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Florida Architect, Official Journal of the Florida Association of the American Institute of Architects, is owned and published by the Association, a Florida Corporation not for profit, ISSN-0913-3381. It is published six times a year at the Executive Office of the Association, 104 East Jefferson St., Tallahassee, Florida 32302. Telephone (904) 222-7350.

Opinions expressed by contributors are not necessarily those of the FAIA. Editorial material may be reprinted only with the express permission of Florida Architect.

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The cover photo is of Miami's Mount Sinai Medical Center Parking Pavilion by Marcus A. Frankel, AIA. Photo by Robert Wasserman.
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EDITORIAL

It sometimes seems that Florida has more than its share of architectural folly. Contributing to that feeling, of course, is the recent surge in mid-state tourist attractions which range from small Eiffel Towers to even smaller pagodas. There is no doubt that the theme park developers have given Floridians more than their fair share of pseudos, neos and hybrids ... architecturally speaking.

There are, however, a handful of genuinely interesting architectural "odities" that have survived the ravages of development. In most cases, they were built as one man's folly. I cite as examples Plant's Tampa Bay Hotel, Deering's Viscaya and Merrick's coral house in Miami's Gables. In each case, they epitomize some sort of dream, usually of a distant land sizzling in the glare of the Eastern sun. There was clearly no desire on the part of early land magnates and developers to reproduce Blenheim Palace or Mount Vernon. No, these men's hearts were in sunnier climes ... in desert kingdoms where bulbous domes and tall minarets dotted the landscape and everywhere the setting sun was fringed in a horseshoe arch or threaded through a crenellated parapet.

Nowhere in Florida are "the dreams of the past" more obvious than in Opa-locka, a "classic garden city cloaked in Arabian garb." Inspired by the writings of Ebenezer Howard, developer Glenn Curtiss envisioned a self-sustaining community that would thrive on local industry, most notably Curtiss Aviation. Designed by architect Bernhardt Muller, Curtiss' legacy to the state survives with most of its original buildings intact. Most notable among them is the City Hall where stuccoed crescent moons and stars abound, testimony to one man's obsession with halcyon times.

I suppose we've come 'round, as they say ... or full circle, in the sense of our architectural heritage. Horseshoe arches have gone the way of flying buttresses, only to be replaced with symmetry, order and dare I say it, classicism. But, on the same note, most of the dreams of wealth and new found land for development are gone, too. The dreamers are no more. We're more ordered now, more symmetrical, more realistic.

Except, of course, for Donald Trump. Doesn't he live in Mar-A-Lago? Maybe the dream lives on. DG
New Commissions

The Smith Korach Hayet Haynie Partnership is completing the design for the renovation of the Sansom Science Building on the Boca Raton Campus of Florida Atlantic University. The facility provides the Departments of Chemistry, Physics and Psychology with new teaching facilities and laboratories. Smith Korach has also designed a new Municipal and Community Services Complex for the City of Margate. The complex, which contains a combined City Hall and Public Safety Building, a two-bay fire station and a Senior Citizens and Community Building, was completed in March, 1988. Brown-Clear-Smith & Associates has provided the architecture and landscape design for the pool and cabanas at the 24-story Grovenor Resort at Lake Buena Vista. The work is part of an $8 million renovation currently in progress. The Russell Partnership Inc. has been retained by the State of Florida Board of Regents to design a 55,000 s.f. expansion to the University House at the Tamiami Campus of Florida International University. The expansion will house new dining facilities, student health complex, book store, shops and related offices. Project completion is expected in the Fall of 1990.

