Lifetile is your best opportunity to select the right roofing tile.

That special tile that becomes an integral part of your work...the one that helps people realize your project is simply the best.

And our complete spectrum of colors and styles should convince you that Lifetile will remain your first and only choice.

Your designs and Lifetile roofs. A logical conclusion.

Whether commercial or residential, we know what you want. Because we listen to what you say.

LIFETILE
Fire-Safe roofing with the Concrete Advantage

Rialto, California  Stockton, California  Casa Grande, Arizona  Katy, Texas  San Antonio, Texas  Lake Wales, Florida
(714) 822-4407  (209) 983-1600  602-836-8100  (713) 371-2634  (512) 626-2771  (813) 676-9405

Member of National Tile Roofing Manufacturers Association, Inc.
Baldwin Design
This is a very small sample of the extensive variety of architecturally-correct styles you can choose from at Farrey's. Select colonial, classic or contemporary designs in a wide variety of models. You can create the exact customized touch you want for every door in your home.

Baldwin Quality
Hot forged components make the difference. You get more solid, and more detailed brass that is free from imperfections. It is carefully polished and then protected with a baked-on clear enamel life-time finish.

Operating parts are also forged from brass and feature extra-long-throw dead bolts with hardened steel, saw-proof inserts. You get the confidence of strength and durability...plus beauty.

Farrey's Service
Bring in your plans. Meet with one of our hardware consultants. They'll match the correct hardware model with the requirements of your various doors. You'll save hours of time.

And, because of our huge inventory, you could take all the sets with you...or have them delivered the next day.

Our consultants are available Monday-Friday, 8 am to 5 pm.
Perhaps It Could Have Been Built In A Day...
Let Southern Prestressed Provide Your Classics With Solutions Of Beauty, Strength And Durability On A “Fast-Track” Basis

The products of Southern Prestressed’s ten Southeastern plants work as hard as your imagination; finished structures can set new standards for both design and function.

New product development reflects current thinking, research and testing from our sources worldwide. Plus, our plants produce building elements from the most extensive product line in the region:

- Hollowcore Slabs
- Double-Tees
- Columns and Beams
- Pilings
- Deck Slabs
- Bridge Girders

- Railroad Beams
- Stadium Slabs
- Transmission Poles
- Architectural Concrete
- Prison Modules

St. Petersburg Times Offices
St. Petersburg, FL
Freedom of expression is enjoyed because of design flexibility for exterior cladding, finishes and textures are limited only by imagination and are often used with structural framing systems... precast columns, beams, double-tees and hollowcore.

N.Y. Mets Training Facility
Long spans, heavy loads and exposure to all types of weather are problems for which precast prestressed concrete is the ideal stadium solution.

Port St. Lucie, FL
Southern Prestressed’s depth and breadth of experience, both internationally and in the Southeastern United States, affords your project engineering support from beginning to end. Our commitment to service assures that our engineers, production personnel and delivery/erection crews handle projects correctly and with timeliness.

With a systems approach, we blend both structural and architectural grade products. Plus, with our unmatched production capacity, your project is completed on a “fast-track” basis. Our ten strategically located plants ensure speedy delivery and installation directly from the truck... day or night.

We invite you to contact our corporate office to receive additional information on achieving both structural and functional objectives, aesthetically, rapidly and cost-effectively.

Southern Prestressed, Inc.
P.O. Box 5539
Tampa, FL 33675
(813) 623-6305
(FAX) 623-6406

A Division of Lohja, Inc.

Strength for Building Classics

St. Joseph’s Hospital Parking Garage
St. Joseph’s Hospital Parking Garage is an award-winning example of the marriage of design and function. Strength, durability and low maintenance needs, combined with rapid construction create a functional, cost-effective structure.

Live Oak Apartments
Tampa, FL
From our Perma-Span hollowcore slabs are constructed apartments, condominiums, hotels, motels, dormitories and nursing homes. No other construction material offers speed of construction, fire resistance and sound control, like hollowcore slabs.

State Road 580
Safety Harbor, FL
From short span rural bridges to long, flowing spans, prestressed bridges have gained worldwide acceptance because of proven economics and sound engineering.

St. Joseph’s Hospital Parking Garage
Tampa, FL

Strength for Building Classics

Circle 20 on Reader Inquiry Card
VE' LUX
ventilation - light

VE: short for ventilation – LUX: Latin for light

That's what VELUX® roof windows and skylights are all about.

With VELUX, an exciting new world of architecture unfolds bringing natural light and fresh air to even the most remote corners of the home or business.

The aesthetic lines of VELUX roof windows and skylights keep a low profile in the roof giving a crystal clear view to the outside world. With VELUX double glazing, insulation and energy efficiency becomes a reality. And our beautifully crafted wood frames will be a complement to any interior.

VELUX invites you to mail the coupon for fresh ideas to brighten your next project.

Mail this coupon. We'll send you our FREE full-color brochure featuring all VELUX roof windows, skylights, and accessories along with a price list. This coupon answered within 24 hours.

