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The Florida Architect



New Town Miami Lakes



MIAMI LAKES: The Beginnings

How is a new town born?

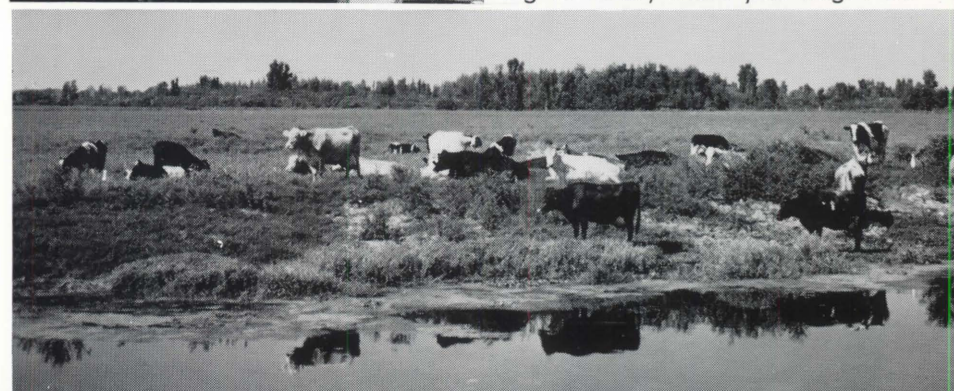
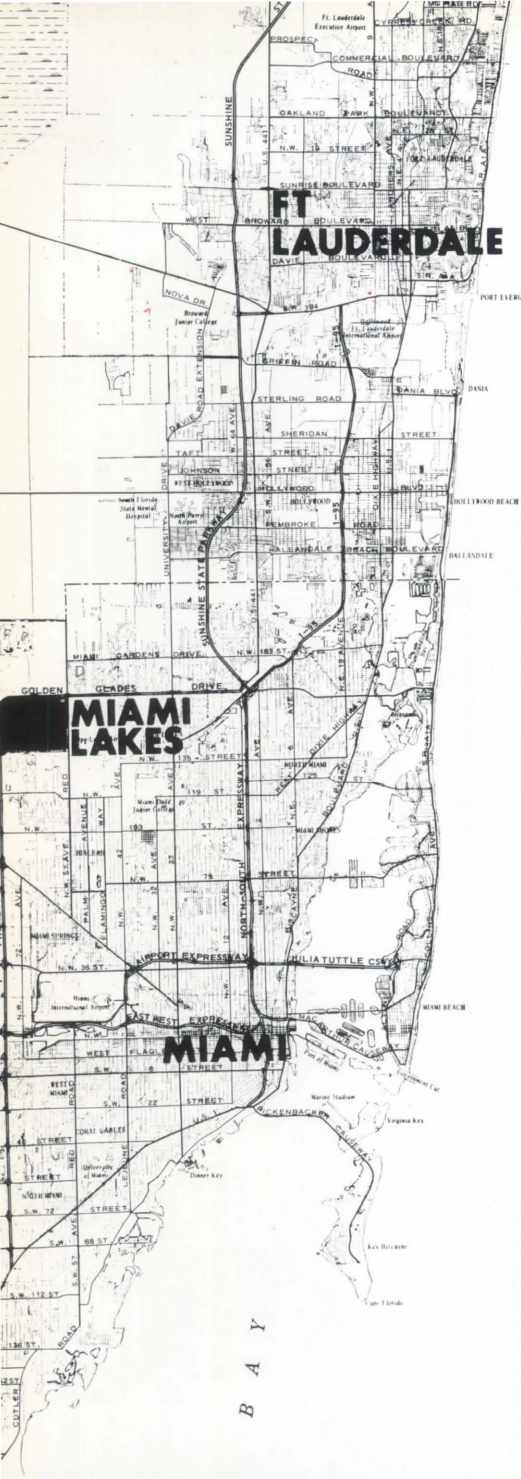
Sometimes — perhaps not often enough — a town grows up around a precise plan. When the plan is good enough, far-reaching enough, injected with enough vigor and money and skill, then its product earns the community planners' title of new town.

The New Town of Miami Lakes started out in the mid '40s with an unusual combination of opportunity, motivation and a definite idea of creating something new in a modern, planned community.

The Graham family faced a decision on what to do with some of the extensive acreage the late State Sen. Ernest R. Graham, had picked up for a song in the 1920s.

But Miami was booming. Houses were springing up north and west. Obviously, choice acreage in what now is the big bend of the Palmetto Expressway was not going to stay pastureland for long.

By the early 1950s, an idea had begun to take form. With 3,000 acres of high, dry land right smack at the point where Dade and Broward counties were rushing to meet, there just might be



a rare opportunity to build something that would avoid some of the shortsightedness often detected in other developments.

The first plan for a "dream town" had everything — a downtown town center, landscaped residential areas, gracefully curved roads, apartment and townhouse units, recreation areas, golf courses and water — plenty of water.

Finger lakes, instead of rectangular ones, were chosen after rejecting canals, with a number of them dotting the community. Thus came the name of the new town: Miami Lakes. ■

Urban living is a 20th Century fact of life. By 1975, says the National Planning Association, 73 of every 100 Americans will be living in metropolitan-area communities. Miami Lakes developers are proving that a new urban center can be carefully—and successfully—planned for people.

The editorial content in this issue is devoted to the story of Miami Lakes, a new town on the fringes of a fast growing urban area. The cover depicts four facets of community life: religion, work, play and home.