Dow Howell Gilmore Associates, Inc. has just completed construction documents for the Haverhill Place Apartment Complex. This $4 million project includes 66 rental units, a laundry and maintenance facility and recreation areas. Dow is also designing the Robinson Village Neighborhood Center, a mixed-use facility which will accommodate two adjacent housing complexes. Arquitectonica International Corporation has been retained to design the new 8-story Convention Center Hotel in San Jose, California. The 400-room hotel will be directly linked to the new Convention Center currently under construction. Oliver-VerIDDEN & Partners, Architects and Planners, has been selected for the Master Planning of a 20-acre mixed-use project on the Boca Raton Airport property and the design of the first phase of the Boca Raton Airport Center. The overall project consists of twin four-story signature office buildings, a 135-room hotel and two theme restaurants. Merv Weinstein Architect and Planner has designed the Ocean Tower at the Hamptons in North Miami Beach, a 259-unit condominium and townhouse project for Ocean Tower Development of Dade County. Florida Residential Communities has begun construction of Foxhaven at Hunter's Creek, a community of 137 single-family residences in South Orlando. The homes were designed by Ben Butera, AIA. The Landfall Group has completed its second luxury estate at Palm Beach Polo and Country Club. The $275,000 home encompasses over 5,000 square feet and was designed by Schwab & Twitty Architects. The Interior Architecture department of Fulgencio Koch Architects is designing design and space planning services to renovate the facilities of We Care, Inc., Central Florida's only 24-hour suicide prevention/crisis intervention service. A groundbreaking ceremony was held in late January for the new 25,000 s.f. Learning Resource Center at South Florida Community Center designed by VOA Associates, Inc. A 40,000-volume library will be housed in the building.

Barretta & Associates recently completed space planning for the new offices of the international engineering firm of CH2M Hill Engineering. The company has 44 offices worldwide and the one in Deerfield Beach will be 21,000 s.f. and house 107 engineers and planners. The Azalea Library has recently been completed. It was designed by Harvatt, Jolly, Marx & Associates. The new library was designed to be jointly operated by the Pinellas County School Board and the City of St. Petersburg. The Smith Korach Hayet Haynie Partnership is designing new facilities for the U.S. Naval & Marine Corps Reserve Training Center in West Palm Beach. Currie Schneider Associates, AIA, PA, has been selected to provide architectural design services and project coordination for the interior design of the City of Boca Raton’s Community Center.
Construction is nearly complete on Shoppes at Maitland, a 20,000 s.f. retail project designed by Miller Associates. Miller has also completed design work on a 24,000 s.f. office/industrial building in Orlando and construction has begun on the 140,000 s.f. Walmart Plaza in Orange Park which the firm designed. • Pahokee Junior/Senior High School, designed by Oliver-Glidden & Partners, is complete and will provide numerous services not previously available to area residents such as a multi-purpose gym with seating capacity of 1200 and an auditorium/theatre.

Wolfberg/Alvarez & Associates has been selected to provide complete architectural and engineering services for the planning and design of the 90,000 s.f. David and Mary Alper Jewish Community Center of South Dade. The Center is being designed in campus-style and will feature a wide range of specialty uses. Wolfberg has also been selected to provide A & E services for the $3.5 million Jacksonville Community Mental Health Center. • Slatvary & Root Architects has recently been selected to design the newest building for Whispering Lakes Commerce Center in Pompano Beach. • More than 32,000 s.f. of space will be added to the existing facilities at Saint Andrew's School in Boca Raton in two new buildings designed by Kenneth Hirsh Associates Architects, Inc. • Architectonica has been awarded the contract for River Club, a 69-unit condominium on the Hudson River in North Bergen, New Jersey. The 18-story building will contain units ranging from $500,000 to over a million dollars. • Urban Design Studio has been named to the team developing the 700-acre Turtle Creek project in Brevard County. • Harper Carreno Inc. is completing final construction documents for the U.S. Navy Brig at the Pensacola Naval Air Station. The $3 million project is a prototype design utilized previously at the Naval Station in Memphis, Tennessee. • The Dade County Aviation Department has selected Sasaki Associates, Inc. to provide design services for landscape improvements at Miami International, Opa-locka, Tamiami and Homestead Airports. • Architectural details for The Polo Lounge in the new Palm Beach International Airport have been designed by Peacock & Lewis Architects in conjunction with the Office of Philip George Associates of New York. • Construction is underway on the new Fred Astaire Dance Studio in Sarasota designed by Gregory K. Wall AIA, Inc. The 17,000 s.f. building will house the headquarters of the Iolero Corporation as well as the dance studio, three ballrooms, retail space and a private hair salon.

Sasaki Associates, Inc. in joint venture with Borrelli, Frankel & Blitzstein has begun working drawings for the $14.5 million renovation of The Jackie Gleason Theatre of the Performing Arts in Miami Beach. The 2,698-seat building will be transformed from a limited to a multi-purpose center which will accommodate plays, symphony and ballet.