VELUXAMERICA INC. VELUX CANADA INC.
P.O. Box 5208 16617 Hyman Blvd.
Greenwood, SC 29648 Kirkland, Q.C., Canada H9H 3J4

Name
Firm
Address
City/State/Zip

Circle 34 on Reader Inquiry Card
CONTENTS

Features

A Strong Volume Spinning Through Space 14
On an island near Sarasota, Carl Abbott has created a
hierarchy of spaces with breathtaking views.
Diane D. Greer

New Life For A Symbol of Freedom 16
Architect Richard Heisenbottle's restoration of Miami's
Freedom Tower insures the survival of this important landmark.
Esther L. Perez

Architecture For The Good Life 20
Sandy & Babcock's Mediterranean Village on Williams Island
is a Mediterranean Revival luxury resort which beckons
a bygone era.
Heather Koenig

Shaping Both Site and Structure 22
The Credit Union at McDill Air Force Base was designed by
KBI Architects to enhance a desolate site.
Leslie Roberts/Diane D. Greer

Site Preservation As A Design Imperative 26
The Architect's Studio has nestled 27 condominium buildings
into an environmentally sensitive landscape.
Diane D. Greer

Departments

Editorial 7
News 9
Legal Notes 13
Chapter Awards 31
A faculty member in the School of Architecture at Florida A & M University recently handed me a chart, which at first glance appeared so confusing that I almost handed it back. Closer scrutiny of the maze of arrows, dotted and parallel lines, however, indicated that the chart was the result of someone’s research into the personal and professional relationships between architects from 1850 to the present. The chart begins with Thomas Jefferson and works its way downward in lots of short spiky branches on a giant architectural tree that ends with our contemporaries Tigerman, Graves and Gwathmey. What goes on in between is very interesting.

The intent of the chart is to establish graphically the relationship, as either employer, mentor or partner, between the leading architects of the eighteenth, nineteenth and twentieth centuries. In reality, an intriguingly straight line runs down the side of the page shooting an arrow (which denotes employer or mentor) from Jefferson to Alan Greenberg. The arrow passes right through the likes of Larrobe, Hunt, Furness, Sullivan and Wright. And you thought Classicism was dead. Not according to this chart.

Other than Jefferson, who influenced the style of virtually every architect who came after him, it is interesting to count the “mentor” arrows and see who had the most influence on his peers. Many arrows project from Richard Morris Hunt. Not surprising since he was the first American graduate of the Ecole des Beaux-Arts in Paris. The roofs Hunt designed when he returned to the U.S. were varied and based on French prototypes, but the tall mansards also accommodated the mechanical equipment of the time and eventually found their way onto such highrises as the 1857 New York Tribune Building. Van Brunt, Peabody and Stearns, Frank Furness, and ultimately Louis Sullivan, all took their cues from Hunt’s training in the Ecole.

Another mentor whose influence is marked by arrows shooting in every direction is Louis Kahn. According to this chart, Kahn influenced everyone he came in contact with, most notably Venturi. Only the cluster surrounding Gropius, and beneath him, Breuer, is as dense, or as interesting. The groups are on opposite sides of the page and they look like tight little enclaves of classicism on the left and the International Style on the right.

Who’s in the middle, fighting the good fight for balance in all things? Bernardaybeck who was not as Wrightian as Wright, Eero Saarinen who felt that the architecture of the Bauhaus as understood in this country lacked drama and Kevin Roche and John Dinkeloo whose work has been described as looking like “a glistening white Beaux Arts palace with two equal wings flanking a central rotunda.” If that description of the General Foods Headquarters doesn’t place their work somewhere in the middle of the design spectrum, I don’t know what does. And, of course, it leads us right back to where we started. With Mr. Jefferson, the ultimate advocate of order, beauty and purpose. DG
We're proud to have been involved in the restoration of Freedom Tower.

The Western Group has specialized in the exterior restoration and renovation of buildings throughout the United States for 75 years.

Work on this project included:
• Exterior brick and stone repair
• Exterior caulking and waterproof coating
• Exterior casting and installation of ornamental stone pieces

Other services include:
• Structural concrete repair and coating
• Below grade and deck waterproofing

For more information please call:

WESTERN
WATERPROOFING OF AMERICA
A member company of The Western Group.

South Florida—(305) 974-4677
North Florida—(407) 647-4175
Outside Florida—1-800-325-2801

Circle 9 on Reader Inquiry Card
Computer Program Minimizes House Fire Risk

When it comes to fires, computer programs can be especially helpful in pinpointing the origins of a blaze. After the 1980 MGM Grand Hotel fire in Las Vegas, investigators used a fire modeling program to identify the conditions that contributed to the deaths of 84 people.

Now government researchers say they have a program that will prevent fires before they start, particularly in the home.

The Center for Fire Research (CFR) at the National Institute of Standards and Technology says “Hazard I” will revolutionize the way buildings are designed and engineered for fire safety. Using a standard personal computer and Hazard I software, an architect can judge how a house and its occupants will fare in a fire.

First the architect creates a floor plan, entering into the computer physical dimensions for rooms, doors, windows and other building characteristics. An on-screen fire is triggered, and Hazard I quickly calculates, and visually portrays, the fire’s impact, the course of the blaze, how quickly it spreads, smoke and gas levels, and rising temperatures that are indicated by changes in color.

Because Hazard I can instantly determine the effect of removing a window or changing construction material, the architect can use information provided by the simulation to revise the design. The program even calculates how long it would take occupants to escape the blaze, and predicts the possibility of injury or death based on age and gender.

With more sophisticated computer technology on the horizon, researchers will expand the program’s calculating abilities to larger commercial buildings. In the meantime, CFR is looking at a three-dimensional display system that will provide greater realism in the quest for fire safety.

New Technology Allows Architects To See Unbuilt Spaces

Even the name sounds bizarre—virtual reality.

Compared to the physical reality perceived by our senses, virtual reality is perception created by computer. Now in its early stages, scientists speculate it may one day change the way medical students are taught surgical procedures; enhance our understanding of the interaction between molecules; and profoundly influence the way architects design buildings.

For architects, virtual reality means direct interaction between design and designer. Some architects now use computer technology to take clients on a walking tour through a realistic, three-dimensional image of a building design. Seated in front of a computer screen, they “walk” from room to room, studying the effects of window placement and assessing the desirability of room locations.

The virtual building can also be placed in the midst of a virtual landscape, giving the client a curbside view of the finished product.