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The Florida Architect



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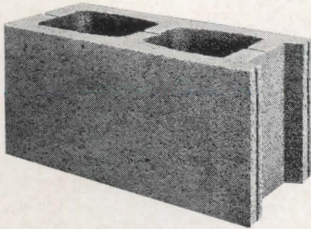
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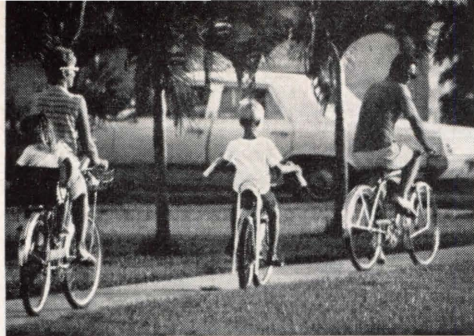
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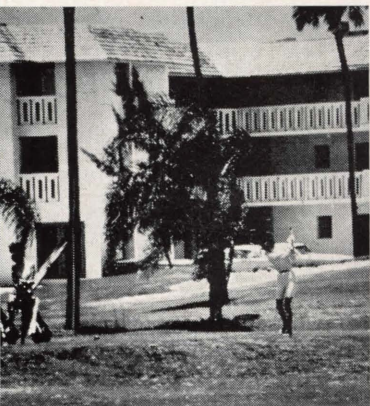
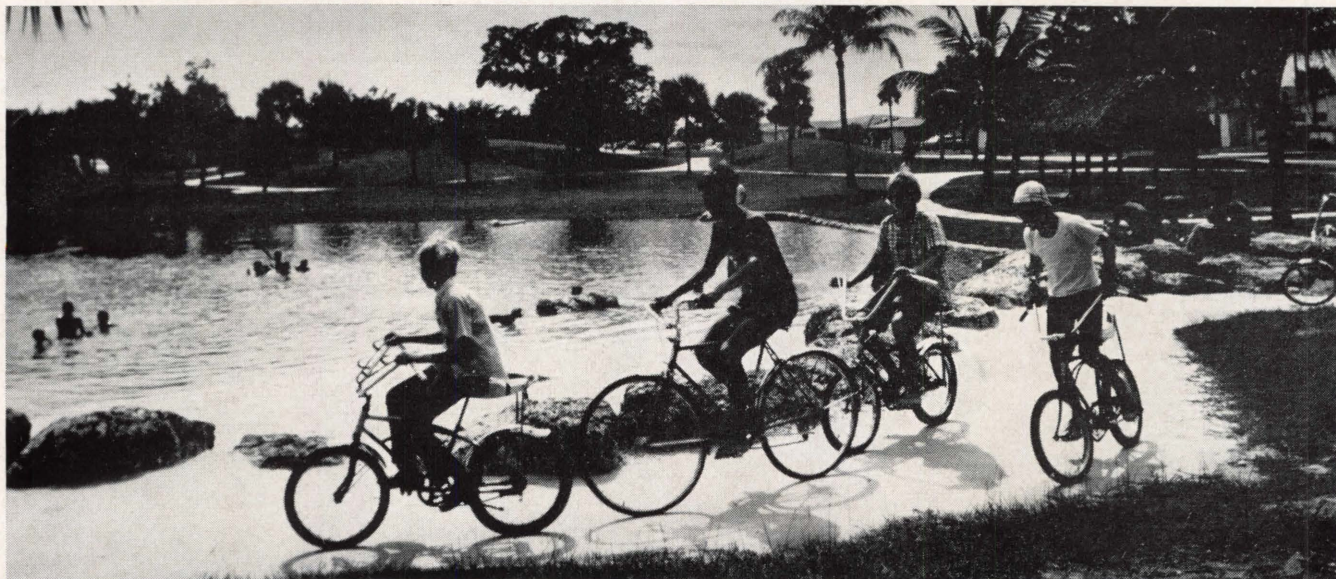


MIAMI LAKES: The Good Life

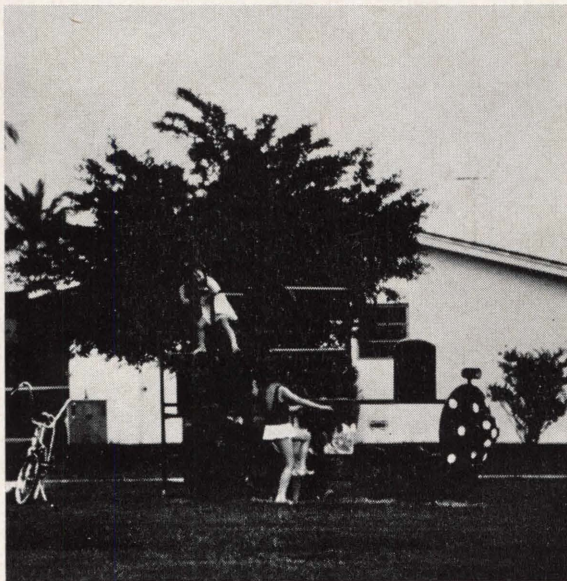
SIDEWALK BICYCLE PATHS

Too many people move to the Sunshine State for recreation, only to find crowded beaches, crowded highways and long lines between them and just about everything.

LAKES FOR SWIMMING AND FISHING



GOLF AT YOUR DOOR



TOT LOTS

COMMUNITY ART SHOW



Not so for Miami Lakes residents, who have leisure literally in their backyards.

The lakes, with their sparkling crystal waters, lure the swimmer and sailor out of doors. The convenient location means more time in the water and less time getting to it.

The lakes are also for fishing. Just stick a pole out of a town-house kitchen and dinner is on the line.

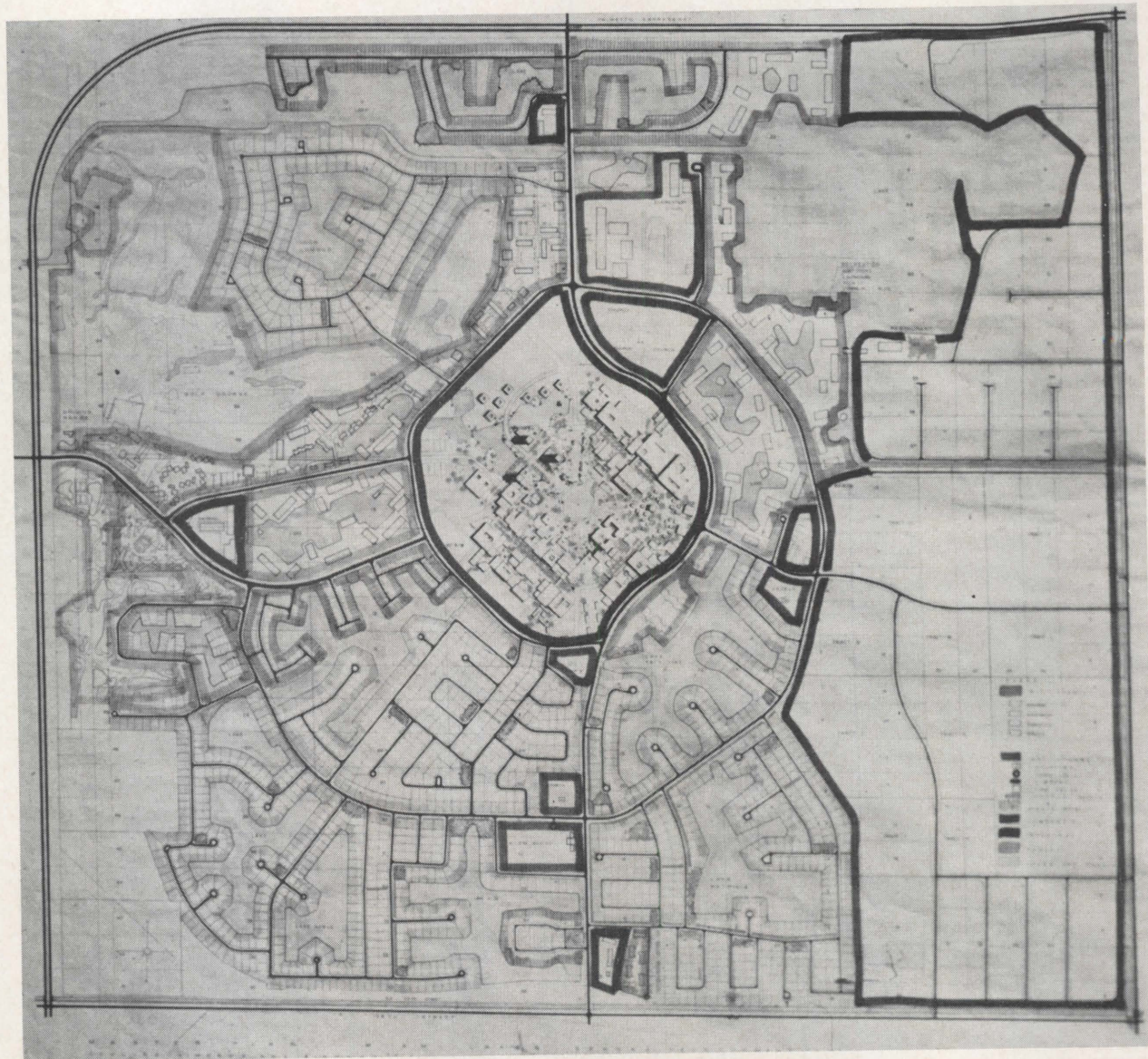
A lighted driving range and two 18-hole courses lure the golfer, who can celebrate his score over 19th hole drinks in the elegant Miami Lakes Country Club and Inn, to which every Miami Lakes resident automatically belongs.

