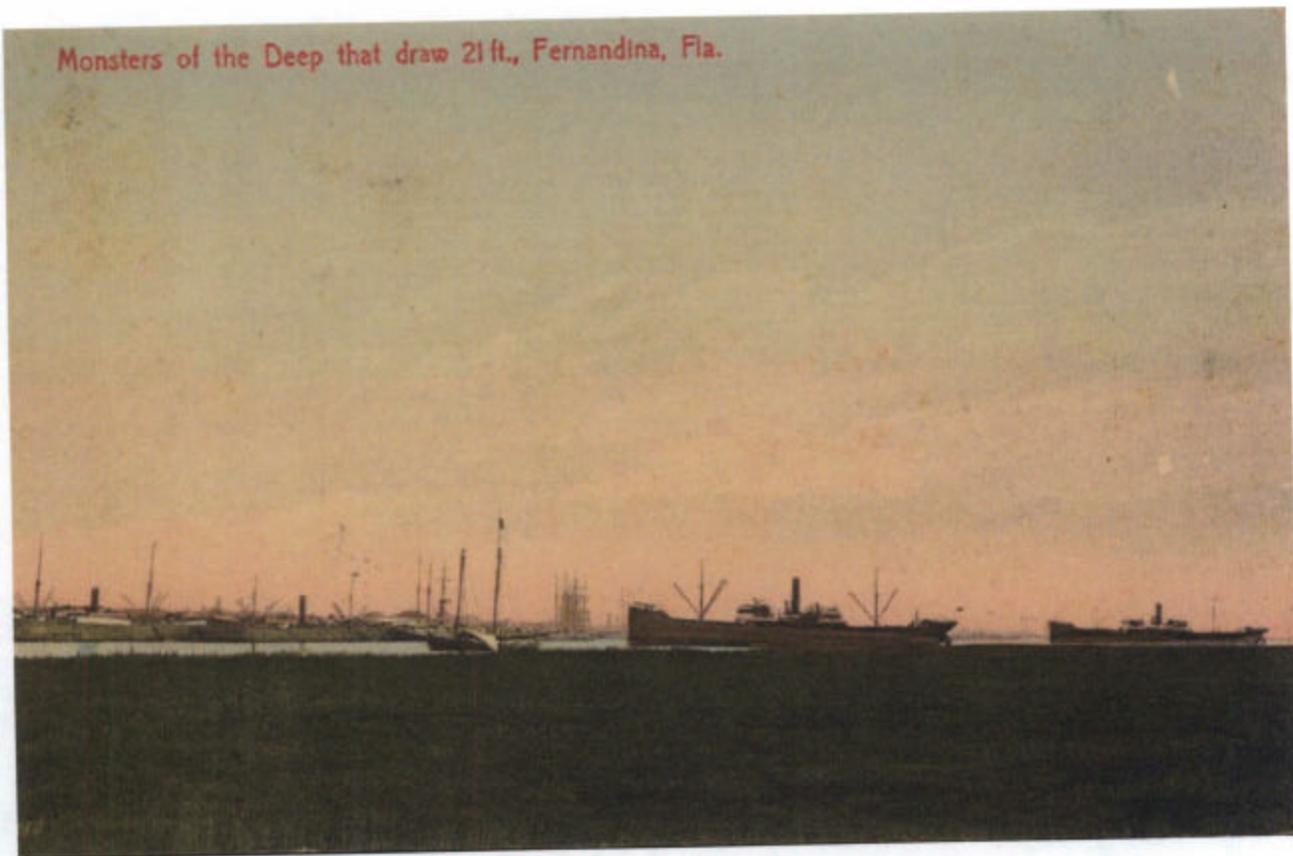




Monsters of the Deep that draw 21 ft., Fernandina, Fla.



CHAPTER TWO

II. CRITERIA AND METHODOLOGY

All surveys conducted in association with the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, utilize the criteria for listing of historic properties in the National Register of Historic Places (NRHP) as a basis for site evaluations. In this way, the results of a survey can be used as an authoritative data bank for those agencies required to comply with both state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by U. S. Department of the Interior (DOI) to evaluate properties for inclusion in the NRHP.

