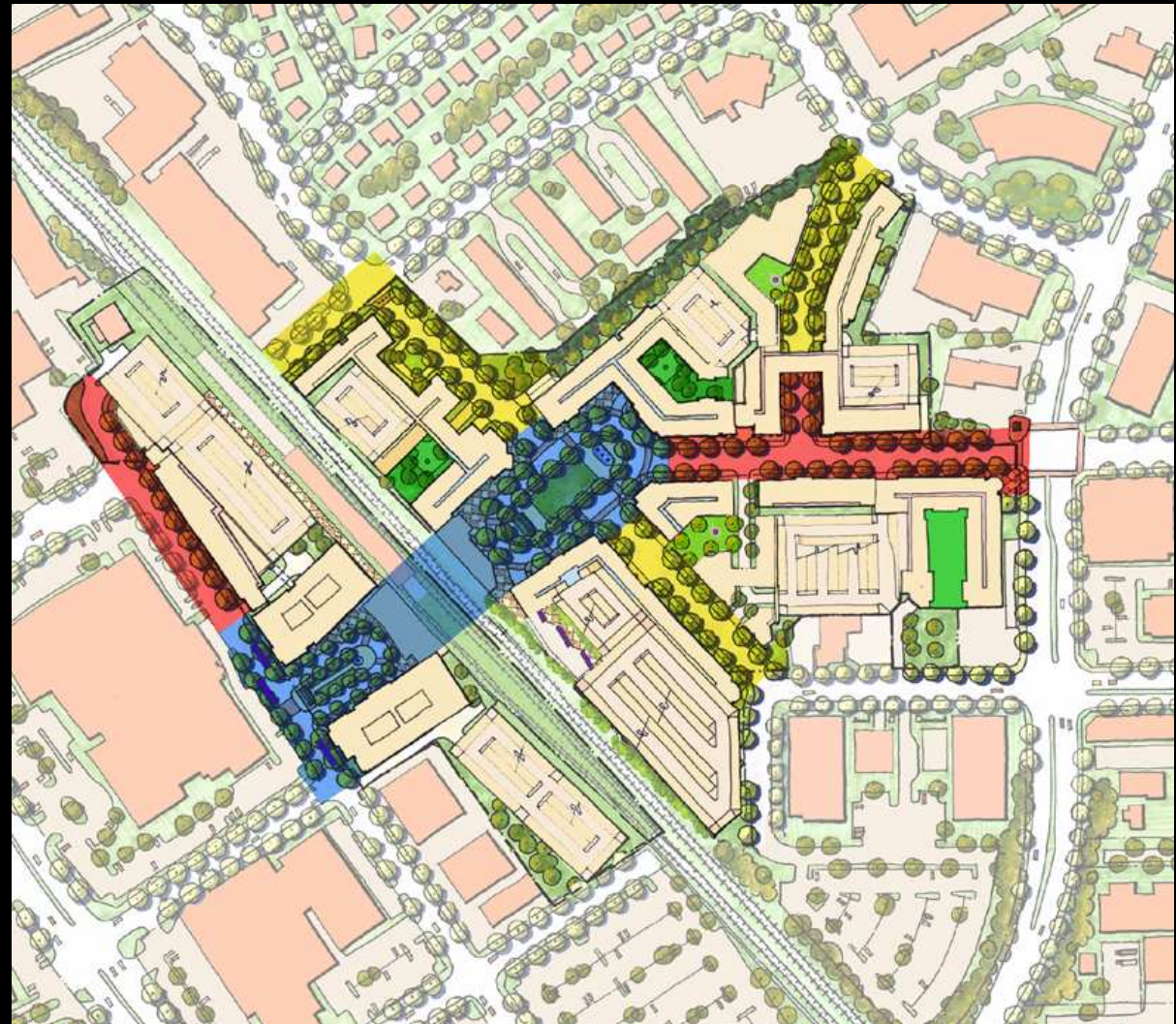
Architects of Community

Implementing the Vision

The Plan

Meeting the stated Goals

**D. Provide an
Identifiable Public
Realm**



Civic

Main Street

Neighborhood

Courtyard



Torti gallas and partners

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The Twinbrook “armature” for architecture (urban gestures take priority)