The equestrian can stable his beauty at the Miami Lakes Riding Academy, which is all but in the backyard.

A common sight on the many residential lakes is the sailboat, parked at the lakeside backdoor but not in the driveway. All boats, unless in the water, must be kept in the garage to preserve the neighborhood appearance. Power boat fans and water-skiing buffs enjoy Lake Ruth, a large body of water in northwest Miami Lakes.

MIAMI LAKES: The Plan

"The most beautifully planned 'New Town' in America," that is the flattering sobriquet applied to Miami Lakes and it aptly describes the New Town development that merits the accolade given it by professional urban planners.



This current master plan is the result of constant planning and updating which will keep the ultimate development of Miami Lakes concurrent with the latest trends and concepts of planning and environmental design.

OWNER/DEVELOPER
Sengra Development Corp.

Miami Lakes was planned very carefully by Collins, Simonds & Simonds for the finest in Florida living.

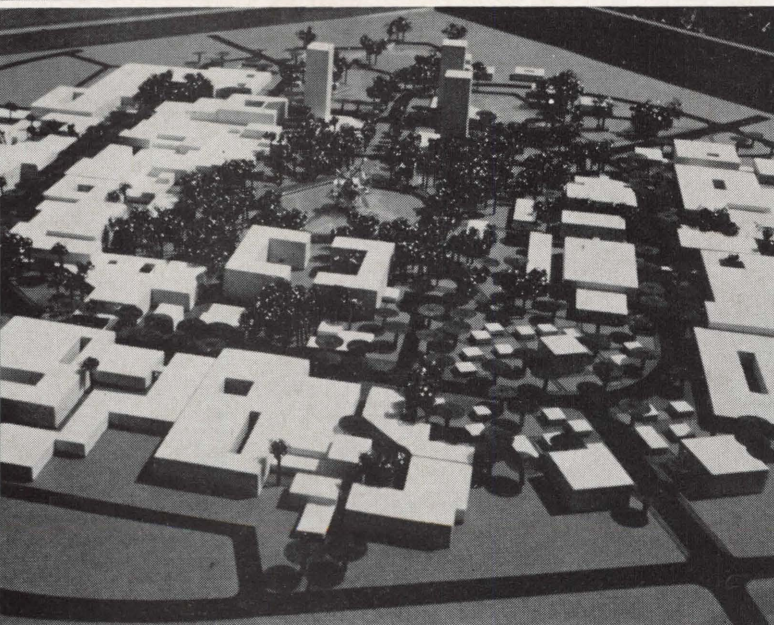
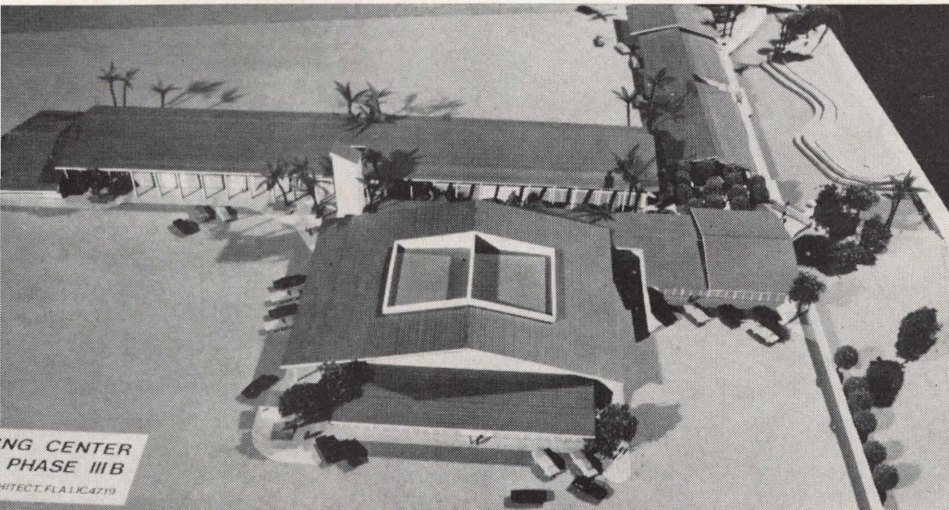
Working closely with the METRO Parks Department, Planning and School Boards, the New Town developers, with painstaking thoroughness, evolved a master plan for Miami Lakes.

The master plan, guiding the development of the area, provides for complete community facilities, superb landscaping and varied home styles, to create an esthetically pleasing community that is functional and practical. The plan provides for a "New Town" in its entirety . . . with shopping centers, recreational areas and activities, single and multi-family structures, parks, lakes, church and school sites and an industrial park. All streets wind and turn to avoid monotonous "grid" patterns and for greater safety.

The development is progressing in increments — "Areas," which are pre-planned subcommunities and a part of the master plan, have been built and landscaped—each more beautiful than its predecessor.

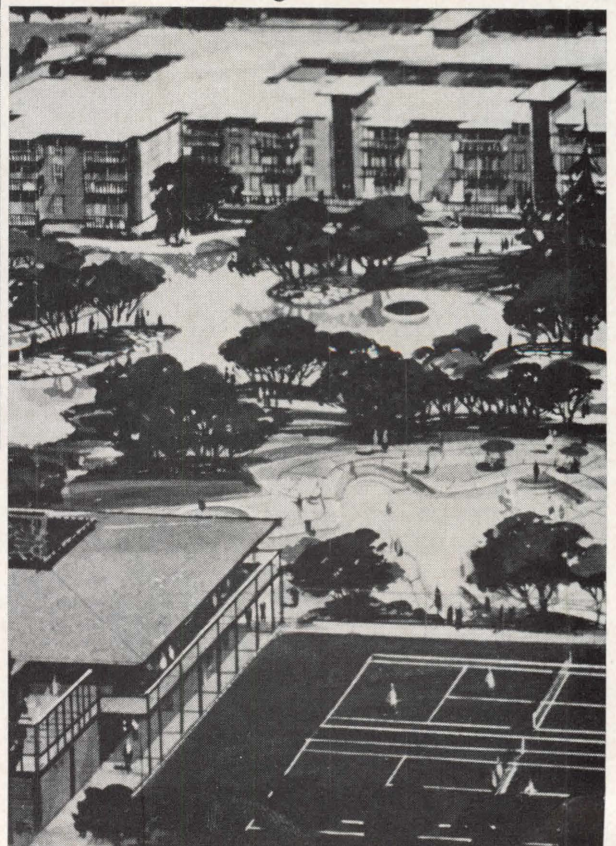
Each area has its multi-fingered lake, thereby giving residents private moorings for their sailing craft and sandy beach areas for swimming, bathing and outdoor cooking.

