

Section 4.6 General Architectural Standards

4.6.1 Introduction

General design standards found in this Section (4.6) apply to all development and redevelopment of land within the William Burgess District, whether being developed under existing zoning and FLUM, or as a transect:

- In order to enhance the character of the William Burgess District and achieve sustainability, architecture should be climate-responsive, durable, and rooted in Nassau's building traditions.
- Architecture should shape not only high quality interior spaces but also the public realm.
- Architectural styles represent history of Nassau in particular but leave room for the future by giving new construction the opportunity to represent community identity through design.
- The architectural standards create a tie to history, character, community.
- Green and LEED developments are encouraged.

4.6.2 Facade Transparency

- Facades are imperative to create a pedestrian friendly and oriented streetscape.
- A transparent storefront welcomes customers inside with products and services on display, discourages crime with more "eyes on the street," reduces energy consumption by letting in natural light, and enhances the curb appeal and value of the store and the entire neighborhood.
- Articulated and frequently fenestrated facades are not only necessary for an aesthetically pleasing streetscape, but also contribute to natural surveillance and Crime Prevention Through Environmental Design (CPTED).
 - All frontages must be fenestrated with transparent windows or doors.
- For building facades fronting a street with non-residential uses on the ground floor, a minimum of 60% of the area between two (2) feet and eight (8) feet vertical shall be transparent. For stories above the ground floor with non-residential uses, a minimum of 25% of the facade shall be transparent.
- All glass shall be clear, not dark or reflective.



Facade Transparency



Facade Treatments



Facade Treatments

4.6.3 Facade Treatments

- Each facade that is visible from a street or public area of adjoining properties shall be designed with full architectural treatment oriented towards the scale of the pedestrian and engaged with the sidewalk zone. Such treatments shall be consistent with the design requirements of this document and shall incorporate door and window placements, facade architectural treatments and detail, roof design and building material applications necessary to give the appearance that each visible facade is a primary facade oriented towards the pedestrian and/or public space.
- The architectural treatment requirements defined herein shall also be applied to any building facade which is situated where it is visible from a right-of-way or public space of an adjoining building.
- Ornamental and structural architectural details shall be applied to provide visual relief from large expanses of blank walls.

4.6.4 Entryways

- Entryways shall be differentiated from the remainder of the facade through the use of color, change in materials, application of architectural features (arches, columns, colonnades, etc.), setbacks, offsets, arcade or gallery.
- Entryway design shall incorporate hardscape features such as low walls, decorative paving, water features and the like.
- Entryway areas shall be provided with structural or vegetative shading features and benches or other seating components are encouraged.
- Entryways shall front on a right-of-way.



Entryway

4.6.5 *Building Transitions:*

Facade and height transitions between buildings are key elements in creating and maintaining an attractive streetscape. Height and scale of a new development and redevelopment shall be compatible with that of surrounding development, provided such surrounding development complies with the standards set forth in this section. The following transitional techniques shall be applied to new development and redevelopment when within three hundred (300) feet of an existing building.

- a. Buildings shall be designed to provide transitional elements and architectural features that are architecturally compatible with adjacent structures. Buildings that are twice the height, or greater, than an adjacent structure shall also provide transitional elements and features that provide for transitional blending of heights.
- b. The pattern of placement, proportions, and materials of windows and doors shall be harmonious with surrounding structures. The ratio of wall surface to openings and the ratio of width and height of windows and doors shall be consistent and compatible with surrounding structures.



Exterior Building Changes



Building Transitions

4.6.6 *Exterior Materials and Colors:*

Exterior building materials and colors contribute significantly to the visual impact of a building on a community, which, individually and collectively reflect upon the visual character and quality of a community. In order to project an image of high quality aesthetics, building materials and colors shall conform to the following requirements:

- a. The exterior design of all new structures must incorporate at least three (3) of the following elements:
 - i. Color change
 - ii. Texture change
 - iii. Material change
 - iv. Pattern change
 - v. Architectural banding
- b. Exterior facing materials shall be consistent with the architectural styles listed in this book on all facades that are, or will be, exposed to the general public. Vinyl siding and opaque reflective glass (or similar) shall not be permitted. Corrugated metal shall only be used as a facade accent and not exceed 10% of the facade.
- c. Building materials and colors shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.