In the future, architects will slip on a computerized glove that allows them to “reach” into the on-screen image to reposition doors, windows and walls.

VPL Research in California manufactures the DataGlove, the DataSuit (a full-body extension of the DataGlove capability) and virtual reality goggles known as EyePhones. The goggles immerse the user in virtual reality by replacing visual input with tiny screens that display images in color and 3-D. The image for each eye is controlled by a separate computer, which tracks head movement and makes appropriate adjustments to the highly realistic image.

While virtual reality technology offers boundless potential, it is also expensive. A VPL package retails for about $130,000 for a single user. It may be some time before users can don EyePhones and DataSuits and walk into their favorite arcade game.

UBC Earthquake Provisions Seminar in Orlando

The International Conference of Building Officials (ICBO) is offering a one-day seminar focusing on the new 1988 Uniform Building Code earthquake provisions. The 1988 UBC contains the most significant changes to the seismic design provisions since the 1971 San Fernando earthquake influenced the 1973 UBC. The new earthquake regulations reflect the latest state of the U.S. seismic design practice patterned after the document “Tentative Provisions for the Development of Seismic Regulations for Buildings,” developed by the Applied Technology Council (ATC).

The one-day seminar will provide an overview and perspective on the new and revised earthquake regulations, including discussion of some of the ramifications of the changes on building design and construction in areas of seismic risk. The discussed changes will be presented in conjunction with an illustrated guide to be given to seminar participants. The program is a “must” for engineers, architects and structural review planners.

The seminar will be given in Orlando on March 23, 1990.

To register, please contact the ICBO Education Department at (213) 699-5041.
UM Architecture Complex Officially Underway

The groundbreaking ceremony to celebrate the construction of the Ziff Tower, the first building in the University of Miami's new School of Architecture complex, was held in December. The complex will be the first American project designed by internationally-known architect Aldo Rossi. Rossi is perhaps best known for his Il Testa del Mondo (The Theatre of the World) built for the 1979 Biennale in Venice. He is also an important architectural theorist and his published works include The Architecture of the City and Scientific Autobiography.

Rossi is familiar with the University of Miami campus and the University's plans for the future. He served as a juror in UM's 1986 Campus Master Plan Competition. Rossi was commissioned to develop schematic designs for a complex of buildings for the School of Architecture which will provide significant public spaces, including an auditorium, exhibition space and a reference library.

The Ziff Tower will contain three very special rooms. Each is a fundamental Platonic shape: cube, sphere and cone. No other building in the world contains rooms of all three shapes.

The first floor of the tower will be open and serve as a gateway to the school. The second floor cube-shaped room will contain an 80-seat auditorium with a mezzanine gallery, and the third floor sphere-shaped room will have a hemisphere ceiling and stepped seating in the round on the floor. The cone-shaped room at the top of the tower will penetrate the roof with a cone of glass.

Is A Mile-High Building On The Horizon?

Frank Lloyd Wright believed that someone would eventually build a mile-high skyscraper - so much so, in fact, that in 1956 he unveiled his own design for a 528-story, mile-high building for Chicago.

It was a revolutionary concept for its time, but 30 years later, Wright's vision seems more fact than science fiction. Leslie Robertson, a New York engineer who has collaborated with architects on three of the world's five tallest buildings, says that current technology makes the concept entirely possible. If there are any technical issues involved, Robertson believes they revolve around terribly uninteresting things like plumbing.

Chicago's 110-story Sears Tower, designed by SOM, has held the title of "world's tallest building" since 1974. First and second runners-up are New York City's World Trade Center Towers (also 110 stories) and the Empire State Building at 102 stories. Chicago is currently considering approval of a 125-story office tower designed by Cesar Pelli & Associates. If approved, it would overshadow Sears by 460 feet, soaring to a height roughly equivalent to five football fields stacked end zone to end zone.

The greatest concerns facing architects and engineers in designing such buildings are accounting for wind and seismic conditions and the type of foundation upon which the building is to be located. Different compositions of stone and soil require different structural systems. To contend with the high winds loads that affect I.M. Pei's Bank of China in Hong Kong, Robertson designed a 1209-foot megastructure that distributes gravity and the wind load to the four corners of the building.
giving it the stability to endure high winds and ground movement.

Some of the present or near-future technologies that may shape the future include super-strength concrete; robots that can carry out hazardous or routine maintenance and construction; computerized planning and design systems that immediately alert the structural engineer of changes by the architect; and elevators that “count” to make sure the number of passengers does not exceed the number of floors requested. *AIA News Service*

---

**The Perfect Way to Pave**

**Appian-Stone® - Old-World Style**

Appian-Stone® Concrete Pavers add rustic Old-World style and maintenance-free durability to residential drives and walkways, as well as commercial piazzas and courtyards. The rectangular and square shapes of Appian-Stone® offer designers a wide variety of pattern designs and combinations to enhance an array of paving projects.

Appian-Stone® is just one of many designs available from Paver Systems, the leading manufacturer of concrete pavers in Florida.

**Manufacturers of**

UNI © PAVING STONES

**Commercial • Industrial • Residential**

**Paver Systems**

7167 INTERPACE RD., W. PALM BEACH, FL 33407 • (407) 844-5202
39 WEST LANDSTREET ROAD, ORLANDO, FL 32824 • (407) 859-9117

Circle 11 on Reader Inquiry Card
Express your imagination with

GLASS BLOCKS

OVER 60 DESIGNS • SIZES • COLORS

HIGH SECURITY • THERMAL INSULATION • SOUND INSULATION • LIGHT TRANSMISSION

GLASS MASONRY INC.

