



*Studio 5*

## **St. Augustine, Florida**

*Spring 2005*

In October 2004 Dean Michael Lykoudis attended the International Making Cities Livable Conference in St. Augustine, where he met with the mayor and local residents. They asked for Notre Dame's help in designing ways for a town of 12,000 to maintain its diversity, historic character, and charm while playing host to 6,000,000 tourists a year. We were happy to get the call; an anonymous donor funded travel expenses. This studio was especially successful in the watercolor renderings, the public process events (a real-world blend of the pleasant and the challenging), and in helping students bring home lessons from their year in Rome. The experience was so positive that it led us to start the Center for Building Communities.

ST. AUGUSTINE ISN'T JUST THE oldest continuously occupied European settlement north of Mexico, it's also a major historic site for the civil rights movement, where black people's demands for integration and fair treatment in 1963 and 1964 were met with violence. The St. Augustine campaign helped break a Senate deadlock and get a bill passed outlawing segregation of public places. Today it's a tourist mecca that retains a walkable historic core (including Lincolnville, an early free black community and now a national historic landmark). The city's architecture dates mainly from the 19th and early 20th centuries, but various Spanish traditions and revivals are much in evidence. Not to be missed is the exuberant Spanish-inspired work of Carrère and Hastings, including the Ponce de Leon and Alcazar hotels. Thirty-six buildings date from the colonial era, and about that many again are reconstructions.

Why would such a great place need to consult with architects? Because in the process of accommodating the automobile and millions of tourists, St. Augustine has inadvertently and incrementally chipped away at the very historic, walkable, and affordable qualities that make it such a desirable destination. The road entrances to town are commonplace and uninviting. They don't suggest that visitors are approaching a unique, significant place. The quickest way to accommodate millions of tourists is to clear land for surface parking and widen the streets for traffic, but these changes make it hard for those same tourists to get around. St. Augustine's warm winter climate is everywhere, but the city isn't as well connected to its extensive waterfront as it could be. Fourteen fourth-year Notre Dame architecture students participated in this studio, directed by Sallie Hood and Ron Sakal.



*St. Augustine Existing Plan*  
Studio



*St. Augustine Redevelopment Plan*  
Studio



*Railroad Station Proposal*  
K. Conley

Any proposed redevelopment should be in harmony with the distinctive local styles, and not destroy or overshadow historic civil-rights sites and the uniquely varied architecture of Lincolnville. It also needs to accommodate at least four different constituencies: year-round residents, tourists, part-time residents, and students. New construction should be permeable (with many entrances and public spaces) and well connected to nearby places. Downtown there's a need for more reasonably priced housing, services for residents, and outdoor recreational and entertainment spaces. In this spirit the students proposed a number of redevelopment projects.

#### **West King Street Link to Downtown**

There are several opportunities here to increase convenience and lessen car usage at the same time. With a train station built along existing tracks near West King Street, travelers would be able to reach Jacksonville in less than 30 minutes. Students also proposed a new bridge that would relate better to the Bridge of Lions to the east, and would provide a dramatic and fitting second entrance to downtown St. Augustine. They also proposed a transportation center and visitor parking near the bridge, encouraging tourists to relieve traffic congestion by parking here and biking or walking to downtown and a proposed future hotel and conference center (see p. 113).

#### **Visitor Center**

Currently, 500,000 square feet of asphalt surface parking here cuts off a residential neighborhood from tourist areas. Students proposed using a combination of automated parking technology and a conventional self-park garage to increase the number of spaces from 500 to 2,300, while using less land. On the freed space, they proposed a new pedestrian-friendly mini-neighborhood, Vecindario San Ambrosia, with space for 50 residences and 40 businesses, including a grocery store. This arrangement would link existing neighborhoods and serve residents and tourists alike (see pp. 108–9).