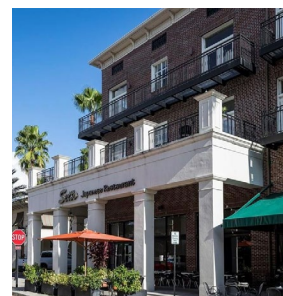


Exterior Material Changes

4.6.7 *Projections, Recesses and Massing:*

Projections, recesses, and massing: In order to minimize unadorned big box development and create structures and facades oriented towards the scale of the pedestrian, new development shall conform to the following requirements:

- a. The exterior design of all new structures must incorporate at least four (4) of the following architectural features:
 - i. Canopies or porticos
 - ii. Arcade/Galleries
 - iii. Raised cornice parapets over windows, doors, roofline
 - iv. Peaked roof forms
 - v. Arches
 - vi. Clock towers, bell towers, cupolas and the like
 - vii. Reveals, offsets or projecting ribs, through a change in plane of no less than twelve (12) inches in width
 - viii. Building setbacks or projections, a minimum of three (3) feet in width on upper level(s) for buildings three (3) or more stories.



Projections and Massing



Projections and Massing

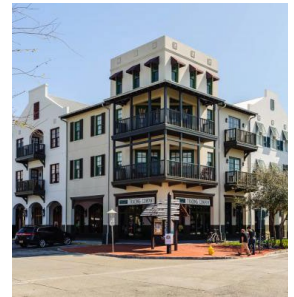
4.6.8 Roof Design

Roofs are an integral part of building design and shall be designed and constructed to add interest to and reduce the massing of buildings. Roofs shall incorporate the design elements listed below.

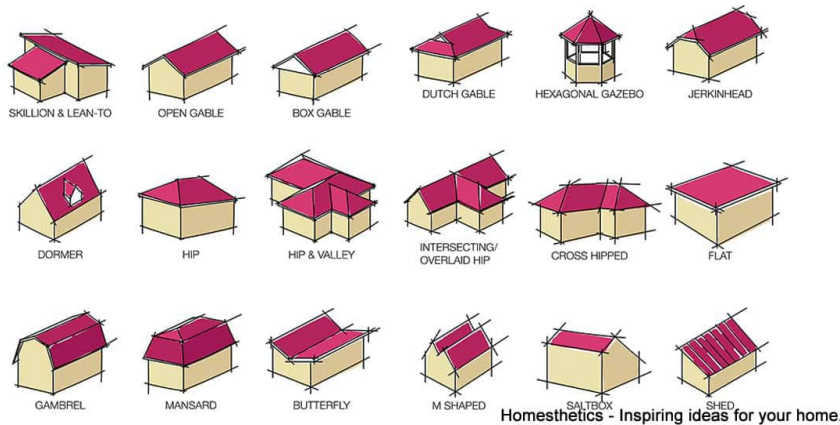
- The design of roof structures shall be consistent with their architectural style and shall be extended to all sides of the structure. Roof-like appurtenances such as false roofs, parapets and other similar features may be allowed only if such features are required for mechanical equipment screening or acoustical control that cannot be accomplished through utilization of approved roof styles.
- Application of such roof-like features shall be accomplished in such a manner as to minimize the appearance of a flat roof design. Roofs shall be designed to be of such height, bulk and mass so as to appear structural even when the design is non-structural.
- If flat roofs are utilized, the roof shall be surrounded on all sides by a continuous parapet wall and shall have the bulk and mass so as to appear structural in nature. In no instance shall the parapet height exceed 1/3 of the supporting wall height. (Exception: FL Mid-Century Style)
- The roof edge, where visible from any street, shall have, at a minimum of two (2) locations, a vertical change from the dominant roof-line. Such change shall be a minimum of three (3) feet.
- Towers are recommended on buildings which terminate street vistas.



Roof Design and Massing



Roof Design



Roof Design

4.6.9 General Architectural Feature Standards

The following general standards for architectural features shall apply to all structures, regardless of architectural style.

