

HOUSING OUR GROWING POPULATIONS



**BRINGING
BEAUTY AND
DURABILITY**

The 2" narrow vertical spacing and 6-step post-treatment process of Nylafur 3D are combined to create rigidity and durability in an aesthetically pleasing package.



Nylafur 3D adds a sophisticated and highly secure finishing touch to your client's property.



**TO EVERY
ENVIRONMENT
YOU CREATE**

Standard heights of 4, 5, 6, 7, and 8' and a variety of colors allow you to adapt Nylafur 3D to a wide variety of projects.



**WITH HEIGHT
AND COLOR
CHOICES**

Nylafur 3D's unique profile directs the eye to other important details of your design.



**THAT MAKE GREAT
DESIGN AFFORDABLE.**

BEKAERT
FENCE SYSTEMS

For a binder containing complete specifications and product details, contact Bekaert at 800-241-4126.

Fax: 770-421-8521 or write Bekaert Corporation
1395 So. Marietta Parkway, Building 500, Suite 100, Marietta, GA 30067



ROOT PHOTOGRAPHY
COMMERCIAL • ADVERTISING • ARCHITECTURAL

TELEPHONE 904.399.3244
FACSIMILE 904.346.3592

REPRINTS OF FLORIDA ARCHITECT ARTICLES

Reprints of articles that have appeared in *Florida Architect* over the past two years are available for use in mailings and presentations. These custom promotion brochures reproduce

the article exactly as it appeared in *Florida Architect*.

For more information, cost estimates, and help with the layout and design of your reprints, call: Karen Jones, 904-222-7590



CONTENTS

HOUSING OUR GROWING POPULATIONS

Features

Gracious Geometry 12

Mitchell O'Neil, AIA, used a narrow waterfront lot to best advantage in designing this vacation retreat with boat storage in the Florida Keys.

A Collegial Environment 14

In designing town homes in the College Landings community for retired professionals, Madano Associates Architects Inc., used a "kit of parts" approach.

Psychical Spaces 16

Ancient architectural motifs and modern building techniques, spirituality and pragmatism are a few of the components architect Robert Barnes factored into this family home.

From Small and Simple to Sumptuous Showplace 18

Chalga/Lewis Architects' Lemon Grass project highlights the Caribbean vernacular through white woodwork, breezy porches, and wized construction.

Student Rooms with a View 20

Rink Reynolds Architects pleased both the budget watchers and the students who are enjoying the courtyards and views at this University of North Florida dormitory.

Trading on Nostalgia 22

Dan Evans, AIA, envisioned old-style homes with metal roofs and wide porches and curving streets lined with ancient oaks to attract contemporary home buyers to this waterside development.

Departments

Editorial 5

News 6

Letters 9

Viewpoint 23

by S. Keith Bailey

Viewpoint 26

by Robert C. Stroh, Ph.D., AIA

Viewpoint 28

by John Rosey, FALA



Summer 1996
Vol. 43, No. 2

Cover:
Vacation home, Florida Keys.
Photograph by Carlos
Domenech

Confused About Professional Liability

CALL AN EXPERT

**DPIC'S AGENCY REPRESENTATIVES UNDERSTAND
YOUR BUSINESS. THEY'LL HELP MANAGE YOUR
RISKS, PREVENT LOSSES AND REWARD YOU AT
THE SAME TIME. PUT THEIR KNOWLEDGE AND
PERSONAL SERVICE TO WORK FOR YOU.**

North & Central Florida DPIC agency:
Suncoast Insurance Associates, Inc.
P. O. Box 22668
Tampa, FL 33609-2668
800.741.8889

Southeast Florida DPIC agency:
Seitlin & Company Insurance
P. O. Box 035220
Miami, FL 33182-5220
305.591.8090



Difference by Design®

[1]

Contract review and business practice advice from specialists who can help you reduce and even avoid risks.

[2]

Loss prevention and risk management programs that can help you earn up to 35% in premium credits... and qualify for continuing education credits.

[3]

Early reporting system that saves you time and money without touching your deductible or policy limit.

[4]

Deductible savings — up to \$12,500 — for using mediation to resolve disputes.

[5]

Reimbursement program for Organizational Peer Reviews.

[6]

Tailored coverage to meet your needs.

Offered by DPIC Companies through Security Insurance Company of Hartford. Rated A (Excellent) by A.M. Best Company.

EDITORIAL

FLORIDA ARCHITECT

Florida Association of the
American Institute of Architects
104 East Jefferson Street
Tallahassee, Florida 32301

Editorial Board

John Totty, AIA, Chairman
John Howey, FMA
Karl Thorne, AIA

President

William Blumard, AIA

Vice President/President-elect

John Cochran, AIA

Secretary/Treasurer

Keith Bullock, AIA

Past President

Dick Bopp, AIA

Regional Director

Thomas Marvel, FMA
Santore, FI

Regional Director

Henry Alexander, AIA
Coral Gables

Vice President for

Professional Excellence
Ivan Johnson, AIA

Vice President for

Political Effectiveness
Debra Lipton, AIA

Vice President for

Communications
John Auzanb, AIA

Ex-Officio

Ray Knight, AIA

Publisher/Executive Vice

President
George A. Allen, CAE, Hon. AIA

Assistant Publisher

Joanna Booth

Director of Advertising

Carolyn Maryleed

Editor

Margaret Barlow

Art Director

Peter Doran

Contributing Editor

Diane Greer

Computer Graphics

Iesty-Prints of Tallahassee

Printing

Boyd Brothers, Inc.

Florida Architect, Official Journal of the
Florida Association of the American Institute
of Architects, is owned and published by
the Association, a Florida Corporation not
for profit. ISSN-0015-2007. It is published
four times a year at the Executive Office
of the Association, 104 East Jefferson St.,
Tallahassee, Florida 32301. Telephone (904)
323-7080.

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



As the debate between architects and engineers over professional overlap continues to concern architects in the state and the nation, Keith Bailey, who chairs AIA Florida's Legislative Initiatives Committee, gets to the root of the issue by comparing

New Florida Fellows

The American Institute of Architects has elevated six Florida architects to its eminent College of Fellows, recognizing AIA members who have made significant contributions to the profession nationwide. New Florida Fellows for 1996 are Wayne Drummond, FAIA, Gainesville; Frank Folsom Smith, FAIA, Sarasota; and Miami-based architects Robert Chisholm, FAIA; Andres Duany, FAIA; Elizabeth Plater-Zyberk, FAIA; and Roger Scrantz, FAIA. The Florida/Caribbean Region hosted a reception in their honor at the AIA National Convention in Minneapolis, on Sunday, May 12.

Student Bronze Medals and Scholarships Awarded

Four Florida SUS Schools of Architecture nominated students to receive the AIA Florida Bronze Medal for student excellence and Florida Foundation for Architecture scholarships. Students awarded the Bronze Medal were Scott Carlisle, Florida A&M University School of Architecture, Tallahassee; Glenn Grosse, University of Florida College of Architecture, Gainesville; Bruce Gibson, University of South Florida School of Architecture, Tampa; and Michael McGuinn, University of Miami School of Architecture, Miami. Those receiving the Florida Foundation scholarships were Gibson, McGuinn, Sophia Mojaddidi, University of Florida, and Larina Libard, Florida A&M University.

Treasures Honored

Florida Treasures, the Florida Foundation for Architecture's Florida Sesquicentennial Project, was selected to receive the 1996 Tallahassee/Leon County Historic Preservation Award. The Florida Heritage Foundation and the Historic Tallahassee Preservation Board

recognized *Florida Treasures* for outstanding achievement in historic preservation education. Florida Foundation President Ivan Johnson, AIA, accepted the award on May 16 in Tallahassee.