*Hotel Vista Al Mar*  
H. D. Lee

### Waterfront and Hotel Sites

Currently Avenida Menendez runs right along the waterfront. Students proposed making the avenue a full boulevard that's easier to cross, and then building up land east of it so that the waterfront walkway can be made both wider (allowing for large gatherings) and longer (extending south of the Bridge of Lions). They proposed redesigning the main intersection as a roundabout, which would provide triple benefits by making traffic safer, allowing easier pedestrian crossing, and adding an attractive public space within the roundabout. Just south of the Bridge of Lions, they proposed to redevelop the hotel sites in a similar architectural vocabulary (a

blend of Gaudi, Spanish Art Nouveau, and Carrère and Hastings) so that they “read” as one imposing structure, making use of roof terraces and vegetation. Ground-level shops along the street and an entry courtyard would keep the new edifice from being too overwhelming (see pp. 109–10).



*Waterfront Park Proposal*  
B. McNee



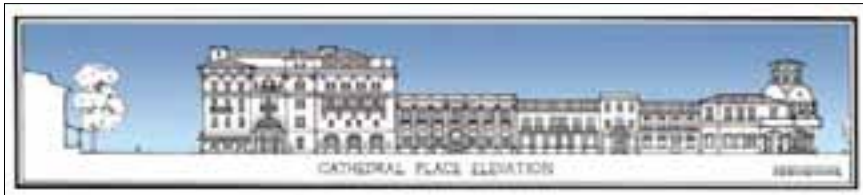
Cinema Proposal  
A. Vogelheim



Magnet High School Proposal  
R. Brooks



Recreation Facility  
B. Sappéy



High School, Bank, and Cinema Block  
R. Brooks, A. Vogelheim

### Downtown

Students proposed to make use of “black gold” here, redeveloping the 102-space parking lot between Cordova and St. George streets south of the Hotel Casa Monica into a Cordova Street Artists’ Community (with spaces for galleries, exhibitions, classrooms, residences, and retail) and an automated parking garage for 113 cars. Similarly, they would redevelop the on-grade parking lot between St. George Street, Cathedral Place, and Cordova Street with a multi-story public magnet performing-arts high school, a (mid-block) bank, and a cinema that would define that corner space and make it an inviting walking destination (see pp. 106–7).



Senior Housing Proposal  
C. O'Keefe



Woolworth's Redevelopment  
A. Cesar



Infill Proposal  
J. Hagan, B. Sappéy

### Woolworth's Restoration and Senior Housing

Just south of the plaza, students proposed to replace surface parking with 104 underground automated parking spaces, and build 26 units of senior housing on the freed-up land. To increase permeability for people walking south from the plaza, they would add passageways through the historic Woolworth's building and between it and Trinity Episcopal Church. Their proposed renovation of Woolworth's would add apartments with balconies and a meeting center on the upper floors, and on the first floor would create an interior mall incorporating the historic sit-in site. At the corner of Washington and Bridge streets, they would replace the parking lot with two shops, a spa, athletic and recreational facilities, residences, and automated parking. The result—more downtown recreation space for vacationers and residents, and a more appealing streetscape for all (see pp. 110–11).