Torti Gallas and Partners

Architects of Community



Sensitivity to participate in what is larger – Architecture charter

We **establish** as our primary mission the design of the private realm and accept all of its implications, specifically:

That the primary urban role of private buildings is to define the public realm

That the notion of type – either historic or creatively derived form – is primary within the category of buildings,

That the private realm includes and is composed of a multiplicity of building styles and a hierarchy of qualities, from the vernacular to loftier works of Architecture and we embrace a design practice that operates across this range,

That our clients private needs include successful housing and successful profits and we dedicate ourselves to both these goals, recognizing the importance of the public realm to each of their successes.

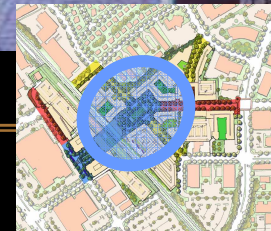
Torti Gallas Design Charter, 2004



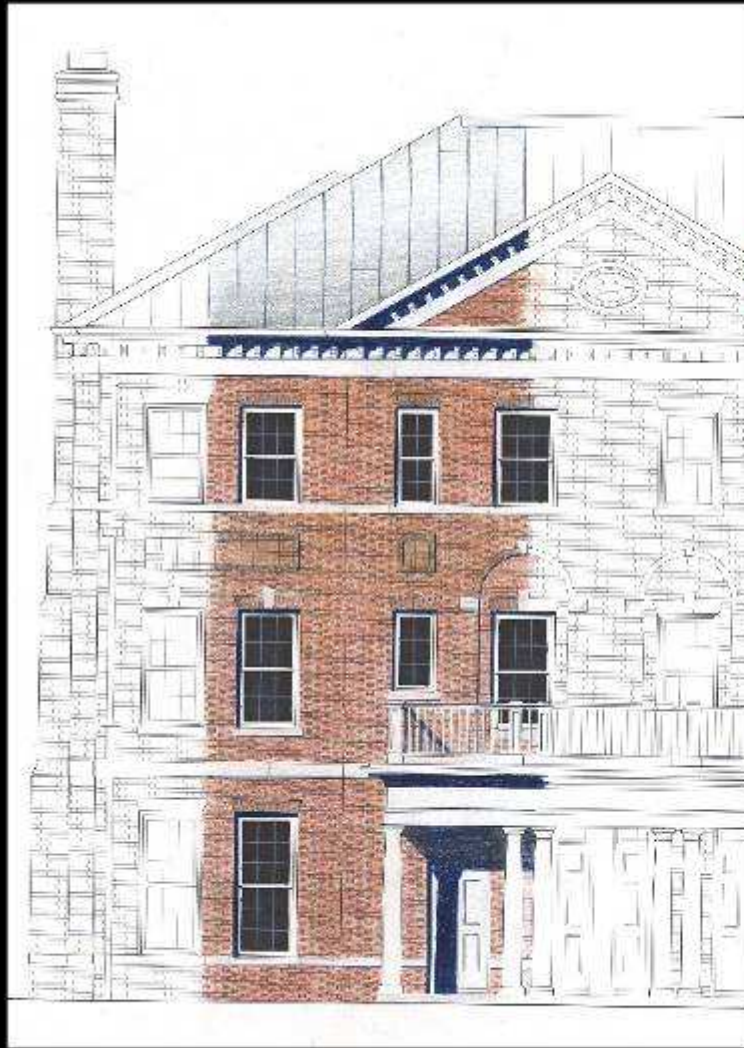
Architecture in the service of the urban realm – aqueduct form



