## Summary

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Coach Hotel à Douvres, Angleterre (page 134)

Cet hôtel a la fonction assez particulière de n'héberger ses hôtes qu'une nuit avant de traverser la Manche. De ce fait, ses 40 chambres à deux lits et 15 à un lit sont meublées modestement et n'ont pas de salles de bains séparées. Toutes les chambres à balcon sont ensoleillées le matin et donnent sur la mer. Quatre supports en $V$ portent tout le bloc supérieur sur 2 profondes poutres en béton armé, tendues juste en travers des salles publiques, qui sont 3 bars, un restaurant et une salle de bal. L'ensemble est un complexe de formes, couleurs, textures et matériaux qui créent un pêle-mêle dans cette structure au fond simple et petite.

Apollonia Hotel, Stockholm (page 135)
Cet immeuble combine un hôtel avec des entreprises indépendantes, telles que théâtre de 370 places, 2 étage de locaux de commerce et plusieurs magasins. Les 81 chambres occupent les 3 étages supérieurs meublés avec beaucoup de goût. Une réception au rez-de-chaussée, un restaurant au premier, des services au sous-sol et un garage pour 20 voitures complètent le secteur hôtelier. Les intérieurs et l'ameublement sont exceptionnels - matériaux et couleurs naturelles appliqués d'une manière caractéristiquement scandinave.

## Hotel Beau Lac, Neuchâte

(pages 136-137)
Ce charmant petit hôtel comprend trois étages de chambres de dimensions égales; les chambres sont prévues et meublées en chambres à deux lits. Trois chambres de personnel par étage peuvent porter le nombre total de lits à 110. Six poutres massives en béton armé eliminent les colonnes dans les locaux publics. Le fumoir est flanqué de la salle à cocktail, puis du restaurant. Un café et un snack-bar ont leurs propres entrees pour la clientèle venant de l'extérieur; ils sont desservis par une cuisine combinant les services français et américains, qui forment au fond 2 cuisines se complétant mutuellement et se partageant la préparation, la cuisson et le lavage de vaisselle. Les sous-sol contient l'entrepot et les salles de services: su côté lac, on a encore les cabines des baigneurs. The Beau Lac étant l'un des plus récents hôtels suisses peut etre considere comme dans ce pays.

Astoria Hotel, Lucerne (pages 138-140)
Dans cet hôtel, le rez-de-chaussée est presque entièrement ocupé par des magasins, un snack-bar et une minuscule réception de laquelle le portier accompagne les hôtes à un ascenseur rapide qui mène directement au fumoir sur le toit; c'est là que se trouve le centre de l'hôtel. Le fumoir et une salle entièrement vitrés offrent une vue merveilleuse et ensoleillée. Le premier étage comprend des bureaux, un salon de coiffure et 2 salles de conférences pour 30 et 100 personnes. Le sous-sol contient la cuisine froide et les salles du personnel, de service, de garde-manger et de machinerie, Quatre étages sont pirvus de 12 chambres à deux lits, 7 à un lit et 2 suites par étage. Toutes les chambres sont soigneusement
meublées d'unités encastrées où cela fut possible. Le noyer et I'aluminium eloxé harmonisent avec le gris clair et le blanc des murs et plafonds. De par son plan original, un plaisant dévelopement des intérieurs et de jolis détails, c'est une réalisation méritant d'être retenue.