SHOPPING CENTER NOW IN THE PLANNING STAGES/
ARCHITECTS: DONN EMMONS, WAHL SNYDER, FAIA

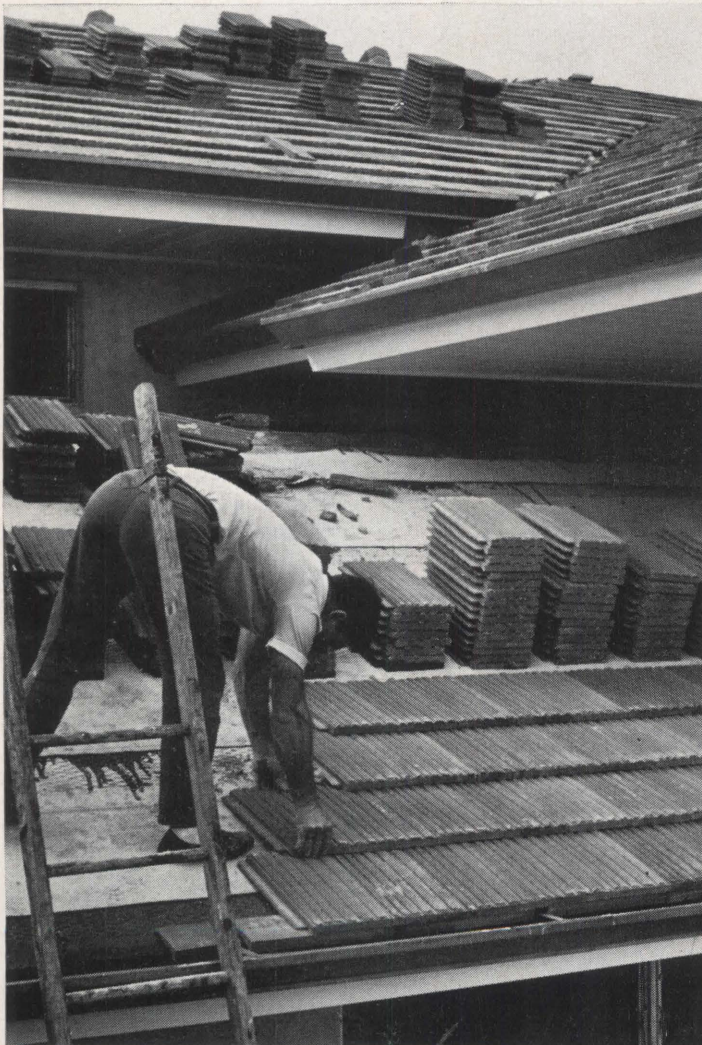
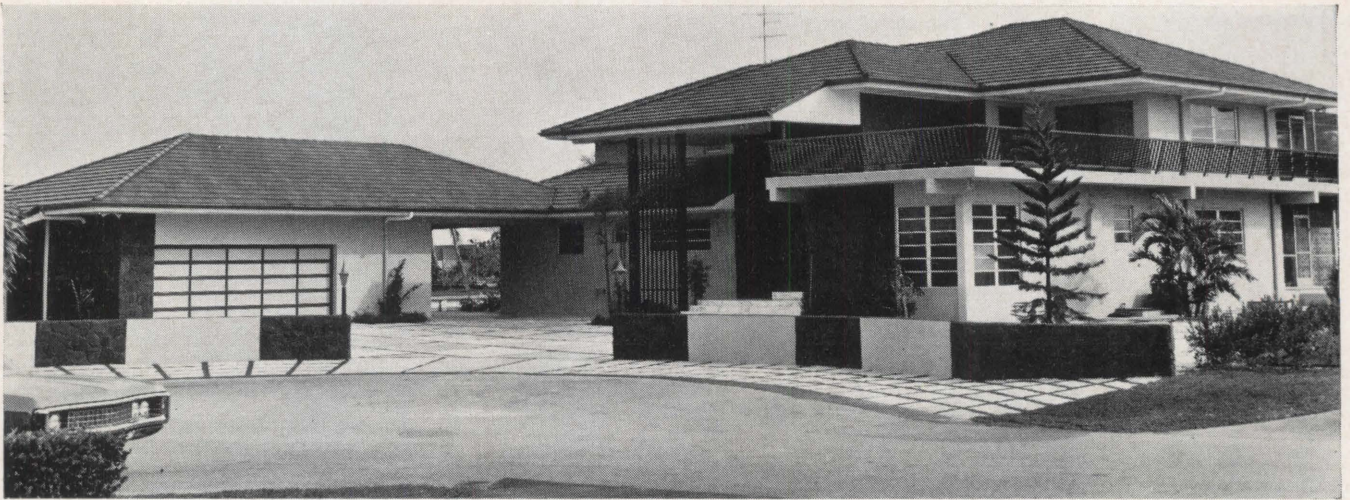


THE FUTURE TOWN CENTER/
PLANNERS: COLLINS, SIMONDS & SIMONDS

THE NEXT APARTMENT DEVELOPMENT
ARCHITECT:
WURSTER, BERNARDI & EMMONS



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For extra coolness and long life, even the roof is concrete tile. In Florida's tropic climate, concrete tile roofs have long demonstrated the maximum in life expectancy. And provide insulation that saves on air conditioning costs. This handsome home is concrete throughout. Floors, walks and drives were made with Lehigh ready-mixed concrete. The walls are Lehigh concrete block. And the Gory Concrete roof tiles are made with Lehigh Cement. All are products made in Florida by people who live here and know the local conditions and requirements.

When you plan a new structure, check with Lehigh for the finest materials and service. And for full information on concrete and concrete construction.

Owner: Frank Gory, Golden Isles, Hallandale, Fla.

Architect: Philip R. Braden, South Miami, Fla.

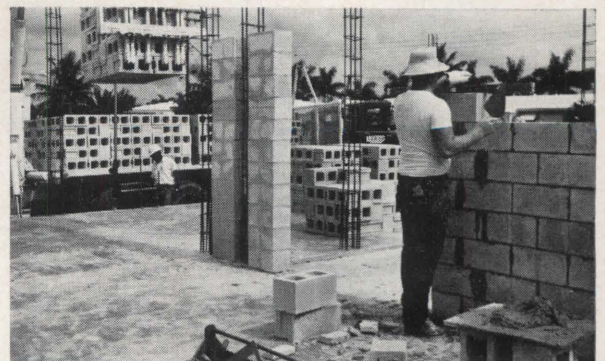
Contractor: Romar Construction, Inc., Hallandale, Fla.

Concrete Roof Tile: Gory Roof Tile Manufacturing Inc., No. Miami, Fla.

