



# City of Fernandina Beach

COMMUNITY DEVELOPMENT DEPARTMENT

October 14, 2014

Lynn Pilkerton  
5 S. 2<sup>nd</sup> Street  
Fernandina Beach, FL 32034

Dear Ms. Pilkerton,

Please accept this letter as confirmation of your property's contributing status. 5 S. 2<sup>nd</sup> Street, which is part of the property recorded as 118 Centre Street, is a contributing structure to the Fernandina Beach Historic District, listed in the National Register of Historic Places. This status was confirmed by the City's most recent historic resources survey conducted in 2007. This property is recorded as Site #8NA01239 on the Florida Master Site File. Per the 2007 resource survey, the building is a c.1900 masonry vernacular structure.

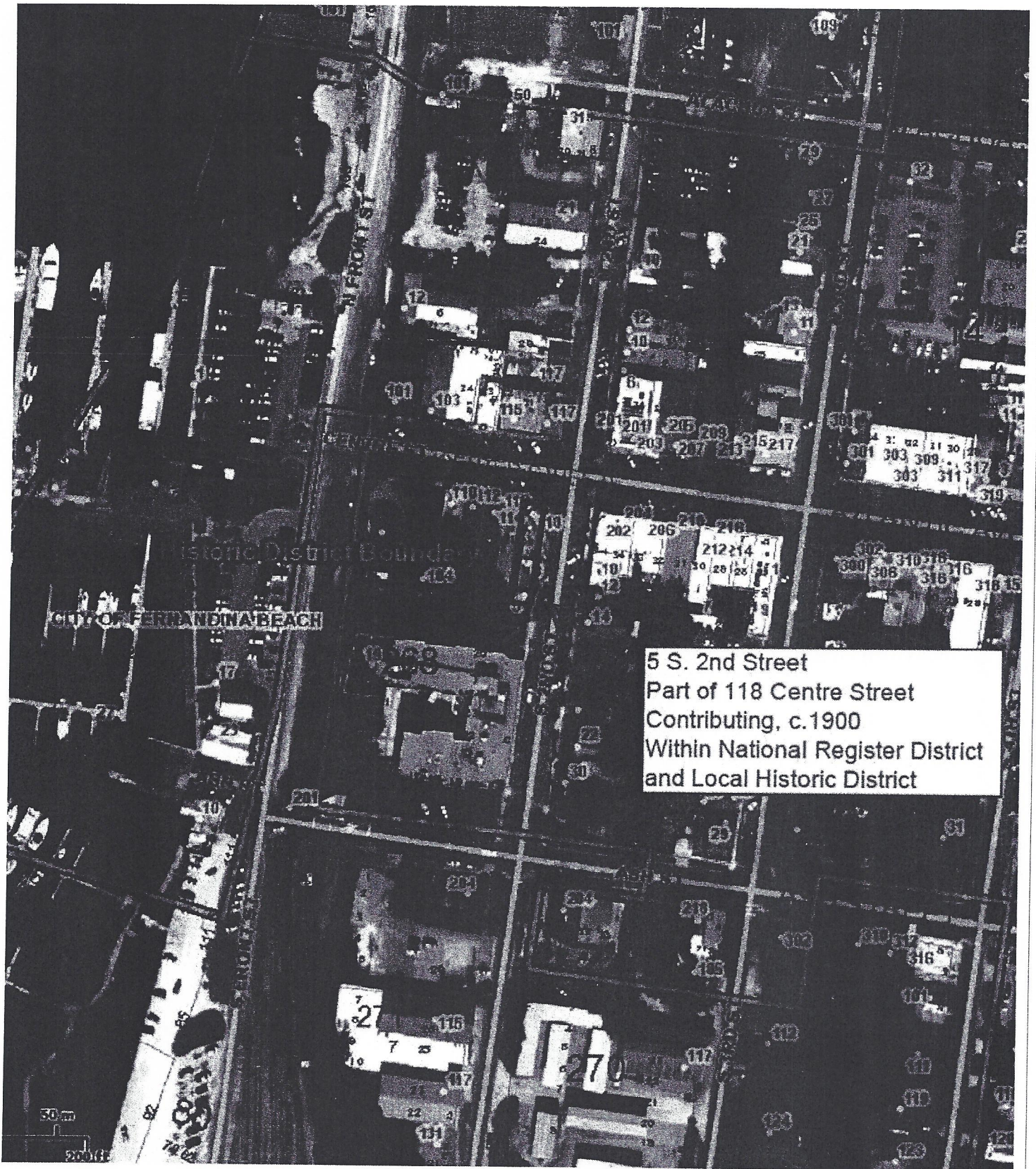
A map is included with this letter.

If you have any questions or need additional information, feel free to contact me.