Awards and Honors

The National Association of Home Builders, Better Homes and Gardens and Professional Builder magazines recognized The Architects Studio, Inc. with a Best in American Living Award for the design of the Flagship Spee House in Naples. The award was presented for the Best Single Family Detached Home from 1,800 s.f. to 2,400 s.f. Project architect was Robert D. Hall.

Donald F. Evans, president of The Evans Group, spoke at the 29th Annual Multi-Housing World Convention which met in Washington, D.C. in March. Evans addressed "State-of-the-Art Midrise Design" in a seminar which also featured input from New York architect Stuart Kessler.

The Banbury model at Deven Green, a zero-lot-line community in Heathrow, Florida, was selected as one of eight projects in the country, and the only one in the east, to receive an American Living Grand Award for outstanding design and planning. The award was presented to Charlan, Brock & Associates at the National Association of Home Builders Convention in Dallas last January.

The City of Hialeah Police Administration Building, designed by Wolfberg/Alvarez & Associates has been selected by the American Institute of Architects and the American Correctional Association to appear in the "AIA/ACA Architecture for Justice Exhibit," a traveling national exhibit of outstanding correction facility designs. Grove Harbor, also by Wolfberg/Alvarez was the recipient of the Grand Aurora Award as the Best Commercial or Industrial project by the Southeast Builders Conference.

Gerry Curts, AIA, and Robert Hall were invited by the National Association of Home Builders to participate in the annual convention and exposition. Curts and Hall, who are with The Architects Studio, Inc. in Tampa, participated in a workshop on land planning.

The architecture and design firm of VOA Associates, Inc. has won the AISC's 1987 Architectural Award for Excellence for its work at Clarke College in Dubuque, Iowa. The new 121,000 s.f. building replaces a group of four historic buildings that were destroyed by fire in 1984 and its style echoes the Victorian spirit of its predecessors.

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Mediation — the art of voluntary settlement
by J. Michael Hucy

Although mediators have long been utilized in the context of labor and employment relationships, parties to commercial disputes have traditionally relied upon litigation or arbitration for resolution of their conflicts. Now, because of growing disenchantment with these two forums, more and more professionals are examining the alternatives and recognizing that mediation is a cost-effective dispute resolution process which can be undertaken without waiver of the parties' right to pursue litigation or arbitration.

To the general public, these three dispute resolution processes may seem indistinguishable. However, litigation and arbitration are rule-based processes predicated upon an adjudication of the legal and factual merits of the parties' claims and defenses. By contrast, mediation does not involve an adjudication. Webster defines mediation as "intervention between conflicting parties to promote reconciliation, settlement or compromise." As generally applied, mediation is a process where a neutral third party acts to encourage and facilitate the resolution of a dispute. It is a confidential, informal and nonadversarial process with the objective of helping the disputing parties reach a mutually acceptable agreement. Mediation is not an alternative to litigation or arbitration, but is an optional settlement process that, if unsuccessful, does not preclude an adjudatory process.

Unfortunately, lawyers, insurers, professionals and commercial entities have had to "experience" the joy of litigation and arbitration to the point of exhaustion in order to seriously consider mediation. This is not unusual when you consider that most persons prefer a "black or white," "right or wrong" dispute resolution process. However, as the standards of care for negligence and breach of contract and the permissible defenses to claims have changed through the years, we find fewer and fewer "black or white," "right or wrong" cases. Thus, processing disputes within the traditional rule-based modes has proved extremely costly and inefficient. This point is poignantly demonstrated by the fact that over 90 percent of commercial disputes which are initiated as litigation or arbitration claims are settled before final adjudication on the merits.

Mediation, if pursued by counsel and clients with the same diligence as litigation and arbitration, will, in my opinion, prove to be a much more satisfactory process for many of today's commercial disputes. That is not to suggest that the mere change of dispute processes will solve all

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FLOREIDA ARCHITECT May/June 1988
II
The Florida Legislature has recognized the validity of voluntary dispute resolution processes in civil disputes. Last year, the Legislature authorized Florida courts to refer all or any portion of a contested civil action to mediation or court-annexed nonbinding arbitration. Following suit, the State University System is presently rewriting its General Conditions of the Contract for Construction to include a nonbinding mediation clause similar in scope to those presently being suggested by the American Institute of Architects.

