Correlational Functions:
The main or primary relationships of the spaces focus on either the pedestrian-mall link, as do the shops and restaurant or the neighborhood and shops themselves as do the office functions. Mechanical & service functions, of course, must have strong relationships to all functions and spaces. All spaces are in turn, dependent upon circulation spaces for access.
Mall circulation spines run through mall areas facilitating main access to shop and restaurant areas. Minor circulation, that which is within the shops themselves, will be left up to the discretion of the shop owners themselves and the layout of their merchandise. The strong diagonal mall access between the canal and Jefferson street is meant to act as a "roofed people collection space" and magnet to bring people into the building. This perhaps is the most important space and spine in the building. It lines community sentiments with the physical context. Office circulation is first facilitated by vertical access either by stair or elevator. The means of access within the office floors themselves, is also handled by however each tenant wishes to do so.
Structure:
* The structure of the building seems to be logical with the possible exception of the perimeter walls which often break the 30' Sq. modular system for various reasons such as entrance definition and character.
* Structure is composed of a brick clad concrete column and beam system.
* Since the building is based on a 30' x 30' bay (module), the structure as related to design, has some limitations. The character of the old historic area surrounding the site as well as design considerations such as entrance definition etc., help in giving the building design some room to add touches of character to the facade...thus often cutting away some pieces of certain bays.

Unique Features:
* People magnet mall - lower levels
* Design with the collaboration of two groups of architects
* The old historic foundry adjacent to building was converted into a restaurant and has major influence on the building design. Foundry acts as cornerstone of the complex and is a "smoothing" transition between the new construction and the old neighborhood.

* Mall acts as a "street" for a short cut between canal side and Thomas Jefferson Street. Contained within is a "piazza" with a reflective pool and stair above

* Intriguing stair designed to get people to come down to the lower level

* Warm tactile finishes within piazza such as wood and brick make people wish to stay and linger
* Building breaks up the 8 to 5 "blahs" by keeping the waterfront active at night in its outdoor and mall areas.

**Image:**

The main purposes of the building are to "liven up" the area as well as to prove a point which stresses that old and new construction can effectively harmonize with each other - this is the image this building is trying to get across...one of harmony. 1055 does this by creating indoor and outdoor people spaces as well as stepping the form of the building to facilitate terraces (more people spaces) and reduction to more favorable scales.

**Source:** "Georgetown's Good Neighbor". Architectural Record, February 1977, pp. 95-101.
BUILDING TYPE ANALYSIS #3.

for:

Euram Building
21 Dupont Circle, Washington, D.C.

Architects: Hartman & Cox

Approximate Sq. Footage: 86,000 Sq. Ft.

**Context:**
Sits on a circle with several trees surrounding and other large and larger structures about one block away to all sides.

**Issues Noted:**
- Desire for a structure that "stands out"..."a landmark"
- Building is massed in relation to its "urban obligations"
- Make floors narrow "so people can see out" with views to the exterior on one side and the interior on the other
- Create a space so different that it is a pleasure for one to work in
- Offices were all planned narrow to force people to have offices in particular places by reducing the options of furniture design
- Central court for reasons of focus and core definition

**Concept/Parti:**
The Euram Building is based on the court concept. Even though this building plan does not completely close off the court area in the center, it is clearly a court concept.
Correlational Functions:

Since building is of the office type, office spaces are dominant concern. Supporting these spaces are the lobby and entrance corridors. From the lobby, secondary relationships between offices exist in each arm of the "U". Other relationships exist between office and services, and mechanical. Although about one half of the offices face the court area-impact is still as impact for others as they enter.
Circulation:

Circulation is based on stems from the point of the acutist angle of the plan of the court space. This is the main entry. From here, one must walk through the court to cylindrical elevator shafts. From the vertical circulation, horizontal circulation begins from the "collection spot of the loggy to each office area. Secondary circulation occurs within the offices spaces themselves. By the direct limitation of the plan, office circulation seems to be best facilitated by running an access isle directly down the center of the length of each arm of the "U" plan. Other circulation such as stair and rest facilities are adjacent to the arms of the "U" shape plan. Circulation to mechanical systems are either through the offices themselves or through vertical chases to the ends of the "horse shoe".

62
Structure:
The structure of the building is facilitated through the result of a somewhat "Beaux Arts" styling characteristic. Because the form of the building was apparently predetermined before or during structural analysis is the reason for its structural system and form. Unlike many structures of this type, this structure has very few columns, the only columns this building is said to have are the service towers at the ends of the "horseshoe arms". Other supports are the stair towers and the cylindrical elevator towers. To support the rest of the building, concrete girders are used. These girders will span from the service towers to the stair towers. Brick is also applied to the exterior facade in other places other than load bearings.

Unique Features:
One item which is unique about this building is that of its strong concern for views. The architect not only purposely made the floor narrow to facilitate view but he also uses million free - but jointed glass to further facilitate unobstructed views and feelings of openness.
* Its girders (because of the careful structuring) were able to be used in such a way as "to appear to bear yet float on the million-free glass window walls".
* Its two cylindrical brick elevator towers have dramatic effects upon the interior of the court space.
* Slotted girders also give the effect of clerestories when glazed.
* 86 ft. sky lit central court space
* Pramatic "9' portal" entry sequence.
The owner as well as the architects wanted this building to be a different one in most senses of the word...They wanted it to be a landmark and yet fulfill its responsibilities to the other existing urban scene. They also wanted to have "an aesthetic value for the city", as well as being an office building with special privacy and rights for its tenants.

Required Environments

These items were utilized as guides in the organization of individual spaces. How spaces related or reacted to other spaces was a primary concern.
Building Parameters

These items are the lowest levels of organization from which the total organization and design of the complex would eventually revolve around.
Siting

Siting concepts were helpful in creating an overall picture as to what landscape elements were needed to make a siting work well. These items have the potential of becoming spaces of interest within themselves as well.
Landscape

These items were used as site and building "enhancers" by either accentuating the building structures or creating spaces of interest in themselves.
Level One
At the end of level one, overall as well as specific relationships were well defined. Preliminary decisions were made in regards to structural order and all levels of circulation. Other preliminary decisions were made in regards to massing, enclosure and elevation studies.
Level Two

Level two involved a more indepth look at several aspects of the design such as the site, parking, entry sequence, auto circulation, floor plans, building sections, elevations, and massing. It was during this level of design, that this particular project made one of its greatest moves in the right direction. It was not until the later part of this level, however, that the project really began to come together. At this point in time, most of the major decisions were made and the project was ready for detail decision making and greater overall refinement.
Level Three

During level three, final adjustments to the overall scope of the project were made. At the end of this period of design development, refinements could be seen in building circulation and cores, parking, floor plans, overall siting characteristics, elevations, and supportive landscape. As all of these items neared their respective solutions, the project was ready for final drawings and modeling.
Bibliography


1976 Living Environments: Department of Metropolitan Development Division of Planning and Zoning, Indianapolis, 1976.