*Flagler College*  
Unknown



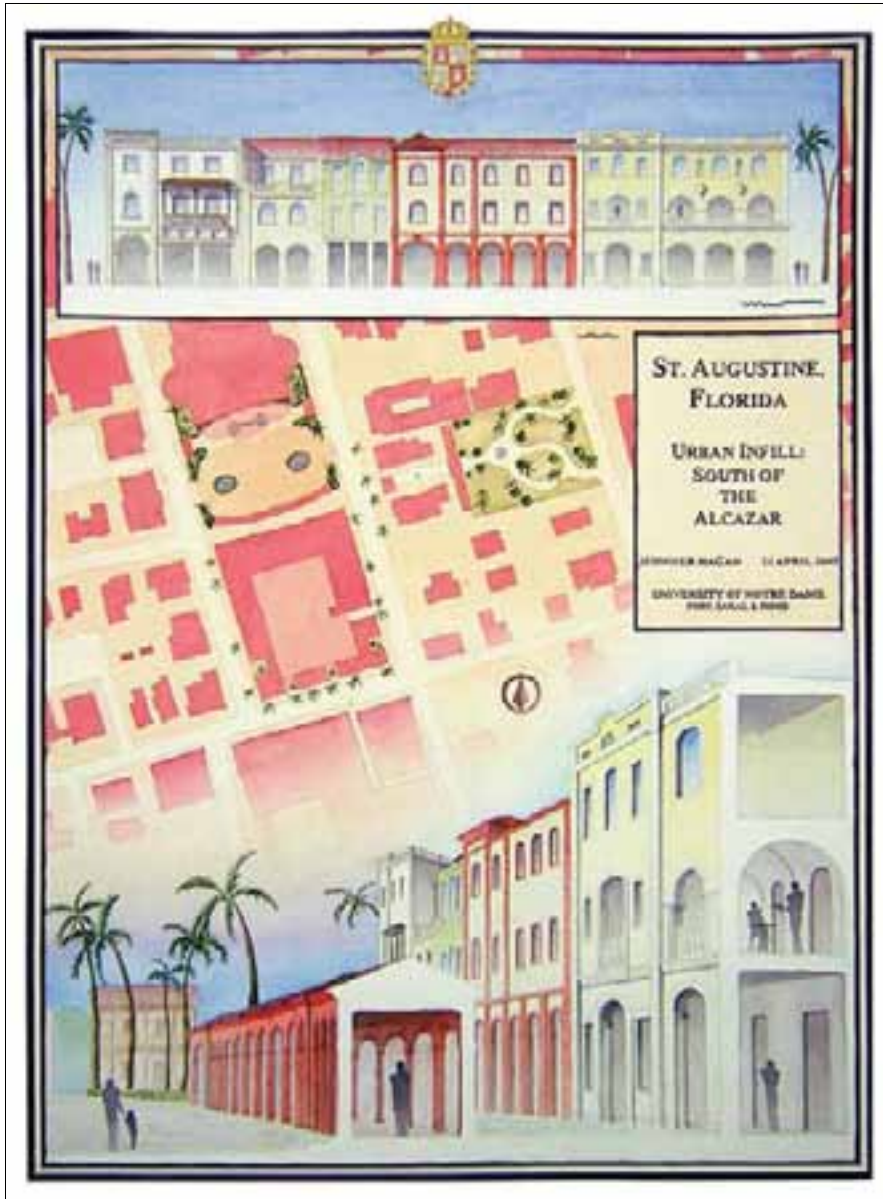
*Former Hotel Alcazar*  
Unknown

### **South of the Alcazar**

Empty lots and surface parking along Granada, Cordova, and Bridge streets threaten St. Augustine's character, and sever the connection between Flagler College and the Lincolnville neighborhood. Students proposed to consolidate parking, now 31 percent of land use in the area, reducing it to 6 percent, while increasing capacity from 339 to 525 spaces. The freed-up space would become day-and-night activity centers including a bookstore, café, restaurant, offices, shops, a public library, day spa, and residential units (see pp. 111-2).

### **Lincolnville to King Street**

Students proposed to make the Riberia Street boundary of Lincolnville as beautiful as the rest of the neighborhood, with a soccer field, flea market, and housing for students, battered women, and the homeless. At the corner of King Street and Martin Luther King Jr. Boulevard, an historically appropriate location, they would erect a civil rights museum. This building could also define the neighborhood entry and urban space in a more pleasing way than the existing parking lot and low-rise commercial building (see pp. 114-5).



Mixed-Use Building  
J. Hagan

Compared to latecomer cities built during the automobile age, Saint Augustine's potential is greater and easier to realize. By designing for pedestrians, and by accommodating the cars of residents and tourists in automated facilities and underground, the city can enhance its everyday convenience and charm, while providing a uniquely pleasing experience to millions of visitors.

## St. Augustine Studio Participants

### Clients

**Mayor George Gardner**  
City of St. Augustine

**Janice Williams**  
Citizen Activist,  
Organizer Extraordinaire of  
the St. Augustine Field Trips

**Citizens of St. Augustine**

**Special thanks to our host  
families in St. Augustine!**

### 4th-year Architecture Students, School of Architecture

**Robert Brooks**

**Alejandra Cesar**

**Kyle Conley**

**Veronica Denton**

**Jennifer Hagan**

**Stephen Hill**

**Kirsten Hoelmer**

**Amelia Kirk**

**Hae Dong Lee**

**Brendan McNee**

**Colleen O’Keeffe**

**Margaret Reynolds**

**Bridget Sappéy**

**Amelia Vogelheim**

### Notre Dame Faculty:

**Sallie Hood**

Visiting Associate Professor,  
School of Architecture

**Ron Sakal**

Visiting Associate Professor,  
School of Architecture

### Professional Consultants and Studio Reviewers:

**Leslee Keys**

Executive Director of the  
Ximenez-Fatio House

**Sam Marts**

Partner, Sam Marts Architects &  
Planners Ltd., Chicago, Illinois

**Mark Moreno**

Associate Professor,  
School of Architecture,  
Andrews University

**Richard Pinto**

Board Member, Historic St.  
Augustine Area Council, St. John’s  
County Chamber of Commerce

