

City of Fernandina Beach Reconnaissance-Level Architectural Survey

Conducted by Janus Research 2010-2011

City Commission Overview 10.18.2011

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Community Development Department

- Planning Dept. interest in identifying other neighborhoods that may qualify as historic districts
- Evaluation and Appraisal Report (EAR) – neighborhood preservation identified by community as major issue
- City received grant from Division of Historical Resources in 2010 – *no match requirement by City*

How did we get here?

- RFQ 10-101 issued for consultants to conduct survey; 7 respondents
- RFQ committee recommended Janus Research; approved by Commission
- Janus met with Planning Staff to review parameters of survey – October 2010
- Field work conducted - October 2010
- Draft survey submitted - January 2011
- Final draft submitted to City and DHR - February 2011
- DHR comments received and incorporated
- Final draft completed - June 2011

Project Process

- **Survey -**

- other areas of the City potentially eligible for protection as either historic or conservation districts and direct the need for additional, more intensive survey work
- development patterns, history of neighborhoods, and architectural and landscape elements of neighborhoods that create a neighborhood's particular character
- identify neighborhoods in need of protection and establish character-defining elements that assist in creation of protection strategies

- **Results** – use to assist in planning efforts to protect the character of these neighborhoods, including identification of planning areas

- **End product** – a document and GIS data layers that will assist planning staff in working with community members to create planning policies that will protect identified neighborhoods, identify areas needing more detailed survey work in the future, and maintain the community character of Fernandina Beach

Project Intent

- **Primary Findings**

- There are no other neighborhoods in Fernandina Beach that, at this time, appear to be eligible for historic districting
 - May be some individually eligible structures
- There are neighborhoods that may benefit from other zoning strategies, such as conservation districting
- More survey and documentation is needed in certain areas, particularly along the beach

Project Results

What it is...

- Zoning strategy to help protect neighborhood character
 - *Property owners are already subject to zoning requirements*
- Created as an overlay district on zoning map
- Very flexible to address neighborhood's interests
- Generally looks to protect elements, not necessarily design – i.e., setbacks, massing, height, etc.

What it is NOT...

- A historic district
- More regulation
 - *Tailors already existing zoning requirements to better fit a neighborhood*
- Design guidelines or design review board
- Prohibitive to development
- Additional costs, fees, or taxes

Wait –what's a conservation district?

- Frame Vernacular
- Masonry Vernacular
- Cape Cod Revival
- Minimal Traditional
- Modern Vernacular
- Ranch



Architectural Styles Represented



Land use
Height/stories
Setbacks
Density
Building Materials
Garages
Porches
Fences/walls
Scale
Floor area ratio
Lot coverage
Street patterns/widths
Topography

Accessory structures
Architectural styles
Spatial relationships
Sidewalks/landscaping
Massing
Roof line/pitch
Lot size/width
Elevation features
Parking/driveways
Doors and windows
Building orientation
Trees/shubbery