Fax on Demand JobBank

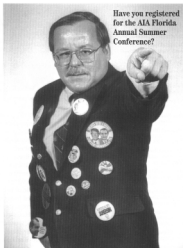
AIA Florida is offering a new job listing service, free to AIA members and firms. The job bank will list both positions available and persons seeking work. Documentation can be found via the Fax on Demand Service. Job applicants may register a two-line name/address/phone listing plus the type of work being sought. Positions will be listed for 60 days, and job seekers will be listed for six months.

Florida Communities Network and Public Works

The Design and Construction Center is located on the Internet and offers opportunities for architects, engineers, and construction firms to obtain listings of upcoming jobs and projects from the Department of Management Services and the Board of Regents. Projects are listed by county and by types of jobs. The online URL address is: <http://fcm.state.fl.us/fcm/cen/ters/design/design.html>. The site also links with AIA Florida's home page and The Florida Design Initiative.

Get Published

Florida Architect is inviting projects, articles, viewpoints, and letters to the editor. While individual issues of the magazine carry broad themes, there is always room for a unique project or topical article. Submissions may be sent to AIA Florida headquarters for review by the editorial committee. The Letters to the Editor section presents a forum for your opinions on important issues. Let us hear from you.



Have you registered for the AIA Florida Annual Summer Conference?

Darryl Paulsen, Associate Professor of Government at the University of South Florida, moonlights as a political humorist.

Summer Conference Shaping Up

The Annual Summer Conference at the Marriott Sawgrass, August 14-18, promises to be an interesting mixture of education and entertainment. Highlights include keynote speaker Joe Riley, five-time mayor of Charleston, South Carolina, who was instrumental in restoring the city and its historic districts after Hurricane Hugo in 1989, and the AIA Florida annual awards programs.

Some of the most popular events are the continuing education courses. This year's list of courses has been approved for recertification for architects,

contractors, interior designers, and building officials. Among those being offered are "How to Use the Internet for Fun and Profit," "Effective Security System

for some recreation, too, at golf and tennis tournaments, the infamous sand castle competition, and a family-style beach cook-out.

For further information, details, and registration information, please contact Melody Gordon at (904) 225-7390.



OF NOTE

The architectural firm of **Criswell, Blizzard & Blouin** has been designated the St. Petersburg Area Chamber of Commerce Small Business of the Year. CBB was selected on the basis of financial staying power, growth in sales and employees, innovativeness, responses to adversity, and contributions to the community. **William Blizzard, AIA**, is the 1996 President of AIA Florida.

Linda D. Stevenson, AIA, president of Stevenson Architects, Inc., Bradenton, recently completed the Richard Morris Hunt Fellowship in Mont St. Michel, Carnac, France. The prestigious program is designed

to foster the exchange of expertise between American and French architects working in the field of historic preservation, using state-of-the-art conservation and management techniques.

Alan Helman, FAIA, of Helman Hurley Charvat Peacock, Maitland, received a resolution from the Governor and Cabinet, on May 14, 1996, recognizing the 10-year anniversary of the issuance of the Challenger license tag. Helman successfully lobbied for the legislation to create the commemorative tag. The popular Challenger license tag has raised over \$30 million, with 50 percent of the funds going to the Astronauts Memorial Foundation, which Helman founded in 1986. The remaining monies go to educational endeavors focusing on mathematics and technology education.

Our condolences to the family of **Stephen B. Whitehouse, Assoc. AIA**. Whitehouse, 42, a civil engineer, died April 27, 1996. Steve and his wife, participated in many state and AIA Tampa events as well as consulting on projects with architects around the state.



Bill Criswell, Bill Blizzard and Joe Blouin receive 1996 Small Business of the Year Award.

TROPIC TOP™ ARTIFICIAL THATCH



At last, the demand has been met for a thatch that is virtually indestructible. Tropic Top™, a lightweight metal shingle, colorfast, 100% fireproof, installs as easily as ordinary roof shingles, and has the appearance of natural thatch without any of the disadvantages.

It is cost effective because you will never have to replace it.

We are able to help with design and installation requirements for your particular roofing application.

2026-3 EASTBOURNE WAY, ORLANDO, FL 32812
407-273-0066 FAX 407-273-0069



UNIVERSITY OF FLORIDA

Coordinator, Facilities Planning

The Institute of Food and Agricultural Sciences, Department of Facilities Operations is currently recruiting for a Coordinator, Facilities Planning. Starting salary: \$26,330, commensurate with qualifications. Minimum requirements: Master's degree in Interior Design, Architecture or related field preferred, or a Bachelor's degree and 2 years in the same. Experience in space planning, programming and renovation of university facilities such as research and teaching labs and other research support facilities is desired. Please send cover letter and resume to Lisa Hodges, University Personnel Services, P.O. Box 115062, Gainesville, FL 32611-5062 by July 1, 1996. Refer to LP995733L. If an accommodation is needed to apply for this position, please call (352) 392-4621 or TDD (352) 39



**AIA FLORIDA
ENDORSED
DPSA
WORKERS'
COMPENSATION
PROGRAM**

*A Workers' Compensation Program
for AIA Florida architectural firms.*

For more information or to receive a
Quote-By-Fax form, please call
Robbie Bederov at 1-800-854-0491.

DPSA ... Safety for Florida
architects and their
employees!

Design Professionals' Safety Association
3 Park Plaza, Suite 1200
Irvine, California 92714



SYMBOLD INC.

WATERFALLS, PONDS & ROCK FORMATIONS

Symbold Inc. specializes in the design and construction of naturalistic waterfalls, ponds, and rock formations. We are equally capable of using natural stone, hand-sculptured concrete, or cast rock in the course of our work. This versatility enables us to approach each project in the most cost effective and aesthetically pleasing manner.

2028-3 Eastbourne Way, Orlando, Florida 32812 • 407/273-8069

**TAKE COVER WITH
FLAIR**



**COMPLETE
INTEGRATED
WALKWAY
SYSTEMS**

Follow the FloLine path with sheltering canopies of every conceivable configuration. From simple lines to sophisticated enclosures, FloLine walks away with bold colors, contemporary styling, and flowing lines.

FloLine Customized Canopies are completely integrated walkway systems. Mitered corners, flashings and

structural framing are all factory designed and fabricated. Systems vary from open air to totally enclosed and insulated with panel covers designed in a variety of shapes and radii.

FloLine Systems - form following function every step of the way. Send for brochure.

FLOLINE

ARCHITECTURAL SYSTEMS

10000 KENNEDY BOULEVARD SUITE 100 DALLAS TEXAS 75224-4407

PHONE (214) 344-1100 FAX (214) 344-1101

800-449-0193



A MEMBER OF FLOLINE SYSTEMS

LETTERS

On Recognizing Professional Competency

I read with interest the article of Mr. Huey (Fall 1995) and the response of Kirk Nivens, P.E. (Spring 1996). I found an interesting parallel in the debate between architects and engineers on the design of buildings and the diverse views of architects and landscape architects on the practice of landscape architecture.

The argument that Mr. Nivens makes suggests that engineers are capable of designing buildings. This may be seen by some as a valid observation, and is a likely view, especially amongst engineers. But those of us trained in the aesthetics of design—architects, landscape architects, interior designers, industrial designers, and the like—would surely argue that engineers are not appropriately trained to design buildings, in the very same manner that civil engineers would argue that architects are not trained to design bridges or roadways. These observations do not exclude, however, the possibility that there may be some engineers capable of designing beautiful, well-crafted, and highly functional buildings, and some architects who are capable of designing safe, functional bridges. More than any others, Leonardo Da Vinci and Michelangelo defined the potential of "cross-over" creativity, but most would likely agree that those with such accomplishment can be counted on but a few fingers.

