



A CITY HALL
FOR
BOSTON MASSACHUSETTS

Submitted as partial fulfillment
of requirements for the
Master in Architecture degree
Massachusetts Institute of Technology
August 24, 1961

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Carnegie Institute of Technology 1958

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Cambridge 39
Massachusetts

Dear Dean Belluschi,

In partial fulfillment of the requirements for the degree
Master in Architecture, I submit the following thesis en-
titled, "A City Hall for Boston, Massachusetts".

Sincerely, . . .

Thomas A. Briner

Pietro Belluschi, Dean
School of Architecture
and Planning
Massachusetts Institute of Technology
Cambridge 39, Massachusetts

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ABSTRACT

It is my thesis that civic architecture has suffered because of its association with the Office Building prototype.

That civic building transcend raw efficiency and strive to attain a spirit of its own.

That by dealing with universal qualities in architecture there is no need to rely upon architectural theatrics in order to add to the life of the citizens.

That while rivalism or eclecticism done for its own sake will lead us no where, an adherence only to post 1928 architectural philosophy and current technological methods of construction will not by these alone give us a better building.

That those subtleties within our Democratic form of government whether they be Jacksonian or Jeffersonian, strong mayor - weak council, or weak mayor - strong council should not be used as forces that take command of the total architectural expression.

That civic architecture should exude to the citizenry

those qualities of dignity and permanence which will be comforting to them, the citizens.

That the civic architecture at the municipal level should have a place of eminance within the cityscape in a place where its own activity will add to its surroundings.

That a city hall which has as its distinguishing quality a position in the city that serves as a sign post to visitors, by its isolation, becomes stand-offish rather than being the symbol of participation in the government by the common people of the city.

As a means of exploring these statements I have chosen for a project the design of a City Hall for Boston, Massachusetts.

A STATEMENT ABOUT THE SITE

The site of the projected City Hall is the east half of the block bounded by Washington Street on the east, Court Street on the north, Tremont Street on the west, and School Street on the south.

In the face of the recent interest in the site for the proposed City Hall there may not seem to be much value in this, my selection of a site. However, this block is unique in Boston in that it has retained that definition of character that prevailed at the time of the first settlers of Boston. At that time it was the center of community life. One hundred and twenty years later it was a center of a nationalistic movement that led to the establishment of the United States.

The First Church and Meeting house was on the Washington Street side of this block. Below this was later the first Town House and market area of the settlement. On the Court Street boundary existed the Town Prison (whose occupant's included "witches", members of the infamous Andros governorship, and Captain Kidd). Across the street from the prison on Franklin Avenue were the offices of the Boston Gazette which served as the meeting place for the Revolutionary protagonists-- James Otis, James and Ben Franklin, John Hancock, Reverend Samuel Cooper, Samuel-

Adams, and Paul Revere. West on the Tremont side of the block was the first burial ground of Boston and the lasting home of many fervent spirits who chose to vent their energies in civic duty-- John Winthrop, the first governor of the colony and his son and grandson who were governors of Connecticut; John Davenport, the founder of New Haven, and James Otis. At the south end of the burial ground on the corner of School and Tremont streets still exists the King's Chapel, the first Church of England in New England. Immediately behind this church on School Street the First Latin School was built and it was this school that stood as an example to our educational system. Across the street from the Latin School was the site of the Parker House Hotel which catered to personages of both political and literary fame who visited or stayed in Boston-- Ulysses S. Grant, Charles Dickens, Longfellow, Oliver Wendell Holmes, and Nathaniel Hawthorne to name but a few. Province Street, across from the existing City Hall, led to the old Governor's Mansion which besides housing the Royal Governor's, formed many themes for Hawthorne's Twice Told Tales. The City Hall was built in 1862 by the architects J. Gridley Fox Bryant and Arthur Gilman. It stands on the site of the old courthouse (architect-- Charles Bulfinch) and jail. Its style is that

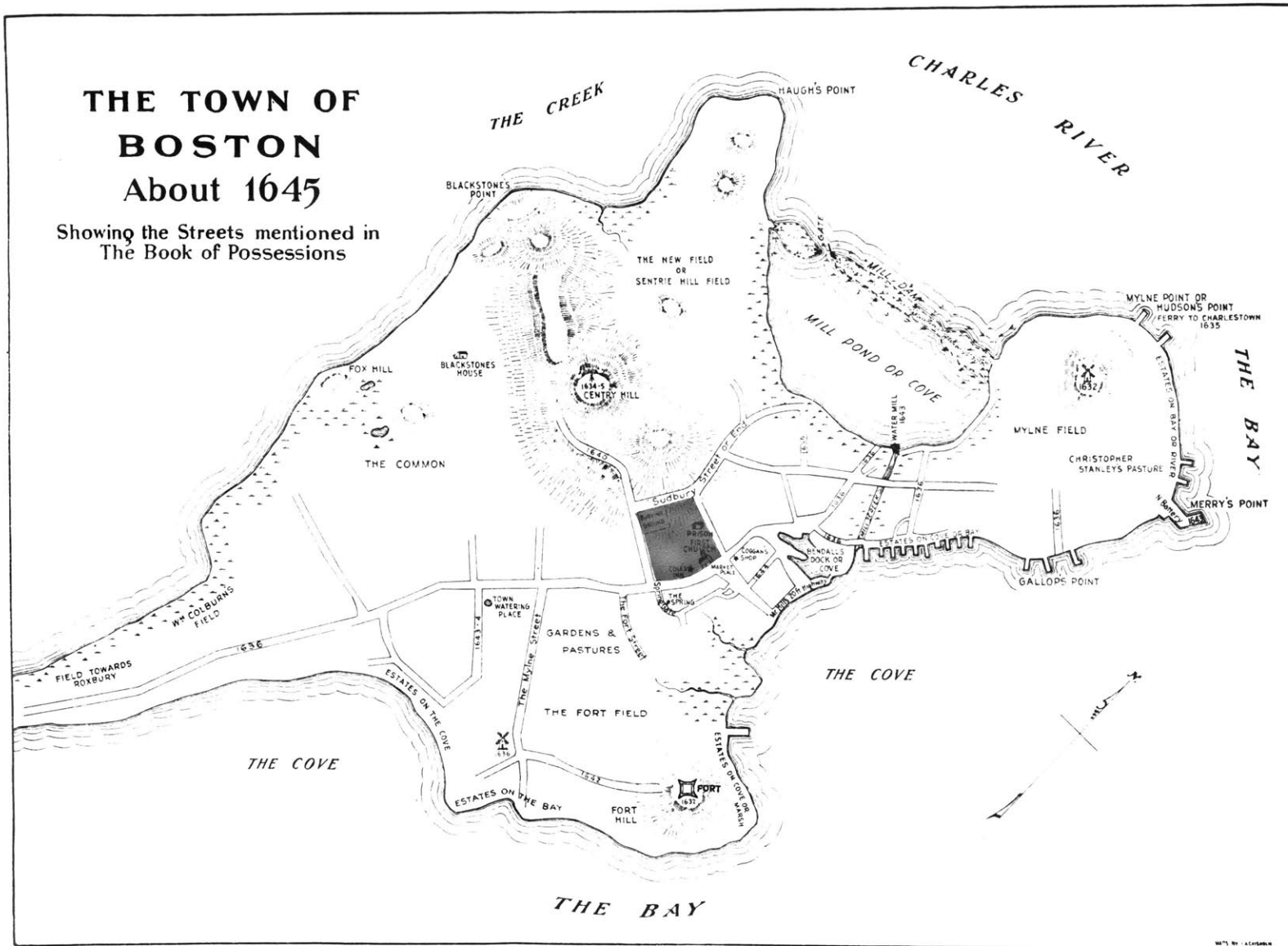
of the "Italian renaissance, modified and elaborated by the taste of the French architects"¹ (of that period). Besides which it had a tower which served as a fire watch tower for officially appointed fire watchers of that time. The municiple government has served in the area of this block for the last three hundred and thirty-one years with the exception of eighty years between 1747 and 1830 when town meetings were being held in Faneuil Hall. Below the City Hall, at the corner of Washington and School streets, is the Old Corner Bookstore which was a haven for many celebrated writers and was the home of Anne Hutchinson whose lectures led to her banishment from the colony, and the subsequent founding of Rhode Island where she and many of her followers went from Boston. North from the Bookstore, on Washington Street was Cole's Inn, The first house of common entertainment in Boston, established in 1633² ; on the other side of which was the first church and meeting house.

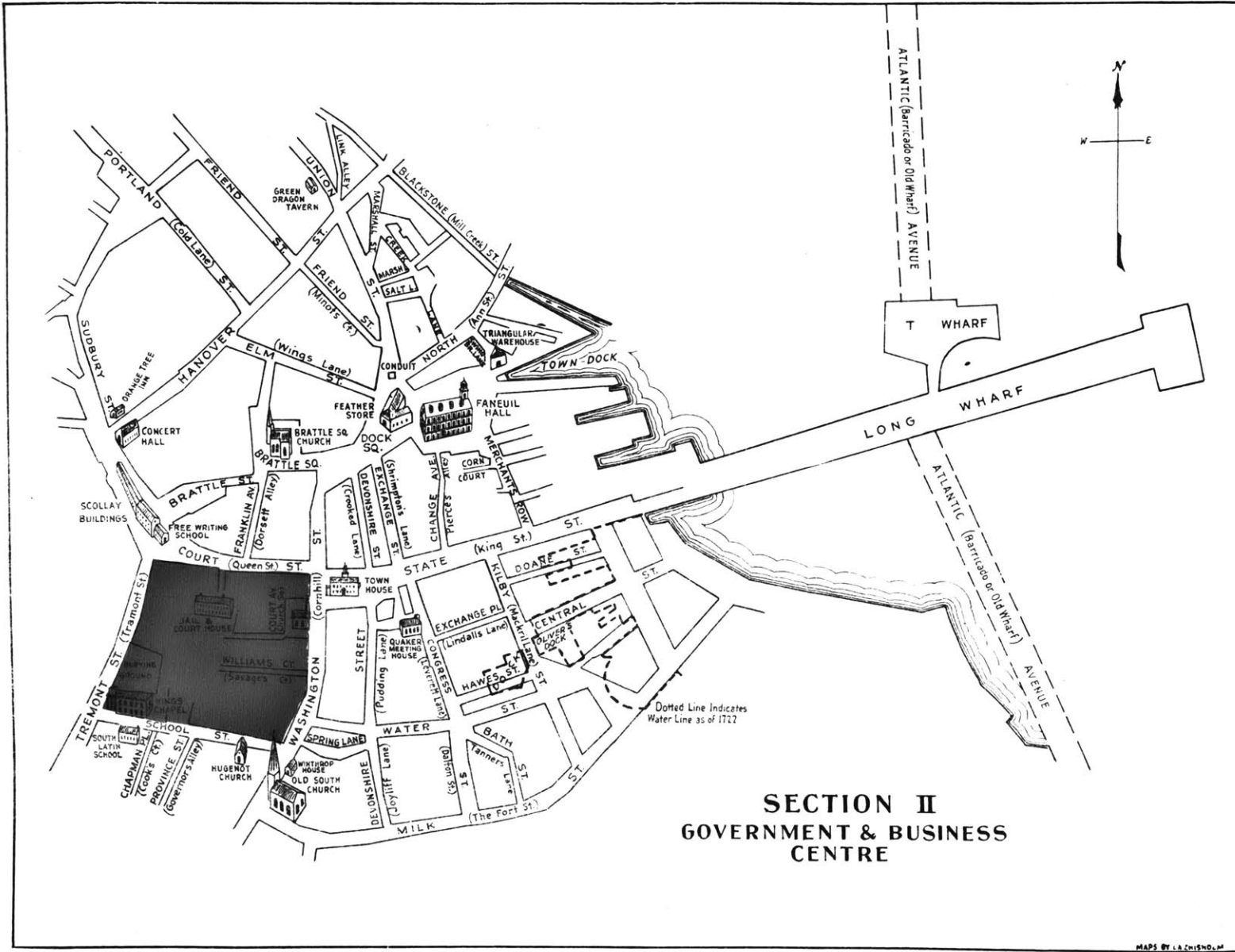
1. King, Moses. King's Handbook of Boston, Cambridge, Massachusetts, 1878. pp. 63.
2. Thwing, Annie Haven. The Crooked and Narrow Streets of Boston. Marshall Jones Co., Boston, 1922. pp. 116.

Such preoccupation with historical background does not necessarily mean that this should be the only criteria^{on} for the location of a building. However, it has been my thesis that civic architecture must engender a spirit of permanence. On this site we have the idea of Democratic government already before us in the structures of the Town House (Old State House) , the King's Chapel and its burial ground, and the existing City Hall which is the last edifice to be built in dedication to this idea. To build a new City Hall removed from this block would blot out the existing idea and destroy the spirit of permanence that has a three hundred and thirty-one year head start over any project done on another site.

