Unlocking the Architectural Lessons of Life ON for Life AT, the Beach: Mixed-Use Housing and Planning, Flagler Beach, Florida

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Unlocking the Architectural Lessons of Life ON for Life AT, the Beach:
Mixed-Use Housing and Planning, Flagler Beach, Florida
**Glossary**

**Architecture** = “In the larger sense of design, creation and use of form and space, that reflects functional, technical, social, environmental and aesthetic consideration.”

**Beach** = “Landform along the shoreline of the ocean.”

**Symbiosis** = “an interaction between two different organisms living in close physical association, usually to the advantage of both.”

**Gentrification** = The buying and renovation of houses and stores in deteriorated urban neighborhoods by upper-or middle-income families or individuals, thus improving property values but often displacing low-income families and small businesses.

**Economic Mix** = The system of production and distribution and consumption of goods and services and their management, to combine or join together.

**Cultural Diversity** = the quality of diverse or different cultures, having respect for each other’s differences, to the benefit and advantage of each.

**Environmental Expression** = an environment that encompasses the interaction of all living species. Climate, weather, and natural resources that affect human survival and economic activity with an instruction to execute something that will return a value.

**Vernacular Architecture** = a category of architecture based on local needs and construction materials, and reflecting local traditions. It tends to evolve over time to reflect the environmental, cultural, technological, and historical context in which it exists.

Photo: David O’Bryan
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Introduction

Life ON the Beach

Photo: pintrest.com

Life AT the Beach

Photo: bestkidfriendlytravel.com
Introduction

Life ON the Beach
The lure of the beach has attracted people for many years. Something magical happens when our feet touch the sand and our body the sun and ocean breeze. Life on the beach effects different people in different ways and that is what makes it even more alluring. A transformation begins as we leave the hardships of life behind and we inherit a oneness with the beach and its natural environment. Simple pleasures are formulated and expressed while on the beach along with a free spiriting effect as if anything were possible. Songs have been written, movies produced, books read and written, paintings and photography galleried, architecture has been considered and theorized, along with many other creations, inventions and thoughts all developed from ones life experience while on the beach. Le Corbusier spent a lot of time on the beach in the 1940’s, while shredding his famous coat and bow tie, he invented an architectural theory that changed not only his career but his life. In fact life on the beach can make adults feel like children again we become unassuming, inquisitive and open to new exploration from something so simple as the location where sand and water mix.

Economic and social barriers are broken down while spending life on the beach. In most cases with nothing more than a bathing suite, beach towel, some lotion and sunglasses, life becomes pretty equal for all. Although we look and act and use the beach differently there is a sense of community, togetherness, and desire to protect what transforms us. While on the beach, our life status, where we live, occupation, religion, race and politics simply do not matter, we are striped down to the bare essentials, to the core of what really matters, life satisfaction and the enjoyment of simpler pleasures and in most cases at no cost to the end user. (so we believe)

Life AT the Beach
The built environment at the beach can learn from the experiences one has gathered while on the beach. As we step across the sand dunes, onto the street and sidewalk what was once a formulation of relaxation, togetherness and equality has now become a desperate measure to succeed, separate and disengage. Buildings become as individuals. Although distinct and different, they encourage places to hide and remove ourselves from the people around us. The buildings and spaces as attractive as they may be, only give us a glimpse of the environment we just left as our memories are short. As we enter our homes and engage our businesses economic status becomes a factor, we can only enjoy what we can afford. The true victory of life at the beach rests within the cities decision to create an atmosphere for economic mix, cultural diversity and environmental expressions that gather people together as a hole, not just a chosen few. The built environment must continually improve itself and enable people to support and interact with one another on the same level, as we experience from life on the beach.
Introduction

Life AT the Beach

Built Environment
- Residences, Businesses, Streets, Walks
- Dunes
- Boardwalk
- Beach Access

Coastal By Way
- A1A

Life ON the Beach

Natural Environment
- Atlantic Ocean

"The Beach"

View looking North

Symbiosis

Photo: palmcoasthomesforsale.net
Contention

What is natural (the beach) is introduced to what is artificial (the built environment). A purposeful man made symbiosis that evokes a dialogue between people and the environment they share, with hopes of a close physical relationship to the equal advantage of both. This natural and artificial environment boasts great beauty and reward but together evokes even greater responsibility for mankind. The one time uninhabited ocean shores have been overwhelmed by the migration of many who desire that lifestyle unleashing a free market economy of supply and demand. With the supply limited and the demand high, a beach lifestyle is becoming available to only a few, and the advantage has gone to the profits of tourism, gentrification and selfishness. Many beach cities have had to make difficult economic, cultural and environmental decisions for the future of its life ON and AT the beach.

It is my stance that architecture plays an important role in the social makeup and decisions of a city. With so much at stake each project within the cities built environment must produce symbiotic results. Those results should create an interaction and equality for all who live within its environment. As beach cities struggle with social identity, diversity and polarization the goal to remain balanced in a location that is attracted by so many but only affordable to a few can be challenging. This thesis will explore how architectural design can act as a decision making catalyst evoking vision, balance and communication through the understanding of lives pleasures ON the beach and translating those attributes into architecture both spacially and practically to the built environment and lives pleasures AT the beach. The process analysis begins with a knowledge of the past and present, in order to formulate an understanding of the health and significants of a beach community, concluding with an identity choice for the future, familiar to many beach side cities. Identity A - beach destination or B - hometown city. The concluded choice will then be represented into a subject building(s) through architectural design as a means of testing by comparison and imagination. The testing will center around architectural context, theory, theme, program and ideals, culminating in broad theoretical lessons learned from life ON the beach.

Flagler Beach, Florida will be the stage for this architectural experiment. Chosen for its efforts to hold on to it's vernacular architecture, economic mix, cultural diversity and environmental expression, while challenged by the pressures of tourism and gentrification that it may not even know exists. Its origin was that of a destination place that converted to a hometown community that now has difficult decisions to make possibly loosing what makes it currently a great place. Flagler Beach could fall prey, as other beach communities have, and become forced under development pressures, into a place that it never intended to be.
Capital: Tallahassee
Largest City: Jacksonville
Population: 19,552,860
4th most populous state in the USA
Highest Elevation: 345 feet
Nickname: The Sunshine State
Discovered by: Ponce de Leon, Spanish explorer on April 2, 1513
Named “Pascua de Florida” meaning “Feast of Flowers.”
Florida is defined by its beaches. When an outsider thinks of Florida the first impressions are warmth, sun and the beach. Its coastline runs some 1,350 miles. If stretched out it is almost equivalent to a drive from Miami to Syracuse. Not only are Florida’s beaches its natural attraction, they are also its livelihood. In 2011 tourism created some $67 billion of Florida’s economy, second runner up is the space industry at a mere $4.1 billion and third being agriculture with Florida supplying the world with 40% of its orange juice supply.11

Florida’s coastline has become it’s most valuable commodity but oddly, in many cases, due to natural and artificial causes, it’s least protected asset. From sand loss due to inlets and jetties, poorly sited coastal development, inadequate coastal construction setback policies, sea wall construction, stronger and more frequent erosion-causing storms, and slow-rising sea levels,12 Florida’s beaches are eroding away and its population growth and built environment along the coast are denser and more built up than ever before. In 2014 Florida’s population surpassed the State of New York for the first time in history and its growth rate with the rise of the baby boomer generation does not seem to have an immediate end.

Life at the beach should be scrutinized like never before, if not for the sake of Florida, for the sake of the environment. Although the answer is not a simple one, it begins in understanding and protecting Florida’s dunes and there role in the transition between the coast line and the built environment. Beaches are not a static pile of sand, ocean currents cause beaches to move constantly.13 The coastal dunes and it vegetation are the only natural protection our built environments have. If Florida’s life is it’s coast line then it’s coast line must remain healthy and sustainable starting with its dunes. Many cities along the coast are struggling to maintain a harmony between its natural coast and artificial environment, many have suggested the only answer to good health along the shoreline, is to stay completely away from it with any structure, thus removing a potential symbiosis all together. Many Cities struggle with setbacks and the balance of view and interaction of the built and the natural environment. It would take some serious legislation to even cross that line. However some believe crossing that line may happen naturally. Sea level rise is at the fore front of thought especially for southern Florida residence. It is expected, although highly debated, that the sea level could rise a foot by 2050 and possibly another foot every century. A good part of south Florida is four to five feet above sea level and in jeopardy of being lost to climate change. Some scientist have discovered the ocean has risen some eight inches since 1880 and that may be accelerating due to the current climatic conditions.
Population: 99,956
Founded: April 28, 1917
Cities and Population:
Palm Coast - 75,180
Flagler Beach - 4,424
Bunnell - 2,676

Median Age: 51.4
Median Household Income: $45,175
Estimated Average Income: $32,111
Largest employer: Agriculture, from beef, vegetables, specialty animals and crops.
Flagler County

Flagler County located in the Northeast region of Florida boasts some of the best weather in the country. Sunny days are the norm and the winters are mild and attractive to many transplants. Although hurricanes are an issue the average hurricane hits Flagler County once every twelve years and the area may get effected by hurricane bands once every three years. Flagler County has been on a steady growth pattern while maintaining a below U.S. national average cost of living. It’s rural environment and vast areas of land are an attractive feel from the busy city life but also an attraction to developers.

