

The background of the cover is a photograph of two men, George Pappageorge and David Haymes, sitting outdoors on a bench. They are both wearing suits and ties, and smiling at the camera. The background shows a blurred green lawn and trees.

residential architect

A HANLEY-WOOD PUBLICATION / AUGUST 2001


condo attitude.

george pappageorge
and david haymes
are not mere bench warmers in
chicago's multifamily housing market

character studies / the big leagues /
healthy perspective / tall orders /
community man / purely potable

www.residentialarchitect.com





THE ONLY THING OUR EXCLUSIVE CASEMENT WINDOW CRANK WILL CATCH IS YOUR ATTENTION.

*At long last, blinds, shades, and curtains can
breathe a sigh of relief, and so can your clients.*

Because with Pella's newest casement, nothing

*can get poked, prodded, or caught on
a protruding window crank. It comes with a*

fold-away handle that flips open when you

*need it, then tucks neatly back into place
when you don't. It's always out of the way.*

In fact, your clients might not even know it's

there. And that's truly noteworthy. To find

out more about our window and door

solutions, contact us at 1-800-54-PELLA

or visit our website at pella.com.



VIEWED TO BE THE BEST.®

Circle no. 19

ITS BEAUTY AND CHARM ARE OBVIOUS.
ITS SEAMS ARE NOT.



THE PINK PANTHER™ & © 2001 United Artists Corp. All rights reserved. The color PINK is a registered trademark of Owens Corning.



Presenting MiraVista® Specialty Roofing. The unique folded design of MiraVista Copper gives it a seamless, dimensional look that ages beautifully. It also gives MiraVista Copper superior resistance to the harshest weather. Use the MiraSpec™ Design & Specification Tools on our web site to help you select, design and install the perfect MiraVista roof for your next job. To learn more about MiraVista Slate, Shake, Copper or Designer Metal visit www.miravistarooft.com or call **1-800-GET PINK.**



ACOUSTICS

BASEMENT FINISHING

EXTERIORS



INSULATION

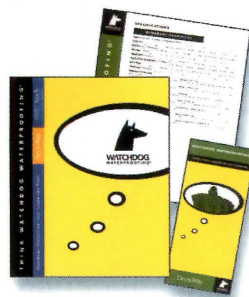
PROJECT PARTNERS

Circle no. 375

Think this is the best way to avoid basement callbacks?

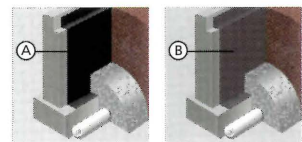


ThinkAgain. Few things are more aggravating than profit-draining callbacks. And if you've been merely dampproofing new basements, some will probably leak. But there's a solution. Think **WATCHDOG WATERPROOFING®** products. Unlike brittle dampproofing, **WATCHDOG WATERPROOFING** has a flexible membrane that's spray-applied to seamlessly bridge foundation settling cracks. **WATCHDOG + Armor™** features a special membrane formulation that combines flexibility and impressive tensile strength for protection against backfill damage and leaks. Even its distinctive color shows that this is no ordinary water protection product. The performance of WATCHDOG products is so strong, they even offer warranty terms up to 10 years with up to \$5,000 in coverage.* To get a free WATCHDOG information kit – or for the name of your local select waterproofing contractor – call 800-DRY-BSMT today. Or visit www.WATCHDOGWATERPROOFING.com.



Dry is Why.

*Terms vary by product. See actual warranty for details. © 2001, Koch Waterproofing Solutions®, Inc. WATCHDOG WATERPROOFING® and WATCHDOG + Armor™ are trademarks of Koch Waterproofing Solutions, Inc.



A) **WATCHDOG WATERPROOFING** features a polymer-enhanced membrane that spans foundation settling cracks and seals out water penetration. (B) **WATCHDOG + Armor** blends tensile strength and flexibility to make it the market's best membrane-only waterproofing product.



WATCHDOG
WATERPROOFING®

contents



With multifamily projects like 1122 North Dearborn, Chicago-based Pappageorge/Haymes towers over the competition. Photo by George Pappageorge. **On the cover:** Architects George Pappageorge and David Haymes, photographed by Blair Jensen.

from the editor...page 13

letters...page 16

home front...page 20

Community man / Koolhaas' *Mutations* / Flora boards /
Call for entries: *residential architect* Design Awards 2002 /
Imagine that / On target / Mixed bag in Boulder, Colo.

perspective...page 28

Santa Fe, N.M., architect Paula Baker-Laporte designs houses that
are easier to live with.



practice...page 32

Are you ready to develop your own projects?
Welcome to the big leagues.



cover story:

urban legends...page 44

George Pappageorge and David Haymes of
Pappageorge/Haymes bring high design to
the streets of Chicago.

by Meghan Drueding



character studies...page 52

Four reuse projects in cities around the country
preserve the originals' charms and eccentricities.

by Cheryl Weber

off the shelf...page 60

Clean up your act with these filtering faucets and drinking water systems.

doctor spec...page 64

Specing windows for multifamily projects is a breeze.

hands on...page 68

A floating screen provides a much-needed boundary between two spaces.

ra / q & a...page 80

District of Columbia architect Eric B. Colbert on the risks and
rewards of multifamily work.

call for entries

residential architect
design awards **2002**

Turn to page 77 for information on how to enter *residential architect's*
second annual design awards.

At the Core of Professional Practice: Negotiating Skills

This highly interactive workshop, presented by Jim Franklin, FAIA, focuses on key skills that enable you to deal more effectively with clients, staff, builders and the many other players who impact the success of your practice. The course objective is to help you improve your firm's service and design quality through better communication and negotiation. Credit info.: LuHours: 2, HSW: none. Dates and locations: ongoing, multiple cities. Cost \$125. Contact Rachel Coleman at 800-227-8533, ext. 337 or email rachelc@dpic.com.



Special Advertisement

Whirlpool
CORPORATION

KitchenAid
HOME APPLIANCES

PROUDLY PRESENTS

**Industry Calendar
of
Events**

August 2001

RESTORATION & RENOVATION®

September 6-8, 2001

New Orleans, LA

RESTORATION & RENOVATION is the only trade show and conference dedicated to architectural rehabilitation, cultural landscape preservation, collections care and historically inspired new construction. Now in its eighth year, R&R is a showcase for the largest assemblage of products, services and expertise for the traditional and historical marketplace. The event includes hundreds of exhibitors and dozens of educational conference sessions covering a wide array of topics and product segments—including building exteriors and interiors (commercial, institutional, public and residential), gardens, landscapes, streetscapes, heritage areas and historic sites. At this event, you can see the latest products and network with industry peers. For more information call 800-982-6247 or 978-664-6455, fax 978-664-5822 or email show@egixhib.com.

Season Three: Mediterranean Revival

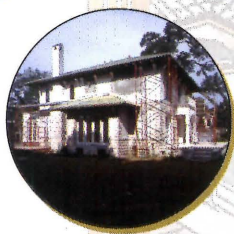
Join contractor Mitchell McDaniel for the renovation and remodeling of The Kelnepe House

Our third season on PBS will focus on the Mediterranean Revival style of architecture. Each episode highlights a particular aspect of the home including construction, history and technological innovation.

Join us each week and witness the transformation of this incredible structure from a 3,500 sq. ft. historical landmark to a 10,000 sq. ft. masterpiece. You won't want to miss a single episode.

Mediterranean Revival season begins Fall 2001. Check your local cable guide for PBS station, dates and times.

Note: All photos are "before".



TODAY'S
Classic
HOMES

Partners & Co-Producers

Remodeling

OLDHOUSE
JOURNAL

Featured for Technology in Architectural Practice: Six Degrees of Collaboration

September 22-24, 2001

AIA Headquarters, Washington DC

A conference focusing on information technologies that facilitate collaboration in architectural practice. Visit www.aia.org for more information.

Call

1-800-253-1301

Visit

www.insideadvantage.net

Circle

Reader Service #612



FREE

Whirlpool
CORPORATION

KitchenAid
HOME APPLIANCES

SPECS!

Maintaining Your Creative Spirit within Today's Architectural Firm

Today's architecture office requires project management, efficiency, and customer service, provided on time and under budget, yet most architects were drawn to the field for its creative aspects. Now many have difficulty finding opportunities to express their artistic and creative abilities. Presented by Washington, DC native Mary Katherine Lanzillotta, AIA, who holds a Master of Architecture from the University of Pennsylvania where she also earned a certificate in historic preservation. She received a BS in Architecture at the University of Virginia. LuHours: 1, HSW: None. Cost: \$19.95 (AIA members) and \$29.95 (nonmembers). Visit www.aia.org for more information.

Practicing Residential Architecture

There is firmly held belief amongst architects that it is hard to make a living designing houses because there's so little money to be made, and client expectations are so high. So how do you explain the success of the few residentially oriented firms whose work load is steadily increasing, and whose financial status is robust? There ARE answers to these questions, and such success is not simply attributable to luck. Topics will include: changing our thinking about the residential market, understanding the process, achieving an agreement on services, working with the client and fulfilling their expectations, and expanding the percentage of new houses designed by architects. Presented by Sarah Susanka, AIA, author of *The Not So Big House*, a book about building smaller, better designed homes. Visit www.aia.org for more information.

Season Three: Mediterranean Revival

A New Classic TV Series

Sponsors

Honeywell

honeywell.com/yourhome/

STANLEY

stanleyworks.com

PROPANE

EXCEPTIONAL ENERGY™

propanecouncil.org

HEATING **LENNOX** COOLING

lennox.com

DUPONT

Tyvek

Weatherization Systems

tyvekconstruction.com



FLOWGUARD GOLD
PIPE & FITTINGS

Continuum
Endless Hot Water System

DESIGNER DOORS™
PIONEERING POSSIBILITIES

ISOKERN
Fireplaces and Chimney Systems

MARVIN
Windows and Doors

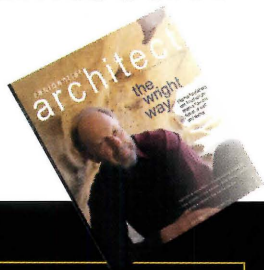
Senenergy
Build with confidence™

TORO

WeatherBest
Composite Decking & Railing

White River

Everything You Expect From *residential architect*... And More



residential architect Online

The only site devoted exclusively to residential architects and designers, *residential architect* Online is your best source for product information, design ideas, management strategies, late breaking news, and useful links.



<www.residentialarchitect.com>



Hanley-Wood, LLC

residential architect®

A HANLEY-WOOD PUBLICATION / AUGUST 2001

S. Claire Conroy / Editor / 202.736.3312 / cconroy@hanley-wood.com
 Judy H. Neighbor / Art Director / 202.736.3331 / jneighbor@hanley-wood.com
 Amy Doherty / Managing Editor / 202.736.3442 / adoherty@hanley-wood.com
 Meghan Drueding / Senior Editor / 202.736.3344 / mdruedin@hanley-wood.com
 Nigel F. Maynard / Associate Editor / 202.736.3438 / nmaynard@hanley-wood.com
 Shelley Hutchins / Assistant Editor / 202.736.3407 / shutchins@hanley-wood.com
 Ebony Qualls / Graphic Designer
 Catherine Underwood / Production Director
 Johanna Daproza / Production Manager
 Dana Stone / Ad Traffic Manager
 George Brown / Digital Imaging Manager
 Betty Kerwin / Digital Imaging Coordinator
 Fred Weisskopf / Digital Ad Coordinator
 Sheila Felthuis / Circulation Manager
 Lucy Hansen / Marketing Director
 Michael Boyle / Publisher
 Peter M. Goldstone / President / Magazine Division
 Ron Kraft / Director of Magazine Operations
 Joanne Harap / Vice President / Production
 Nick Cavnar / Vice President / Circulation and Data Development
 Ann Seltz / Vice President / Marketing
 Joseph Carpenter / Controller

Contributors

Susan Bradford Barror / Vernon Mays / Rick Vitullo / Cheryl Weber

W Published by Hanley-Wood, LLC
 Publisher of BUILDER, BUILDING PRODUCTS, CUSTOM HOME, HANLEY-WOOD'S TOOLS OF THE TRADE,
 PROSALES, REMODELING, THE JOURNAL OF LIGHT CONSTRUCTION, and *residential architect*

Michael M. Wood / Chief Executive Officer
Frank Anton / President
John M. Brannigan / Executive Vice President
James D. Zielinski / Chief Financial Officer
Frederick Moses / Chief Operating Officer
John Dovi / Vice President / Finance
Scott Hall / Vice President / Information Technology

Editorial and Advertising Offices:
 One Thomas Circle, N.W., Suite 600
 Washington, DC 20005
 Phone 202.452.0800 / Fax 202.785.1974

Volume 5, number 7, *residential architect* (ISSN 1093-359X) is published ten times a year in 2001 by Hanley-Wood, LLC, One Thomas Circle, N.W., Suite 600, Washington, DC 20005. Copyright 2001 by Hanley-Wood, LLC. Opinions expressed are those of the authors or persons quoted and not necessarily those of Hanley-Wood. Reproductions in whole or in part prohibited without prior written authorization. *residential architect* is sent free of charge to qualified readers involved in the residential home design market. The publisher reserves the right to determine qualification criteria. Out-of-field subscription rates are: U.S., \$39.95; U.S. students \$19.99; Canada and all other countries, \$U.S. \$49.95; airmail is additional. Single-copy price is \$10.00. For subscription information write to: *residential architect*, P.O. Box 3241, Northbrook, IL 60063-3241. **Subscriber customer service:** 888.269.8410 / **Fax:** 847.291.4816. **Reprints:** 212.221.9595. Periodicals postage paid at Washington, DC, and at additional mailing offices. Postmaster: Send address changes to: *residential architect*, P.O. Box 3241, Northbrook, IL 60063-3241. This issue mailed in regional editions.

residential architect will occasionally write about companies in which its parent organization, Hanley-Wood, LLC, has an investment interest. When it does, the magazine will fully disclose that relationship.

Privacy of mailing list: We rent our subscriber list to reputable companies. If you do not wish to receive promotional material from other companies, please call us, toll-free, at 888.269.8410.




More Sought After Than Gold.



Alumax proudly offers the availability of *Brushed Nickel Finish, the circulating media in today's Bath Industry*, on many of our finest products.

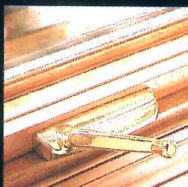
The added options of custom sizes, configurations and glass patterns afford the Alumax owner a *solid value for a pin-money investment.*

 **ALUMAX**
BATH ENCLOSURES
a product of Alcoa

1617 N. Washington • P.O. Box 40 • Magnolia, AR 71753
870/234-4260 • FAX 870/234-3181 • www.alumaxbath.com • e-mail: alumaxlt@ipa.net

Circle no. 256

ThermoGold™ Low E² glass
 Heavy-duty extruded aluminum exterior
 Custom Wood Interiors Collection™
 Cherry, Mahogany, Maple, Oak,
 Pine and American Fir
 Virtually unlimited custom exterior colors
 Easy-to-operate tilt latches (shown)
 Premium hardware in goldtone,
 white, pewter or bright brass
 20/20 limited warranty
 Integral rigid aluminum nailing fin
 Up to DP70 on casement
 Up to DP55 on tilt
 1 7/8" thick casement sash
 1 5/8" thick tilt sash
 2 1/4" thick door panels



CAN TH

Legacy Series™



by Weather Shield



You've been commissioned to create a one-of-a-kind. A conversation piece. The custom home. Where compromise is not an option and excess is a given. For this, we present a window that rises to the occasion. The Legacy Series by Weather Shield Windows and Doors. Call 1.800.477.6808 x2542 or visit weathershield.com. See the light.™

GOVERNMENT SLAP A LUXURY TAX ON A WINDOW?



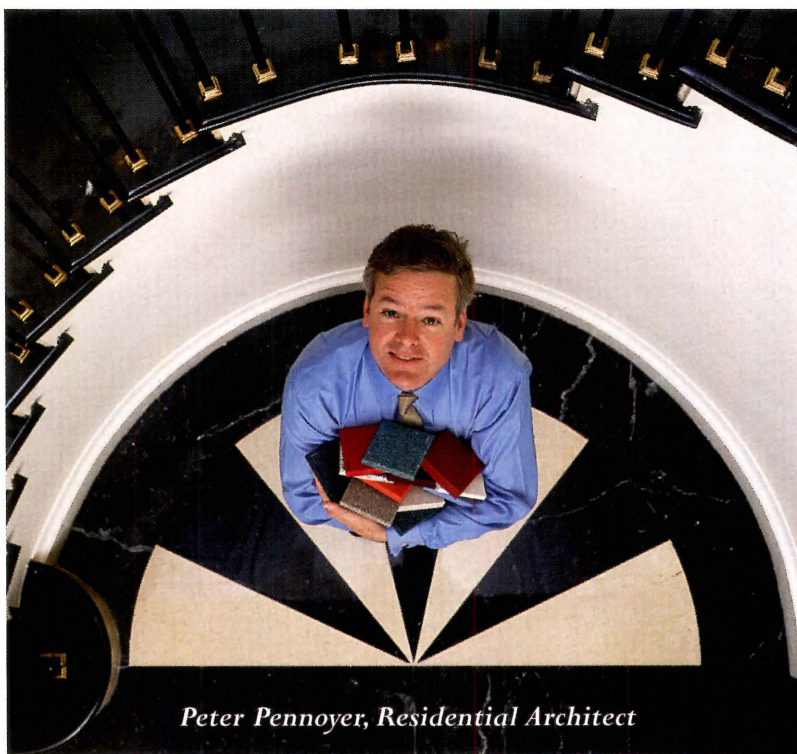
.....

ONE OF NEW YORK'S PREMIER ARCHITECTS DISCUSSES VITRUVIUS, CREATIVE FREEDOM AND THE BEAUTY OF AN INTEGRATED SINK.

.....

He's well-versed in the aesthetics of ancient Rome. He calls his architecture "classicism with a twist." And he's a firm believer in Corian® solid surfaces and Zodiaq® quartz surfaces. Meet Peter Pennoyer, a timeless architect for our time.

Beauty, utility, fitness. Pennoyer believes his buildings should embody the basic principles of beauty, utility and fitness set forth by the Roman



Peter Pennoyer, Residential Architect

textures that make beautiful complements to traditional materials such as wood, tile and stone."

Taking off from the past.

"We let the past serve as a point of departure," says Pennoyer. "Our client can count on his house being singular in its guise." Corian® and Zodiaq® surfaces help



achieve this aim.

"The beauty of Corian® comes through in a great



architect Vitruvius. With a strong residential focus, Peter's designs are as functional as they are stunning.

How do Corian® and Zodiaq® surfaces live up to such principles? Quite well. "They stand the test of time aesthetically and structurally," Pennoyer says. "And they're available in a wide range of unique colors and

design," Pennoyer says. "Its flexibility lets you make the most of it. Zodiaq® provides a bold contrast with its crystalline look and brilliant colors." No other surface offers all this.



Which is why we affix the above medallions on each installation as marks of authenticity. To discover the endless design possibilities, just visit us at corian.com or zodiaq.com.

from the editor

hire yourself

it's time to take some risks, so we can all reap the rewards.

by s. claire conroy

architects are highly skilled arbiters of good taste. For the most part, they're much more adept than the lay population at designing things we admire. That's why it's such a shame that design is largely in the hands of manufacturers, marketers, and, in the case of dwellings, builders and developers.

Even when builders and developers hire architects, they often cherry pick the advice. They think they know better what will sell. Unfortunately, if what they're selling is in a good location, with the right mix of amenities at the right price, people will buy it—even if it's ugly, homely, or just bland. And that reinforces the whole problem. Builders and developers don't often get swatted on the nose (or in the wallet) for bad design. And if people don't buy their product—as they call the homes they build—they'll blame other factors. Our cities and suburbs would be much more beautiful places if this weren't so.

So why don't people listen to architects, even when they pay for the expertise?

Well, why should they? It's their money at stake. Builders, developers, and custom-home clients are the ones taking on all the financial risk when they build a residence. It's entirely their prerogative to second-guess, veto, and bastardize your plans. They're tremendously frightened they'll lose their shirts, a fear sure to turn most free spirits into mass-production automatons. Maybe that thought will inspire a little empathy in you next time you drive by the egregiously designed Estates at Rolling Valley Woods Creek Harbour.

It all feels a little hopeless. Enlightened, tasteful, deep-pocketed patrons are too few and far between to counteract the acres of ugly housing going up out there. I think the only real antidote is for architects to hire themselves. Develop it, design it, and build it yourselves. Residential architects need to shoulder some of the risk and responsibility for our built environment. As long as you remain hired hands, nothing will improve substantially, and you'll continue to straggle behind your clients in media attention and in profits.