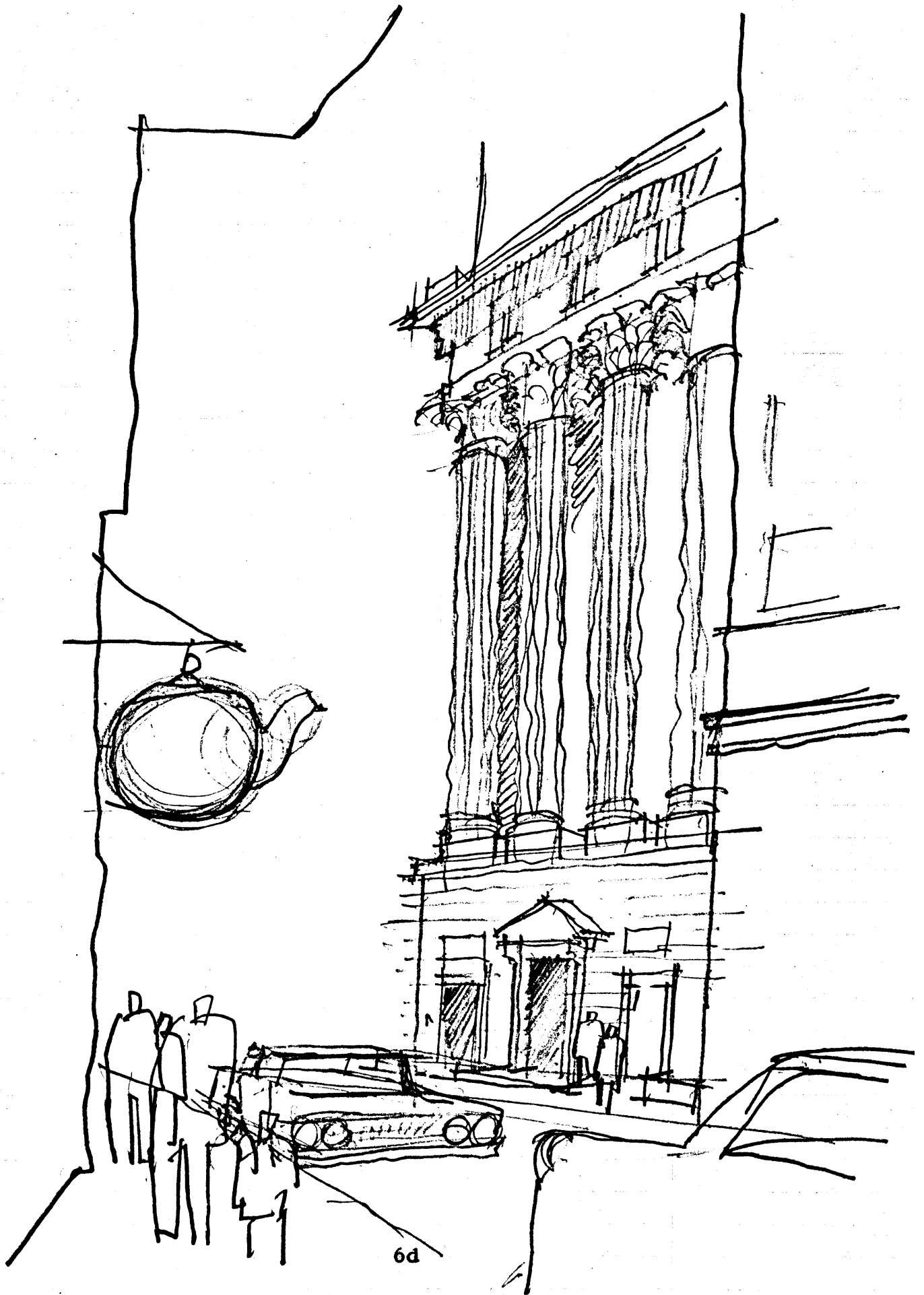
THE TOWN OF BOSTON About 1645

Showing the Streets mentioned in
The Book of Possessions



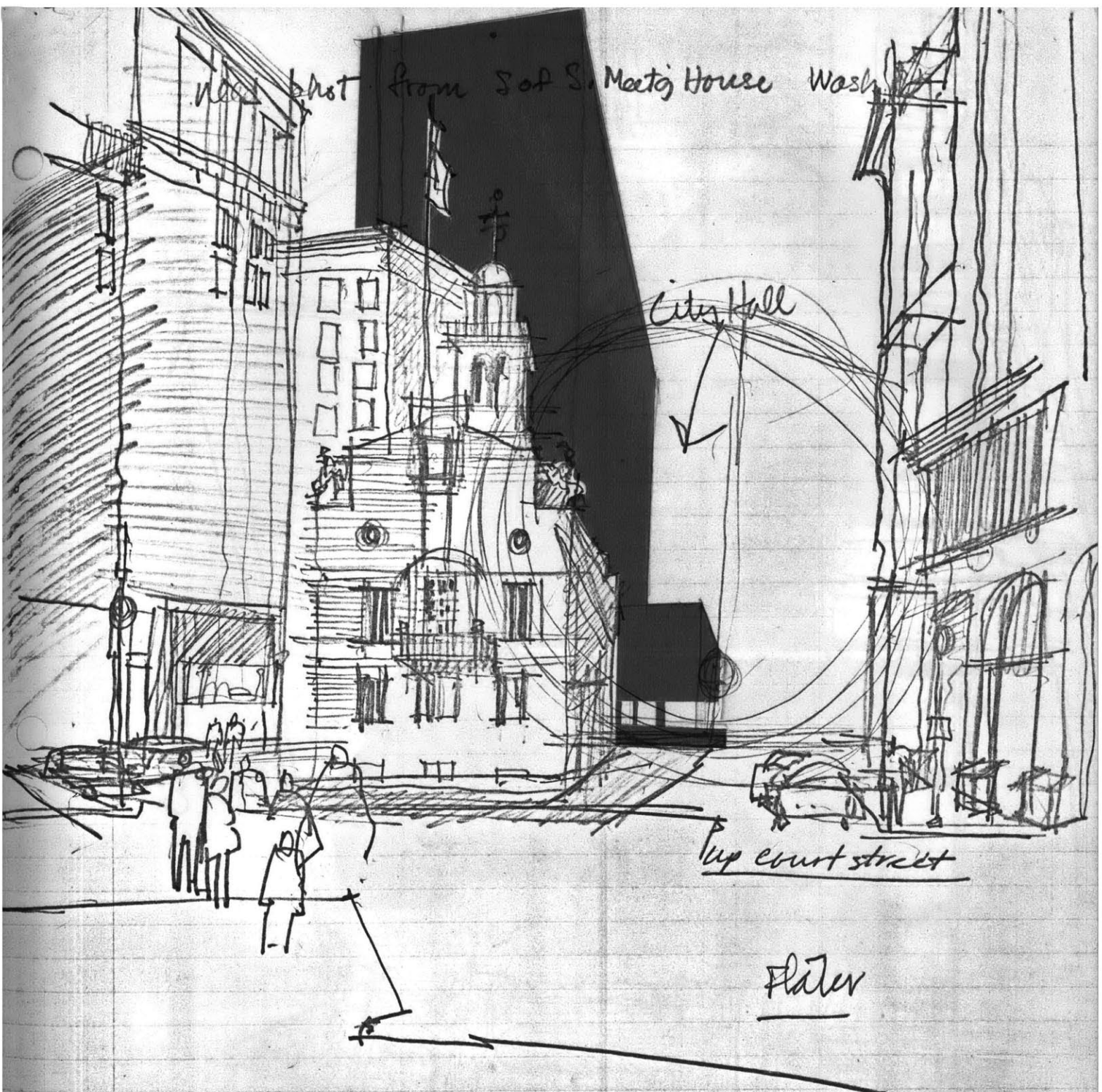






6d

view shot from 504 S. Main House Wash



City Hall

up court street

Plater

Cityhall.



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A STATEMENT ABOUT CITY HALLS

The equivalents of Town Halls have been found in the independent cities of Greece where the city was synonymous with "state" and the complexities of governing required special buildings. At first the seats of municipal government were outdoor areas provided with seats. Later structures were built, usually near the "agora" or market place, for specific civic purposes.

The nationalistic spirit of the Roman Empire discouraged the city-state development of Greece, however, some municipalities did have municipal structures which included a "curia" or town council chamber.

Not unlike the period of the Roman Empire, the medieval period, with its Feudal governmental organization, was not conducive to the developing of independent municipalities. The Medieval town hall was not much more than a meeting place for the citizens. Sometimes this place was represented by a bell that summoned the citizens for any emergency.

The bell-tower was one of the first architectural expressions of municipal independence. The right to possess a

bell was among the first privileges granted in all the old charters, for the bell was not only a sign of authority but also a means of calling the citizenry together for the defence of the city, election of town officials, to decide upon affairs of the community, or to a festival. The tower for the bell usually served as the record office of the city for here the charter and official papers were safe from fire, riots and other disturbances. As functions of the government grew, spaces were added to the bell-tower until in the middle of the twelfth century the town hall had become a distinct building type.

Before the advent of the bell tower there had been very little within the specific municipal structures of the cities that made them distinct from their surroundings. The religious shrine, the chieftains house and the communal dwelling have been the sources of the architectural character of town halls.³ This is readily seen in the edifices of Rome. Since the emperor was also a god, the temple building type became the civic building type. This created an image of government that sadly has been maintained even though the separation of church and state has been complete for centuries.

3. Kump, Ernest J., "Town and City Halls"; Forms and Functions of Twentieth Century Architecture, Talbot Hamlin, ed., Vol.III. pp. 783

The establishment of a place to "meet" and settle municipal affairs was a necessity to the early colonists of this country. The first public building in the pioneer settlements was the church. It was the church that doubled for the "meeting house" and to now peruse books on the history of the United States colonial period one can find that the "church" was sononymous with the "meeting house".

The seat of local government has often expressed the degree of culture to which the place has attained. This must not be misunderstood that it is the culture of the people which is expressed-- for the early colonists to this country were themselves quite cultured, as evidenced by the society which they left, yet their early meeting houses were quite austere because they had neither the time nor the money to engage in that style of architecture which was in vogue in Europe.

At this point in the American colonial period the municipal architecture was indigenous to the way of life of the colonists. However, with the Revolution and the subsequent deliverance of municipal authority and responsibility to the higher authorities of state and Union the

United States city lost whatever chance it had to obtain a civic spirit comparable to that of the European cities. The latter had fought for or bought their freedom from feudal estates. Subsequently these cities have cherished for centuries their charters and have prided themselves on civic tradition even through the nineteenth century when the people were submerged in nationalistic spirit.

In the eighteenth century civic energy was being expended but hardly in a way that should have made the citizenry proud. Boston was rich in public buildings, among which was a Town Hall, Governor's House, Public Hall, seventeen churches and four schools, yet with a population a population of twenty thousand persons, one thousand persons were dependent upon either the almshouse or workhouse⁴ which had to be provided for them.

The social philosophy that sprang from the growing prosperity of the people caused them to be less conscious of those things which did not directly concern them; Indif-

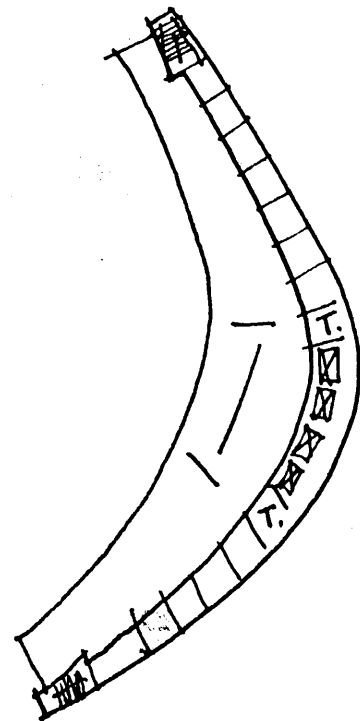
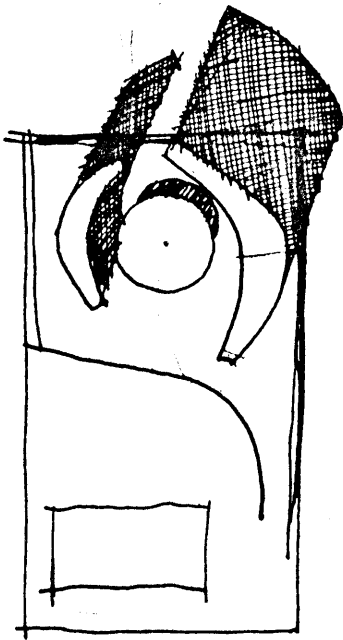
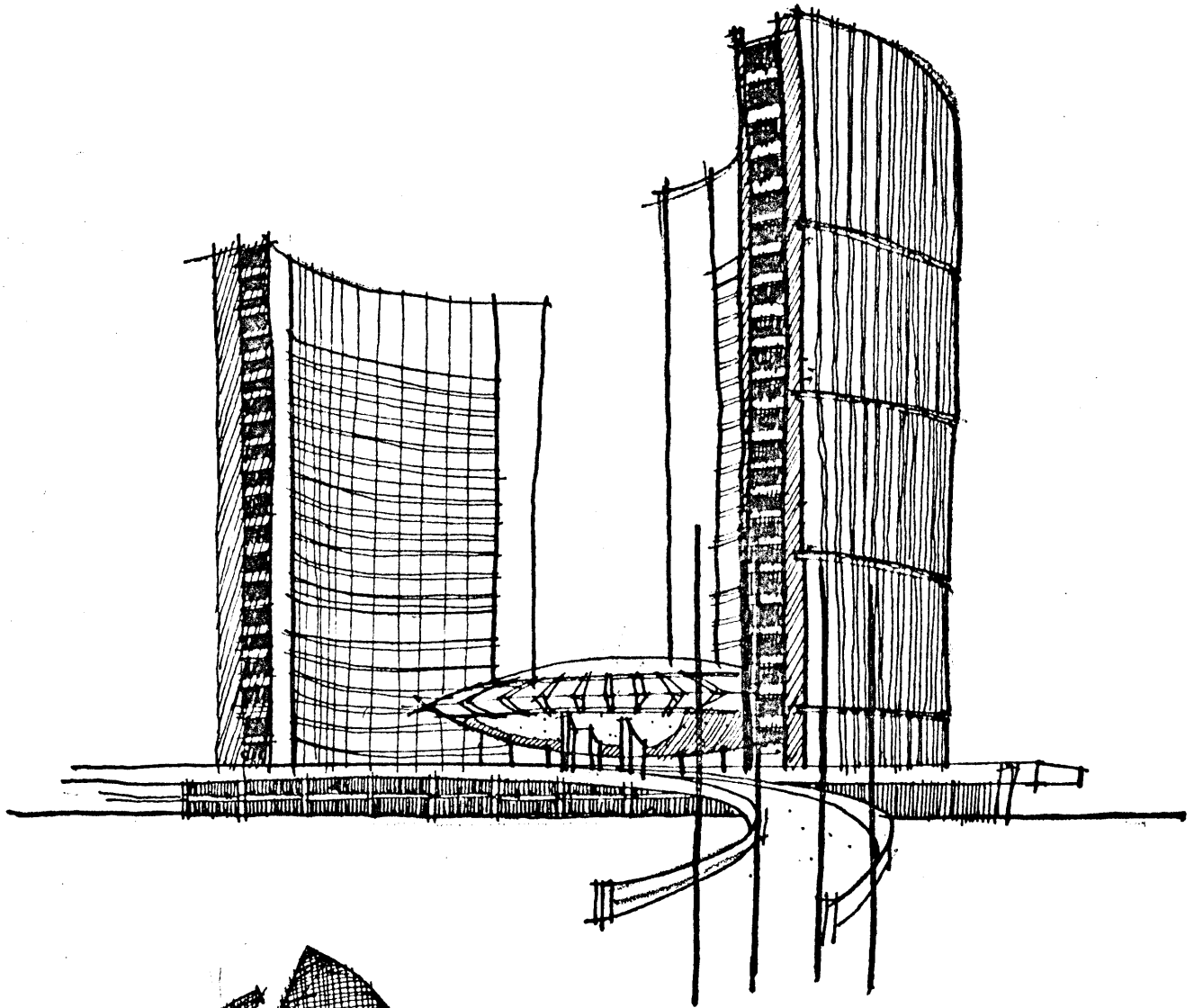
4. Mumford, Lewis. Sticks and Stones , Publications Incorporated., New York City, New York 1955. pp.87.