Driving along Flagler Counties A1A, (Atlantic Avenue) Florida’s coastal byway, the scenery can be spectacular. It contains rural areas, parks, lush landscapes and in many instances a close drive along the ocean. The drive displays some of Florida’s most rural and scenic coastal views which mimic the the overall theme of the county. If you were to travel North to St. Johns County or South to Volusia County, you would enter built up towns and cities and a dramatic change happens. It is not just the fact you have left the more rural Flagler County for urban, but it is where the buildings are located and there sheer size that grabs your attention. In so many cases you will find large hotels and condos totally blocking the view and even access to the coastline. The experience can be equated to a walk along a park trail to a walk through a city alleyway. Florida’s coastal built environments have been evolving for years, that is not new, what is new, is how one time cottages and mom and pop businesses that fortified the coastline are becoming extinct for the more profitable venues. Currently there are two major hotels being proposed within Flagler and Volusia counties coastline and an additional hotel is being proposed in Palm Coast (northeast Flagler County). What Flagler County has worked so hard to maintain may give way to the profits of tourism making it no different then its neighboring counties. Although I can see the argument from multiple sides; as a full time resident, I want to remain close to the beaches and enjoy community along the shores. As an entrepreneur, I see the value in growth and attracting tourists to what is Florida’s main stay. As an architect, how this will develop economically, culturally and ecologically has me quite interested and started the thought process as to who is in control of what is happening to Florida’s coast? What happened to communities along Florida’s shores? Can tourists and residents get along? How much unobstructed shore is left? How many residence have been displaced and forced to move inland leaving the shores to temporary residence and tourists? This made me take notice of a small community right at my doorstep, Flagler Beach.
Flagler Beach

Population: 4,484
Area: 4.1 Square Miles
Main Intersection: A1A and FL 100
I-95 to Atlantic Ocean: 4 Miles
Flagler Beach located within Flagler County is a unique place that has been able to maintain a community and culture that is diverse, welcoming, casual and charming. Originally discovered in 1911 as Oceanside, it began as a place for fisherman and beach goers who desired a more private experience away from the built up, overdeveloped, party lifestyles of its neighbors. This thin strip of barrier island, is nestled between Palm Coast, at it’s north, and Ormond/Daytona Beach, at it’s south, both which are built up cities of approximately 75,000 people, major tourist attractions and all the venues that go along with it. Flagler Beaches private, unassuming lifestyle is a stark contrast to that of Daytona Beaches heavily tourist attracted community. Flagler Beach maintains all the assets and utilities of a larger coastal city, but has been able to maintain structures no more then three stories tall contributing to its underwhelming feel, although a slight oversight occurred in 1984 when a fourteen story high rise structure (to be discussed later) was built at the cities north end. Flagler Beaches undoubtably best asset is its unobstructed beach views and access. Only one building attaches to its coastline, everyone gets to enjoy the view and beaches not just the few reserved hotel guests. Flagler Beach’s cultural backgrounds make it a wonderful place to hang out. You can sit in any restaurant, walk the streets and enjoy conversations with many types of people, from race, economic status, religion and politics and everyone feels right at home. Unique tourists also grace the streets of Flagler Beach. Tourists who desire the quieter unannounced appeal, wanting to blend in as if they were full time residents.

Flagler Beach prior to incorporation in 1925 was destined to be similar to its destination city neighbors. In 1916 George Moody built a casino, dance hall and provided a ferry boat to access the beach creating a hidden escape that doubled as a beach activity space during the day with changing rooms, showers, small living quarters, refreshment area and basketball court. In 1920 a screw type bridge was constructed that provided vehicular access and a pivoting turnstile in the middle that allowed the bridge to turn and invite a passing boat to continue through. In 1924 to 1926 Flagler Beach saw a housing boom with the construction of many new homes and businesses that followed. In 1925 the cities first hotel was constructed, three stories tall with shops on the main level and in 1970 the building was sold and torn down. Today Flagler Beach exists with a more hometown feel intermingled with tourists that treat it like their home.
Flagler Beach is approximately 5 miles long and about 1/2 mile wide and for the most part maintains the shape of the barrier island although a small section of city migrated to the west across the intracoastal waterway. The city has developed into a grid plan, the wider city streets intersect with A1A running perpendicular to the ocean (northeast to southwest) and it’s secondary streets running parallel to A1A, the Atlantic Ocean and the intracoastal waterway (northwest to southeast). The city is comprised of large conservation and preservation lands along with inlets and canals merging from the intracoastal.
Flagler Beach, Section A-A

**Life ON the Beach**
- Natural Environment
- Flagler Beach Pier
- 10 feet above sea level
- Beach Access
- Dunes
- Beach

**Life AT the Beach**
- Built Environment
- Coastal By Way A1A
- Boardwalk
- Residences, Businesses, Streets, Walks

Atlantic Ocean

Flagler Beach

View looking South
Flagler Beach's theme is escape, and blend in. Privacy, complete relaxation and an anything goes attitude are its appealing formula. The ocean is its main attraction and in no way does the city try to hide it. As you enter the city from its main access bridge you are introduced to the city fabric as a stage and the ocean as its backdrop, from an elevation far above sea level. The bridge not only acts as a means of access it also plays a role of the escaping point from reality and provides a wonderful iconic entrance to the city. Upon crossing, your next vista is the cities main intersection with A1A and another introduction of not only the ocean but Life ON and AT the Beach, as you come face to face with its beach and center city. Flagler Pier and the Funky Pelican Restaurant are the only structures that encroach on the cities beach. The balance of the built up environment is located west of A1A. Flagler Beach is also what I call traffic wise a dead end city. With I95 so close its main roads A1A and FL100 are access roads rather then thorough fares. Although A1A is a scenic route for the casual drivers on many occasions.
Flagler Beach, Weather

Average warmest month is July
Highest recorded temp. was 102 deg. in 1981

Average coolest month is January
Lowest recorded temp. was 15 deg. in 1985

Maximum average precipitation occurs in September, 6.8 inches
Life ON the Beach, Flagler Beach

Dividing Point
Beach Activities
Animal Life

Photo: David O'Bryan
Life ON the Beach is quite simple, with any escape your profile must be low. The main beach area is ten feet below A1A which hides a good portion of the beach proper from street level. Its not until you access the boardwalk and cross overs where you break from Life AT the Beach to now Life ON the Beach. The boardwalk creates a dividing line between Life ON to Life AT the Beach, it has recently been renovated and is a wonderful place to sit and relax, engage with those who pass by or just watch the tide come and go.
Sunshine, sand and the ocean waters three simple elements when combined create many ways to experience Life ON the Beach. Slip onto a beach chair or lounge on a towel and let the magic of the sun do the work. Walk or run barefoot along the shore line while discovering little gems such as sea shells, turtles, crabs or other plant and sea life. Many instances you can gaze in the distance and find dolphins playing, a fishing boat at work or even a whale or two have been spotted along Flagler Beaches shores. If fishing is your sport you can find a spot to cast your line along the shore or along Flagler pier which jettisons over six hundred feet into the ocean. You will find many who enjoy a bogie board or for the more experienced a surf board that captures the rush of the waves. If you desire some cardio, beach volleyball is a must or just kick a soccer ball around or toss a bocci ball at your target. Life ON the Beach allows activities for those who desire a little boredom to those who want full action and the space to do so.
Beaches are full of life - the very grains of sand are host to diatoms, bacteria and other microscopic creatures. Some turtles and fish return to the beach each year to lay eggs in the sand. Many kinds of birds, such as terns, gulls, sandpipers, pelicans and loons, make the beach their home. Aquatic mammals such as dolphins are spotted regularly while whales and an occasional shark have been found in a few instances. Crabs, clams, periwinkles, shrimp, corals starfish and sea urchins are common along Flagler Beach’s edge.17

Wale and calf spotted off Flagler Beach. B

Sandpipers roam the shore line. A

Newley hatched sea turtles finding their way to the ocean. D

Dolphins are spotted in the ocean and the intracoastal. C

Sharks do exist off Flagler Beach, from Bull Sharks to Hammer Heads, one found at 550 pounds and 12 feet long. E
Social Activities
Locator Map

Photo: flaglerlive.com
Life AT the Beach, Social Activities

- Bike Week, early March
- Easter egg hunt, Veteran's Park
- July 4th, Festival, parade and fireworks
- Halloween Carnival
- Christmas Parade
- Farmers Market, every Friday and Saturday
- Music in the park, 1st Friday of every month

Flagler Beach Historic Museum
Public Library

Photo: David O'Bryan
Images: Cityofflaglerbeach.com
Life AT the Beach, General Location Map

Flagler Pier
Flagler Ave.

Downtown

1- Motels
2- Art Galleries
3- Farmers Market
4- City Hall
5- Fire Dept.
6- Library
7- Museum
8- Police Dept.
9- Post Office
10- Gift Shop
11- Restaurants
Problem

Flagler Beach - Today

Flagler Beach - Tomorrow?
Flagler Beach although naturally beautiful it’s **built environment (Life AT the Beach) is in trouble.** If you take a close look at the buildings, many of them are in disrepair. Although it is easy to right it off as a part of the of the town’s ambiance, eventually something will need to be done and many owners may or may not have the funds to bring their building up to new codes and standards. This small town that has been able to maintain its charm and character is in trouble of being a victim to **gentrification.** In fact I believe the city is already experiencing the beginning phases of **tourism gentrification.** Tourism gentrification is “the transformation of a neighborhood into a relatively affluent and exclusive enclave in which corporate entertainment and tourism venues have proliferated.”

After closer review Flagler Beach has nothing in the way of planning documents or guidelines about gentrification and how to respond. Many individuals are already being displaced by high rents and untouchable home and land values and forced to move away from Flagler Beach. Interestingly a popular long term rental location which currently maintains a long waiting list is a trailer park located right in the heart of the city. It is two blocks of trailers still affordable, but run down and unsightly. The city in small pockets, is currently giving way to tear downs and higher price structures, loosing its diversity and mix, to this day has worked so hard to maintain, wether on purpose or by accident. The trailers are the last remnant of what is affordable to many people.

In the cities **Code of Ordinances** published in 1987 it requires buildings to be maintained to certain standards. Although easy to dictate it is difficult to govern. The current codes do not address the issues this community will face trying to maintain its cultural mix and economic diversity when it is propositioned by entities for growth and redevelopment. Gentrification unchecked can divide the community, the rich from the poor, the tourists from the residents and you will wind up with another Daytona Beach. (In my personal opinion) A great place to visit but I would not live there. If developers were to take hold within Flagler Beach, they could without much opposition, have an open book to create buildings that may meet the codes and the cities need for growth, but not so affordable to the community as a whole. Many in Flagler Beach prefer life on the beach over a home they can’t afford and choose to live in a run down home environment. Flagler Beach has all the right assets making it a prime candidate for an extreme unhealthy take over.