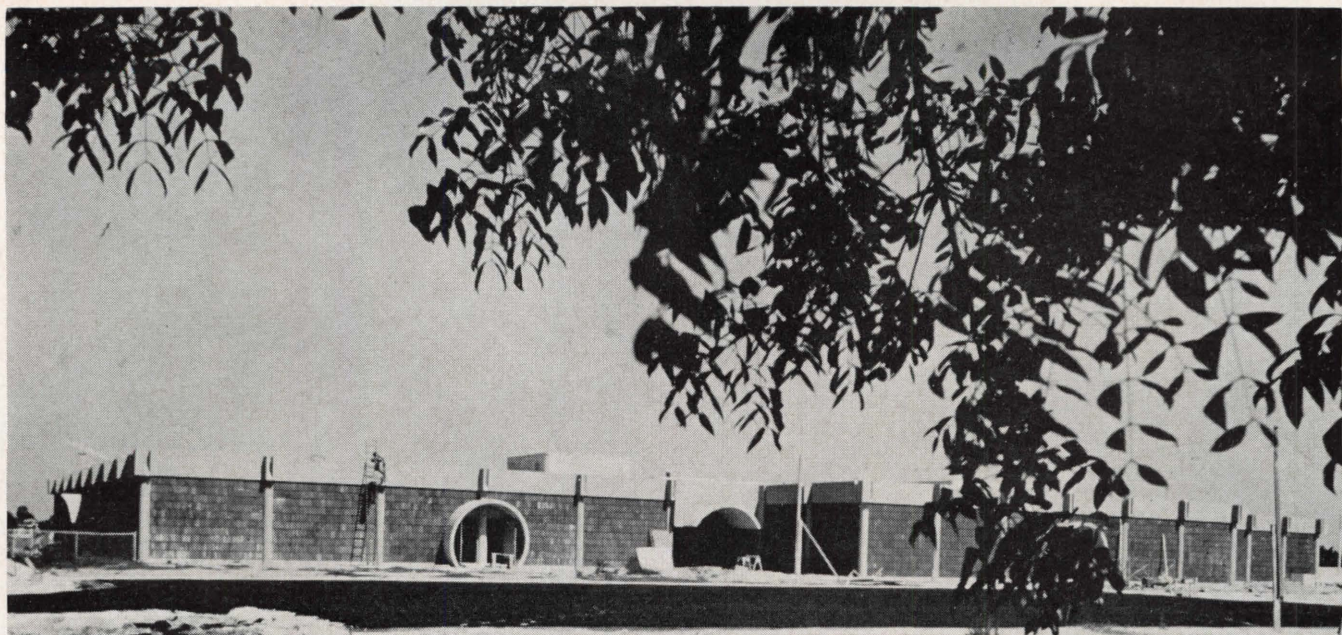
Ready-Mixed Concrete: Lehigh Portland Cement Company, Miami, Fla.

Concrete Block: Lehigh Portland Cement Company, Miami, Fla.

LEHIGH CEMENTS



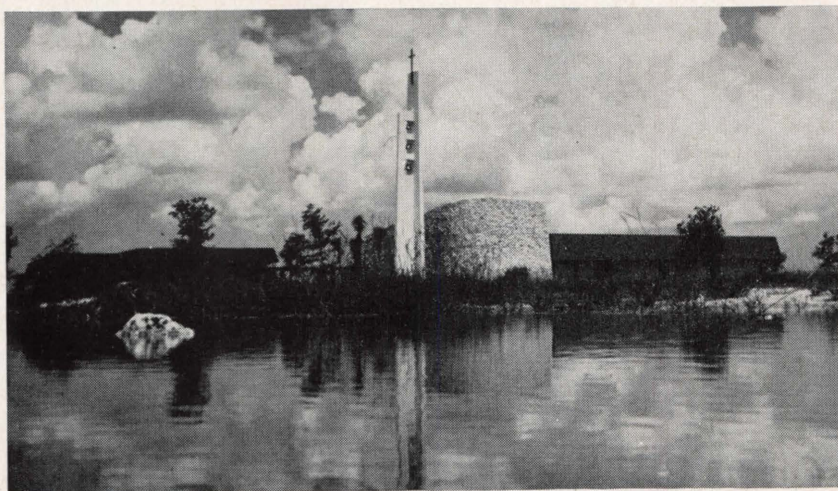
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ELEMENTARY SCHOOL
ARCHITECT:
GEORGE REED, AIA

MIAMI LAKES: Community Facilities

CATHOLIC CHURCH/MURRAY BLAIR WRIGHT, AIA



Facilities specifically designed to create a community are one thing which sets a new town apart from suburban sprawl. In Miami Lakes these facilities are being built in step with the master plan. One shopping plaza is built and serving for small daily needs. Another is in planning stages and will be ready when population growth can support it.

Several congregations have already built churches and sites are set aside for others. The first elementary school is being readied for occupancy soon and a new senior high school is under construction immediately outside the town limits. In addition, co-operative planning with Dade County Schools and Parks departments will see established the first real "school-park" for joint use of land for educational and recreational purposes. ■



LAKE PATRICIA SHOPPING PLAZA/
ARCHITECTS: MARION MANLEY, FAIA; ROBERT M. LITTLE, FAIA

METHODIST
CHURCH





Look at oven cleaning the way a woman does.

On your knees, that is. And up to your elbows in grease and grime. Not a pleasant view, is it?

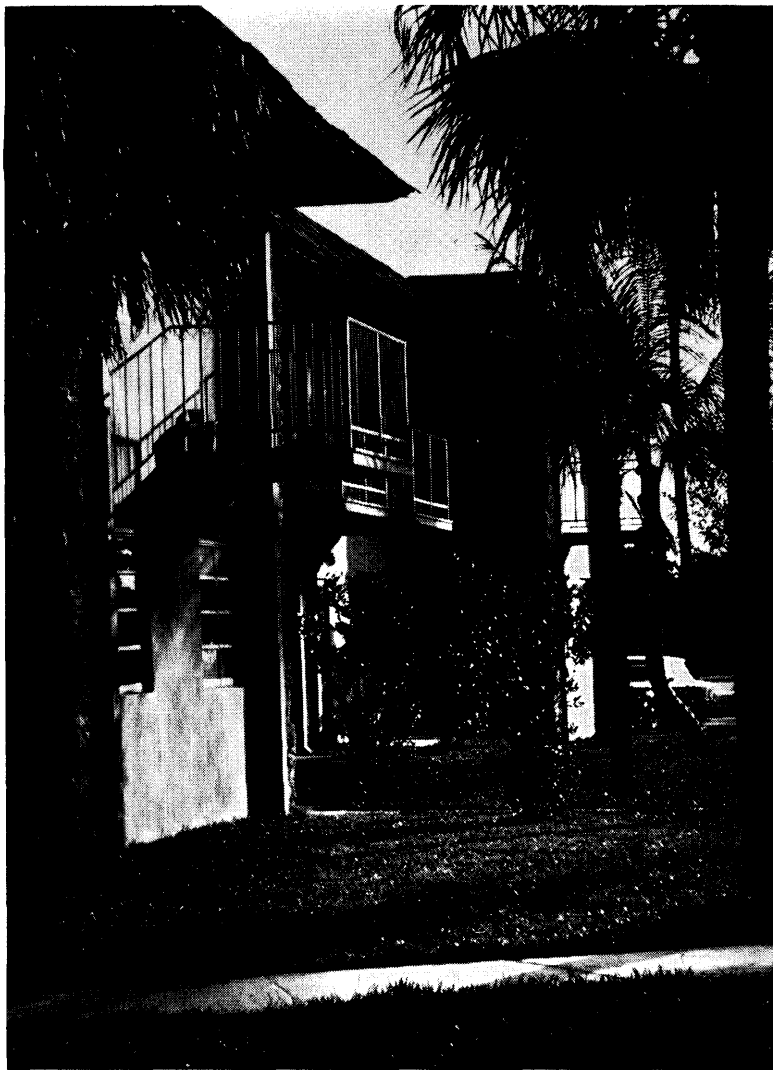
That's why one of today's most popular appliances is the electric range with self-cleaning oven. With the setting of one simple control, it takes over the homemaker's most unpleasant and tedious chore.