P.O. Box 8325 / Pembroke Pines, FL 33024 / (305) 962-6884
FLORIDA: 800-940-4527 / NATIONAL: 800-456-7093
Florida's New Design/Build Law for Local Governments
By J. Michael Huey, Esq. and C. Scott Dudley

During the 1989 Legislative Session, Senate Bill 1068 was filed for consideration by Senator Howard Forman (D-Hollywood). This bill attempted to clarify the provisions of the Consultants' Competitive Negotiation Act (Sec. 287.055, F.S.) as it relates to the use of design-build contracts by state agencies, school boards, and city and county governmental entities. Throughout the course of the Session, Senator Forman worked with the Florida Engineering Society, the Florida League of Cities, the Florida Association of Counties, and the Florida Association of the American Institute of Architects to resolve many questions raised by his bill. Ultimately, these parties developed a statutory process that allows cities, counties and school boards to accept design-build proposals, while maintaining the integrity of a qualifications-based selection process for professional design services.

The new design-build law (Chapter 89-159, Laws of Florida) does not alter the provisions of the CCNA as it relates to the acquisition of professional landscape architectural, land surveying, engineering, and architectural services by state agencies but does direct state agencies to adopt rules for the awarding of design-build contracts. Municipalities, political subdivisions, and school districts must also adopt rules for the awarding of design-build contracts, and these rules must include specific minimum procedures outlined in the bill. These minimum procedures include:

1) Requiring the local government agency seeking design-build proposals to employ a design criteria professional to prepare a design criteria package. A design criteria professional is a firm authorized to practice architecture or landscape architecture (pursuant to Chapter 481, F.S.) or to practice engineering (pursuant to Chapter 471, F.S.) and who is employed by or under contract to an agency for the provision of professional services.

2) Selection of the design criteria professional based on objective criteria identical to those provided for in the CCNA which evaluate the qualifications and competence of the design criteria professional. The design criteria professional selected to prepare the design criteria proposal is not eligible to render services as part of the design-build firm which is awarded the design-build contract.

3) Requiring that the design-build contracts be performed by a single firm which is certified to engage in construction contracting and is certified to practice or offer to practice engineering, architecture, or landscape architecture.

4) Providing for the selection of the design-build firm based on qualifications, availability, technical, and design aspects of the proposal for the project, and the past work of the design-build firm. At least three design-build firms are selected from those responding to the design criteria package proposal using a competitive selection and negotiation process, and then a design-build firm is selected from those three top qualifying firms using price and other weighted factors.

5) Requiring the design criteria professional to review and evaluate the construction of the project to determine compliance with the design criteria package.

6) Authorizing an agency to enter into negotiations with the best qualified design-build firm available at that time in the case of a public emergency. This declaration of an emergency due to a determination of danger to the public health, safety, welfare or other similar reason, allows the agency to circumvent the competitive negotiation process to choose a design-build firm.

Another element of the design-build concept which was passed during the 1989 Session was the enactment of Senate Bill 567 by Senator Toni Jennings (R-Orlando). This law (Chapter 89-162, Laws of Florida) modified the architect, engineer, contractor and landscape architect licensing acts to clarify that these professionals are not "practicing" outside the scope of their practice if they render or offer to render design-build services. However, these professionals must retain the appropriate licensed professional to render those services that are a part of the design-build which require a licensed professional to perform. Whereas Senator Forman's bill (Chapter 89-159, Laws of Florida) requires a separate design-build contract with a city, county or school board, the Jennings' design-build law clarifies that any architect, engineer or contractor may negotiate to offer and actually provide design-build services without creating a separate design-build firm if the design-build contract is not entered into with a city, county or school district.

Michal Huey is a principal in the Tallahassee law firm of Huey, Guild, Kuehster and Tucker. C. Scott Dudley is a Legislative Consultant with Huey, Guild, Kuehster and Tucker.
This bayfront residence was designed for a nationally recognized artist and her husband. The solid roadside entry and the form of the building give the appearance more of a gallery than a residence. The feeling of permanence of the outside walls, however, does not prepare one for the totally contrasting openness of the water side of the house with its view of the bay beyond.

The dominant view lines across the bay determined the form of the plan with its many angles and large expanse of terraces. The house sits on a small lot and is screened by a colonnade of royal palms which separate it from a parking courtyard paved with shells. After passing through wooden doors bearing the owner’s artwork, one enters a clean, simple courtyard containing sculpture.

Entry to the house is on axis to the front door with a view of the lagoon on the same axis. At a 30-degree angle to this axis is a forest preserve and the pool is on axis to the forest angle. The water side of the house is a series of angles which set up view lines so that the eye constantly sweeps back and forth and the angles cause you to read a fractured series of transparent planes. All of these planes are contained within the solid shell of the exterior forms.

The roof planes of the house step backward, creating a continu-
ous flow of space. The bedroom has the lowest ceiling at eight feet. The ceilings then get higher as the hierarchy of space progresses through the dining room, living room and finally to the painting studio with its 14-foot ceiling. Thus the building cascades upward, seeming to spin through space and throw the viewer out into the site. All of the rooms are sized on a grand scale and frequently used for entertaining.

The exterior of the house is stucco blown on concrete block and glass. The strong plan axes create a volume with spaces that fan out and open wide to the magnificent view. Diane D. Greer
New Life For A Symbol of Freedom

The Freedom Tower
Miami, Florida

Architect: R.J. Heisenbottle
Architects, P.A.
Principal-in-Charge: Richard J.
Heisenbottle, AIA
Project Architects: Timothy
Jay Baisdon, William Medelín
(Banquet Facility)
Preservation Consultant:
Charles E. Chase, AIA
Consulting Engineer:
Maurice Gray Associates, Inc.
Mechanical Engineer: Dalla-Rizza
& Associates, Inc.
Landscape Architect: David Scally, ASLA
Interior Design: Tessi Interiors
Owner: Zaimco International
General Contractor: Lear
Construction Management Corp.