The suggestion that Nivens makes that "the division line between architecture and engineering is a purely rhetorical, academic discussion" borders on the ignorant. One need merely assay the history of both disciplines to understand that there is indeed a finite line of demarcation, as there is also

between architecture and landscape architecture. Nivens's suggestion is akin to a scenario in which a specialist in internal medicine—well educated and highly experienced—might operate on a brain tumor. The financial, social, psychological, and moral costs to society to care for the unfortunate patient in the likely aftermath of such an operation, would be significant. Likewise, ill-conceived, poorly designed, and inadequately functioning buildings carry a cost that society must bear, though the cost is perhaps neither as superficially nor immediately apparent as in the aforementioned botched brain surgery. The costs run much deeper, and are surely longer lasting, as they contribute potentially to the erosion of aesthetic values, the lack of a sense of place, and the deterioration of community identity and neighborhood pride.

Nivens does seek—unknowingly perhaps—to overcome his faux pas by noting that "each profession should practice only in their area of education, training, and experience." This is a sound rule for all design professionals to abide, and it recollects a recent conversation I had with an architect about Dade County's new landscape code. This particular architect discovered that the signature and seal of a licensed landscape architect were required on plans submitted to Building and Zoning. He felt he should be permitted to seal his planting drawings. I patiently explained that I agreed he should be permitted to do so, if he could demonstrate knowledge, for example, in Florida's ecosystems or in defining xeric vs. mesic plant communities and their importance, abilities expected of examinees for landscape architecture licensure. I noted as well that the education of landscape architects encom-

passes substantially more detail related to such factors as ecosystems, plant growth characteristics, water regimes, planting procedures (soil mixes, additives, stabilizers, fertilizers, canopy reduction, root pruning, bark tracing [when required], and tree bracing), xeric and mesic plants, plant communities, native plants and the like. Such course content can not be found in most—if not all—architectural curricula, and to suggest that most architects are properly educated, trained, and knowledgeable in these areas is not supported by the facts, or by most landscapes created by architects.

I am sure that this architect was not pleased with my observations, but it seemed of value to share them with your readers in the midst of the ongoing debate related to professional competency, divisions of professional responsibilities, and the substance of profession-related knowledge, skill, and abilities.

Ted Baker
Assistant Professor
Graduate Program in
Landscape Architecture
Florida International
University

The Real Problem

The problem is not engineers. Quite frankly, the kind of projects and clients which deem an engineer as the lead professional are not the reason I chose to practice architecture. The energy and resources of the AIA should refocus immediately.

The real problem is "carpet-bag lawyers."

There are now firms, most notably from Broward county, who specialize in approaching Condominium Associations with a contingency fee arrangement to aggressively sue architects, engineers, and contractors. Unfortunately, a perfect set of documents has yet to be pro-

duced, so finding an issue is never a problem. The game is not to go to trial but to cause the architects so much expense in discovery that a settlement is offered. These heinous low-lives take 40 percent of the spoils. I am told that almost every condominium project in Florida has been approached by this outrageous scam.

I would much prefer our dues and lobbying efforts join in seeking protection for all professionals from frivolous lawsuits and the adoption of a realistic statute of limitations which allows architects to take the target off our



AIA Documents Make Life Easier ...For Most of Us.

Current AIA Documents eliminate the need to draft a new document for every transaction. Court tested and updated regularly, AIA Documents are accepted throughout the construction industry. They make life so much easier . . . for most of us. Contact us for details.

AIA Florida

104 East Jefferson Street
Tallahassee, Florida 32301
(904) 222-7590
(904) 224-8048 Fax

documents
FULL SERVICE DISTRIBUTOR



THE AMERICAN INSTITUTE
OF ARCHITECTS

AIA Documents ... the foundation for building agreements.

© 1991, AIA



Opportunities *for* Continuing Education *at the* 1996 Summer Conference

Florida AIA members will be required to have 20 CEHs by February 1997, and 36 LUs by October 1997.

You can get a head start by attending some of the many for-credit sessions available at the 1996 Summer Conference.

Check out these sessions:

THURSDAY, AUGUST 15

8:00 a.m. - 10:00 a.m.
Session A: DPIC
2 CEH hours; 4 CES/LU hours

11:00 a.m. - 12:30 p.m.
Session B: Joseph Riley, Mayor of Charleston, South Carolina
Moderator: Bill Blizard, AIA
Host: Dick Reep
5.0 CES/LU hours

5:00 p.m. - 5:00 p.m.
Two Concurrent Sessions
Session C: Urban Design Panel
Mayor Joseph Riley, Michael Walworth, PE; Jack Diamond, FAIA
2 CEH hours; 4 CES/LU hours

5:00 p.m. - 5:00 p.m.
Session D: How To Use the Internet for Fun & Profit
2 CEH hours; 4 CES/LU hours

FRIDAY, AUGUST 16

8:00 a.m. - 10:00 a.m.
Two Concurrent Sessions
Session E: Value Analysis
Larry M. Schneider, AIA
2 CEH hours; 4 CES/LU hours

8:00 a.m. - 10:00 a.m.
Session F: Urban Community Crime Prevention through Environmental Design
Randy Atlas, Ph.D., AIA, CPP
2 CEH hours; 4 CES/LU hours

10:30 a.m. - 12:30 p.m.
Two Concurrent Sessions
Session G: Effective Presentation Techniques
Ed Pike & Mary Halliday
2 CEH hours; 4 CES/LU hours

10:30 a.m. - 12:30 p.m.
Session H: Architectural Lighting
David Laffine, AIA
2 CEH hours; 4 CES/LU hours

SATURDAY, AUGUST 17

10:30 a.m. - 12:30 p.m.
Session I: LEADERSHIP
Moderator: Bill Blizard, AIA
2 CEH hours; 4 CES/LU hours

1:00 p.m. - 3:00 p.m.
Two Concurrent Sessions
Session J: Leadership Panel
Moderators: Ted Pappas, FAIA & Dick Reep, AIA
2 CEH hours; 4 CES/LU hours

1:00 p.m. - 3:00 p.m.
Session K: Walkable Communities
Michael Walworth, PE
Moderator: Bill Blizard, AIA
2 CEH hours; 4 CES/LU hours

For details, look in your 1996 Annual Conference Schedule, or call Melody Gordon at (904) 222-7590 or the AIA/CES Hotline number (202) 879-3089

Gracious Geometry

Vacation Home

Florida Keys

Mitchell O'Neill, AIA

This comfortable home, designed for a small water-front lot in the Florida Keys, was a 1994 AIA Palm Beach Chapter award recipient. The house was intended primarily as a retreat, a place where the owners could relax and unwind. With its informal atmosphere, it is typical of a vacation home designed for short stays and easy upkeep.

What is atypical is that the driving force behind the design was the husband's passion for flats fishing. It became a fundamental requirement that the owners be able to hoist their boat from an existing boat slip and store it. This led to the development of a design based on an overhead rail system that aligns with a garage. In fact, the width dimension of the slip became the determining module used throughout.

Considering the 55-foot buildable lot width and an unusual setback for one section of the house (required by the boat slip), the architect suggested a three-story, modular scheme. The house is divided into eight bays, with the fourth bay removed as a breezeway at the ground and roof levels. It is designed to be approached by water, so the large glass areas of the front elevation face the pristine canal, while service elements such as staircase and baths are on the back, street side.

At first glance, the house looks relatively simple, with its boxy forms and barrel vaulted roof. However, a subtly complex geometry is at work. The loft and roof terrace railing follows a serpentine path that bisects both the double-high living room and the entire roof terrace on the third level above the master bedroom.