4.6.9.1 Awnings

- Minimum Awning Depth = 5 feet (measured perpendicular to the wall face)
- Minimum Underside Clearance = 9 feet
- The top of awnings shall be at the same height as the top of the openings.
- Awnings shall be continuous above openings. Breaks in awnings shall coincide with breaks in shopfront openings below.
- Awnings shall be made of durable fabric and may be either fixed or retractable.
- High-gloss or plasticized fabrics are prohibited.
- Backlit awnings are prohibited.



Awning

4.6.9.2 Marquee

- Minimum Marquee Depth = 5 feet (measured perpendicular to the wall face)
- Minimum Underside Clearance = 9 feet
- Marquees may either be cantilevered (with structure hidden internally) or supported from above by suspension cables or chains spaced at regular intervals.



Marquee

4.6.9.3 Windows

- On upper floors, a minimum of 25% of glazed window area per floor must be operable and openable, in order to allow for natural ventilation. Buildings that have more than one facade with windows shall distribute the operable windows amongst the facades so that cross-ventilation is possible.
- Windows shall be consistent with the architectural style of the building.
- All glass shall be clear and non-reflective. If glass incorporates tinting, it should be transparent enough for those outside the building to see building occupants. Tinting should not be the primary strategy to provide privacy or reduce solar transmittance, but rather these should be accomplished through the articulation of building facades with awnings, wall thickness, shutters, eyebrows, or other architectural features.
- Windows shall be located no closer to the corner of a building than a dimension equal to the width of the window.
- Solid security gates or roll-down security window/door covers are prohibited.

4.6.9.4 Arcades/Galleries

- Minimum Depth = 12 feet (measured from the face of the building to the outside column)
- Minimum vertical underside clearance = 9 feet
- Arcades and galleries shall only be constructed where the minimum depth can be achieved. Additionally, there must be a minimum of 5 feet uninterrupted space to meet ADA requirements.
- Arcades shall be supported by columns, piers or arches.
- Galleries shall be supported by regularly spaced columns.
- Enclosed usable space shall be permitted above the arcade, with approval.
- Galleries shall only be one story in height and may have a pitched or flat roof, up to 8 to 12 ratio. Open balconies are permitted on galleries above the sidewalk level.
- On corners, arcades are permitted to wrap around the side of the building facing the adjacent street.

4.6.9.5 Columns

- Columns shall be arranged such that they appear to support the weight of the structure above.
- Openings created between columns shall always be vertically proportioned.
- Columns shall always support a visible structural spanning element, such as a beam or arch.

4.6.9.6 Balconies

- Maximum Projecting Balcony Depth = 6 feet (measured perpendicular to the wall face). Multi-story porches are exempt.
- Minimum vertical underside clearance = 9 feet
- Balconies are permitted to have roofs, but are required to be open, non-air conditioned parts of a building, which may be screened.
- Balconies must be visually supported from below by brackets, or from above by suspension cables or chains. Mid-Century Florida cantilevered balconies are exempt from this requirement.
- Balconies shall match the architectural style of the building.

4.6.9.7 Porches

- Porches shall match the architectural style of the building.
- Front and side porches may be screened; however, if screened, all architectural expression (columns, railings, etc.) must occur on the outside of the screen facing a street or public space.
- Multi-story porches are permitted.

4.6.9.8 Foundations

- Preference for raised pier or continuous foundations, especially in floodplains.
- Use architectural styles as a guide.
- Foundations must have the appearance of being raised and use plants to disguise the foundations.



Awnings provide shelter at entrances and shade windows.



Arcade with habitable space above



Gallery



Balcony



Porch

4.6.9.9 Stoops

- Minimum Stoop Depth = 4 feet (measured perpendicular to the wall face)
- Minimum Finished Stoop Floor Height = no more than 8" below the first interior finished floor level of the building
- Stoops shall be covered, either with a roof (supported by columns or bracketed) or area inset into the main body of the building.
- Stoops shall match the architectural language of the building.

4.6.9.10 Shutters

- Shutters shall be consistent with the architectural style of the building.
- All shutters shall be appropriately sized to cover the window opening, constructed of wood (or equal composite) or metal, and should be fully operable, or have the appearance of being operable.

4.6.9.11 Towers

- Towers or steeples are permitted on all Civic Buildings and have no height limit or dimensional restrictions.
- Towers are permitted on any building which is located on a corner lot and shall have a footprint of not more than 30' x 30', and may extend up to one story above the designated height limit.