ference toward civic affairs allowed for those persons who would use their public office for the furtherance of individual ends.⁵ The lack of continuity in urban life-- the urban way of life had become socially disconnected and the participants were specialists and anonymous. Though the citizens were interdependent economically, allegiances were formed for a group or section of the city. The failure to formulate these allegiances into a strong sense of municipal patriotism or pride has led to the derision of city politics and culminates with a disregard of the city hall as a principal center of American life.

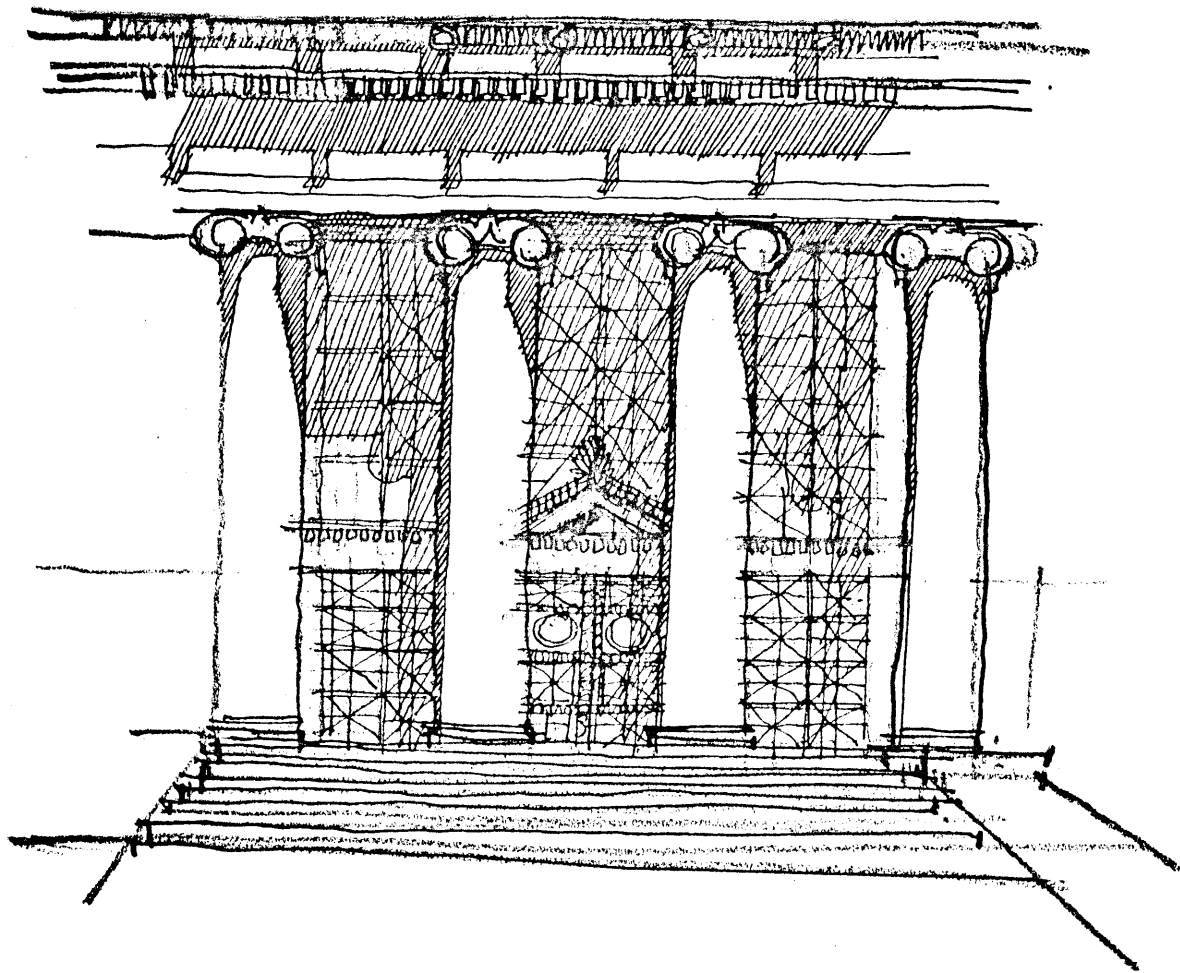
As a result of this civic negativism the citizens have been wont to think of city government as being totally bureaucratic-- the thought of public assembly-- which was the essence of our form of government has been forgotten. Modern projects for city halls show no sensitivity for that function which makes for democratic govern-

5. William H. Whyte calls it the "Protestant Ethic" in the Organization Man; E.E. Cummings summed it up in a poem which expressed an attitude in which nobody actually wanting "everything but everybody wanted "more".

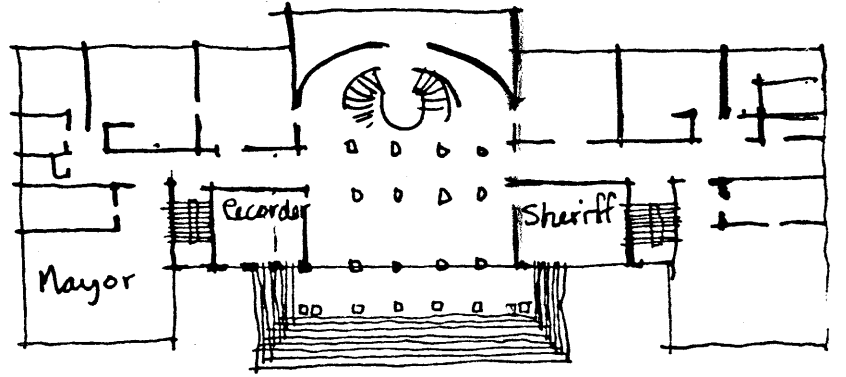
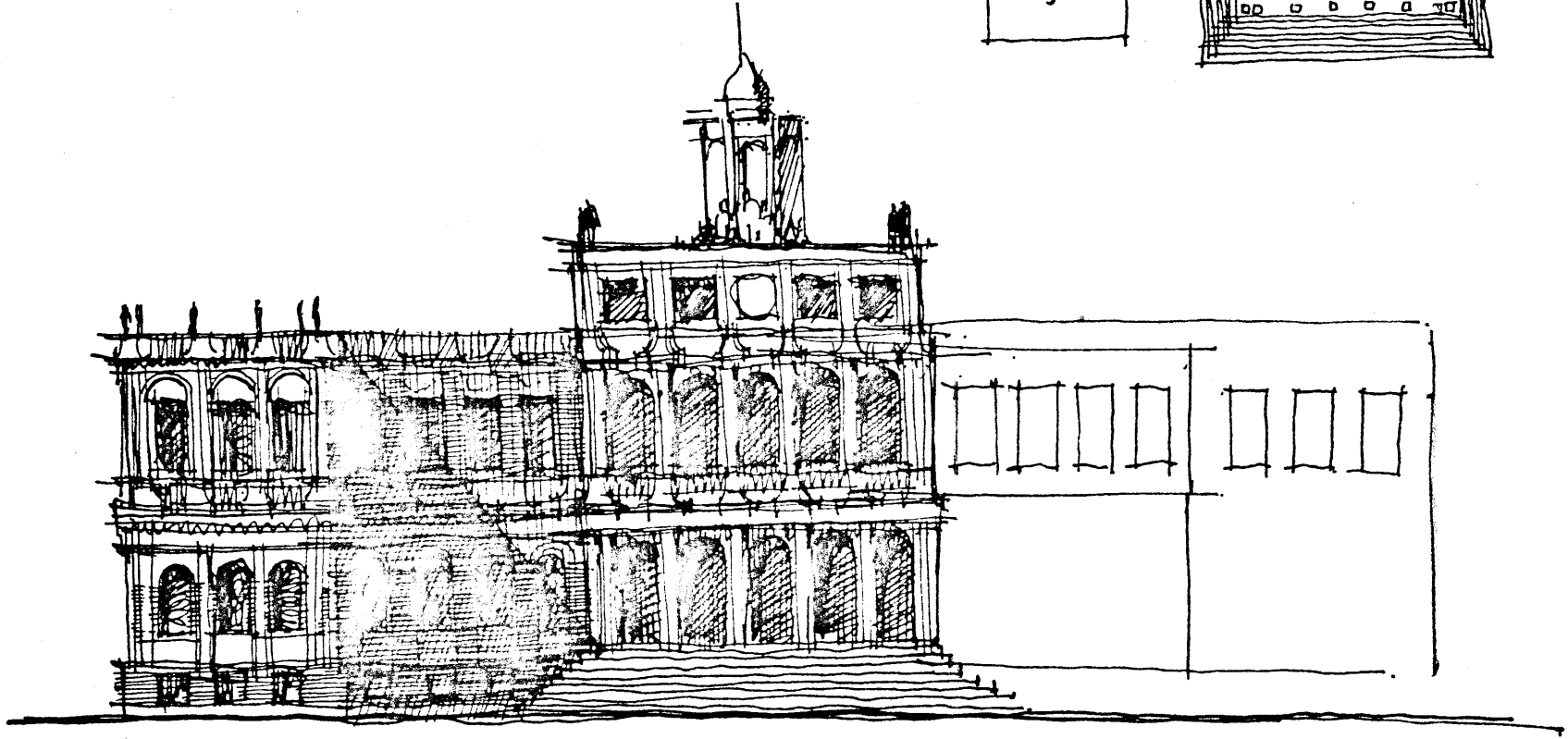
ment, parliamentary process and the chamber in which it takes place. Instead, the government is thought of as operating in the same efficient manner as a business.