Addressing the design ver-



The front elevation turns its back on the street in favor of large glass areas and views to the canal. Photograph: Carlos Domenech

nacular of the region, the galvanized metal roof was meant to recall traditional Key West houses. However, the underlying structure is masonry and poured concrete. For the first level of the house, a break-away masonry system with poured structural columns was used, and all floors and flat roofs are poured concrete. Laminated timber trusses were used for the exposed barrel vault over

the roof terrace, traditional wood trusses for the interior vault. Windows and doors are painted aluminum. Laminated glass, used throughout, offers vital hurricane protection while helping to dampen sound in the living room. The base application of the smooth stucco exterior was fashioned to mimic stone, with dark recessed joints.

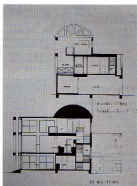
A free-standing concrete grid in front of the south wall

provides shade. Passive systems, such as the electric roll-down shutters concealed in the upside-down U-shaped concrete beams, build in hurricane protection as well as allowing a quick and easy means of securing the house between short stays. It takes the owners just minutes to open the house, including setting furniture out on the decks, and it can be closed just as quickly when they leave.

Architect:
Mitchell O'Neil, AIA
Principal in charge:
Mitchell O'Neil, AIA
Landscape Architect:
Blakely & Associates
Structural Engineer:
G.V. Pires Associates, Inc.
General Contractor:
Ron Henninger
Interior Designer:
H. Allen Holmes, Inc.



The glazed facade helps to define the modular, eight-bay design, inside and out. Primary colors and casual furnishings play up the informal nature of this waterside retreat. Photograph: Carl Francotte



A Collegial Environment

College Landings
Eckerd College,
St. Petersburg, Florida
Mudano Associates
Architects, Inc.

College Landings is a residential community focused toward the Academy of Senior Professionals at Eckerd College (ASPEC). Residents are retired professionals participating in a unique 15-year-old program at the college which involves them, along with students and faculty, in a variety of cultural and academic activities. Its impressive list of distinguished members continues to grow.

The residential project, a community of sophisticated town homes straddled adjacent to the Eckerd campus, on Boca Ciega Bay, began taking shape in 1980. The basic concepts and components were well established when Mudano Associates was invited to oversee its design. The enterprise has continued to evolve, thanks to strong cooperation and teamwork.

Eventually the community will comprise 275 homes. A cluster concept was adopted, both to make better use of valuable waterfront and water-view land and to give buyers a greater value. Completed to date are 21 buildings with 55 town homes.

The initial design concept was that buildings not be identical. Each building contains three or four homes, selected from six models (each with two elevations) and then drawn using computer technologies and a "kit of parts" approach. Although this works well in theory, each building does require individual attention to resolve structural, electrical, site, and custom-detailing issues. Tracking design changes through construction has proved demanding, as most residential

subcontractors are accustomed to tract developments with identical units.

Major challenges were posed by the project's location in a flood zone, requiring that finished floors be at least 12 feet above sea level. In a viable solution that provides usable space, hides parking, and avoids stick-type construction, the lower level of each unit, which includes an enclosed two-car garage, covered carport, and utility space, allows flood waters to flow through.

The location is also one of Pinellas County's primary evacuation zones. Mindful of this, gas (which generally is not disrupted during storms) was used for cooking, heating, and some lighting. To decrease envi-



Cleaverly windows use the vaulted ceiling to best advantage and bathe the principal living area in natural light.



A finished look at ground level and the placement of the main entrance halfway between street and floor levels avoids the look of still construction.

ronmental impact in the event of storm damage, green areas were raised several feet. Building clusters are sited to provide most of the window exposure to these landscaped expanses.

Even the smallest units, which contain about 1,465 sf of living area (plus a 205 sf lot) and 1,035 sf of utility/garage space, appear spacious, thanks to an open arrangement and large windows. The largest, five luxury waterfront duplexes, have up to 4,509 sf of living area. Besides a bay view, most of the homes feature vaulted ceilings and arched windows. Pergolas, latticework, and tile roofs enhance the exterior character, while natural wood and other high-quality finishes accent the interior.

Measures were taken to avoid a "matchbox" look often seen in townhome developments. The roof (acacias) trusses are set to span between the side walls of each unit instead of the more usual front-to-back. This accomplished two "signature" elements. First, each home has an identity from the exterior expressed by a high gable end (which also allowed a gable end window to bring natural light deep into the interior). Second, the entry doors are a half level up from the street and centered on the ridge of the truss. As a result, upon entering the home, the first, overwhelming impression is that of soaring ceilings and profuse natural light—very much a contemporary Florida feel.

College Landings has succeeded in becoming a real neighborhood. Pleasant grid walkways outnumber feeder roads, and even the "motor courts" (each has its own design and character) resemble narrow European streets. Pedestrian greens, raised to about four feet above street level, were patterned after the academic courtyards of traditional college campuses. Raising these areas closer to the elevation of the living level accomplished a "front porch" atmosphere in which neighbors have come together naturally.

Architect: Mudano Associates Architects, Inc.

Principals in Charge: Frank R. Mudano, FAIA, Stephen R.

Lafferty, AIA

Project Architects:

Brian D. Seufert, Architect

Concept Development:

Gaynor Nelson Development,

William Gaynor, Architect

Landscape Architects:

Anderson-Lesniak Assoc., Ltd.,

Inc., King Engineering Associ-

ates, Inc.

Civil Engineers: King Engi-

neering Associates, Inc., Florida

Design Consultants, Inc.

Site Contractor: Kearney

Development Co., Inc.

General Contractors: R.L.

Welsh, Inc., Peter Brown con-

struction, Inc., R.J. Bamberg, Inc.

Developer: College Landings

Limited Partnership, Richard L.

Bernware, General Partner

Photographs: Ken Kelly

Psychical Spaces

**Architect's House,
South Dade County, Florida
Robert Barnes & Assoc.**

This unusual home was conceived by unusual means. It is an architectural response to the needs of a present-day family, based on an appreciation of past cultures and the spiritual make-up of their buildings. However, as a hands-on research project that explored pushing traditional limits of reinforced masonry and light-gauge steel, it also represents an appreciation of more contemporary building techniques.

Looking back to Mayan builders in the Yucatan, architect Robert Barnes discovered block-type massiveness and some unique design elements that addressed his philosophical as well as structural requirements. He adopted a rustic masonry exterior finish to depict the "fortress-like resiliency" of the human spirit, and an "eye of the hurricane" motif, symbolizing a center of energy, to embellish its broad surface. Water pools at the east and west entrances are intended to be both calming and inviting and to offer elements of reflection and balance. Curved walls, too, serve symbolic and practical purposes. The east-west axis is oriented toward the rising and setting sun.

It was perhaps a more practical consideration for the family to select a site near good schools, in a relatively secluded but high-density suburban area. The three-level plan, too, is practical as well as spiritually motivated. The top floor, "domain of those who manage the family's growth," houses a master bedroom suite with a rooftop deck. Communal spaces and the children's rooms are found on the main floor. A ground floor—actually below ground, "site of creative processes," accommodates an art



Intended to be an example of "green" architectural design, the plan incorporated natural light and solar energy as well as environmentally sensitive building products.

studio, office, and guest room. Set on slightly more than a half-acre, the total enclosed space measures 4,350 sf.

Energy-efficiency was built into the house through a number of means. The curve of the exterior "eye wall" provides a pocket designed to catch prevailing easterly winds, and the combination of cross-ventilation





Contrasting colors, deep spatial forms, and the Mayan influenced "eye of the hurricane" motif add plastic depth and dramatic interest to the rustic masonry exterior.

and a thermal chimney effect via the stairwells further enhances interior air flow. Solar energy will be used to heat the swimming pool and potable water (through a photovoltaic water pump). Gas appliances, solid poured exterior masonry, and light-gauge metal walls assure thermal lag and high insulation values. The ground

floor, dug into the earth, maintains a stable low temperature.