## Contemporary Hotel Developments

 (pages 105-114)In contrast to Europe the period since the war has witnessed in the U.S. a tremen dous expansion of the hotel industry Keen competition, ready capital and refined building industry have encouraged the building of new hotels which, designed as an integral part of their own operation display a highly rational development trend, a trend which is greatly influencing new European design. Underlying this design are certain accepted fundamentals of the "American way of life."
a) The Mass principle of group amusement, entertainment and gathering, mani fest in the "Convention System.'
b) The attitude of eating as a time wasting necessity.
c) Similarly shopping is regarded as a necessary evil. This quick service demand encouraging the hotel shopping centre and snack restaurant.
d) The emphasis on the motorist, forcing new hotels to provide driveways garaging and parking besides a location easily accessible to automobiles. A deciding factor in the dating of older hotels. That public and attendant service facilitie have grown enormously is obvious from the massing of new hotels (compare diags. $6,7,8$ ) so that these areas today represen some $65 \%$ of construction and $75 \%$ of furnishing costs.
As a basis for design a series of principles (by no means inflexible) would seem to apply with reservations to most new U.S. city hotels.
The absolute size of the hotel is a regional determinant fixing the number of rooms and the public facilities required. But beyond this:
I) Land cost to equal $10 \%$ of Hotel construction costs. The balance for more expensive sites must be obtained from other sources, subrentals of shops and offices etc.
II) The cubic content of public and service areas not to exceed that of the bedroom floors.
III) Net room area to rent between 5 c , 6 c per sqft. A figure which while varying slightly from place to place pretty well determines the minimum acceptable room areas, as
single $90-110$ sqft. small twin 150-170 sqft double 139-150 sqft. large twin 160-180 sqft IV) Construction costs per room to equal $\$ 1000$ per $\$ 1$ rental. Again excess cos must be realised from other sources
V) Hotel must break even at $60-65 \%$ room occupancy (compare our
the U.S. average $72 \%$ ) less per room VI) One employee or less per room.
Basic design rather than the service Basic design rather than the service
operations themselves determine the operations themselves determine the
size of the staff and labour wastage size of the staff and labour wastage
remains the primary cause for dating of remains the
older hotels
older hotels.
Operational results for U.S. city hotels Operational results for U.S. city hotels
show departmental profits may be anticishow departmental profits may be antici-
pated as $70 \%$ on rooms, $50 \%$ on beverages $20 \%$ on rentals $0 \%$ on food. Accomodation is obviously still the primary source of is obviously still the primary source of
income. Dining facilities are provided as a concession to the guest and the cona concession to the guest and the con-
vention services but food itself is hardly vention service
a profit maker.
Beverage profits are determined by local Beverage profits are determined by local
licensing laws and apart from public bar licensing laws and apart from public bar
are largely a subsidiary of room and are largely a subsidiary of room and
convention services. For accomodation convention services. For accomodation of years now comprises $80 \%$ of new hotel of years now comprises $80 \%$ of new hotel
rooms in the U.S today. Characteristic is its furnishing for day time living with its convertible sofa-bed, scaled down furniture and exclusion of cupboards to a separate foyer-dressing area. Its furnishing costs are some $30 \%$ higher than the conventional bedroom, it requires somewhat more maintenance and room service, but the studio room has a higher
rentability - the deciding factor. Room are arranged in maid "modules" of -is will allow them to number taily unions will allow aim illuminating Design refinements aim at illuminating the more expensive tradesman and enable the maid to do all the routine plumbing electrical and furnishing maintenance. In permit permit co il facilities, realising a saving of some $2 \%$ of construction costs.
However todays major economies stem largely from the reduction of the "nonearning" public areas. Waiting room, reading and writing rooms have disap peared completely whilst, by pre-booking of guests, quick service elevators to room and stairs direct to convention floors, th reception lobby is shrinking.
For their convention trade todays hotels, by utilizing a series of flexible and movable acoustic partitions to subdivide one or more large ballrooms according to demands, are offering practically the same accomodation as they did with individual rooms previously and this in a fraction of the area (Diags. 13, 14).
Similar concentrations of service depart ments aims at economies of space and a greater working efficiency e.g, centralized housekeeping, laundry and mechanical plant, centralized food service in one kitchen or several mutually supporting kitchens, relocation of A.C. plant to a upper floor to reduce heat losses and a simplified room "heat-exchanger" which relies on a window-vent for fresh air illuminating ducted air from a central plant (diag. 30). The latest refinement o construction, following the early massive masonry block and various box and skeleton frames (diags. 15, 16, 17, 18) is the 2 column per bay cantilever floor with a light weight, insulated, metal, curtain wall. (Dallas Statler text.)
We have said nothing so far of the American motel industry which has developed into a vast business. But in fact today motels are providing a quality of service that makes them practically indistin guishable from smaller hotels. To mee the competition of the resort motels which have practically wiped out the middle class holiday hotels (as we know them in Europe) the U.S. hotel industry has developed the super luxury resor hotel (as in Miami, Florida) where in an extremely artificial and ostentatious environment guest pay some \$ 50.- to $\$ 70$ per day. But these hotels are beyon the scope of our text.
We have examined some of the trends determining U.S. hotel design
Certain aspects, the conventions; the overelaborate A.C. system and particula structural developments may have no application here, but accomodation fo motorists, for shops and rentals, econo mising of public and service areas will have to be considered for rational hotel in the future, whilst the adaption of our todays demands for Snack Service todays demands for Snack Service presents a pr
development.