**Grace Kuklinski Rappe, AIA, LEED AP**

Director of Commercial Studio,  
Douglas Hoerr Landscape Architecture;  
Executive Member of Mayor  
Daley’s Landscape Taskforce

**Scott A. Rappe, AIA**

Principal, Kuklinski + Rappe  
Architects, Chicago, Illinois

**Dana St. Claire**

Chairman, Historic Architectural  
Review Board, City of St. Augustine

**City of St. Augustine  
Officials and Personnel**

**Members of the School of Architecture  
Faculty, University of Notre Dame**

## Client Letter

CITY OF ST. AUGUSTINE, CITY COMMISSION / JUNE 10 2008

Dear Sallie and Ron,

As mayor of St. Augustine during a study by Notre Dame's Center for Building Communities, I want to thank you for the great efforts of your student team. 🍷 Their study provided fresh eyes on the challenges of our 14-square-mile city, hosting 3 to 6 million visitors a year. It was particularly refreshing to see them focus first on people and the public realm, weaving them into a centuries-old town plan. 🍷 They were able to turn challenges into opportunities, like addressing the amount of surface parking—we now have an award-winning 1,200-car parking facility, and several projects completed or on line with below level parking. Robotic parking, once understood, can work, and we almost had a pilot project started, but historic sensitivities shied from even a well-disguised effort. 🍷 Then there were ideas ranging from entry corridor markers to second-story add-ons for in-town senior housing and conversion of a one-block bank and parking lot into bank, theater, and performing arts high school, adjacent to our historic Flagler College. 🍷 The many sensible ideas they developed are locked in our minds as we struggle to fund improvements in our small city, with 36% of its property off the tax rolls. We look forward to implementing many of these ideas in the future, and to a return visit by the Center for Building Communities.

With best regards,

GEORGE GARDNER  
City Commissioner  
City of St. Augustine

## Student Reflections

*The St. Augustine studio was a very important and influential part of our undergraduate architecture education. It provided us with the opportunity to use our traditional design backgrounds to contribute to the needs of a local community and to connect with its residents.*

*During the course of the semester, our studio took two separate visits to St. Augustine, where we met, spoke with, and even stayed in the homes of local community members. By hearing the concerns of residents from various backgrounds and demographics as well as seeing St. Augustine through their eyes, we as a studio were able to approach our collaborative design effort in a more sensitive and socially conscious manner. Moreover, through our discussions with residents and local authorities, it was quite evident that a sustainable, affordable, walkable, and mixed-use community—all things that traditional architecture and urbanism foster—was not only what St. Augustine needed but also what they wanted.*

