

Conceptual Plan



Elements of the Plan



Plan key

1. Private custom home
2. Private custom home
3. Live-work cottage type a
4. Live-work cottage type b
5. Live-work cottage type b
6. Live-work cottage type a
7. Town Gate public green
8. Bakery and coffee shop
9. Live-work cottage type c
10. Live-work cottage type c
11. Inn-cottage
12. Enclosed parking
- 13a-c Inn-loft cottages
14. Inn-pool cottages
15. Inn-garden cottages
16. Inn-cottage
17. Inn-garden pavilion
18. Spanish culture library exhibit space
19. Reception and tea room
20. Dining and kitchen



Dwelling Area



Extending the pattern of houses

The two peonias at the west edge of the project are slated for construction as private residences. These dwellings extend the pattern of houses surrounding the site to the west and north and act as a buffer to the live-work spaces to the east. Both dwellings will be designed by the Peonias LLC team in consultation with the eventual owners. The building styles will vary but the long internal lot encourages a “Charleston single house” model. The structures are planned to be 1.5-2 stories each.

Porous parking surfaces connect both dwellings to White and Someruelus respectively

Grey areas are connecting structures

This dwelling is set back from the street more than normal to preserve a significant existing tree



Towngate Area



A New Public Space

Abandoned by an earlier city ordinance, the original entry into Old Town will be re-opened to the public as a pedestrian “green”. Town Gate green is a linear counterpoint to the principle public space in the town-Plaza San Carlos. The visual corridor from Bosque Bello Cemetery to Towngate Street is also reestablished.

Although no motor vehicles are permitted, the design of the green encourages a variety of activities such as garage sales, markets, or leisurely gatherings. The green has porous parking areas at the north and south buffered by a low wall for seating. Two stone paved areas at each end (a) bracket a green lawn flanked by an alle of native trees. The large tree shown at the south end of the green is an existing (and very old) red cedar. the entire area is handicapped accessible.

The green space is defined by a series of small scale two story live-work cottages that feature work or shop space on the ground level and modest living accommodations above. The structures are linked by a trellis collonade that provides shelter from sun and rain.

A key programmatic element of this area is a small bakery-coffee shop located at the north-east corner of the green (bldg #8). Clarke’s 1821 inventory of Fernadina indicates that a bakery was located on this lot. The proposed new bakery continues the traditional use of the site.



Spanish Inn Area



The Courtyard and the Garden

The Peonias Spanish Heritage Inn creates a new concept in hospitality for Amelia Island. 8 cottages-12 units in all-are organized around a series of landscaped courtyards connected by breezeways and loggias. Every building will follow cutting-edge sustainable design practices such as passive heating and cooling, low maintenance materials, and detailing and landscape surfaces that protect ground-water. The dispersed nature of the design reduces the scale of all buildings, while simultaneously increasing the visibility the historic Spanish plan.

The Reception building (19) runs parallel to White Street in a non-standard lot-recalling the old carpenter's shop currently on the site. It is connected by a breezeway to a square tea room on the northeast corner of the property. Dining for guests is in the I-shaped dining and kitchen structure (20). All buildings in this area are only one story complemented by existing and new landscape elements.

The center piece of the inn area is a Spanish Culture library and exhibition space (18). Open to the public, this structure features a small collection of Spanish history and culture material. Organized around a courtyard, the design is inspired by contemporary Spanish architecture which combines a sensitivity to traditional forms with inventive detailing. Parking is dispersed throughout the area and every surface is porous using grass block technology wherever possible.