## Beverly Hilton Hotel, Beverly Hills

## (Pages 115-117)

This hotel represents its presidents (Conrad J. Hilton) conception of the "perfect hotel"-a super, luxury extravaganza!
Already its location, Beverly Hills, is synonymous with romance in America, although its actual environment is rather oil wells and suburban spraw. By way of compensation the hotel provides a whole array of magnificant public rooms, one array of magnious ostentatious the next, decorat ed in Louis XIV., subtropical, Scandinavian or ye olde England style, always rich vian or ye olde England sty
But only $25 \%$ of the huge site is devoted to hotel. The rest consists of a shoppingcenter ( 100,000 saft.) and accomodation for 1000 cars. Perched above this public concourse, in a 3 pointed starshaped block of 7 stories are a mere 450 gues rooms. Each is beautifully furnished as a luxury studio room, most have balconie whose multicoloured partitions give the hotel façade an "in glorious technicolour" look.
Crowning the whole "show" on the 8th floor are a cocktail lounge and an exclusive à la carte restaurant, To pay for all this and the staggering initial outlay $\$ 15$ to $\$ 65$ per day. Even so it is doubtful whether this hotel actually is a profit whether this hotel actually is a profit
making concern. But as a "publicity stunt" maybe this is not its primary function?

Hilton Hotel Istanbul (Pages 118-119)
This hotel represents Hiltons first venture in Europe (and Asia). As such it is a typical American Tourist-Resort, stand ing as a clear contrast to its ancien architectural historic surroundings. The site, high over the Bosporus, gives the 9 storey guestroom block a wonderfu view over Constantinople. Below the public rooms spread out in furthe floors. The upper entry porch leads directly into the main area where foyer lobby, lounges, a garden court, shop and the broad cocktall-terrace all flow together to a simple harmonious space The garden entrance is at the lower level also the dine Banut room and behind terrace, the Banquet room and behin these the kitchens, staff and servic rooms.
The interiors are consistent and effective white ceilings against dark natural wood beige carpets and green curtains. Occa sional large wall areas of beautifully glaze tiles are a welcomed concession to the local craftsmanship.
Construction is of reinforced concrete with oversized members for steel econwith oversized members for steel econcompensate for unskilled labour. Never theless at $\$ 20,000$ per room this is an expensive building.

## Sheraton Hotel, Philadelphia

The first new hotel in Philadelphia fo 30 years and the first ever built by th Sheraton Corporation has a choice ocation in the famous "Penn Center the city vonvenient to road and rail the city vonvenien
transport terminals.
Nervetheless physically the site has its Nervetheless physically the site has its
limitations. Located over the "subway" limitations. Located over the "subway"
the building rest on foundation originally the building rest on foundation originall designed for an office structure-result-
ing in a column spacing not easily adapting in a column spacing not easily adaptFurthermore the set-back required to light the upper 16 storey bedroom block light the upper 16 storey bedroom bloc results, on this already narrow site, in guest room barely deep enough to be acceptable by U.S. standards. The ground floor has the reception lobby and the usual concessions, and a separate entry with escalator service direct to the upper convention fecond floor are the main restaurant the huge
ballroom (seating 2000, banquet 1600) ballroom (seating 2000, banquet 1600 is the main kitchen which serves direct to is the main kend banquet by dumb the Restaurant and band snack bar in the waiters to the grill and snack bar in the floor below. The
function rooms
The site allows the hotel no basement so that the air conditioning plant is so that the air conditioning plant is located on the 4 th floor between the public and guest room floors. Acros the road lies the hotel's 800 car garage Considering the handicaps of the sit this is an ambitious and interesting a reasonable economical one.