A number of environmentally sensitive building products were incorporated into all phases of the construction process. Using light-gauge steel for roofs, floors, and interior walls created high resilient strength and provided space for high insulation values, as well as

avoiding potential wood rot and termite problems. Water-based urethanes and paints were used throughout, and trees felled during Hurricane Andrew were used to supply wood finishes.

Architect: Robert Barnes & Assoc.

Principal in charge: Robert Barnes, AIA

General Contractor: Richard Mallin & Co.
Construction Management: Robert Barnes, AIA
Pond Construction: Walter Dawson
Owner: Robert Barnes, AIA

Photographs: Carlos Downes

From Small and Simple to Sumptuous Showplace

Lemon Grass
St. Croix, Virgin Islands
Chalghab-Lanio Architects,
Inc.

Total transformation is the only way to describe this remodel-with-addition of a 1980s one-bedroom beach cottage into an elegant year-round residence, a showplace. A primary consideration for owner and architect was privacy; to exclude the context (the house is just yards from a public beach) and define comfortable and secure interior spaces for daily living and entertaining.

The addition consists of two parts: a second story for the original square structure, and a large horseshoe-shaped extension incorporating four bedrooms, service areas, and an enclosed courtyard with a fountain, swimming pool, and spa. Enclosed space now totals 7,174 sf. The one-acre lot, which required extensive landscaping to achieve the desired privacy, easily accommodated the addition of a long, private driveway.

The remodeled existing section now houses the main indoor entertaining areas. An original surrounding porch has become a glass-enclosed gallery, where louver doors form a protective layer between the outdoors and the more formal indoor spaces as well as a filter for light, sea breezes, and the ocean view.

Just above, on the new second floor, besides the spacious master suite, is an open den/library area overlooking the living room below. Ornate white-painted woodwork, extending the full height of the living room, contributes a light, vernacular feel to that book-lined formal space. From the master bedroom one looks across the second-story living room to sea, framed in glass,



The extent of the renovation is evident here (before extensive landscaping created a more private sphere) in the second story addition to the original cottage, the porches and pergolas, and the U-shaped extension containing open and enclosed spaces.

the sea and sky. The wrapping deck on the second floor, has been transformed variously into a pergola, a covered porch, or an open terrace, again protecting the interior space while remaining an extension of it.

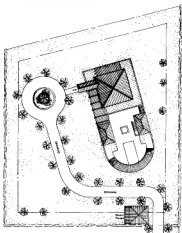
Characteristic of Caribbean architecture is a mixed construction system, incorporating masonry for the lower floor; wood frame for the upper; wood siding, and galvanized corrugated roofing for the steeply sloped hip roof and the shed roofs over the porches attached to the main house. Also standard are a septic tank and drain field, and a rainwater cistern with pump. As with other houses on the islands,



Light painted woodwork draws the eye up to the added second floor gallery. Ornate wooden structures throughout reflect the Caribbean vernacular.



Indoor spaces and outdoor views are joined through glass-enclosed surrounding porches.



there is no built-in HVAC. Cooling and heating are accomplished with high windows and a system of movable louvers. A survivor of Hurricane Hugo, the house was constructed to withstand 125 mph winds, with all connectors for the main structural elements galvanized steel plates with bolts.

In selecting this project for a 1994 AIA-Virgin Islands Chapter honor award, the jury noted the "elegant renditions of spaces and articulations" and "intelligent complexity in the... interior sequence of spaces." Perhaps most significant, though, was their recognition of the transformation from cottage to formal house "without

losing the basic qualities of Caribbean architecture."

Architect: Chalghub/Lario

Architects, Inc.

Principal in charge:

Hortensia D. Lario, AIA,

Maria M. Chalghub, AIA

Project Team:

Laura M. Urrechaga

Structural Engineer:

Carlos Eresheff, P.E.

Mechanical/Electrical

Engineer: Victor Reeve, P.E.

General Contractor:

Richard Schierloh

Owners: Mr. and Mrs. Richard Schierloh

Photographs by the architect

Student Rooms with a View

Osprey Landing
University of North
Florida, Jacksonville
Rink Reynolds Architects
P.A.

Most of us don't recall dormitory living as one of the high points of our college experience, with cramped rooms, close quarters, and long walks to the bathroom. Some of these characteristics are unavoidable, to be sure. And tight budgets and cost-cutting mandates make it an ever-increasing challenge to provide comfortable, reasonably priced student housing in a pleasant environment.

But it can be done.

Lake and cypress wetlands views, courtyards and sun-decks, operable windows, and private bathrooms are some of the features that student occupants may make for agreeable living in UNF's new three-dormitory complex.

The Beaux Arts-inspired design has three principal zones. In each a three-story, 150-bed dorm forms a triangle, which, following Italian palazzo typology, shows its formal face toward the main campus while enclosing a courtyard for residents. These intimate court-



Main entrance into the dorm complex where a central courtyard visually unites the three diatribe zones.

yards connect with a large central courtyard that is on an axis with the main entrance to the complex, parking, and pedestrian walks to class buildings and other campus destinations.

As an experiment in cost management, University of

North Florida opted for a design/build approach to develop this dormitory project. The team that was selected, Rink Reynolds Architects and Newwood Construction, did not disappoint.

Understandably, many restrictions and hurdles defined the project. A fixed budget of 6.4 million for 450 beds, including extensive site work and generous landscaping, proved easily workable. The first of three planned phases was completed on time (July 1994) and within budget (\$4.6M building cost). Quick achievement of full occupancy, jumpstarted release of the next two phases. Again deadlines (September 1996) and budgets (\$4.6M) were met successfully.

The site was tight, close to an existing dorm, and bounded by Candy Cane Lake on the west and a wetlands area with

cypress trees on the east. Approval of the plan by St. Johns River Water Management required that their jurisdictional line be observed. For example, in adding necessary earth during the construction proceedings, the line protecting the wetlands and the area around the lake could not be violated. The obvious solution for siting the complex was to orient the buildings so that many of the rooms overlook either the lake or wetlands, and to keep pedestrian and automobile traffic away from those protected areas.

Brown brick, standard for all UNF buildings, covers the exterior walls facing campus. Horizontal banding of precast concrete was added above and below the windows. Interior courtyard walls are stucco on masonry. The complex's angular geometry and the curved stair towers used to link the



Trellis detail at corner entrance of phase 3 dorm leads into a courtyard.



Brick and precast horizontal banding and angular geometry of buildings with contrasting stair towers are campus hallmarks.

dom sections are in keeping with a number of other campus buildings. Interior finishes are the expected carpet, vinyl tile, and painted concrete block. Even so, double-wall construction on all exterior walls and double insulating glass for all windows have succeeded in keeping energy costs down.

Architect:

Risk Reynolds Architects PA

Principal in charge:

Thomas W. Reynolds, Jr., AIA

Project Architect:

Andrew Blander

Interior Architect: Jennifer

Westinger, AIA

Landscape Architect: Environmental Design and Planning

Masterplan Architect:

Jurek & Waller Architects/
Planners, Inc.

Structural Engineer:

H.W. Keister Associates, Inc.,
Consulting Structural Engineers

Civil Engineer:

Robert M. Angus Associates

Mechanical Engineer:

Surbelt Engineering, Inc.

Electrical Engineer:

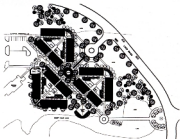
John Seery & Associates,
Consulting Engineers

Design Build Contractor:

The Norwood Company, S.E.
Owner: Florida Board of
Regents

Photographs: Sue Root

Barker, Root Photography



Trading On Nostalgia

The Inlets at Riverdale Bradenton, Florida The Evans Group

Designs that evoke yesterday's image but are aimed at today's market are behind a fast-selling community of homes along the Manatee River. The 300-acre project, which had been platted in 1938, features hundred-year-old oaks, old canals, and a river. The site was quite a find.