As you enter Miami on Biscayne Boulevard, its historic Freedom Tower can be seen in the distance flanked by newer I.M. Pei and SOM-designed skyscrapers. The former Miami News Building is a 17-story Spanish Baroque Revival tower designed by architects Schultz and Weaver. The idea to build the tower was born on the ambitions of James Cox, former governor of Ohio and owner of the Miami News. Caught up in the momentum of Florida’s land boom and spurred by his faith in Miami’s future as a center of commerce, Cox developed the Miami News Building which opened in July, 1925.

Photos of main facade on Biscayne Boulevard and detail of lantern by Dan Forer. Site plan courtesy of R.J. Heisenbottle Architects. Opposite page, “Freedom Hall” banquet facility with restored groin vaults and mural. Photo by Dan Forer.
The architects fashioned the building after the Giralda Bell Tower in Seville, Spain. They designed a rectangular three-story base from which rises a 12-story tower. A two-story setback at level thirteen creates a terrace surrounded by a paneled parapet with four finial-topped pilasters at each corner. At level fifteen, the tower is reduced to an octagonal base from which emerges a two-story belvedere. A ribbed-copper dome and lantern complete the structure.

In 1957, the Miami News moved to larger headquarters and most of the building stood vacant until April, 1962. It was then leased by the General Services Administration and used as a Cuban Refugee Center until the early 1970s. Thus, it earned its new name, Freedom Tower, and came to symbolize the freedom sought by the nearly one-half million refugees fleeing Castro’s rule. From 1974 until restoration began in 1987, the building remained vacant with its future in question.

Today the Freedom Tower is listed on the National Register of Historic Places. With its textured stucco walls drenched in sunlight by day and illuminated at night, the building enjoys a new life as a speculative office building and home of Freedom Hall, a popular 650-seat banquet facility.

Restoration of the Freedom Tower to its original architectural splendor was a massive undertaking. The challenge lay not only in planning the extensive structural repairs, but in meeting current code requirements without changing or compromising the character and historic authenticity of the building.

Restoration involved the granting of a 40-year re-certification of the building’s structure, installing three new sets of stairs, five new...
elevators and repairing or replacing all damaged concrete and deteriorated steel.

A number of startling discoveries were made during the restoration process. One of the first surprises came when a portion of the original tower wall was found completely intact under layers of earlier restoration and repair work. For the first time, the original wood and steel windows became visible and the restoration team discovered paint on richly textured stucco walls that had been long hidden in concealed spaces.

Myriad architectural details which had been removed or destroyed during the building's 54-year history had to be recreated. Aided by original drawings and historic photographs, craftsmen were able to recreate the missing ornament. Above the new four-inch thick oak entry doors, a cast iron transom was replicated from the original. Cherubs again grace the swan's neck pediment and quatrefoil windows replace the square aluminum windows that were installed during an earlier restoration. Once again, 15 eight-foot tall cast stone obelisks are lined up atop the tower's cornice and 44 cast concrete obelisks complete the upper level parapets. In addition, eight finials and numerous cast stone balusters have been restored to the tower. All have been designed to withstand hurricane force winds.

The restoration of the Freedom Tower was completed in the Fall of 1989 and Miami has been given back one of its landmark buildings. The restoration was recognized by the Florida Trust for Historic Preservation for the "Outstanding Restoration of a Non-residential Building" and was given a Merit Award by the Miami Chapter/AIA.

Esther L. Perez
Mediterranean Village represents the second residential phase of a luxury condominium resort located on an island in the midst of Florida’s Intercostal Waterway. The masterplan was developed to successfully integrate the new phase into an already established resort community.

The first phase of the development consisted of condominiums in a Mediterranean-style tower which afforded occupants a view of the Waterway. The second phase of three building complexes, which was completed in May, 1989, focusses inward to a smaller body of water, hence the desire for a smaller-scaled design. The proximity of the new buildings to the residential towers, however, meant that their rooftops were a focal point and the architects had to pay particular attention to making them an attractive feature of the project.

All of the buildings in the complex are located near the world-renowned Williams Island Club. They are sited around the U-shaped bulkhead for the deepwater marina and oriented so that each unit enjoys expansive water views. The single-loaded corridors in each building allow windows on both the front and rear of the structure for good

Architect: Sandy & Babcock Inc.
Architecture Planning & Interior Design
Developer: Williams Island Company
Structural Engineer: Kinsey-Horn
Mechanical-Electrical Engineer: Húsey/Nicolaides
Landscape Architect: Bradshaw, Gill, Foster & Associates
Contractor: Williams Island Associates Ltd.
cross-ventilation. The elevator cores service two units per floor for greater privacy and a sense of individual entries.

The 107 units in Phase II range from two-bedroom, two-bath units of 1,928 square feet to 5,229-square-foot penthouse units with three bedrooms, three-and-a-half baths and a study. The units are set in mid-rise, Mediterranean-style buildings, sited around an ornate pool which serves as a dramatic focal point for the development.

Heather Koenig

The author is a San Francisco writer specializing in architecture.
Shaping Both Site and Structure

Headquarters/MacDill Air Force Base Credit Union
Tampa, Florida

Architect: KBJ Architects Inc.
Project Architect: Will Morris, AIA
Mechanical/Electrical Engineers: VanWagenen & Beavers
Structural Engineer: Smith, Hardaker, Huddleston & Collins
Landscape Architect: Hilton Meadows, ASLA
Contractor: Ron Mollies
Owner: MacDill Air Force Base Credit Union

This 62,000 square foot building occupies a suburban site adjacent to MacDill Air Force Base. Unlike so many of the environmentally sensitive sites which are being developed in Florida today, this site was so desolate that a retention pond was selected as the central natural feature that the building should accommodate. Nearly all of the offices in the two-story building overlook the pond—a view which is enhanced by the use of blue glass.