Insurers are also joining the ranks of those interested in voluntary dispute resolution. It is reported that, beginning February 1, DPIC is offering its A/E professional liability policyholders a financial incentive to mediate claims against them. Any DPIC policyholder whose claim is successfully concluded by mediation will receive a 50 percent reduction of the out-of-pocket deductible expenses for that claim, up to $12,500, except for exceptional cases. DPIC has indicated that 74 percent of its insureds' claims which have been submitted to mediation have been successfully resolved. Similarly, the American Institute of Architects, in the "AIA Memo," March, 1988, recommended two alternative mediation clauses which can be added to AIA contract B-141 as Article 12.11. These alternatives are set out below:

Alternative #1:
In addition and prior to arbitration, the parties shall endeavor to settle disputes by mediation through their own private mediation service) using its rules currently in effect. Mediation shall commence, unless otherwise agreed, within the same time limits stipulated in Subparagraphs 4.5.2 and 4.8.3 and clause 4.4.3 for filing of a notice of a claim and arbitration. Such time limits shall then be extended for arbitration by 10 days and the duration of the mediation process.

Alternative #2:
If a dispute arises out of or relates to this contract, or the breach thereof, and if the said dispute cannot be settled through direct discussion, the parties agree to first endeavor to settle the dispute in an amicable manner by mediation through an impartial mediator or a judicial forum.

Mediation seems to offer the construction industry and all elements of the commercial sector some optimism in the field of dispute settlement. Having litigated and arbitrated for the past sixteen years, I encourage you to attempt mediation either prior to the initiation of litigation or arbitration or prior to adjudication if you are presently involved in litigation or arbitration. It's time we all get smart and at least attempted to use a dispute resolution process which can save time, money and, most importantly, the business relationships of the parties involved.

The author is a principal in the Tallahassee law firm of Huey, Gilliday, Kuoerske & Tucker.
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A coastal cottage in the city

The Morris Residence
Jacksonville, Florida

Architect: KBJ Architects, Inc.
Principal Designer: William Morris, AIA
Engineer: Van Wagener & Beavers, Inc.
Landscape Architect: Hilton T. Meadows, ASLA
Contractor: Thorin Kinball

In the design of his own home, Jacksonville architect William Morris chose to reference the vernacular architecture of the Southern coastal region. The gabled porch, double galleries and the materials used in this three-story residence recall an historic response to climate, prevailing breezes and the sun.

The modest 2,400 square foot house is sited on a small corner lot in an old established neighborhood of large residences. The main entrance faces the major street in the area, with the motor entrance relegated to the rear of the narrow lot. It is interesting to note that nine of the houses on this boulevard have used shades of pink and peach, similar to the color of the Morris house, as an exterior color.

Designed for a family of five, the Morris house was arranged in a typical “raised cottage” configuration. Entry is made directly into the second level, which is zoned as a public space. It is here that the principal living functions are located. The separation of the large master suite from the children’s rooms, both zoned as private spaces, is a vertical interpretation of the standard “H” plan.

Throughout the house, an interrelationship between the indoors and outdoors was achieved by the creation of a series of fluid spaces. Every major interior space has access to a balcony.
The lower level is the province of three young children. Security and privacy from the street has been maintained by the use of walled courtyards as play areas. The use of current technology in the form of an intercom/monitoring and security system enhances the historic vertical configuration of this three-child residence.

The slender footprint of this house allowed all twelve of the existing pines to be incorporated into the design. Four of five existing sago palms were also saved by relocating them.

Lesley Roberts

The author is a writer living in Jacksonville.
A Curving Colonnade Connection

Island Center
Tampa, Florida

Design Architect: Morris Architects
Production Architect: Chapman Coyle Chapman & Associates
Consulting Engineers:
 MEP – Brady & Anglin Consulting Engineers, Civil – Post, Buckley, Schuh & Jernigan, Inc.
 Geotechnical – Soil and Material Engineers, Inc.
 Landscape Architect:
The SWA Group
 Interior Design: Interspace Inc.
 General Contractor: Holier Construction Co.
 Owner: Island Center Associates, Ltd., a joint venture of Albritton Development Company and Noro Realty Advisors, Inc.