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

- A) that are associated with events that have made a significant contribution to broad patterns of our history;
- B) that are associated with the lives of persons significant in the past;
- C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the NRHP. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A) a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- B) a building or structure from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- C) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life;



D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;

E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G) a property achieving significance within the past fifty years if it is of exceptional importance.

The Bureau of Historic Preservation employs the same criteria in a less restrictive manner for selecting properties to be placed in the Florida Master Site File (FMSF), a repository located at the R. A. Gray Building in Tallahassee. The process allows for the recording of properties of local significance that could not be included in the NRHP. It should be pointed out that the FMSF is not a state historic register, but an archive that holds thousands of documents intended for use as a planning tool and a central repository containing data on the physical remains of Florida's history. Each FMSF form represents a permanent record of a resource.

During the course of the Fernandina Beach survey, 516 resources were recorded. Of those, 512 buildings were recorded. The other resources consisted of two sites and two structures. Most were previously recorded and contribute to a National Register historic district. The year 1957 was selected as the cut-off date to fulfill the fifty-year criteria used by the NRHP for assessing historic resources. Building age was estimated using various sources, including Sanborn Company maps of Fernandina Beach published between 1884 and 1960; historical information accessioned at the Amelia Island Museum of History; Florida Master Site File inventories; data provided by the Nassau County property appraiser's office; and architectural evidence, which is based on comparisons between documented examples of resources of similar size and design.

The inclusion of buildings in the survey was based on criteria established by the U. S. Department of the Interior for listing buildings and properties in the NRHP. Extensive additions and modifications, the use of incompatible exterior sidings and windows, and porch removal or enclosure are typical alterations that cause a building to lose its historic character. The term "historic building," or "historic resource," means any pre-historic or historic district, site, building, structure, or object included in or determined eligible for inclusion on the NRHP. An ordinance of local government may also define historic properties or historic resources under criteria contained in that ordinance. The identification of historic resources begins with their documentation through a survey conducted under uniform criteria established by federal and state historic preservation offices. Survey is a gathering of detailed information on the buildings and structures that have potential architectural or historical significance. The information provides the basis for making judgments about the relative value of the resources. Not all resources identified or documented in this survey process may ultimately be judged "historic." Still, all resources should be subjected to a process of evaluation that results in a determination



of those which should be characterized as historic under either federal or local criteria.

The Florida Master Site File (FMSF) is the state's clearinghouse for information for field surveys and on archaeological sites, historic-period bridges, cemeteries, and standing structures. A system of paper and computer files, is administered by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State. The form on which a building is recorded is the FMSF form for standing structures. Other forms are available for bridges, cemeteries, archaeological sites, and groups of associated resources on record group forms. Recording a resource on a FMSF form does not mean that it is historically significant, but that it meets a particular standard for recording. A building, for example, should be fifty years old or more before it is recorded and entered into the FMSF. Lastly, and perhaps most importantly, relatively few buildings or sites included in the FMSF are listed in the NRHP, the accepted criterion for a "historic resource."

The survey process also includes evaluating the condition of each building, which was evaluated according to standards established by the U. S. Department of the Interior. A subjective evaluation, the condition of each building is assessed based upon a visual inspection of the structural integrity, roof profile and surfacing, the integrity of the exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building. Not permitted on private property, the surveyors inspected each building in Fernandina Beach from the rights-of-way. No attempt was made to examine the interior of buildings, or closely inspect the foundation or wall systems for the extent of integrity, or deterioration, or insect infestation. Consequently, some buildings evaluated as "good" may upon further inspection be found in a "fair," or even "deteriorated" condition. In like manner, some buildings labeled as fair may indeed possess substantial integrity of wall framing with only inconsequential exterior fabric deterioration.