Photo: Katherine Lambert

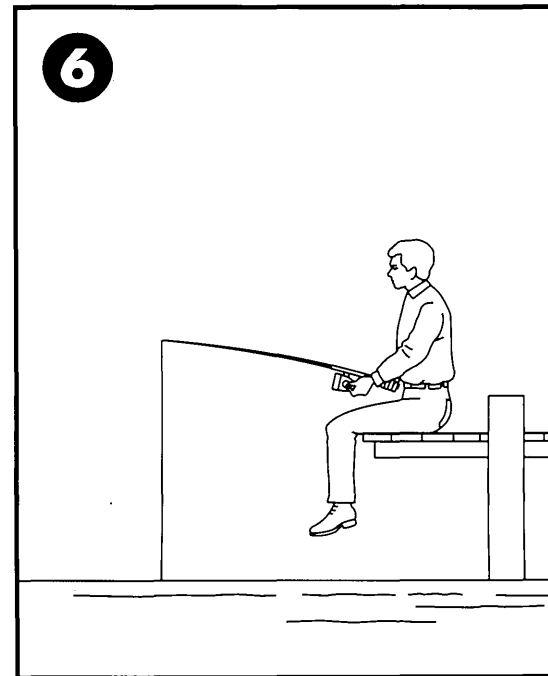
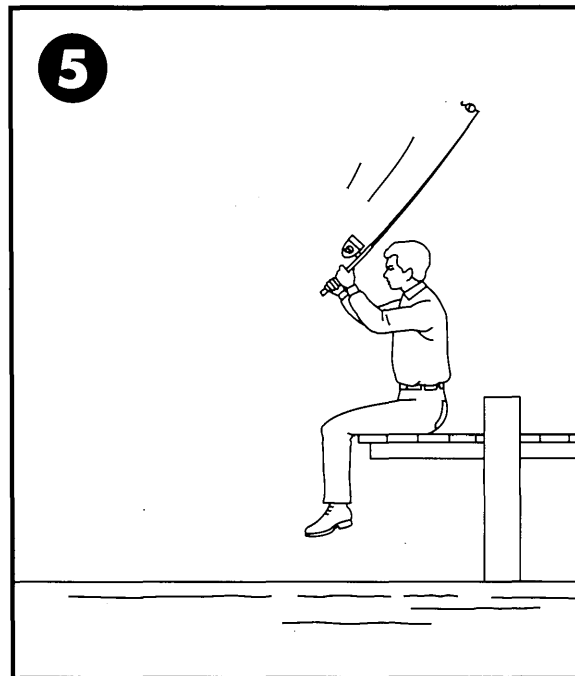
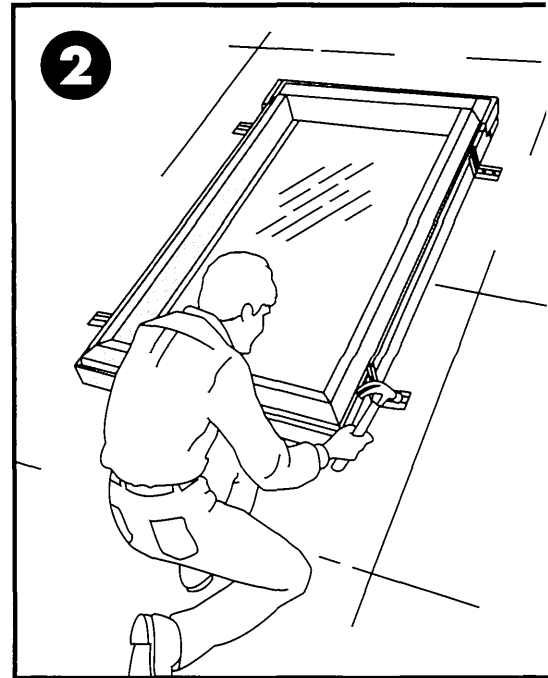
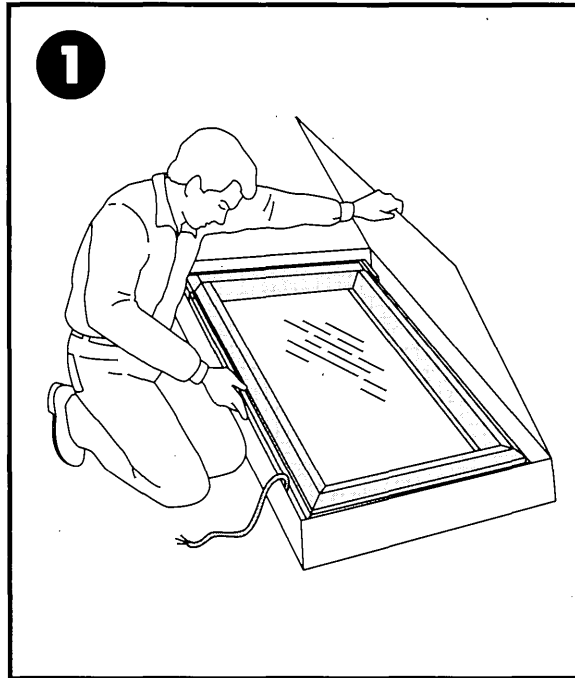
Certainly, real estate development is not for the faint of heart. But there are a number of levels at which you can play. You can get in for a penny or in for a pound. You can buy a fixer-upper, live in it, remodel it, and sell it. You can also go looking for partners for more complex deals. This month's cover architects, George Pappageorge and David Haymes, profiled by senior editor Meghan Drueding beginning on page 44, are leading designers of multifamily housing in Chicago. They're also developers, and have been since they were in school together more than 20 years ago. They don't develop everything they

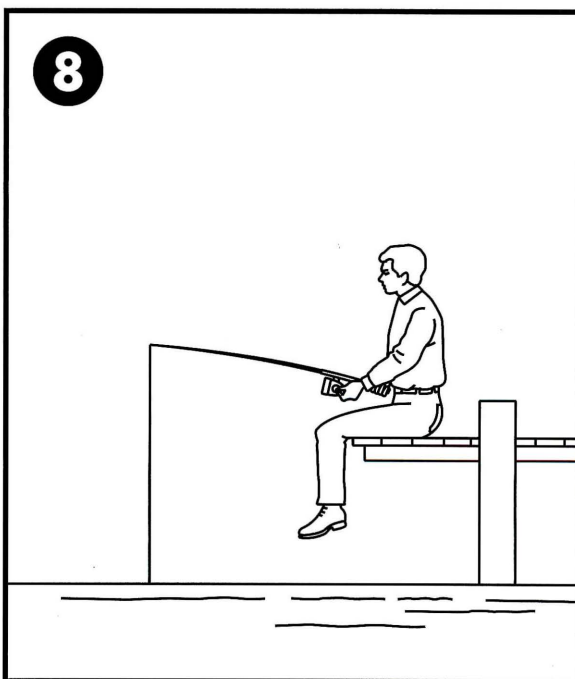
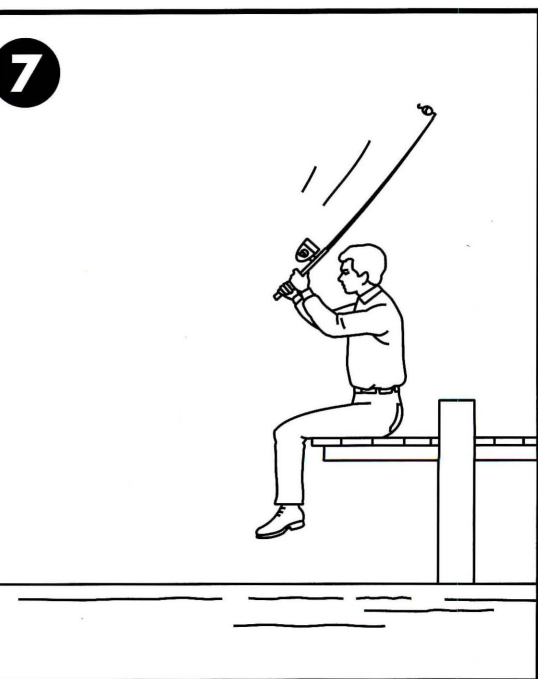
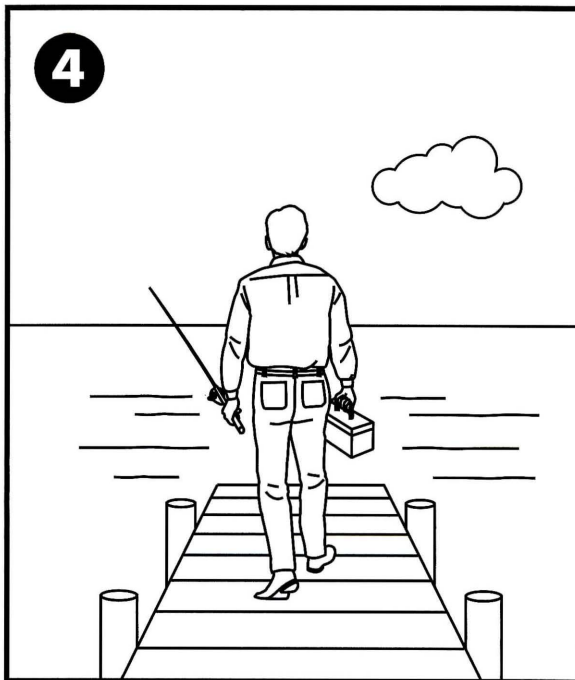
design, but they design everything they develop.

Contributing editor Cheryl Weber also writes about architects and residential real estate development in her Practice column, beginning on page 32. Read it and see if any of the scenarios appeal. Can you picture yourself as the ultimate arbiter of taste on a project? Would you help undo the damage, one beautiful building at a time? **ra**

Questions or comments? Call me: 202.736.3312; write me: S. Claire Conroy, *residential architect*, One Thomas Circle, N.W., Suite 600, Washington, D.C. 20005; or e-mail me: cconroy@hanley-wood.com.

Electric Skylight Installation





The new, easy to install Electric Venting Skylight from

One wire. One box. One purchase.



1-800-283-2831 www.VELUX-VSE.com

letters

keep those cards, letters, and e-mails coming, folks.

license unneeded

Mr. Bjornson's lamentation concerning the lack of a licensed architect's involvement in residential development (Letters, June, page 16) strikes me more as self-serving than truly concerned about the direction of residential architecture in American society.

He assumes that because an architect may be licensed, he or she brings "creative talent" to the board. Yet, as a colleague once stated, "talent can't be licensed." You either have it or you don't.

Self-taught Japanese architect Tadao Ando is a perfect example of a talent who has no architectural degree and never studied under a licensed master architect. A few years ago he won the Pritzker Prize. The famed Palm Beach architect Addison Mizner, whose approach to architecture was a result of his love of art and of beautiful things and buildings, learned architecture not in institutions of higher learning but by studying architecture in world travels with a sketchbook in hand. No doubt there have been other such talents.

In our area (central Florida), we have many

talented licensed architects who have made a name for themselves in residential architecture. We have an equal amount of licensed architects who have left a legacy of out-of-proportion, characterless, and cartoonish architectural blunders on our landscape.

Fortunately, builders, developers, and, most important, home buyers also have the option of retaining residential design specialists. Many of these talented designers (nonarchitects who may or may not have university training) have devoted themselves, in the Jeffersonian manner, to the study of architecture through nontraditional, alternative means. By continuous education and training, many of these designers keep themselves informed of codes and life-safety issues and work closely with other professionals, such as engineers. But the clients still must discern true talent before entrusting their project to such designers.

In central Florida, this additional option has helped builders and developers become weaned from what Mr. Bjornson calls the "plan-book" mentality and thereby slowly improve housing in the area. By the way, I have some beautiful

plan books designed by talented individuals that I use in my continual 25-year architectural education. (I hope never to graduate!) The plans designed for these books are then drafted by Mr. Bjornson's disdained \$10/hour CAD draftsmen, who are a talented and indispensable part of the design team.

No, Mr. Bjornson, the solution is not laws that require an architect's stamp or an architect's involvement in design review guidelines. Rather, it is educating builders, developers, and home buyers that they have choices and options in who designs their homes and that they also have a responsibility to seek and hire true talent, whether licensed or not.

*Bob Morales, CPBD, AIBD
Morales Design Studio
Winter Park, Fla.*

merit madness

I just received my May issue of *residential architect* and was perusing the award-winning homes (*residential architect* Design Awards, page 41). I really could not believe the house by Stephen Atkinson, Studio Atkinson, that received a merit award (page 53). To be honest with you, I have seen better

agricultural buildings on some of the farms here in East Tennessee than the house presented in your magazine. How that house won an award beats the devil out of me. Maybe next year you will select judges who have better eyesight.

*Gene Pelham
Pelham Designs
New Market, Tenn.*

the cost of doing nothing

In response to the editorial "Too Many Choices" in the April issue (page 13):

A salesman at a large furniture store once told me that some customers become so overwhelmed by all the choices that they break down in tears.

Economists use the term "opportunity cost" to encompass, among other things, the regret we feel over what we do not choose. It is worth noting that doing nothing has an opportunity cost of its own. For example, if one could not choose from among several equally attractive styles, she might never build a house and could spend the rest of her days living in a converted garage.

*Walt Bedinger
W.E. Bedinger, Architect
Greeley, Colo.*

HAVE A TASTE FOR A
FULL-BODIED

AMBER?



TRY
Yellow

For complete project support, call 1-800-US-STAIN, ext. 347 or visit www.cabotarchitect.com

Circle no. 225



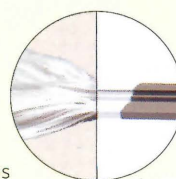
They survive a pounding from the elements, too. The forces of nature can be beastly. But with exteriors made from Ultrex®, Integrity®



windows and doors withstand them all. Look closer and you'll see why. Made from pultruded fiberglass, the Ultrex clad is virtually

indestructible and more durable than vinyl. This helps our
or warping and hold up to continual attacks by the elements.

protect you from costly call backs. Then, Ultrex's insulating properties




windows and doors stay square, resist bending

All of which prevent job-site hassles and

are among the highest in the industry. A fact



which qualifies Integrity products for the *Energy Star* rating. But let's not forget appearances. Our windows and doors show off the beauty of wood interiors, which you can stain  or paint. And Ultrex's finish is paintable to match exterior colors, too. Basically, Ultrex takes the fear out of buying windows and doors. So you'll find what you need within

our Integrity line of products. And hopefully, before nature rears that ugly head again. Discover what we're made of,

call 1-800-267-6941. In Canada, 1-800-263-6161. www.integritywindows.com. **Built to perform.**

Integrity
From Marvin
Windows and Doors

Circle no. 311

home front

tips and trends from the world of residential design

community man

awyer and planner John D. Ratliff recently left the Office of the Legislative Council at the U.S. House of Representatives to head the AIA's Center for Livable Communities. The center helps AIA members get involved in such issues as affordable housing, alternative transportation, and the improvement of public open space, and promotes the role architects play in creating livable communities. residential architect interviewed Ratliff (right) as he was settling into his new office in Washington, D.C.

residential architect: How did you become interested in livability?

John D. Ratliff: My father was involved in zoning in Arlington County, Va. I grew up around maps and plans and a lot of discussion about development, which had a profound effect on me. From a young age, I was aware of how buildings create an urban, or suburban, environment.

I have been a housing attorney and was once a housing commissioner for Falls Church, Va. There we drafted a policy to allow homeowners to create accessory dwelling units for affordable housing, but it failed because of lack of support.

ra: Doesn't that suggest that making progress on livability is often a question of politics rather than design?

J.D.R.: That's the 800-pound gorilla. We hope to provide architects with tools to help them exert political influence, and to ensure that policymakers draw upon the expertise of architects at the earliest possible stage. At the national level, we're building bridges with organizations like the American Planning Association and the Congress for the New Urbanism.

ra: What kinds of tools does the center provide?

J.D.R.: One is a book called *Communities by Design* that tells architects how to become involved. We're creating resource kits that architects can take to mayors and say, 'Here's what we can do for you.'

ra: What's your first project?

J.D.R.: We're working on a process under which architects can act as facilitators and propose solutions for design problems. It could be a blighted two-block area, or a closed military base the community would like to see converted to housing. We hope to emphasize architects' abilities as problem solvers.—Michael Leccese

Contact the AIA's Center for Livable Communities at 202.626.7300. To order the booklet *Communities by Design: Influencing Your Community's Quality of Life*, call 800.365.2724.

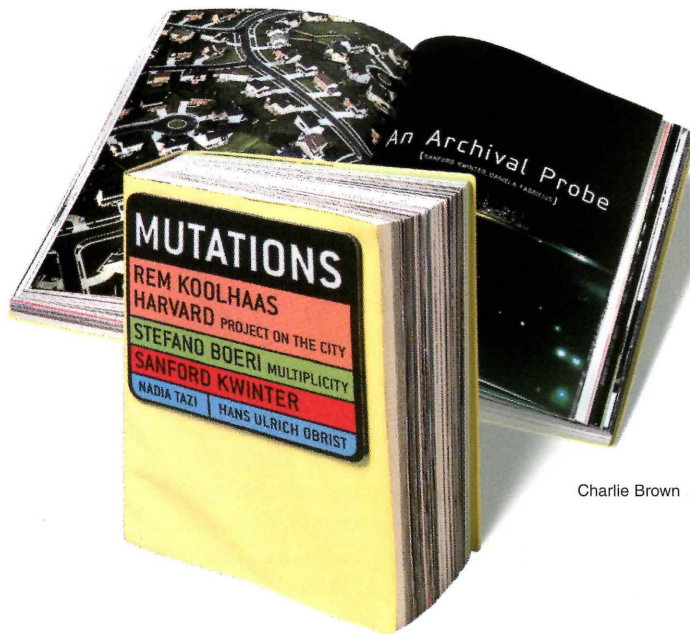


flora boards

make your project presentations blossom by adding lush plants to the picture. Greenery like palms, ficus, philodendron, dracaena, bamboo, and ferns brings life and color to renderings. "Tropicals & more" by IMAGETECs offers a variety of plants in various stages of growth, plus pots and soil textures for completing the look. The \$249 disk contains images of 135 plants that average 1,500 pixels in height and are formatted as 32-bit.tif files for either PC or Mac computers. Design applications include 2-D or 3-D renderings, modeling and simulations, virtual reality, or CAD visualization.—shelley d. hutchins



Charles Steck



Charlie Brown

mutation rumination

Does residential architecture have a future? Does any familiar element that we hold dear, in our cities, towns, and neighborhoods? Not if you believe *Mutations*, a 720-page collection of essays by Rem Koolhaas and others from Harvard's Project on the City studio.

Example: In "The American City: An Archival Probe," Sanford Kwinter and Daniela Fabricius rail against a landscape they call "Generica." Here, prisons and mobile homes are the two fastest-growing housing segments. They proliferate among chain-store boxes and highways. "Modern development no longer fixes on single buildings," they write. "Design, it appears, at this scale at least, is dead."

Mutations wraps such severe messages in a snappy pop-art cover of banana-yellow vinyl with a mouse pad glued on as a nameplate. It includes scores of photos, from aerial images of Third World conurbations to Diane Arbus-like portraits of alienated citizenry. There's even a CD of ambient noise recorded in cities around the world.

The book balances urban obituaries with at-times witty polemics delivered with the subtlety of a WTO demonstrator's placard. A Koolhaas essay puckishly explores the architect's role in the rapid growth of China's Pearl River Delta. The PRD hosts five cities with 12 million people that will triple to 36 million by 2020. One city, Shenzhen, has produced 900 new towers in the past 10 years.

"There must be a mutant figure operating there," writes Koolhaas. "In this case, it is the Chinese architect." Yet Koolhaas seems awed as he calculates that Chinese architects are 10 times more productive than their Western colleagues.

Ultimately, *Mutations* comes off like a reverse travel guide telling you all about places to avoid. In a way, that's the point. By focusing on the worst design and planning the world offers, *Mutations* seeks to shock us beyond the usual NIMBY concerns into seeking new solutions to problems we may not have considered.—m.l.

Mutations. Rem Koolhaas and the Harvard Project on the City. 720 pp. Barcelona: Actar. 2001. \$45, flexi-bound. D.A.P. (distributor): 800.338.BOOK.

calendar

residential architect design awards: call for entries

deadline for requesting a binder: december 3, 2001
entry deadline: january 7, 2002



Doug Scott

Our annual *residential architect* Design Awards program honors outstanding architecture in the following categories: custom, renovation, multifamily, affordable, production, and on the boards. A project of the year is selected from the winning built entries and all winning projects will be published in the May 2002 issue of *residential architect*. Left: the 2001 project of the year, Poulsbo Place, by MITHUN of Seattle. For more information, see page 77.

aia honor awards exhibit

august 9–september 7
the octagon, washington, d.c.

View the 30 winners of the 2001 AIA Honor Awards. Photographs of the projects will be accompanied by comments from the jurors.

Right: the Rifkind residence, by Tod Williams, Billie Tsien & Associates, New York, winner of the excellence in architecture award. Call 202.638.3105 for museum hours.



defining modern european design 1880–1930

august 26–november 11
museum of fine arts, houston



Lighting fixtures, furniture, and metalwork are all part of this overview of Modern European design and its influence on today's architecture. Shown here is a 1906 salon table by Austrian-American architect and

designer Josef Urban. For exhibition information, call 713.639.7300 or visit www.mfah.org.

william price: from arts and crafts to modern design

august 18–january 12, 2002
national building museum, washington, d.c.

This first major exhibition of Price's architecture features original drawings, paintings, furniture, and historical film footage tracing his career from 1883 to 1916. Price combined Arts and Crafts elements with contemporary trends to create hotels, commercial buildings, and such homes as the 1913 Beulah H.J. Woolston House in Philadelphia (above). For further details, visit www.nbm.org or call 202.272.2448.



aluminum by design

august 23–november 4
montreal museum of fine arts



This exhibition explores the use of aluminum in architecture from the 1850s until today. Shown: a full-size replica of the facade of the Die Zeit Agency building designed by Otto Wagner in Vienna, Austria, in 1902. Go to www.mmfa.qc.ca or call 514.285.1600 for more information.

continuing exhibits

Art of the Architect, through September 2, High Museum of Art, Atlanta, 404.733.4444; **Light Screens: The Leaded Glass of Frank Lloyd Wright**, through September 2, American Craft Museum, New York, 212.956.3535; **Mies in Berlin**, through September 11, Museum of Modern Art, New York, 212.708.9400; **Torolab**, through September 25, Museum Of Contemporary Art, San Diego, 619.234.1001; **Rooms with a View: Landscape and Wallpaper**, through October 14, Cooper-Hewitt National Design Museum, New York, 212.849.8400; **Revelatory Landscapes**, through October 14, San Francisco Museum of Modern Art, 415.357.4000; **A Century of Design, Part IV: 1975–2000**, through January 6, Metropolitan Museum of Art, New York, 212.535.7710.

introducing the
P R E S T I Q U E
gallery collection™

by Bart Forbes



Three new colors from elk

The Prestique Gallery Collection features timeless hues whose rich appearance reflects the splendors of the natural world. These color blends are the result of our collaboration with internationally acclaimed artist Bart Forbes. You may recall seeing his distinctive artwork in the pages of Time magazine and other widely circulated publications. He is famous for his themed paintings and has designed over 20 commemorative postage stamps for the US Postal Service—including the "America the Beautiful" series. Mr. Forbes used his artistic touch to help us create colors that are at once unique, yet in harmony with their surroundings. Selections from the Prestique Gallery Collection have a the Elk High Definition® look, a 40-year limited warranty and 110 mph limited wind warranty*.



weathered sage



sienna sunset



balsam forest

*See product limited warranties and special application instructions for complete details.

©2001, Elk Corporation of Dallas. All trademarks, ®, are registered trademarks of Elk Corporation of Dallas, an ELCOR company. Gallery Collection is a trademark pending registration of Elk corporation of Dallas. UL is a registered trademark of Underwriters Laboratories, Inc.

imagine that

When Michael Eisner was appointed chairman of the Walt Disney Company in 1984, he quickly became one of the most powerful men in American business. And he hitched architects to his star. Over 16 years, the showbiz wiz commissioned more than 80 buildings from noted architects, for projects as diverse as quirky hotels, fantasy theme parks, and a real-time town. Last April, the National Building Museum, in Washington, D.C.,



Courtesy Disney

gave Disney and Eisner (left) its annual Honor Award, saluting Eisner for his “ongoing commitment to exceptional architecture and urban planning with a distinctively American character.”

Eisner understood that great architecture would add value to the Disney real estate empire. Yet even back in 1955, Walt Disney was sketching out his own spirited ideas about how to build better towns by managing scale, density, and sight lines.



Courtesy Disney

Disney's futuristic Progress City, “an experimental prototype community of tomorrow,” was conceived in the 1960s but never built.

And while critics complain that Disney's buildings are more about romanticism than real art, most agree that the company has had an influence on urban design.

“There was an irony in the fact that Disneyland, with its reassuring Main Street, marked the beginning of a period when identifiable communities were starting to go by the wayside around Anaheim,” says Martin Moeller, the National Building

Museum's executive vice president. “You'll find some references to that idealized townscape in the New Urbanist communities designed since then.”

The Disney town of Celebration certainly sparked an ongoing debate about urban design issues. Whatever the outcome, Moeller notes that the founder's original vision for community living was as much about the future as the past. “Walt Disney had a definite interest in prototypical communities with very slick Modernist sorts of imagery going on—grand developments with gleaming skyscrapers in the middle that give a sense of center. He wasn't in the traditionalist camp exclusively, nor in the Modernist camp exclusively.”

A half-century later, Eisner gets the credit for providing first-rate architects with the time and money to influence that “architecture of the imagination.” “A great building is a world unto itself,” he said at the award ceremony. “Architecture is all about emotion.”—*cheryl weber*

on target

They're easy to build and maintain and relatively inexpensive to buy, but factory-built houses have never scored high in the glamour department. Until now.