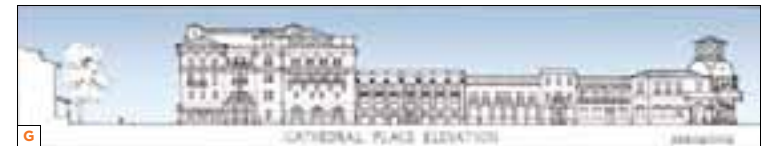
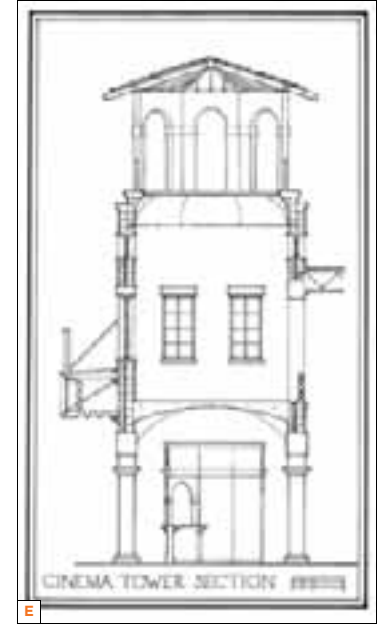
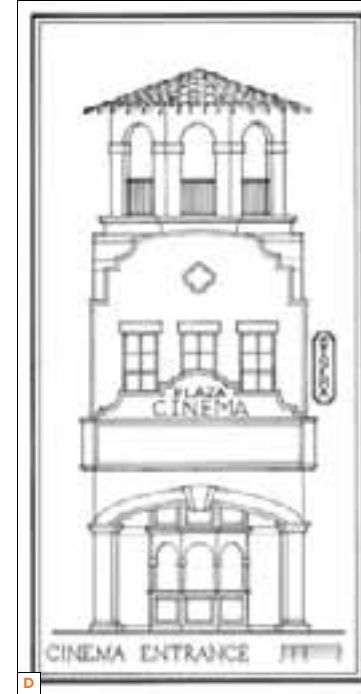
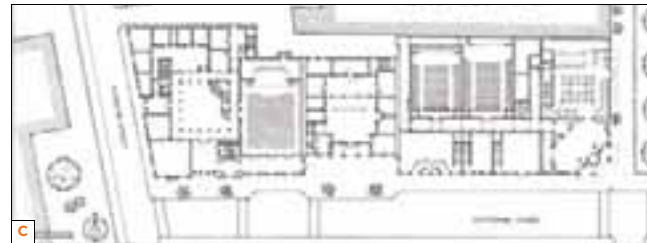
*The studio gave us a perspective on design that no other studio experience had given us before. It confirmed that good traditional architecture and urbanism—inspired from the great cities and towns of Europe—are not only relevant but also very much needed in today's American communities. Most importantly, however, the studio experience showed us how we as architects and designers can use our traditional design skills to give back to a community and to enhance the quality of life of all its residents.*

## St. Augustine Project



**A** St. Augustine Existing Plan, Studio; **B** St. Augustine Redevelopment Plan, Studio; **C** Former Hotel Alcazar, Unknown; **D** Flagler College, Unknown

## St. Augustine High School, Bank, and Cinema Block



**A** St. Augustine Cinema, A. Vogelheim; **B-C** High School, Bank and Cinema Block, R. Brooks, A. Vogelheim; **D-E** St. Augustine Cinema, A. Vogelheim **F** Cinema Proposal, A. Vogelheim; **G** High School, Bank and Cinema Block, R. Brooks, A. Vogelheim; **H-I** Palm Way Existing and Proposed, Studio



J



K



L



M



N



O



P



Q



R



S

J St. Augustine Cinema Proposal, A. Vogelheim; K Palm Way Proposal, R. Brooks, A. Vogelheim; L Bank Site Proposal, A. Vogelheim; M St. George Street Proposal, A. Vogelheim; N Magnet High School Proposal, R. Brooks; O Palm Way Existing Condition, Unknown; P Bank Site Existing Condition, Unknown; Q St. George Street Existing Condition, Unknown; R High School Site Existing Condition, Unknown; S Castillo High School, R. Brooks

## Flagler College



**A** Flagler College, Unknown;  
**B** Flagler College Building Detail, Unknown;  
**C** St. Augustine Downtown Street, Unknown

## Visitor Center



**A** Visitor Center Existing Plan Condition, V. Denton, A. Kirk; **B** Visitor Center Proposal Plan, V. Denton, A. Kirk; **C** Visitor Center Proposal, V. Denton, A. Kirk; **D** Visitor Center Existing Condition, V. Denton, A. Kirk; **E-G** Visitor Center Proposal, V. Denton, A. Kirk; **H** Visitor Center Existing Condition, V. Denton, A. Kirk; **I** Visitor Center Proposal, V. Denton, A. Kirk; **J** Visitor Center Existing Condition, V. Denton, A. Kirk