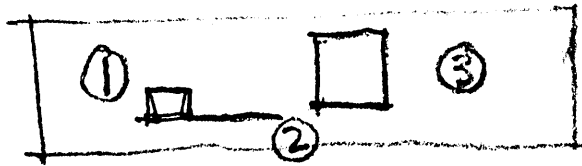


12a



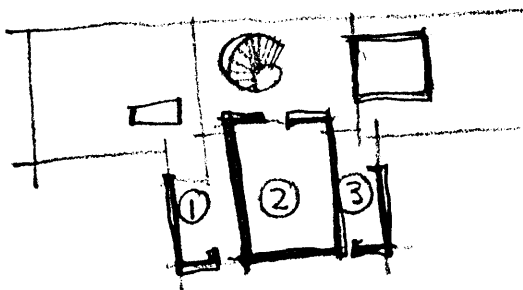
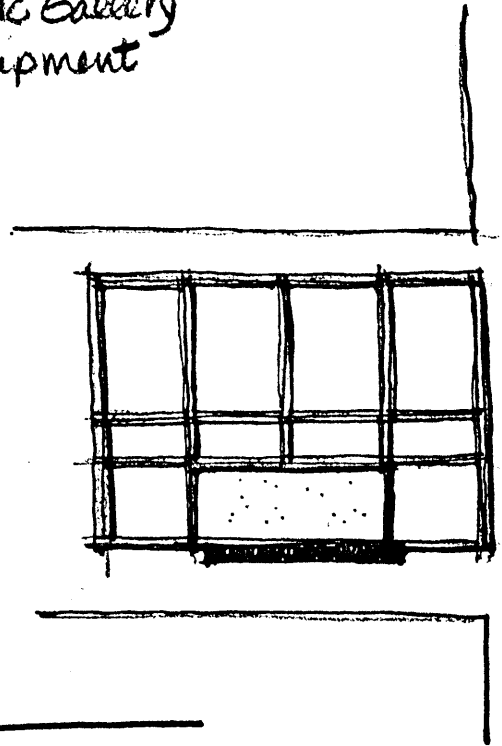
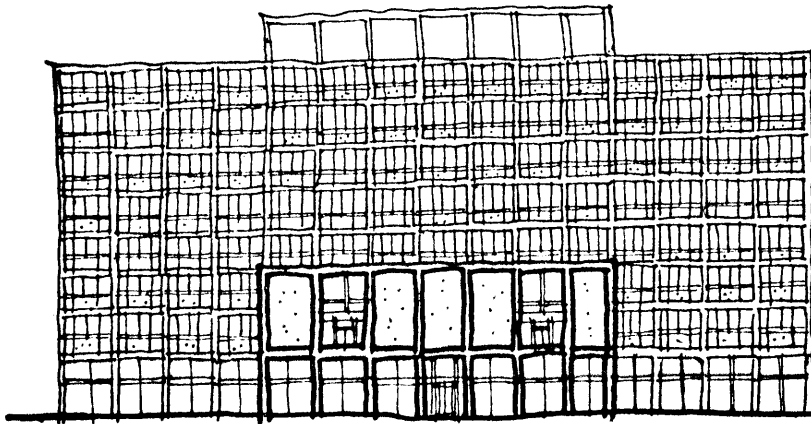
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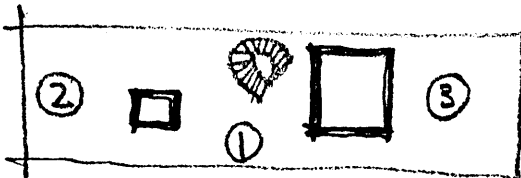
EIGHTH

- ① Cafeteria
- ② Public Gallery
- ③ Equipment



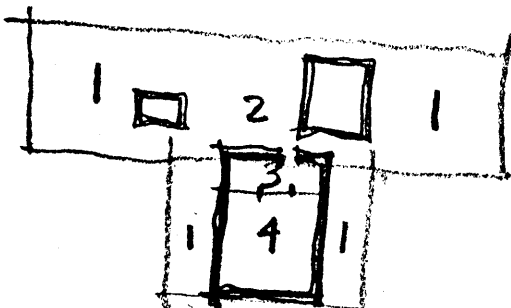
SECOND

- ① Mayor's Suite
- ② Council Chamber
- ③ Alderman's Suite



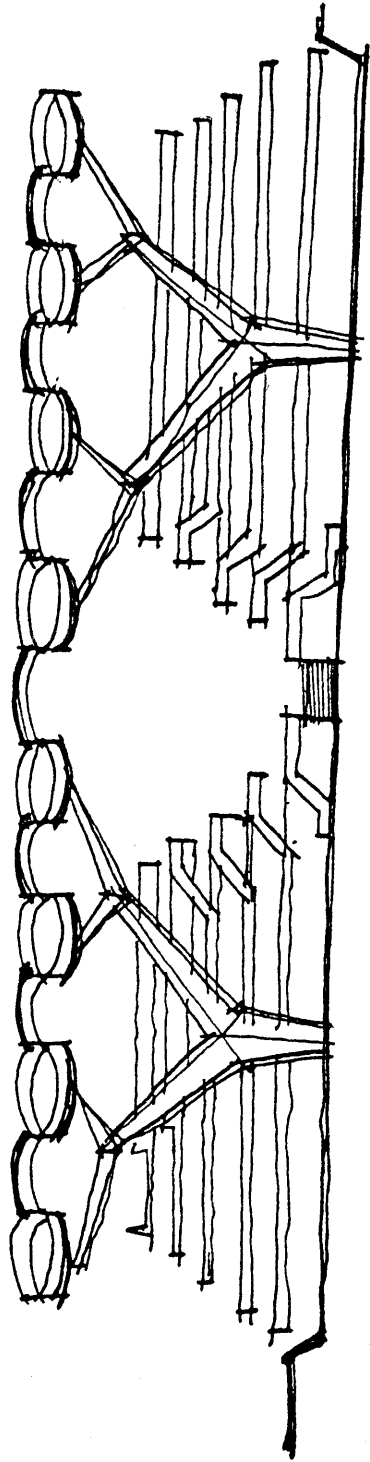
FIRST

- ① Foyer
- ② Exhibitions Area
- ③ City Clerk



THIRD

- ① Offices
- ② Public Hall
- ③ Public Gallery
- ④ Council Chamber



A STATEMENT ABOUT THE GOVERNMENT OF BOSTON

The town of Boston outgrew its town-meeting type of government with the growth of population. In 1822, Boston became a city through an act known as The First Charter along with provisions made for a Mayor, Alderman, Common Council, Fence Viewers, Fire Wards, Cullers of Dry Fish, etc. ⁶ Government business dealt with allotment of lands, regulation of the price of cattle, commodities and victuals, and the wages of laborers.

In the late nineteenth century the Common Council gave way to the "strong-mayor" type of municipal government where the Mayor has the power to appoint principal officials subject to confirmation by the Council. The Council functions as a policy-maker with regard to the operations of the city. Its powers are limited by the City Charter. The work of the Council is done through its committees, with confirmation coming from the majority vote of the members.

6. Vigman, Fred K. Crisis of the Cities. Public Affairs Press, Washington D.C. 1955.

A STATEMENT ABOUT THE FUNCTIONS OF THE PROPOSED DEPARTMENTS

The ADMINISTRATIVE SERVICES DEPARTMENT is responsible, under the Mayor, to make studies and recommendations with respect to the organization, activities, policies, and procedures of all departments, boards, and officers so that the administration thereof shall be economical and efficient.

The ASSESSING DEPARTMENT has the power to perform duties with respect to the acquisition and disposal of property, the making of contracts, and the appointment, suspension, discharge, compensation and indemnification of subordinates.

The AUDITING DEPARTMENT's function is to publish regular and annual reports of receipts and expenditures.

The BOSTON FINANCE COMMISSION's function is to investigate at its discretion all matters relating to appropriations, loans, expenditures, accounts and methods of administration affecting the City of Boston or the County of Suffolk.

The BOSTON HOUSING AUTHORITY is charged with investigation to determine the unsanitary and sub-standard housing conditions existing within its jurisdiction which cannot

readily be remedied by private enterprise, and the clearance, replanning and reconstruction of such areas.

The BOSTON REDEVELOPMENT AUTHORITY is authorized to enter into contracts with local redevelopment authorities to finance slum clearance and urban renewal projects.

The BOSTON RETIREMENT BOARD and CREDIT UNION serves the employees of the City and County who are qualified to participate in the retirement system of said city and county and lends money to those needing financial assistance.

The BUILDING DEPARTMENT is authorized to inspect all buildings and structures in the City of Boston except bridges, quays and wharfs, buildings owned by the United States or the Commonwealth, railroad stations and structures, tanks, and tunnels which are constructed and maintained by the Public Authority.

The CITY CLERK DEPARTMENT has the care and custody of the records of the City Council and of all city records.

The CITY COUNCIL is the legislative body of Boston which appoints special committees to investigate any matters relating to the property and affairs of the government of the City and of Suffolk County.

The CITY PLANNING DEPARTMENT makes studies of the resources, needs, and possibilities of the town and makes plans for the development of the municipality with special reference to proper housing.

The CIVIL DEFENSE DEPARTMENT has charge of organizing a sound civilian corp for the defense of the municipality.

The COMPLAINTS DEPARTMENT follows up complaints received from the citizens and taxpayers.

The ELECTION DEPARTMENT maintains a system of permanent registration of persons eligible to vote in all elections and is responsible for the conduct of elections and the certification of election results; it also examines prospective jurors and is responsible for the certification of jury lists and makes up the voting lists.

The GEORGE ROBERT WHITE FUND is a permanent charitable trust fund to be used for creating works of public utility and beauty in the City of Boston.

The HEALTH DEPARTMENT makes studies and recommendations with respect to the organization, activities, policies, and budget of the Health Division.

The LAW DEPARTMENT has general charge of the legal work of the city.

The LICENSING BOARD issues certain entertainment licenses, victuallers licenses, and licenses for lodging houses, and for the sale of alcoholic beverages; also, it notifies the public of applications for transfer of location of licenses.

The LICENSING DIVISION licenses all Sunday entertainment and issues other licenses for public entertainment.

The DEPARTMENT OF THE MAYOR -- the Mayor directs and coordinates municipal policy and is a member of many boards and commissions, able to appoint committees and to create advisory groups as needed to carry out his functions.

The MUNICIPAL REFERENCE LIBRARY serves as a bureau of information and ready reference for all city officials and employees; it is open to the public for reference use only.

The DEPARTMENT OF PARKS AND RECREATION develops, maintains and operates the park system for Boston residents and visitors, administers a broad program of recreation for all age groups, plants and replaces trees on the streets, parks and playgrounds, and cares for the active and historical cemeteries in the custody of the city.

The PENAL INSTITUTIONS DEPARTMENT is charged with paroling power from the Charles Street Jail and Suffolk County House of Correction.

The PRESS ROOM is a working space for the reporters of the Boston newspapers.

The PUBLIC WORKS DEPARTMENT has charge of maintenance and construction of highways, street lighting, snow removal, sewerage construction and maintenance, water construction and maintenance, sanitation, street cleaning, and the removal of refuse and garbage.

The REAL PROPERTY DEPARTMENT deals with Real Estate, abatement of taxes, and foreclosed real estate.

The REGISTRY DIVISION keeps records of births, deaths, and marriages, and issues certificates of the same.

The SCHOOL BUILDINGS DEPARTMENT maintains all public school buildings including administrative and storage buildings, and coordinates the construction of new school buildings.

The TRAFFIC DEPARTMENT has exclusive authority to adopt, amend, alter, and repeal rules and regulations relative to vehicular traffic under control of the city.

The TREASURY DEPARTMENT has the care and custody of the current funds of the city and pays all bills and demands against the city.

The VETERAN'S GRAVES AND REGISTRATION DEPARTMENT maintains veteran's graves in Boston cemeteries, and maintains records of military history, deaths and grave locations of veterans of all wars who are buried in the Boston cemeteries.

The VETERAN'S SERVICES DEPARTMENT provides relief for needy veterans and their eligible dependents through cash payments from funds specifically provided for the purpose.

The WEIGHTS AND MEASURES DIVISION is required to give public notice annually by advertisement to all persons having places of business in the city and are using weighing and measuring devices for the purpose of buying and selling goods, wares, or merchandise.

The WORKMEN'S COMPENSATION AND MEDICAL FACILITY DEPARTMENT files accident reports for employees injured in the course of their employment, conducts hearings before the Industrial Accident Board, and provides compensation where required; also, it examines and X-rays new employees.

A STATEMENT ABOUT THE PROGRAM

The Program for the City Hall of Boston was taken directly from the report made by Becker and Becker Associates, 375 Park Avenue, New York 22, New York, and submitted to the Government Center Commission, August 24, 1959.

The Purpose of the Report was to inpart determine the total space required to house each of the organizational units to be accomodated in the new City Hall plus additional space required for general areas servicing these units.

The theoretical space and departmental relationships were established for the most part on the information gained from questionnaires filled-out by Department Heads and key personnel. The questionnaires covered such factors as present and future personnel strength, private and general office requirements, auxiliary areas, general areas, public traffic, and additional requirements.

