

## DESIGN GUIDELINES

The purpose of the Amelia Park Coastal District Design Code is to present the Town Founder's vision of translating the sophisticated genre of nostalgia into a timeless architectural style; built structures worth preserving into the future. The Code stresses the importance of commitment to quality and lasting value through use of superior materials and craftsmanship. The Code serves as a guide for the creation of the Amelia Park Coastal Village. Holding true to the Code will ensure that the neighborhood maintains the quality of the Founder's vision; creating an enchanting jewel that will be recognized in future decades as an incubator of ideals of responsible land development, an edifying, visually sensuous community of environmentally responsive buildings, nestled on an island between the mainland and the sea.

Appropriate historical precedents of southern coastal towns such as Fernandina, St. Augustine, Key West, New Orleans, Charleston, and Atlantic Beach identify aesthetic and functional details inherent in these timeless architectural styles. Importance is placed on the architecture of these regional towns rooted in similar climate, topography, and available building materials. An emphasis is placed on simple and elegant, classically proportioned, massing, sheltering roofs, exterior spaces, and outdoor rooms with natural climate controls. These historical precedents are structures that afford good ventilation and ample shade, honoring historic architecture, local climate and building practices.

The Code's architectural guidelines establish a mechanism for creating and enhancing the overall aesthetic direction of the Amelia Park Coastal District. Evaluation of each built structure is based on the following criteria:

- Quality of design
- Relationship to surroundings
- Preservation of natural landscaping
- Historic character
- Logic of design-

Opportunities suggested by each lot's natural setting taking advantage of shade, creating shade, capturing prevailing breezes and site placement that emphasizes the utilization of exterior space and compatibility to neighboring structures.

The Code is intended to allow flexibility and to encourage architectural variety while honoring local traditions. Informal, "Old Florida" buildings provide the primary design elements as simple structures on the vernacular scale. Historically accurate architectural details are tailored to unique site qualities such as deep overhangs, porches, large well-proportioned windows, tall ceilings, louvered shutters, eaves, porch railings and columns, gutters and rain leaders, chimneys and flue caps, rafters that visibly support roof overhangs, timber joinery and timber truss designs. Incorporating vernacular traditions with sustainable design and high performance building technologies results in structures that are more comfortable, more energy efficient, and less costly to operate and maintain.

The following site planning and construction procedures are provided to encourage a culture of excellence in craftsmanship.

1. Develop methods of construction particular to flat, lowland sites addressing drainage issues by use of stem walls.
2. Apply an ethic of design restraint and control hyperactive design tendencies.
3. Meet with each lot purchaser prior to the schematic design of their home to identify the lot's natural attributes such as prominent view corridors, topography and natural vegetation.
4. Physically locate and stake the footprint of all structures on each lot prior to construction.
5. Work with Builders to ensure quality of construction as part of contract with homeowners for construction observation.
6. Coordinate all correspondence with approved architects and landscape designers and establish network of prominent planners and designers.

Care should be taken to integrate the human community with the natural habitat by the following:

1. Designing and siting structures to blend into the natural setting to minimize the visual effect as well as physical impact upon the natural landscape.
2. Incorporating different housing types, appropriate to the village concept and historical setting, maintaining the unique character of the coastal uplands.
3. Following an architectural philosophy that is built on deference to the natural landscape in its variations: lake shoreline, pine forest, and hardwood forests.
4. Carefully placing fences, landscaping and retaining walls to screen vehicles and utilities.
5. Using natural wood exteriors, non-reflective finishes, and hidden light sources to minimize impact.
6. Using primarily native plants and trees to blend with the surrounding vegetation.
7. Developing site and landscape plans that eliminate visual property lines.
8. Aggressively safeguarding existing trees and watersheds, restoring wetland diversification where disturbed.
9. Using mulch for trails and erosion control, soil mix for rescued plants, liner for footpaths.
10. Trenching around footprint of foundations to prevent disruption of root systems.
11. Designating preservation zones. Institute program for adoption and maintenance of designated preservation zones, enhancing portions of the ecological fabric. Conserve and purify water wherever possible as most valuable natural amenity.
12. Honoring the historic character of nearby Fernandina and St. Augustine. The town and village concept accommodates economic diversity as well as environmental integration.
13. Promoting the neighborhood as a pedestrian and bike friendly community by providing greenways and parks for community recreation.