4.6.9.12 Cupolas

- Maximum Cupola Height = 6 feet (from ridge of roof upon which it sits, excluding pinnacles)
- Maximum Cupola Width/Depth = 4 feet (including roof and base)
- Cupolas shall be either square, round or octagonal in plan, and their overall proportion shall be vertical.

4.6.9.13 Shopfronts

- The top of shopfront window sills shall be between 1 and 3 feet above the adjacent sidewalk.
- Shopfront windows shall extend uninterrupted at least 8 feet above the adjacent sidewalk.
- Shopfronts shall have a cornice or expression line above, between the first and second floor, or balcony or other architectural feature consistent with the architectural style.

4.6.9.14 Exterior Materials



- All exterior materials shall be consistent with the architectural style.
- Scored stucco imitation brick is prohibited.
- EIFS, Styrofoam, and other foam-based products are prohibited on building exteriors.
- Stacked stone veneer is prohibited.
- Precast concrete, genuine stone, and true brick are allowed and encouraged.

4.6.9.15 Connecting Elements

- Connecting element link primary and secondary structures.
- Connecting elements may include:
 - Pergolas
 - Colonnades
 - Loggias
 - Florida Rooms
 - Breezeways
- These elements shall be consistent with the architectural style of the building
- The elements can be open air or be screened.



Stoops



Colonial Shutters



Cupola



Storefront



Pergola

Section 4.7 Architectural Styles

4.7.1 Introduction

The following table shows the architectural styles which can be found throughout the county and their applicable transect.

All categories could be interpreted for residential or commercial use. All categories are intended for architectural guidance and are not inclusive of all elements of represented architectural styles. It is recommended that as part of the site development process, applicants review additional information regarding included architectural styles and consult with PEO staff for additional resources.

| ARCHITECTURE STYLE | T-1.5 | T-2 | T-2.5 | T-3 | T-3.5 | T-4 | T-4.5 | T-5 |
|--------------------------|-------|-----|-------|-----|-------|-----|-------|-----|
| HISTORIC MERCANTILE | - | - | - | P | P | P | P | P |
| NASSAU VERNACULAR | P | P | P | P | P | P | P | P |
| VINTAGE FLORIDA RAILROAD | P | P | P | P | P | P | P | P |
| MID-CENTURY FLORIDA | P | P | P | P | P | P | P | P |
| CLASSICAL CIVIC | - | - | - | P | P | P | P | P |

Table 4.40 Architectural Styles and Applicable Transects

4.7.2 Village Center Architectural Styles

Village centers should have their own unique identity. The follow table shows the styles allowed within each village center.

| ARCHITECTURE STYLE | CIVIC | CROSSINGS | WILDLIGHT | HARTS STATION | RIVER VILLAGE |
|--------------------------|-------|-----------|-----------|---------------|---------------|
| HISTORIC MERCANTILE | P | P | P | P | P |
| NASSAU VERNACULAR | P | P | P | P | P |
| VINTAGE FLORIDA RAILROAD | - | P | P | P | - |
| MID-CENTURY FLORIDA | - | - | P | P | P |
| CLASSICAL CIVIC | P | - | - | - | - |

Table 4.41 Architectural Styles within Village Centers

4.7.3 *Historic Mercantile*

| | |
|-----------------------|---|
| TIME FRAME | 19th and Early 20th centuries |
| STYLE | Varied |
| STRUCTURAL MATERIALS | Dependent on style; typically brick, stucco, concrete |
| ACCENT MATERIALS | Wood, metals, brick, marble, tile |
| ROOF TYPE | Dependent on style: often flat with stylized parapets; gable; hip |
| FOUNDATION TYPE | Dependent on style: Typically slab on grade or continuous raised foundation |
| WINDOWS/DOORS | Large storefront windows on first floor with single or double door entry; second floor windows (often arched) with large frame windows with divided light sashes and transoms; recessed entryways |
| ARCHITECTURAL DETAILS | Dependent on style: cornices, pediments, water tables, railings, columns |

I. Examples of Local Historic Construction



One- and Two-part Commercial Block building types were typical in small and mid-size communities throughout the country in the 19th and early 20th centuries. One-part structures consisted of a storefront, while two-part consisted of a storefront at ground level and a second story (upper façade). Numerous examples are found in the Downtown Historic District of Fernandina Beach, as well as some remaining examples in Yulee (Nassau Vernacular-style) and Callahan.