Although the developer initially planned a community of contemporary Southwest Florida waterfront homes, architect Don Evans had a different idea. He envisioned an old-fashioned-looking neighborhood of curving guest streets and homes with metal roofs and wide porches.

The homes, described variously as Cracker-style and San Francisco Victorians—but with a nautical theme—range from 1,864 to 3,110 sf of living area. Old trees grace many of the 733 lots, 690 of which are sited along one of the saltwater or freshwater canals. Every home has direct river access, an ideal arrangement for boat owners—the targeted market for these homes.

Four models, named after America's Cup yachts, feature concrete block construction with metal roofs and Hardie-boarding exterior, verandas front and back, a porte cochere, and a motor court leading to a rear side garage. Open floor plans and large, abundant windows make interiors bright and comfortable. One- and two-story plans offer a variety of optional arrangements, including bed-recorder configurations, extra garage space for a boat, an open loft for a "children's retreat," and a private viewing deck.



In this community of model homes for contemporary families, old-fashioned curving streets accommodate vintage-look houses with up-to-date amenities. Photograph: Kim Sargent, Sargent & Associates

Architect: The Evans Group
Principal Architects:
Donald F. Evans, AIA, Carl Gruber
Land Developer: Nordic of Florida, Dick Bishop, Norman Hamer
Builder: Camlin Home Corporation, Kenneth Keating
Land Planner:
Enviroscape, Kent Foreman



VIEWPOINT

Florida Engineers Are Not Educated to Design Buildings for Human Habitation

By S. Keith Bailey, AIA

Architects and engineers continue their debate in state legislatures and licensing boards, in the courts, and between professional societies regarding overlap between the practice of architecture and engineering. A recent article appearing in *Codes Forum* (January-February 1996) entitled, "The Practice of Engineering and the Legal Authority of Engineers in Building Design," by Clyde R. Tipton, Jr., P.E. and Arthur E. Schwartz, Esq., presented the engineers' case for allowing clients to select a professional of their choice, architect or engineer, to provide building design professional services.

The concluding statement is one that allows agreement for both architects and engineers:

"The necessary corollary is that individuals who do not possess demonstrated education, experience and qualifications should be prevented from offering such services to the public because they have not met the legally required level of professional competence."

Traditionally, the professions of architecture and engineering are defined individually by each state in its statutes and administrative codes. In Florida, architecture is defined by State Statute 481 and Administrative Code Chapter 61G1-11-21, and engineering by State Statute 471 and Administrative Code Chapter 61G15-18-33. The definitions are as follows.

481.005 Definitions

(3) **Architect:** a ... person who is licensed...to engage in the practice of architecture.

(6) **Architecture:** the rendering or offering to render services in connection with the design and construction of a structure or group of structures which have as

their principal purpose human habitation or use, and the utilization of space within and surrounding such structures. Services include planning, preliminary study designs, drawings and specifications, job site inspection and administration of construction contracts.

471.005 Definitions

(4) **Engineer:** a person who is registered to engage in the practice of engineering.

(5) **Engineering:** any service of work, the adequate performance of which requires engineering education, training, and experience in the application or special knowledge of the mathematical, physical, and engineering sciences to such services or creative work as consultation, investigation, evaluation, planning, and design of engineering works and systems, planning the use of land and water, engineering surveys, and the inspection of construction for the purpose of determining in general if the work is proceeding in compliance with drawings and specifications, any of which embraces such services or work, either public or private, in connection with any utilities, structures, buildings, machines, equipment, processes, work systems, projects, and industrial or consumer products or equipment of a mechanical, electrical, hydraulic, pneumatic, or thermal nature, insofar as they involve safeguarding life, health, or property, and includes such other services as may be necessary to the planning, progress, and completion of any engineering services....

Educational Requirements for Architects and Engineers in Florida

In the case of both architects and engineers, the state defines

Among the causes of the controversy is the simple fact that every state has its own regulations, and even when language is the same or similar, legal interpretations have differed widely.

a standard of education considered necessary to attain the legally required level of professional competence.

Architects. The educational requirements for architects are defined in Chapter 61G1-13.001, as follows:

1. Completion of a five- or six-year degree program at a school accredited by the National Architectural Accreditation Board (NAAB).

2. 160-hour curriculum, to include 96 credit hours in education required for designing buildings for human habitation, as follows:

a. 50 hours design of structures for human habitation or use including graphics and architectural communication.

b. 30 hours technology and professional administration, including 12 hours structures, 6 hours materials and methods of construction, 6 hours environmental and mechanical systems and 6 hours professional practice.

c. 16 hours history, theory, human behavior and environmental

Florida Engineers are Not Educated to Design Buildings for Human Habitation

Continued from previous page

designing buildings for human habitation.

Needless to say, but important to note, the Florida engineering examination does not include items on designing buildings for human habitation, nor are engineers required to intern designing such buildings.

Required Courses Common to Architects and Engineers

Architecture and engineering students do take some courses in common, primarily resulting from the State Board of Education's Gordon Rule. This university-wide general education requirement dictates 45 semester credit hours in English Composition, Literature and the Arts, Historical and Philosophical Studies, International Studies and Diversity, Social Sciences, Mathematical Sciences, and Physical/Biological Sciences.

Civil engineering students take courses relevant to architecture, totalling 24 semester credit hours (based on UF undergraduate 1995-96 catalogue). In the following areas: Computer Aided Design, Statics, Strength of Materials, Construction Methods and Management, Analysis and Design in Steel, Analysis and Design in Reinforced Concrete, Advanced Steel Design, and Advanced Reinforced Concrete Design. These courses deal with the resolution of forces and corresponding sizes of members, such as beams and columns, shear walls, foundations, and the like, while designing the structural skeleton system or structural components of a building. To a limited extent, constructability issues relating to the appropriateness of various building materials are covered in this coursework.

Courses on Designing Buildings for Human Habitation.

Architecture curriculum re-

quirements uniquely prepare architectural students in the art of building for human habitation. A total of 87 semester credit hours are required in the following areas: Architectural Design, Research and Analysis (55), Architectural History and Theory (12), Building Arts Technology (14), and Architectural Practice (6). No such courses, representing the very heart and soul of what is needed to design buildings for human habitation, are required for engineering students.

This fact became evident during a review of engineering curricula at the University of Florida for courses that would prepare engineers in the art of building for human habitation. No such courses were evident in the following engineering curricula: Industrial, Electrical, Aerospace, Industrial and Systems, Agriscience, Engineering Science, Soil and Water Resource, Environmental, Food and Bioprocess, Materials Science and Engineering, Chemical, Mechanical, Surveying and Mapping, Nuclear, Computer, and Nuclear Engineering Sciences.

Lacking in each curriculum are architectural history and theory courses that teach architects, among other things, about styles, lessons learned, and the evolution of the art of buildings designed for human habitation; building arts technology dealing with constructability issues; architectural practice dealing with client, business, and regulatory issues; and, last but not the least, architectural design, research and analysis, focusing on how to design buildings for human habitation.

None of the approximately three years of coursework containing unique instruction in the art of building for human habitation, required of architectural students for a degree and licensure, is required by any engi-

neering curriculum administered by the State of Florida. Nor are the courses even listed as elective requirements within the UF engineering department.

In addition, there are no shared programs or professional organizations between architects and engineers.

Graduate Engineering Curricula with Building-Related Courses

A review of the graduate engineering programs in the University of Florida 1995-96 catalogue reveals that some graduate engineering curricula include building-related activities, although none deal specifically with building for human habitation. For example, Coastal and Oceanographic Engineering includes courses on port, coastal, and offshore design and structures; Electrical Engineering has advanced computer design; Environmental Engineering Sciences covers groundwater protection and remediation, systems ecology and energy analysis; and Mechanical Engineering graduate students study energy conversion systems, mechanical systems, acoustics, automatic controls, solar energy and vibrations.