As sales of prefab homes heat up and more architects lend their expertise to this corner of the market, the units themselves are undergoing a metamorphosis. Case in point: the Target 2000 home, designed by Bloodgood Sharp Buster Architects and Planners of Palantine, Ill., for Auburn Hills, Mich.-based Champion Enterprises. Part of the manufactured-home maker's Developer Series, the three-bedroom, 2,131-square-foot Arts and Crafts bungalow features decorative ceilings, French doors, an optional home office or library, an optional side-entry garage, decks and porches, and ample closets. The three-module home can be built for about half the cost of a site-built home. And, like the other five new plans designed by BSB for Champion's Developer Series, it can be constructed at any Champion plant in the country and then shipped to a site for assembly.

“I've always thought that improving the design of manufactured housing is nothing but beneficial,” says Doug Buster, vice president of BSB. “You can really create a beautiful product by working on manufactured as well as custom homes and sharing ideas in both realms.”—*shelley d. hutchins*



Courtesy Champion Enterprises

The Target 2000 home takes 10 days to build in one of Champion's plants and about two weeks to assemble on site.



DV4500 Direct Vent Fireplace

ARE YOU LOOKING FOR A FIREPLACE COMPANY THAT HAS A FIREPLACE TO SUIT **ANY** PROJECT?

We thought so. When builders told us they wanted a complete line of products in all venting styles, we listened. Then, we re-thought our entire product line. Much more than just a specialty supplier, Martin Fireplaces now offers the competitively priced "core" products builders asked for. The kind of safe, reliable and beautiful designs that help sell homes.

Direct Vent, B Vent, Vent Free, or Wood Burning—call **1.866.244.0744** for the one (of many) that's right for you.

Or visit us at www.martinfireplace.com.



BV3500 B Vent Fireplace

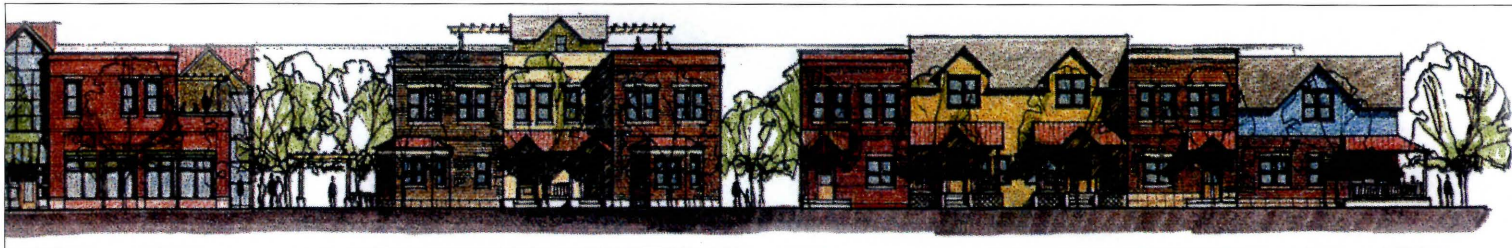
SEE US IN     
 DIRECTORY CATALOG FILES CD SHEETS.COM

© 2001 Martin Industries, Inc.

 **MARTIN**
FIREPLACES
 BUILDING IDEAS THAT CATCH FIRE.

A Division of Martin Industries, Inc.

on the boards / mixed bag



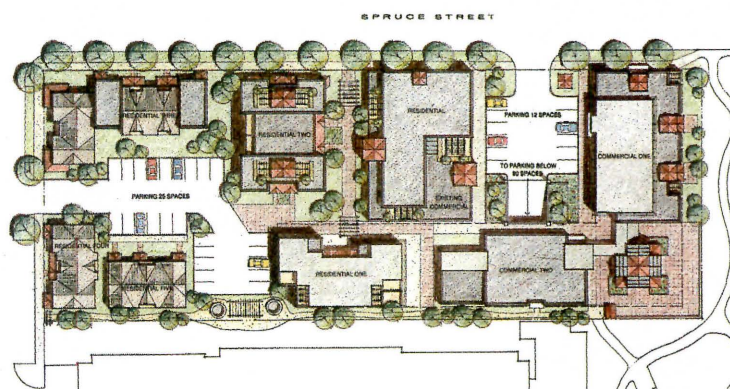
boulder, Colo.'s image as a haven for recycling, granola-bar-eating nature lovers may be slightly exaggerated. But its reputation for opposing urban sprawl isn't. In a 1997 move designed to encourage smart growth, the city changed its zoning laws to promote residential development in its downtown commercial districts. Local firms OZ Architecture and Deneuve Construction Services saw a major opportunity, and they teamed up to form Silk Purse LLC, an urban infill development company.

Silk Purse's first undertaking is Iron Flats, a mixed-use project on a 1.9-acre downtown site. Its plan features 30,000 square feet of housing and an equal amount of office space. Prices for the 27 housing units—a mix of loft condominiums, town homes, and live/work residences—will run about \$300 per square foot, except for the four affordable condominiums required by the city. "College towns like Boulder are perfect for this kind of thing," says OZ principal Kelly Davis, AIA. "You have people worried about the issue of suburban sprawl, and lots of young, affluent buyers who want a city life-style."

The context of Iron Flats' rectangular site helped dictate the placement of its buildings. It's bordered on the north and west by older, Victorian homes, on the south by condominiums, and on the

east by a public park. So OZ opted to place most of the residential units on the northern and western edges, taking design cues from the existing historic neighborhood. The firm saved the interior of the site for residential parking spaces.

Six live/work residences sit in the middle of the parcel, and they exhibit a more contemporary aesthetic than the traditional



Renderings courtesy OZ Architecture

town homes and condos. "The live/work units act as a stylistic hinge between the residential and the commercial buildings," says Davis. The latter structures occupy the eastern end of the site, with most of their parking contained in an underground garage. Construction work on the first commercial building is under way, and completion of the entire project is slated for the summer of 2002.—*meghan drueding*

Kolbe & Kolbe

Windows & Doors

The Hidden Difference

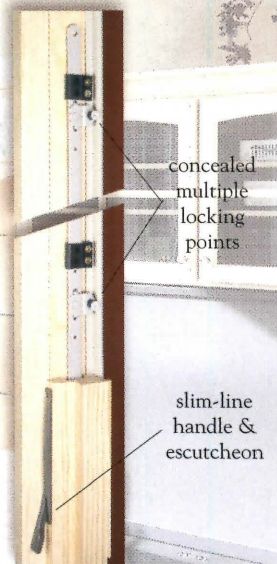
If seeing is believing,
then you won't believe this
— A casement window without
intrusive locking hardware! Kolbe &
Kolbe makes it possible with the Mirage®
concealed multipoint
locking system. While you
will barely notice the slim-line
handle and escutcheon, you will
definitely notice the heightened
convenience of tightly securing the
multiple locking points from
one location. Discover the
hidden difference of the

Mirage® concealed multipoint locking
system. For more information on
Kolbe & Kolbe windows and
doors visit our website at

www.kolbe-kolbe.com or

call 1-800-955-8177.

Mirage® is a
trademark of
Truth Hardware.



See the Difference Quality Makes

Kolbe & Kolbe Millwork Co., Inc.

Circle no. 277

save their breath

a few key changes can make your
architecture easier to live with.

by paula baker-laporte

I specialize in the design of healthy homes. I didn't arrive at this specialty through a natural propensity for the nitty-gritty details of building technology and chemistry. No, like many architects, my initial joy was as a designer of space. Dealing with the technical aspects of buildings always seemed to me a less interesting but necessary adjunct to the art of architecture.

an eye-opening illness

My attitude changed abruptly eight years ago when I was diagnosed with Multiple Chemical Sensitivities. MCS is a condition in which an individual develops a serious intolerance for many commonly used airborne chemicals, like the volatile organic compounds (VOCs) contained in most paints and stains, or the formaldehyde-based glues present in some wood products.

I had heard about this illness before, but had had no idea how many people it affects. According to the National Academy of Sciences, 15 percent of the population (and counting) suffers from chemical sensitivity. Allergies and child-



Photos: Laurie Dickson

hood asthma, conditions that are also caused or exacerbated by poor indoor air quality, are also on the rise. As I learned more about my own condition, I realized how directly my work as a residential architect can affect the health of my clients.

For a chemically sensitive person, living in a chemical-free sanctuary is one of the keys to recovery. This process is complicated, time-consuming, and case-specific. On the other

hand, creating homes with good indoor air quality for well individuals is not only easy but also necessary to prevent environmental illness from becoming more widespread.

healthy products

Detailed specifications and careful construction follow-up are a must for a truly healthy house. For every toxic building product in common use, a more benign substitute exists. For example, solvent-free, zero-

By designing a place in the entry of her own house for taking off shoes, Baker-Laporte ensured that no dirt or pesticides would be tracked inside. In the kitchen, open upper shelving of solid wood offsets the higher cost of formaldehyde-free lower cabinets.



VOC paints, finishing products, and cleaners are readily available and perform just as well as their more toxic counterparts. More and more building-product manufacturers are rising to the demand for less toxic alternatives—see such Web sites as www.ecoproducts.com, www.buildingforhealth.com, and www.enviresource.com for a sampling.

Not all healthy house products are readily available for every application.

continued on page 30



Cemplank®

...naturally.

Cemplank fiber-cement siding gives you all the benefits of natural wood - the beauty of the finest woodgrain texture, great workability, combined with the features of fiber-cement - resistant to fire, rain, and insects - providing total customer satisfaction.

We've even topped Mother Nature with something you'll never get from wood. The only lifetime limited warranty.



Cemplank... forever™

The Leader in Quality Fiber-Cement Products

Tel: (877) CEMPLANK

Fax: (610) 916-4916 • www.cemplank.com

This house in New Mexico by Baker-Laporte contains a structural frame of poured Pumice-crete, a nontoxic, environmentally benign mixture of very porous volcanic rock and concrete.



Lisl Dennis

Formaldehyde-free cabinetry boxes, though important for clients who can't tolerate formaldehyde off-gassing, are a specialty item that must be custom made or special ordered. To lessen the load of harmful chemicals in new construction to a meaningful degree, one must be rigorous.

On my own projects, I provide the contractor with a complete product specification list. The list includes local sources when available and expected lead times when products are not readily available. I have a pre-construction meeting where I walk the contractor

through the specifications, and I create strict contractual agreements about substitution procedures. I make myself available to the contractor, his subcontractors, and their workers. I have signs posted on the building about special procedures, and when working with a new contractor who is unfamiliar with my specifications, I show up often.

do the right thing

After several years spent in the research and practical application of healthy building principals, I offer the following conclusions:

- Current standard construction methods and

materials are resulting in buildings whose indoor air quality is making a growing segment of the population sick.

- Healthy housing should not be a specialty. It should be the basic standard to which we design and build.

- Information, technologies, and products now exist to simply and effectively produce healthier indoor environments.

- As architects, we have an ethical responsibility to our clients to design homes that will support their health. **ra**

Paula Baker-Laporte, AIA, is a principal of Baker-Laporte & Associates, a residential practice in Santa Fe, N.M. She is co-author of Prescriptions for a Healthy House; a second, expanded edition was published by New Society Press in 2001.



Photo: Robert Laporte

healthy house resources

In addition to her own book, *Prescriptions for a Healthy House* (New Society Press), Paula Baker-Laporte recommends the following books and organizations as resources for architects interested in healthy housing:

The EEBA Builder's Guides. Joe Lstiburek and Betsy Pettit. Energy & Environmental Building Association (www.eeba.org), 1999.

Healthy by Design Revised: Building and Remodeling Solutions for Creating Healthy Homes. David Rousseau and James Wasley. Hartley & Marks, 1999.

The Healthy House Book, Fourth Edition. John Bower. The Healthy House Institute (www.hhinst.com), 2000.

Green Seal. www.greenseal.org.

International Institute for Bau-biologie & Ecology. www.bau-biologieusa.com.

National Coalition for Alternatives to Pesticides. 541.344.5044.

“we have an ethical responsibility to design homes that will support our clients' health.”



The brand most people warm up to.



There's a reason more of your customers choose Heat-N-Glo than any other brand of gas fireplace. It's easy. They're simply the best. Sure, our energy-efficient direct vent fireplaces protect air quality and offer directional heating. But it's the realistic quality of our logs, the color of our flames and the steady warmth of our fire that makes us the industry's most requested brand. Millions of smiles have been lighting up rooms across the country for a quarter of a century—thanks to our Heat-N-Glo fireplaces.

For FREE information
call today! 1-888-427-3973
or visit fireplaces.com

HEAT-N-GLO
No one builds a better fire

A division of Hearth Technologies, Inc.

the big leagues

are you ready to develop your own projects?

by cheryl weber

architects and real estate developers have traditionally formed an uneasy alliance. That's because they exist on opposite ends of the disciplinary spectrum. One is trained to take the aesthetic high road; the other focuses on the bottom line. Among architects themselves, there is a similar kind of schism—between those who stake their reputation on one-of-a-kind, high-end design, and those who run a more business-oriented practice designing homes for hundreds of people at a time.

The trouble with both approaches, of course, is that they don't make much of an impact on the landscape at large. Custom-designed homes are rare in most residential towns across America. And truly innovative design too often loses out to the economies of scale imposed on production builders.

There is a third camp, though, of architects taking the leap into speculative real estate development. They're willing to risk more financially so they can both control their designs and compound their profits. Whether it's investing in one single-family home at a time or a village of condo-

miniums, they're cleaning up in their communities—in more ways than one.

risky business

"Over the last several decades, architects were getting great advice from attorneys and insurance agents on how to avoid risk. But then we started making ourselves less valuable," says Richard Kremer, FAIA, of Louis & Henry Group, a 60-year-old firm

in Louisville, Ky. "And if you don't take risks, there's not as much reward."

His firm specializes in institutional multifamily projects such as senior housing and college dormitories. Seven years ago the practice evolved to include two separate divisions—construction management and real estate development. "The idea is, we hire ourselves to develop the real estate, then hire our-

selves to design, and then hire ourselves to build," Kremer says. The partners took this more proactive approach to capitalize on the opportunities presented by their longtime clients, who often have outdated facilities but lack the expertise to find creative financing on their own. Typically, the Louis & Henry Group will approach such clients and offer to

continued on page 34



Ellen Weinstein



Boardwalk™

COMPOSITE DECKING AND RAILING

Seen on beautiful decks everywhere.



Introducing Boardwalk — the ultimate decking lumber from the #1 recognized brand, CertainTeed. Exceptional performance makes Boardwalk the better choice for decks, railings, pool surrounds, walkways and more.

Better looks. Boardwalk is made with CertainTeed's exclusive PVC-based EcoTech™ material. So, Boardwalk has better workability and dimensional stability compared to wood or polyethylene-based decking products. And Boardwalk contains recycled natural fibers, which is better for the environment.



Better performance. Boardwalk won't shrink, mushroom, warp, splinter or crack like wood and some other decking lumber. It offers better fastener retention and cuts just like wood for quick, easy installation.



Best rated. Boardwalk is the only composite decking product with a Class I (A) fire rating. No other composite decking product meets this stringent specification.

Outstanding versatility, unsurpassed workability and virtually no maintenance — that's the beauty of Boardwalk, the ultimate decking lumber. For a free brochure and contractor guide, call 800-233-8990 or visit our website at www.certainteed.com.

put all the pieces together.

"It's ingrained in architects to be creative problem solvers but not problem identifiers," Kremer says. "So many architects have decades-long clients who have facilities and land. The client could put such-and-such a building on that corner and make some money. But architects don't initiate the project. It's a different mind-set seeing the opportunity and knowing how to do that, but it puts you in a stronger position."

That's true even if you're not the party initiating the work. The same reality that drew architects Brad Buchanan and John Yonushewski into construction led them to do development: It gets them into the design conversation further upstream. "Probably the single most valuable thing we bring to the table is our ability to conceptualize and price things early in the process," says Buchanan, AIA, Buchanan Yonushewski Group, Denver. "The old saying 'If you're in the room, you're in the deal' is true."

Many of the firm's clients treat it like a mutual fund. They come with cash or land that they don't have the experience to deal with. BYG will act as the developer either for a fee or for an equity position, then serve as the architect and builder. "If we wanted to, we could be successful just doing development," Buchanan says. "But we love doing architecture and construction. The development piece feeds that machine, which

captains of crunch

Real estate development may not be rocket science, but it requires a foolproof method for crunching numbers. Richard Kremer, FAIA, of Louis & Henry Group in Louisville, Ky., swears by a little financial calculator from Hewlett-Packard called the 12c rpn, which sells for \$69 (available on the manufacturer's Web site, www.hewlett-packard.com). "It's one of the most valuable tools I've found," he says. "You can calculate mortgage payments and rates of return. It's taught me a lot."

Both Kremer and Brad Buchanan, AIA, of Buchanan Yonushewski Group, Denver, use Excel to work up project pro formas. While the documents vary in complexity with each project, every pro forma consists of the same basic components, according to Buchanan:

1. A buy category—what you're acquiring.
2. A build category—the construction cost.
3. Soft costs—these include such items as interest, accounting fees, attorney fees, and closing fees.
4. Marketing—what you'll pay to sell the project, such as a brokerage fee and marketing costs. A small project may require only a \$50 marketing brochure; a \$25 million project will require, say, a sales party, a ground-breaking party, and a slick brochure.
5. Sell/profit—a calculation of the square footage you'll sell times the cost per square foot. The profit line amounts to line item 5 minus items 1 through 4.—c.w.

is not as volatile and risky."

Indeed, the biggest risk factor is cash flow. It takes months and sometimes years of working without compensation to get a project entitled, or approved by bankers, city hall, and citizens' groups. "Developers take enormous risks," notes developer Joel Alstein of the FAR Group, Cambridge, Mass. "During the acquisition and financing phase, you need to put together a very comprehensive package to show financing institutions. Architects burn through perhaps 60 percent of their design budget during this phase."

And that's just design fees. Developers must pay for other services such as appraisals and traffic

and environmental studies. They may have to dig deep into their pockets to come up with enough money for construction and scheduling overruns. And then there are marketing risks. What if nobody rents the units? "Like in love, timing is everything," Alstein says. "You have to be at the right place at the right time."

When it comes to managing design fees, however, Kremer offers some consolation. Developers often ask architects to do essentially the same thing, he says—submit free schematics in hopes of getting the commission. The advantage of initiating your own project, of course, is that you're not competing with other architects. If you suc-

ceed in packaging it, it's yours, and the pot is sweetened with a developer's fee paid by the lender—usually 5 percent to 10 percent of the construction budget.

design-side economics

Next to the prospect of getting a bigger piece of the pie, the very idea of having absolute design control is too much for some architects to resist. "People say, 'I just want to spend my time doing design,'" Buchanan says. "But we get control of the design like they've never known."

Kremer concurs. "In a more conventional practice, the architect is sort of in a black hole. He doesn't see

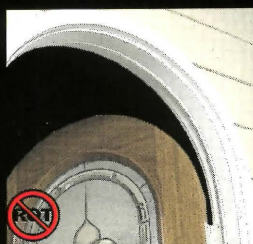
continued on page 36



Imagine...



...What YOU Can Do with Marley's Decorative Polymer Mouldings!



Pro Frame™ Exterior Door Frame



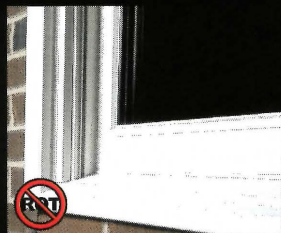
Spa & Porch Planking



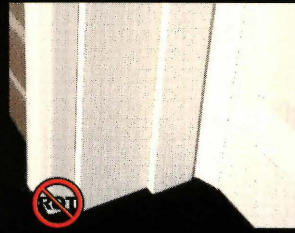
Beaded Planking: Porches, Ceilings, Walls



Pro Series® Exterior Millwork and Boards: 1"x6", 1"x8", 1"x12"



Window Components: Sills, Sill Nosing, Blind Stop



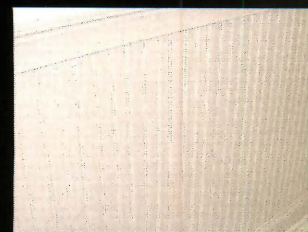
Garage Door System: Jamb, Stop, Brick Mould



Exterior Door Components: Brick Mould, Casing



Siding & Corner Accessories



Interior Beaded Planking

**MARLEY
MOULDINGS**

P.O. Box 610
Marion, VA 24354
800-368-3117
www.marleymouldings.com
Circle no. 317

Ready to Install • No Splitting or Cracking
Low Maintenance • Never Rot™ • Moisture Resistant
Re-Paintable • Install with Nails or Glue

the impact of his design on the construction budget or the development budget. So knowing how to do development is a freeing process. If you have better control of the finances, you have better control of the design as well." He's taught his 30-some architects how to do pro formas on Excel spreadsheets, playing elements of the design against other itemized costs until a profitable cash flow is achieved.

Buchanan believes that the varied skills required to practice a broader and more integrative kind of architecture appeals to his 45 employees, too. "If you

other professionals and citizens' groups. Whereas developers have a reputation for cutting corners to reap bigger profits, when an architecture firm is the developer, the project's amenities and architectural style are less likely to be questioned. "We've gotten a reputation in city council and with the neighborhood groups that when we're involved in a project, the developer will do the right thing," Buchanan says. "We make choices that affect the bottom line because we think it's the right thing to do. We're architects—we can't help

that artistic freedom. His latest personal project consists of a 54-foot by 100-foot piece of land on which he's constructing five loft-style apartments. "It was incredibly liberating to cut costs the way I wanted to," Cavanaugh says, "rather than the way someone sitting across the table from me wanted to." Integral to his design concept is \$25,000 worth of exterior artwork by local artists. "A developer would never do that," he says.

taste test

Just as they design the building and the financing, architects doing development have to design their level of risk. Until you learn the ropes, start with a small number, giving little and taking little. BYG is now a \$60-million-a-year firm. But it began dabbling in development back when it was a small operation struggling to keep its doors open. The firm would contract to purchase an empty lot. In one day they'd draw a conceptual design for a spec house. Then they'd put together a pro forma and take the package to an investor or bank. Throwing in \$5,000 or \$10,000 of their own earnest money, the firm would set up a limited liability company with the investor, specifying an equity share in the deal while getting paid a minimal fee during design and construction—enough to cover their costs. Nearly all the financial gamble was the investor's. "Risk is

a quantifiable element that can be managed," Buchanan says. "There are ways of setting up a taste test so you don't risk taking down your financial world."

That's the case whether you're part of a large firm or working alone. As the sole proprietor of his company, Gaver Nichols, AIA, Alexandria, Va., has snapped up nearly a dozen houses—mostly four-squares and Sears bungalows—in his Del Ray neighborhood and resold them for a tidy profit—more than he would have made in custom design fees, he says. Before that, he converted a Camden, N.J., firehouse into rental apartments. Along the way, he picked up a real estate license to lower transaction costs and help him understand financing and contract language. But he's since dropped it. "People think you're trying to rip them off," he says.

Starting out, Nichols would partner financially with friends or the builder. That lowered his risk and gave him the confidence to manage other people's money. Now he's targeting empty buildings in his neighborhood zoned for multiple use and asking private investors to fund the development. To limit his liability, he prefers to trade some of his design and development services for ownership of one of the finished rental units. Nichols' entrepreneurial arm generates a fair amount of infill custom work, too. Over 13

continued on page 38

"development is a freeing process. if you have better control of the finances, you have better control of the design as well."

—richard kremer, faia



put them back into a normal architectural firm they'd probably shoot themselves," he says. "There's so much breadth in the questions they come up against every day.