With an entrance portal approximating a triumphal arch, the 12-story Island Center rises from the edge of Tampa Bay as an interesting example of “hybrid classicism.” The 390,738-square-foot building mirrors the configuration of the 2.6-acre site it occupies while providing views from every level of the surrounding mangrove wetlands and the bay. Although the office building is basically rectangular, a quarter circle was “carved” from its northwest corner, thereby creating a great concave arcade which sweeps around and connects the office tower with the parking garage. It is this bit of classical detailing, which has been used to connect buildings in this country since Jefferson attached the main house at Monticello to its dependen-

The brise-soleil, right, and a detail of the granite entranceway on the northeast facade, right top. Right bottom, exterior of Ray Room with steps to a series of decks. Photos by George Cott.
cles via a curving arcade, that gives the building its greatest interest and lifts it out of the realm of the ordinary. The use of the abstracted brise-soleil, or sunscreen, which is clad in polished verde fiorito granite, creates interest at the building's entrance and draws the eye down from the bands of precast and reflective glass which are far more typical of this type of building.

Although there is executive parking for 56 cars directly beneath the tower, there is a 704-car, eight-and-a-half level parking garage on the west side of the site. Aside from creating a visual entrance from Rocky Point Road, the garage works with the main building to embrace a circular motor court which nestles in the curve of the entry portal. Due to the importance of preserving as much of the site's lush vegetation as possible, the motor court was designed above grade which creates another interesting visual effect, particularly at night when the underground parking is lit.

The lobby level of the office tower is fifteen feet above grade, a response to the client's desire to provide optimal views and the need to preserve the botanical integrity of the site. During planning, the client was specific that the building must provide water views from all floors with only the elevator excluded. At the entry, the glass lobby doors provide the first glimpse of the view of the bay which lies beyond. Just past the entry are a series of octagonal spaces, the first of which is the two-story lobby which is overlooked by a brass-rail balcony. The lobby floor is polished white sierra and verde fiorito granite. The octagonal design is repeated in the elevator lobby where African mahogany panels trimmed in brass cover the walls. The ceil-

Opposite page, site plan and lobby floor plan courtesy of Morris Architects. This page, top, northeast front showing rounded walkway to parking garage. Below, northeast facade from across the bay. Photos by George Cott.
iag is also brass and the elevator doors are polished stainless steel. The five tenant elevators, which serve the first ten floors, are paneled in rich saddle leather edged in brass. A separate executive elevator serves the 11th and 12th floor penthouse suite.

Just beyond the elevator lobby is the aptly-named Bay Room which provides an expansive panorama of Tampa Bay through a 40-foot-wide window wall. Taking advantage of the spectacular site, tenants can move from the Bay Room to a series of stairstepped decks complete with tiled fountain and dramatic landscaping. Overhead there are three staggered balconies facing south and a single balcony facing north and east across the bay. Through the use of stai step setbacks, landscaped terraces are created on levels two, three, four and twelve.

Diane D. Greer
A sculpted house hides from the street

Casa Los Andes
Lima, Peru

Architect: Arquitectonica
International Corporation
Principals-in-Charge: Bernardo
Fort-Brescia, AIA and
Martin J. Wander, AIA
Project Architect: Martin J.
Wander, AIA
Production Architect: Enrique
Chuy Cuya

From a quiet street in Lima, Peru, a mysterious and sculptural form rises above the white stucco wall. To the passerby, what’s inside is a mystery. Inside, hidden from the street, two intersecting walls create a framework for a young family’s house. The two walls divide the house into four quadrants, each with its own function, form and orientation. The true organization of the house, however, does not reveal itself until the compound is entered.

The house was placed on an angle on the narrow lot, thus affording views from the interior to the far corners of the site. The first quadrant, the sculptural form seen from outside, is the two-story entry foyer which features a free-form mahogany stair, slate floor and glass blocks set into peach-colored walls. The entry is capped by an elliptical skylight which captures light from above and balances the diffused light entering the house through the glass blocks.

The living room is the second quadrant. It is a segment of an ellipse and features floor-to-ceiling glass at its perimeter, interrupted only by the bright red mass of the fireplace. The shape of the room takes advantage of the most expansive view of the property.

The house is owned by a married couple with young children. A special need for privacy is accommodated in the third quadrant, which contains the family’s sleeping quarters upstairs as well as a dining room and library downstairs. The husband required a quiet library where he could work undisturbed by his children, so an exterior breezeway was created to separate his library from the rest of the house. The library is also accessible through a cantilevered yellow stair which connects with the master suite above.