Character Elements Reviewed

- North of Downtown
- South of Downtown

- Southside

- North and South of Atlantic Avenue

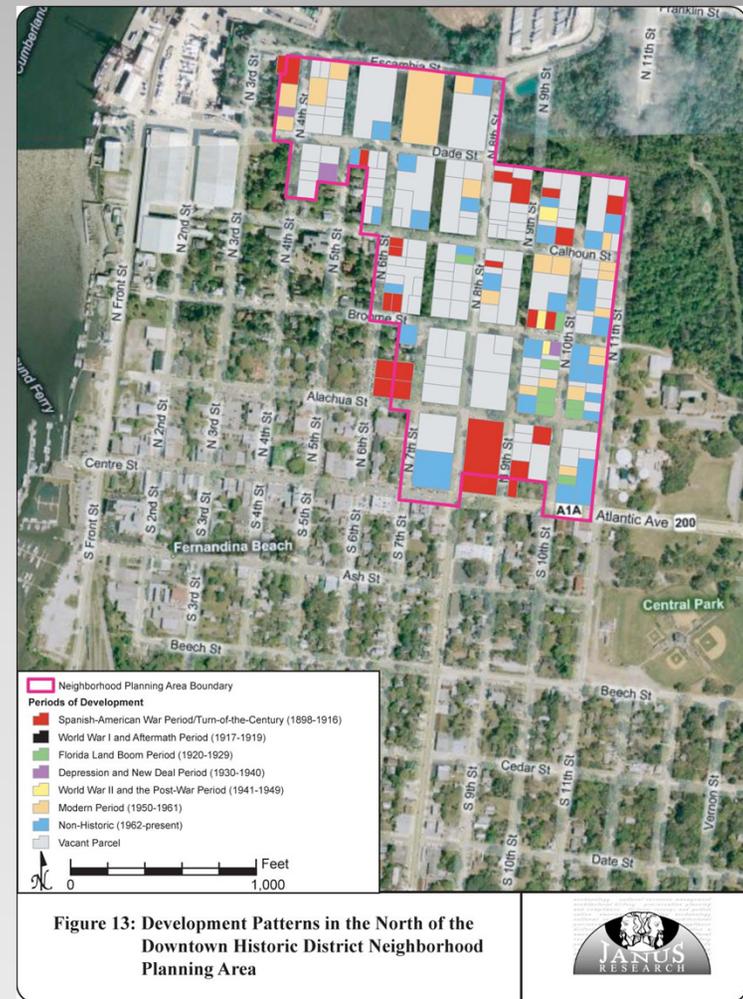
- Beach North of Atlantic Avenue
- Beach South of Atlantic Avenue

Suggested Planning Areas

North of Downtown

*Recommended:
Conservation Districting or
Zoning Overlay; No
additional surveying*

- Density
 - Low; vacant lots
- Sidewalks and Landscaping
 - Lots of natural landscape
 - Lack of sidewalks
- Architectural Styles
 - Modest, vernacular

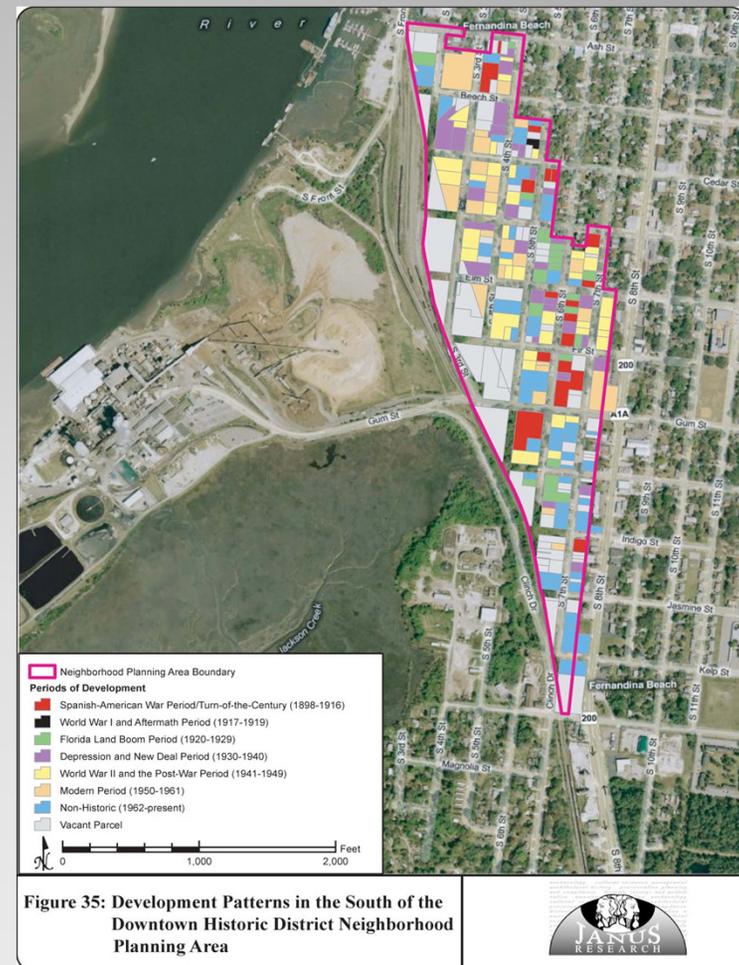


Defining Features

South of Downtown

*Recommended:
Conservation Districting or
Zoning Overlay; Some
additional surveying*