*Based on City-Data.com, 32% of Flagler Beach’s homes are vacant.*
What makes a city healthy or what makes a city significant? Should it want to be taken over by the profits and needs of a few? Or should the choices a city makes benefit all? Are cities lazy, are the efforts to maintain a cities health just too demanding on a few who care? Many cities encourage gentrification although they may not call it that. Gentrification gets disguised as a renovation program or revitalization plan. In New York City, this was called ‘brownstoning’; in Baltimore, ‘homesteading’; in Toronto, ‘whitepainting’ or ‘whitewalling’; and in San Francisco, ‘red-brick chic’. The word gentrification has become a political hot bed, and just renaming the efforts without understanding and governing its negatives are not the solution. The negative effects of gentrification are unhealthy for a city as many have discovered. Cities today need to understand their purpose which can overcome the negatives with positives in so many areas of growth within a city. What makes a city significant varies as cities have varying purposes and needs depending on the people that live there.

What would make Flagler Beach significant? Simply, the big picture and balance. The big picture being; understanding the needs of the people and translating that into a vision while maintaining a process of balance within its vernacular architecture, economic mix, cultural diversity and environmental expression. Flagler Beaches health can easily be examined by how balanced it is in these areas but also how knowledgable and communicative it is as a community in the decisions its leaders make. Establishing a significant city is not the end all. To be a great city, it must be understood and taken on as a process. A process of understanding what people want and balance these desires with the big picture. When asked if a community plan - defined as a “process that seeks to engage all members of a community to create more prosperous, convenient, equitable, healthy and attractive places for present and future generations” - would benefit the community, 79 percent of respondents agreed. The health of Flagler Beach rests on the fact that its decision makers must start with good and accurate information. City ordinances are many times out dated and boiler plate information that tries to be everything for every city. As unique as Flagler Beach is, so should its ordinances and vision be also. More visuals, less writing helping a city to be understood and allowing for a clearer path and direction as city managers, developers, builders and architects get involved. Planning must be on going, purposeful, and architecturally tested. The big picture must be actually that - a picture. Many cities don’t architecturally test what they are governing until it is too late.

Smaller beach cities such as Flagler Beach will struggle with the big picture and balance due to its size and limited ability to expand its city limits for growth. The city will be forced into tear downs, restructuring and zoning appeals as is occurring today. These micro decisions sometimes overlook the macro effects. The need for good architectural solutions economically, culturally and environmentally for the health and social well being of Flagler Beach is critical. What is built, how it is built and its purpose for the community at large are key questions in re-righting the balance and keeping Flagler Beach significant and healthy. Many cities have rules but little in the way of imagination and architectural plans and testing that express their vision for the future. Architecture becomes the catalyst of understanding a cities current health, its purpose then translating that into a process that tests and directs its built environment.
Unlocking the Architectural Lessons of Life ON for Life AT the Beach: Mixed-Use Housing and Planning, Flagler Beach, Florida
How Flagler Beach Works

The process analysis begins with a step by step breakdown of how Flagler Beach works. An analysis of its past and present conditions will create a purpose in the decision making process for its future. The process will also develop an understanding of Flagler Beach’s significance as a city and how healthy it is.

We defined earlier that a significant city can be defined by its understanding of the Big picture (needs of the people culminating in a vision) but also how it develops a balancing process within its Vernacular architecture, Economic mix, Cultural diversity and Environmental expression symptomized by understanding Flagler Beaches past and present. The analysis will then culminate into a diagnosis and level of significant the city possesses. In addition a second diagnosis will be analyzed and that diagnosis requires a choice. The choice will be laid out in two paths as to what type of city Flagler Beach wants to become. Its level of Significance and City Type will be the foundation for change.

A city can be imagined just like architecture can be imagined. This imagination will begin with a picture of the past. The history of a city sets a precedent as to its good and bad decisions, historical character and purpose for existence. Architects play a key role in the makings of a city, and the city proper is a production of the built environment and a culmination of all those decisions. Architecture is also finding itself in the production of social change. Good design can effect society and social change for the better. Where, why and how buildings are constructed unfolds into many chapters which is the make up of a city, its identity and it present condition.

There are many forces, dynamics and synergies at play in a city. One of which is the balancing process to remain diverse. The process and decisions as cities expand become complex. People, infrastructure, water, power, traffic, crime, polarization, zoning changes, we become victims of the city instead of a part of the city. These decisions are many times difficult and effect so many people. People can become polarized from the decisions or benefit from the decision, either way a decision has to be made and with that comes a cause and effect for the good or the bad. The best decisions can be made when we have the best research and an overall view of the outcome of our choices. Many times good decisions were made and as a result an artful balance and diversity were the result. Cities stand the challenge of integrating the larger profitable developments like malls, housing projects, high rise buildings, hotels, condominiums, with the smaller less profitable projects such as Iconic structures, sidewalks, parks, schools, and mixed housing. Cities tend to grow because they are in a prime location and have clear established identity and are diverse enough to offer many things to many people. The making of a significant city is not an easy one, but there are a few simple ideals we can ask as we move forward. How does this project create equality? Does this project breakdown societal barriers? And, Does this project encourage interaction?
Process Analysis, Frame Work

Past

1. Florida Cracker Style Architecture

2. Goods and Services
   People, Community, Lifestyle
   Natural and Artificial Environment

Present

3. Florida Frame Vernacular
   Key West Caribbean Style
   Bungalow Style
   Classic Revival

4. Goods and Services
   People, Community, Lifestyle
   Natural and Artificial Environment

Big Picture

Vernacular Architecture

Ideals
How does this create equality?
Does this breakdown societal barriers?
Does this encourage interaction?

Economic Mix
Cultural Diversity
Environmental Expression
Florida Cracker Vernacular

One of the most influential styles of architecture in Florida is that of the Florida Crackers. The term “Cracker” originated in southern Georgia as a description of backwoods country folk who cracked corn to use in many of their typical meals. The term was adjusted to fit the early settlers of northern Florida, who often cracked leather whips used to drive cattle. Today the term still exists but is mainly associated with the vernacular architecture they built throughout Florida, since the early nineteenth century. Florida Crackers were rugged, isolationists who migrated into the depths of Florida’s wilderness away from cities. The Cracker had to deal with difficult environments from, wetlands, heat, humidity, rain storms and not to mention a stray animal or two. Homes were constructed quickly and efficiently to remove themselves from the harsh elements.

Photo: treehugger.com
Basic skills and materials were used to make construction quick and with little skilled labor.

**Single-Pen House.** Built as one room with three main parts. Porch for Shade, Main Space and a Fireplace. The building was elevated, usually on stone piers or pilings to allow for air and moisture under the home. The material was locally found cypress or heart pine which was plentiful along the central lands of Florida.
As they settled and grew, additions were purely need based. Porches, acting as shade and cooling features followed along with the expansion.
Process Analysis, Vernacular Architecture - Past

Expanding the Cracker Home

I-House

Double Pen

Florida Plantation House

Dog-Trot House

Photo A and C: pinetrest.com
Photo B: flicker.com
Photo D: scinthenews.com
Exterior Elements of the Cracker Home

1. Metal Roofs
   - Open tail rafters with 18” to 24” overhangs
   - Natural underside ventilation

2. Shed Roof Porches
   - Double Hung windows with small glass panes
   - Material - Natural weathered cedar or cyprus pine. Horizontal and vertical placement
   - 2 to 4 feet above grade
   - Set on stone, brick or wood piers
Plan Elements of the Cracker Home

Porches were used mainly as living rooms, while the interior spaces were used more as bedrooms.

Most of the cooking was prepared outside on stone pits.

Materials types and components were minimalistic.

Interiors were exposed beams and timbers good for ventilation and ease of construction.

Cross ventilation
Early pioneers to Flagler Beach depended on one another for supplies, protection, interaction and their new way of life. New experiences were happening everyday with new construction, new businesses and new people adding to the community. In 1924 to 1926 the city saw a lot of activity as the word spread. There became many new ventures form a plumbing shop, concrete supply, grocery store, barber shop, hotel, real estate office, lumber yard and even an engineering and surveying company set it roots in Flagler Beach. 

*There were more the twenty houses nearing completion in 1924.*
Flagler Beach Hotel finished in the later part of 1924 and became the social icon and gathering place for the city. Mr. Fuquay, the architect and builder, told of some of the many glamorous events that were attended by guests from around the country. The land east and in front of the hotel were donated by George Moody in lieu of taxes and was designated to become a park and never built on as to not block the hotels view of the ocean. The hotel was torn down in 1970 and the land remains vacant today. Although Flagler Beach was predominantly white and middle to upper class, the backgrounds and talents of people were quite diverse. New ideas, recipes and ways of thinking were brought here from all over the United States. The new Flagler Beach quickly became a melting pot of personalities, talents and labor force needed to expand and grow as a city.
A fishing pier completed in 1927 by George Moody ran 656 feet into the ocean. The pier front building housed a small eatery and a full time guard who collected a toll to those who wanted to experience the depths of the ocean from above. The pier was used by many fishermen and tourists alike. Today the pier serves the exact same role although it has been reconstructed and renovated many times. It is interesting how the ocean proper was not enough. People wanted more, as man ventured out into the ocean as far as possible to see and experience more. The exposed ocean pier and boardwalk are a wonderful attraction but express mans wants to always push the limits with the natural environment. Although during major storms mother nature always wins.
Florida Frame Vernacular. Closets style to the original Cracker Style Architecture. Simple components with little detailing. Large porches, double hung windows with tight grid patterns. Raised foundations for flooding and ventilation. Roofs are configured as mostly gables and some accented hip with metal roofing and open tail rafters.
Florida Frame Vernacular

Present version example, notice the open tail rafters and raised foundation. On the right front, the original porch was screened in. Gable roofs and double hung windows are the main feature from the original vernacular. The bright, happy colors are a new twist lending itself to the more Caribbean style. This home although has wonderful features relating to the Florida Frame Vernacular it is in disrepair.
A more recent constructed version, built in 2014, shows many of the same features, from open tail rafters to double hung windows and a mix of gable and hipped roofs. The wrap around porch is inviting and also acts as an exterior meeting place for neighbors passing by.