Of all the engineering disciplines, Civil Engineering, especially its concentrations such as Specialties of Construction, Geotechnical Engineering, Public Works, Structures, Materials, Surveying and Mapping, Management, Geotechnical Engineering, Hydraulics and Transportation Engineering, share the most coursework in common with architecture.

What the Regulations Say

Among the causes of the controversy is the simple fact that every state has its own regulations, and even when language is the same or similar, legal interpretations have differed widely.

• The engineer's position in the *Codes Forum* article—one with which architects agree wholeheartedly—is that:

"A license is an official permit to do what one is trained to do. This restriction is a presumably valid exercise of the state's powers to protect the public health, safety and welfare—the so called police powers."

pilines" or "branches of engineering," i.e., Chemical, Civil/Sanitary, Electrical, Mechanical, Industrial, Agricultural, Nuclear, Structural, Aeronautical/Aerospace, Mining/Mineral, Metallurgical, Petroleum, Control Systems, Manufacturing, and Fire Protection. Engineers are thus limited in practice by their education. A chemical engineer is neither competent in nor educated to practice electrical engineering. Since architecture is also a discipline requiring education, and certainly not a branch or discipline of engineering, clearly no engineer has been trained in it, per se.

Recent National Trends to Limit Practice Overlap

Architects in Florida are in agreement with the national trend to limit engineering overlaps into architecture practice in the state because of engineers' inadequate education in architecture. Recently three states passed legislation along these lines, as follows.

- New Jersey, 1990: Law defines each profession's scope of practice by building classifications.
- Kansas, 1992: Eliminated incidental practice exemptions in the licensing laws.
- Arkansas, 1994: State Attorney General issued an opinion that engineers in the state were not permitted to design buildings for human occupancy or habitation; and 1996: Engineers may design buildings for accommodation of equipment or for other utilitarian purposes.

Conclusion

Architects in Florida believe that we are the appropriate design professionals to design buildings for human habitation in Florida, since, based on Florida's statutes and standards, we are uniquely educated to design such facilities. Conversely, engineers, who are not mandated to

receive equivalent education in designing buildings for human habitation, are not the appropriate design professionals to design such facilities.

Architects wholeheartedly agree with the engineers' statement that:

"Individuals who do not possess demonstrated education...should be prevented from offering such services to the public because they have not met the legally required level of professional competence."

S. Keith Bailey, AIA, of the Maitland firm of Helms, Harley, Charvat, Peacock, chairs AIA Florida's Legislative Initiatives Committee.

FRUSTRATED With Building Products Suppliers

ASI offers one of the largest selections of products in the business. More profiles, more colors, more accessories, more support...more of what you want from a quality building products supplier.

Larger Inventory—

Products available in a depth of color, profile and accessories.

Faster Delivery—

Usually in 24 hours or less.

More Locations—

11 locations throughout the south to serve you.

The Products We Carry:

- Siding
- Extrusions
- Windows
- Roofing
- Doors
- Shutters
- Windows
- Insulation
- Soffit
- Railings & Fencing
- Gutters
- Sheet goods

The Manufacturers We Represent:

- Alcoa Building Products
- Nalike International
- Royal Building Products
- Celotex and more!

To make your job site easier, the ASI people who you want. Give us 60 days to arrive and the price is good.



Helping to Provide Affordable Housing in Florida

By Robert C. Stroh, Ph.D., AIC

Reductions in federally supported housing programs and the accompanying shift of responsibility to the states pose a challenge for the architectural community to develop affordable housing solutions. Fortunately, Florida's public and private sectors are among the most progressive in the country at organizing to face this new responsibility.

Between 1980 and 1990 newly authorized budget authority for subsidized housing in the United States fell 60 percent, and annual subsidized housing starts fell almost 90 percent. Almost no federal public housing starts are now taking place. The number of homeless in the United States continues to grow, as does the gulf between that segment of the population which occupies safe, decent, and affordable housing and that which is either homeless, housed in overcrowded or substandard conditions, or overburdened by the cost of housing.

As the federal government has backed away from providing housing opportunities for lower-income families, Florida has assumed a leadership role at the state level. Most noteworthy among Florida's housing initiatives has been the landmark Sadoski Affordable Housing Act (1992) and its State Housing Incentives Partnership (SHIP) program. This year \$80 million has been dedicated to helping finance affordable housing around the state, through a broad array of county- and city-based programs. This funding, expected to increase annually, can be used to leverage up to \$1 billion in affordable housing construction. The kind of low-cost housing envisioned by these programs is well-designed, well-built single- and multiple-family dwellings that use available space creatively and blend into established neighborhoods.

Florida also is fortunate to

have one of the most aggressive and successful housing finance agencies, plus a statewide network headed by the Tallahassee-based Florida Housing Coalition that supports nonprofit housing providers. In addition, the Governor's Affordable Housing Study Commission functions as an independent advisory body that annually reviews the most serious housing challenges facing the state and provides recommendations to the governor and legislature regarding policy and program improvements.

In 1988 the Florida legislature recognized that within the State University System was contained considerable knowledge and expertise in a variety of disciplines that could contribute to improving housing for Floridians. As a result the Board of Regents was asked to establish a multidisciplinary Center for Affordable Housing in the M. E. Rinker, Sr. School of Building Construction of the College of Architecture at the University of Florida.

The Center for Affordable Housing works in collaboration with other related disciplines and institutions in the State University System to:

- a) conduct research related to housing affordability in the state for families below the median income level and to disseminate their findings widely
- b) provide public services to local, regional, and state agencies by helping them create regulatory climates that are amenable to the production of affordable housing
- c) conduct special research related to fire safety
- d) provide a focus for teaching new technology and skills relating to affordable housing in Florida
- e) develop a base of informational and financial support from the private sector for the activities of the Center

The kind of low-cost housing envisioned by these programs is well-designed, well-built single- and multiple-family dwellings that use available space creatively and blend into established neighborhoods.

- f) develop prototypes of both multi-family and single-family units.

Center faculty also meet annually with the Department of Community Affairs to coordinate research activities and review recommended research topics for the Center that appear in the annual report from the Governor's Affordable Housing Study Commission.

Since becoming operational in 1990, the Center has focused its research activities in three areas.

- a) **Housing Data:** Establishing the Florida Housing Data Center, including quantitative data describing the Florida housing inventory and resources for referral for programs and implementation information
- b) **Housing Technology:** Identifying alternative building designs and systems or materials that claim advantages over conventional practices, and documenting performance in terms of structure, thermal, cost, and other factors as well as compatibility with the existing housing

delivery system.

- c) **Housing Policy and Regulations:** Examining the nature and extent of regulatory exclusion and restriction of housing options in a variety of localities, and critiquing effectiveness of solutions proposed.

In 1991 the Center was renamed the Shimborg Center for Affordable Housing in recognition of James H. Shimborg, a leader in promoting affordable housing in Florida and the nation and developer of Town & Country Park in Tampa. Shimborg's major gift to the University of Florida endowed the Center.

The mission of the Shimborg Center also includes various teaching and service components. The Center sponsors a university course in housing policy and a

Brighten-Up Your Projects!



From room dividers & bath enclosures to windows or entire walls, sparkling glass block turns ordinary spaces into show spaces.

