

ISLAND

THE JOURNAL OF LAUDERDALE LIVING

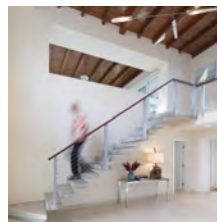


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ISLAND

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Island Time

Designer Kevin Gray has completed his share of big city interiors in South Florida, but this one offered a great opportunity to shake off urbanity.

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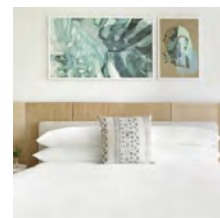
Little Palm Island

While Hurricane Irma left Little Palm Island Resort & Spa damaged in 2017, its owners saw opportunity knocking and renovated every square inch.

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A Brightline Future

Photographer Steven Brooke trains his lens on Brightline's fantastic architecture and sees a reflection of the future we were promised.

On the cover: Eco-Agora, proposed for Wilton Drive, by Glavovic Studio

WILTON MANORS' NEXT STEP

WITH FASHIONABLE SHORT HAIR and cloche hats, two women stand at the entrance to Wilton Boulevard, (now Wilton Drive) in this illustration used to help sell Florida's newest development in late 1925, Wilton Manors. Born during the boom of the mid-1920s, this dashed South Florida development took cues from Coral Gables, which had constructed dreamy, aspirational entrances at many points leading into the city center.



The developer E. J. Willingham chose Francis Luis Abreu to design the entryway, and Abreu designed two sets of Medieval-looking towers including an octagonal “observation” tower, ostensibly used by the sales staff to show prospective clients the lay of the land from above. Small heraldic shields appear as graphic elements on this illustration and in other advertisements for the development, the fantasyland element of which was meant to appeal to well-heeled buyers enamored with Palm Beach and Coral Gables at the same time.

Alas, this entrance was emblematic of a fantasy of mansions that was never going to happen. The land bust and hurricane of 1926 brought the Great Depression to Florida years earlier than the rest of the country, and the completed gateway was one of only a handful of completed projects for Willingham's development. While the Great Depression snuffed out most hope for development, WWII proved to be the final poison pill. In the 1930s there were only 50 housing units in the land that would become Wilton Manors. Today, with a population of 13,000, the City is

bursting with new energy yet it is considered, as they say, “built out.” But is it? Or, could it be that some are not envisioning its true potential? Take a look at our special visionary section, **Reimagining The City**, on page 23. It should serve as an ideas generator for that city's future.

John T. O'Connor
Editor-in-Chief



A neighborhood plan rendered by SOW Design shows the subject property, on Wilton Drive at NE 21st Court, in yellow.

Participating firms:

Adache Group Architects
FieldAgency Architecture
Glavovic Studio
SOW Design
STRANG Design

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REIMAGINING THE CITY WILTON DRIVE

Five exceptional architectural firms show us just what they envision and why.

IN 2007, AUTHOR JAMES A. BACON WROTE, “The biggest obstacle to the re-development of decaying “inner suburbs” built in the 1950s, ’60s and ’70s is the irrational fear of density. Any developer asking to re-zone land at greater density will run into a buzz saw of neighborhood opposition. The inevitable complaint: Density = congestion.” Fourteen years later, this same fear still stifles cities in need from moving forward.