The final quadrant of the house contains the kitchen and servant’s quarters downstairs and the guest rooms above.

The last two quadrants are the most functional part of the house and they are organized in a rectangle. In elevation, a band of windows on this rectangle is punctuated by specialty windows which provides an interesting pattern of fenestration.

Always present, inside and out, are the two intersecting walls. They have special sculptural cutouts which emphasize their thinness and linear qualities, play with the light and shadow and frame special views. The walls are the structural element which allows the house to be simple, yet unusual...dividing its functions while tying them all together.

Esther Perez

The author is an architecture writer living in Miami.

This page, top, a white stucco wall ensures privacy for the Casa Los Andes. Above, end wall showing projecting stair tower. Opposite page, top left and right, wall openings of various shapes and sizes emit light. Below plan courtesy of the architect. All photos by Tim Hurley.
Where parking is a pleasure

Mount Sinai Medical Center Parking Pavilion
Miami Beach, Florida

Architect: Frankel & Associates
Principal-in-Charge: Marcus A. Frankel, AIA
Project Manager: Laurence F. White
Project Architect: Michael Agnoli, AIA
Engineer: A. Epstein & Sons, Inc.
Contractor: Arkin Construction Co.
Security Consultant/Interiors: Charles Levine, IDG
Color Consultant/Interiors and Exteriors: Roz Kokens
Owner: Mount Sinai Medical Center

Parking facilities, prosaic at best, are seldom inspiring. Rather than uplift any urban essence, these structures generally elevate little more than our automobiles... floor-by-functional-floor.

To prevent this from happening on a triangular site lying beside a well-traveled thoroughfare in Miami Beach, the Mount Sinai Medical Center commissioned Frankel & Associates to design its proposed, and indisputably essential, parking pavilion.

Historically, hospital visitors parked in remote lots occupying valuable bayside realty. More and more, this peripheral acreage had been yielded for additions to the flourishing medical complex. Unsheltered, sun-baked asphalt was the sole alternative for attending physicians, staff personnel and outpatient visitors, with safety yet another particularly vital concern.

For years, Mount Sinai's overloaded security force operated out of a crowded trailer. From the outset, it was determined

Above, overall view of north elevation. Elevator tower on left, and back parking decks on right, reducing impact of the main thoroughfare. Right, view of west facade with 4-level pedestrian entrance in foreground, and far right, partial view of southeast corner showing terracing. Photos by Robert Wasserman.
that any new parking structure must be adequately safeguarded, perhaps even accommodating the Central Security Facility for the entire medical complex.

Such a comprehensive program was a challenge, given the physical constraints of the site. While the architect's calculations indicated six floors were necessary to suitably accommodate 600 autos, the residential character of the surrounding neighborhood mandated a low profile. Integration of the proposed parking pavilion with the adjacent medical campus buildings was essential.

The parking structure was also to compose a new entry for the Medical Center, which would eventually include a proposed Medical Staff Office Building/Diagnostic Clinic also being designed by Frankel & Associates.

Frankel's innovative solution to the client imperatives was to step back each ascending tier, creating a terraced east facade along a major thoroughfare. This effectively reduced the apparent building scale from the perspective of the neighborhood and the public right-of-way. The sawtoothed building plan, while promoting parking circulation, appropriately conforms to the triangularity of the site.

Louvered screen walls face on the north and west and relate these elevations to surrounding hospital buildings both in scale and proportion. Cantilevered linear planters evoke a less utilitarian appearance, employed as they are to help integrate the parking pavilion into the existing landscape.

Precast prestressed concrete joist and soffit-beam elements constitute virtually all structural floor framing, with joist spans ranging from 42 to 60 feet across double-loaded parking bays. This structural system provides an almost column-free parking area. Overall erection time was estimated to have been halved by using precast structural elements as compared with conventional poured-in-place methods.

On the ground floor is a four-story pedestrian plaza with stairways and elevator stops, parking for physicians and centralized security offices. The atrium, which occupies the concave space adjacent to all vehicular ramps, provides landscaped views from the security offices.