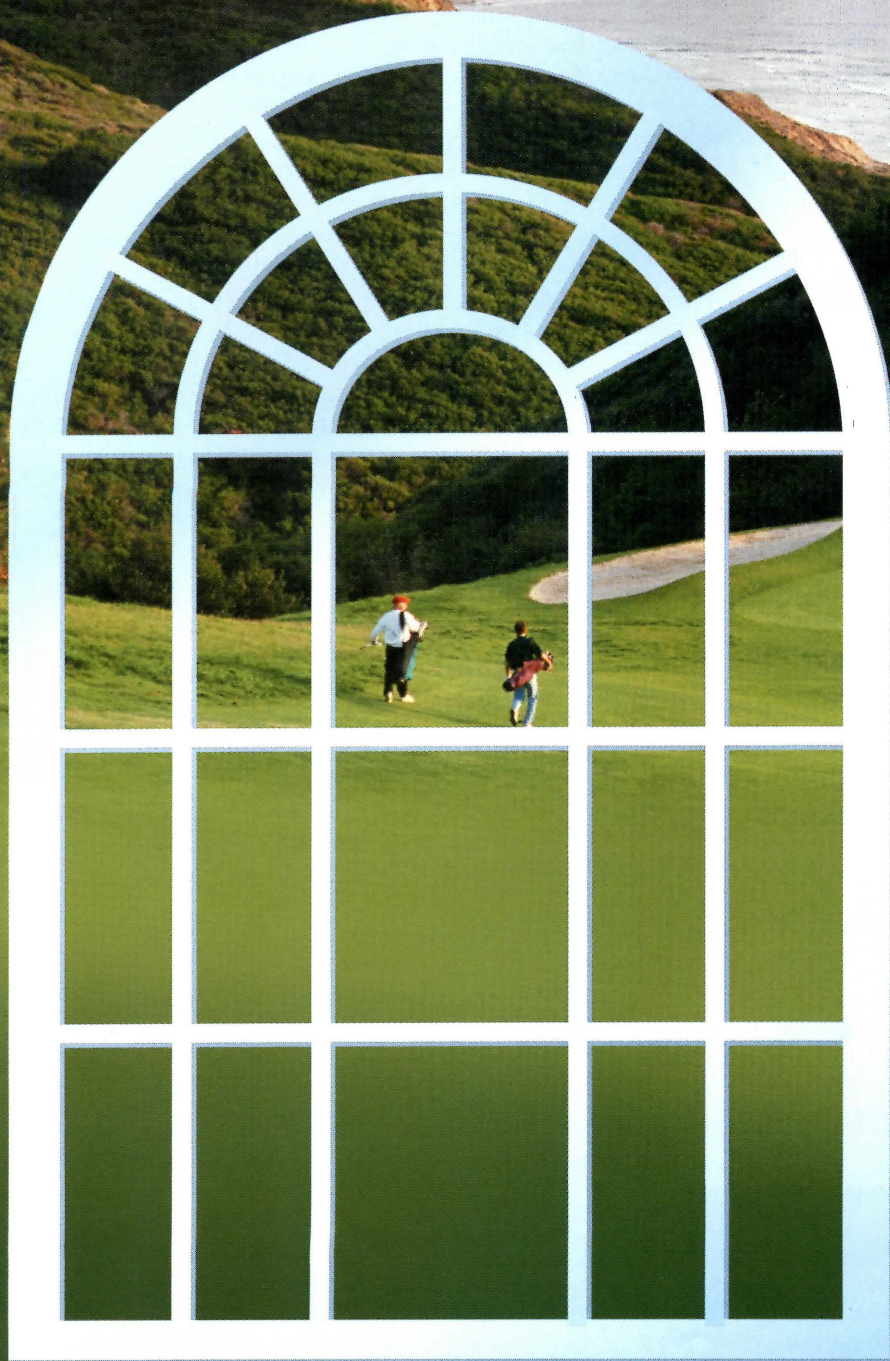
"Our mantra is to think like the owner," he adds. "So be one. This is the world the owner lives in—a not-to-exceed, guaranteed-price world. A lot of times architects don't get that. It's a different conversation entirely than you'd have with other clients."

That approach gives the firm more credibility with

ourselves." For example, the firm regularly chooses not to max out allowable density. It might match a new building's setback with an adjacent building, rather than taking advantage of the minimum setback requirement. "We'll do that because it makes a great project," Buchanan says, "and a great project sells for more money."

Working on a smaller scale, Kevin Cavanaugh, with the architecture firm Fletcher Farr Ayotte, Portland, Ore., also revels in

Are Your Homebuyers In a Hurry?



When a project demands superior quality at an affordable price in a fast and reliable manner, Superseal has the product for you. We have been dedicated to providing the highest quality vinyl windows and patio doors to the building industry for over 40 years. We provide complete orders and on-time deliveries. A comprehensive program offering detailed product specifications for ease of use in design configurations. An extensive and inspiring selection

in all shapes and sizes. Energy efficient construction backed by the Energy Star label. Maintenance-free durability. Add our unparalleled reputation for superior customer service and sales support and what you and your customer's will gain is more time to enjoy life.



Call us today at: 888-NEW-VINYL
(639-8469) or visit our website at
www.supersealwindows.com

years, he's completed about 100 projects in his own community, ranging from porch additions and whole-house renovations to custom homes.

bottom-line management

Development is much more oriented toward banking and the bottom line than architecture is. So architects aspiring to be developers should hone their business skills. Even on the lowest-risk ventures, it's a good idea to set up an LLC on a per-project basis. That legal model creates some degree of insulation, ensuring that any assets lost

remain attached to a particular project. Many architectural firms also legally separate design and development services. Like BYG and its development entity, BY Properties, Pappageorge/Haymes, Chicago, (profiled on page 44) is structured as two distinct firms—one handling architecture, the other development. "And never shall the two be mixed," says George Pappageorge, FAIA. "The cash flow situations are quite different. One pays the other's fees if it needs them."

One of the hazards of being a developer, too, is that your liabilities change.

As a custom architect, you can get fired from a commission without great financial peril. But during a speculative project, both you and the client may own the house or building.

"What if something happens to the buyer in the middle of construction?" Pappageorge asks. "What if they want to make the house three times bigger, or fail to make decisions in a timely manner? Or what if a purchaser files an action that ties up your house in court and you can't sell it? Every few years we learn about more ideas to include in the contract." He also recommends figuring out

ahead of time how you'll get out of a deal in case the economy goes sour. Think hard about all possible scenarios, even if they don't seem plausible, and plan for them.

in the loop

The right connections are key to success in this tricky business. Finessing a deal that will fly takes not just luck and meticulous timing, but a lot of research. The canny architect will seek out someone doing exactly what she or he wants to do and ask for guidance. Kevin Cavanaugh got advice from local developers whose work

continued on page 40



Your grandparents enjoyed early evenings out on the porch. Now your grandchildren can too. The PermaPost™ and PermaPorch™ System from HB&G is made to last a lifetime. Created from strong, durable synthetics, the posts, railings, newels, balusters and brackets you put up won't rot or decay, and won't even need painting for years.

With PermaPosts™ and PermaPorch™ railings, installations are easy, and you don't need special tools. So when you're done, you can sit back... and relax.

PERMAPORCH™ RAILING

- Weatherproof
- No painting needed for up to five years
- Installs with common carpentry tools and supplies
- Meets with national building codes
- Five-year warranty

PERMAPOSTS™

- Weatherproof, insect-proof
- Low maintenance
- Ready to install with common carpentry tools
- Can bear loads up to 1,300 lbs.
- Ten-year warranty



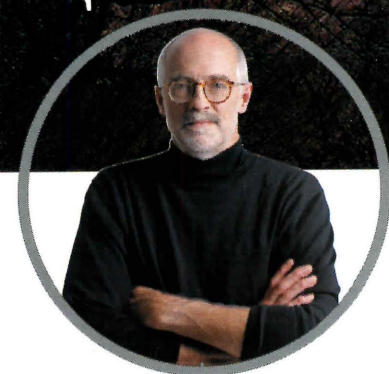
Permanent Performance.

P.O. Box 589, Troy, AL 36081 • 800.264.4HBG • 334.566.4629 FAX • www.hbgcolumns.com

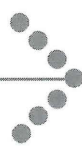
Circle no. 231

ArchiCAD 7.0

Helin & Co Architects



ARCHITECTURE out of the box™



80% of ArchiCAD users are
ex-AutoCAD® users*

What do they know that you don't?

**It's time you looked at ArchiCAD.
It's architecture, out of the box.**

GRAPHISOFT™



www.graphisoft.com

To get a free ArchiCAD Demonstration CD or to find
an ArchiCAD reseller near you, call 1-800-344-3468

*Source: Graphisoft

he respected. He invited them to lunch and grilled them on such details as what line items to include in a pro forma.

Scope out attorneys who specialize in drafting development contracts. Get to know real estate agents and appraisers, who spend their days digging for current market information. And bankers are an undervalued source of information. "Most people have relationships with bankers that are distant and fuzzy," Buchanan says. "But they're looking to create opportunities and can give you tremendous amounts of information."

There's also the political piece. "Few architects get savvy about the political process in the area they're developing," Buchanan says. "Get to know the mayor, go to fund-raisers, eat chicken dinners, and introduce yourself to neighborhood groups. They're powerful entities and are fighting for the right thing." A lot of the firm's business is referred through those neighborhood groups. Someone will buy a piece of land and ask the local council whom to work with.

As chair of the Portland AIA housing committee, Cavanaugh organizes monthly tours of cutting-

edge projects in the metro area. He sees what others are doing, asks what a project cost per square foot to build and how much it's renting for. "The knowledge gave me a skeletal pro forma to know I could go forward on my own project," he says.

Indeed, whatever the opportunity, make sure you know more about the deal than your real estate broker. "Check out trends happening in individual market segments," Pappageorge advises. "You have to know what you're doing in terms of targeting your market and making sure you're producing something that

will be absorbed quickly."

For his part, Buchanan revels in the thrill of the game, which he plays as a precisely calculated gamble: "You'll run it up the flagpole sometimes and it won't work. Maybe the third deal you put together goes. But when it does, it's the most satisfying thing in the world, because you have created from nothing this project that's serving the city you live in. It's the essence of being a master builder. It's what gets us up in the morning." **ra**

Cheryl Weber is a contributing writer in Severna Park, Md.

Build with the One that Rewards

Reward Wall Systems offers two insulating concrete forms (ICFs) to meet your rigorous building and design demands. Plus, legendary on-site training and unlimited support from the industry leader are just two of the many rewards you'll get to help grow your business.

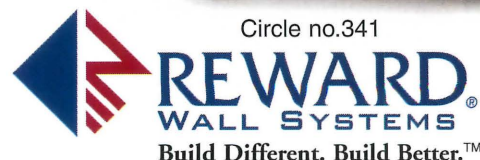


- Flat wall system promotes broad construction applications.
- Fixed, secure rebar positioning eliminates tying rebar.
- Universal fit lets you cut, flip and turn the form to reduce waste.
- Innovative design delivers a straight, true, square and plumb finished wall.

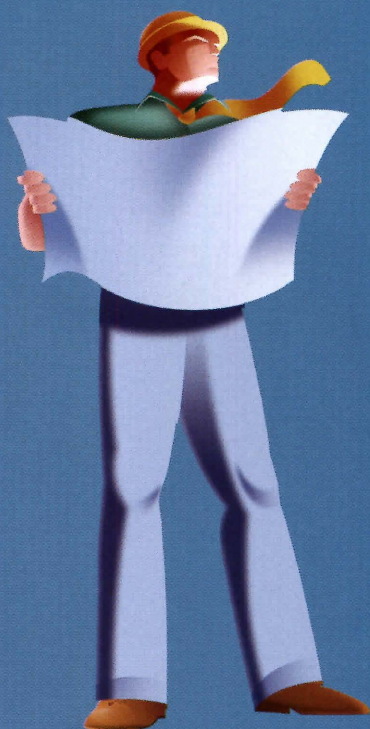


- Waffle grid system yields quality performance.
- Marked furring strips and ship-lap joints ease installation.
- Efficient form design saves concrete and construction time.
- Proven design offers reliable residential results.

See the iForm and eForm at www.rewardwalls.com.
For more information, call 1-800-468-6344 Extension 1704.



Circle no.341



www.ebuild.com

the world's largest
interactive building
product guide

Finally there's one place to find
information on all the building
products you need.

You'll find descriptions, diagrams,
dimensions, installation instruc-
tions, warranty information and
more. Best of all, it's FREE.

visit ebuild
today

ebuildSM
FOUNDATION TO FINISH

Frank Lloyd Wright specified Cypress.

VERSATILE.
DISTINCTIVE.

SOUTHERN CYPRESS
MANUFACTURERS ASSOCIATION



Photo courtesy of Robert Huesch

Shouldn't you?

Kentuck Knob, Chalk Hill, Pennsylvania
Architect: Frank Lloyd Wright • Year Built: 1953
Materials: Cypress and native fieldstone

*Kentuck Knob glows golden with a cypress exterior.
Interior spaces are warmed by cypress paneling,
cabinetry, built-ins and millwork.*

CYPRESS

www.cypressinfo.org

877-607-SCMA

Publicity rights to the name Frank Lloyd Wright are owned by the Frank Lloyd Wright
Foundation, Scottsdale, Arizona USA 85261-4430. Used with permission.

Circle No. 44

Superior Clay Rumford Fireplaces Throats, Smoke Chambers, Dampers Instructions



*Tall and elegant... the fireplace that keeps you warm
Based on the principles of Count Rumford, the streamlined throats and smoke
chambers installed in masonry fireplaces built to our specifications radiate more
heat to the room, waste less heat up the chimney and burn more cleanly.*

Phone: 740-922-4122
1-800-848-6166
[http:// www.rumford.com](http://www.rumford.com)

SUPERIOR CLAY CORPORATION
Superior Clay Products Are Built To Last

P.O. BOX 352 UHRICHSVILLE, OHIO 44683

Circle No. 383



What do you want in a window?

If it's energy-efficiency, we've got that!

Marvin Windows and Doors offers more than style and selection. Marvin offers energy-efficiency. No matter where the installation is located, Marvin provides a wide array of glazing options for their more than 11,000 standard styles, shapes and sizes—as well as on their custom orders—that meet or exceed the performance requirements of any climate at any time of the year. From the most temperate locale to the most extreme, Marvin has many glazing options to enhance the energy performance of any home. Choose from single-pane glass, standard double-paned insulating glass (with a sealed insulating airspace), insulating glass with Low E II and Argon gas (which most often meets the ENERGY STAR® requirements for energy-efficiency), or High R Tri-Pane glazing for the most extreme climates (available on Casemasters and awnings).



■ Need a second opinion? ■

Two independent organizations have ranked Marvin among the best on the market today. Both the Window and Door Manufacturers' Association (WDMA) and the National Fenestration Rating Council (NFRC) ensure that Marvin-certified products meet, or exceed, accepted industry standards for quality and high energy-efficiency.

■ High-tech manufacturing helps keep energy costs low. ■

Marvin offers a variety of glass options to meet the needs of any project based on its geographic requirements and budget. With the right combination, Marvin's windows and doors can generate energy savings for homeowners everywhere.

For temperate climates where double-glass may not be necessary, Marvin's single-pane windows and doors are a great solution. In



the event that the temperature does cool, a removable energy panel can be added to create greater comfort.

The ever popular, standard double-paned glass option has received a high-tech twist at Marvin. Created with a sealed insulating airspace, a special Warm Edge spacer bar reduces the chance of condensation ensuring these windows continue to look great while keeping homeowners cozy. The addition of a Low E II coating with a layer of Argon gas between the panes for greater insulation can increase energy savings even further. The Low E II coating reflects the warm, high-angle summer light that raises interior temperatures while simultaneously absorbing the low-angle winter light, helping to reduce winter heat loss.



MARVIN
Windows and Doors

Made for you.®

www.marvin.com

For more information on Marvin's energy-efficiency as well as its full product line, call **1-888-537-8266** or visit **www.marvin.com** today.

Circle no. 272





It's in a class by itself.



The Marvin Ultimate Double Hung. It's not the double hung refined, it's the double hung reinvented. The most amazing design improvement being its unique sash tracking and locking system. And now, it's offered in all-wood as well as clad. So you and your clients can further express your individuality. The Marvin Ultimate Double Hungs. Can't you just see them in your plans?



For a free product brochure, call 1-800-236-9690.

MARVIN 
Windows and Doors

Made for you.®

In Canada, 1-800-263-6161

www.marvin.com

0950108A

urban leg

pappageorge/haymes brings high design to the streets of chicago.

by meghan drueding

George Pappageorge, FAIA, and David Haymes, AIA, have lunch together every weekday they can. Perhaps they spend these lunches reminiscing about their undergraduate days at the University of Illinois at Chicago's architecture school. Maybe they discuss the doings of their Chicago firm, Pappageorge/Haymes. Or, just maybe, they pass the hour or so marveling at the imprint that the 20-year-old firm has left on this development-happy city.

For when it's all added up, Pappageorge and Haymes have designed more than 6,000 dwelling units in Chicago. That number includes town homes, loft condominiums, mid- and high-rise apartments, and single-family houses. Chicago's ongoing urban living boom notwithstanding, that's an incredible amount of housing to have created within a city. But sheer quantity isn't the 37-person firm's main claim to fame. Pappageorge/Haymes has earned a na-



Pappageorge (opposite, left) and Haymes (right) have spent their entire careers in Chicago, designing infill projects like Kinzie Park, a collection of four-story brick town homes along the Chicago River.

e n d s



Blair Jensen

tional reputation for contextual, site-appropriate architecture, and for its ability to design in a wide variety of styles. The firm's projects include stately town homes with brick and limestone facades in the Chicago tradition, old industrial buildings converted into lofts, and sleek, Modernist high rises.

humble beginnings

The two architects met in college, when they both lived in the then-rough Lincoln Park neighborhood. Pappageorge took the unusual step of developing and building his senior thesis, an infill two-flat, and Haymes helped with the construction. The pair then worked for Chicago architect Kenneth Schroeder, FAIA, for a few years. By 1981, when both were in their late 20s, they decided to start their own firm. "We went out to breakfast with one of our old professors and told him we were going out on our own," says Pappageorge. "It was in

the middle of a recession. He thought we were crazy."

But Pappageorge and Haymes had identified a market gap they thought they could fill. They'd noticed that the city's many well-known firms tended to specialize in corporate and institutional work. Those that did design housing concentrated on single-family houses in the suburbs. No one seemed to be focusing on urban infill housing—the type of work these men, both longtime Chicago dwellers and confirmed urbanites, happened to find the most fulfilling. Despite their professor's misgivings, they opened their firm, converting Lincoln Park's decrepit factory buildings into residential and office lofts for developer clients. They acted as both architects and construction managers on these early projects, helping to spur the rejuvenation of Lincoln Park, now a highly desirable neighborhood. Meanwhile, they spent their spare time developing their own,



Photos above, this page: Paul D'Amato at Pappageorge/Haymes

City Commons, Pappageorge/Haymes' first large-scale town-home project, showcases the firm's signature attention to detail, respect for neighborhood context, and emphasis on walkable outdoor spaces.

smaller-scale residential projects.

In 1984 Pappageorge and Haymes got their big break, in the form of a 62-unit Lincoln Park town-home project called City Commons. Its innovative site plan and rapid sales pace put them on the map for good. "City Commons established us as designers and planners of large-scale proportions," Pappageorge says. Its success also alerted local developers to the fact that there was money to be made in urban infill housing.

hot properties

Suddenly, Pappageorge/Haymes was one of the hottest firms in town. "When I was hired, I was about the fourth person there," remembers Chris Hill, who worked at the company during the 1980s and recently stepped down as the city of Chicago's planning commissioner. "By the time I left, there were 27 people." Pappageorge and Haymes had shown they could design a profitable, aesthetically appealing city community—and that they could manage it through the construction process, if need be. Having developed properties themselves, they knew how to speak the language of real estate in addition to the language of design. Developers felt

comfortable with them, and the in-town multifamily jobs came pouring in. "They were leading the pack," says David Brininstool, AIA, the project architect for City Commons, who is now principal of the Chicago firm Brininstool + Lynch. "The old-school, mainline firms at the time seemed to be kind of out of it in terms of residential development in the city. And here was this relatively inexperienced firm getting a lot of work and a lot of attention."

The overload of jobs set the tone for the way Pappageorge/Haymes employees were—and still are—treated. Because the principals had more work than they could possibly handle, they delegated large amounts of responsibility to staff members. And because the firm provided construction management for many of its clients, project architects had the chance to get hands-on construction experience, as well as design skills, under their belts.

While Pappageorge/Haymes doesn't have the same lopsided jobs-to-staff ratio now that it had then, its emphasis on independence remains. As part of an annual review, employees write a list of the jobs they've worked on in the past year and

the skills they've learned or improved upon. Then they list the things they'd like to accomplish in the upcoming year, and the partners try to place them on jobs that will help them achieve those goals. The high level of responsibility that Pappageorge and Haymes are willing to give young, motivated architects helps attract local



Pappageorge/Haymes is known for its innovative site plans. At Block X, a condominium complex on Chicago's Near West Side, the center of the site contains a landscaped courtyard crisscrossed with pedestrian paths.



The firm's portfolio also includes single-family projects, like this classically proportioned custom home in Chicago.

and national talent to the firm.

Throughout the rest of the '80s and '90s, Pappageorge and Haymes kept busy designing the urban town homes and lofts that had jump-started their careers. Other project types made it into the mix, too—vacation homes, office and retail spaces, single-family infill houses, small institutional

projects. But multifamily and single-family attached work continued to be the firm's mainstay. Starting in the late 1990s, land in the Windy City became prohibitively expensive, so developers there began to cast a favorable eye on high-rise housing. Pappageorge/Haymes followed suit, parlaying its previous experience



designing office buildings and mid-rise apartment buildings into high-rise jobs.

In 1999 it won the commission for Museum Place, an 1,100-unit project encompassing high rises, mid-rises, and town homes on a coveted site a stone's throw from some of the city's loveliest museums. The firm is also playing a part in the remaking of Chicago's disastrous public-housing projects, going after affordable-housing commissions as ferociously as market-rate ones.

Intricate limestone detailing and floor-to-ceiling bay windows impart a sense of luxury to the Embassy Club town homes in the West DePaul section of the city.

designing men

Part of the reason that Pappageorge and Haymes have been able to stay so busy is that they have a proven ability to design in many different styles. "Our success comes from our ability to provide varied housing



At Clybourn Lofts, Pappageorge/Haymes gave buyers access to outdoor space by adding deep balconies to many of the units.

solutions,” Pappageorge says. “We’ve never tried to develop a unique format that’s always identifiable as ours.” He thinks it’s more important to be contextual than to make a bold design statement. “We try to reinforce the city as it is. We use what’s already there in the neighborhood, and give it a little twist, maybe on the exterior detailing or on the floor plans. Architecture doesn’t have to be Modern to be successful.”

If you think that means their work is boring, think again. “Their designs show a lot of imagination,” says fellow Chicago architect Larry Booth, FAIA, principal at the well-known firm Booth Hansen Associates. Two recent projects demonstrate the breadth of the firm’s skills. Embassy Club, in the West DePaul section of the city, is an intricately planned, high-end town-home project full of classical arches, brick exteriors, and limestone detailing. A few minutes away in Bucktown lies Willow Court, a grouping of 56 beautifully austere condominiums with steel-clad bays and brick-paved walkways. Though the projects are vastly different, both feature Pappageorge/Haymes trademarks—elements such as invit-

ing outdoor spaces, networks of pedestrian paths, and a meticulous attention to detail.