The requirement for public parking of one-hundred and fifty automobiles was not part of the Becker and Becker Associates Report, but was included after consulting the Report prepared in 1959 for the City Planning Board of Boston by Adams, Howard and Greeley in association with Anderson, Beckwith, and Haible; Sasaki, Walker and associates; Kevin Lynch; John R. Myer; and Paul D. Spreiregar.^{en}

DEPARTMENT: ADMINISTRATIVE SERVICES

Dept. subdivision No. of personnel Sq. ft. of floor space

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270
Division Head	3	540
Deputy Division Head	3	432
Supervisory	7	756
Other	13	1404

GENERAL OFFICE SPACE:

Supervisory		720
Secretarial, Executive	5	1053
Analytical	13	288
Clerical	6	36
Part time and Minimal Space		

AUXILIARY SPACE:

Reception		312
Duplicating		180
Files		448
Sample Room		100
Conference Room		360
Supply and Storage		120
Bid Opening Room		180

REMOTE SPACE:

Typewriter repair room		416
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CIRCULATION SPACE: 1599

TOTALS 53 9592

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: DEPARTMENT OF THE MAYOR

PUBLIC VISITORS ON AVERAGE DAY: 11

PUBLIC VISITORS ON PEAK DAY: 30

DEPARTMENT: ASSESSING

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	3	810
Division Head	9	1620
Deputy Division Head	2	288
Supervisory	23	2484

GENERAL OFFICE SPACE:

Secretarial	6	864
Draftsman	5	405
Clerical	28	1344
Part time and Minimal Space	14	288

AUXILIARY SPACE:

Reception	1	1074
Library		234
Files		1443
Ward Book Storage		120
Supply and Storage		112
Machine Stands		146

REMOTE SPACE:

Machine Room		2192
Inactive Files		2705

CIRCULATION SPACE: 3301

TOTALS 110 19808

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: BUILDING DEPARTMENT
PUBLIC WORKS DEPARTMENT

PUBLIC VISITORS ON AVERAGE DAY: 350

PUBLIC VISITORS ON PEAK DAY: 450

DEPARTMENT: AUDITING

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270
Supervisory	1	108

GENERAL OFFICE SPACE

Supervisory	5	405
Secretarial Executive	1	144
Secretarial	1	72
Clerical	45	2160
Non-departmental	2	96

AUXILIARY SPACE:

Reception		120
Files		1120
Conference Room		360
Micro filming Area		225
Storage, Safes and Counters		619

CIRCULATION SPACE: 1784

TOTALS 72 10706

PRIMARY ADJACENCY: TREASURY DEPARTMENT

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 35

PUBLIC VISITORS ON PEAK DAY: 50

DEPARTMENT: BOSTON FINANCE COMMISSION

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270

GENERAL OFFICE SPACE:

Analytical	4	324
Clerical	3	144

AUXILIARY SPACE:

Reception		72
Files		195
Supply and Storage		100
Conference Room		360

REMOTE SPACE: NONE

CIRCULATION SPACE: 369

TOTAL: 9 2212

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: NONE

PUBLIC VISITORS ON PEAK DAY: NONE

DEPARTMENT: BOSTON HOUSING AUTHORITY

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	5	1350
Division Head	1	180
Deputy Division Head	2	288
Supervisory	6	648

GENERAL OFFICE SPACE:

Supervisory	2	162
Secretarial, Executive	6	864
Secretarial	7	504
Analytical	2	162
Draftsmen	1	81
Clerical	31	1488
Part time and Minimal Space	3	100

AUXILIARY SPACE:

Reception	1	392
Files		504
Conference Room		360

REMOTE SPACE:

Inactive Files		477
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CIRCULATION SPACE: 1572

TOTAL:	68	9590
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PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 62

PUBLIC VISITORS ON PEAK DAY: 100

DEPARTMENT: BOSTON REDEVELOPMENT AUTHORITY

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270
Division Head	4	720
Deputy Division Head	4	576
Supervisory	4	432

GENERAL OFFICE SPACE:

Secretarial, Executive	5	720
Analytical	4	324
Clerical	2	96
Part-time and Minimal Space	1	336

AUXILIARY SPACE

Reception	2	152
Files		189
Storage and Duplicating		100
Board Room		360
Conference Room		360

REMOTE SPACE: NONE

CIRCULATION SPACE: 943

TOTAL: 5656

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 40

PUBLIC VISITORS OF PEAK DAY: 60

DEPARTMENT: BOSTON RETIREMENT BOARD AND CREDIT UNION

Dept. Subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Deputy Department Head	1	270
Division Head	1	180
Supervisory	1	108

GENERAL OFFICE SPACE:

Clerical	25	1200
Part-time and Minimal Space	6	216

AUXILIARY SPACE:

Reception		294
Files		371
Safes		124
Conference Room		360

REMOTE SPACE:

Posting Machines		192
Addressograph	2	900

<u>CIRCULATION SPACE:</u>		<u>843</u>
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TOTAL	36	5058
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PRIMARY ADJACENCY: TREASURY DEPARTMENT

SECONDARY ADJACENCY: AUDITING DEPARTMENT

PUBLIC VISITORS ON AVERAGE DAY: 180

PUBLIC VISITORS ON PEAK DAY: 180

DEPARTMENT: BUILDING

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	2	540
Supervisory	25	2700

GENERAL OFFICE SPACE:

Supervisory	6	486
Secretarial, Executive	3	432
Analytical	2	162
Clerical	26	1248
Part-time and Minimal Space	93	3348

AUXILIARY SPACE:

Reception		1400
Files		2671
Plain Bin Storage		160
Safes and Work Surfaces		126
Hearing Room		1000
Board Room		480

REMOTE SPACE:

Inactive Files		1610
Office		904

CIRCULATION SPACE: 3615

TOTALS: 174 21688

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: PUBLIC

PUBLIC VISITORS ON AVERAGE DAY: 265

PUBLIC VISITORS ON PEAK DAY: 340

DEPARTMENT: CITY CLERK

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270

GENERAL OFFICE SPACE:

Supervisory	1	81
Secretarial, Executive	1	144
Secretarial	1	72
Analytical	3	243
Clerical	9	432

AUXILIARY SPACE:

Reception		162
Files		695
Roller Shelves		660
Micro film Room		300
Supply and Storage		150

REMOTE SPACE:

Inactive Files		2650
Office		605

CIRCULATION SPACE 1247

TOTALS	17	7484
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PRIMARY ADJACENCY: DEPARTMENT OF THE MAYOR
TREASURY DEPARTMENT

SECONDARY ADJACENCY: AUDITING DEPARTMENT
PUBLIC

PUBLIC VISITORS ON AVERAGE DAY: 130

PUBLIC VISITORS ON PEAK DAY: 700

DEPARTMENT: CITY COUNCIL

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

President of City Council	1	378
Council Members	8	2160
Division Head	2	360
Deputy Division Head	2	288

GENERAL OFFICE SPACE:

Secretarial, Executive	9	1296
Clerical	1	48

AUXILIARY SPACE:

Reception	1	576
Council Chamber		1980
Public Seating for 200 Persons		1400
Council Chamber Lobby		400
Committee Room		756
Council Member's Toilet		144
Document Room	2	243
Expansion Space		1530

REMOTE SPACE: NONE

CIRCULATION SPACE: 2312

TOTALS: 26 13871

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: PUBLIC

PUBLIC VISITORS ON AVERAGE DAY: 160

PUBLIC VISITORS ON PEAK DAY: 300

DEPARTMENT: CITY PLANNING

<u>Dept. subdivision</u>	<u>No. of personnel</u>	<u>Sq. ft. of floor area</u>
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PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	2	540
Division Head	7	1260
Supervisory	9	472

GENERAL OFFICE SPACE:

Secretarial, Executive	2	288
Analytical	27	2187
Draftsmen	4	324
Clerical	6	288
Part-time and Minimal Space	6	216

AUXILIARY SPACE:

Reception		175
Library	1	200
Files		702
Supply		150
Model Shop		225
Conference Room		504

REMOTE SPACE:

Supply and Storage		30
		1688
<u>CIRCULATION SPACE:</u>		1688

TOTALS:	65	10127
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PRIMARY ADJACENCY: NONE

SECONDARY: BOSTON HOUSING AUTHORITY
BOSTON REDEVELOPMENT AUTHORITY

PUBLIC VISITORS ON AVERAGE DAY: 18

PUBLIC VISITORS ON PEAK DAY: 18

DEPARTMENT: CIVIL DEFENSE

Dept. subdivision No. of personnel Sq. ft of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270

GENERAL OFFICE SPACE:

Secretarial, Executive	1	144
Analytical	5	405
Clerical	4	192

AUXILIARY SPACE:

Reception		36
Vault		60
Files		156
Supply-storage		100
Expansion Space		174

REMOTE SPACE: NONE

CIRCULATION SPACE: 400

TOTALS: **12** **2315**

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 11

PUBLIC VISITORS ON PEAK DAY: 25

DEPARTMENT: COMPLAINTS

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Division Head 1 180

GENERAL OFFICE SPACE:

Secretarial, Executive 1 144
 Clerical 2 96

AUXILIARY SPACE:

Reception 126
 Files 36
 Supply-storage 100

REMOTE SPACE: NONE

CIRCULATION SPACE: 136

TOTALS: 4 818

PRIMARY ADJACENCY: PUBLIC

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 15

PUBLIC VISITORS ON PEAK DAY: 20

DEPARTMENT: ELECTION

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	3	810
Division Head	3	540
Supervisory	5	540

GENERAL OFFICE SPACE:

Analytical	1	81
Clerical	25	1200
Part-time and Minimal Space	3	108

AUXILIARY SPACE:

Reception		875
Vault		600
Jury Room		300

REMOTE SPACE:

Supply and Storage		800
Inactive Files		3870

CIRCULATION SPACE: 2020

TOTALS: 41 12122

PRIMARY ADJACENCY: PUBLIC

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 400

PUBLIC VISITORS ON PEAK DAY: 2000

DEPARTMENT: GEORGE ROBERT WHITE FUND

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Division Head	1	180
Deputy Division Head	1	144

GENERAL OFFICE SPACE: NONE

AUXILIARY SPACE:

Files		81
Safe		56

REMOTE SPACE: NONE

CIRCULATION SPACE: 92

TOTALS: 2 553

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 1

PUBLIC VISITORS ON PEAK DAY: 1

DEPARTMENT: HEALTH

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Division Head	4	720
Deputy Division Head	9	1296

GENERAL OFFICE SPACE:

Supervisory	7	567
Secretarial, Executive	5	720
Secretarial	9	648
Analytical	3	243
Clerical	22	1056

AUXILIARY SPACE:

Reception		586
Files		1700
Laboratories		7040

REMOTE SPACE:

Office		454
Inactive files		225
		312

CIRCULATION SPACE:

TOTALS:	60	18760
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PRIMARY ADJACENCY: NONE

**SECONDARY ADJACENCY: REGISTRY DIVISION
WEIGHTS AND MEASURES DIVISION
LICENSING BOARD
PUBLIC**

PUBLIC VISITORS ON AVERAGE DAY: 300

PUBLIC VISITORS ON PEAK DAY: 450

DEPARTMENT: LAW

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	2	540
Division Head	1	180
Deputy Division Head	2	288
Supervisory	8	864
Other	26	3744

GENERAL OFFICE SPACE:

Supervisory	10	810
Secretarial, Executive	1	144
Clerical	14	672

AUXILIARY SPACE:

Reception		120
Library		600
Files		622
Supply and Storage		50
Interview Rooms		240

REMOTE SPACE: NONE

CIRCULATION SPACE: 1850

TOTALS: 65 11102

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: DEPARTMENT OF THE MAYOR
ADMINISTRATIVE SERVICES DEPARTMENT

PUBLIC VISITORS ON AVERAGE DAY: 65

PUBLIC VISITORS ON PEAK DAY: 65

DEPARTMENT: LICENSING BOARD

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	2	540
Deputy Division Head=	1	144

GENERAL OFFICE SPACE:

Secretarial, Executive	1	144
Clerical	12	576

AUXILIARY SPACE:

Reception		360
Library		275
Vault		64
File		132
Supply and Storage		75
Press Room		200
Conference Room		1485

REMOTE SPACE:

Inactive files		552
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CIRCULATION SPACE: 967

TOTALS: 17 5892

PRIMARY ADJACENCY: PUBLIC

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 160

PUBLIC VISITORS ON PEAK DAY: 550

DEPARTMENT: LICENSING DIVISION

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Division Head	1	180
Deputy Division Head	1	144

GENERAL OFFICE SPACE:

Supervisory	1	81
Clerical	2	96

AUXILIARY SPACE:

Reception		90
Files		260

REMOTE SPACE: NONE

CIRCULATION SPACE: 170

TOTAL: 5 1021

PRIMARY ADJACENCY: PUBLIC

SECONDARY ADJACENCY: LICENSING BOARD

PUBLIC VISITORS ON AVERAGE DAY: 20

PUBLIC VISITORS ON PEAK DAY: 50

DEPARTMENT: MAYOR

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Mayor's Office	1	1820
Deputy Department Head	2	540
Division Head	4	720
Deputy Division Head	4	576
Supervisory	1	108

GENERAL OFFICE SPACE:

Secretarial, Executive	4	576
Secretarial	2	144
Clerical	21	1008

AUXILIARY SPACE:

Reception	5	608
Mail		100
Supply and files		225
Television Studio		216
Switchboard	1	100

REMOTE SPACE: NONE

CIRCULATION SPACE 1348

TOTALS: 45 8089

PRIMARY ADJACENCY: ADMINISTRATIVE SERVICES DEPARTMENT
CITY CLERK DEPARTMENT
PRESS ROOM

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 50

PUBLIC VISITORS ON PEAK DAY: 50

DEPARTMENT: MUNICIPAL REFERENCE LIBRARY

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Deputy Department Head	1	270
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GENERAL OFFICE SPACE:

Analytical	8	648
Clerical	2	96

AUXILIARY SPACE:

Reception	1	177
Work and Rest Room	2	310
Indexing and Distribution Room	1	234
Reading and Reference Area		4163

REMOTE SPACE: NONE

CIRCULATION SPACE: 1180

TOTALS: 15 7078

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: CITY COUNCIL

PUBLIC VISITORS ON AVERAGE DAY: 50

PUBLIC VISITORS ON PEAK DAY: 50

DEPARTMENT: PARKS AND RECREATION

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270
Division Head	3	540
Other	1	144

GENERAL OFFICE SPACE:

Supervisory	1	81
Secretarial, Executive	1	144
Secretarial	3	216
Analytical	3	243
Draftsmen	7	567
Clerical	16	768

AUXILIARY SPACE:

Reception	1	449
Library		120
Vault		225
Files		962
Supply and Storage		120
Safe		24
Conference Room		360

REMOTE SPACE:

Office		302
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CIRCULATION SPACE:		1203
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TOTALS:	38	7216
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PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 100

PUBLIC VISITORS ON PEAK DAY: 200

DEPARTMENT: PENAL INSTITUTIONS

Dept. subdivisions No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270
Supervisory	2	216

GENERAL OFFICE SPACE:

Clerical	5	240
Part-time and Minimal space	8	288

AUXILIARY SPACE:

Reception		105
Files		228

REMOTE SPACE: NONE

CIRCULATION:SPACE: 345

TOTALS: 17 2070

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 30

PUBLIC VISITORS ON PEAK DAY: 30

DEPARTMENT: PRESS ROOM

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE: NONE

GENERAL OFFICE SPACE:

Clerical	7	336
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AUXILIARY SPACE:

Reference Table		96
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REMOTE SPACE: NONE

<u>CIRCULATION SPACE:</u>		<u>86</u>
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TOTALS:		518
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PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: NONE

PUBLIC VISITORS ON PEAK DAY: NONE

DEPARTMENT: PUBLIC WORKS

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270
Division Head	7	1260
Deputy Division Head	8	1152
Supervisory	19	2052
Other	16	1728

GENERAL OFFICE SPACE:

Supervisory	5	405
Secretarial, Executive	4	576
Secretarial	6	432
Analytical	3	243
Draftsmen	52	4212
Clerical	111	5328
Part-time and Minimal Space	69	2484
Non-departmental	14	678

AUXILIARY SPACE:

Reception		893
Library		100
Billing Room	12	1150
Vault		1640
Files		8834
Conference Room		504

REMOTE SPACE:

Reproduction Room	4	1416
Office		907
Inactive files		1850
Supply and Storage		600
		7731

CIRCULATION SPACE: 7731

TOTALS:	332	46853
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DEPARTMENT: PUBLIC WORKS

PRIMARY AGENCY: NONE

SECONDARY AGENCY: TRAFFIC DEPARTMENT
PUBLIC

PUBLIC VISITORS ON AVERAGE DAY: 266

PUBLIC VISITORS OF PEAK DAY: 561

DEPARTMENT: REAL PROPERTY

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270
Supervisory	2	216
Other	1	108

GENERAL OFFICE SPACE:

Secretarial, Executive	1	144
Secretarial	1	72
Analytical	3	243
Draftsmen	1	81
Clerical	15	720
Part-time and Minimal Space	11	396

AUXILIARY SPACE:

Reception	2	290
Files		972
Vault		150
Safe		24
Supply and Storage		100

REMOTE SPACE: NONE

CIRCULATION 833

TOTALS: 39 4997

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 100

PUBLIC VISITORS ON PEAK DAY: 150

DEPARTMENT: REGISTRY DIVISION

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Deputy Department	1	270
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GENERAL OFFICE SPACE:

Secretarial, Executive	3	432
Clerical	36	1728

AUXILIARY SPACE:

Reception		795
Files		470
Vault		100

REMOTE SPACE:

Inactive Files		5100
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CIRCULATION SPACE: 1799

TOTALS:	40	10674
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PRIMARY ADJACENT: HEALTH DEPARTMENT

SECONDARY ADJACENT: PUBLIC

PUBLIC VISITORS ON AVERAGE DAY: 700

PUBLIC VISITORS ON PEAK DAY: 1600

DEPARTMENT: SCHOOL BUILDINGS

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	2	540
Division Head	8	1440
Supervisory	1	108

GENERAL OFFICE SPACE:

Secretarial, Executive	2	288
Secretarial	2	144
Analytical	1	81
Draftsmen	15	1215
Clerical	13	624
Part-time and Minimal Space	19	684

AUXILIARY SPACE:

Reception	2	214
Library and Sample Storage		200
Bid opening Room		260
Files		1770
Safes		72
Board Room		360
Commissioners Room	3	144
Contract and Plan Storage		500

REMOTE SPACE:

Inactive Files		200
Supply and Storage		450

CIRCULATION SPACE: 1934

TOTALS: 69 11606

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 25

PUBLIC VISITORS ON PEAK DAY: 40

DEPARTMENT: TRAFFIC

Dept. subdivisions No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	2	540

GENERAL OFFICE SPACE:

Secretarial, Executive	3	432
Analytical	3	243
Clerical	34	1632

AUXILIARY SPACE:

Reception		152
Vault		100
Traffic Control Panels		1000

REMOTE SPACE: NONE

CIRCULATION SPACE: 895

TOTALS: 43 5372

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: PUBLIC WORKS DEPARTMENT

PUBLIC VISITORS ON AVERAGE DAY: 8

PUBLIC VISITORS ON PEAK DAY: 8

DEPARTMENT: TREASURY

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Supervisory	2	216
Other	2	288

GENERAL OFFICE SPACE:

Supervisory	15	1215
Secretarial, Executive	2	288
Analytical	14	1134
Clerical	61	2928
Non-departmental	7	336

AUXILIARY SPACE:

Reception	10	1485
Files		2258
Cashiers Cages	12	682
Mail		290
Vault		525
Checkwriting		240

REMOTE SPACE:

Machine Room		1286
Inactive Files		2780
Storage and Binding		300

CIRCULATION SPACE:		<u>3426</u>
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TOTALS:	126	20555
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PRIMARY ADJACENCY: PUBLIC

SECONDARY ADJACENCY: AUDITING DEPARTMENT

PUBLIC VISITORS ON AVERAGE DAY: 1800

PUBLIC VISITORS ON PEAK DAY: 2900

DEPARTMENT: VETERANS' GRAVES AND REGISTRATION

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Division Head 1 180

GENERAL OFFICE SPACE:

Clerical 2 96

AUXILIARY SPACE:

Files 594

REMOTE SPACE: NONE

CIRCULATION SPACE: 174

TOTALS: 3 1044

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 4

PUBLIC VISITORS ON PEAK DAY: 4

DEPARTMENT: VETERANS' SERVICES

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Department Head	1	378
Deputy Department Head	1	270
Division Head	3	540
Supervisory	5	540

GENERAL OFFICE SPACE:

Secretarial, Executive	1	144
Secretarial	2	144
Analytical	7	567
Clerical	23	1104
Part-time and Minimal Space	22	792

AUXILIARY SPACE:

Reception		600
Library		100
Files		900
Supply and Storage		144
Examining Room	1	270

REMOTE SPACE:

Inactive Files		648
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CIRCULATION SPACE: 1428

TOTALS: 66 8569

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 170

PUBLIC VISITORS ON PEAK DAY: 170

DEPARTMENT: WEIGHTS AND MEASURES DIVISION

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Division Head	1	180
Deputy Division Head	1	144

GENERAL OFFICE SPACE:

Secretarial, Executive	1	144
Clerical	1	48

AUXILIARY SPACE:

Laboratory		435
Files		162

REMOTE SPACE: NONE

CIRCULATION SPACE: 225

TOTALS: 4 1338

PRIMARY ADJACENCY: PUBLIC

SECONDARY ADJACENCY: ELECTION DEPARTMENT
HEALTH DEPARTMENT

PUBLIC VISITORS ON AVERAGE DAY: 300

PUBLIC VISITORS ON PEAK DAY: 350

DEPARTMENT: WORKMENS' COMPENSATION AND MEDICAL FACILITY

Dept. subdivision No. of personnel Sq. ft. of floor area

PRIVATE OFFICE SPACE:

Division Head	1	180
Deputy Division Head	2	288

GENERAL OFFICE SPACE:

Supervisory	1	81
Secretarial, Executive	1	144
Secretarial	1	72

AUXILIARY SPACE:

Reception		400
Files		275
Examining, X-Ray, and Dark Room		655
Supply and Storage		80

REMOTE SPACE: NONE

CIRCULATION SPACE: 435

TOTALS: 6 2610

PRIMARY ADJACENCY: NONE

SECONDARY ADJACENCY: NONE

PUBLIC VISITORS ON AVERAGE DAY: 25

PUBLIC VISITORS ON PEAK DAY: 50

A STATEMENT ABOUT THE SOLUTION

Certain objectives were placed as design goals:

An uncompromising structural system that by its size and definition of space would leave little question as to what the building is - a City Hall.

A building that, by virtue of its spaces, would be more elegant and rich than those public buildings which have depended upon applied decor to obtain these ends.

A simple and direct public circulation system that would be apparent to the public. A semi-public circulation system at the public levels that could be controlled by the individual department. A semi-private circulation system that would function within any department or series of departments.

A strong expression of those functions of a city hall that set it apart from general office buildings.

A recognition of council chamber, public areas, mayor's office, and records or administrators.

A choice of open, covered and enclosed areas that would facilitate any size of public gathering - planned or impromptu.

A vast recognition of the surroundings by developing an opening on to what was considered to be the most important street, and by relating the component parts of the projected City Hall to those structures adjacent to them. An attempt to make the City more pedestrian by having visual relationships between the City Hall and the business areas, commercial areas and the Boston Common.

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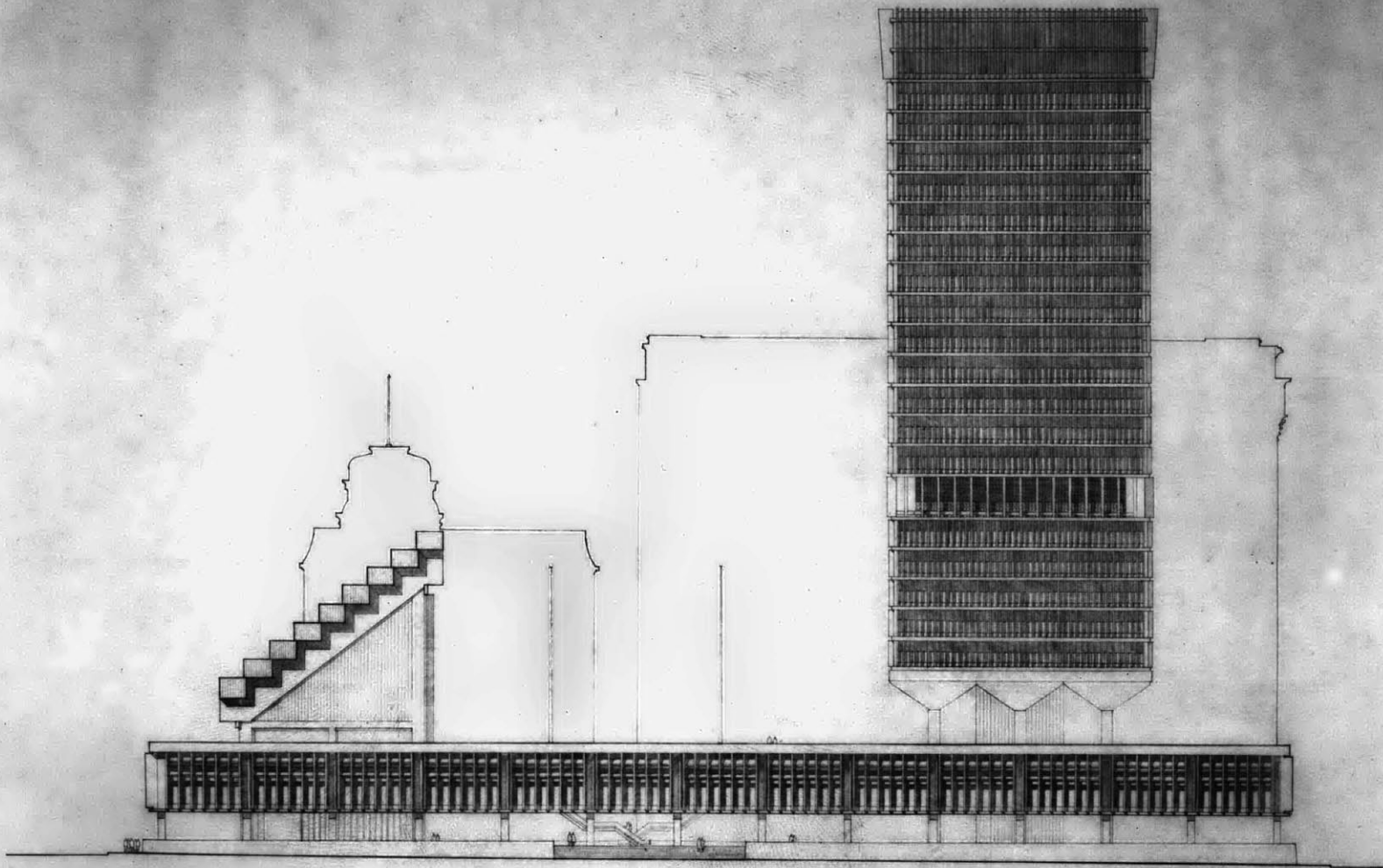
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SITE LOCATION