This style is timeless and evokes a feeling of relaxation and simplicity. The feelings one would desire while spending time at the beach.
Key West Caribbean Style. This style incorporates features from old world, Spanish style architecture as the Keys were originally discovered by Spanish explorers. The main levels were typically the second floor for better views and less exposure to flooding. Porches were cantilevered and roofs were hipped for less resistance to wind and hurricanes.
Key West Caribbean Style

This style although accepted by Flagler Beach’s ordinances, is no where to be found within the city. This home is located in Rosemary Beach, Florida. Notice the main level incorporates a masonry exterior wall system, while the second level is frame. This allows for better resistance to hurricane wind forces.

Although not shown here, the Caribbean Style is also known for its lighter but bright colors, which reflect the sun’s rays and keep the home cool in the summer months.
Bungalow Style. This style derived from the arts and crafts movement incorporates low pitched roofs, one and a half stories, typically with the living room on the front or center of the home. The plans were designed to be efficient and simple, while the curb appeal was found in the detailing. Shingles style siding along with exposed brackets and more decorative porches and large sweeping overhangs.
Process Analysis, Vernacular Architecture - Present

Bungalow Style.

Photo: David O'Bryan
**Process Analysis, Vernacular Architecture - Present**

**Classic Revival.** In the mid to late twenties much of the commercial buildings were constructed at Flagler Beach and still exist today. Relevant to that time was the simple classical revival style. Flat roofs, simple flat facades, awnings that covered much of the sidewalks to grab the attention of a passer by customer and masonry exterior walls with a stucco finish. Some accents may be a variation of color on the exterior.
Roof Top Terraces, New and Unusual. Many restaurants in Flagler Beach have done everything they can to attract customers, even the unusual; a deck built over the top of an existing building. The view is no doubt an amazing asset to dinners but unfortunately this has happened to many buildings along A1A. The photo below is a new deck built in 2013 directly in front of an existing building. It is almost a free standing double tier deck structure. This new structure meets all the codes, such as ADA compliance and fire codes, but should have been a little better thought out. It is a bad precedent for Flagler Beach.
Flagler Beach offers a wide variety of restaurants from small outdoor seating only venues, to larger more elegant dining, set in an historic building. Pricing also varies along with the ambiance from picnic tables street side to upper level terraces with an ocean view. Seafood offerings are the main course in many restaurants along with a few seafood markets offering fresh and local seafood.

The Fuquay House built by the first Flagler Beach architect in 1924 (lower left) was converted to a hotel and restaurant. It was originally the largest and nicest house on the shores. Many of the current hotels are re-use projects. Hotel prices vary with the quality rather than the location.
Flagler Beach ranks 873 in the diversity index. Out of 920 incorporated cities, towns and CDPs in Florida. Flagler Beach is in the top 5% as being least racially and ethnically diverse. Its Diversity Index is 12, meaning that 88 out of 100 would be from the same race and or ethnic background.

The Diversity Index is a scale of 0 to 100 that represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. If an area’s entire population belongs to one race AND one ethnic group, then the area has zero diversity. An area’s diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

Based on Census 2010 counts, the Diversity Index for the United States was 60.6 and it is expected to increase to 64.8 by July 1, 2018.

<table>
<thead>
<tr>
<th>Total Housing Units</th>
<th>3,553 (100%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Occupied HU</td>
<td>1,729 (48.7%)</td>
</tr>
<tr>
<td>Renter Occupied HU</td>
<td>680 (19.1%)</td>
</tr>
<tr>
<td>Vacant Housing Units</td>
<td>1,144 (32.2%)</td>
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<tr>
<td>Median Home Value</td>
<td>$184,016</td>
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<tr>
<td>Average Home Value</td>
<td>$214,453</td>
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<td>Total Households</td>
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<td>Family Households</td>
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<td>Average Family Size</td>
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<td>Median Household Income</td>
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<tr>
<td>Per Capita Income</td>
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</tr>
</tbody>
</table>

Flagler Beaches racial and ethnic diversity is poor as compared to the rest of Florida and the U.S.

Flagler Beaches cultural backgrounds and individual experiences rates very high as many people from different backgrounds and walks of life flock to its mixed environment.

Flagler Beach maintains a high rent to ownership value at almost 2 out of 10 individuals or families are renting.

Family diversity is low, showing 50% of the homes are occupied by empty nesters.

32% of Flagler Beaches housing units are vacant due to run down environments.
Flagler Beach recently received a grant from the federal government to shore up 2.6 miles of coastline along A1A. One large storm could cause parts of A1A to collapse. Flagler Beach maintains a very natural curb appeal, with many of its parking lots, road shoulders and walks left unpaved or non impervious materials. Its pier and dunes are a constant reminder of the powers of the natural environment as they are always needing repair, time and money. A1A floods during many rain storms as the dunes are 2 - 3 feet higher than the road.
Is Flagler Beach a Significant City? Is Flagler Beach a Healthy City?

We asked at the outset of this analysis if Flagler Beach was a Significant City? We defined it by stating: a Significant City understands the needs of its people and has the vision and understanding to get there. A Significant City must also be a Healthy City. A healthy city is defined by how balanced it is in the areas of Vernacular architecture, Economic mix, Cultural diversity and Environmental expression. These three categories will culminate in a level of Significance for the city of Flagler Beach.

1. Needs of the People
2. Vision
3. Balance
Equals Level of Significance and Health

Through the Process Analysis we discovered what type of city Flagler Beach was and currently is. But is that what where they want to be? Are they becoming a type of city by default or is there clear evidence as to its direction and wishes for the future? There are many city types from a college town to an industrial city or destination to a hometown city. Flagler Beach started as a destination place that soon developed into a hometown city that is currently a hometown city with a bit of destination flare. But is that how it is being governed, based on the decisions it makes? And is that where it wants to be or will the pressures of gentrification just be too great to overcome?

The final **Process of Choice** will conclude in Flagler Beaches level of significants and city type setting the foundation for change, using architectural design as the catalyst and lessons learned ON the Beach for Life AT the Beach.
Needs of the People - 39% (poor)

I asked ten people from Flagler Beach a simple question. From a city planning perspective, what do you want from your city? And rate them highest to lowest. The top five were:
1. Low cost and housing choices
2. Age in place
3. Walkability
4. Great mom and pop businesses (restaurants)
5. More common areas off the beach

Other answers were, safety, cleanliness, beach access.

How is Flagler Beach Doing? It was expressed under item #1 (5% rating) - having better affordable choices was lacking within the city. Energy efficiency was important but overall being able to afford a home ranked higher. Current housing prices are becoming too high for its residence forcing them to sell and move or rent. Item #2 (5% rating) - individuals polled said they had no problem scaling back or moving based on there age and lifestyle, but wanted to remain in Flagler Beach if possible. Item #3 (75% rating) - being able to walk everywhere, safely, having more sidewalks over streets. Item #4 (90% rating) - getting to know local businesses and owners gives the town a personal feel and they felt this was important that people knew their names. Item #5 (20% rating) - producing more usable common areas. The current park in Flagler Beach is nice and open, great for concerts and the farmers market but not so much intimate or small gatherings, barbecues or off the beach games. It is more visual then usable.
Vision - 50% (average)

I asked ten people from Flagler Beach an additional question. Architecturally speaking, what is the vision of Flagler Beach? Answers were:
1. I have no clue
2. Beach Town (the way people come and go in relation to the beach)

The people I polled really felt there was no clear vision and much of the architecture was purely happenstance and if there even was a plan. Unfortunately I agree, although there are the different styles and many unique structures, not much is offered in the way the city connects to its people or a continuity of iconic figures or structures. A renovated boardwalk and some shelters were constructed in 2014 which shows how much the city emphasis the beach but very little to its inner built environment. Located in the cities Ordinance is a sketch (top right) of a conceptual idea for the city hall. Very attractive, looks more like its original Florida Frame Vernacular a modern version of the Cracker Style Architecture. However, today’s city hall (bottom right picture) looks totally different then what they envisioned. It appears to me city hall can’t express what it wants within its own confines verbally or visually. The city hall building looks to be fairly new although I was not able to find out when it was actually built. Total rating 50% of 100%, mainly because Flagler Beach tourists rate the city well. It is everything, quiet undercover tourist would want. But residents would agree it is becoming a tough place to live many of the needs are not being meet and there is very little expressed and displayed vision.
Balance - 72.5% (healthy)

This chart is based on the current needs of the people and the current vision of the city and whether or not the city is under exceeding (0-49) or over exceeding (50-100) the expectations of the people, residents and tourists alike. The goal is for all categories to be equal creating a balance.

Based on my research Flagler Beach’s **vernacular architecture** needs to get back to its proposed sketch of the city hall and its Florida Cracker roots. The city’s architecture has strayed away from even what the ordinance requires. Its **economic mix** is a pleasant surprise as the price of many goods and services are not as high as you may expect when on vacation making it more of a hometown price range. **Cultural diversity** based on race is very very poor, but based on backgrounds it rates very high, there are so many different types of people, from so many different places. The **environmental expression** I feel is well balanced. The city definitely has a feel that it cares about its place and the environment. Impervious decisions are carefully planned, its dunes are protected, although in need of a little help, which is on the way.
Flagler Beach - Significants and Health

Overall Flagler Beach is a healthy city mostly by default due to its balance. It has some vision although not very well expressed to the masses and a poor understanding of what the people may need from their city. Outdated ordinances and old zoning principals do not relate well for its future. Being healthy but poor in vision, make it a prime candidate for the negatives of gentrification.

In fairness to the people at city hall, this finding is based on my research and conclusions, I am not familiar with what may go on behind the scenes at city hall or planning meetings, and I am sure good people are working hard to do good things for Flagler Beach. But I can address what I see and what is published, especially in the Cities Code of Ordinances and it is always good to take a state of the city test of its current condition and be honest.

The good news is Flagler Beach is a unique and a wonderful place as I stated earlier in this thesis. I feel architecture can make a difference in pulling Flagler Beach into the realm of significants by creating a better vision from an understanding of its needs. Next step is to decide what type or types of city Flagler Beach wants to be? A Beach Destination or Hometown City.
Process of Choice, City Type

Choice A: Flagler Beach
Beach Destination City = A place that people will make a special trip to visit.