## Hotel Statler Hilton, Dallas Texas

(Pages 122-124)
This building is a milestone in todays hotel development. Outstanding is its construction system, a multistoried cantilevered flat slab with 2 columns per bay. The 2 room-column grid is $30^{\prime} \times 23^{\prime}$ with the $8^{\prime \prime}$ slab cantilevering
further $8^{\prime}$. This system rises 19 floors further $8^{\prime}$. This system rises 19 floors braced by its own star shaped plan and with shear-support in the elevator shaf and the solid end walls. Cladding the frame is a $2^{\prime \prime}$ curtain-wall (see con-
struction) which saves $10^{\prime \prime}$ of floor space struction) which saves 10 of floor space masonry walling. Two bay depths result in 10 different room sizes without altering the standard wall panels. The bedroom floors are composed of a 4 "maid-service" groups of 16 rooms. $80 \%$ furnished as groups of 16 rooms. $80 \%$ furnished as
twin bed studios. A complete bathroom is squeezed into $4^{\prime} 10^{\prime \prime} \times 6^{\prime} 6^{\prime \prime}$ with a specia lavatory - make up table unit for which the W. C. lid serves as a seat! In the public floors the new construction system results in a $50 \%$ saving in footing and expensive column cladding and reduce the unpleasant visual obstructions often associated with the conventional "col
visitors bear right to the Coffee-shop, Grillroom and restaurants or up the stairs to the upper "convention floor." Here are 2 large Ballrooms and several smaller function rooms which divided with movable acoustic, partitions allows 10 room combinations accomodating between 40 and 2200 people. Similar partitions serve to merge the grill and restaurant (on the ground floor) to cope with demands.
The main kitchen is on the ground floor with which the separate banquet set-up immediately above shares the dishwashing and some preparation areas. A third kitchen in the sub-basement Here also are the house-keeping departHere also are the house-keeping department, the mechanical plant and laundry. The air conditioning plant is spit for roof. On the roof too is a heliport.
The Dallas justifies its careful planning The Dallas justifies its careful planning 9350 room and its subsequent low \$ 9350 room and its subsequent low running costs.

## Motel on the Mountain, New York

 (Page 125)This imaginative project takes advantage of a seemingly unsuitable site, an almost inaccessible hill between two busy highways.
A horseshoe of twin motel units crown the hill-top facing out to the view and closing the circle is the multistoried main building with restaurant bars and reception lounge. An exciting site plan, careful detailing and beautiful furnishings makes this an outstanding motel which throughout reflects its architects own cultural background.

Hotel Amelia Earhart, Wiesbaden (Pages 126-127)

The hotel has 8 bedroom floors arranged in maid modules of $3 \times 16$ rooms per floor. All rooms are of the same size that of a large single room (with the possibility of squeezing in a second bed), a concession to the structural module hardly justifiable even in a resort hotel! The ground floor shows an interesting attempt to introduce the flexibility of American public rooms. But an area of 5700 sqft. hardly seems sufficient to accomodate the overlapping functions of breakfast room, restaurant, bar and conference room.

Hotel Europa, Salzburg (Pages 128-129)
The hotel is situated on a very restricted site indeed, so that the structure rises as a vertical slab of 16 floors with only 8 bedrooms per floor!
The 44 double and 52 single rooms and 8 suites occupy 13 of the upper floors and each chamber maid serving 16 rooms must work 2 floors. The ground floor allows only for a small reception area and one shop. However on the next floor are the hotel lounge, bar and breakfast room, while on the roof to enjoy Salzburg's magnificent views is a roof restaurant. This is a simple and straight forward building. Nevertheless, it is obvious that a less restricted site would have resulted in an equally suitable and considerably more economical solution.