Once the decision was made to make the retention pond the focus of the design, the task of shaping the building around it proceeded. Construction is steel frame and the precast concrete which was used has a stone-like quality which contrasts with the wide expanses of highly reflective blue glass.

On the interior, 18-foot-wide canopied walkways provide sunshade in the areas where tinted non-reflective glass was used. The owner wanted all of the customer-related services, such as the large banking lobby, real estate offices and travel agency, to be easily linked, yet completely.

Photos show views of the building from across the retention pond from, top, the northwest and below, the southeast. Opposite page, canopied walkway. Photos by Steven Brooke.
separate, from the credit union’s corporate headquarters. To that end, those functions, including operations and executive offices, are located on the second floor.

Aesthetically, the credit union presents an interesting profile as it literally zigzags across the retention pond before darting off in wings which create a 90-degree angle with the building entry. The main entrance is incised into the southwest corner of the L where the canopy motif was repeated to tie entry to corridor. Where the building sections are progressively stepped and set on columns which seem to rise from the water, the building has a light, floating quality. This is in contrast to the weightiness and sense of solidity which the precast concrete imparts to the user. Leslie Roberts and Diane D. Greer

Leslie Roberts is a Jacksonville writer specializing in architecture.
The most carefully engineered doors and windows under the sun—now guaranteed for as long as you own them.

PEACHTREE
INNOVATIVE DOORS AND WINDOWS
Selected for the New American Home '90 and the Family Circle Dream House '90
Distributed by T W Millwork—1-800-628-3667

Warranty details when you buy Peachtree.
Site Preservation As Design Imperative

Old Ponte Vedra Beach
Ponte Vedra Beach, Florida

Architect: Curtis/Meares/
The Architect’s Stadio
Tampa, Florida
Structural Engineer: H.M. Long
& Associates
Mechanical Engineer: O’Neal
Engineering Services
Landscape Architect: R. Glen
Mitchell & Associates
Interiors: Catlin Interiors and
Contempo Limited
Contractor: The Stellar Group
Owner/Developer: Gatelands
Company

On 14 acres of dramatic
sand dunes near Jacksonville, 27 buildings containing 106
residential units are priced from
$189,000 to $328,000. At 7.69
units per acre, the project is both
dense and pricey. It is also
environmentally sensitive.
Without a doubt, the largest
design constraint for the architects
was sensitive placement of the
buildings in the existing landscape
without destroying the dunes.
This was accomplished by
creating a basic structural
configuration which allowed the
location of the units to be shifted
vertically following the slope of
the dunes.

The 4-unit building clusters
were conceptualized with
footprints that are small compared
with total square footage. The
exterior fabric is cedar, laid in
horizontal bands of lapped siding.
Extensive decking and copper
roofs add to the project’s vernacular
look.

Since the basic structure of the
buildings is a four-plex of two
over-two, this allows the units to
slide from and rear or up and
down along the center party line.
This feature was critical to fitting
the buildings into the topography
Photo by George Cott. Condominium elevations show two and three bedroom schemes. Drawings courtesy of the architect.
of the dunes. Once placed, each unit had essentially custom-designed entry and patio deck.

The concrete pilings, on which a precast deck and traditional wood frames rest, also allow the dunes to flow below the buildings with little disruption. Additional factors affecting the design of the project were the requirement that it withstand a 140 mile-an-hour windload, the corrosive nature of the salt water atmosphere and the dramatic temperature changes from freezing to sub-tropical. The tropical conditions made energy management in the project essential. The extreme heat and sun exposure are balanced by the design’s capability to capture breezes from the ocean. The project also called for heavy insulation, glass block lighting, insulated windows that allow natural air cooling, high-efficiency heat pumps and ceiling fans. Retaining walls and erosion control were used extensively to preserve the natural vegetation.

Square footage in the individual units ranges from 1,381 sf to 2,400 sf and every unit has a view of the ocean maximized by long expanses of glass. The architectural style of the buildings mimics coastal vernacular, particularly in the choice of cedar, copper and coquina-shell stucco as exterior materials.

This 2,000-foot-long stretch of oceanfront property contains what the developer and architect believe to be virgin coastal live oak trees and dunes rising to heights of 50 feet above sea level. Fortunately, for everyone involved, the significance of the site was realized at the outset and careful, sensitive design has helped to ensure its preservation.

Diane D. Greer

Photos by George Cott.
DON'T GET STUCK WITH INFERIOR STUCCO.

Perma Crete™ Stucco is a quality-controlled, pre-blended portland cement and selected aggregate composition which includes a waterproofing agent, fade-resistant pigments, and other chemical combinations to provide a long-lasting finish.

Perma Crete's finish coat is color through so there is never a need to paint. Available in white and many beautiful colors, it can be towel applied or sprayed for either a textured or smooth finish.

The buttery consistency makes it easier to apply and its greater spread gives extra coverage making it more economical. All components meet the standards set forth in ASTM-C929-81 for stucco. Coverage is 6-9 yards per 80 pound bag.