- Nothing else adds such a feeling of increased spaciousness.
- Lets light in . . . but provides the security of brick.
- Over 275 choices of size, pattern, and color to fit any project.
- Available locally all over the Southeast

**Call 1-800-940-4527
for your local dealer**



GLASS MASONRY, INC.
4011 S.W. 47th Avenue, #1109
Ft. Lauderdale, FL 33314

BRIAN HOLE & ASSOCIATES, INC

PROJECT MANAGEMENT

CONSTRUCTION COST ESTIMATING

QUANTITY SURVEYS & SCHEDULING

225 SOUTH FEDERAL HWY (305) 522-6268
FORT LAUDERDALE, FL 33301 Fax (305) 462-3691

NEW ORLEANS, LA (504) 595-5611
Fax (504) 581-1954

HOUSTON, TX (713) 589-6332
Fax (713) 589-6362

ESTABLISHED 1972

*PROFESSIONAL LIABILITY
PROGRAMS DESIGNED TO BE
COMPETITIVE FOR YOUR NEEDS...*

W. MEADE COLLINSWORTH
CPCU, ARM, AIM, AAI

OTHER AVAILABLE COVERAGES

Pollution Professional Liability
Project Insurance
Joint Venture/Equity interest coverage
Increased Limits for Specific Projects

INCLUDING THE FOLLOWING VALUE ADDED SERVICES

Contract Review/Administration
Loss Prevention Techniques
Risk Management

COLLINSWORTH, ALPER, NELSON, FORTLER & DOWLING, INC.
5979 N.W. 15th Street (P.O. Box 9315), Suite 105,
Miami Lakes, Florida 33014
Phone 305-822-7800 • 305-463-8001 (toll-free) • Fax 305-362-2443

THE ONLY A/E/PRO/NET MEMBER IN FLORIDA



CONTINUING A TRADITION BEGUN IN 1902
100% CUSTOM WOOD WINDOWS & DOORS
PASSED DADE COUNTY CERTIFICATION TESTING FOR A
SINGLE LIFE TIME TURN WINDOW. TESTING CONTINUES.

RICKETSON SASH & DOOR COMPANY, INC.

100 Bidwell Road
P.O. Box 10
South Windsor, CT 06074
TEL: (860) 289-1222. *Consult Martin Le Blanc*
FAX: (860) 528-7863

Visit us at the Summer Conference, August 14-18, Ponte Vedra Beach

VIEWPOINT

If Our Houses Could Talk

By John Hoxsey, FAIA

If Florida homes could speak to us, you might hear something like this:

We've had a great history, starting with St. Augustine, where Spanish settlers built dwellings of native cypress rock and cedar timbers. They were close to the land, and self-sufficient in every sense of the word. Unfortunately, only traces of these first houses remain.

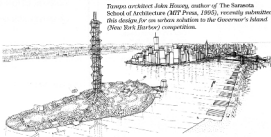
Our early Florida forebears sheltered families, friends, social gatherings, political events—and anything of importance. We often had large porches, dog first balconies, and shelters over our doors and windows to give our owners shelter from the sun and to catch cooling breezes.

Then came homes in towns, in small communities and in growing cities. We often were walled-in, fenced, and gated to provide a comfortable refuge for our owners. Sometimes we bordered tree-lined squares and parks. Building design was now more original and idiosyncratic and we were cherished.

As Florida became more accessible by train, some of us became second homes, great vacation mansions for our wealthy owners. Still, we had a strong sense of being cared for.

After World War II, the state really started to grow. The automobile made it easy for people to travel to their jobs, and a booming economy made it possible for many more Americans to own their own homes. There was quite a love affair between us and Floridians for 20 years or so. Architects designed us especially for our place and for their clients, our owners. We knew that they took pride in us.

In the late 1960s, something happened. As Florida



Tampa architect John Hoxsey, author of *The Sarasota School of Architecture* (MIT Press, 1995), recently submitted this design for an urban solution to the Governor's Island (New York Harbor) competition.

boomed, an indifference set in. National producers of pre-packaged products arrived on the scene, announcing a new domestic cookie-cutter house model every year. A new nip here, a tack-in there, a sander living pit here, and seat bars everywhere (even in the bathrooms) were offered to the consumer. (Note that the client became the consumer.)

The super-cooked, multipurpose, hydroponic, hyperactive, hybrid Florida habitat had come into being. Floridians were told that they could "arrive" by purchasing one of these latest commoditized models. We had lost our intimate relationship with the land, with our owners. We felt manipulated, misused, and misrepresented? What happened? Where were the architects?

Before World War II, Americans mainly thought in terms of single-family residences on single lots. Frank Lloyd Wright was probably the best-known architect, and Pallsinger, one of his most famous houses, was completed in 1938. Further, he had proposed Broadacre City, advocating the single-site suburbanization of America.

After the war, with abundant land in Florida to foster the

spread of suburbs, large corporate design-builders came to the state to do just this—on a large scale and with enormous profits. The responsibility for designing most residences slipped from the hands of architects, and houses became anonymous, rather than special designs for specific places.

People flocked to Florida to buy inexpensive condominiums and tract homes. These cheap-to-produce forms of housing, coupled with what seemed endlessly available cheap land, helped to create the largest building boom Florida has seen in this century. The term "geography of nowhere" was recently coined to describe this massive suburbanization.

Soon to become the third most populous state, Florida now faces some obvious problems. Resources and the environment are now stretched to the crisis stage. Our road and highway systems have become vastly inadequate to handle Florida's citizens, much less the tourist population at peak seasons. Florida's growth has reached such proportions that few comprehend its implications.

It is to this last point of concern that I would like to address some remarks. The state legisla-

Florida Demands a Lot

➤ Lower Operating Costs:

Natural gas cooling is a cost-effective facility option for conditioning commercial, institutional, process and residential space. For ventilation, make-up air and special process applications, natural gas-fired desiccant units can beat Florida's high humidity with a significant reduction in the tonnage that would be required with a conventional system, and can achieve results conventional systems can't. And many gas utilities offer lower summer peak cooling rates.

➤ Cleaner Environment:

Natural gas is the cleanest burning fossil fuel—burning cleaner and more efficiently than coal and oil used to generate electricity.

from a Cooling System

Natural Gas Cooling Meets the Demand

➤ Greater Dependability:

Natural gas isn't subject to fluctuations, brown-outs or power outages, important for healthcare, hospitality and other facilities requiring reliability.

Gas cooling units are designed and tested for extreme weather, and built to last.

➤ Residential, Storefront, Institutional and Process:

Natural gas cooling systems can be sized for any project. For more information on gas engine-driven, absorption, or desiccant units, call your local gas company.



FLORIDA NATURAL GAS ASSOCIATION



Operating Savings

Building design specs for Kda Display Inc. is 10,000 square feet (300,000 cubic foot) Pensacola facility called for operating 24 hours a day with 100% recirculation of air, with 2,200 CFM. Summer Design Day @ 95 Dry Bulb/78 Wet Bulb. Twenty tons of conventional A/C were specified. However, with one natural gas-fired ENGELHARDT desiccant unit, only five tons of A/C were needed to achieve average readings of 60.4 degrees Dry Bulb, 41.3% relative humidity that varied less than 1° and 1% throughout the building. The system also cost thousands less than conventional A/C, and is saving an estimated \$6,563 a year in operating costs.

Surpassing Environmental Requirements

When the State of Florida needed a chiller for its new 180,000 square foot Deval Regional Service Center in Jacksonville, it chose a natural gas system. The two McCauley 560 ton gas-fired absorption chillers installed not only meet the State of Florida's tough weather demands—they also surpass Florida's environmental regulations with 100% CFC free operation. The new gas cooling system is also designed to minimize the facility's overall energy life-cycle costs.





FLORIDA ASSOCIATION OF THE
AMERICAN INSTITUTE OF ARCHITECTS

1·9·9·6

ANNUAL CONFERENCE

DISCOVER
THE FUTURE

Leading the Profession Into the 21st Century



Marriott Sawgrass • Ponte Vedra Beach
Jacksonville, Florida

AUGUST 14-18

1996 Awards Program • Annual Golf Tournament • Continuing Education Seminars • and more!

FOR MORE INFORMATION CALL MELODY GORDON, MEETING PLANNER, AT (904) 222-7590