Historic mercantile buildings may represent differing architectural styles; for example, the Flood building that is utilized as the William Burgess District logo is an example of a frame vernacular two-part historic mercantile structure (see Nassau Vernacular). Other historic mercantile structures represented in Fernandina Beach and Callahan have Italianate, Gothic Revival, Second Empire, Neo-Classical Civic or Mediterranean influences. For purposes of new construction, a historic mercantile-styled building could have more than two stories, but the style should still reflect a ground-level storefront and upper façade detailing consistent with the historic mercantile architectural style.

“The purpose of a storefront was to allow for visibility of merchandise. Advances in technology in the mid-19th century allowed for essentially transparent storefronts. Cast iron columns and pilasters replaced wood frame and were load-bearing of the upper masonry wall, maximizing the display window area. Recessed entrances increased display area, too, and had transoms above glass and wood doors. Upper facades on Two-Part Commercial Blocks had windows to allow natural light into upper floors, and exterior masonry walls were often embellished with decorative brickwork. The roofline was capped with a cornice of corbelled brick, wood, or sheet metal. Sheet metal, readily formed into custom design, was especially popular for commercial buildings. The use of cast iron for storefronts extended into the early 20th century. After 1910, most storefronts were built with steel lintels to support the upper facade masonry. A variety of materials was used in storefront construction, including glass along with brick piers, marble, glazed tile, and brick bulkheads, and metals like copper and bronze. Upper facades of commercial buildings generally became more functional and less decorative. Arched windows gave way to rectangular windows, and the use of sheet metal for window and roof cornices gradually declined. Different patterns, colors, and textures of brick and concrete provided decoration to upper facades.” – *Credit: Fernandina Beach Downtown Historic District Design Guidelines*

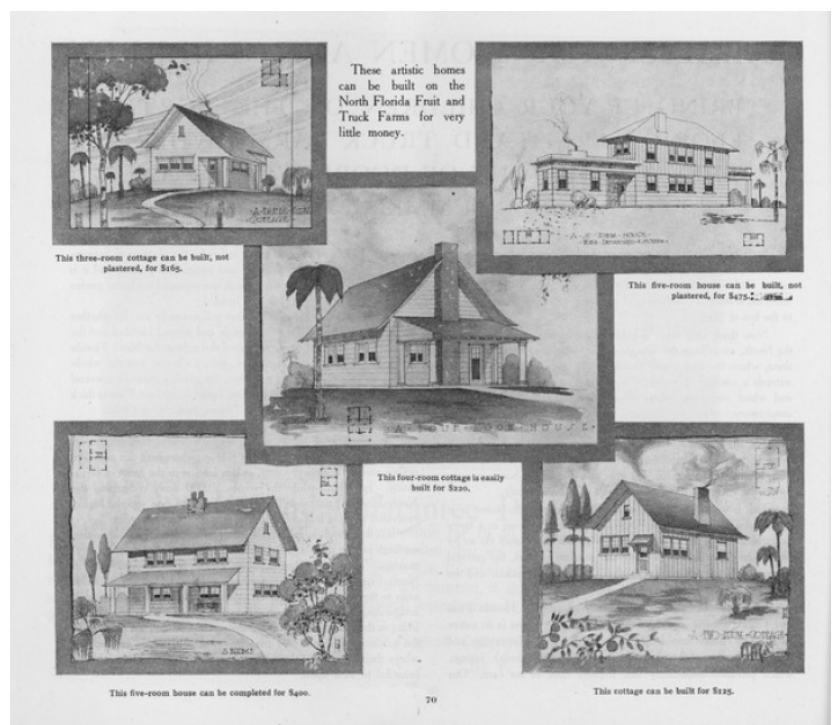
II. Examples of New Construction



4.7.4 Nassau Vernacular

| | |
|-----------------------|---|
| TIME FRAME | 1824-1930s |
| STYLE | Frame Vernacular, Florida Cracker, Craftsman |
| STRUCTURAL MATERIALS | Wood, Brick, Stucco |
| ACCENT MATERIALS | Brick, Tabby, Concrete, Wood |
| ROOF TYPE | Steep pitch: Gable, Hip, Cross-Gable, Cross-Hip |
| FOUNDATION TYPE | Raised |
| WINDOWS/DOORS | Large frame windows with divided light sashes and transoms; Solid panel doors |
| ARCHITECTURAL DETAILS | Typically accessed by porch feature |