Choice B: Flagler Beach
Hometown City = A place to stay or return to, where one can live, work, play and grow old.
Flagler Beach - A Beach Destination or Hometown City

Present day Flagler Beach has a decision to make. With its given problems of tourism, gentrification and many buildings in disrepair, decisions made relating to new, renovated or re-use projects will impact the cities identity and cause a shift in the balance and vision of Flagler Beach. Before Flagler Beach can decide what gets built it must decide what it is. As we mentioned earlier it started out as a destination place for beach goers, fisherman and hotel and casino guests at night. After construction of the screw type bridge many crossed the intracoastal and began making Flagler Beach their home. Although the hotel was a dominate feature in town, it only housed forty-four guest rooms and it wasn’t long before the destination became a permeant home to many. Current day Flagler Beach has a hometown feel with a destination heart, but is that the type of city it should be? Its larger neighboring cities, St. Augustine to its north and Daytona Beach to its south, at one time in the past found themselves either giving way or making a stance as to the type of city they are today. Many beach side cities struggle with keeping the hometown image due to the pressures of tourism especially in Florida. It is simply easier to accept the monies offered by developers and tourists and let the chips fall where they may (pardon the expression).

I felt it was important at this juncture to analyze what we currently know about Life ON and AT Flagler Beach and understand if Flagler Beach were to choose either city type what it may look like in a brief abstract form. I have chosen to use Daytona Beach as an example of a beach destination city and St. Augustine as a hometown city with a destination heart.
When we think of the word beach destination, we think of vacation, a place to visit and maybe visit often. We think of a place many different people will seek after creating a possible melting pot of culture but only for a short time, a place that is transient, always in flux and evolving as people come and go and the market shifts. Destination cities are controlled by economic decisions both locally and globally. They are great places to visit but probably not so much to live at full time. The many people who happen to live at beach destination cities are typically polarized into neighborhoods based on affordability and price as the beach life and activities takes president. In thinking of many beach destinations I have visited through the years such as Myrtle Beach, Virginia Beach, Atlantic Beach, and many of the Florida beaches such as Destin, Key West, South Beach, to name a few, they all have grown and expanded their limits tremendously just in the past twenty years. Also the many hometown beaches I have visited such as Wilmington, Carolina Beach, Hilton Head, Charleston, Savannah and Florida beaches such as Delray, Seaside and Naples, have done the same. In thinking of both identity types, one major difference comes to mind. How symbiotic is Life ON and AT the Beach? Is there an advantage to one or is there respect? For many beach destinations the environment ON the Beach becomes taken over by Life AT the Beach. A dominance occurs over the beach environment in order to out do ones neighbor. Over congestion, over building, minimal privacy and the loss of respect for the beach, tilting the symbiotic scale to the far left in leu of trying to find a balance. The built environment has become over active and over achieving its boundaries.

What was so wonderful about beach life has been taken away by the profits of tourism. Life ON the Beach has changed as hotels push the envelope, reaching out to the ocean, stealing what little shore line is left but most importantly removing the natural barriers such as dunes and vegetation that protect the built environment. Resorts confine themselves to the few who can afford the exclusivity and prefer not to interact with passers by.
Where did all the residence go?

Daytona Beach 1977 Below
Daytona Beach 2013 Right

The choice of Destination City has deep repercussions to existing residence, economically, culturally and environmentally. It also loses some resemblance of vernacular architecture. One can agree that a destination city truly had an origin and it became a destination city by the fruits of a few who valued some attribute of its place. Somewhere along the way a decision was made as to the how much of a destination place the city would become and how many people would choose to call this destination city home but more importantly how many would be displaced.
Daytona Beach
Main Street and A1A

Large buildings and venues, such as water parks, convention center, hotels, amusement park are fabricated into the smaller scale homes. With large parking lots to accommodate such venues. Block sizes on average run about 400’ x 250’ with more roads, less intimate sidewalks and less park and green spaces.

The overall scale and proportions of buildings to homes seems overwhelming and dominating not only in plan, but also in massing. The hotels are more lined as solders along the shore.

A1A is designed to handle four to six lanes of traffic in order to accommodate large volumes of cars. Access to the beach is less friendly, visually and physically.
Daytona Beach
Main Street and A1A

A1A, looking North. Notice size and scale of hotels to A1A and the smaller businesses to the west.

Photo: commons.wikimedia.com
Process of Choice, City Type - Beach Destination

Daytona Beach
Main Street and A1A

The hotels seem to become independent of their natural environment as if it is all about them and less on their neighbors or the land they dominate.

Wether one would agree or disagree - is this what Flagler Beach wants?
St. Augustine

A hometown city has the feel of a place of permanence as if it had always been there. Hometown cities are timeless, forgiving, places of refuge and where everybody seems to know your name. In many ways it is the opposite of a destination city, not somewhere we would vacation, but make longer stays whether that is months or years it is a place where you befriend your neighbors, local businesses and the community around you. Hometown cities seem to air a mutual respect for place and the environment that makes up its existence.

Its waters edge is not dominated by larger than life buildings and tends to handle a better mix of scale and massing of buildings in relation to one another and their environment.

St. Augustine, the nation’s oldest city founded in 1565, has retained much of its original hometown feel with a wonderful blend of the historic old and new.
St. Augustine
King Street and A1A

St. Augustine has large buildings located at Flagler College and can accommodate large crowds and venues. However, the integration and mix of homes, hotels, parks and parking lots work more in a hometown feel by complimenting one another as good neighbors rather than taking an independent stance. Block sizes have no average size or shape with as much green spaces and vegetation near the waters edge as away from it.

A1A is designed to handle four lanes of traffic in areas where needed and is more of a focal area then just a place for transportation.
St. Augustine provides many walkable streets and ease of accessing homes, workplaces, retail and businesses. More importance is placed on the building to street relationship rather than the type of use.

As you walk the pedestrian free streets, paths, alleys, sidewalks and even vehicular streets, there is a sense of connectivity and theme established by the consistent materials such as street pavers, stone walls and marquees.
The overall scale and proportions of buildings to homes seems to be more people friendly along with a tighter density that creates wonderful outdoor spaces between buildings. The buildings along the shore and A1A are more open to all and less blocking of the views to the water. Flagler College enhances the fabric of the city by its scale and less overwhelming proportions. The setting creates more of a park like feel rather than a building within a parking lot.
Flagler Beach
Moody Blvd. (FL 100) and A1A

Many, if not all of the hotels within Flagler Beach, blend with its built environment. They are oriented in a thin plan and low profile, with no more than two stories. The integration and mix of homes, hotels, restaurants and retail work more in a hometown feel. No buildings stand out by their dominating size, except one fourteen story condo located at the north end of the city limits.

A1A has two lanes and less of a major thoroughfare, it lends itself as more of a scenic route rather than highway. The destination for Flagler Beach is the city itself and not necessarily one venue.
Block sizes are more typical and alike, 200’ x 300’ and 200’ x 200’ are the predominate sizes. Public parking lots are scattered around the city with the main parking located along A1A and the shore line. Most of the lots are sand base allowing for better drainage.
Flagler Beach
Moody Blvd. (FL 100) and A1A

The center of the city encompasses a very open park, but has no connection to the rest of the city. There are a few benches but no iconic features to connect it to Flagler Beach. This park could be in any town USA.

View of open park looking from A1A, down the center sidewalk west.
Zoning was amended in Flagler Beach, after a fourteen story condo building was erected at the north end. Many residents complained and drew opposition but ultimately the developer won out. In a destination city this type of building would not stand out as much as it does now. This building alone expresses the need for Flagler Beach to decide what type of city it wants to be.

Existing Condominium, looks like it would fit in Daytona, rather than Flagler Beach or St. Augustine.
Process of Choice, Flagler Beach, Destination - Abstract Map A

- Suburban Sprawl
- Double Bridge size and Main Entrance
- Park
- Loss of Natural Environment
- Displacement of Homes
- More Parking Required
- Man Made
- Condos, Malls, Hotels
Process of Choice, Flagler Beach, Destination - Abstract Map B

Push residents to the interior for new hotels, leaving a disconnect between the beach and people. Relocate A1A to allow hotels to push toward the ocean.

More Parking Required

Redirect A1A

Independent Hotel Sites

Loss of dunes and vegetation

Beach front is more valuable then A1A
Process of Choice, Flagler Beach, Hometown - Abstract Map

Natural and Man Made

Protect

Diversify

Limit

Protect

Natural

Intracoastal Waterway

Wetlands, Conservation Land

Park

North

FL 100

A1A

Beach Parking

Dunes

Beach

Dunes

Beach Access

Flagler Beach Pier

City Icon

Section A-A

Atlantic Ocean

Life ON the Beach

Life AT the Beach
### Process of Choice, Flagler Beach - Conclusion

Flagler Beach is lacking in the following areas:

<table>
<thead>
<tr>
<th>Life ON the Beach</th>
<th>Life AT the Beach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Environment</td>
<td>Built Environment</td>
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</tbody>
</table>

#### Big Picture
- **Needs of the People**
- **Vision**
  - One Class, Clean
  - Harmony, Respect
  - Oneness, Give Back,
  - Some Concern to A1A
  - Variety, Choice, Mom and Pop Businesses,
  - Judgement, Racial and Ethnic Challenges
  - Ignorance, Unsure, Lack of Knowledge

#### Balance
- **Vernacular Architecture**
  - Remain Untouched by Buildings
  - Hasn’t Changed Since 1925
  - Remains Available and Free to All
  - Keeping the Beach Protected
  - Tourist vs Resident, Rental vs Ownership, Cost of Living Good,
  - Housing Unaffordable to Many
  - Diversity and Selection Poor
  - Need to Define Style and Theme

- **Economic Mix**
  - Remain Untouched by Buildings
  - Hasn’t Changed Since 1925
  - Remains Available and Free to All
  - Keeping the Beach Protected
  - Tourist vs Resident, Rental vs Ownership, Cost of Living Good,
  - Housing Unaffordable to Many
  - Diversity and Selection Poor
  - Need to Define Style and Theme

- **Cultural Diversity**
- **Environmental Expression**

#### City Type
- **Beach Destination**
  - As Is, Remain the Same
  - Better Related Services
  - Ordinances to Protect the Beach
  - Better Housing Variety,
  - More Density, Better Lifestyle Choices
  - Compliment not Dominate
  - Connectivity within the City
- **Hometown**
  - As Is, Remain the Same
  - Better Related Services
  - Ordinances to Protect the Beach
  - Better Housing Variety,
  - More Density, Better Lifestyle Choices
  - Compliment not Dominate
  - Connectivity within the City
Architectural Lessons Learned - Life ON the Beach to Life AT the Beach
A destination city with its number one attraction being the beach tends to push the limits of how much beach it takes for itself. A hometown city with its number one attraction being the beach tends to protect the beach proper, leaving it more accessible to all. Flagler Beach started as a destination city in 1924 but soon evolved into a hometown city with a destination secret. The struggle between destination or hometown is evident at Flagler Beach as it ventured into a little sprawl and polarization by approving and building projects (residential and commercial) at its west inner lands and allowing a fourteen story condo at its north end that looks like it belongs in a destination city. The pressures are great as the land values along Flagler Beaches coastline are currently beyond the reach of many. Current tear down homes are being offered in the high $300’s and gentrification will soon sweep through at a faster rate then it is now. The need for architectural decisions supporting equality and interaction are greater at this time then ever before. Flagler Beach has created wether on purpose or by mistake a poor housing mix. Although there are trailers, rentals, run down homes, newer homes and condominiums, there are no mixed-use housing or projects that may appeal to the masses economically and culturally. The most recent development built to its west is a standard polarized development with individual lots for individual people catering to only certain individuals and not social interaction that the city needs. The need to introduce mixed-use development ideals would benefit Flagler Beach greatly.