# Waterfront and Hotel Proposal



K



L



M

K-M Visitor Center Proposal, V. Denton, A. Kirk

# Waterfront and Hotel Proposal

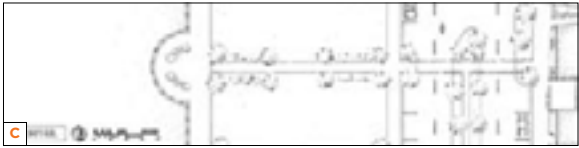


A

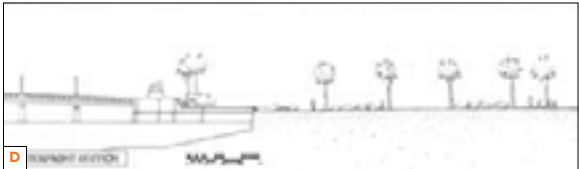


B

A Waterfront Park Proposal, B. McNee;  
B Avenida Menendez Existing and Proposed, B. McNee; C-D Avenida Menendez Proposal, B. McNee



C

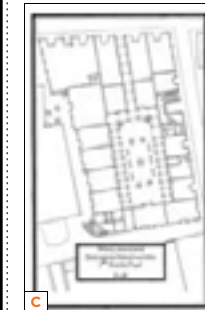
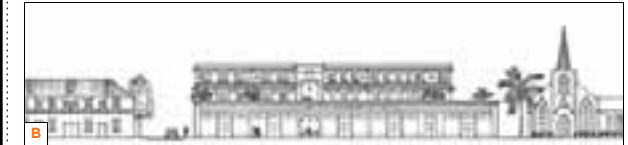
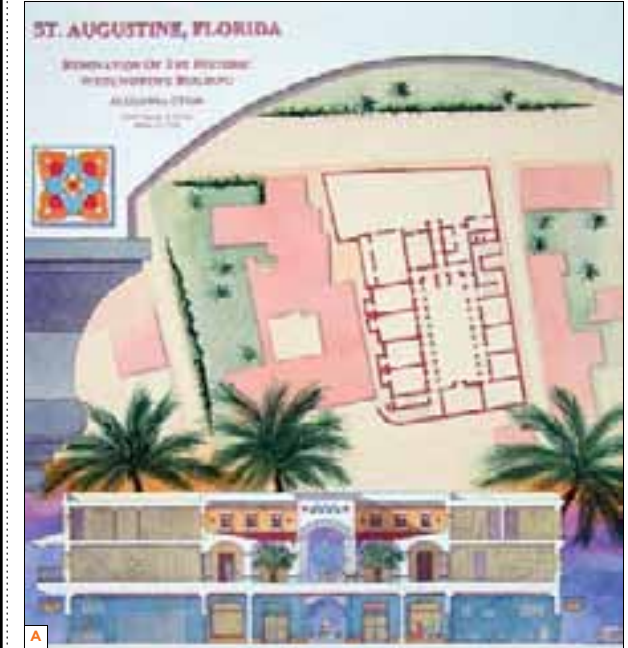


D

## Waterfront and Hotel Proposal



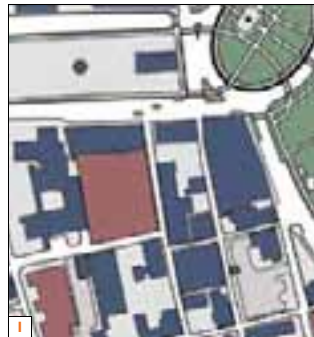
## Woolworth's Mixed-Use Building



**A** Hotel Vista Al Mar, H.D. Lee; **B** Avenida Menendez Proposal, B. McNee; **C** Existing Intersection, B. McNee; **D** Avenida Menendez Proposal, B. McNee; **E** Existing Hotel Site, Studio; **F-G** Proposed Hotel Site, Studio; **H** Proposed Roundabout, B. McNee; **I-J** Existing Hotel Site, B. McNee

**A-C** Woolworth Mixed-Use Building, A. Cesar; **C** 1st-Floor Plan, A. Cesar; **D** Woolworth Mixed-Use Building, A. Cesar

## Senior Housing



**E-G** Senior Housing Proposal, C. O'Keefe; **H** Senior Housing Site Existing Condition, Unknown; **I** Woolworth and Senior Housing Infill Plan, Studio