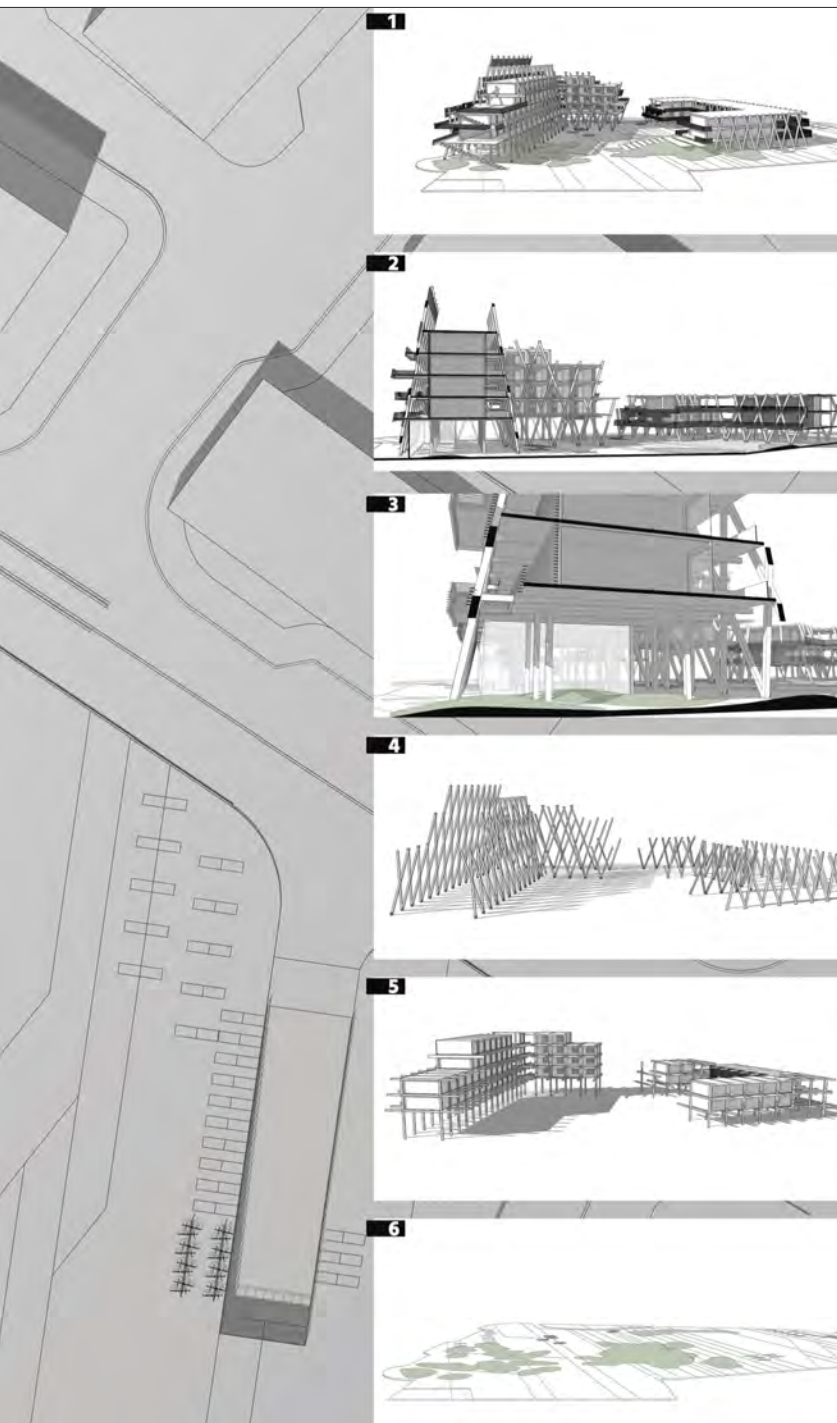
Wilton Manors was a city of just a few thousand as it developed along a timeline that paralleled America’s postwar love affair with the automobile. And, while it might have seemed idyllic to drive a mile for a gallon of milk or four miles to have a good steak in 1955, today, it can verge on nightmarish. What small cities and large suburbs are doing to combat this is to create walkable centers where, more often than not, the car can stay in the garage. Housing and shopping are in close proximity, and the focus is on enlivening the streets with human-scaled, urban design.

With all this in mind, we asked five architectural firms to roll up their sleeves and design what they think should rise up in one of those spaces along Wilton Drive, the spine and lifeblood of that City. We told them not to get caught up in zoning rules and regulations, but rather, to think of this as an ideas generator. We said, specifically, “*You are free to design what you think Wilton Drive wants in this location... and explain why.*”

On the following 15 pages — in random order — are the results.



Numbered diagrams, right: 1. Boutique hotel faces Wilton Dr. and courtyard marketplace. Affordable residential on the community side. 2. Passive cooling through breezeways, deep overhangs, operable windows, hydroponic gardens. Raised ground level for cooling, combatting sea level rise. Horizontal brise soleil solar protection. 3. Urban Street section: sidewalk/retail/hammock/market/housing/community.



Glavovic Studio creates an **Eco-Agora** utilizing cross-laminated timber.

THE VISION FOR THIS CONCEPT is to connect the vibrant street life of Wilton Drive to the tradition of the marketplace/mercado/ bazaar, with a uniquely Florida experience and focus on resilient solutions. The “Eco-Agora” is grounded by City Hall and comprised of a large outdoor civic space, a boutique hotel, ground floor retail and affordable housing, helping to address the housing crisis in South Florida.

Sustainable building strategies include elevated ground floors, pervious paving, large, shaded, landscape areas, sustainable materials, increased ventilation and shade. Glavovic Studio proposes eliminating of use of concrete with its inherent large carbon footprint, instead choosing Cross Laminated Timber (CLT) as a sustainable structural system. CLT inspires the concept as one that belongs to the land. This laminated timber creates an arbor or horizontal shade structure for the two shorter exposures on the east and west side of the site.

Repetitious, volumetric modular hotel rooms and apartments are fabricated offsite in warehouses to reduce cost and construction time. The building is porous by omitting modules, allowing for visual and physical connections of the site with Wilton Drive and City Hall, promoting breezes, providing shade and outdoor connectivity to Wilton Drive and the plaza.

CLT structural members together with the use of native landscaping (Cypress Trees, Florida Oaks, Native Palms) provide shade and subtle varied topography; creating the “agora” or marketplace that nods at the hardwood hammocks not too far west from the site at the Big Cypress National Preserve, engendering habitat.

CLT structures can potentially be successful in hot humid climates if certain guidelines are followed during fabrication and erection. The concept we present seeks to spark a discussion into the use of CLT in our masonry dependent region.

4. Cross laminated timber in a modular system reduces carbon footprint. 5. Modular, with fast track construction and factory production. 6. Hammock with undulating topography, habitat generation.



Above: Seen from the corner of NE 21st Court and Wilton Drive, the Eco-Agora proposed by Glavovic Studio makes extensive use of Cross-Laminated Timber both in terms of shading device and as the overall structure itself, eliminating most steel-reinforced concrete from its construction.

Right: looking at the proposal from above Wilton Drive, the Eco-Agora's civic space, market, boutique hotel and affordable housing units all come together in a human-scaled campus.