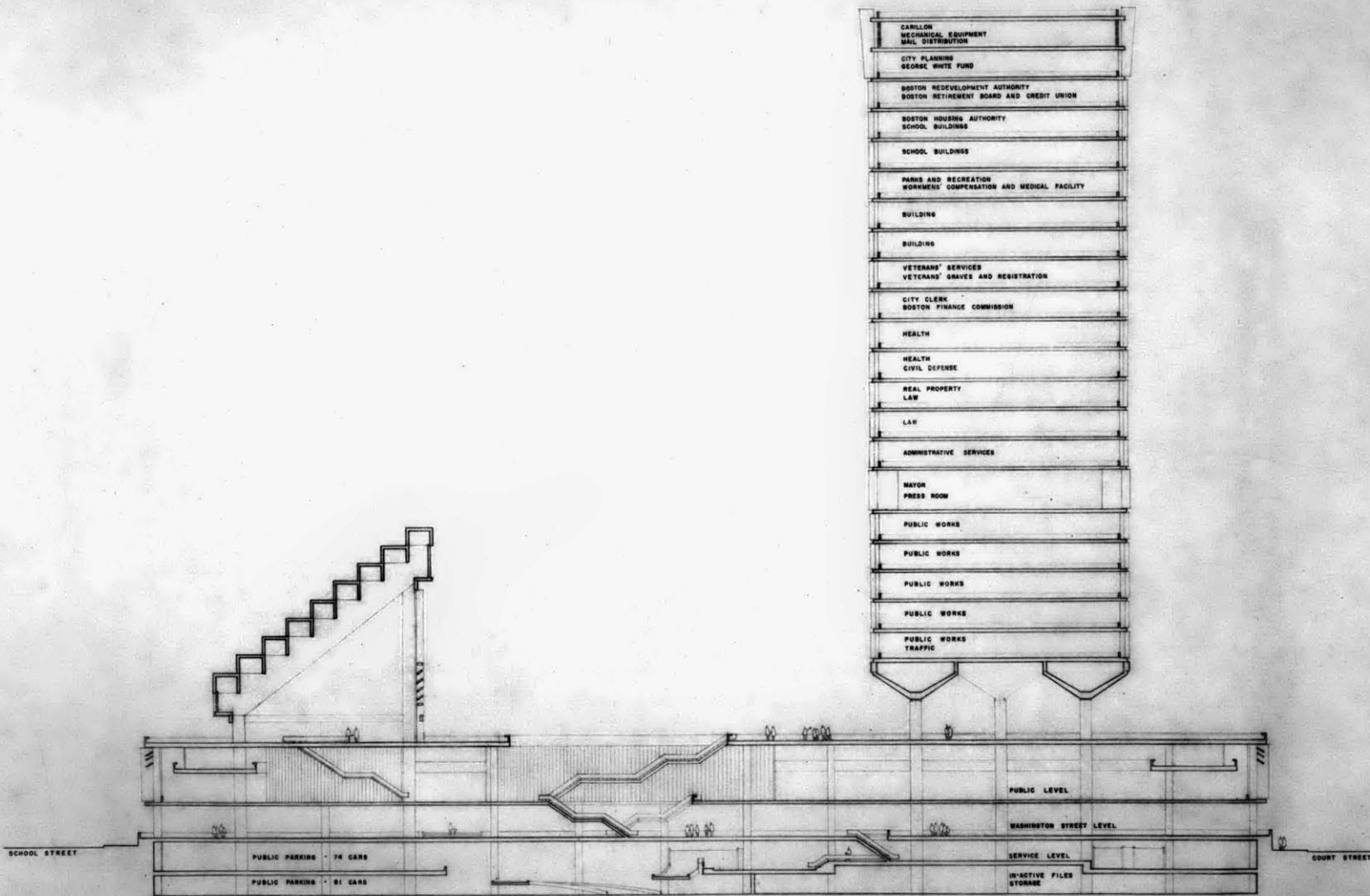
A CITY HALL FOR BOSTON
THOMAS A. BRIDGE ARCHITECT 1961



WASHINGTON STREET ELEVATION

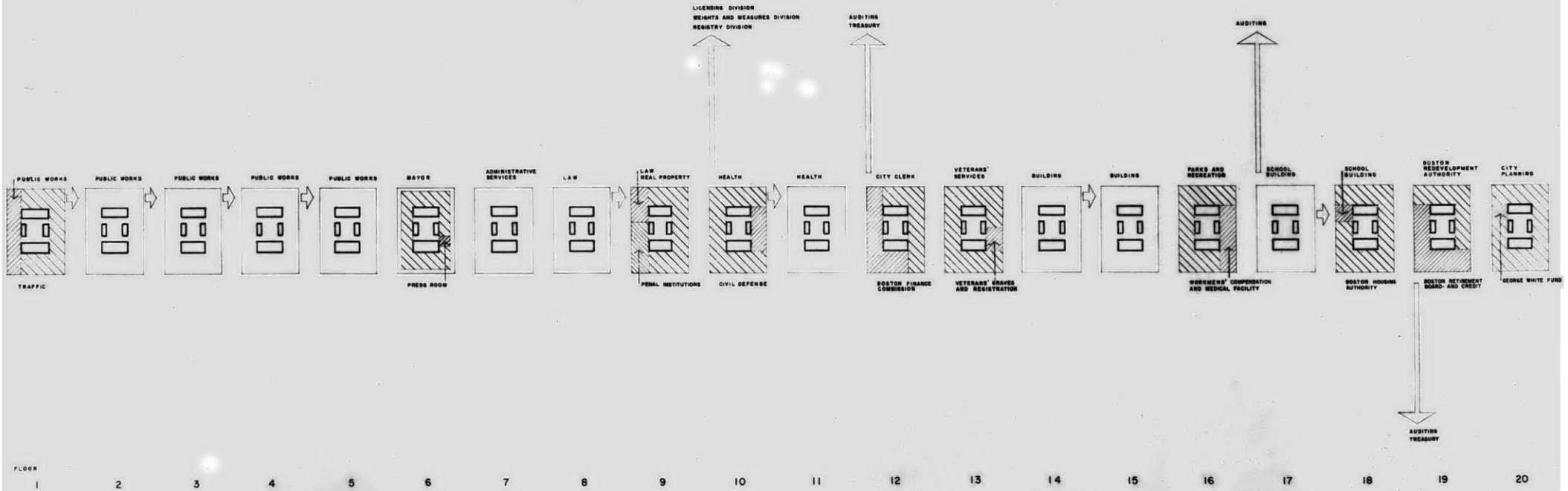
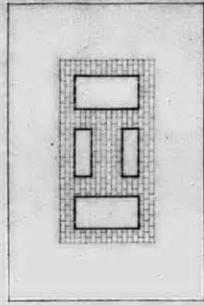
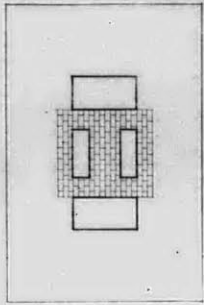
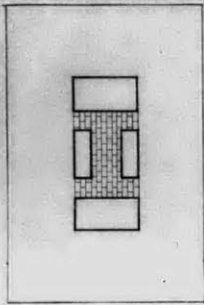