For further information write or call C.L. INDUSTRIES, INC.
P.O. Box 13704, 8188 South Orange Avenue, Orlando, Florida 32859-3704
(407) 851-2660; 1-800-333-2660; FAX: (407) 240-2743
FOURTH MIZNER SYMPOSIUM
Preservation: Palm Beach Style
April 27-29, 1990

Brazilian Court Hotel
Guided Tours, Boat Cruise, Polo
Call for Brochure

HISTORIC PALM BEACH COUNTY
PRESERVATION BOARD
407-395-6771

TWO DAY SEMINAR II
“FUNDAMENTALS OF COMMERCIAL INVESTMENT BROKERAGE”

SPONSORED BY:
COMMERCIAL INVESTMENT DIVISION
ORLANDO AREA ASSOCIATION OF REALTORS
&
FLORIDA CCIM CHAPTER, CENTRAL DISTRICT

APRIL 26 & 27
Registration 7:30 - 8:30 AM April 26
Seminar 8:30 AM - 5:00 PM

RADISSON PLAZA HOTEL - (Downtown Orlando)

COST:
$185.00 Early registration (closes April 6)
$210.00 Late registration
Includes:
Course Materials
Lunch Both Days
Coffee Breaks

NATIONALLY RECOGNIZED CCIM INSTRUCTORS
Course covers overview of commercial real estate business-user
brokerage & investment analysis as taught in the
prestigious CCIM program

CONTACT:
ORLANDO AREA ASSOCIATION OF REALTORS
(407) 422 - 5143

AWNINGS BY JAY
WINNER OF INTERNATIONAL DESIGN AWARDS
AWNINGS OF DISTINGUISH

CUSTOM DESIGN FABRICATION-INSTALLATION
CANVAS, VINYL AWNINGS
CANOPIES, CABANAS, CURTAINS
CUSHIONS, CUSTOM WELDING

844-4444
RESIDENTIAL, COMMERCIAL, INDUSTRIAL
1125 BROADWAY, RIVIERA BEACH, FL
SINCE 1974

MEMBER I.F.A.I.

LICENSE #U-10179
Circle 24 on Reader Inquiry Card
CHAPTER AWARDS

Palm Beach Chapter/AIA

The Palm Beach Chapter/AIA presented its 1989 Design Awards to a variety of projects ranging from a private residence to a school science building. The jury, whose chairman was John McCormick, AIA, selected six projects for the award.

Multi-family Housing
Woodfield Country Club
Boca Raton, Florida

The jury felt that the massing of the buildings was good and that space was well articulated. In its entirety, the project offered a sense of serenity which the jury felt was conducive to a residential environment.

Retail Store, Palm Beach Mall
Palm Beach Gardens, Florida

This is a very strong solution to a simple problem. The vaulted ceiling, mirrors and columns create a sense of grandeur which is not often seen in small retail spaces. The detailing and spatial arrangement work very well.

Science Building on High School Campus
Palm Beach County, Florida

The jury was intrigued by the absolute simplicity of this project. The straightforward use of thin slab concrete and simple columns and the clean spaces, both interior and exterior, make a strong statement. The relationship of design elements to plan contributes significantly to the success of the project.

County Agricultural Extension Services Center
Palm Beach, Florida
Architect: Gee & Jenson Engineers-Architect-Planners, Inc.

The exterior of this project suggests the nature and use of the building. The interesting placement of buildings creates a circulation pattern which is appropriate to various user functions and the architectural style is responsive to the Florida climate.

Yacht and Golf Club House
Palm City, Florida
Architect: Jeffrey K. Lowe, AIA
Schwab, Twitty & Hanser Architectural Group, Inc.

This project has great eye appeal which is heightened by the use of strong roof shapes. The project appears to have satisfied client imperatives without compromising the environment along the water’s edge.

Renovation of a 1926 Single Family Residence
Boca Raton, Florida

The restored house maintains its Florida “boom” appearance while adapting to contemporary needs. The dramatic window treatment recall earlier styles without diminishing the interior spatial quality. Interior modifications did not compromise the function of the house.
Avoid Costly Misunderstandings.

Use AIA Documents.

Make sure you and all the members of the building team have legally sound agreements that pinpoint responsibilities from design through completed construction. There are more than 140 AIA contracts and forms that clarify your rights and those of the client, the contractor, and the consultant, and can help with construction project management. Contact us for further details.

Florida Association/
American Institute of Architects
104 East Jefferson Street
P.O. Box 10388
Tallahassee, Florida 32302
FAX: (904)-284-8048 (credit card only)
Tel: (904)-222-7590
Ask for Scarlett Rhodes

AIA Documents...the foundation for building agreements. *3959, AIA

CLASSIFIED

Architect/Designer for research, development, design, construction, alteration or repair of real property. Must be familiar with thin shell construction design. Salary for a 40 hr. work week Mon-Fri., 9 am-5 pm is $26,000 yly. Applicants with Bachelor’s degree in Architecture and 1 yr. exp. in the job send resumes only to:

Job Service of Florida
791 S.W. 27th Ave.
Rm. 15
Miami, FL 33135
ref. Job Order # FLO229677.

Senior Project Manager
HHCP Architects’ rapidly growing Leisure and Hospitality Design Division has an opening for a Senior Project Manager of Hospitality Projects. The qualified candidate will work with the Director of the Division yet must possess the ability to work under minimum supervision and be a self-starter. Approximately 10 years experience in the design of hotels/motels is required. He/she should be astute in contract preparation and negotiation, as well as being people-oriented and willing to travel. Excellent company benefits. Send resume in confidence to Larry Ziebarth, HHCP Architects, Inc., 22 West Maitland Blvd., Maitland, FL 32751.