Since security is a major concern in any parking facility, many provisions were made to assure the safety of the building's users. Closed-circuit TV monitors oversee the entire facility which is manned round-the-clock by a 90-officer security force and unusual sounds are enough to trigger an immediate audio and visual surveillance of the disturbed area.

Far too often, a garage receives a perfunctory form-follows-function treatment. At Mount Sinai, however, a graceful structure has proved to be well-tailored to its function, its environment and its site.

Al Aschuler

The author is Managing Editor of Design South.
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Opa-locka City Hall
Opa-locka, Florida

Architect: Bellinsson Architects
Design Principal: Les Bellinsson, AIA
Development Consultant for Preservation: Michael Maxwell Associates
Structural Engineer: Maurice Gray and Associates, Inc.
Owner: City of Opa-locka

In 1926, at the height of Florida’s real estate boom, aviation pioneer Glenn Curtiss developed his third land deal—a subdivision in Miami which he designed with the help of architect Bernhardt Muller and planner Clinton McKenzie. Based on the tenants of the Garden City movement, Curtiss selected an “Arabian Nights” theme for his new community. What followed was the construction of nearly 100 Moorish Revival structures with a particularly whimsical City Hall as the focus. The City Hall has recently been restored by Bellinsson Architects with the City of Opa-locka as client.

The 6,784 square foot City Hall is a building which is entered through a two-story gatehouse located across a forecourt from the main structure. The gatehouse remains substantially unaltered and has an arched entranceway located between a square tower on the west and a smaller domed tower on the east.

Pavilions, onion domes and spires abound within the complex and the three-story main building is ringed by minarets. Exterior stucco is interrupted in patches to expose decorative “distressed” brickwork. The main facade of the City Hall has rusticated stucco broken by horseshoe arches with painted radiating vousoirs and a tiled portal leading into the building’s wings or the courtyard beyond. There are seven bays of windows set into pointed and semicircular arches and a wooden bridge with Chinese Chippendale railings spans the distance from the main building to the second floor wings. The crenellated roofline meanders through a field of onion domes, slender spires and conical domes which rise from all parts of the complex.

The restoration program called for total rehabilitation of the building. Through extensive research of the original drawings and early photographs, the exterior of City Hall and all public spaces were restored to their original appearance. The interior was adapted for administrative use, but it retains its original flavor. In the main ground floor chamber where the city commission meets, polychromed frescoes and stencilled beams were restored to original splendor.

Site improvements were kept to a minimum. Since the original setting for the building was a barren landscape, a la desert, no new plants were added. The City did add a landscaped median to Sharazad Boulevard with new street lamps to match the 1926 originals.

Maggie McPherson

Photography by Patricia Fisher.
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Derek Vander Ploeg, President, Vander Ploeg and Associates, Inc., Boca Raton, Florida
Architect: Arbern Financial Center, a Skitz Brothers building

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1988 FA/AIA Unbuilt Design Awards

A song for the unsung

Bringing attention to the design process is the goal of the annual FA/AIA Unbuilt Design Awards Program. The program is open to projects of all sizes and classifications that have been designed by members of the Florida Association of the American Institute of Architects, but have not yet been built. All entries, however, must have been commissioned for compensation on behalf of a client.

This year, 132 projects were submitted and every conceivable building type was represented including a kennel, a mausoleum, a circus, two fire stations, three marinas, three museums and the usual variety of residences, public buildings and institutional facilities.

Harwell Hamilton Harris, FAIA, was Chairman of the Jury and serving with him were Charles Reed, Jr. and Mark Hampton, FAIA. Harwell Harris has been practicing architecture for 55 years and his work has been exhibited and published internationally. His long career began as a sculptor and includes working with Richard Neutra, practicing architecture in Texas, California and North Carolina and teaching architecture at the University of Texas and North Carolina State University. Harris is perhaps best known for his contributions to the development of the California House and his work has twice been included in the Museum of Modern Art's selection of the most significant buildings of the preceding decade.

Charles Reed, Jr. is a graduate of the University of Miami's School of Architecture. For six years he worked in the Miami office of Igor Polevitzky before opening his own South Florida practice. Reed is now in North Carolina serving as Senior School Planning Architect for the State of North Carolina.