I. Examples of Local Historic Construction



Dating to 1824, Nassau County is one of Florida's earliest established jurisdictions. Of course, the history in the county precedes that date extensively. Numerous archaeological sites in the county record evidence of prehistoric communities, and Nassau was the site of early European contact, dating to 1562, with the arrival of the French on present day Amelia Island. The County has seen occupation by the French, English, Spanish, and Americans, and Revolutionary War and Civil War action. Nassau County tells the story of industry, agriculture, seafaring, railroads, tourism, and life in early Florida in general, and buildings from the 19th and early 20th centuries in particular reflect many of those stories.

Vernacular architecture is defined as a mode of building based on regional forms and materials. Architectural styles in the 19th and early 20th century vary across the County, but the wood frame vernacular or Cracker style were common throughout. As explained in *Classic Cracker* by Ronald W. Haase, Florida Cracker refers to the unpretentious historic architecture found on farms and in rural communities still sprinkled throughout the state. Cracker style buildings fall within the following typologies: single-pen, double-pen/saddlebag/dog-trot, I-house, plantation and four-square Georgian. Regardless of type, the primary structural element is wood frame siding, typically combined with metal roofing, raised foundations, significant open-air porches, steep roof pitch, deep roof overhangs, simple detailing, and symmetry in fenestration and features.

In Fernandina Beach, bungalow and Craftsman-style buildings are also common. A few examples are found in Yulee and Callahan. Large open-air porches, deep eaves, raised foundations, and large windows found in the Craftsman style were well-suited for the Florida climate. Buildings are typically one or one and a half stories. This style was prevalent from 1905-1930.

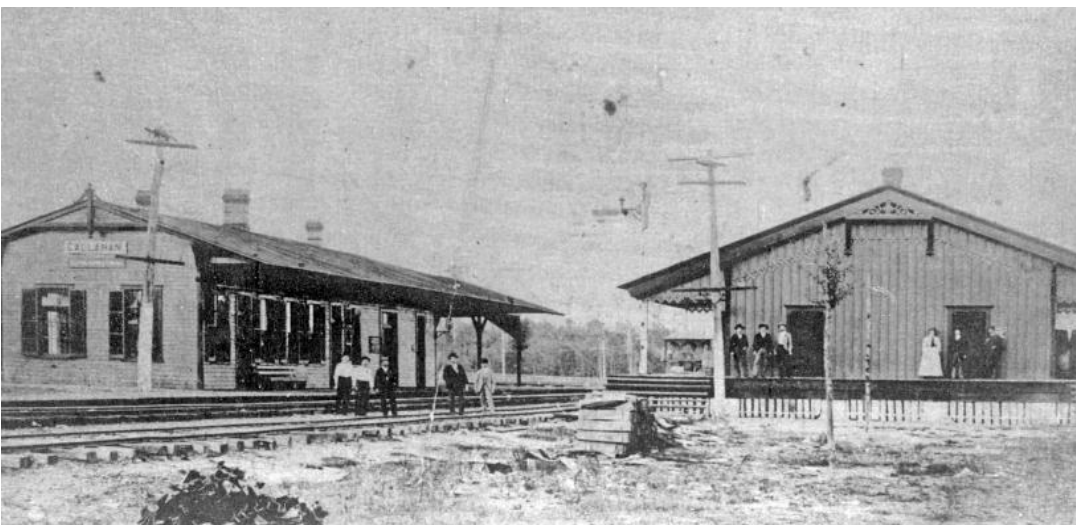
II. Examples of New Construction



4.7.5 *Vintage Florida Railroad*

| | |
|-----------------------|--|
| TIME FRAME | 1853-1900 |
| STYLE | Frame Vernacular, Florida Cracker, Craftsman |
| STRUCTURAL MATERIALS | Wood or Brick |
| ACCENT MATERIALS | Brick, Concrete, Wood, Metals, Glass |
| ROOF TYPE | Steep pitch: Gable or Hip |
| FOUNDATION TYPE | Typically Raised |
| WINDOWS/DOORS | Large frame windows with divided light sashes and transoms; Solid panel doors |
| ARCHITECTURAL DETAILS | Minimal detailing, open porches/platforms, wide roof eaves, exposed rafter tails, symmetrical, stained glass |