For more information about Kohler Plumbing Products see these Kohler distributors:

Lawrence Plumbing Supply Company
Showroom:
5700 W. Flagler St.
Miami, Florida 33144
(305) 266-3338
31 S.W. 57th Avenue
Miami, Florida 33144
(305) 266-1571
405 N. Flagler Avenue
Homestead, Florida 33030
(305) 248-7020
8712 S.W. 129th St.
Miami, Florida 33176
(305) 251-7022

Wool Plumbing Supply
Distributors of Plumbing and Decorative Hardware

Showroom:
5910 Shirley St.
(0 off Pine Ridge Rd.)
Naples, Florida 33942
(813) 597-8155

Showroom:
1321 NE 12th Avenue
Ft. Lauderdale, Florida 33304
(305) 763-3632

Showroom:
4340 SW 74th Avenue
Miami, Florida 33155
(305) 266-7111

Showroom:
6778 N. Military Trail
West Palm Beach, FL 33407
(305) 663-7768

Call Now for Consultation
Circle 10 on Reader Inquiry Card

FLORIDA ARCHITECT March/ April 1990
Unrestricted Area

Freewill™ Barrier-Free Shower. Unrestricted showering. Plus unrestricted design options. Both make Kohler’s Freewill Shower an attractive choice for commercial use. A roomy design allows greater bathing mobility and easier transport from wheelchairs. The one-piece, easy-to-install seamless acrylic shower comes in six beautiful Kohler colors. Along with color-contrasting, nylon-coated safety bars and fold-up seat. And with five barrier-free models (including a bath), there is a Kohler shower to fit virtually any special application. So why go "institutional" when the Freewill Shower gives any area a distinctively residential look?

THE BOLD LOOK OF KOHLER.
ANNOUNCING
The New
Individual Non-Cancellable
Disability Program

Endorsed by Your
FA/AIA INSURANCE TRUST

- Guaranteed renewable
- Level premiums
- Long term benefits
- No group increases
- Pays for total and partial disability in your occupation as an Architect and/or loss of income
- Premium discount to membership
- Liberal underwriting

H. Leslie Walker, FAIA
Chairman, FA/AIA Insurance Trust

ENROLL IN YOUR NEW ASSOCIATION PLAN NOW!

For more information call
Shirley Sandler, CLU
Southern Benefits LTD
1-800-330-1129
or mail coupon below

Mail to:
Shirley Sandler, CLU
Southern Benefits LTD
2424 N. Federal Highway
Suite 366
Boca Raton, FL 33431
SPEC THE BEST!
Why settle for “equivalent” quality.

When you get roofing plans that read ...“or equivalent quality” you can afford to use Bender concrete roof tiles to add quality that’s more than just “equivalent.” Because Bender quality and color run all the way through every tile!

- Double weather checks are clean and precise
- Color consistency (no exposed edges)
- Nail hole punched through at top of curve (less cracking)
- Seats raise tile from buttons (minimizes contact area)
- Nail hole completely through
- Reinforcement ribs
- Double weather checks go all the way across (assures complete seal)

Specify superior quality and value with Bender Roof Tile.

For more information contact:

bender ROOF TILE IND., INC.
3100 S.E. County Road 484 • P.O. Box 190 • Belleview, Florida 32620
(904) 245-7074 • FAX (904) 245-1873 • 1-800-527-5808 Florida Only

SBCCI No. 8736

Circle 43 on Reader Inquiry Card
EPICORE® CONCEPT 2 COMPOSITE FLOOR SYSTEM

THE MOST ECONOMICAL CONCRETE FLOOR SLAB SYSTEM FOR APARTMENTS, TOWNHOUSES, CONDOMINIUMS.

- Manufactured in Lakeland, Florida
- 48-hour Delivery
- Fast, Simple Installation by One Sub-Contractor
- Reduced Construction Time
- All Necessary Building Code Approvals
- Long Uninterrupted Spans
- Unbeatable Fire Ratings
- Excellent Sound Attenuation
- Monolithic Construction
- Distributor/Installers throughout Florida

Contact in Lakeland
813-688-7686

EPIC® METALS CORPORATION
Eleven Talbot Avenue, Rankin PA 15104
PHONE: 412/351-3943
TWX: 710-664-4924
EPICMETAL BRK

Circle 22 on Reader Inquiry Card
Smart clients want smart solutions...

that reduce energy costs. New natural gas technologies offer lower initial investment, lower operating costs and shorter payback periods. That makes gas the perfect energy source for your client's commercial cooling needs. DESICCANT COOLING SYSTEMS provide supermarket refrigeration and cooling at lower humidity levels with substantial cost savings over conventional systems. GAS ENGINE-DRIVEN CHILLERS provide improved cooling efficiency and comfort at client pleasing cost savings of 30 to 60 percent.

Another cool technology is Cogen. Cogen systems use gas to power an on-site generator to provide cooling, heating, hot water and electricity. Several packaged systems for hotels, restaurants and other commercial operations are already on the market. And more are on the way. The cost savings can be substantial. And clients won't have to worry about power interruptions or surges affecting sensitive operations.

Look Smart! Get your next job with our cool new technologies. Call your local natural gas utility or write:

Florida Natural Gas Association • P.O. Box 533432 • Orlando, FL 32853

"That hot new technology spec was a cool idea. It got us the job."
Monier... The Source For Roof Tile

No matter whether the choice is roof tile that looks like slate, wood shake, Mediterranean classic or traditional Spanish "S," Monier has you covered.

From its two plants in Lakeland and Ft. Lauderdale, Monier can supply a range of tile styles in standard and custom colors unsurpassed by any other manufacturer in Florida. Why not join the winner of the Grand Aurora Award and specify Monier Tile for your next job.

Call today for samples and product literature.

CIRCLE 33 ON READER INQUIRY CARD

MONIER ROOF TILE, WHEN ONLY THE BEST WILL DO.

MONIER ROOF TILE

FLORIDA: 4425 U.S. Highway #92 East, Lakeland, FL 33801. (813) 665-3316

ARIZONA • BRITISH COLUMBIA • CALIFORNIA • FLORIDA • HAWAII • MARYLAND • OREGON • TEXAS • WASHINGTON