Sydney Central Station



Torti Gallas and Partners



Elevation F2-A



Building Precedent: Montpelier Mansion, Laurel, Maryland

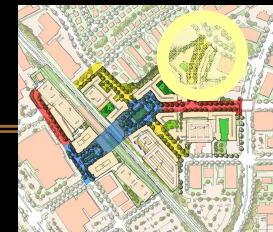


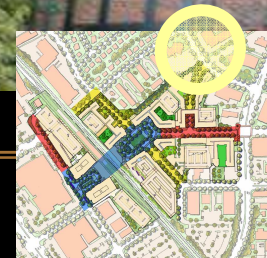
Brick Accent Precedent: The Colony Club, New York, Mckim, Mead, & White

Manor house form – a traditional building identity that connects to the existing neighborhoods

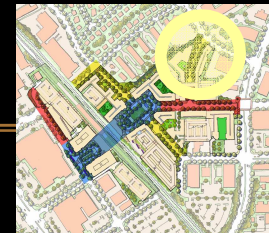
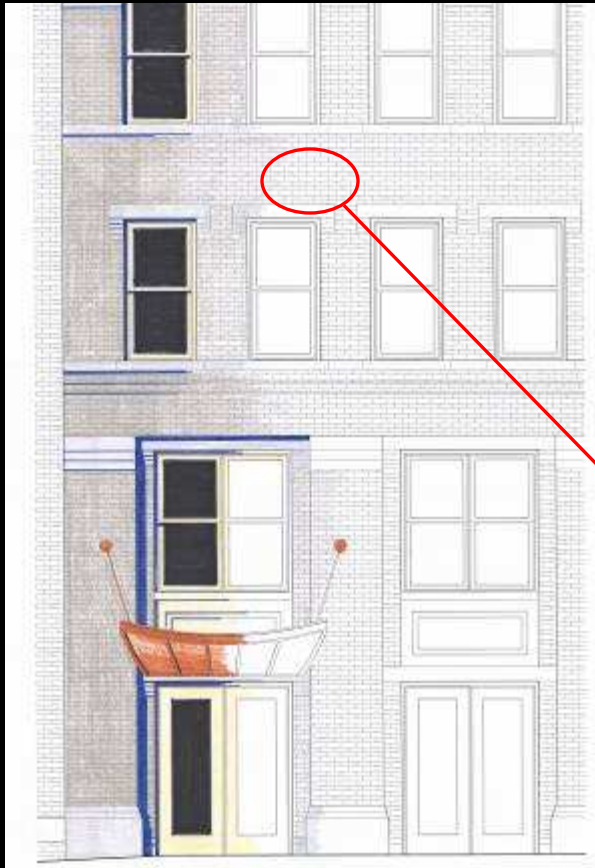


Torti Gallas and Partners





Neighborhood identity – each façade identity has an entrance



Each building identity has a purpose – making the street kink work w/ A-A-A rhythm



Tortigallas and partners



Elevation F1-W



'Orange Polychrome' Precedents: 4th St. and Massachusetts Ave, NW, Esocoff & Associates