You know how modern electric appliances can sell a kitchen. And how a modern electric kitchen can sell a home.

That's why successful builders recognize the woman's point of view. And why they are installing this much-preferred electric range.

 **Florida's
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APARTMENTS

MIAMI LAKES: Multi-Unit Living



GRANADA VILLAS/ARCHITECT: WAHL SNYDER, FAIA



Townhouses and villas, distinctive architecture with distinctive comfort, are the newest addition to the Miami Lakes dream of a well-planned, total community.

Like a European village, the townhouses and villas snuggle together for secure and convenient living, making the most of the land while becoming part of the landscape themselves.

Privacy is achieved through air-conditioning, double walls between units and rear gardens backing up on spacious lakes or hidden behind attractive head-high wooden fences.

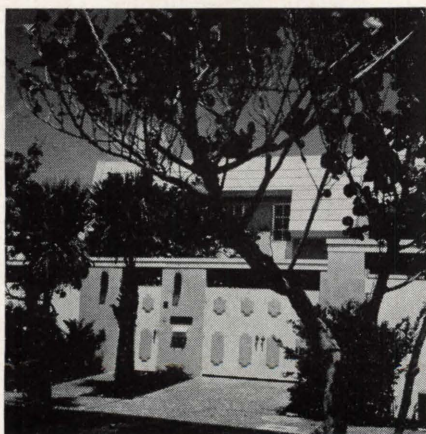
The townhouses and the slightly larger and more elegant villas have many of the same extras found in the Miami Lakes homes construction, like walk-in closets, master baths. Kitchens are compact units with everything—dishwasher, garbage disposal, washer-dryer—close at hand. The counters have an inlaid wooden cutting board.

Landscaping outside at least one townhouse bedroom is the suggestive greenery favored by the East. Nature steps into the bedroom just by pulling a drape.

And the lighted executive par-three golf course is a next-door neighbor.

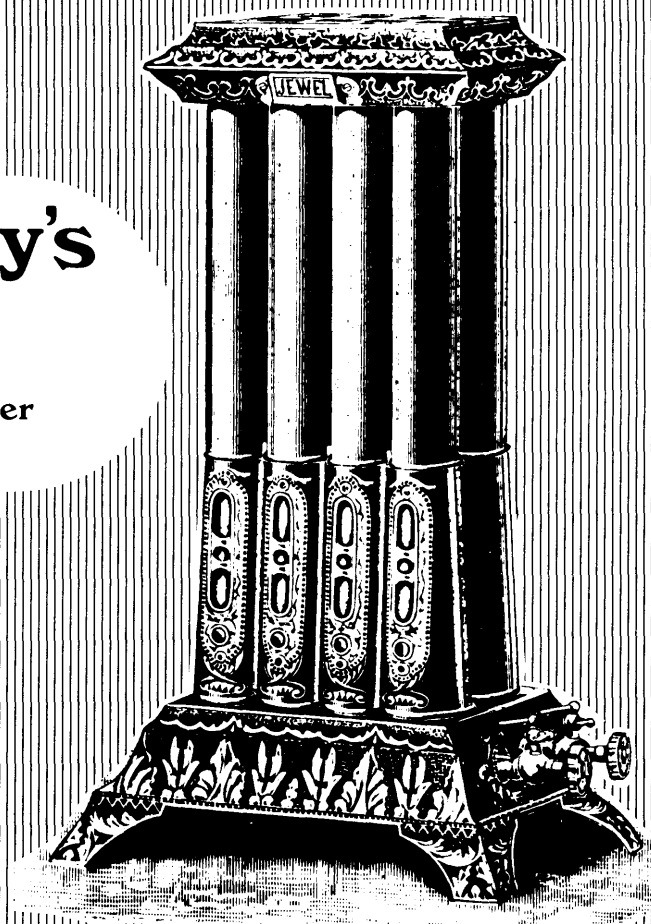


VENETIAN VILLAS/ARCHITECT WAHL SNYDER, FAIA



Yesterday's ideas

Jewel room heater
1894



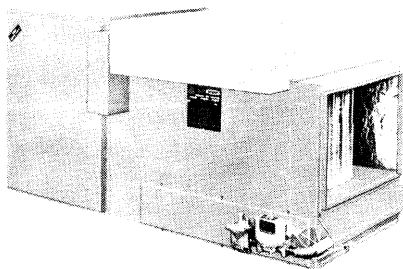
Today's systems

Modern gas heating.
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heating. Old - fashioned
comfort in a contempo-
rary package.

Gas heating puts it all
together. Compact de-
sign. The dependability

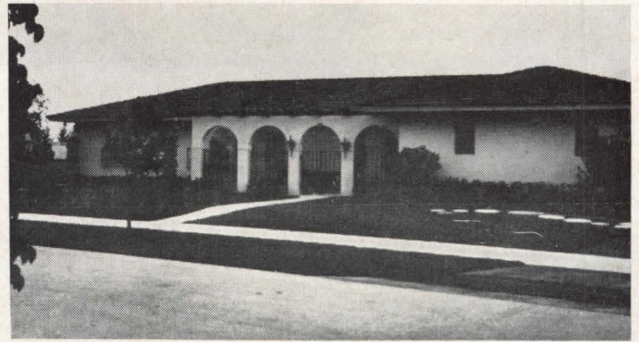
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And the lowest cost of
any method of heating.

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will warm your heart.
He's in the Yellow Pages.