Flagler Beach - A Hometown City with a Destination Secret
Flagler Beach’s future isn’t that of a destination city only. Its given constraints, location, history and present societal structure calls for a small part time destination but full time hometown theme. A hometown city with some secret tourists making it there home for a week or two or even months but would ultimately feel as if they lived there full time. Flagler Beaches overall attraction is its beach. The invention or creation of another larger venue would simply not be supported by its environment. It is clear Flagler Beach has made a distinction between Life AT the Beach and Life ON the Beach both environmentally and socially. The city is making it clear the natural environment comes first and the built environment second, hence the beach is in better shape then its buildings. So how can architecture give Flagler Beach’s Life AT the Beach the same feel as Life ON the Beach? By being willing to take a stand, by re-evaluating its core principles and outdated ordinances and zoning practices and allow new thoughts for community planning and architectural vision to take it into the next century. If a city can’t let go of its past in fear of change, architects and planners become tied to old ways of thinking and typically with the same thought comes the same result.

Maintaining symbiosis of Life ON and AT the Beach should be the core goal of the city, and not fear by lack of understanding the pressures of tourism, profits and growth verses the pressures of protecting the natural environment. Flagler Beach has tried to give in both directions from time to time which is evident by its problems. Architecture can be the catalyst that makes the decision easier as we will explore in the Subject. Flagler Beach can be a hometown city that creates equality, breaks down societal barriers and encourages interaction starting with its architecture. The goal at this juncture is to allow architecture the freedom to perform at the Flagler Beach stage.
Introduction
Flagler Beach Back on Track, Life ON for Life AT the Beach
Architectural Context
Re-evaluate Zoning
Architectural Theory
(W)right Housing
Architectural Theme
Vernacular Architecture
Architectural Program
Economic Mix
Cultural Diversity
Environmental Expression
Architectural Ideals
Equality, Barriers, Interaction
Based on the given past and present, the given city type choice (Hometown City with a Destination Secret) and the symbiotic relationship goal of both Life ON and AT the Beach, the following will be the Subject frame work getting Flagler Beach on track to becoming a Significant city and community.

**Architectural Context:**
**Re-evaluate Zoning**
1. Smart Growth Principals and Mixed-use
2. Form Based Zoning
3. Current Zoning Structure
4. Benefits for Flagler Beach

**Architectural Theory:**
(W)right Housing
Everyone shall have the Right to shelter, Right to live in the place they desire and the Right to choose their lifestyle.

**Architectural Theme:**
Vernacular Architecture
Florida Frame Vernacular (Modern Day Cracker Style Homes)

**Architectural Program:**
Economic Mix
Available and Affordable to All, Rental and Owner mixed
Cultural Diversity
Multiple Lifestyles, Better Diversity in Housing Types
Environmental Expression
Net Zero Housing

**Architectural Ideals:**
How does this create equality? Does this breakdown societal barriers? Does this encourage interaction?
Re-Evaluate Zoning

Life ON the Beach is one place, one environment, Life AT the Beach with old zoning ideas become multiple places, disconnected by use, people and price. What if the entire city were one zone with only types of buildings and all uses permitted anywhere?

“The city planning is the effort to control, to guide and to accomplish the physical development of towns and cities and thereby to provide for the people who are living and working in them, the best possible environment. Interrelation and coordination, efficiency and health, utility and beauty are among its principal watchwords.” ²⁸ These words were written down in 1923 in the opening paragraph from the book “Principals of City Planning.” Simple, clean, purposeful and still relevant in today’s world. The American Planning Association defines it by stating, “Planning, also called urban planning or city and regional planning, is a dynamic that works to improve the welfare of people and their communities by creating more convenient, equitable, healthful, efficient, and attractive places for present and future generations. Planning enables civic leaders, businesses, and citizens to play a meaningful role in creating communities that enrich people’s lives. Good planning helps create communities that offer better choices for where and how people live. Planning helps communities to envision their future. It helps them find the right balance of new development and essential services, environmental protection, and innovative change.” ²⁹ Today’s planning ninety-one years later from the original version of “Principals of City Planning,” while more complex still has the same premise, to make your community a better place to live. With today’s economic and social diversity the definition of a better place to live is too broad an answer and lies within the heart of each individual. So the ultimate goal in planning is not only a better place to live but a better place to live, for everyone thus creating an environment At the Beach similar to ON the Beach by creating equality, breaking down societal barriers and encouraging interaction.

Based on the research and evaluation, Flagler Beach needs to take its outdated conventional zoning principals to a new standard. Principals of Smart Growth, Form Based Zoning will be overlaid into the current zoning structure where new ideas and benefits will be explored.

Some Parameters will be:
1. Connectivity
2. Density, both vertically and horizontally
3. Walkability
4. Sense of place and theme
5. Common areas and open space
**Smart Growth Principals**

1. **Mixed use land**
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Create sense of place and theme
6. Preserve open space, natural beauty and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and cost effective
10. Encourage community and stakeholder collaboration in development decisions

**Mixed-use**

A blend or combination of residential, commercial, institutional or industrial uses, where those functions are physically and functionally integrated and that provides pedestrian connections.

**Benefits:**

1. Greater housing variety and density
2. Reduce distances between housing, workplaces, retail businesses and other destinations
3. More compact development
4. Stronger neighborhood character
5. Pedestrian and bicycle-friendly environments
Form Based Zoning
Form-based codes place emphasis on the relationship between:
1. Building Facades and the Public Realm
2. Form and Mass of Buildings in Relation to One Another
3. Scale and Types of Streets and Blocks
4. Multiple buildings, a block, neighborhood relationships and scale

Conventional Zoning
Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified

Zoning Design Guidelines
Conventional zoning requirements, plus frequency of openings and surface articulation specified

Form-Based Codes
Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.
Flagler Beach incorporates conventional zoning principals by the segregation of land based mainly on use. This ideal creates a patch work of zoned areas that in many cases is irrelevant to its neighboring zones. The divisions come about over time and are adjusted as the city develops creating unusual streetscapes, loss of connectivity, city theme and character along with many zoning amendments that may come about from development and growth pressures. Conventional zoning maps become a reactive and less proactive. Conventional zoning maps are good for big picture planning when looking at overall lands for annexation, conservation, major street planning, waterway protection, but do not fair well in the micro planning of everyday life.
Downtown Core

The focus will be confined to the core downtown area. From North 10th Street to South 9th Street and The Atlantic Ocean to the Intracoastal Waterway.
Subject: Architectural Context

Existing Conventional Zoning

- Conservation (purple)
- Medium Density Residential (brown)
- South 9th Street
- Low Density Residential (orange)
- Recreation (green)
- General Commercial (red)
- Single Family Residential (yellow)

North 10th Street

Image Courtesy: Flagler Beach City Hall
Eliminate all current zoning by use, except for conservation lands. Treat the city as one zone decided by types of buildings that create connectivity.
Some land areas can be made available for design purposes. Both parks will be rethought along with FL100 and the main town intersection. Some streets can be eliminated based on access. A portion of the conservation land and public marina are also available for reuse.
Subject, Architectural Context

Re-evaluate Zoning
Type 1: Commercial Square, Mixed Use, Residential/Retail
Type 2: Community Park, Entertainment
Type 3: Town-homes, Apartments, City Parking
Type 4: Cracker Style Cottages, Natural Park Setting
Type 5: Linear Park, Iconic, Transient Features, View to Ocean
Type 6: Variable Housing Mix
A1A Corridor: Residential/Retail
Subject, Architectural Context - New Type 1

Commercial Square- Mixed-use, mostly retail and business at the upper level with some small residential units on the third floor. Three stories maximum height. Facades to define the square with covered pedestrian overhangs. Center square to be open with view of the ocean.

View of Ocean
Subject, Architectural Context - New Type 2 and 5

Community Park and Linear Park, Iconic structures with a possible entertainment fixture as a back drop. Park will act as the center hub with access to other types. The Linear Park will host small shelters for temporary stay and green space while maintaining some view to the ocean.

View down a Linear Park to the ocean.

Photo: David O'Bryan
Subject, Architectural Context - New Type 3

Town Homes, Apartments, Public and Private Parking below. Mixed housing options. Access to the conservation lands and intracoastal as well as views of the ocean and along the Linear Parks. This structure can go as high as five stories and defines the western edge of the city.
Florida Cracker Style Cottages, varying from 300 square feet to 1500 square feet. No vehicular traffic, parking under the bridge and bike or walking paths to the homes. Single or story and a half maximum height, all exterior material to be indigenous to the original vernacular of Flagler County. Cottages are designed to replace the trailers and can be rented or owned. Cottages will be placed in a grouping around an open outdoor fire pit.
Variable Housing Mix, open green spaces between buildings in order to blend with surrounding single family homes. Some retail such as a coffee shop or book store. Mostly two stories but three is allowed in areas. Inner green spaces open up to the Linear Parks and walking paths to the beach.