The firm is particularly dexterous at handling unpleasant edge conditions like rail yards or old industrial sites. At a project called Kinzie Park, for example, it designed an acoustically treated concrete-block wall to minimize noise and vibrations from an elevated commuter train line that runs right behind the community.

due influence

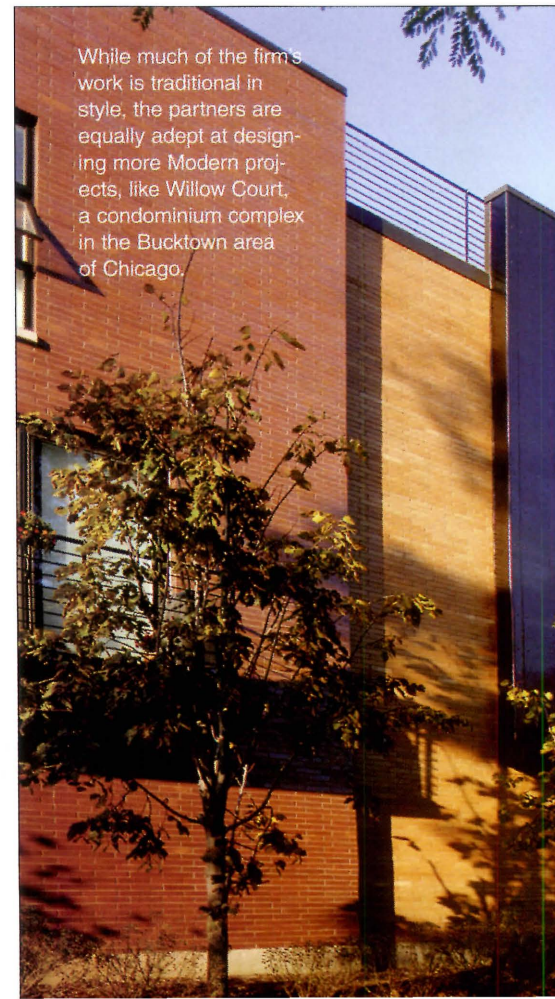
Nearly everyone who followed the Chicago loft and town-house craze agrees that Pappageorge/Haymes had a great deal to do with igniting it. “They basically made the town-house boom,” says Hill, who is now the senior vice president director of the Chicago office of Grubb & Ellis, the commercial real estate firm. “They added a level of sophistication to this category of housing that wasn’t there before.”

But the firm’s impact certainly isn’t limited to the past. In addition to branching out into high rises, the partners are venturing into the suburbs to work with the international, San Francisco-based firm Gensler on a new, mixed-use town cen-

ter in Glenview, about 10 miles north of Chicago. While they still do some nonresidential projects—they just won a local competition to design their first museum—a good 70 percent of their work consists of housing.

Pappageorge/Haymes doesn’t do as much construction management as it used to—it’s working with bigger developers

While much of the firm’s work is traditional in style, the partners are equally adept at designing more Modern projects, like Willow Court, a condominium complex in the Bucktown area of Chicago.





Photos above: Abby Sadin

who tend to want to manage the projects themselves. But the two principals have their own development and construction management company, PH Properties. They established it about 10 years ago, having done a little developing on the side ever since Pappageorge's thesis project. Of course, the company uses Pappageorge/Haymes as

its architect. It concentrates on small to medium-size infill projects, often high-end single-family houses built on spec.

PH Properties challenges and interests both partners, but they're architects first. They spend about 15 percent of their time on their newer company, leaving the other 85 percent for Pappageorge/Haymes. Either



Pappageorge or Haymes acts as design principal on every job, filtering work down through six associates and many project managers. Pappageorge handles personnel and public relations; Haymes runs the financial end of the business. They work from the same studio in the city's River North section that the firm has occupied for 17 years, sharing a large, L-shaped space as their private office.

Are they worried about the apparent slowdown of the national economy, which, if it continues, will have major repercussions for real estate markets? Not at all. "We've been in business in this city a long time," says Pappageorge, who, like Haymes, is a few years shy of 50. "If there's a recession or a slowdown, it's the ones who have been around who'll survive." *ra*

1122 North Dearborn represents a project type that makes up a growing portion of the firm's work: residential high rises.

residential architect Online

<www.residentialarchitect.com>

Kwiklift®

Residential Elevators

Elegance, Convenience, and Value



See how easily Kwiklift can be installed in your next project.

Whether you're buying, building or renovating your dream home, there's one amenity that is sure to add comfort and value. Concord's Kwiklift is the perfect luxury elevator for your multilevel home.

Kwiklift is dependable, quiet and smooth, and comes in a variety of configurations and finishes to complement your home's décor. Optional features such as raised oak panels, or glass observation cab allow you to customize Kwiklift to satisfy your personal needs.

Selected as Home Magazine's "Durable Product of the Year", you can be confident that when you choose a Concord Kwiklift Elevator, you are selecting the best residential elevator available today.

For more information on Kwiklift or any Concord lifts and elevators call 1-800-661-5112 or visit our website:
www.concordelevator.com

CONCORD®
Innovation in Mobility

Concord Elevator Inc. 107 Alfred Kuehne Blvd. Brampton, Ontario, Canada L6T 4K3

Hanley-Wood Conference Schedule for more information, visit www.hanley-wood.com/seminars

CONCRETE CONSTRUCTION'S CEO forum

July 19-21, 2001

CEO Forum
The Sagamore
Bolton Landing, NY



September 23-25, 2001
TEAMBuilder Conference
Paris Hotel
Las Vegas, NV



November 27-29, 2001
ihousing Conference
The Argent Hotel
San Francisco, CA

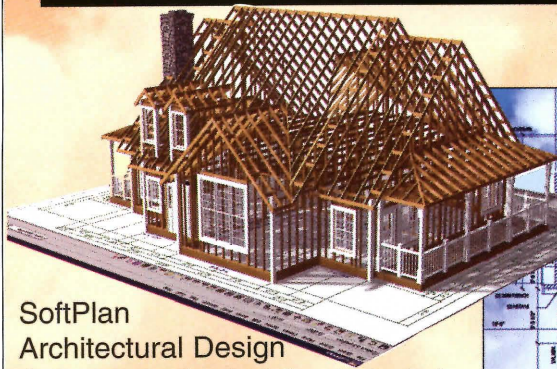


May 19-21, 2002
REMODELING
Leadership Conference
The Mayflower Hotel
Washington, DC

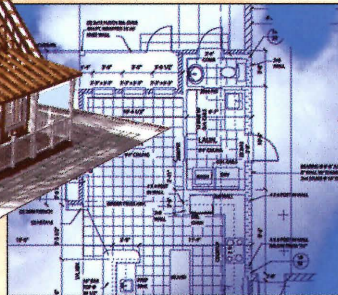


June 2-4, 2002
BUILDER'S
Active Adult Workshop
Oak Brook Hills Resort
Oak Brook, IL

FAST PROFESSIONAL AND EASY TO USE ARCHITECTURAL DESIGN SOFTWARE



SoftPlan
Architectural Design
Software is the building industry's
leading residential and light
commercial CAD software
package. SoftPlan impacts
bottom line profits by increasing
the speed and simplicity at which
designs can be created and
modified. Get your **FREE** demo
CD today!



Material Schedule, SoftPlan
Printed Date: January 24, 1994, 10:54 AM

DESCRIPTION	QTY	UNIT	PRICE	TOTAL
2x4 STUDS	40	LINEAL	1.00	40.00
2x6 STUDS	20	LINEAL	1.50	30.00
2x8 STUDS	10	LINEAL	2.00	20.00
2x10 STUDS	5	LINEAL	3.00	15.00
2x12 STUDS	2	LINEAL	4.00	8.00
2x14 STUDS	1	LINEAL	5.00	5.00
2x16 STUDS	1	LINEAL	6.00	6.00
2x18 STUDS	1	LINEAL	7.00	7.00
2x20 STUDS	1	LINEAL	8.00	8.00
2x22 STUDS	1	LINEAL	9.00	9.00
2x24 STUDS	1	LINEAL	10.00	10.00
2x26 STUDS	1	LINEAL	11.00	11.00
2x28 STUDS	1	LINEAL	12.00	12.00
2x30 STUDS	1	LINEAL	13.00	13.00
2x32 STUDS	1	LINEAL	14.00	14.00
2x34 STUDS	1	LINEAL	15.00	15.00
2x36 STUDS	1	LINEAL	16.00	16.00
2x38 STUDS	1	LINEAL	17.00	17.00
2x40 STUDS	1	LINEAL	18.00	18.00
2x42 STUDS	1	LINEAL	19.00	19.00
2x44 STUDS	1	LINEAL	20.00	20.00
2x46 STUDS	1	LINEAL	21.00	21.00
2x48 STUDS	1	LINEAL	22.00	22.00
2x50 STUDS	1	LINEAL	23.00	23.00
2x52 STUDS	1	LINEAL	24.00	24.00
2x54 STUDS	1	LINEAL	25.00	25.00
2x56 STUDS	1	LINEAL	26.00	26.00
2x58 STUDS	1	LINEAL	27.00	27.00
2x60 STUDS	1	LINEAL	28.00	28.00
2x62 STUDS	1	LINEAL	29.00	29.00
2x64 STUDS	1	LINEAL	30.00	30.00
2x66 STUDS	1	LINEAL	31.00	31.00
2x68 STUDS	1	LINEAL	32.00	32.00
2x70 STUDS	1	LINEAL	33.00	33.00
2x72 STUDS	1	LINEAL	34.00	34.00
2x74 STUDS	1	LINEAL	35.00	35.00
2x76 STUDS	1	LINEAL	36.00	36.00
2x78 STUDS	1	LINEAL	37.00	37.00
2x80 STUDS	1	LINEAL	38.00	38.00
2x82 STUDS	1	LINEAL	39.00	39.00
2x84 STUDS	1	LINEAL	40.00	40.00
2x86 STUDS	1	LINEAL	41.00	41.00
2x88 STUDS	1	LINEAL	42.00	42.00
2x90 STUDS	1	LINEAL	43.00	43.00
2x92 STUDS	1	LINEAL	44.00	44.00
2x94 STUDS	1	LINEAL	45.00	45.00
2x96 STUDS	1	LINEAL	46.00	46.00
2x98 STUDS	1	LINEAL	47.00	47.00
2x100 STUDS	1	LINEAL	48.00	48.00
2x102 STUDS	1	LINEAL	49.00	49.00
2x104 STUDS	1	LINEAL	50.00	50.00
2x106 STUDS	1	LINEAL	51.00	51.00
2x108 STUDS	1	LINEAL	52.00	52.00
2x110 STUDS	1	LINEAL	53.00	53.00
2x112 STUDS	1	LINEAL	54.00	54.00
2x114 STUDS	1	LINEAL	55.00	55.00
2x116 STUDS	1	LINEAL	56.00	56.00
2x118 STUDS	1	LINEAL	57.00	57.00
2x120 STUDS	1	LINEAL	58.00	58.00
2x122 STUDS	1	LINEAL	59.00	59.00
2x124 STUDS	1	LINEAL	60.00	60.00
2x126 STUDS	1	LINEAL	61.00	61.00
2x128 STUDS	1	LINEAL	62.00	62.00
2x130 STUDS	1	LINEAL	63.00	63.00
2x132 STUDS	1	LINEAL	64.00	64.00
2x134 STUDS	1	LINEAL	65.00	65.00
2x136 STUDS	1	LINEAL	66.00	66.00
2x138 STUDS	1	LINEAL	67.00	67.00
2x140 STUDS	1	LINEAL	68.00	68.00
2x142 STUDS	1	LINEAL	69.00	69.00
2x144 STUDS	1	LINEAL	70.00	70.00
2x146 STUDS	1	LINEAL	71.00	71.00
2x148 STUDS	1	LINEAL	72.00	72.00
2x150 STUDS	1	LINEAL	73.00	73.00
2x152 STUDS	1	LINEAL	74.00	74.00
2x154 STUDS	1	LINEAL	75.00	75.00
2x156 STUDS	1	LINEAL	76.00	76.00
2x158 STUDS	1	LINEAL	77.00	77.00
2x160 STUDS	1	LINEAL	78.00	78.00
2x162 STUDS	1	LINEAL	79.00	79.00
2x164 STUDS	1	LINEAL	80.00	80.00
2x166 STUDS	1	LINEAL	81.00	81.00
2x168 STUDS	1	LINEAL	82.00	82.00
2x170 STUDS	1	LINEAL	83.00	83.00
2x172 STUDS	1	LINEAL	84.00	84.00
2x174 STUDS	1	LINEAL	85.00	85.00
2x176 STUDS	1	LINEAL	86.00	86.00
2x178 STUDS	1	LINEAL	87.00	87.00
2x180 STUDS	1	LINEAL	88.00	88.00
2x182 STUDS	1	LINEAL	89.00	89.00
2x184 STUDS	1	LINEAL	90.00	90.00
2x186 STUDS	1	LINEAL	91.00	91.00
2x188 STUDS	1	LINEAL	92.00	92.00
2x190 STUDS	1	LINEAL	93.00	93.00
2x192 STUDS	1	LINEAL	94.00	94.00
2x194 STUDS	1	LINEAL	95.00	95.00
2x196 STUDS	1	LINEAL	96.00	96.00
2x198 STUDS	1	LINEAL	97.00	97.00
2x200 STUDS	1	LINEAL	98.00	98.00
2x202 STUDS	1	LINEAL	99.00	99.00
2x204 STUDS	1	LINEAL	100.00	100.00
2x206 STUDS	1	LINEAL	101.00	101.00
2x208 STUDS	1	LINEAL	102.00	102.00
2x210 STUDS	1	LINEAL	103.00	103.00
2x212 STUDS	1	LINEAL	104.00	104.00
2x214 STUDS	1	LINEAL	105.00	105.00
2x216 STUDS	1	LINEAL	106.00	106.00
2x218 STUDS	1	LINEAL	107.00	107.00
2x220 STUDS	1	LINEAL	108.00	108.00
2x222 STUDS	1	LINEAL	109.00	109.00
2x224 STUDS	1	LINEAL	110.00	110.00
2x226 STUDS	1	LINEAL	111.00	111.00
2x228 STUDS	1	LINEAL	112.00	112.00
2x230 STUDS	1	LINEAL	113.00	113.00
2x232 STUDS	1	LINEAL	114.00	114.00
2x234 STUDS	1	LINEAL	115.00	115.00
2x236 STUDS	1	LINEAL	116.00	116.00
2x238 STUDS	1	LINEAL	117.00	117.00
2x240 STUDS	1	LINEAL	118.00	118.00
2x242 STUDS	1	LINEAL	119.00	119.00
2x244 STUDS	1	LINEAL	120.00	120.00
2x246 STUDS	1	LINEAL	121.00	121.00
2x248 STUDS	1	LINEAL	122.00	122.00
2x250 STUDS	1	LINEAL	123.00	123.00
2x252 STUDS	1	LINEAL	124.00	124.00
2x254 STUDS	1	LINEAL	125.00	125.00
2x256 STUDS	1	LINEAL	126.00	126.00
2x258 STUDS	1	LINEAL	127.00	127.00
2x260 STUDS	1	LINEAL	128.00	128.00
2x262 STUDS	1	LINEAL	129.00	129.00
2x264 STUDS	1	LINEAL	130.00	130.00
2x266 STUDS	1	LINEAL	131.00	131.00
2x268 STUDS	1	LINEAL	132.00	132.00
2x270 STUDS	1	LINEAL	133.00	133.00
2x272 STUDS	1	LINEAL	134.00	134.00
2x274 STUDS	1	LINEAL	135.00	135.00
2x276 STUDS	1	LINEAL	136.00	136.00
2x278 STUDS	1	LINEAL	137.00	137.00
2x280 STUDS	1	LINEAL	138.00	138.00
2x282 STUDS	1	LINEAL	139.00	139.00
2x284 STUDS	1	LINEAL	140.00	140.00
2x286 STUDS	1	LINEAL	141.00	141.00
2x288 STUDS	1	LINEAL	142.00	142.00
2x290 STUDS	1	LINEAL	143.00	143.00
2x292 STUDS	1	LINEAL	144.00	144.00
2x294 STUDS	1	LINEAL	145.00	145.00
2x296 STUDS	1	LINEAL	146.00	146.00
2x298 STUDS	1	LINEAL	147.00	147.00
2x300 STUDS	1	LINEAL	148.00	148.00
2x302 STUDS	1	LINEAL	149.00	149.00
2x304 STUDS	1	LINEAL	150.00	150.00
2x306 STUDS	1	LINEAL	151.00	151.00
2x308 STUDS	1	LINEAL	152.00	152.00
2x310 STUDS	1	LINEAL	153.00	153.00
2x312 STUDS	1	LINEAL	154.00	154.00
2x314 STUDS	1	LINEAL	155.00	155.00
2x316 STUDS	1	LINEAL	156.00	156.00
2x318 STUDS	1	LINEAL	157.00	157.00
2x320 STUDS	1	LINEAL	158.00	158.00
2x322 STUDS	1	LINEAL	159.00	159.00
2x324 STUDS	1	LINEAL	160.00	160.00
2x326 STUDS	1	LINEAL	161.00	161.00
2x328 STUDS	1	LINEAL	162.00	162.00
2x330 STUDS	1	LINEAL	163.00	163.00
2x332 STUDS	1	LINEAL	164.00	164.00
2x334 STUDS	1	LINEAL	165.00	165.00
2x336 STUDS	1	LINEAL	166.00	166.00
2x338 STUDS	1	LINEAL	167.00	167.00
2x340 STUDS	1	LINEAL	168.00	168.00
2x342 STUDS	1	LINEAL	169.00	169.00
2x344 STUDS	1	LINEAL	170.00	170.00
2x346 STUDS	1	LINEAL	171.00	171.00
2x348 STUDS	1	LINEAL	172.00	172.00
2x350 STUDS	1	LINEAL	173.00	173.00
2x352 STUDS	1	LINEAL	174.00	174.00
2x354 STUDS	1	LINEAL	175.00	175.00
2x356 STUDS	1	LINEAL	176.00	176.00
2x358 STUDS	1	LINEAL	177.00	177.00
2x360 STUDS	1	LINEAL	178.00	178.00
2x362 STUDS	1	LINEAL	179.00	179.00
2x364 STUDS	1	LINEAL	180.00	180.00
2x366 STUDS	1	LINEAL	181.00	181.00
2x368 STUDS	1	LINEAL	182.00	182.00
2x370 STUDS	1	LINEAL	183.00	183.00
2x372 STUDS	1	LINEAL	184.00	184.00
2x374 STUDS	1	LINEAL	185.00	185.00
2x376 STUDS	1	LINEAL	186.00	186.00
2x378 STUDS	1	LINEAL	187.00	187.00
2x380 STUDS	1	LINEAL	188.00	188.00
2x382 STUDS	1	LINEAL	189.00	189.00
2x384 STUDS	1	LINEAL	190.00	190.00
2x386 STUDS	1	LINEAL	191.00	191.00
2x388 STUDS	1	LINEAL	192.00	192.00
2x390 STUDS	1	LINEAL	193.00	193.00
2x392 STUDS	1	LINEAL	194.00	194.00
2x394 STUDS	1	LINEAL	195.00	195.00
2x396 STUDS	1	LINEAL	196.00	196.00
2x398 STUDS	1	LINEAL	197.00	197.00
2x400 STUDS	1	LINEAL	198.00	198.00
2x402 STUDS	1	LINEAL	199.00	199.00
2x404 STUDS	1	LINEAL	200.00	200.00
2x406 STUDS	1	LINEAL	201.00	201.00
2x408 STUDS	1	LINEAL	202.00	202.00
2x410 STUDS	1	LINEAL	203.00	203.00
2x412 STUDS	1	LINEAL	204.00	204.00
2x414 STUDS	1	LINEAL	205.00	205.00
2x416 STUDS	1	LINEAL	206.00	20

character studies

four reuse projects
preserve the originals'
charms and eccentricities.

by cheryl weber

power play

Like countless other pockets of urban renewal across America, Deep Ellum has seen a lot of change. The 20-block area just outside downtown Dallas, once a hub for drifters, is now a hotbed of culture, with nightclubs, art galleries, and ethnic restaurants. So when a local entrepreneur couple spotted an abandoned building that once serviced the Dallas trolley system, they couldn't resist buying it. Built in the 1920s, "it was like a freestanding little palace," says architect Ron Wommack, AIA, who designed its three new condos.

A palace, perhaps, but an unpretentious one. Rising from a flat swath of lawn, the sturdy building's best asset was its beautiful lines. "When you started to think about dividing it up, it wasn't a pretty thought," Wommack says. "We wanted to have a minimal intrusion on existing spaces." He lightly power-washed the brick walls inside and out and reglazed the steel-framed windows, sealing them with silicone. Wommack split the building into double two-story units on the first two levels. The third unit occupies the entire top floor—67 feet long by 37 feet wide.

Given the huge windows, preserving the natural light was an impor-

tant part of the design scheme. So there are few facades here. To disturb the space as little as possible, Wommack consolidated the mechanical, electrical, and plumbing functions in the middle of the building. Air ducts wind their way through the trusses, all in plain sight. In the downstairs units, the living-room ceiling rises to an unfettered 24 feet. Kitchen and dining room are tucked beneath a mezzanine that holds two bedrooms and two baths. In the third-floor unit, furniture, lighting, and built-ins define the public living spaces. To acoustically isolate the two bedrooms, Wommack designed gypsum-board walls that float below the trusses and relate to the window height. A clerestory panel lets light pass through.

Scattered here and there, remnant pieces of machinery are daily reminders of this building's heavy-duty past. On the top floor, a chain once used for hoisting equipment still hangs from its pulley. It connects to a hook in the concrete floor. Other industrial touches take a witty turn. Open slots where conduits once penetrated the floor had to be filled in. A rectangular one under the dining room table showcases a



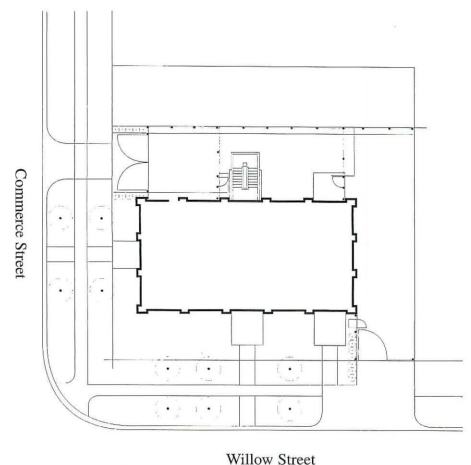
Wommack preserved the Dallas Power Station's simple but handsome bones. In the top-floor condo (above, right), a few floating gypsum-board planes isolate the bedrooms.



Midcentury-modern lamps lend a sense of sculpture and human scale to the two-story living room in one of the street-level condos.



A former conduit slot filled with fake grass gives new meaning to the term "industrial chic."



pristine plastic lawn under laminated glass. Another slot in the long hallway holds an undulating line of gravel, forming a yin-yang garden underfoot.

