

Buildings Design Journal

A Publication of Communication Channels, Inc.

The National Design/Construction Newspaper

March 1983

'Intelligent' style hits Southwest

The 50-story LTV Center now going up in Dallas is deemed "classical in form and romantic in detailing, which is to say that it is very *au courant*," by David Dillon, the architecture critic for *The Dallas Morning News*.

But if the glass-and-granite edifice is in style aesthetically, its internal systems are more than up to date. This is a building with a brain, a central computer controlling a whole range of equipment and functions — air conditioning, the elevators, phones, lighting, fire and security, communications, energy and office automation. When it debuts next year as the headquarters for the LTV Corporation and developer Trammell Crow Company, the 1.3 million-sq. ft. office tower will be the first so-called "intelligent" building in the Southwest.

More distinctions apply: this will be Dallas' fourth-largest such tower, and the focal point of the planned downtown Dallas Arts District. Appropriately, Trammell Crow is the developer, and New York-based Skidmore, Owings and Merrill designed the structure. The integrated building systems coordinating the internal operations of the LTV Center will come from United Technologies Building Systems Company of Farmington, Connecticut. To unify things further, three United Technologies Corporation units are supplying the elevators (Otis Elevator Company), the air conditioning equipment (Carrier Corporation), and the phones (Lexar).

The Otis elevators are Elevonic 401 models, a microcomputer-based elevator that talks through voice synthesis, announcing floor position and other messages and having the capa-



Second to none

This striking, 1,400-sq.-ft.-high tower, by the Chicago architectural firm Murphy/Jahn, Inc., has won a nationwide competition to design a high-rise, office-commercial tower in downtown Houston that will rise above all other buildings in that city. The 2 million-sq. ft. edifice of steel, glass and granite tapers to a peaked spire above its 82 stories; it's expected to be the tallest building outside of Chicago and New York. Architect Helmut Jahn's winning concept rotates the building 45 degrees on its site and places four major entrances at the corners. Tentatively known as Southwest Center, the structure will be the world's fifth tallest building when completed in 1987. It's a joint venture development of Southwest Bancshares Inc. and Century Development Corporation, Houston.

InterFirst tops Dallas skyline

Yes, Texas — and Dallas in particular — still thinks big. Dallas Main Center, a four-block, \$1-billion multi-use complex now under construction there, will unveil two 70-story towers that will be Dallas' tallest structures. When the first one, called InterFirst Plaza, is opened in late 1984, it will be number 10 on the world's Top Ten Tallest list. That's 992 feet above grade, or 1,349 feet above mean sea level.

Bramalea Limited of Toronto and PIC Realty Corporation, a subsidiary of The Prudential Insurance Company of America, are joint venturing the project — which numbers a major hotel, parking facility and underground retail esplanade among its components — and Bramalea considers it comparable to Rockefeller Center in New York and Embarcadero Center in San Francisco.

"From its energy-efficient thermal storage system to its cafes, Dallas Main Center will be unique in all aspects," promises Thomas Galvin, president of Bramalea Texas, a subsidiary of Bramalea Limited. InterFirst Plaza's lead tenant will be InterFirst Bank Dallas, and the bank's vice chairman, Richard M. Hart, chips in with the comment that "Interfirst Plaza will incorporate the finest state-of-the-art in building design with the most up-to-date energy management systems available."

Part of the building's special character is the engineering challenge it had to meet. It utilizes exterior curtain wall construction and a rigid mullion window system. The interior is steel truss, with all of the load on the exterior columns, none on the building core.

See INTERFIRST page 15