- Porch Enclosures
 - Common element
- Sidewalks and Landscaping
 - Lots of natural landscape
 - Lack of sidewalks
- Architectural Styles
 - Modest, vernacular

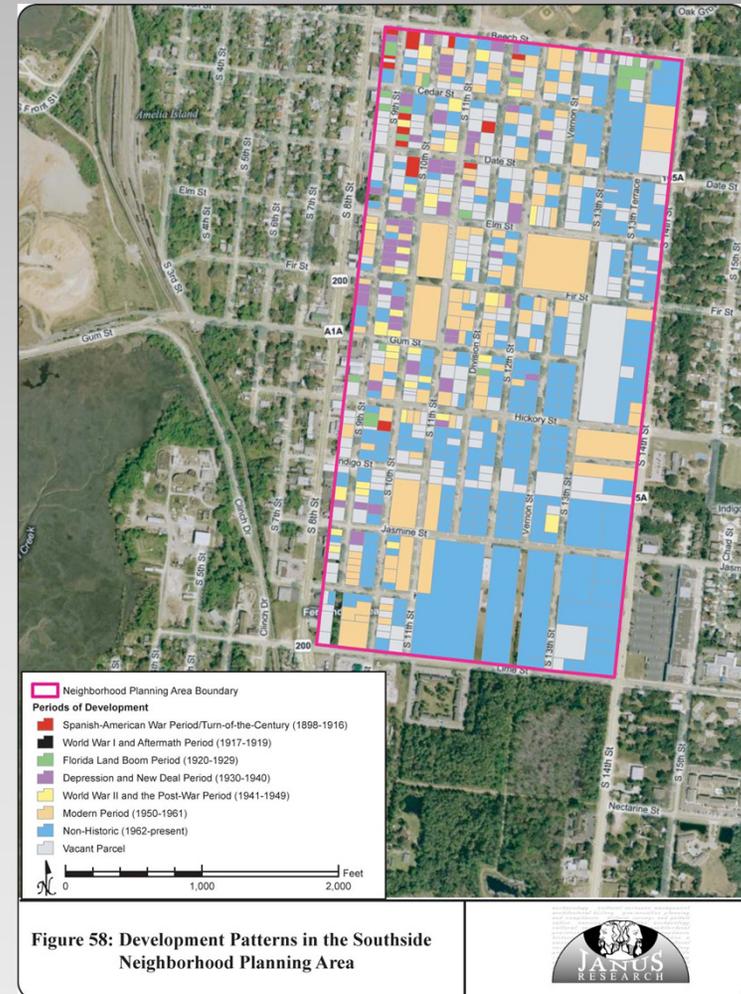


Defining Features

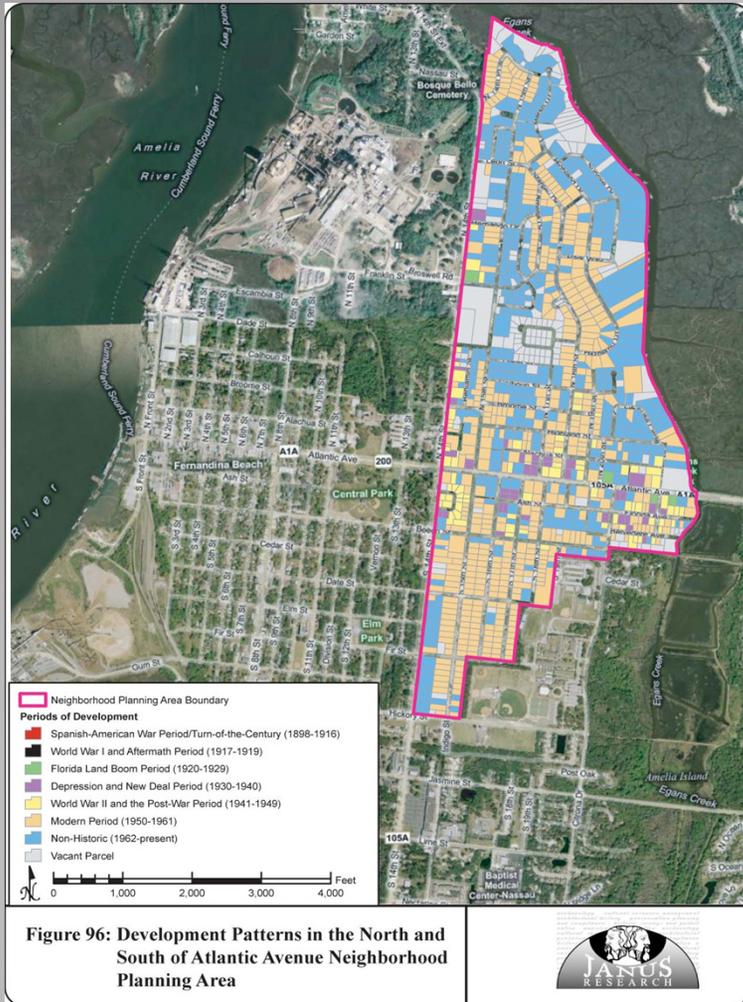
Southside

*Recommended:
Conservation Districting or
Zoning Overlay; More
survey of southern portion*

- Land Use
 - Mixed use- residential, churches, school, community centers
- Height/Stories
 - Primarily one-story homes
- Architectural Styles
 - Modest, vernacular



Defining Features



N/S of Atlantic Ave

*Recommended:
Streetscape/landscape
protection; More survey to
identify individually eligible
structures*

- Architectural Styles
 - Variety, more detail, modern/contemporary
- Landscaping
 - Mature trees/canopy, medians
- Street patterns/widths
 - Non-uniform, curvilinear, cul-de-sacs