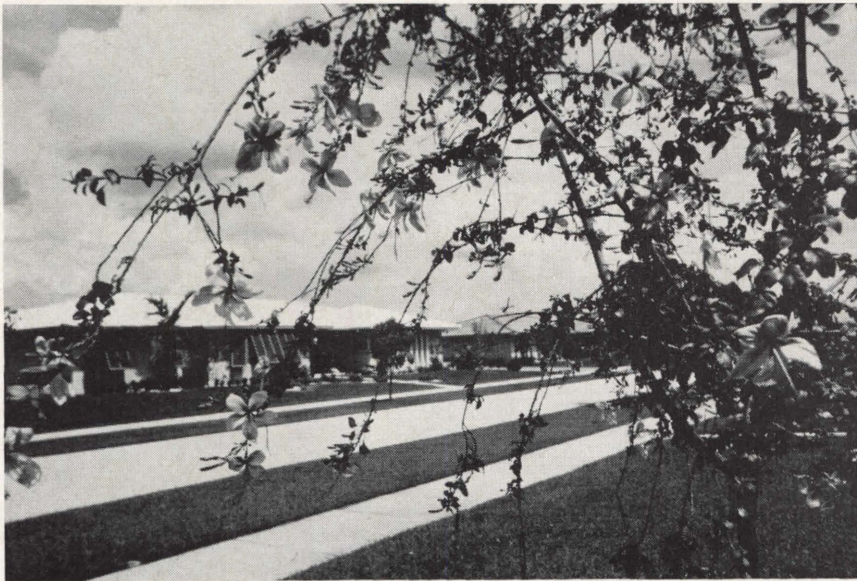


FLORIDA
GAS
TRANSMISSION COMPANY
Winter Park, Florida

ARCHITECT:
JOEL MEYER



MIAMI LAKES: Single Unit Living



Instead of plunking down a home in the middle of a grassy acre, good mostly for exercising the lawn mower, Miami Lakes puts the acreage where it counts most—into lakes and pocket parks for both recreation and privacy.

Individual lots are spacious—they are what a family can effectively use, no useless stretch of sod on which to pay additional taxes.

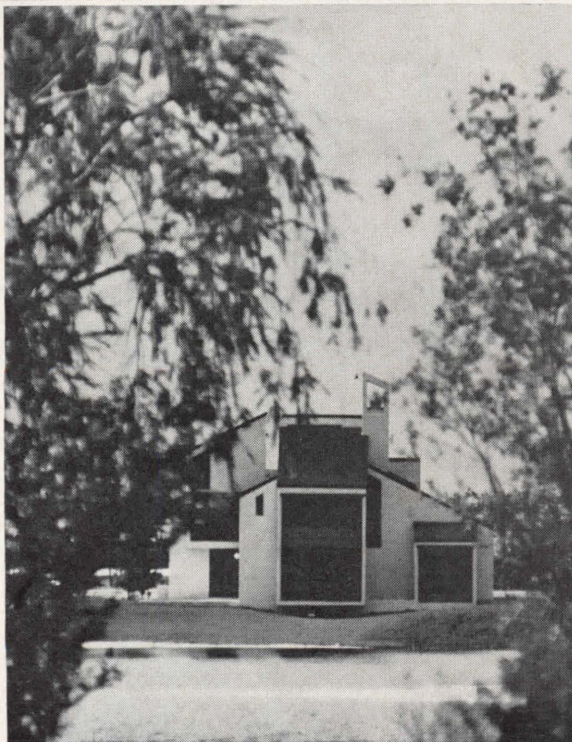
Floor plans for Miami Lakes homes vary with a combination available for every family size. The excellence of design throughout won the Good Housekeeping Award three years in a row.

Miami Lakes homes are for living, with family rooms off the kitchen, sometimes separated by a serviceable bar including handy sink.

Houses range in price from about \$20,000 to \$150,000, but whatever the price tag on the home, the residents participate equally in country club activities and the several dozen service and special interests clubs which have grown with the town.

Throughout each home are the touches of elegance and easy living: walk-in closets, eye-level ovens, dishwashers, linen closets. All Miami Lakes homes have tile roofs in order to maintain a uniformity of beauty and quality throughout the community. All construction plans must be approved by the Architectural Control Committee—and no temporary structures, like tents or trailers, are allowed at any time. ■

ARCHITECT:
ROBERT
WHITTON



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Braniff International Terminal, Dallas, Texas;
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Miami Lakes Industrial Park, situated adjacent to the Miami Lakes housing and golfing complex, is situated on 510 acres of land set aside for that use. Paved streets, large off-street parking areas and landscaped grounds provide a setting for modern buildings housing a variety of nationally and locally-oriented manufacturers and distributors.

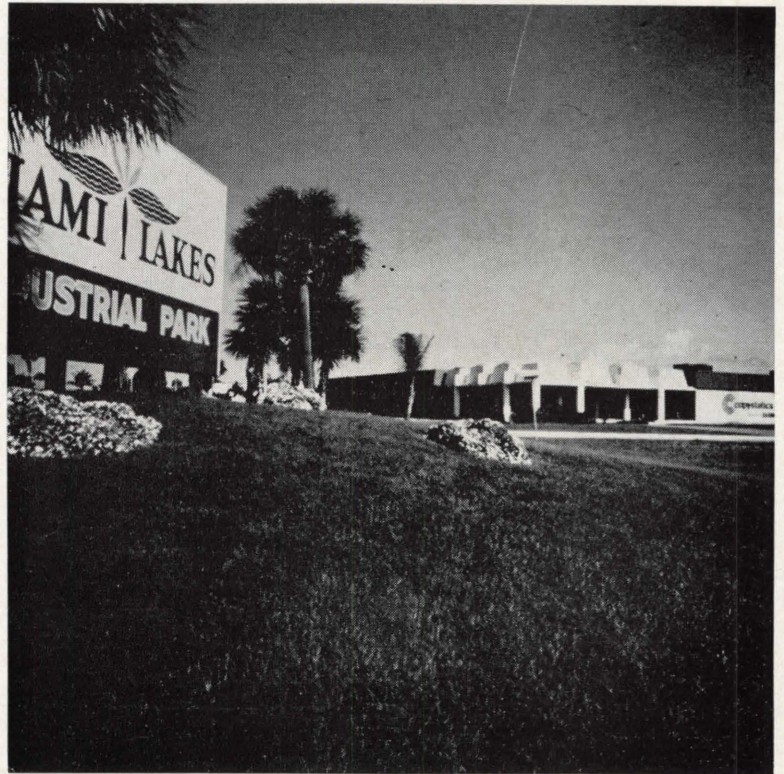
Shielded from residential areas by a terraced greenway, the industrial park has been carefully planned and surveyed as a model development for clean, light industry that will complement the rest of Miami Lakes at the same time it offers employment to thousands in Dade County.

The industrial park is taking shape initially in a 17-acre "model block" that features complete landscaping, underground wiring, wide streets, 50-foot setbacks and auxiliary roads to "hidden" parking and loading areas.