Methodology

Cultural resource management involves a series of activities carried out in succession. The first activity is survey, which is a systematic examination of historic properties. Survey is undertaken to determine the nature, extent, and character of historic properties, which includes buildings, structures, objects, sites, or districts significant in national, state, or local history. Survey should be clearly distinguished from registration and protection of historic buildings, which is provided through listings in the NRHP, and, just as importantly, by enacting historic preservation ordinances.

There are several methodologies for a survey. One approach is the thematic survey, which identifies all historic properties of a specific type, such as a survey of African-American schools, courthouses, or lighthouses in Florida. A more common survey is the geographic type, which results in a comprehensive recording of all significant themes and associated properties within established geographic boundaries, such as a subdivision, neighborhood, or a municipal limit. The goal of this survey was to update the historic standing structures previously recorded in Fernandina Beach's historic district, reconcile duplicate FMSF forms, correct inaccurate addresses, document destroyed buildings previously recorded, and record previously unrecorded



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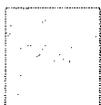
resources. The survey was slightly expanded beyond the limits of the historic district boundary to coincide with the limits of the 1985 historic property survey with the exception of the area known as Old Town, which was not surveyed. In all, 516 resources were recorded in the Fernandina Beach survey. Of those, 396 resources were previously recorded in the FMSF; over sixty other previously recorded resources have been destroyed since 1985. The FMSF numbers and addresses of the previously recorded resources appear in Appendix B to the report. Appendix A contains the addresses of all resources recorded during the survey.

The survey began after holding a public meeting with Fernandina Beach's Historic District Council, city staff, property owners, and residents about the purpose of the project. A base map provided by the City, a National Register historic district map, Nassau County Property Appraiser data, and Sanborn Company maps published in 1960 were obtained and consulted to help determine the location of historic buildings. The survey route roughly followed a geographical pattern from the Amelia River and Centre Street, then east, north, and south to cover the boundaries of the National Register historic district, and then the boundaries associated with the 1985 survey. Each street in the survey area was either walked along or driven along to ensure a comprehensive coverage of the region. Consecutive record numbers were used to organize the resources as they were inventoried. As historic-period buildings were inventoried, their locations were noted on a Sanborn Company map, architectural data recorded in the field, and a digital image taken of each resource.

The integrity of each resource was evaluated on the basis of guidelines established by the NRHP and the FMSF. The survey team respected private property rights and recorded the resources from the rights-of-way. Many residents expressed considerable interest in the project and provided the survey team with historical data about their homes or buildings.

Following the field survey, FMSF forms were prepared using a SMARTFORM template. The properties previously surveyed were updated. In addition to architectural data, each building was assigned a style, address, legal description, and present and original use. The condition of each building, a subjective evaluation, was assessed based upon visual inspection from the rights-of-way of structural integrity, roof surfacing, exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building. Not permitted on private property, the surveyors inspected each building from the rights-of-way, making no attempt to closely inspect foundation or the wall systems for structural integrity.

Analysis of the properties was then conducted by dates of construction and development trends, functions and uses, condition, and architectural styles. Collection of research followed and included the examination of records held by the Amelia Island Museum of History, Johannes's tabletop picture books of Nassau County, National Register Nominations and a 1985 history properties survey of the city, Fernandina Beach and Jacksonville newspapers, and Florida Master Site File forms. Additional historical research was conducted at Fernandina Beach City Hall, Nassau County Courthouse, Fernandina Beach Public Library, P.K. Yonge Library of Florida History at the University of Florida, and Florida Photographic Archives and the Bureau of Historic Preservation in Tallahassee. Following the analysis and evaluation, a report was composed, compiled, and organized by historic and architectural significance using themes and



periods of significance. Narratives supported by figures and tables were developed for the historical and architectural reports. A recommendations section was composed pertaining to National Register Nominations, historic preservation ordinances, and other assistance, economic, protective, and educational measures associated with historic preservation. Appendix A of the report includes the addresses of properties recorded during the survey; Appendix B enumerates the properties previously surveyed.