This block would be designed as a micro community with mixed uses and lifestyles.
(W)right Housing

Main Principals:
1. Everyone shall have the right to shelter
2. Everyone shall have the right to live in the public domain they desire
3. Everyone shall have the right to choose their lifestyle

Life ON the Beach is simplified to a few basics, a bathing suit, lotion a towel and maybe an umbrella or chair. So can Life AT the Beach through (W)right Housing, eliminate the clutter and unwanted needs and choose your place and price.

(W)right Housing is a design concept, driven by lifestyle and location and ultimately a part in an individual's life satisfaction. It is not a style, theme or philosophy but how much value an individual places on the parts. The premise of (W)right Housing is simple; each individual has the right to shelter and location. I believe that we all have the right to choose how to live in our home and the right to place our home in any public domain (city, town or village). Sounds simple yet if you think about it if I wanted to spend $50,000 on a shelter I would most commonly be limited to a location first then also a limited product. (W)right Housing is economically and socially diverse allowing the end user to ultimately choose location and use. Its based on a simple premise, of allowing the end user to be in control, making it the right home. Think of the spaces as an open warehouse without the components or square footage defined and the end user then determines what components and size they would need to have the right home and price. Living in Europe, when looking at apartments, we were surprised to find many of them were without kitchens, closets and in some cases lighting and plumbing fixtures. It was up to us to provide the components and then take them with us when we left. What if we had that same choice in a new home? Would that make it just right if ultimately the pieces fit our budget allowing us to live where we want and the lifestyle we want.

The first attribute of the concept begins from an understanding of costs. Lifestyle is driven by costs, it is an unfortunate necessary evil. Although we have the right to have shelter and live where we wish, we don't have the right to have it for free. But we should have the right to choose how the money is spent based on our lifestyle. Many people are afraid when building a new home to not leave something out in fear of resale. But what of all the units fall under the same premise? Society does a great job of telling us what we must have especially in a new home, (W)right Housing allows us to be the driver of those choices.

What ultimately drives costs outside of land are; Components and Square Footage.
Components. A home is made of literally thousands of components and each one comes with a price. In some cases code requires the component in others it is asked for by the owner and others you may have it with out even knowing it. What if, in a standard home in todays market, it included some 1,000 components and in your (W)right Home only had 50. Would that house cost less? Could the owner be just as happy? What would the end user sacrifice? Would their lifestyle support the sacrifice?

To be more specific a typical door in a home is made up of 5 components. The door itself, the paint, the trim, the frame and the hardware. What if the Right Home had no doors? Based on this analogy, it would eliminate the typical number of doors, times 5 less components each. Now multiply that idea by 10,000 components.

A kitchen is the best example of this premise. The kitchen below has literally hundreds of components. It is a typical kitchen and most people would be excited to live with one just like this. The kitchen today has become the focal point of the home thus driving up the costs even more as it becomes a larger then needed space. The kitchen to the left achieves the same result, prepare and store food, but with substantially less components and cost. Frank Lloyd Wright in his invention of Usonian Homes moved the kitchen to the off beaten path and let the fireplace and conversation become the focal point. I’m not sure he did this on purpose as this may have been the trend in the 20’s, but can we return to that thought allowing the end user to drive decisions and not the market. The kitchen to the right estimated cost, $30,000. The kitchen to the left estimated cost, $3,000. If the kitchen is not the focal point and one eats out a lot and never cooks from home, why spend the money?
Square Footage. What would seem to be the simplest of all can be the most difficult to understand for the end user, the idea of square footage. It is made up of either the size of a room or the number of rooms. Square footage begins with a program, a simple list of the rooms needed for your lifestyle. But that is where simplicity ends. I would be willing to surmise that just about every home in the United States with the same square footage has very similar program. Each will have a bedroom or two, a kitchen a place to entertain and bath, etc., etc., so what makes a home unique? It is how you use it or your personality. How you use those spaces based on your lifestyle and character. Square Footage compilation begins by asking, how do I cook? How do I sleep? When do I watch television? All related to ones lifestyle and personality. Some spaces can be combined, ultimately lowering the overall square footage. Others are pass through space, while some are dead end spaces. Curbing circulation and flow can also lower overall square footage.

Pass through kitchen to the left vs dead end kitchen.

14x14 Bedroom to the left. 
14x18 Bedroom to the right. 
Both hold the same amount of furniture and accomplish the same purpose.
The second attribute of (W)right Housing is **Location**. Although the (W)right home can be placed on any piece of land at any cost, the end user must ultimately decide on a budget for the home or building and then placing it on a proportionate land value. Although I mentioned you have the right to live in the public domain you desire it does not mean you have the right to live on any piece of land. Based on budget you may be limited to a higher density, mixed-use locations that would bring a lower land cost. In addition, expensive site attributes such as location to water or views bring a higher cost to land. With (W)right Housing one must start by choosing the right piece of land within the domain that fits your desired budget. Cities must work to create fair land values, to include higher densities. Flagler Beach has chosen based on its outdated and conventional zoning to limit the height of buildings to three stories. I disagree with this idea. Although I understand the need to keep the look of the city a low profile one (unlike Daytona Beach), this only encourages sprawl and higher land values as supply decreases. Allowing for taller buildings that are still in keeping with the look of Flagler Beach would produce lower land values and thus accommodate more locations for the right home.

**(W)right Housing vs Affordable Housing**

The beauty of (W)right Housing is that it adds to the values in a community no matter the size. In many cases an existing homes value can decrease if a home of lesser value is built next door. For example a million dollar home next to a $200,000 dollar home would hurt the value of the expensive home while helping the value of the lesser. An interesting fact about appraisals is that it rarely and I mean rarely takes into consideration the components of a home and how expensive they may be. Comps are established by location, square footage and style. A 1,500 square foot $225,000 (W)right Home valued at $150 per square foot, next to an $750,000 dollar 5,000 square foot home valued at $150 per square foot, equates to the same value just more of it for the 5,000 square foot home. Todays market is totally cost per square foot driven that it actually benefits the premise of (W)right Housing.

Affordable Housing, a current trend accepted by cities and imposed on developers, asks communities through programs, grants and incentives to lower the price of a home to make it affordable to the end user. As I understand the concept I wonder how do I qualify? (W)right Housing lets you choose the parts, thus controlling the ultimate cost of the home based on your lifestyle.
Vernacular Architecture - Florida Frame

Life On the Beach has not changed much since W. C. Cookman visited today’s Flagler Beach shores for the first time around 1909. Many of Florida’s beaches can not say the same nor can it say the same for its Life AT the Beach. Flagler Beach is trying to hold on to its organic, rustic, vernacular of yesteryear and maintain an image that Life At the Beach does not have to Sachem to the pressures of gentrification.

Florida Frame Vernacular is a modern version of the old cracker style architecture that roamed the inner lands of Flagler County. Today this style has become popular in many shore line cities along the eastern seaboard especially in the southern states. It has become a gift from past traditions re-adjusted to today’s lifestyles.

The exteriors are simplified accented with metal roofs, open rafter tail overhangs and stucco or coquina walls. The porches are the focal point of the design as everything began from dinners to great conversation on the cool protected porches. The plans are open and aired, allowing for cross breezes and well shade with large overhangs protecting the inner environment from the sun. The following are two sketched example homes showing a modern day twist on the Florida Frame Vernacular. The two ideas are called Coastal Breeze and Warm Moments, evoking memories of Life ON the Beach.
Coastal Breeze - designed around a screened rear porch that ties back to a front porch with the main living space in the center opening to both. Kitchen is a dead end kitchen.
Subject: Architectural Theme

Photos (3): David O'Bryan
Warm Moments - moves the screen porch to the front while introducing a courtyard within the center of the home. The main living spaces focus on an exterior fireplace that warms not only the exterior porch but also the interior of the home.
Subject, Architectural Theme

Photo: David O'Bryan
Economic Mix
The economy of Life ON the Beach is available and affordable to all. It does not discriminate nor does it challenge ones lifestyle or choices. Life AT the Beach programmatically should provide a mixed-use of opportunities and options to live the way one would prefer to live. Many beach side communities have lesser options to choose from as prices escalate AT the Beach.

The following is a starting guide of size to components driving an associated cost for different lifestyles within the program.

<table>
<thead>
<tr>
<th></th>
<th>Square Footages</th>
<th>Components</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>300 - 500 SF</td>
<td>Minimal</td>
</tr>
<tr>
<td>Retired</td>
<td>1,200 - 2,000 SF</td>
<td>Maximum</td>
</tr>
<tr>
<td>Young Family</td>
<td>1,500 - 3,000 SF</td>
<td>Maximum</td>
</tr>
<tr>
<td>Tourist, Long Term</td>
<td>1,000 - 2,000 SF</td>
<td>Medium</td>
</tr>
<tr>
<td>Visitor, Short Term</td>
<td>300 - 1,000 SF</td>
<td>Minimal</td>
</tr>
<tr>
<td>Snow Bird</td>
<td>1,200 - 2,000 SF</td>
<td>Maximum</td>
</tr>
<tr>
<td>Growing Family</td>
<td>2,000 - 4,000 SF</td>
<td>Medium</td>
</tr>
<tr>
<td>Empty Nester</td>
<td>1,200 - 2,000 SF</td>
<td>Medium</td>
</tr>
<tr>
<td>Newley Married</td>
<td>1,000 - 2,000 SF</td>
<td>Minimal</td>
</tr>
<tr>
<td>Single</td>
<td>300 - 1,000 SF</td>
<td>Minimal</td>
</tr>
<tr>
<td>Co-habitation</td>
<td>1,500 - 3,000 SF</td>
<td>Medium</td>
</tr>
</tbody>
</table>
Cultural Diversity
While spending time ON the Beach we learn that race, creed, religion or politics do not matter. Life ON the Beach takes us into an environment where the pleasures of place overwhelm us into a freedom to just be ourselves. Life AT the Beach has taken that freedom away from us as we segregate ourselves for sake of class, safety or pride. With the classes becoming so polarized, finding ways to live together as people is greater than ever before. Life AT the Beach can develop opportunities to live together as one people, based on lifestyle and not based on segregating variables.