Respectfully,

Adrienne Burke, Esq., MSAS, LEED AP+  
Community Development Director

Attachment



Historic District Boundary

CITY OF FERNANDINA BEACH

5 S. 2nd Street  
Part of 118 Centre Street  
Contributing, c.1900  
Within National Register District  
and Local Historic District

50m  
200ft

# DOTTERER BUILDING



The intersection of Centre and 2nd Streets was laid waste by the fire of 1876. The entire area consisted of commercial structures built entirely of wood just before and after the War Between the States.

A. B. Noyes constructed a large two-story brick building on the northeast corner of Centre and 2nd Streets, to house his grocery business. On the northwest corner, in 1878, Josiah Prescott built a two-story building which housed a boot and shoe store (now the Palace Saloon). New brick buildings were going up in all directions up and down Centre Street and several blocks to the north on 2nd Street.

Along came Henry Eason Dotterer from Charleston, South Carolina. Dotterer was a Harvard graduate, a civil engineer,

and a veteran of the South Carolina Volunteers in the War Between The States. He was greatly impacted by his role as a foot soldier with General Lee's Army of Virginia at the Appomattox surrender of 1865. His health broken at the South's last stand, he walked back to his family at Charleston and endured many months of recuperation. He entered the mercantile business, packed his family and all of his worldly goods, and moved further south to the quiet beauty of Amelia Island to begin anew.

Little is known of their first 10 years on Amelia Island, but by 1876 and the great fire, he joined with others to rebuild the commercial district. Dotterer acquired the southwest corner of Centre and 2nd Streets and built his two-story vernacular in 1878. On the first floor he opened and operated

the H. E. Dotterer Grocery, advertising fine family groceries and provisions.

The exterior of the Dotterer store displayed an array of corbeled brick ornamentation, tall 2-on-2, clear-glass, sashed windows, and large display windows facing on Centre Street. On the second floor was the office of Samuel Swann, one of the leading promoters of Fernandina in the latter part of the 19th century. A native of North Carolina, Swann had come to Fernandina in 1855 as an accountant for the firm building the new Florida Railroad. Swann lived in Cuba during the Civil War acting as a purchasing agent for the Confederacy's war effort. Returning to Fernandina following the war, Swann invested in lumber and real estate, was appointed Special Agent to the Governor of Florida, and was a Trustee of the Internal Improvement Fund of Florida.

*Samuel Swann controlled his many interests from the corner offices overlooking the Chandlery and Prescott's Boot and Shoe Store, later the Palace Saloon.*



*The west wall of the Swann offices appears to have had the only fireplace on the second floor. The fireplace is now retired to the life of a decoration in space still used as an office.*



and by 1860 had a population estimated at several thousand.

The Civil War and the occupation of Fernandina by federal forces temporarily halted development of the town and operation and expansion of the Florida Railroad. By the 1870s and 1880s, Fernandina was again prospering as a rail town from both passenger and freight traffic as well as from the growing tourist industry. The building most associated with rail development in Fernandina Beach is the Old Depot, built in 1899. The depot now houses offices of the Fernandina Beach Tourist Development Council.

During the post-Civil War boom, brick buildings began replacing wooden commercial structures along Centre Street. Fires, which struck the district in 1876 and 1883, mandated this change in architectural materials. The 1873 Kydd Building was the first brick building in downtown Fernandina. It housed the dry goods business of James and Thomas Kydd. The 1876 Hoyt Building was a grocery store later used for a ship's chandlery. The Palace Saloon originally housed Prescott's Shoe Store when built in 1878, but in 1903 it was converted to a saloon owned by Louis G. Hirth, a German immigrant. **The Dotterer Building, also constructed in 1878,** housed Dotterer Grocery Store and the offices of Samuel Swann, another key figure in the development of Fernandina. A hurricane in 1898 required some new construction to the downtown area.

Swann came to Fernandina in 1855 to work for the Florida Railroad. During the two decades following the Civil War, Swann served the state of Florida as a special advisor to the governor on real estate promotion and development. In this capacity, Swann was appointed one of the trustees of the State Improvement Fund. In Fernandina, he erected the Swann Building and a number of residences. His own home, once located at the corner of Centre and Sixth Streets, has been demolished.

Other businessmen were also instrumental in the development of Fernandina following the Civil War. In 1877, the Seydel brothers built a general store at 29-31 North Second Street. They lived above their store in second-floor apartments, a common practice among store owners of the period. Another prominent business owner at this time was C. H. Huot, who built three impressive store buildings on Second Street. From these, Huot operated his general merchandise business. One of the most important buildings on Centre Street was the Duryee Building. Major William C. Duryee had been a Union officer serving at



*The W.J. Lohman Dry Goods Store on Centre Street in 1885. (Photo courtesy of the Florida State Library and Archives.)*