I. Examples of Local Historic Construction



In the mid-19th Century, the railroad was the vein connecting urbanism with rural towns and villages. While the railroad was the unifying element, the diversity in regionally available materials, climate and cultural preference resulted in creation of unique and identifiable places. The railroads of mid-19th Century Florida captured this regionalism in interesting and profound ways.

The railroad has played a formative role in Nassau County. David Levy Yulee chartered the first cross-state railroad from Nassau County in 1853. His Florida Railroad was the catalyst for the creation of compact mixed-use village centers across the State in the late 19th and early 20th centuries. Henry Plant, another Florida railroad pioneer and tycoon, also had his rail run through Nassau County and his Callahan depot (c.1880s) is one of the few frame vernacular Plant depots remaining. Fernandina's 1899 depot was rebuilt after the prior depot was destroyed in the Hurricane of 1898. Yulee, then known as the Hart's Road Station, is an example of a rural village that came to fruition as newly laid rail lines of the Florida Railroad (1855-1861) intersected with the existing Hart's Road (Isaiah Hart's Jacksonville to St. Marys, GA Road, circa 1840).

While architectural styles of railroad depots and associated railroad structures varied across Florida, common building elements in Nassau County railroad buildings included timber/wood, iron/steel, brick, glass, and corrugated metals.

II. Examples of New Construction



4.7.6 *Mid-Century Florida*

| | |
|-----------------------|---|
| TIME FRAME | 1930s-1970s |
| STYLE | Mid-Century Florida/Mid-Century Modern, Ranch, Minimal Traditional |
| STRUCTURAL MATERIALS | Concrete, Concrete Block (smooth or rusticated), Stucco, or Frame |
| ACCENT MATERIALS | Metal, Brick, Concrete, Artbrick/Veneer |
| ROOF TYPE | Gable, Hip, Cross-Gable, Cross-Hip; Flat or Slant. Pitch high or very low based on style. |
| FOUNDATION TYPE | Raised Continuous Slab or Slab on grade |
| WINDOWS/DOORS | Varied windows: traditional divided light sashes, large picture windows, horizontal awning, jalousie, trapezoidal, storefront. Varied doors including recessed, side entry, decorative window lights, solid panes, garage doors |
| ARCHITECTURAL DETAILS | Angled/cantilevered fixtures, varied windows, incorporated garages/carports, integrated planters, breeze block, decorative metal posts |

I. Examples of Local Historic Construction



As Florida became a tourism destination and the rise of the automobile began, two transportation corridors shaped and defined the boundaries of the William Burgess area. Highway 17 South was a major north-south route for travelers from the north journeying to Florida. There are still remnants of early auto-centric development and some remaining tourism-affiliated sites such as hotels and early gas station structures. When I-95 was built, a new transportation corridor created a boundary for the William Burgess area, and the traffic that previously used Highway 17 shifted to the new interstate. Businesses on Highway 17 were impacted, and traveler-related services developed around the I-95 interchange on State Road 200/A1A. Where State Road 200/A1A had previously been an east-west route for internal travel in Nassau County, it too has become a primary tourism roadway bringing people from I-95 to Amelia Island. Commercial structures related to this tourism era are reflective of Mid-Century Florida or mid-century modern architecture.

With industrial facilities opening in Nassau County in the 20th century and overall U.S. population trends shifting south, new residents moved to the County. Post-WWII residential architectural styles such as Ranch and Minimal Traditional started to appear in the area, in addition to the use of Mid-Century Florida or mid-century modern. Unlike other parts of Florida, likely due to being established earlier as a populated center, Nassau County did not experience widespread use of Art Deco or Art Moderne structures.