Defining Features

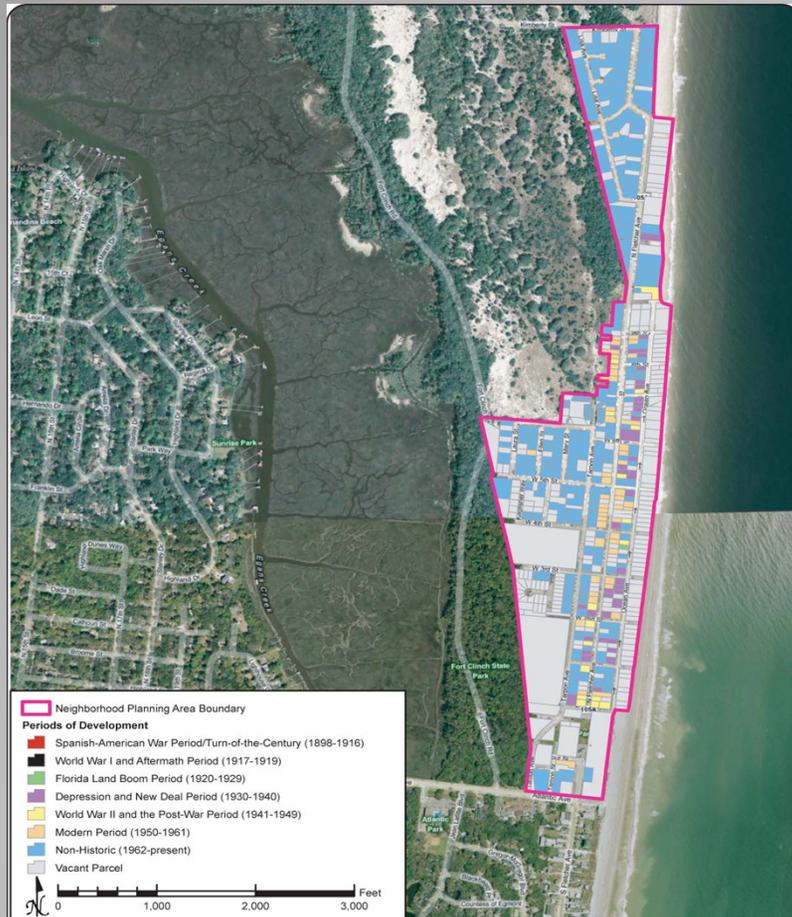


Figure 136: Development Patterns in the Beach North of Atlantic Avenue Neighborhood Planning Area



Beach N of Atlantic

*Recommended:
Documentation/historic
research; high priority
survey area*

- Height/Stories
 - One to three stories – older v. newer structures
- Porch Enclosures
 - Open porches facing ocean
- Sidewalks/Landscaping
 - No sidewalks, low landscaping

Defining Features



Beach S of Atlantic

*Recommended:
Documentation/historic
research; high priority
survey area*

- Height/Stories
 - One to three stories – older v. newer structures
- Porch Enclosures
 - Open porches facing ocean
- Sidewalks/Landscaping
 - No sidewalks, low landscaping

Defining Features

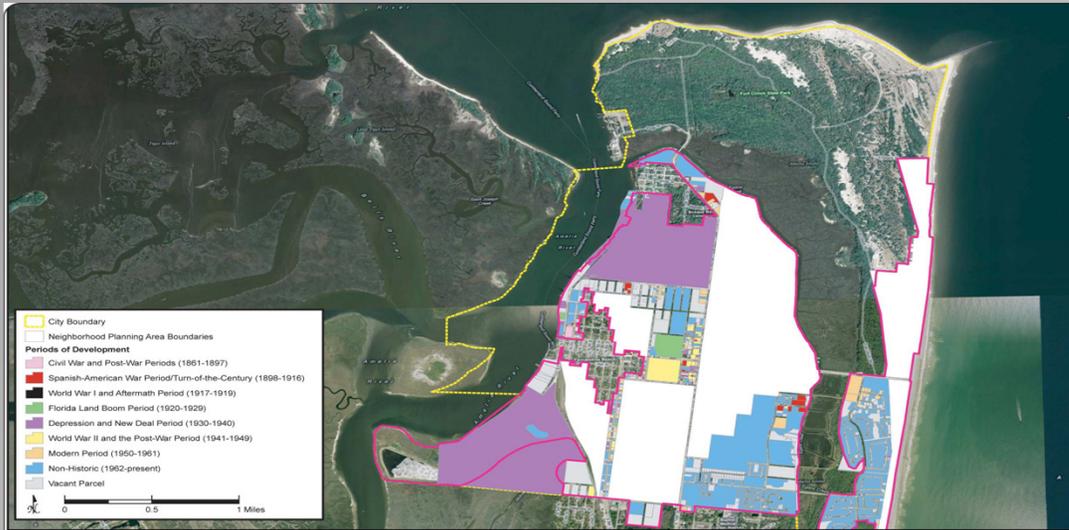


Figure 195: Development Patterns Outside the Identified Neighborhood Planning Area North Half



Figure 196: Development Patterns Outside the Identified Neighborhood Planning Area South



Outside the Planning Areas

- No additional eligible historic districts
 - May be individually eligible structures – part of additional survey need
- Potential conservation districting or zoning overlay
 - North and South of Downtown Historic District and Southside
- Additional survey/documentation work
 - First Priority – North and South Beach Areas;
Second Priority – North and South of Atlantic Ave
- Historical research and outreach
 - Regarding beach history and development

Summary