## Entries



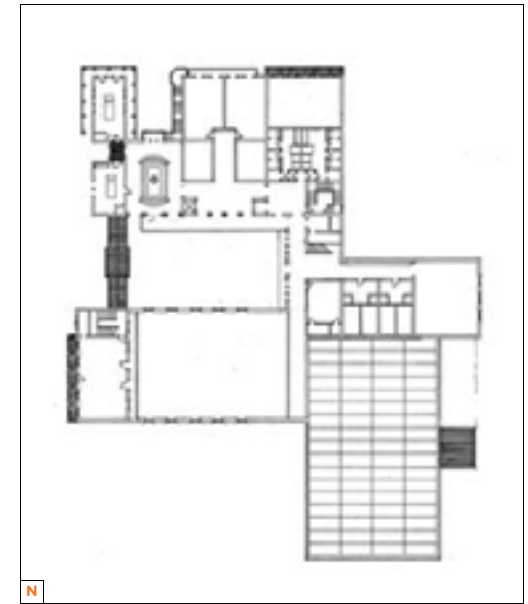
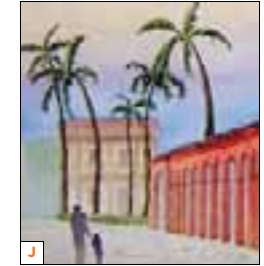
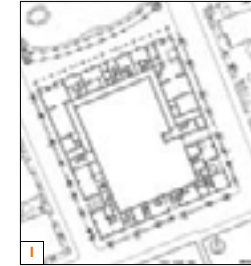
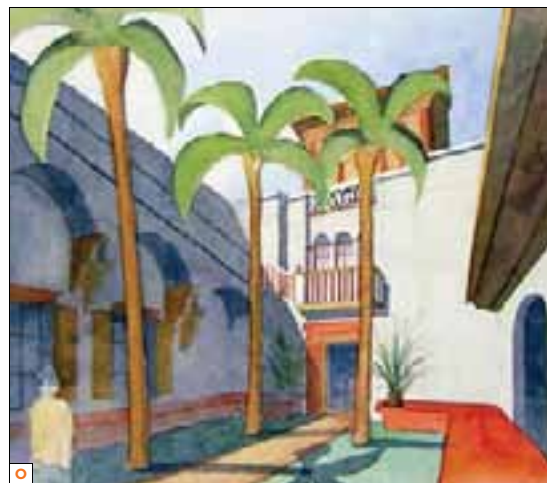
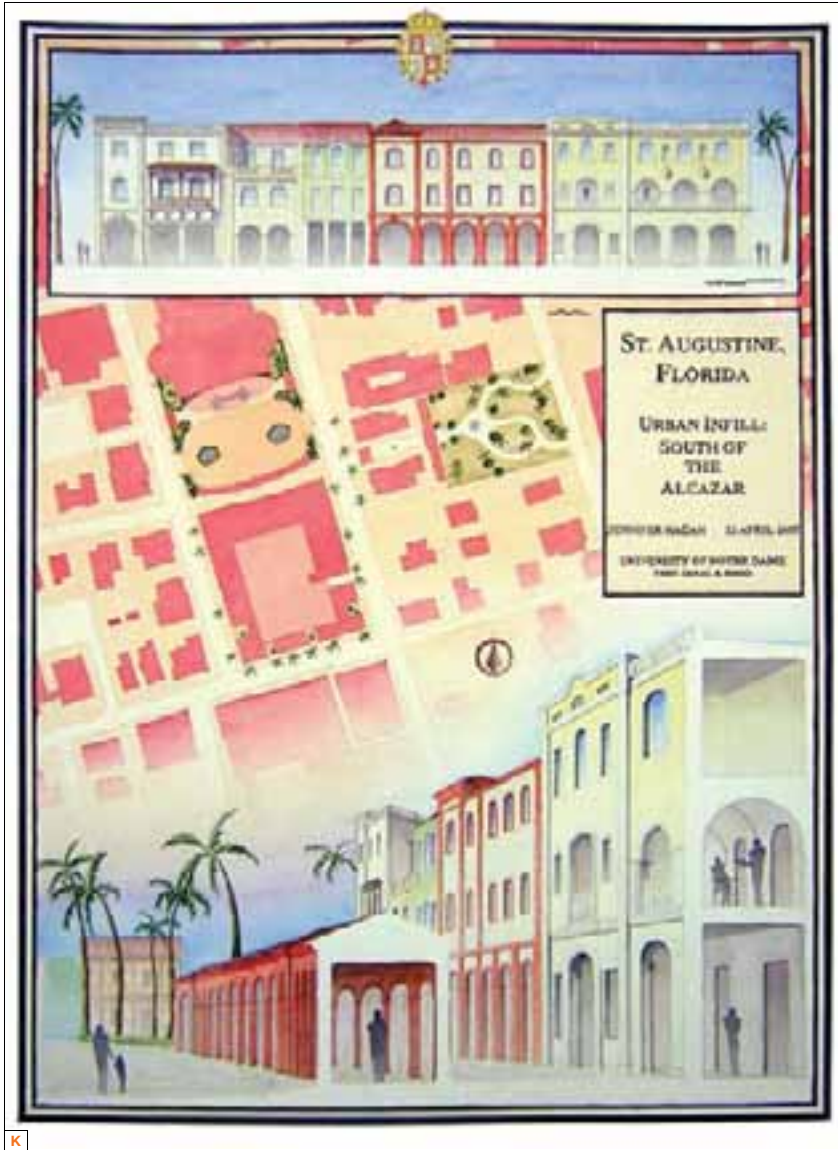
**A** South Entry Existing Condition, Unknown; **B** South Entry Proposal, J.Hagan; **C** North Entry Existing Condition, Unknown; **D** North Entry Proposal, J.Hagan; **E** East Entry Existing Condition, Unknown; **F** East Entry Existing Condition, J. Hagan