Photo courtesy Timothy Hursley ©Timothy Hursley

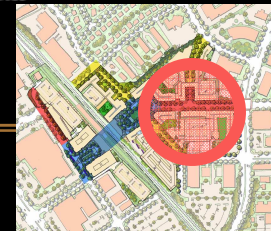


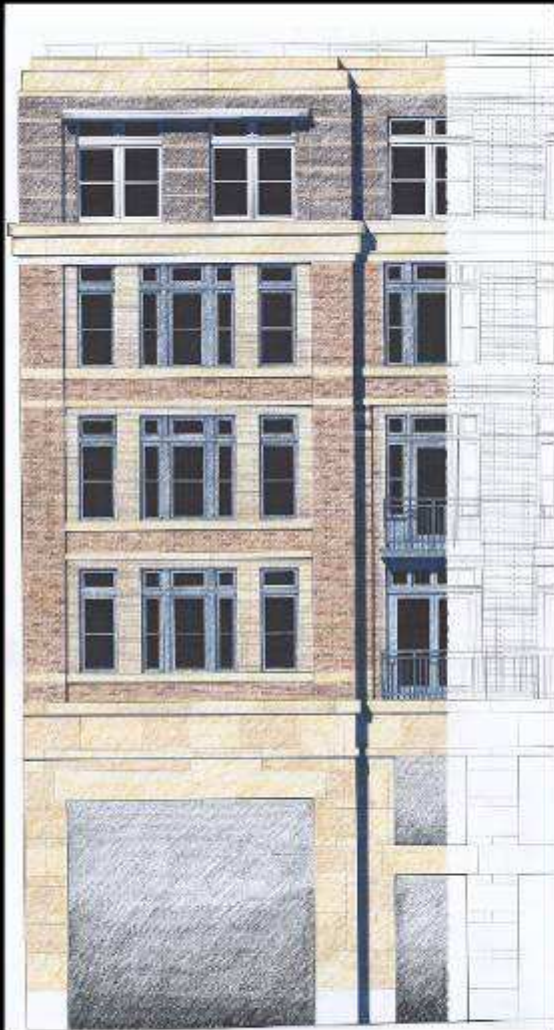
'Banding Precedent': Boyer Center for Molecular Medicine at Yale University, Cesar Pelli & Associates

Establishing a retail environment with a modern temporal identity



Tortigallas and partners





Elevation F1-A



'Brick Mansard' Precedent: Science and Technology Center, Syracuse University
Koetter, Kim & Associates



Photo courtesy Timothy Hursley
©Timothy Hursley



'Brick Mansard' Precedent: Boyer Center for Molecular Medicine at Yale University, Cesar Pelli & Associates

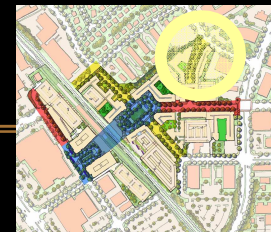


Brick Color Precedent: Quincy Park, 1001 L St, NW, Esocoff & Associates

Transitional buiding identity



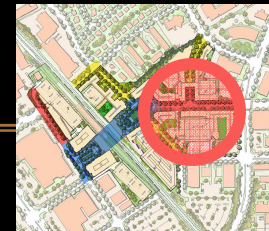
Torti gallas and partners

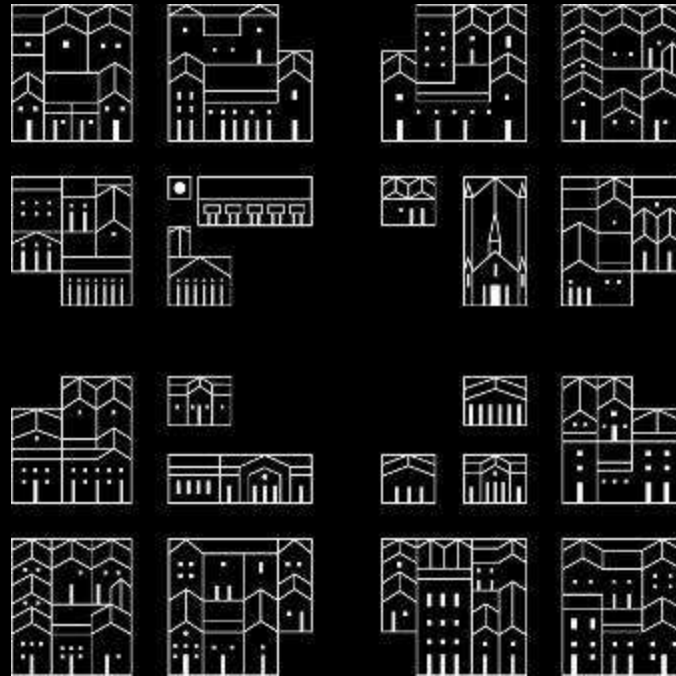




Establishing a retail environment with a modern temporal identity

 Tortigallas and partners





Torti Gallas and Partners

Architects of Community