Common elements and features for Mid-Century Florida/mid-century structures include low-pitched or flat roof with wide overhanging eaves, exposed roof beams, windows in gable ends, asymmetrical or trapezoidal design features, cantilevered elements, breeze block, natural materials and prominent front chimneys. Common building elements and features for ranch-style buildings in Florida include broad one-story shape, low-pitched hip or gable roofs, slab or continuous slab foundations, moderate to wide roof overhangs, entries located underneath the main roof, and large picture windows. Because of the prevalence of the automobile during the mid-century both styles commonly featured integrated carports or garages, either on the façade or positioned to the side.

II. Examples of New Construction



4.7.7 *Classical Civic*

| | |
|-----------------------|--|
| TIME FRAME | Late 19th- early 20th centuries |
| STYLE | Italianate, Italian Renaissance |
| STRUCTURAL MATERIALS | Brick or Stucco |
| ACCENT MATERIALS | Terracotta, ceramic, cast-stone, or metals |
| ROOF TYPE | Low pitch Hip; Gable; Cupolas/Towers |
| FOUNDATION TYPE | Raised continuous slab (or appearance of such) |
| WINDOWS/DOORS | Tall, narrow windows, often paired or tripled, with arches/curves; Typically double doors: solid panel or single-light doors accessed by steps |
| ARCHITECTURAL DETAILS | Deep eaves, brackets, cornices, pediments, cupolas/towers, belt courses |

I. Examples of Local Historic Construction



Historic civic architecture in Nassau County was located in the County seat of Fernandina. Located in the “new” downtown Fernandina created as part of David Levy Yulee’s Florida Railroad, several significant civic structures rose during the late 19th and early 20th centuries. The Nassau County Courthouse, c.1891 is a brick Italianate structure with a signature clock tower. The Fernandina City Hall, c.1899, though extensively remodeled post-WWII, was constructed as a brick Italianate structure with a signature bell tower and Mission architectural features. The Federal Courthouse and Post Office, c.1910, reflects an Italian Renaissance style and is found in other federal buildings of the era throughout the Southeast.

Italianate architecture is usually two to three stories, has a low-pitched roof with moderate to widely overhanging eaves with decorative brackets, tall, narrow windows with arches or curves at the top, and frequently have cupolas or towers. Italian Renaissance architecture also has a low-pitched roof with deep eaves and brackets, ceramic tile roof, upper story windows that are smaller and less ornate, front porches or entry areas, and a symmetrical facade.

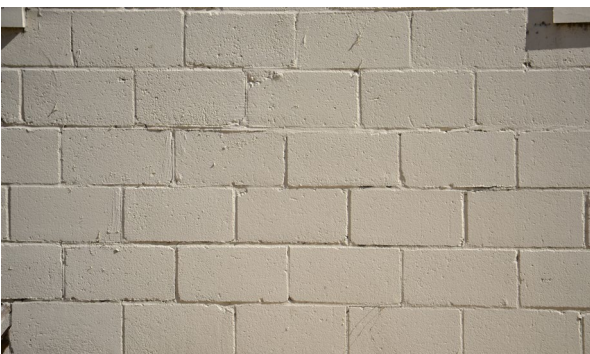
The new Nassau County Judicial Complex in the William Burgess area has elements of the Italianate and Italian Renaissance styles construed through a contemporary design lens.

II. Examples of New Construction



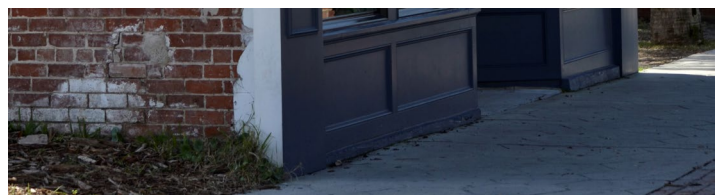
4.7.8 *Exterior Materials*

The following images are representative of exterior materials that could be utilized in development in the WBD.



4.7.9 Foundations

The following images are representative of foundations that could be utilized in development in the WBD.



4.7.10 Streetscape

The following images are representative of streetscape elements that could be utilized in development in the WBD, including, but not limited to, fences, public art, signage, public spaces, planters, walls, pavers, bike racks.