The simplicity of this renovation sets up a resonance between old and new. You can see pretty much exactly what was there. "So many projects are built out of synthetic materials," Wommack says. "I believe these buildings are so popular because they're real, and your heart knows that. You can't help but feel you're part of the continuum of a history much longer and older than you are."

project: Dallas Power Station
architect: Ron Wommack, AIA, Dallas
general contractor: Pan-American Group, Dallas
site size: 80 by 100 feet
project size: 7,000 square feet
construction cost: \$90 per square foot
units in project: 3
sales price: \$200,000 to \$375,000 per unit
photographer: J. F. Wilson

character studies

after school special

the old Bass High School, built in 1923, was a dignified fixture in architect Dennis Hertlein's Atlanta neighborhood. And when the school district decided to sell it, he immediately recognized its potential for residential use. With its 12-foot ceilings and huge, solidly built windows, the building demanded loft-style living spaces. Even more compelling, so did the market. The school stands one block from an offbeat commercial enclave called Little Five Points, three miles from downtown Atlanta. "It was an ideal candidate for the urban life-style choice more and more people seem to want," Hertlein says.

After two different developers backed out of the bidding process, Hertlein's firm, Surber Barber Choate & Hertlein, selected a third partner, who submitted the winning bid. Design negotiations—which involved the neighborhood association—sometimes turned contentious. The developer's plan to add a new 30-unit building on the backyard soccer field didn't thrill residents, who were concerned about parking and open space. Ultimately, though, the

architects came up with a solution everyone could live with. The new structure faces the school, forming a landscaped courtyard large enough for a pool, a lawn, and pedestrian walkways. SBCH split the parking lot, concealing most of it behind the buildings and making way for mature trees.

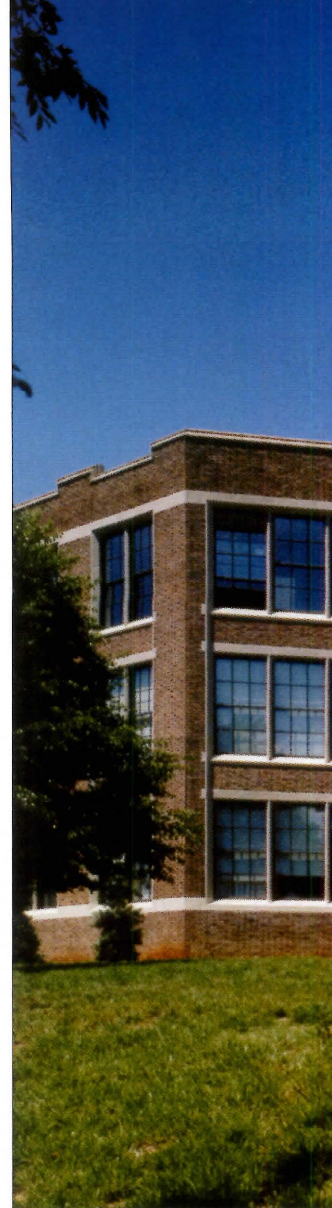
The new building copies the fenestration and detailing of the old ones. Inside, bedroom lofts overlook living rooms with 18-foot ceilings. "We purposefully made these new units stand up to the rest and not be a stepchild," Hertlein says. "We didn't want to put stock-plan apartments out back that would become the last thing to rent."

The school itself was converted into 85 loft apartments in the former

classrooms and auditorium, and 18 in the detached gym. Upholding historic guidelines, the architects cleaned and repointed the brick exteriors and installed insulated glass in the original steel sashes. Inside, they kept many of the clay tile and plaster walls, as well as the long corridors, large blackboards, and wood, concrete, and terrazzo floors.

What to do with the auditorium was another sticking point. The developer wanted to fill it with rental units; the historic-minded folks wanted to preserve it for community performances. The architects suggested a compromise: four units in the auditorium and four on the stage. "We kept the front quarter of the seats intact along with the proscenium, to highlight a WPA mural," Hertlein says. "It's a nice historic remnant."

For all the pride that came from saving Bass High, Hertlein wishes school boards wouldn't give up on their elegant buildings. Government funding makes it easier for schools to build new than refurbish what they have, he says. "The ultimate recycling would be to give all these materials a chance to live on for another generation of students," Hertlein says. "Who knows? Someday it may be converted back to a school."



Learning spaces converted gracefully to living spaces, thanks to time-honored materials and carefully preserved features such as the WPA mural (above, right).



project: Bass High School Lofts, Atlanta
architect: Surber Barber Choate & Hertlein Architects, Atlanta
developer: Winter Properties, Atlanta
general contractor: Winter Construction, Atlanta
landscape architect: Altamira Landscape Architecture, Atlanta
site size: 7 acres
project size: 166,000 square feet
construction cost: \$47 a square foot
units in project: 133
rental price: \$750/month to \$1,550/month per unit
photographer: Gabriel Benzur Photography

Historic tax credits helped fund the renovation, which involved repointing the exterior brick and inserting energy-efficient glass in the original steel sashes. The project yielded about 50 different floor plans.



The architects banished parking to the edges of the site, behind the new buildings, creating a pastoral view for the units that face the backyard.

mass appeal

Walking into the old Worthington buildings was like stepping back in time. A mammoth complex covering more than 300,000 square feet, it still held the open furnaces and production lines from its earliest industrial days. During World War I, the Worthington Pump Company supplied shipboard pumps for the U.S. Navy. Later it turned out parts for B-17 bombers. And up until the building's transformation into chic apartments in 1998, it was a scaled-down factory where car fasteners were made.

Worthington Place's pedigree and its proximity to MIT helped fund the renovation. The developer obtained historic designation for the existing buildings, with the accompanying tax credits. And its location just three blocks from MIT's east campus, in a heavily industrial area that had been rezoned for residential use, attracted financing from HUD. The new apartments provided much-needed housing for the academic community and reduced a lot of the pressure on surrounding neighborhoods. With its 186 units, this project is the largest historic building in Cambridge to be converted for residential use.

You'd think adapting a structure this size would result in cookie-cutter living quarters. But that wasn't the case here. Because the project was actually five attached buildings, there were a variety of frontages and corner configurations to work with. The buildings range from two to five stories. Two of them have concrete framing. The others are brick with heavy timbers and steel. HMFH Architects cut and filled the cavernous spaces, creating open floor plans and preserving the gritty

industrial aesthetic popular with a hip, urban crowd.

The buildings originally formed a thick footprint that took up an entire city block. The firm plucked out a central foundry but left the steel overhead frame, resulting in a long U-shaped complex. In place of the foundry, an inner landscaped courtyard with a latticework of steel beams filters light into the side apartments. And a four-story skylit atrium, long since floored over, got a new life as the entrance lobby. Inside, the architects left intact as much of the hardworking character of the building as they could. Still visible are the 12-foot ceilings, 2-foot-diameter bell-capped concrete columns, wood and steel trusses, and a skylight monitor running the 300-foot length of one of the buildings.

The redesign yielded 43 different floor plans, most featuring two bedrooms and two baths. To cater to a student market, a kitchen and a living room separate the private areas from each other. "From a design standpoint, we had a challenging number of units to design," says architect George Metzger, AIA. "But the wide variety we ended up with added to the market value. And in designing so many units, we had the opportunity to create a whole community behind MIT."



Muscular concrete columns and walls of multipaned windows (above, right) honor the buildings' industrial past.



Originally comprised of five abutting buildings, Worthington Place's unadorned concrete and brick structures dominate a city block. Their skillful conversion into 186 rental apartments created an entire community of urban lofts behind MIT.

project: Worthington Place,
Cambridge, Mass.

architect: HMFH Architects, Cambridge

developer: Worthington Place
Associates

general contractor: CWC Builders,
Newton, Mass.

landscape architect: Marc Mazzairelli
Associates, Boston

site size: 2.5 acres

project size: 267,000 square feet

construction cost:

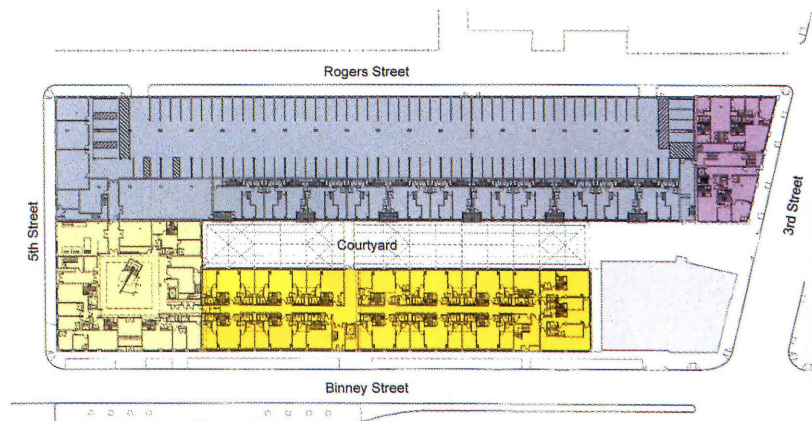
\$70 per square foot

units in project: 186

rental price: \$1,000/month to

\$2,000/month per unit

photographer: Anton Grassl



In the center of the complex, HMFH Architects stripped a shed building to its steel frame to create a landscaped courtyard. They made the interiors comfortable but didn't overdomesticate them (left).

character studies

attitude adjustment

It's hard to miss Site 17, an infill apartment complex two blocks north of Seattle's Pike Place Market. The brightly colored building rises eight stories from the street. With its angled bays and interlocking facades sheathed in red, yellow, and blue, it looks like something from a giant Lego set. A blinking orb on the rooftop adds to its visibility. Lit at night, it's the last thing drivers heading across the Seattle waterfront see before they descend into a tunnel.

The developers sought something with attitude, and they got it. "They wanted to have a fun building in keeping with an artistic neighborhood," says GGLO Architecture's Bill Gaylord, AIA. "They pushed us to do something unusual."

Site 17 is constructed on a half-acre slope and bends around a three-level parking garage. The building is basically five levels of wood-frame housing over a three-story concrete base. Retail shops occupy the street level; upstairs are live/work artist lofts with 17-foot ceilings. Those units have the edgiest aesthetics, with concrete floors, steel open-tread stairs, terrazzo countertops, and black-on-black kitchens. "Industrial raw is what we were looking for," Gaylord says.

Yet the building's demographics are all over the board. To attract tenants at a variety of income levels, the five floors above contain a mix of studio and one- and two-bedroom apartments, and range in size from 720 square feet to 1,200 square feet. "We have singles, couples, and parents with children," Gaylord says, "plus young

artists and chefs from restaurants around the neighborhood."

On the facade, different kinds of cladding—including concrete, stucco, composite shingles, and corrugated sheet metal—read as a village of smaller buildings that have sprouted from the site. The jutting bays were designed to create "a staccato visual effect" and focus views to the water and Pike Place Market. An open-air courtyard on the fourth floor and two terraces, sheltered from street view, invite community barbecues.

Indeed, Site 17 welcomes the whole neighborhood, thanks to the incorporation of popular shops such as a salon and a coffeehouse. GGLO's interior designers worked with local artist Kevin Spitzer, who designed the orb, to come up with street furniture that echoes elements used in the lobby and artist lofts. The terrazzo used on the kitchen bars reappears outside on decorative cubes for casual street-side lounging. "We went way beyond the normal way of approaching a building," Gaylord says, "by creating the artwork both inside and outside."

By opening day, 80 percent of the units had been rented, and three months later all of them were filled. The project was so successful that GGLO was asked to design a companion building across the street, called Site 17 North. All in all, proof that there can be more to apartment life than beige boxes. **ra**



GGLO integrated architecture, interiors, and artwork. Local artist Kevin Spitzer created the blinking orb. GGLO's Lori Naig designed the lobby furniture (above, right).

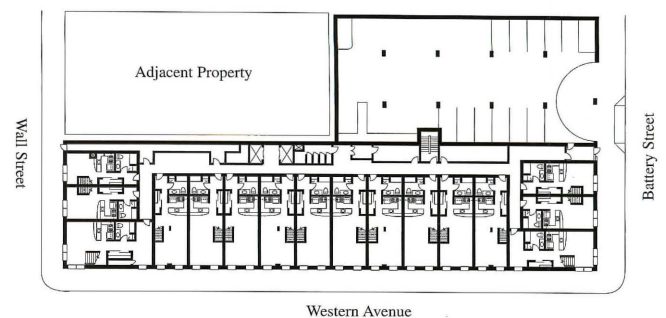


The dramatic, mixed-used building contains 80 apartment units, 16 artist lofts, and 2,500 square feet of street-level commercial space.



Angled bays focus water views (top). Along the courtyard, open corridors eliminated the need for fire-rated walls and allowed the architects to give bedrooms exterior views (above).

project: Site 17, Seattle
architect: GGLO Architecture and Interior Design, Seattle
developer: Harbor Properties
general contractor: JM RAFCN Company, Kirkland, Wash.
interior designer: GGLO Architecture and Interior Design
site size: .5 acre
project size: 100,000 square feet
construction cost: \$66 per square foot
units in project: 97
rental price: \$800/month to \$1,700/month per unit
photographer: Eduardo Calderon



off the shelf

pure pleasures

help your clients clean up their act with these
filtering faucets and drinking water systems.

sparkling water

The sleek Wellspring beverage faucet merges nifty design with the Aquifer water filtration system, which comes with either a high-flow or a premium refill cartridge. The high-flow cartridge maintains a flow rate of 1.5 gallons per minute while removing taste, odor, dirt, rust, chlorine, turbidity, particulates, and cysts; the premium refill cartridge removes 98.9 percent of lead in addition to everything else. Both cartridges filter up to 1,500 gallons before needing replacement. Kohler, 1.800.4KOHLER; www.kohler.com.



three taps

Disguised within a graceful gooseneck faucet, the Triflow filtration system works by way of an independent waterway inside the spout. The waterway—operated by the faucet's third handle—connects to a compact filtration unit beneath the sink; the unit contains a replaceable ceramic cartridge with inner filter that removes microscopic particles, lead, and chlorine from the water. The faucet is available in two basic designs with a variety of handle options, colors, and finishes. Franke, 800.626.5771; www.frankeksd.com.

under cover

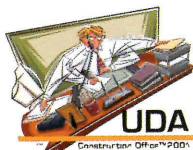
The Ultrefiner Reverse Osmosis Filtration System, which installs under the sink, uses a spiral-wound, semipermeable membrane to trap



extremely small particles (0.0009 microns). The purified water is held in a storage tank and then filtered again as it dispenses through a dedicated faucet. The system is available in 10-, 22-, and 50-gallon-per-day capacities. The 50-gallon system includes a post-filter with VOC (volatile organic chemical) reduction. RainSoft, 847.437.9400; www.rainsoft.com.

continued on page 62

New for 2001!



Avoid Hazards!
Poor Contracts are Cost-
ing you Money and We
can Prove It!

Construction Office™ 2001

With UDA's newly expanded library of modifiable construction contracts and forms, CSI specifications, Quicken™ Tools and effective spreadsheet estimating templates you will:

- Quickly print out professional, complete contracts, saving you thousands of dollars and countless hours!
- Reduce misunderstandings with detailed specs, fully defining the scope of your agreements!
- Produce accurate estimates suitable for Preliminary Budgeting, Project Quotes or Construction Loans!

Choose from our complete line of Construction Office™ 2001 Versions:



Builder
Remodeler
Light Commercial
Design-Build
Architect
Professional
Developer
and California Versions

\$159.95 - \$519.95

Now Available, Download Direct Online!

Call 1-800-700-8321 or visit our website at
www.constructioncontracts.com
for more information or to request a free brochure.

Free Limited Time Offer! Purchase or upgrade to any Professional or Developer Version before December 31 and receive a FREE copy of UDA Marketing Tools. (a \$119.95 value)

Build Sales. Build Efficiently. Build Your Business!

Circle No. 415



build smarter

Developed for builders by builders, VectorWorks ARCHITECT 9 streamlines every phase of the design and construction process. All at only a fraction of the cost of other CAD programs. Now you can do what you do best—build great homes.

Freedom to do more
VectorWORKS 9
ARCHITECT
A product of Nemetschek North America



www.nemetschek.net 888.646.4223

Circle No. 417



Custom Built to your design

Professionals in the field tell us they prefer to specify Elevette® residential elevators because of their reliability and custom features. Choose from five car styles, three drive systems and many accessory items to create a truly custom elevator.

CALL

800-343-9007

DEPT. 77

INCLINATOR
COMPANY OF AMERICA

www.afsonl.com | www.sweets.com www.inclinator.com

Circle No. 276

NEW! FOLD-A-VENT® by COR-A-VENT®

20' continuous ridge vent.

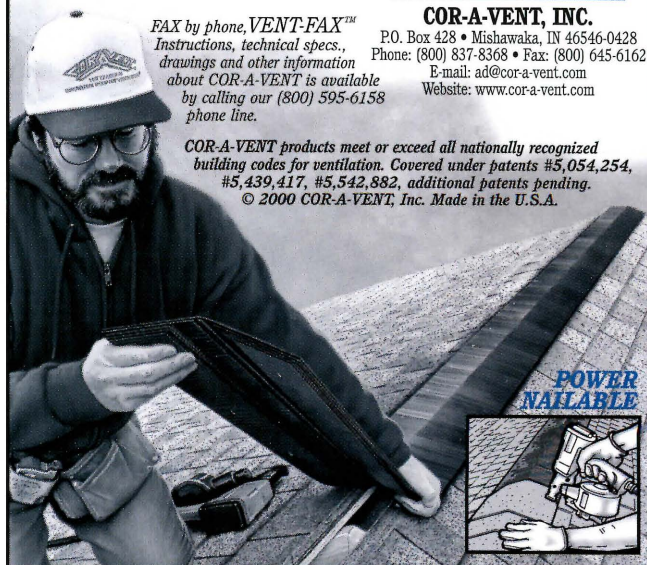
- Power nailable – installs fast and easy
- Goes down flat & smooth – no waves or dents like the “rolled” or “snake” vents
- Clog free design – no filters or mats to restrict air flow
- Low profile (5/8") – 13.5 sq. in. of vent per lineal foot
- Available in 11", 8 1/2" & 7" widths
- Perfect for hip roof installations
- Works on 3/12 – 16/12 roof pitches



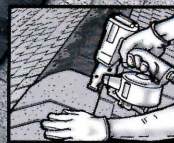
FAX by phone, VENT-FAX™
Instructions, technical specs.,
drawings and other information
about COR-A-VENT is available
by calling our (800) 595-6158
phone line.

COR-A-VENT, INC.
P.O. Box 428 • Mishawaka, IN 46546-0428
Phone: (800) 837-8368 • Fax: (800) 645-6162
E-mail: ad@cor-a-vent.com
Website: www.cor-a-vent.com

COR-A-VENT products meet or exceed all nationally recognized building codes for ventilation. Covered under patents #5,054,254, #5,439,417, #5,542,882, additional patents pending.
© 2000 COR-A-VENT, Inc. Made in the U.S.A.



**POWER
NAILABLE**



Circle No. 260

high five

Using reverse-osmosis technology, the K2 Drinking Water system incorporates five steps for a pure water supply. A pre-filter cuts down on sediment; the reverse osmosis membrane purifies; a post-filter eliminates bad tastes and odors; a sealed storage tank maintains water integrity; and a lead-free faucet prevents lead from entering at point-of-use. Other features include quick-connect cartridges, an automatic shutoff valve, and a compact design. The system can also be connected to a refrigerator ice maker or water dispenser.

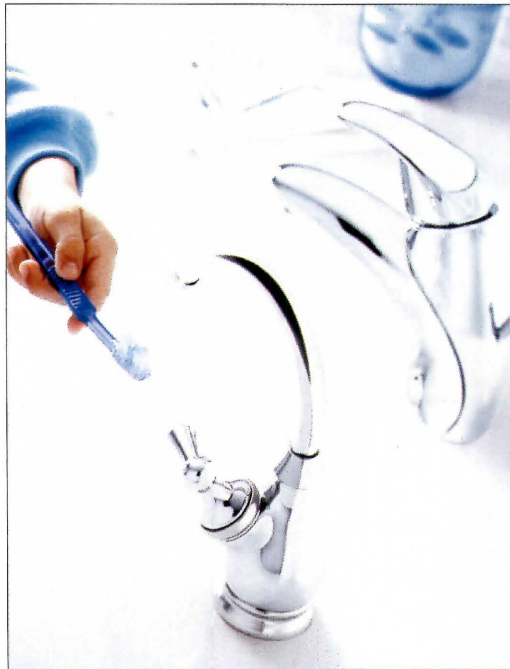
Kinetico, 800.944.WATER; www.kinetico.com.



bathroom buddy

For brushing teeth, taking an aspirin, or quenching a late-night thirst, the Pure-Touch AquaSuite water-filtration system fits the bill by decreasing levels of chlorine, lead, cysts, lindane, mercury, atrazine, and turbidity in drinking water.

The above-counter dispenser, which comes in 12 different finishes, fits next to the sink's existing faucet. A filter-life indicator shows when the filter cartridge needs to be replaced. Moen, 877.DRINK-H2O; www.pure-touch.com.



fluoride-friendly

The ClearTap filtering faucet screens out water contaminants without reducing fluoride. Shifting the lever to the right produces filtered water through a separate



tube in the spout; faucet includes a digital display that indicates how many days of filter life remain. The unit's drop-in filters can be changed

without going under the sink. Faucet comes in chrome, white, bone, and satin finishes. American Standard, 800.524.9797; www.cleartap.com.

—shelley d. hutchins

Build Your Reputation on a WELL-CONNECTED House™!

CONTINUOUS LOAD TRANSFER PATH.

In new construction or older retrofits, Strong-Tie® connectors help provide the continuous load transfer path of a well-connected house.

GREATER DURABILITY.