The Code's approved material palette is selected for ageless qualities, durability and maintenance. These materials and minimum construction requirements are outlined below:

## **Walls**

Wood framed walls may be finished in: wood siding, cedar shingles, wood clapboard, board and batten, or board on board. Siding may be rough sawn or smooth finish. Composite siding materials including "HardiBoard" or other cementitious materials are allowed on an approved basis only with appropriate detailing and caulking. Siding shall have a maximum 8" exposure and minimum 3" exposure, and shall be sealed with paint or stain. Staining is encouraged to penetrate the wood surface and reduce maintenance.

Wood trim shall be minimum grade 'B' lumber and shall not exceed 6" width at corners and 4" width around windows and doors, except above windows and doors, 6" to 8" is allowed.

## **Concrete block structures**

Walls may be finished in stucco, smooth steel trowelled finish. No trowel marks are allowed. Shell aggregate "tabby" finishes are allowed but technique is subject to approval by the architectural review board. Stucco trim is subject to approval by the A.R.B. Stucco on foam trim is not permitted.

In the Town Center, live work, and Townhouse Types, strong encouragement is given to designs with masonry first floors and wood frame second floors. This reflects the building techniques of the West Indies and early Spanish period of St. Augustine and New Orleans.

## **Foundation walls**

Piers shall be concrete block with either stucco finish or brick veneer or brick piers. Undercrofts between piers shall be skirted. Horizontal and vertical lattice is preferred between piers or brick screens between concrete piers. Block stem walls are encouraged and shall be properly vented.

## **Retaining walls, walls and fences**

Walls and fences shall generally be of the same material as the first floor of the primary structure. Brick or stucco on block piers with wood fencing is allowed. It is suggested that gates be of pressure treated wood, cedar or mahogany. Fences shall be made of P.T. wood or smooth cedar.

## **Roofs**

Roofs shall be decked in asphalt or wood shingle, galvanized metal (corrugated, 5 V-Crimp), copper or tin shingle. Principal roofs shall have a minimum 6:12 and maximum 10:12 slope. Ancillary roofs may have a minimum 3:12 slope.

Parapets are encouraged in Town Center commercial and Live Work buildings to reflect vernacular traditions of the West Indies trade routes as found in Bermuda and Dutch colonial islands. Broken pitch

roofs are encouraged at the eaves. Eaves on the main building shall overhang a minimum of 8" and a maximum of 40".

Dormers are encouraged as light, habitable spaces, placed a minimum of 3' from side walls and have shed roofs with a minimum 3:12 slope or gabled with slope to match the principal structure.

## **Windows and Doors**

Windows shall be made of wood or wood look-alike products. Exterior cladding is allowed. Aluminum windows are not permitted. All muntins must be either true divided lite or simulated divided lite where muntins are applied to front of glass. Acceptable window manufacturers include: Weathershield, Marvin, Kolbe and Kolbe, Lincoln, Pozzi, Andersen and Pella.

Windows shall be rectangular, vertically proportioned and operable. Transoms are encouraged over doors only. A min. 4" post shall separate multiple windows in the same opening.

Doors shall be a maximum 3'-0" wide x 8'-0" tall. 2'-8" or 2'-10" widths are encouraged. Mahogany or pine are suggested for stain grade doors exposed to the weather or paint grade fir where protected. 4'-0" to a max. 5'-0". French doors are encouraged at front entrances and porches.

Garage doors shall be a maximum 9 ft. wide. Double width garage doors are not permitted.

Shutters shall be operable, sized and shaped to match the openings. Both louvered and plank shutters are allowed.

## **Building Elements**

Chimneys shall be of brick or stucco on block. Wood chimneys are not permitted.

Porch posts shall be of wood (min. 6" x 6", max. 8" x 8" solid posts, 12" x 12" clad posts), or block (min. 16" x 16") with stucco finish. Piers shall be no less than 12" x 12". Porch railings shall be made of wood, have an eased top and bottom rail.

Porch decks shall be made of P.T. wood, stained concrete or brick or approved brick or tile.

Porches may be enclosed with glass or screen with screens framed in wood. Exposed joists shall be painted or stained. Exposed metal hangers are strongly discouraged.

Wood elements and surfaces must be sealed with paint or stain, except walking surfaces which may be left natural.

Nails and screws, if exposed to the elements, shall be stainless steel 316 fasteners.

## **Not Allowed**

The following details and building elements are not permitted: keystones, stucco covered foam moldings, exterior fluorescent lights, above ground pools, or prefabricated metal fireplaces.

Plastic furniture or plants of any kind are NOT allowed on front porches, side porches, or where in any way visible from the public. Plastic fences, gates, or fixtures of any type are NOT allowed.