## Hotel de France, Conacry, Belgian Congo (Pages 130-131)

This tropical resort hotel has been developed virtually as an open breezeway, to take advantage of the regions prevailing winds and to retain that link between interior space and surrounding landscape -which would have been broken by the hermetical sealing of the rooms for air conditioning.
Thus each of the 5 bedroom floors of 8 singles, 6 doubles and 2 suites a has an open, louvred, single loaded corridor. Louvres across the bathroom and dressing area allow complete cross ventilation od each room by virtue of a grilled storage wall suspended as a partition between bath and bedroom. Again to catch the breezes the main public floor is raised with direct access to the open lobby below. The French kitchen is also naturally lit and cross ventilated. A short service corridor links it to dining room, detached from the hotel as a circular pavilion. The latter again is virtually open, with alternate movable partition of glass and louvred screens adjustable to catch the fluctuating breezes.

## Barinas Hotel, Venezuela <br> (Pages 132-133)

The hotel is located on a wooded hill south of the city of Barinas between the Andean Mountains and the open plains. In the main building an open loosely-knit group of lounges, shops, recreational
and dining facilities kitchens and administrative services are combined by a series of courts and covered ways. In adjoining wings lie the guest-rooms linked by open corridors to the main building. The whole project has been developed horizontally to harmonize and integrate with the existing landscape while the "In-situ" building materials selected also reflect the local character. Local timber, the earth products, adobe, roof and glazed tiles-and river boulders, all so characteristic for foors, cellings architecture, are used for foors, celling and parturions windows proved unnecessary and the windows proved unnecessary and the prevailing winds-controlled by wooden ouvres-provide satisfactory cross ventilation.

## Coach Hotel in Dover, England (Pages 134)

This hotel has a rather special function that of accomodating for only a single night, people crossing the channel. Thus its 40 double and 15 single rooms are modestly furnished and are without separate bathrooms. The splayed bedroom walls give each balcony room the morning sun and a view of the sea. 4 V shaped supports carry the whole of the upper block on 2 deep concrete beams spanning clear across the public rooms These consist of 3 bars, a dining room and a ballroom. The whole building is a complex of shapes, colours, textures and materials-possibly confusing rather than refining a basically small and simple structure.

## Apollonia Hotel, Stockholm (Page 135)

This building combines a hotel with quite independent "out-side" businesses (a 370 seat theatre, 2 floors of professional rooms and shops).
The 81 rooms occupy the top 3 floors. They are tastefully furnished and with all possible units cantilevered from the walls. A ground floor reception lobby, a first floor restaurant, a sub-basement service area and 20 car garage complete the hotel departments.
Outstanding are the beautiful interiors and furnishing-natural materials and colours utilized in a characteristic Scandinavian manner.

Hotel Beau Lac, Neuchâtel
(Pages 136-137)
This pleasant little resort hotel incorporates a modified box frame (diag. 14) for its 3 storey bedroom block, 2 rooms per bay are characteristically all of the same size, furnished as double or expandible single rooms. 3 staff bedrooms per floor could expand the accomodation to a hotel of 110 beds.
6 massive reinforced concrete hurdles illiminate all column obstructions in the public areas. Adjacent to the reception lobby is the hotel cocktail lounge and beyond this the French restaurant. A further coffee shop and a snack-bar have alternative entrances for outside clientelle. These are served by a kitchen combining a French and American service-in fact 2 mutually supporting kitchens sharing preparation, cooking and dishwashing facilities. The lower ground floor contains all storage and service rooms and on the lake side dressing rooms for bathers.
The Beau Lac is one of the newest Swiss hotels and as such typical of the countries contemporary hotel developments.

## Astoria Hotel, Lucerne (Pages 138-140)

In this Hotel the street level has been devoted almost entirely to shops and a public snack restaurant and with merely a small reception area for a concierge who accompanies the guest in the express lift direct to the main lobby on the roof. Here is the hub of the whole hotel. A lobby and lounge virtually sourrounded by glass, enjoy the sun and the fine view and are complimented by the architects pleasant interiors.
The first floor contains professional suites, coiffeur and 2 conference rooms for 30 and 100 persons. The basement is shared by the cold kitchen, staff, mechanical, services and storage rooms. 4-bed room floors are composed of 12 doubles 7 singles and 2 suites per floor. All rooms are carefully furnished with units built-in wherever possible. Nut wood and anodized aluminium harmonize with the light grey and white walls and ceilings.
With an original plan, pleasant space development of the interiors and excellent detailing this is a noteworthy project.

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