A CITY HALL FOR BOSTON
THOMAS A BRISER AUGUST 1961

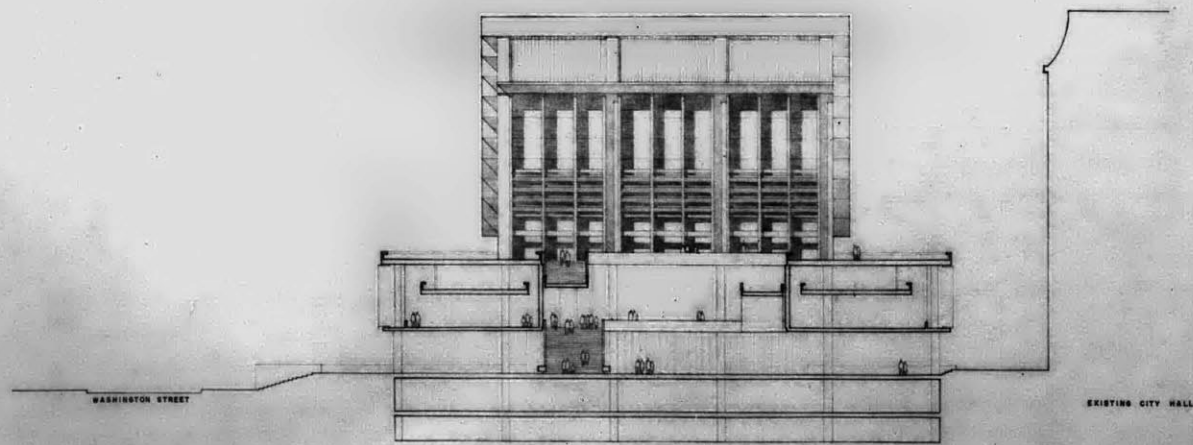


LONGITUDINAL SECTION





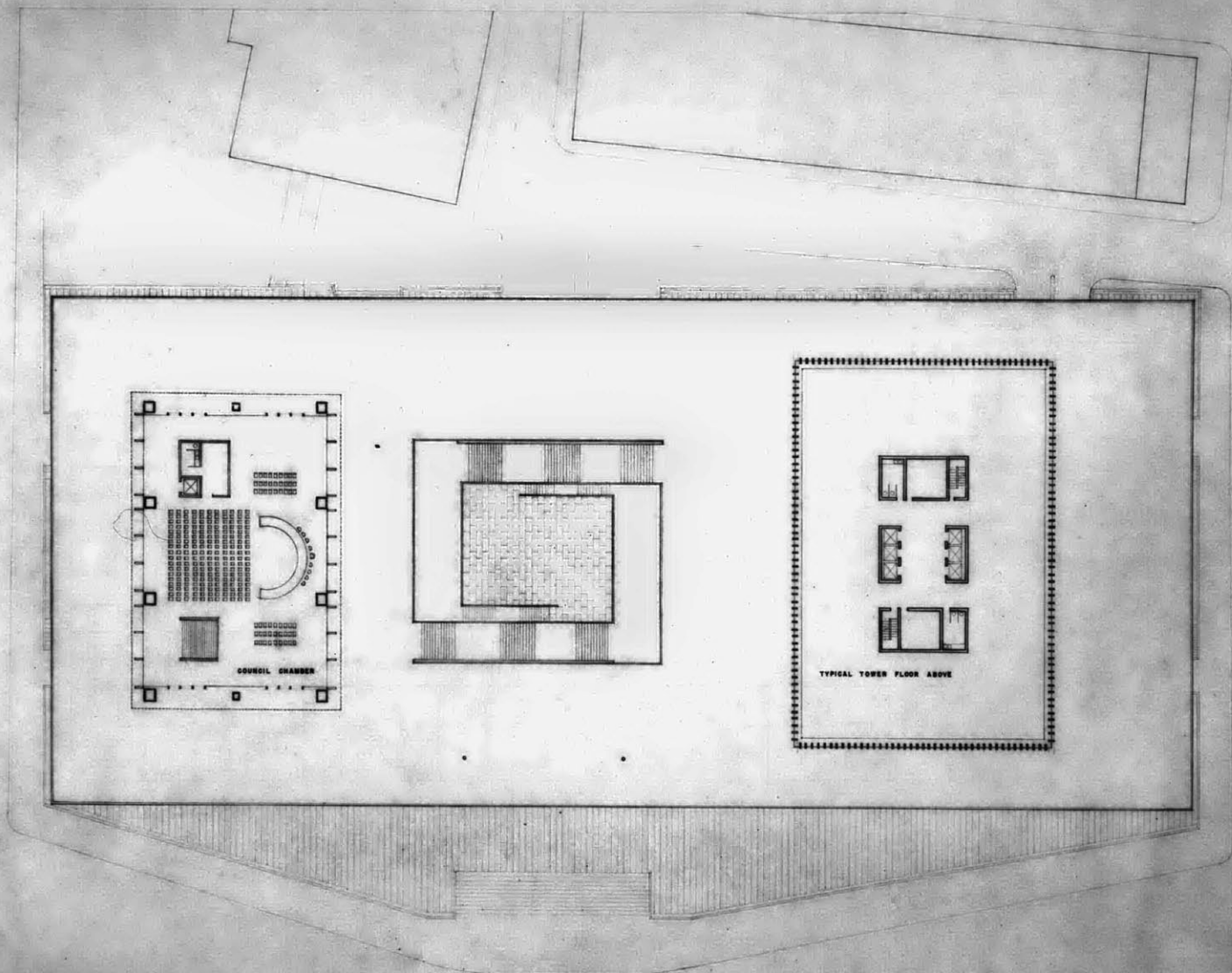
OFFICE TOWER
 DEPARTMENT RELATIONSHIPS
 PUBLIC CIRCULATION VARIATIONS



TRANSVERSE SECTION

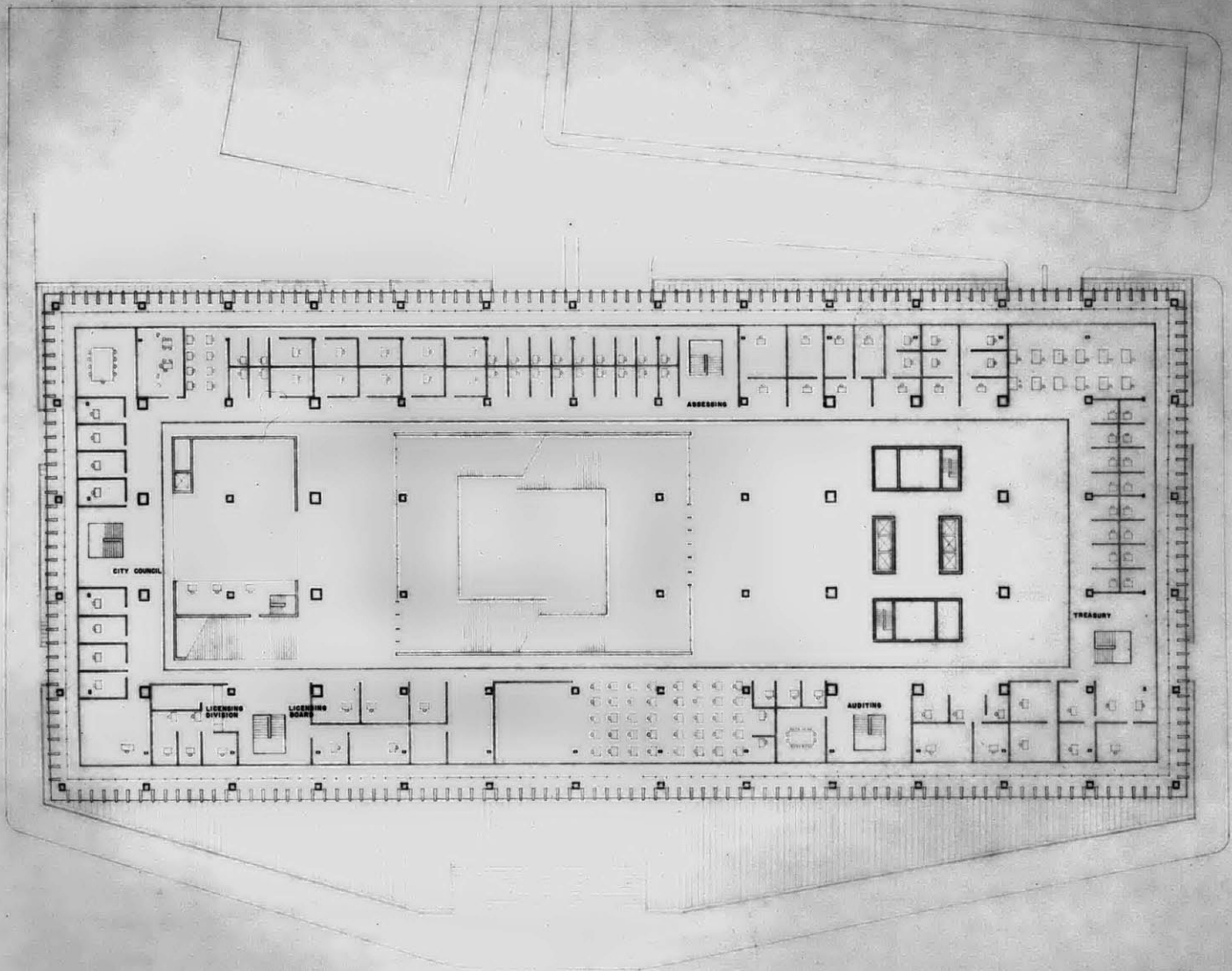


A CITY HALL FOR BOSTON
THOMAS A. BRIDGES
AUGUST 1901



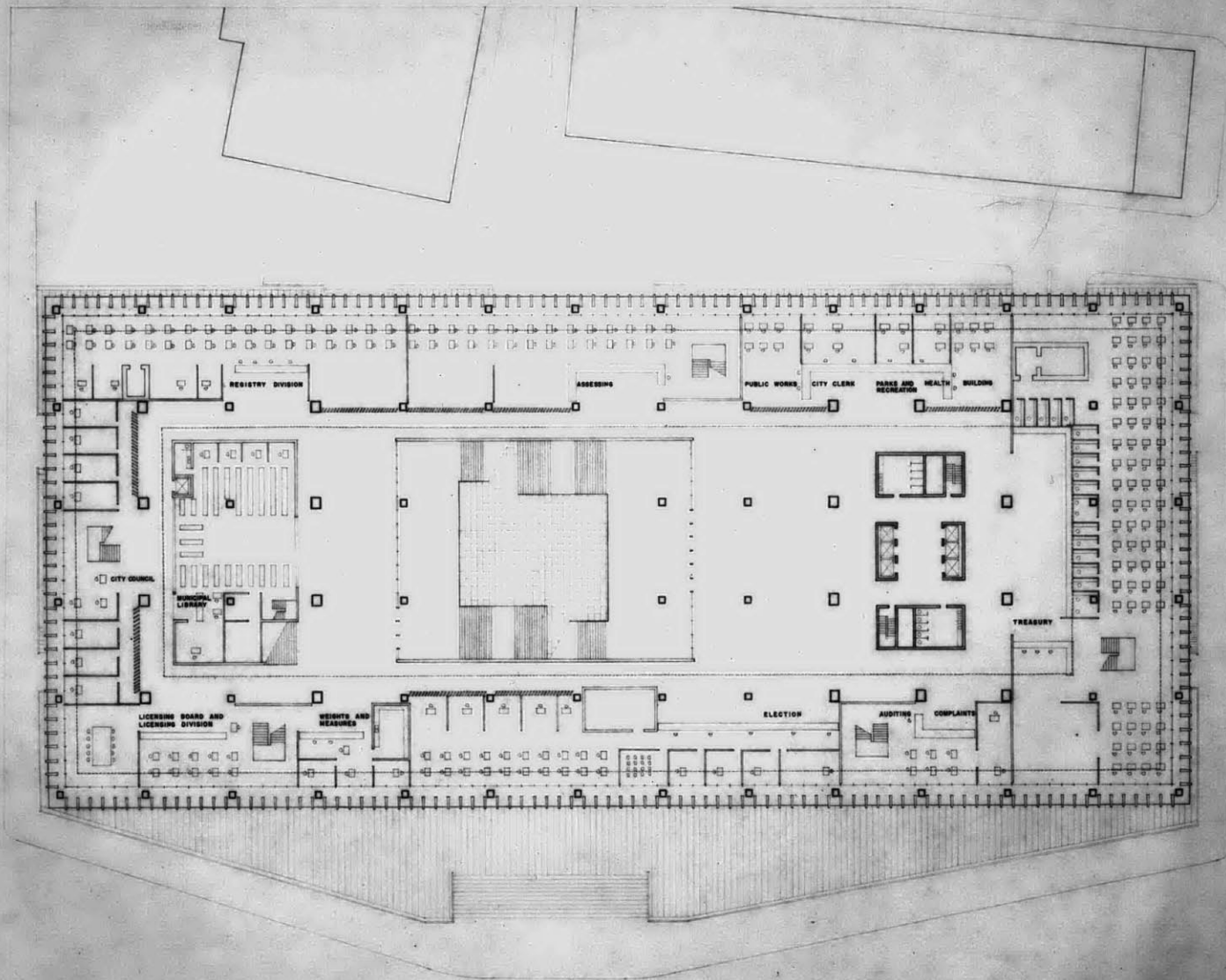
COUNCIL CHAMBER LEVEL





MEZZANINE LEVEL

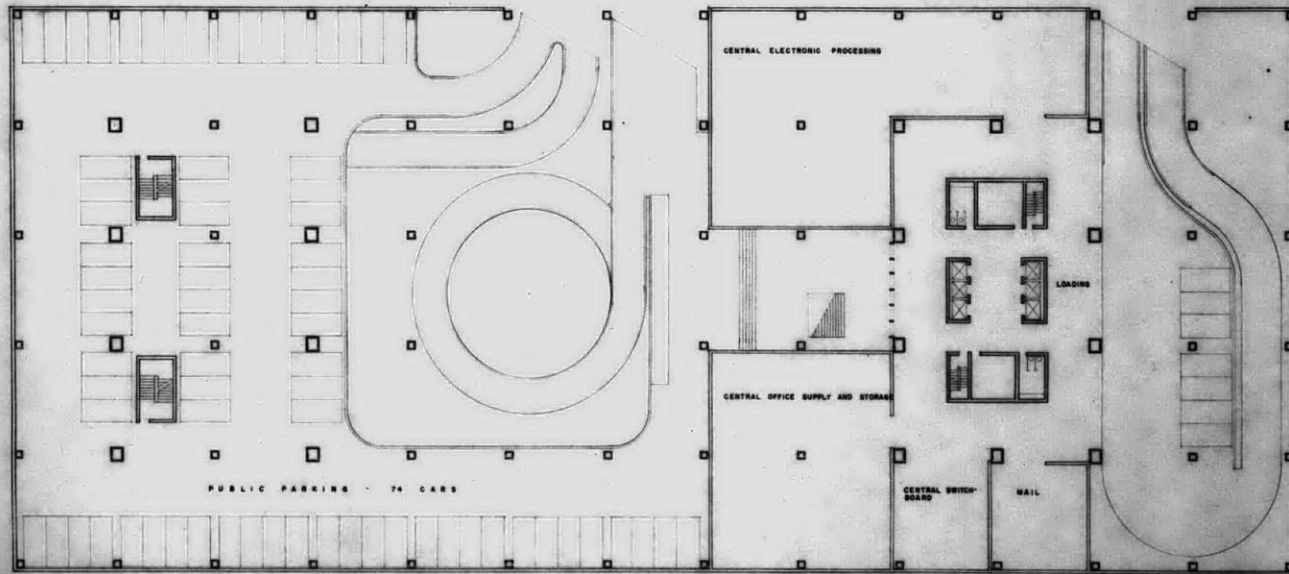




PUBLIC LEVEL



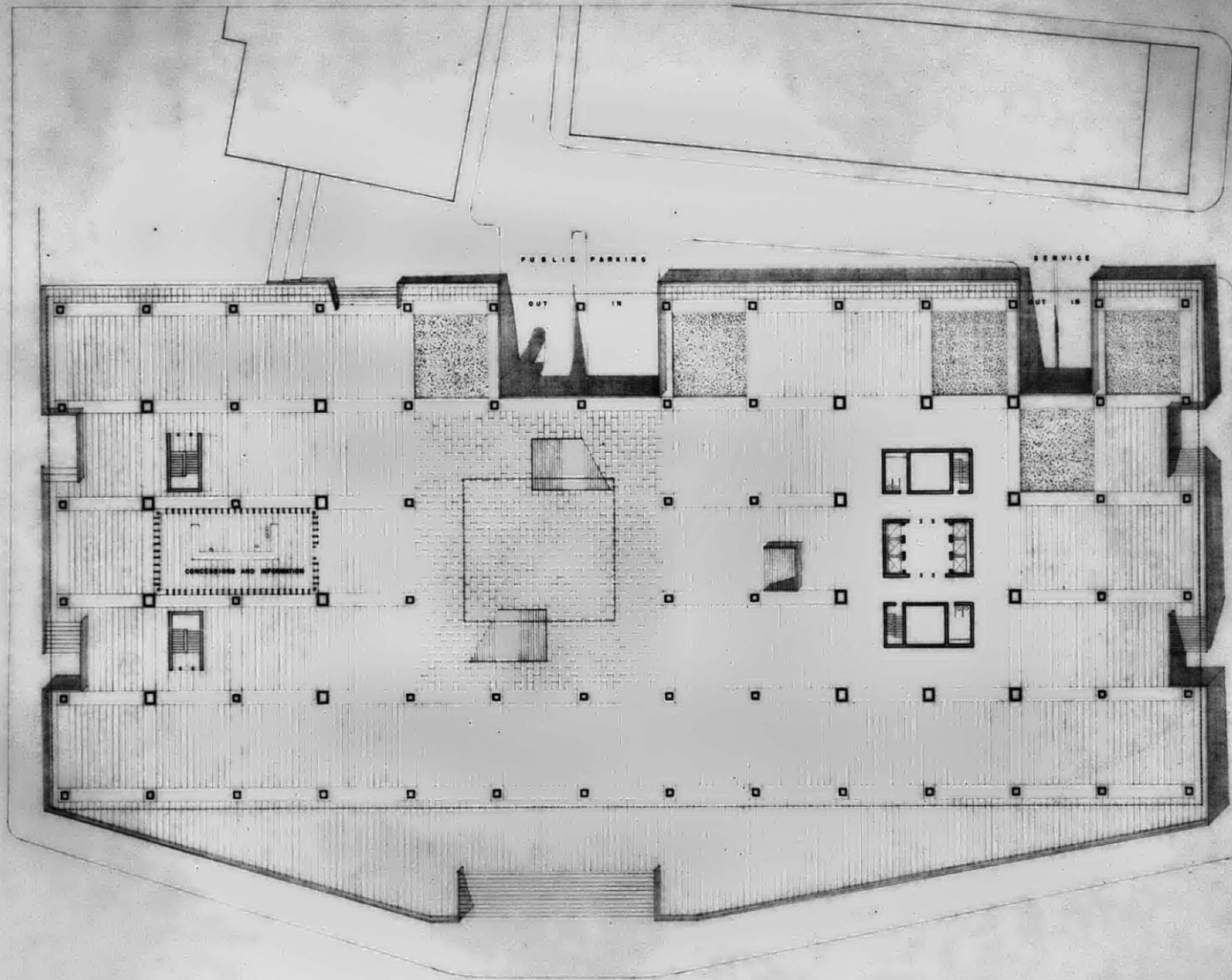
A CITY HALL FOR BOSTON
 THOMAS A. BRIDGE ARCHT 1901



SERVICE LEVEL



A CITY HALL FOR BOSTON
 THOMAS A. BRINER AUGUST 1961



WASHINGTON STREET LEVEL



A CITY HALL FOR BOSTON
THOMAS A. BRINER AUGUST 1921