## Spa, Mixed-Use, and Recreation Facilities



**A** Spa Proposal, B Sappéy; **B** Mixed-Use Building Site Existing Condition, Unknown; **C** Spa Site Existing Condition, Unknown; **D-E** Mixed-Use Building Site—Existing and Proposed, Studio

## Spa, Mixed-Use, and Recreation Facilities



**F** Mixed-Use Buildings Sections, J. Hagan, B Sappéy; **G** Infill Proposal, J. Hagan, B Sappéy; **H** Recreation Facility, B Sappéy; **I-J** Mixed-Use Building Site Proposal, J. Hagan; **K** Mixed-Use Building, J. Hagan; **L** Spa Site—Existing Condition, J. Hagan; **M** Spa Courtyard, B. Sappéy; **N** Spa Proposal, B. Sappéy; **O** Spa Courtyard, B. Sappéy

# Train Station, Conference Center, and Bridge Proposals



A Existing Western Entry Site, Studio; B Proposed Western Entry, Studio; C Train Station Proposal, K. Conley; D Railroad Station Proposal, K. Conley; E King Street Bridge Proposal, S. Hill

# Lincolntonville Neighborhood Proposal



A



B



C

A Civil Rights Museum, K. Hoelmer;  
 B-C Lincolntonville Neighborhood, K. Hoelmer, M. Reynolds; D Civil Rights Museum Site Existing Condition, K. Hoelmer; E Lincolntonville Neighborhood, K. Hoelmer, M. Reynolds; F Shelter Proposal, M. Reynolds; G Riberia Proposal, M. Reynolds; H Riberia and King Proposal, M. Reynolds



D



E



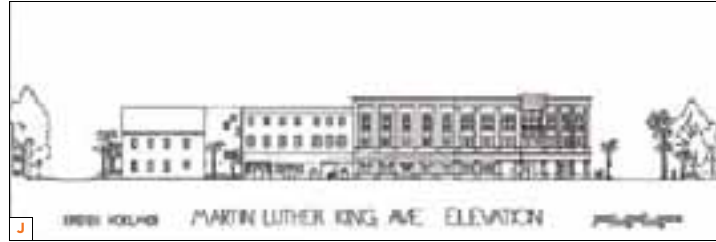
F



G



H



I Lincolnville Neighborhood Plan, M. Reynolds; J King Avenue Proposal, K. Hoelmer; K Washington Street Proposal, K. Hoelmer, M. Reynolds; L King Avenue Proposal, K. Hoelmer; M Iberia Existing Condition, M. Reynolds; N Iberia and King Proposal, K. Hoelmer, M. Reynolds; O-P Iberia and King Existing Condition, K. Hoelmer, M. Reynolds;