Mark Hampton, FAIA, was the 1987 recipient of the FA/AIA Award of Honor for Design. This award is given by the state association in recognition of excellence in architectural design over a sustained period of time. After receiving his degree in architecture from Georgia Tech, Hampton studied architecture in France before going to work for the firm of Twitchell & Rudolph in Sarasota, Florida.

Along with architect Paul Rudolph, Hampton and a small group of now prominent architects are credited with founding what has come to be known as the Sarasota School of Architecture. Hampton opened his own office in Coconut Grove in 1974.

"Robby's Big Top"
Orlando, Florida

Helman Hurley Charvat Peacock/ Architects, Inc.
Francis A. Lizardo — Project Designer
Orlando, Florida

Jury: "A unique type of building which has been executed in a playful manner. It suggests a high tech circus tent."
Princess Hotel
Emerald Coast, Florida

Reynolds, Smith and Hills
Architects, Engineers and
Planners, Inc.
Jacksonville, Florida

Jury: “This is a most ingenious plan for a hotel. The lobby is very expressive of recreational pleasures. The building suggests holiday fun.”

Villa Am Meer
Florida West Coast Barrier Island

Rowe Holmes Hammer Russell
Architects, Inc.
H. Dean Rowe, FAIA —
Principal-in-Charge
Richard T. Reep, AIA —
Project Manager
Tampa, Florida

Jury: “Luxury is evident in every aspect of this project. A great sense of security and privacy is maintained despite the high density. Circulation throughout the community has been well considered.”

Emergency Services Building
Venice, Florida

Johnson Peterson Holliday
Architects, Inc.
J. Michael Holliday, AIA and
W. Kent Johnson —
Design Team
Sarasota, Florida office
Art Gallery, Studio and Guest Apartment for P. Buckley Moss
St. Petersburg, Florida

Harvard, Jolly, Marceau and Associates, Architects. F.A., AIA
Jonathan K. Topple, AIA — Project Manager
Mark Slazinski, AIA — Associate Manager
St. Petersburg, Florida

Jury: "The architect obviously had a strong feeling for the owner’s needs. The program was carried out well to produce a building of great interest."

Latin Quarter Specialty Center
Miami, Florida

Willie A. Bermello, AIA
Bermello, Kurke & Vera, Inc.
Coral Gables, Florida

Jury: "This is an appropriate architectural expression for the Cuban Quarter’s main plaza and marketplace. When people enter this space, it will come alive and the street will be important again as it once was."

Chamber of Commerce Building
Winter Haven, Florida

Gene Lee, Architect
Winter Haven, Florida

Jury: "This building projects a strong presence on the site and the design expresses the function very well."
Jury: “This project offers an intriguing solution for a low-density office structure. This is a well organized corporate building with a lot of style.”

Renovation and addition to
Seven Star Retail Shop
Tallahassee, Florida

Mark Griesbach Architect
Tallahassee, Florida

Jury: This is a good example of a standard roadside convenience store that has been made important through the application of current architectural style.”

Prototype Branch Bank
Various Central Florida locations

Rowe Holmes Hammer Russell
Architects, Inc.
Tampa, Florida

Jury: “This building was done with style so as not to look like a vault. The gables draw attention to the entrance and the rectilinear walls leave the building strongly centered. A very simple expression of purpose.”
Flagler Hospital
St. Augustine, Florida
Hansen Lind Meyer, Inc.
Orlando, Florida
Jury: "Old, but familiar, Mediterranean design elements were successfully resurrected to form a complex hospital plan."

Peshek Residence
Orlando, Florida
Maurilio J. Maso, AIA
Orlando, Florida
Jury: "This simple and articulate design is an elegant answer to a pressing architectural problem for the owner."

The Residences
Surfside, Florida
Spillis Candelas & Partners
Coral Gables, Florida
Jury: "This revival of a 20's style architecture indicates the future direction of beach design."
Lew Apartments
Miami, Florida

Baldwin Sackman & Associates
Alfredo Post —
Project Architect
Coconut Grove, Florida

Jury: "Great achievement in the
design of a modest apartment
building that provides the
covered parking so badly
needed in urban areas. To get
all this on so tiny a site is
exemplary."

Gullhouse II
South Brevard County, Florida

Ray D. Crites, FAIA
Tallahassee, Florida

Jury: "Wonderful pedestrains circulation in this unique building form.
The building provides a good sense of privacy."

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