Rooms and Needs

<table>
<thead>
<tr>
<th>Category</th>
<th>Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>Sleeping, Bathing, Resting</td>
</tr>
<tr>
<td>Retired</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry, Storage</td>
</tr>
<tr>
<td>Young Family</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry, Study, Mud Room, Storage</td>
</tr>
<tr>
<td>Tourist, Long Term</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry</td>
</tr>
<tr>
<td>Visitor, Short Term</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry</td>
</tr>
<tr>
<td>Snow Bird</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry, Study, Mud Room, Storage</td>
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<tr>
<td>Growing Family</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry, Study, Mud Room, Storage</td>
</tr>
<tr>
<td>Empty Nester</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry, Study, Mud Room, Storage</td>
</tr>
<tr>
<td>Newley Married</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry, Study, Mud Room, Storage</td>
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<tr>
<td>Single</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry</td>
</tr>
<tr>
<td>Co-habitation</td>
<td>Bedrooms, Living space, Dining area, Kitchen, Laundry, Study, Mud Room, Storage</td>
</tr>
</tbody>
</table>
**Environmental Expression**

Life ON the Beach and its natural environment have always given to society. It has given by its beauty, intrigue, wonders and the habitat it protects and nurtures. Life AT the Beach has an opportunity to finally give back to the environment it has taken from for so long. Todays technology has aimed us in new directions to create a symbiotic equality that benefits both.

Designs today with mandates form the American Institute of Architects has set goals of Net Zero living by 2030. A zero carbon footprint for homes or buildings that produce as much energy as they use creating a net zero lifestyle.

*Climatologists link an increase in atmospheric greenhouse gases to a steady rise in global temperatures and of variety of climate changes, some of which may prove catastrophic. Carbon dioxide, a by-product of burning hydrocarbons is an especially noticeable culprit.*

Net zero living is not just related to energy. It is also a lifestyle change that alerts us to being more sensitive to our surroundings and thinking of creative ways to live or lives that give back to the environment. Architecture and architecture professionals are at the beginning source of change, that can mandate and design change for the future.

*Net Zero Design Considerations:*
1. The Building Envelope
2. Passive Solar Design
3. Renewable Energy
4. Heating, Cooling and Ventilation
5. Living a Zero Energy Life

End Note 34
Equality, Breakdown Barriers and Encourage Interaction
How does this create equality? Does this breakdown societal barriers? Does this encourage interaction? The ideal environment of Life ON the Beach co-existing with Life AT the Beach develops a *symbiosis, an interaction between two different organisms living in close physical association, usually to the advantage of both.*\(^{35}\) The lessons architecture can learn from Life On for Life AT the Beach answers these simple questions through *design, creation and use of form and space, that reflects functional, technical, social, environmental and aesthetic consideration.*\(^{36}\) Much has been said for the ability of architecture to create change within the environment of Flagler Beach from aesthetic, cultural, societal and environmental perspectives. But when it is all said and done great architecture has the ability to evoke equality, breakdown barriers and encourage interaction as people but also as two environments, Life ON and Life AT the Beach.
Delray Beach was chosen as a precedent for its cultural diversity, through the effects of gentrification.

Seaside was chosen for its leadership as one of the first new urbanism communities in America.
Seaside’s Appealing Attributes - A Destination City with a Hometown Feel
Seaside address the need for people to live differently and offers an economic mix of product, although due to its popularity costs have escalated to unbelievable prices.
Seaside’s socially friendly atmosphere and inviting public spaces, streets and sidewalks allow for cultural interaction. Many businesses are set in unique street side vendors to upscale spaces.
Seaside has a Hometown feel, while being a major destination and tourist attraction. Its beach is the main attraction, no other major venues over taken the beaches atmosphere.
Vernacular Architecture, dominates much of the architecture, however Seaside was created at the hands of many architects in order to give it a diverse feel.
Precedents, Seaside, Florida

Photo: seaside.library.nd.edu
The Urban Code at Seaside, prescribes eight different building types with one clear prototype in mind. Unlike conventional codes with hundreds of pages and formulas, Seaside’s Code is one page with a predictable three-dimensional result. It has elected to redefine Zoning Codes with form-based zoning rather than conventional.
Type 1: Define the central square, with a decisive spatial act. Intended for retail on the ground floor and residential above. Tallest buildings at Seaside with a maximum of 5 stories permitted. Party wall buildings with no setback at the front.
Type 2: Define a small pedestrian square at the front of the town hall. Intended primarily for office use although apartment and office use may occur.\(^\text{39}\)
Type 3: Generates two uses ultimately determined by lot size and location. Warehouses, storage, work shops and auto repair will occupy this area. A fire station will also be placed in this area. Party-wall buildings with few restrictions other than limit on height.40
Type 4: Large lots that line the avenue connecting the central square to the tennis center. Large freestanding buildings with substantial out buildings at the rear. This type may be large homes, small apartment buildings or bed and breakfast inns. A continuous porch os required at the front.41
Type 5: Special category for large lots that contain several buildings. With minimal prescriptions but required that the lots be planned as a coherent grouping.\textsuperscript{42}
Type 6: These lots are the suburban section of Seaside. They are located on North to South streets with a view of the sea at the end of the corridor. Free standing houses with small out buildings at the rear to include rental cottages and guest houses. Large front yards with picket fences lining the streets maintain the views and spatial section of the streets.43
Type 7: East to West streets with no views this being the least expensive lots, smaller and higher density. Setbacks are minimal and zero lot line os permitted on one side in order to generate a courtyard on the other.\textsuperscript{44}
Type 8: Dispersed throughout the residential areas and more liberal in planning. Located in areas that require some degree of acknowledgement as gateways or special places.45
Delray Beach grew from a farming community into a bustling city known for its unique architecture and thriving downtown. Delray Beach became a winter resort where artists, writers and cartoonists came to escape the brutal winters and hone their crafts. Today, history plays a big role in the city’s identity and future direction. Delray has a similar shape and fabric to that of Flagler Beach. The integration of multiple housing types and overall theme make it a great city. Delray has feel of a hometown city and not a destination city although many iconic images, colorful buildings and street and building art throughout the city.
Delray Beach has developed into a well balanced racial diverse community. Based on the 2010 Florida statistics it is better in some areas although the Hispanic population is far less. Many Hispanics have migrated to the Miami area tilting the overall scale. Delray holds race balance workshops to develop ideas of creating a racial harmony for all.

<table>
<thead>
<tr>
<th>Demographic</th>
<th>Delray Beach</th>
<th>Florida</th>
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<tbody>
<tr>
<td>White alone, percent, 2010</td>
<td>65.7%</td>
<td>75.0%</td>
</tr>
<tr>
<td>Black or African American alone, percent, 2010</td>
<td>28.0%</td>
<td>16.0%</td>
</tr>
<tr>
<td>American Indian and Alaska Native alone, percent, 2010</td>
<td>0.2%</td>
<td>0.4%</td>
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<tr>
<td>Asian alone, percent, 2010 (a) RHI405210</td>
<td>1.8%</td>
<td>2.4%</td>
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<tr>
<td>Native Hawaiian and Other Pacific Islander alone, percent, 2010</td>
<td>0.1%</td>
<td>0.1%</td>
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<tr>
<td>Two or More Races, percent, 2010</td>
<td>1.7%</td>
<td>2.5%</td>
</tr>
<tr>
<td>Hispanic or Latino, percent, 2010</td>
<td>9.5%</td>
<td>22.5%</td>
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<tr>
<td>White alone, not Hispanic or Latino, percent, 2010</td>
<td>59.2%</td>
<td>57.9%</td>
</tr>
</tbody>
</table>
Precedents, Subject

Victoria Casasco, Appell House, Seaside, Florida
Walter Chatham, Chatham House, Seaside, Florida
Frank Lloyd Wright, Usonian Home, Florida Southern College
Architecture for Humanity, Katrina Cottage
Dattner and Grimshaw, Via Verde, Bronx New York,

Photo: treehugger.com
Victoria Casasco designed buildings in the town that attempted to test the limits of the code by diverging from typical interpretations and introducing modern operations of space making. The Appell house abstracts typical Southern vernacular practices regarding wood construction. The structural skeleton is exposed and the wood cladding is treated as an exterior "skin." Also the transparency between the interior and exterior provides for complex spatial relationships, while responding to climate.47
The Chatham House took the conventional idea of front porch and placed it between the two pavilion style structures. Although two separated structures they are one home. Chatham also combined unique finishes such as silver paint and copper tubing. Metal cladding was used on the roof and walls.
Usonian Homes, affordable to the “common people,” Frank Lloyd Wright’s answer to the depression. A new lifestyle of minimized to the bare necessities to save money and time. Usonian Homes had no basements, attics and clean simple details. Interior spaces focused around the fireplace and main living room, while the kitchen and bathroom are hidden from view. The Usonian Home reinvented the need for a garage and storage, by creating a carport that shaded the car.
The kitchen is offset and not the main focus of the home, allowing for lower costs for the kitchen components. The fireplace and living area are the center of the home evoking conversation and gatherings.

Garage area is an overhang and concrete pad.
A brightly colored cottage with 300 square feet of living space, designed and constructed as an alternative to the unsightly and less permanent FEMA trailers. Prototype cost - $55,000.\textsuperscript{50}
Precedents, Dattner and Grimshaw, Via Verde, Bronx NY

Award-winning design inspired by the integration of nature and city. At the heart of the project is a dynamic garden and series of green roofs that serve as the organizing element and identity for the community.51
Mixed-income and mixed-use with multiple options of square footages and programatic features. Offers rental and ownership housings, with 222 mixed-income units, 7,500 square feet of retail and community space and 40,000 square feet of green roofs and other open space for residents to use.\textsuperscript{52}
The concept included innovative design and housing solutions to address the city's housing diverse issue. The site was a vacant old railroad freight yard that the city acquired and remained vacant until construction began 2009.
Sources and Research - End Notes and Bibliography

Images: See Bibliography Books 1 thru 11
End Notes

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18. Loretta Lees, Tom Slater and Elvin Wyly, Gentrification, (Routledge, 2008), 131

19. Lees, Slater and Wyly, Gentrification, 6


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