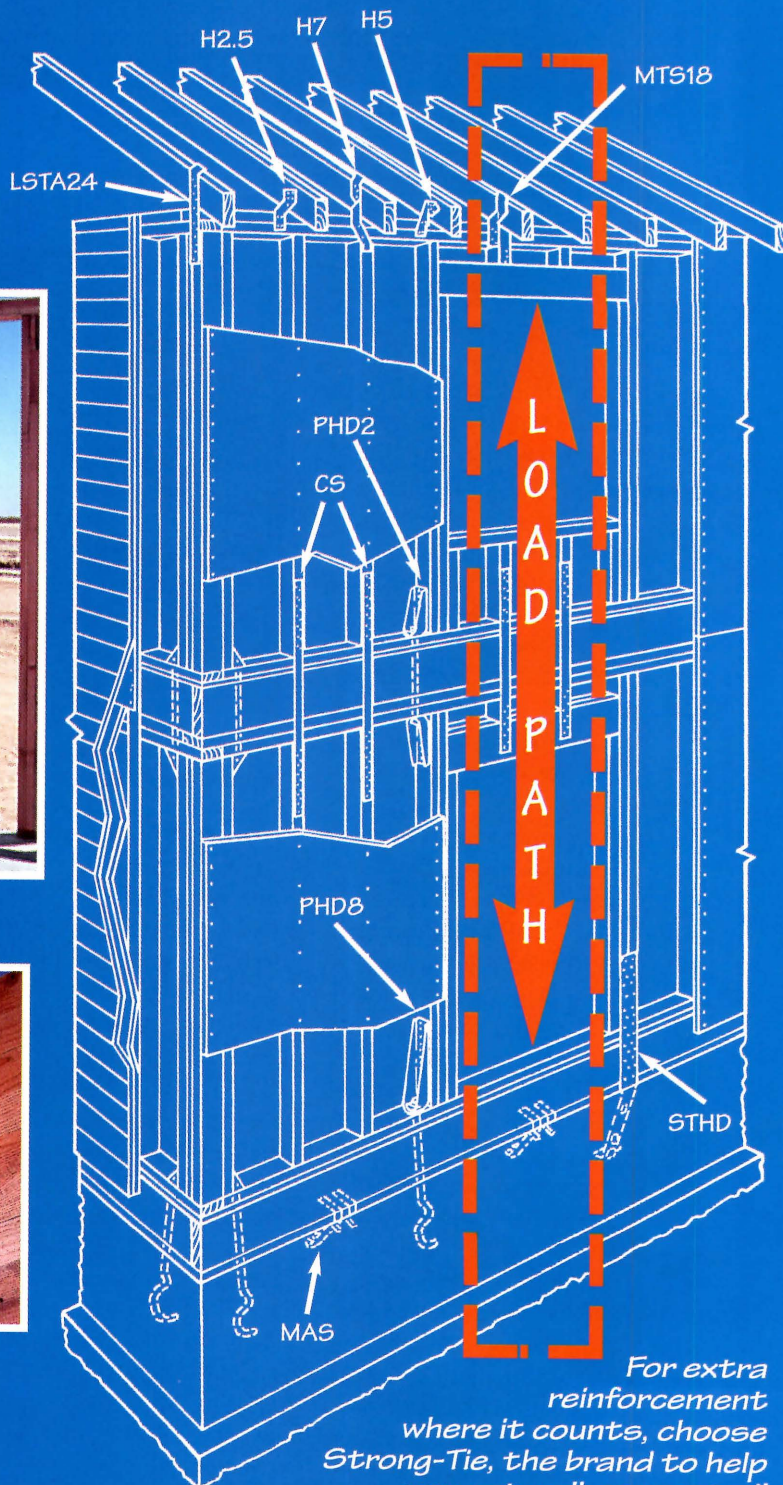
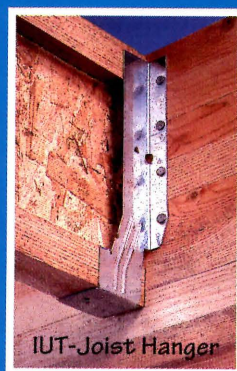
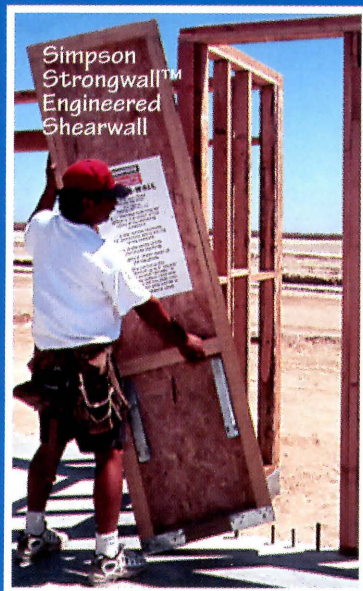
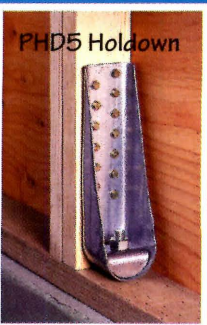
Solid connections at and roof rafters, mean greater durability to help withstand imposed loads at critical building junctures throughout the structure.

LOW INSTALLED COST.

Engineered for quick and easy installation, Strong-Tie connectors save costs in time, labor and materials. For retrofit, remodeling or new construction, they're the first choice for professionals.

CODE RECOGNIZED.

Strong-Tie has more code-recognized connectors than any of its competitors. Since 1956, we've set the quality standard in the timber connector industry- and have earned the reputation of having no equal!



For extra reinforcement where it counts, choose Strong-Tie, the brand to help you get well-connected!

SIMPSON

Strong-Tie®
CONNECTORS

SIMPSON STRONG-TIE® CO., INC.

≠ The World's "No Equal" Structural Connector Company

National Toll Free: **800-999-5099** Web Site: **www.strongtie.com**

California ■ Connecticut ■ Florida ■ Illinois ■ Ohio ■ Texas ■ Washington ■ British Columbia ■ Ontario

Circle no. 26

ISO 9001
REGISTERED



tall orders

specing windows for multifamily projects is easier than ever.

by nigel f. maynard

time was, when you speced windows for an apartment building or condo, you probably chose aluminum. You probably didn't think too much about sound-transmission ratings or impact resistance. Energy efficiency may have been an issue, but seismic concerns were off your radar. Consult a historical review board? Not likely.

Then again, maybe you did think about these matters, but your client considered them too costly and overruled your recommendations.

"Commercial residential buildings did not pay attention to these issues," says John Cane, manager of technical services for TRACO, a window manufacturer based in Cranberry Township, Pa. "It seems like commercial residential was so driven by price that one of the ways it cut costs was with low-end windows."

The typical low-end window was made from non-thermally broken aluminum and had single-glazed panels. This is good news for manufacturers like TRACO, because they've made a strong niche business out of replacing shoddy windows with well-shod versions.

Today, regional code

requirements have made choosing windows more important. Run of the mill won't pass tough hurricane standards in Miami's Dade County, energy-efficiency edicts in California, or seismic rules anywhere on the West Coast. Additionally, most major cities now have sound-transmission requirements, and if you're thinking about replacing windows in a historic district without consulting the local preservation board, better think again.

Fortunately, manufacturers have made advances in window materials and features to help you meet those code requirements. Aluminum is still a pre-

ferred spec, but improvements have solidified its status as the architect's best friend. "It's prized by the architect because it offers a clean contemporary look," says Scott Becker, AIA, of Baylis Architects in Bellevue, Wash. "And now with a thermally broken sill it offers very good energy performance."

short work

Other materials have emerged as well, or crossed over from other applications. Vinyl, for instance, is now an appropriate spec for multifamily buildings, and hybrids like aluminum-clad and vinyl-clad wood are increasingly common.

"We have used vinyl in our four-story projects," says William Higgins, AIA, principal of Architecture International in Mill Valley, Calif. "It's becoming very popular." Cane agrees, calling the development of these materials among the window industry's biggest achievements in some time.

Many products from familiar manufacturers, such as Bayport, Minn.-based Andersen Windows or Tacoma, Wash.-based Milgard Windows, are appropriate for low-rise multifamily projects. Anything from Andersen's commercial and residential lines can be installed in

continued on page 66



Courtesy Andersen Windows

Architect Daniel Hsu says he chose vinyl-clad Andersen Windows for the Villa Del Sol Condominiums in San Mateo, Calif., because they have the warmth and feel of wood and stand up to salty Pacific breezes.

beau·ty n. that which delights the senses or exalts the mind.



Style Solutions urethane millwork and trim. With over 4,000 unforgettable products, you'll understand why beauty is indeed in the eye of the beholder. For a free product guide, please call 1-800-446-3040.

SSRA0801BT

Circle no. 323

Style Solutions
Incorporated

www.stylesolutionsinc.com

projects up to four stories tall. Milgard offers a complete line of applicable products, including the vinyl Quiet Line windows, which have commercial-grade ratings and sound-transmission class grades of 41 to 47.

aluminum anew

Windows for high-rise projects are a different matter. "Wind-load requirements on a high-rise building are very high, so it limits the systems we can use," says Jon Starr, architect with San Diego-based Carrier Johnson. "But we still have a lot of options. We can use a mix of punched windows, curtain wall systems, and storefront framing." For those styles, you have TRACO; Monett, Mo.-based EFCO; Orange, Conn.-based Crittall Windows; Wausau Windows and Wall Systems in Wausau, Wis.; and Miami-based R.C. Aluminum, among others.

TRACO offers custom aluminum windows in any size, color, shape, and style—from single- to double-hung, casement, projected, fixed, or sliding. The company also manufactures "ribbon" windows that run around the perimeter of a building's floor, and high-performance glazing to meet most energy-conservation requirements.

"We just started in California," Cane says, "and we see quite a demand for our windows. Up until the energy crisis, most people in California thought single-glazed windows were



Courtesy Baylis Architects

For this mixed-use condo, Baylis Architects used a powder-coated, steel-reinforced, aluminum window-wall cladding system.

fine. Now, all of a sudden, they are interested in insulating glass."

EFCO Corporation makes aluminum projected, hung, sliding, and special-purpose windows, plus various storefront and curtain wall systems. Product manager Judi Walker says the company sells beefy systems for waterfront and high-wind areas, including some products that have passed Dade County codes. "Those systems require bigger frames and heavier metal," she says, "and the glazing is very important for missile impact."

beg, borrow, steel

For the cost-is-no-concern project, there's steel. Three times stronger than aluminum, steel permits architects to design large expanses of glass. It also allows extremely thin sight lines. "It's the reason architects spec us," says Bill Turso, vice president of sales at Crittall Windows in Orange, Conn. "It's an aesthetics thing." In addition to its good looks, steel costs less to maintain and has the best ecological life cycle of any window material, he says. Crittall makes

hot-rolled and hot-dipped galvanized steel windows in almost any configuration, size, or style.

Despite steel's strengths, some architects are wary of specing it, especially in climatologically challenged areas. Says Higgins, "Steel windows are great for sight lines but there's a tradeoff in certain locations. Steel windows transmit heat through the frame, which heats up the living space. Aluminum, on the other hand, has a thermal break between the aluminum and the glazing." Becker adds that because steel is not thermally broken, you get unwanted heat loss and heat gain.

But Turso says that steel now has the ability to hold insulated or dual glazing, and some units are double weather-stripped depending on the application.

catching rays

If replacing inefficient windows is not an option, retrofitting your project with V-Kool clear window film might be. The manufacturer says the film blocks 99 percent of ultraviolet rays and 94 percent of heat-producing infrared rays. More important, says Dave Stan-

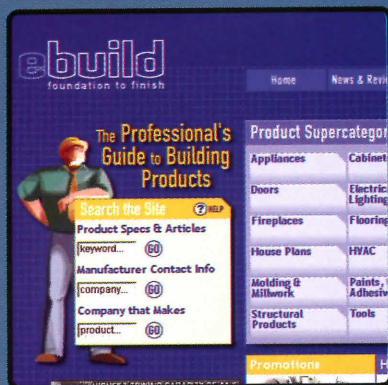
ley, national accounts manager for Houston-based V-Kool Inc., the film maintains 73 percent of precious visible light. "You can use it anytime you don't want to change the aesthetics of the building," he says.

V-Kool costs \$9 to \$12 per square foot installed, which must be done by a qualified representative. Larger projects may cost less per square foot, and you can save money by applying film only to the side of the building that has extreme exposures. Says Stanley, "The naked eye will not be able to tell the difference." Also available is V-KOOL Secure, a shatter-resistant film that provides protection from flying objects.

glazing over

While specing windows is always an expensive proposition in residential construction, its effects on the budget are geometric in multifamily building. In fact, much of a project's cost comes down to glazing, says architect Higgins, so keep in mind that "less glass means more savings." If you absolutely must have all that glass, consult your window reps for suggestions about less expensive materials or configurations.

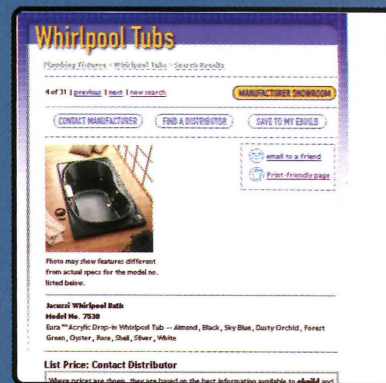
And, finally, when opening a job to bidding by manufacturers, always make sure specs are clearly and concisely written. Says EFCO's Judi Walker, if specs are consistent, you'll get a better product at a fairer price. **ra**



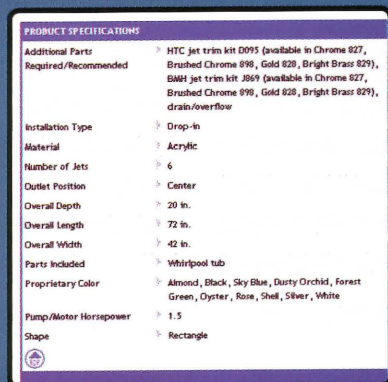
Finally, all the product information.
All the manufacturers.
All in one place.
All the time.
FREE.



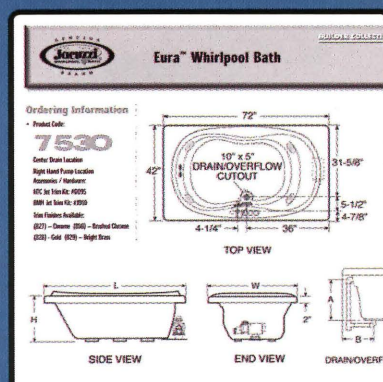
PRODUCT SPECIFIER



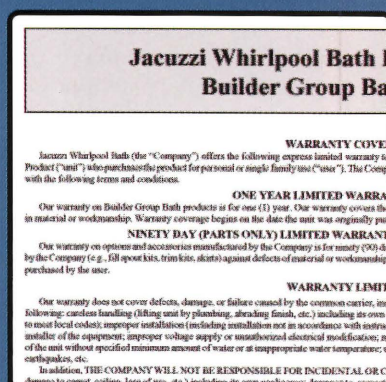
PRODUCT SUMMARY



PRODUCT SPECS



ILLUSTRATED PARTS INSTALLATION



WARRANTY INFORMATION

Visit **ebuild.com** for all the building products you need, and an incredible amount of great information. You may never spec the same again.

ebuildSM
FOUNDATION TO FINISH



setting boundaries

a floating screen provides a much-needed sense of separation.

by rick vitullo, aia

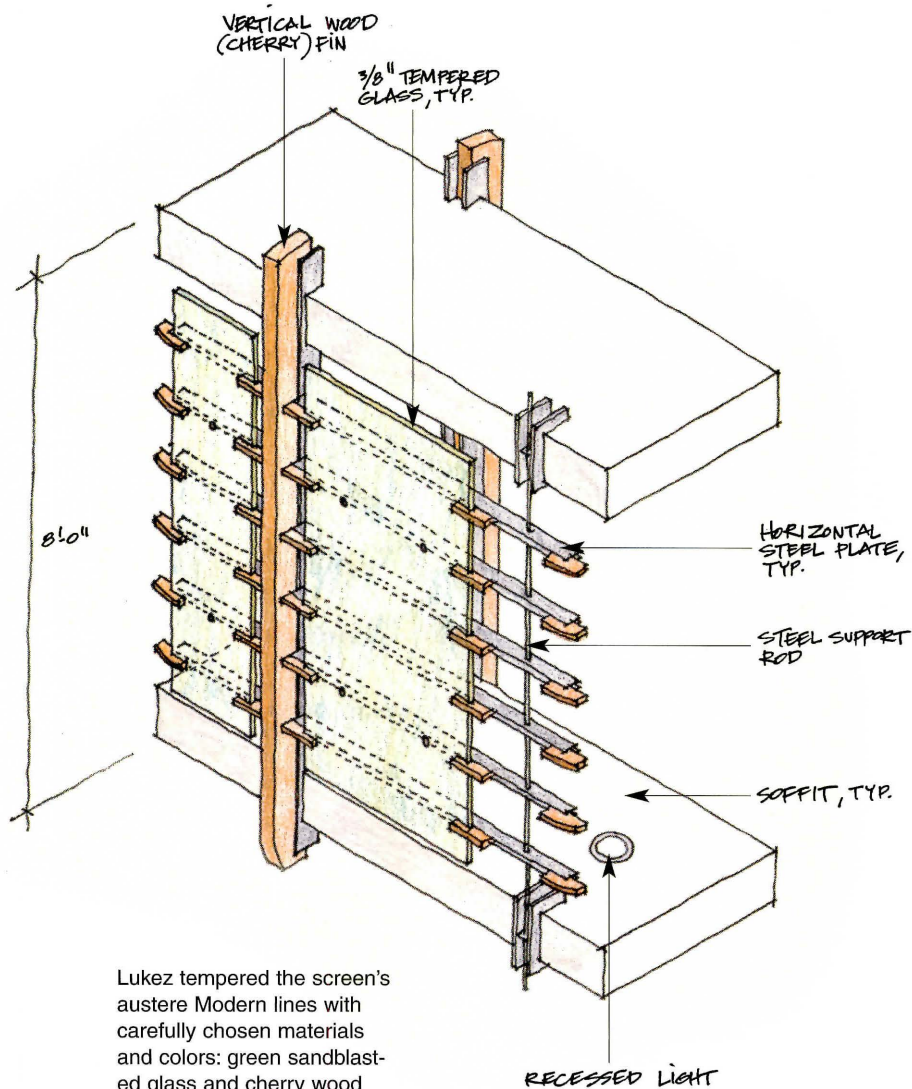
Two years ago, a potential client approached Somerville, Mass., architect Paul Lukez with the plans for a 5,000-square-foot house designed by a noted developer and builder of customized homes in the Northeast. The overall plan worked pretty well for the owner's needs but there was a problem with the scale, proportion, and division of some of the rooms, particularly the foyer and family room. The owner was also concerned about the minimal level of detail provided as part of the builder's standard "package." He asked Lukez if he could help resolve these issues. Oh, and one more thing: The house was currently under construction.

Lukez's proposed changes were simple and economical, and relied upon a palette of basic materials to develop a spatial hierarchy within the house, and to enrich it architecturally.

His primary concern was to create a sense of separation between the 9-foot by 12-foot foyer and the 20-foot by 24-foot family room, both of which shared an 18-foot vaulted ceiling. In the existing plan, the two areas opened directly into each other without any boundary, making for an awkward and abrupt transition.

Lukez decided that short-

continued on page 70



Lukez tempered the screen's austere Modern lines with carefully chosen materials and colors: green sandblasted glass and cherry wood carved into subtle curves. Lighting recessed into the top of the lower soffit casts a gentle upward glow across the structure.

Illustrations: Rick Vitullo



A quality window reflects on the rest of
YOUR HOUSE.

It's amazing what a quality window can do for ceramic tile or fancy cabinets. But choose a window that won't perform over the long run, and other quality touches don't seem to matter. WDMA-member windows make a home beautiful and efficient, inside and out. Can a marble countertop do all of that?

WINDOWS, DOORS AND SKYLIGHTS MATTER.

Ask your suppliers if they're members of the WDMA. For more information about WDMA windows, doors and skylights, call 800-223-2301 or visit our Web site at www.wdma.com.



Circle no. 298

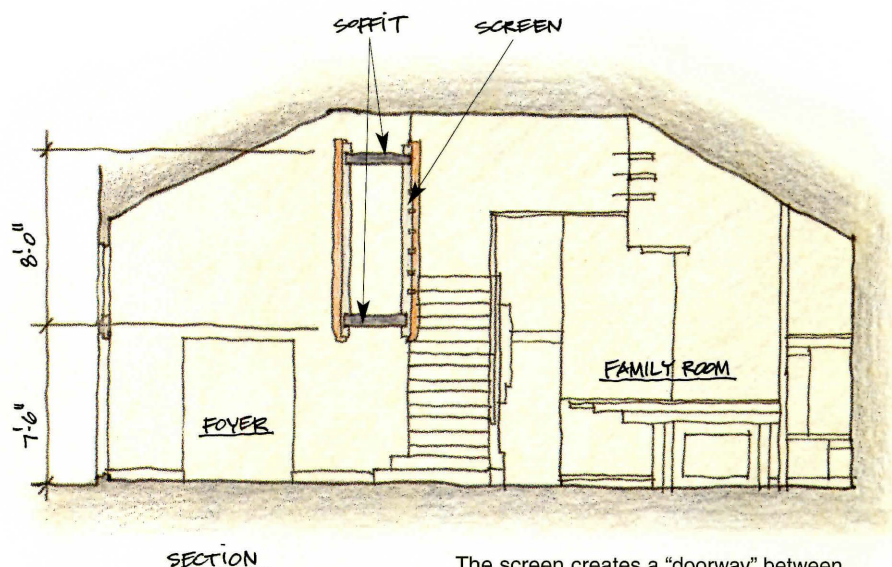


ening the 9-foot-wide by 18-foot-high opening would give the foyer a more intimate, welcoming feeling. To that end, he fashioned a stunning 3-foot-wide by 8-foot-high screen that floats 7½ feet above the floor, adding a horizontal element to a very vertical space and bringing the foyer down to a more human scale.

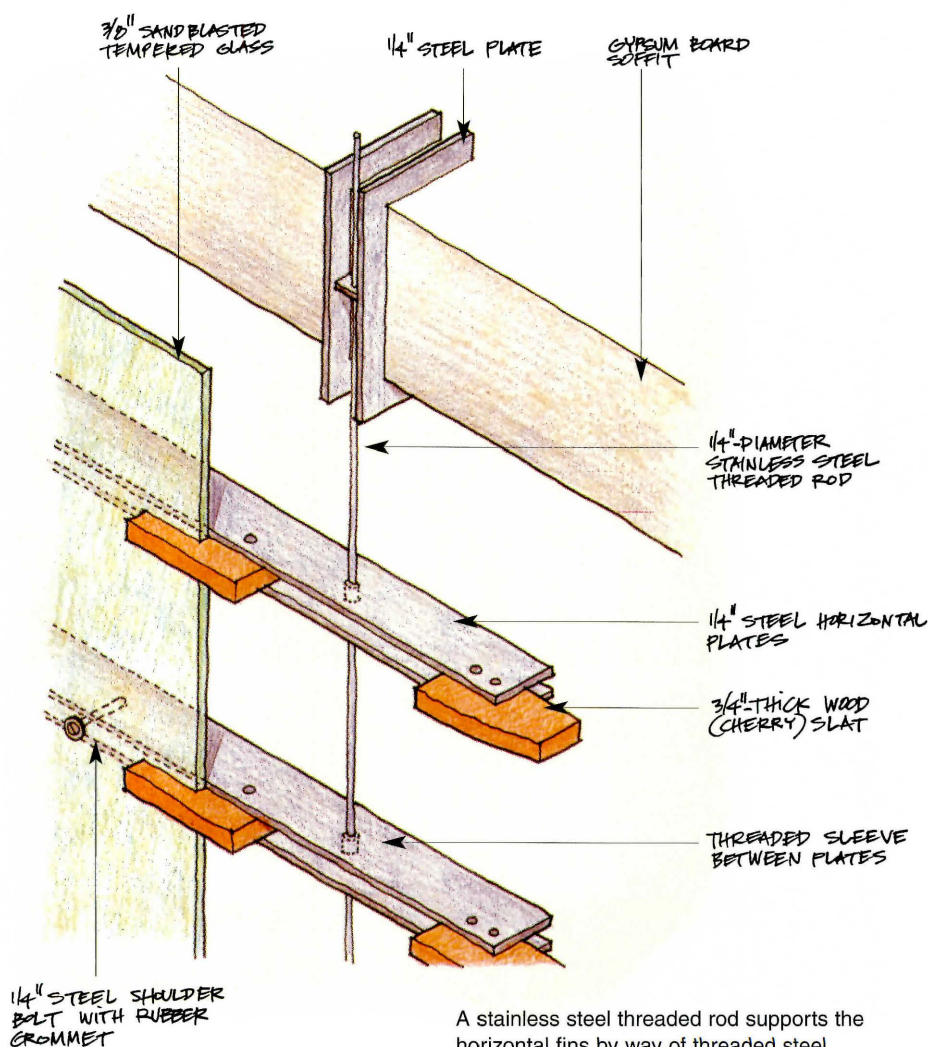
The screen is composed of cherry-wood brackets attached at various points to six 3-inch-wide horizontal steel struts, with two large ¾-inch-thick sandblasted tempered-glass sheets floating within the wood-and-steel framework. Gypsum-board soffits that span the entire foyer anchor the structure at top and bottom. The resulting layered, semi-transparent grid clearly defines the foyer and family-room areas without cramping either space, or truncating sight lines. It also gives a sense of visual depth and color to a simple set of standard builder-grade spaces.