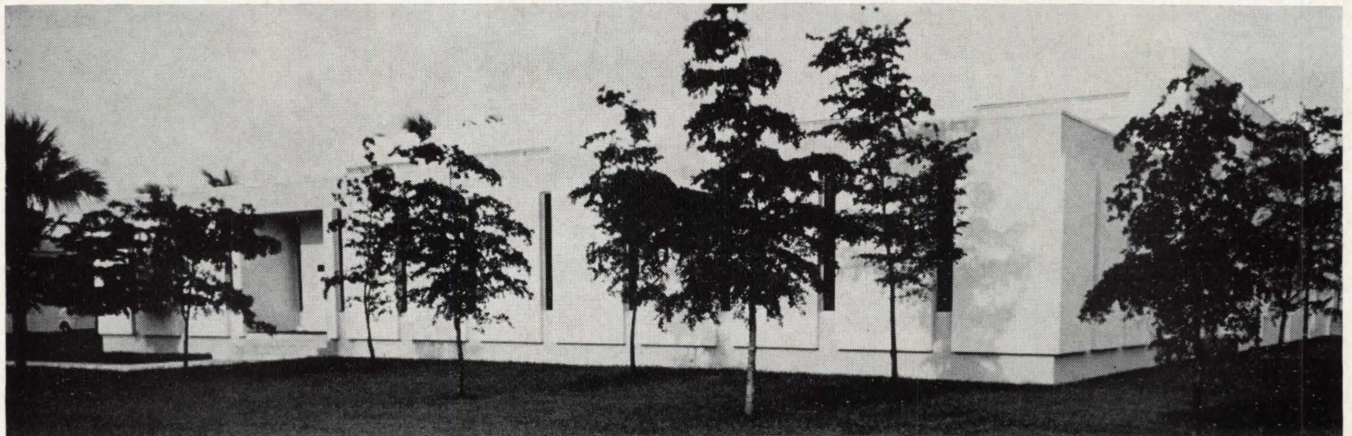
The result is an open, airy, tree-shaded development that looks more like a college campus than a factory zone.

MIAMI LAKES: The Industrial Park

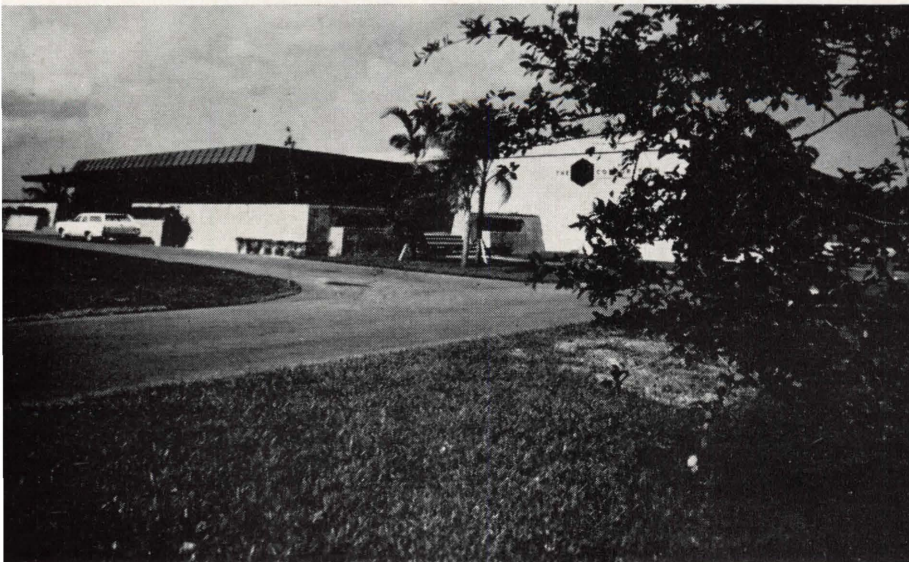
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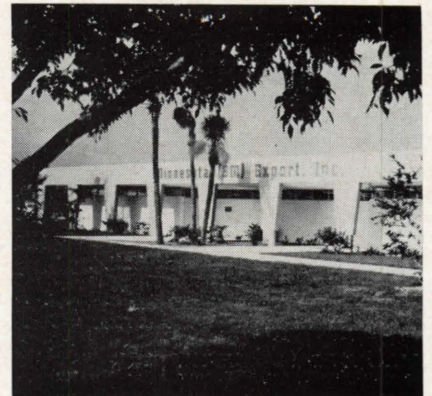
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"This Man-Earth complexity is intimately inter-related and even indivisible with the mind-body internal complexity. When both these human ecological factors are recognized by creative minds of those who are, in some measure, the controllers of Human Ecology, there is hope that technological promise can be uncoupled from technological threat.

"The FAAIA is to be congratulated for choosing such a theme; it should be of profound concern for all architects and allied professional individuals of awareness and creativity."

The above statement was written by Dr. S. P. R. Charter in his letter of acceptance to our invitation to speak before the FAAIA Annual Convention.

Alfred Browning Parker, FAIA
Robert B. Browne, AIA
Mark Hampton, FAIA
Convention Committee

Dr. S. P. R. Charter is Editor-Publisher of MAN-ON-EARTH, a periodical of writings on Human Ecology, and is a physicist who has devoted himself since 1945 to the overall area of Human Ecology.

For the past four years he has been visiting professor at San Jose State College's School of Engineering in the course "Cybernation and Man," which he helped establish there; he remains as Consultant to the Dean of Engineering and the School.

Dr. Charter is senior consultant to the Research and Design Institute of Rhode Island and to several international business complexes.



Ian L. McHarg is Professor and Chairman, Department of Landscape Architecture & Regional Planning at the University of Pennsylvania and a partner in the firm of Wallace, McHarg, Roberts and Todd (Architects, Landscape Architects, Regional Planners) of Philadelphia.

He is a graduate of Harvard with BLA, MLA, and MCP degrees. He has written a newly published book "Design With Nature." In addition, Mr. McHarg has written several articles for national publications such as Ecology of the City, The Functions of Open Space in Housing, Ecological Determinism, Blight or a Noble City, and Man and Environment.



Dr. Granville C. Fisher is on the staff of the Psychology Department at the University of Miami. He is or has been a manual laborer, prize fighter, artist, architect, preacher, lecturer, actor, theatrical director and impresario, teacher, criminal court expert, consulting psychologist, and sportsman.

The Editors of Who's Who in America assessed this extraordinary man in these words: "In the history of the world, a very large part of what has been achieved can be traced to the work or the influence of a relatively small handful of men — men who were dedicated, enterprising, curious and able to a degree which sets them apart from their contemporaries. In a real sense the story of their lives is the history of the world. Granville Fisher is among those men whose civic pride and professional skill have contributed to the progress of American life. He is one of the great men of our time."



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4

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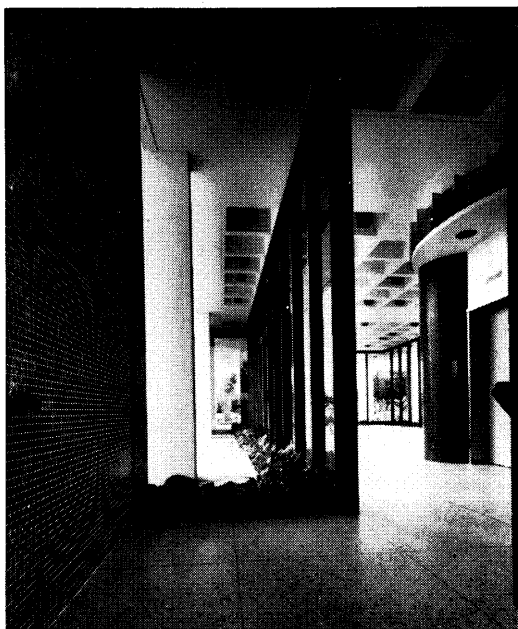
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