Lukez handled the fast-tracking issue by using a limited kit of parts and quickly moving from sketch to a Form Z CAD program that helped communicate design ideas to the steel, glass, and wood craftsmen for feedback. This sped up the design process because the level of detail produced by these CAD images eliminated any need for the typical shop-drawing production and review process. *ra*

Rick Vitullo, AIA, is principal of Vitullo Architecture Studio, Washington, D.C.



The screen creates a "doorway" between the foyer and family room.



A stainless steel threaded rod supports the horizontal fins by way of threaded steel sleeves, and is supported at the top and bottom by the soffits.

SHOW HOME *Homelink*

Inspired by the Past, Innovation for the Future



check it out

www.builderonline.com/homelink2002

BUILDER magazine's latest show home

Project Partners

BUILDER

Looney Ricks Kiss

Morrison Homes

architect's showcase



Interior Waterfalls!

"Symphony for the Senses"[™]
Pre-engineered and assembled interior waterfall components designed for easy installation and professional results. Custom heights, widths and finishes available.

ORIGIN FALLS[™]
visit our web site to discover the possibilities...
www.originfalls.com
(or phone: 1-877-879-0791)

Circle No. 419

CABLE·RAIL[™]
The Perfect Solution
For Homes With A View!

Prefabricated Stainless Steel Cable Assemblies To Enhance Any Wood Or Metal Railing:
Attractive, Durable, Simple-to-Install, Easy-to-Maintain & Virtually Invisible.

Call Now For Free Brochure & Prices 1-800/888-2418

Also, be sure to inquire about our turnkey aluminum component railing frame systems.
Feeney Wire Rope & Rigging • 2603 Union St., Oakland, CA 94607
www.cablerail.com

Circle no. 500

Columns & Balustrades

- Fiberglass Columns
- Marble/Resin Columns
- Wood Columns
- Synthetic Stone Balustrades & Columns
- Cast Stone Balustrades, Columns & Architectural Details
- Polyurethane Balustrades & Mouldings

Call 800.963.3060
Fax 770.962.6988

www.meltonclassics.com



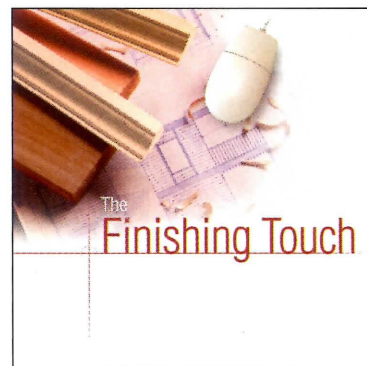
Melton[™]
Classics
Incorporated

fine architectural millwork products



Details make the Difference

Circle No. 403



HARDWOODS & FINISHES – FREE SPECIFYING CD!

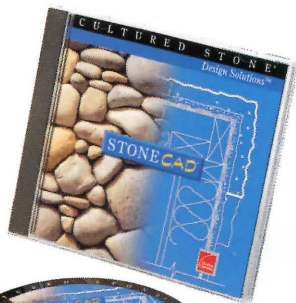
With the Hardwood Council's interactive CD, *The Finishing Touch*, you can apply 'virtual' stains to 21 hardwood species and four room settings. The CD also includes the basics of smart specifying for hardwoods and finishes, tips for successful project management, a species guide, photo gallery, and more!

Order online at www.hardwoodcouncil.com
The Hardwood Council

412-281-4980

Circle No. 404

architect's showcase



STONECAD®: CULTURED STONE® TOTAL INFORMATION RESOURCE

Everything you need to design with stone on one CD-ROM. Select, visualize and specify Cultured Stone® products, see and download views of all textures and colors, a photo gallery of design ideas, hatch patterns, tileable textures, installation information, specification formats and a Cultured Stone® Web site link.

(800)-644-4487

*Offer limited to building professionals.
Please state your profession.
Circle No. 405*



CHADSWORTH'S 1.800.COLUMNNS®

www.columns.com

Voted No. 1 Preferred Brand in U.S.

WOOD
POLYSTONE™
FIBERGLASS

- Columns, pillars, pilasters, posts
- Worldwide shipping
- Competitive prices
- Interior/exterior
- Job-site delivery
- All sizes

IDEA BOOK \$20 soft cover,
\$30 hard cover. Includes Columns
Product Portfolio.
Columns Product Portfolio \$5.
FREE FLIER.

1.800.486.2118

Historic Wilmington, NC
Telefax 910.763.3191
Atlanta • London
Circle No. 406



Boen

It's amazing the difference a Boen Hardwood floor can make in almost any room. It can be installed in a day.

That's the Boen difference.

For more information write:

Boen Hardwood Flooring

**350 Hollie Drive • Bowles Industrial Park
Martinsville, VA 24112**

www.boen.com

Circle No. 407

TIN CEILINGS BY OUTWATER



- Manufactured of Chromium Treated Tin-Free Steel

- Available in 2'x2' and 2'x4' Panel Sizes with Complementary 4' Cornices

**FREE 2001 MASTER CATALOG
BEST PRICES... BEST SELECTION!**



ARCHITECTURAL PRODUCTS BY OUTWATER

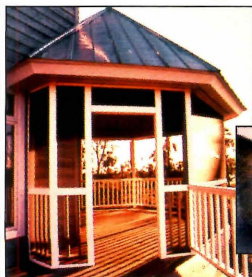
Call 1-800-835-4400 • Fax 1-800-835-4403

www.outwater.com • Circle No. 419

architect's showcase

NEW, EASY WAY TO SCREEN A PORCH!

Screen Tight™ Porch Screening System



Circle No. 409

- No more staples, rusty nails, sagging screens or painting.
- Two widths, 1 1/2" and 3 1/2" for 2 x 4 and 4 x 4 framing.
- Inexpensive! Usually less than \$180.00 per porch.
- Available at better lumberyards and hardware stores everywhere.
- Screen rolls into base strip with spline and screen roller.
- Cap snaps onto base serving as a trim piece.

1-800-768-7325

www.screenight.com
1 Better Way,
Georgetown, SC 29440

**SCREEN
TIGHT**

U.S. Patent 4899797

Infinite Design Flexibility • Fire Rated Doors • Solid 1-Piece Construction

DETAILS MATTER



BOLECTION™ DOOR P.O. Box 21786 • Greensboro, NC 27420

t 336-851-5208 • f 888-511-5209 • www.bolectiondoor.com • Circle No. 414

Custom Dimensions • Radius and Arch Tops • Environmentally Responsible

Superior Acoustic Properties • Quick Delivery • Smooth, Paintable Surface

350 BULLNOSE WORLD'S STRONGEST BEAD!



*.350 Radius Bull products
durable and easy to use!*

40% wider mud flange for
ultimate adhesion.

No setback of drywall required;
installs like a 90° corner bead.

.350 radius nose is designed
to absorb extreme impact.

.350 Cobra Bull, no-notch
design allows for easy finishing
of curves and archways.

Avoid the blistering problem
common in all paper covered
beads.

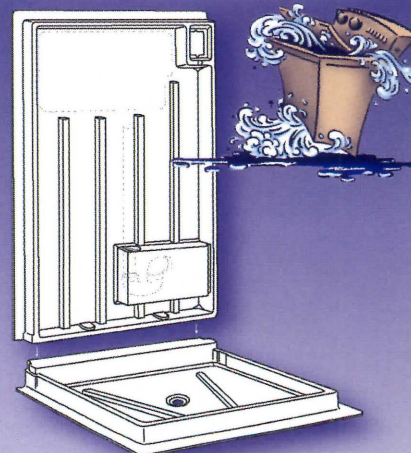
800-874-2333 www.trim-tex.com

TRIM-TEX
DRYWALL PRODUCTS

Circle No. 410

www.residentialarchitect.com

FLOODSAVER



Finally,
low-cost
protection against
washing machine
leaks and floods!

Designer inspired
• new construction
• older homes
• apartments
• condominiums

AMI, inc.
P.O. Box 1782
Stanwood, WA 98292

PHONE
(360) 629-9269

FAX
(360) 629-2838

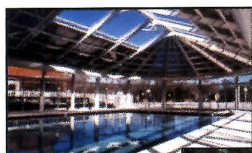
ORDER
1-800-929-9269

WEB
www.floodsaver.com

Circle No. 418

residential architect / august 2001

architect's showcase



- *Over 30 yrs. exp.*
- *Worldwide Installation*
- *Totally non-corrosive*
- *Opening Roof System*

TELEPHONE: (828) 684-9900
FACSIMILE: (828) 684-9977
AIRPORT ROAD
INDUSTRIAL PARK
LOOP ROAD
ARDEN, NC 28704
WWW.CAROLINASOLAR.COM

WE'VE GOT YOU COVERED

Circle No. 411



Only one company builds extraordinary stairways with unmatched architectural standards, exquisite beauty and endless possibilities. Phone us at (800) 558-5096 or visit our Web site for inspiration and information.

www.arcways.com

Circle No. 412

A World of Endless Possibilities



Before



After

Exterior Foam Mouldings

- Strong, flexible pre-coated moulding
- Easy to install
- Available in over 80 designs: columns, quoins, cornices, flat bands, arches, ellipses and more
- 8' lengths are ready to attach and finish

1-800-238-2541

Circle No. 428



CANAMOULD
A Division of MAX Products
www.canamould.com

Circle No. 413

architect's showcase / computer shop / cad

It's not wood. It's Royal Wood.®



Trimboards
Brickmold
Corner Posts
Lattice Slats
Tongue-and-Groove

Composite trim that won't rot, warp, crack.

Royal Wood® plastic/wood co-extruded composite trimboards cut, nail and install like wood yet offer consistent quality with every board. They come pre-finished or can be painted. Ideal for fascia, frieze, corners, rakes, soffits, band boards and more.



Royal Wood®

Circle No. 416

866-899-3320

www.royal-wood.com



**You Design Online.
We'll Ship to you Direct.**

- Online Design System
- Online Catalog
- Free Personal Design Service
- Most Orders Shipped in 24 Hrs
- Easy to Install
- Numerous options for any closet
- Full Line of Accessories

Add this product to your business to increase your customer's satisfaction and **your bottom line!!**

www.EasyClosets.com

1-800-910-0129

Circle No. 401



ROYAL CORINTHIAN INC.
PREMIUM SYNTHETIC COLUMNS AND BALUSTRADE SYSTEMS

Jobsite delivery. • Durable and long-lasting for both interior and exterior applications.
• Wide variety of sizes, styles, and finishes. • Custom orders
Patent pending balustrade system, which was designed by engineers, is easy to install.

CALL 888-265-8661

www.royalcorinthian.com

FAX: (630) 876-3098

Circle No. 408

3,000 Details
for the AEC industry

"Over-all the quality of the details was outstanding and the ease of their use is exceptional."
(CADence Magazine)

High quality construction details in .DWG, .DXF, .PDF, and hard copy formats covering all the disciplines:

- civil
- landscape
- architectural
- structural
- mechanical
- plumbing
- electrical
- ADA

Many products feature our acclaimed "NO LEARNING CURVE" software.

CALL NOW!
(800) 959-DRAW

www.details-details.com

Visit our web site for product samples, free demos, and the latest information on products and pricing

Circle No. 425

call for entries

residential architect design awards

the third annual

residential architect Design Awards, sponsored by *residential architect* magazine, honor the best in American housing. Awards will be given in eight categories, encompassing custom home design, renovation, multifamily housing, single-family production housing, affordable housing, and work on the boards. From the winners, the judges will choose a Best Residential Project of the Year.

who's eligible?

Architects and designers.

Other building industry professionals may submit projects on behalf of an architect or designer. Hanley-Wood employees, their relatives, and regular contributors to the magazine are not eligible.

what's eligible?

Any home or project completed after January 1, 1999. For On the Boards submissions, any design completed after January 1, 1999.

when's the deadline?

Entry forms and fees are due no later than December 3, 2001. Completed binders are due January 7, 2002.

where will winning projects appear?

Winning projects will be published in the May 2002 issue of *residential architect* magazine.

how will projects be judged?

A panel of respected architects and design professionals will independently select winners based on design excellence. They may withhold awards in any category at their discretion.

entry form

To register, you may do any of the following:

call Shelley Hutchins at *residential architect*, 202.736.3407

mail this form to Shelley Hutchins, *residential architect* Design Awards 2002, One Thomas Circle, N.W., Suite 600, Washington, D.C. 20005

fax this form to Shelley Hutchins at 202.785.1974

Name _____

Title _____

Firm or Company _____

Address _____

City/State/Zip _____

Telephone and Fax _____

☐ Send more information.

☐ Please send entry binder(s) and instructions now (must be prepaid).

☐ Payment for _____ standard entries at \$125 each and/or
_____ On the Boards entries at \$95 each is enclosed.

☐ Check for \$_____ (payable to *residential architect*) is enclosed.

☐ VISA ☐ MasterCard ☐ American Express

Card Number _____

Expiration Date _____

Name on Card _____

Signature _____

number of entries categories

- | | |
|-------|---|
| _____ | 1. Custom Home, 3,500 square feet or less |
| _____ | 2. Custom Home, more than 3,500 square feet |
| _____ | 3. Renovation (residential remodeling and additions) |
| _____ | 4. Multifamily Housing |
| _____ | 5. Single-Family Production Housing, detached |
| _____ | 6. Single-Family Production Housing, attached |
| _____ | 7. Affordable Housing (At least 20 percent of the units must be affordable to families earning 80 percent to 120 percent of the local Median Family Income. Consult your area HUD office or local government office for the MFI.) |
| _____ | 8. On the Boards (any unbuilt project from the categories above) |

deadlines entry form and fee: december 3, 2001
completed binders: january 7, 2002



an event designed for those who know that quality is in the details

For custom builders, residential architects and interior designers whose expectations are every bit as discriminating as their tastes, the premier marketplace is Custom Home 2001. For those who understand the difference, Custom Home 2001 offers the finest collection of high-end products and services available. More than 200 exhibitors and over 35,000 net square feet of exhibit space are dedicated exclusively to the most leading-edge technology, products and resources, while an in-depth conference program will cover the latest business, marketing, design and new "smart home" technology topics. For additional inspiration, Custom Home 2001 is proud to showcase the winners of this year's Custom Home Design Awards.

If detail marks the difference in your work, Custom Home 2001 is the event you can't afford to miss.

For more information, visit www.CustomHomeShow.com
or call: 800-681-6970



The Event for Custom Builders
& Residential Architects

September 27-29, 2001
Baltimore Convention Center
Baltimore, Maryland

Sponsored by

ilder

Custom Home

residential
architect

Owned and Produced by

Hanley-Wood
EXHIBITIONS

ad index

advertiser	page	circle	phone no.	web site/e-mail
Alumax Bath Enclosures (a product of Alcoa)	9	256	870-234-4260	www.alumaxbath.com
Cabot	17	225	800-US-STAIN x347	www.cabotarchitect.com
Cemplank	29	280	877-CEMPLANK	www.cemplank.com
CertainTeed - Boardwalk	33	321	800-233-8990	www.certainteed.com
CertainTeed - Building Solutions	C3	281	800-233-8990	www.certainteed.com
Cor-A-Vent, Inc.	61	260	800-837-8368	www.cor-a-vent.com
Custom Home Show	78	---	800-681-6970	www.CustomHomeShow.com
Dupont Corian	12	314	800-426-7426	www.corian.com
ebuild.com	67	---		www.ebuild.com
Elk Premium Roofing	23	38		www.elkcorp.com
Graphisoft	39	263	800-344-3468	www.graphisoft.com
Heat-N-Glo	31	261	888-427-3973	www.heatnglo.com
Henderson Black & Green	38	231	800-264-4HBG	www.hbcolumns.com
Inclinor Company of America	61	276	800-343-9007 x77	www.inclinor.com
Koch Waterproofing Solutions, Inc.	4	392	800-DRY-BSMT	www.guarenteeddrybasements.com
Kolbe & Kolbe Millwork Company, Inc.	27	277	800-955-8177	www.kolbe-kolbe.com
Marley Mouldings	35	317	800-368-3117	www.marleymouldings.com
Martin Industries	25	279	866-244-0744	www.martinfireplace.com
Marvin Windows and Doors	18-19,42-43	99,311	800-236-9690	www.marvin.com
North Country Slate	51	295	800-975-2835	
Owens Corning	2-3	375	800-GET-PINK	www.owenscorning.com
Pella Corporation	C2-1	19	800-54-PELLA	www.pella.com
Reward Wall Systems	40	341	800-468-6344	www.rewardwalls.com
Simpson Strong-Tie Company, Inc.	63	26	800-999-5099	www.strongtie.com
Softplan Systems, Inc.	51	79	800-248-0164	www.softplan.com
Southern Cypress Manufacturers Association	41	44	877-607-SCMA	www.cypressinfo.org
Style Solutions, Inc.	65	323	800-446-3040	www.stylesolutionsinc.com
Subzero Freezer Company	C4	329	800-222-7820	www.subzero.com
Superior Clay Corporation	41	383	800-848-6166	www.rumford.com
Superseal Manufacturing	37	204	888-NEW-VINYL	www.supersealwindows.com
Velux-America, Inc.	14-15	23	800-283-2831	www.velux-vse.com
Weather Shield Manufacturing, Inc.	10-11	25	800-477-6808 x2532	www.weathershield.com
Whirlpool Corporation	6-7	---	800-253-3977	www.insideadvantage.net
Window and Door Manufacturers Assoc.	69	298	800-223-2301	www.wdma.com

* Issue mailed in regional editions.

Volume 5, number 7. *residential architect* (ISSN 1093-359X) is published ten times a year in 2000 by Hanley-Wood, LLC, One Thomas Circle, N.W., Suite 600, Washington, DC 20005. Copyright 2000 by Hanley-Wood, LLC. Opinions expressed are those of the authors or persons quoted and not necessarily those of Hanley-Wood, LLC. Reproductions in whole or in part prohibited without prior written authorization. *residential architect* is sent free of charge to qualified readers involved in the residential home design market. The publisher reserves the right to determine qualification criteria. Out-of-field subscription rates are: U.S., \$39.95; U.S. students \$19.99; Canada and all other countries, \$U.S. \$49.95; airmail is additional. Single copy price is \$10.00. For subscription information write to: *residential architect*, P.O. Box 3241, Northbrook, IL 60065-3241. Subscriber customer service: 888.269.8410 / Fax: 847.291.4816. Periodicals postage paid at Washington, DC, and at additional mailing offices. Postmaster: Send address changes to: *residential architect*, P.O. Box 3241, Northbrook, IL 60065-3241. This issue mailed in regional editions.



eric b. colbert

Why did you become an architect?

I wanted to become a painter, but my parents told me I would probably starve to death. My father was an engineer, and he influenced me. Architecture seemed like a good balance between the two.

If you weren't an architect, what would you be?

I would probably be doing something where I could make a lot of money, retire early, and design my own house.

What is the best thing about being an architect?

The work is incredibly stimulating.

Did you set out to do upscale multifamily work in the city?

It was not a conscious decision. We just had the opportunity and took advantage of it. When we started, we were doing affordable housing, but it gave us a feel for how apartment buildings go together.

What are signature features of your apartments?

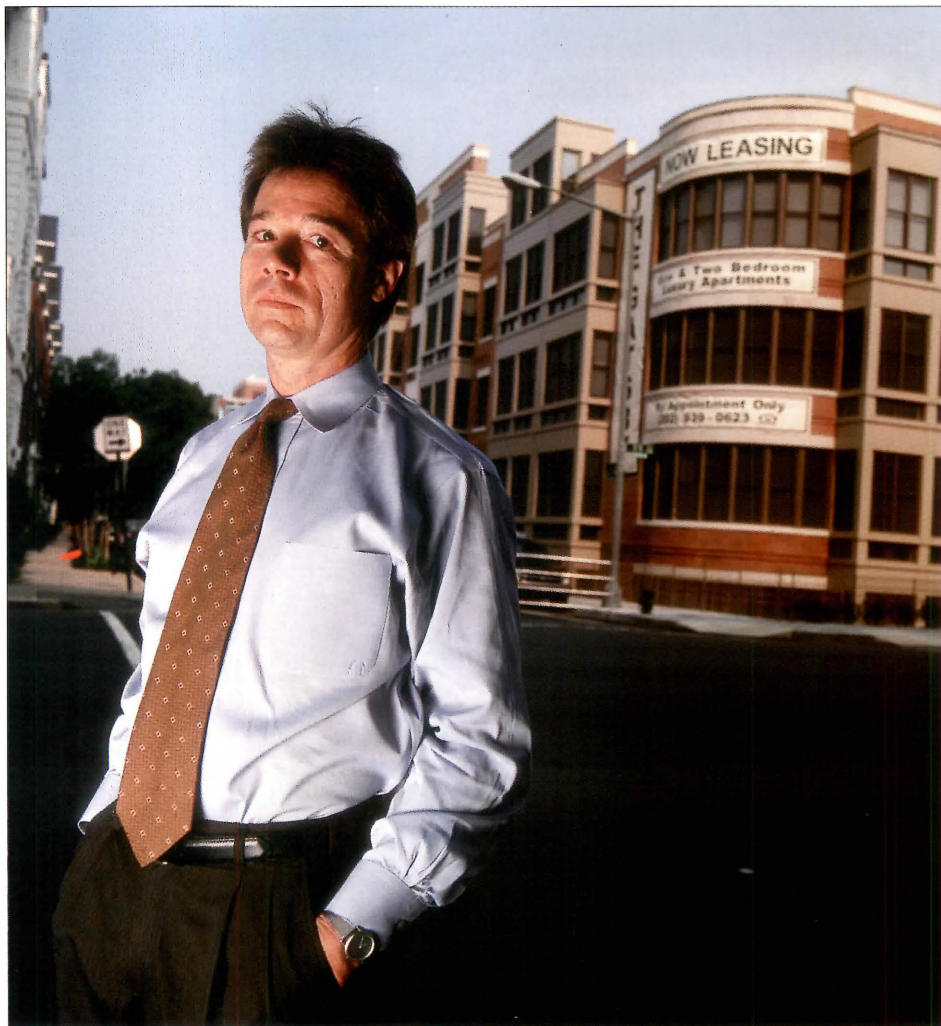
We use bays for the views, our kitchens are small but open, and most of our units have 10-foot-high ceilings.

What is your dream project?

I think I would go crazy if somebody came to me and said, 'Cost is not a factor. Do anything you want and we'll build it.'

Best professional decision you ever made?

Hanging in with the early apartment-building work we started doing. Also, staying focused on Washington, D.C., turned out to be an incredible benefit.



Max Hirshfeld

Do you live in an apartment or a house?

I live in a house in Chevy Chase, D.C., but before I bought the house four years ago, I lived in an apartment building downtown.

Given your focus, would it be better to live in an apartment?

I keep thinking that I should sell my house and move into one of the buildings I designed. But I always worry that in the middle of the night, someone will come knocking on my door saying that the toilet is leaking and then I'd have to try to help fix it.

What is your secret ambition?

To have a personal life.

What do you hate spending money on?

Parking tickets. Though, for the number of offenses I commit, I get relatively few.

What is your favorite city?

I wouldn't live anywhere else.

What kind of car do you drive?

A 1997 Volkswagen Jetta with a dent on the side. I have been thinking of ditching my car and buying a fancy one, but I'm too cheap. **ra**

Eric B. Colbert, AIA, is president and principal of Eric Colbert & Associates in Washington, D.C.