



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
APRIL 19, 2018
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 REVIEW AND APPROVAL OF JANUARY 18, 2018 MEETING MINUTES**
 - 2.2 REVIEW AND APPROVAL OF MARCH 15, 2018 MEETING MINUTES**
- 3. OLD BUSINESS**
 - 3.1 ARTISAN HOMES, LLC C/O GILLETTE ASSOCIATES INC, 117 & 119 S 2ND STREET (HDC 2017-23)**
Certificate of Approval (COA) to Amend COA to remove stairs from rear elevation and change dimension of first floor windows. *(Quasi-Judicial)*
 - 3.2 ANDERSON, HOWARD, & BAKER, LLC AND GILSON & CAROLINE KILLHOUR C/O MEGAN CHISM, BLOCK 2 LOT 6 OLD TOWN (GARDEN STREET) (HDC 2018-04)**
Certificate of Approval (COA) to construct a 2-story primary structure with detached 1-story accessory structure. *(Quasi-Judicial)*
 - 3.3 DAVIS + YAYOI BURBANK C/O THE STOKES COMPANY, BLOCK 4 LOT 7 OLD TOWN (WHITE STREET) (HDC 2018-07)**
Certificate of Approval (COA) to construct a 998 sq ft primary structure. *(Quasi-Judicial)*
- 4. NEW BUSINESS**
 - 4.1 OLD TOWN PROPERTIES, LLC, C/O ALEXANDER F. SEEFRIED III + CATHLEEN M. SEEFRIED, SAN FERNANDO STREET (BLOCK 7 LOTS 13 & 14) (OLD TOWN) (HDC 2018-11)**
Certificate of Approval (COA) to construct a 1,674 sq ft single family residence. *(Quasi-Judicial)*
 - 4.2 ELLA LOUISE PARTIN ROGERS L/E ROBERT N + MARTHA P BLALOCK C/O COTNER ASSOCIATES, INC, 22 N 4TH STREET (HDC 2018-14)**
Certificate of Approval (COA) for the rehabilitation of a contributing structure to include: additions at side and rear and new accessory structure. *(Quasi-Judicial)*

- 4.3 **GLORIA PAYNE C/O STEVE GILCHRIST, 20 S 6TH STREET (HDC 2018-15)**
Certificate of Approval (COA) to demolish a non-contributing accessory structure and construct a new addition at rear of property. *(Quasi-Judicial)*
- 4.4 **LOFTS ON 5TH, LLC, C/O SHERI RINKER, 19 N 5TH STREET (HDC 2018-16)**
Conceptual Certificate of Approval (COA) for exterior changes relating to the adaptive use of a non-contributing structure to nine condominium units. *(Quasi-Judicial)*

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

- 5.1 **NINA WEST C/O MICHAEL RICHARDSON, 24 S. 10TH STREET (HDC SA 2017-18)**
AMENDMENT
AMENDMENT for exterior paint color to Lady Pearl
- 5.2 **RICHARD + SUSAN BROWN C/O JOSE MIRANDA, 115 S. 9TH STREET (HDC 2017-31)**
AMENDMENT
AMENDMENT to change paint colors to include, Mellow Yellow BM2020-50 (exterior), Gray Cloud BM2126-60 (Cedar shingle), Pigeon Gray BM2133-50 (porch floor trim), Superwhite BMPM-1 (windows/doors trim)
- 5.3 **DOROTHEA STILLWELL, 31 S. 5TH STREET (HDC SA 2017-88) *AMENDMENT***
AMENDMENT to repair/replace, in-kind: window framing, wall boards, framing around windows at west elevation, as needed. Replace brick veneer utilizing salvaged brick and matching new brick, as needed.
- 5.4 **PEGGY + CHARLIE LEHOSIT, 1016 SAN FERNANDO STREET (HDC SA 2018-07)**
AMENDMENT
AMENDMENT to change fence design to shadowbox
- 5.5 **WILLIAM F. CARLSEN, LIVING TRUST C/O JUST'N WINDOW & DOORS INC., 810 ATLANTIC AVENUE (HDC SA 2018-09)**
Replace re-roof with TuffRib Metal galvanized color.
- 5.6 **RICHARD + SUSAN BROWN C/O JUST'N WINDOW & DOORS INC., 115 S. 9TH STREET (HDC SA 2018-10)**
Replace re-roof with TuffRib Metal galvanized color.
- 5.7 **WRIGHT RUNWAY LLC/8 FLAGS INSURANCE C/O DOUGHERTY & CO., 309 1/2 CENTER STREET (HDC SA 2018-11)**
Replace front door on 2nd floor, Natural; replace transom window with Andersen A Series, White.
- 5.8 **ROSE M. MILLER C/O JK & R CONSTRUCTION, 1006 WHITE STREET (HDC SA 2018-12)**
Replace roof with 3 tab architectural shingles, same color as existing.
- 5.9 **LARRY FRENCH, 131 S. 8TH STREET (HDC SA 2018-13)**
Install two (2) 8SF wall signs.
- 5.10 **DAWN TIURA C/O RAM JACK, 120 N. 6TH STREET (HDC SA 2018-14)**
Install 3 helical piles for foundation repair.
- 5.11 **THE BEAUTY BAR, 17 S. 8TH STREET (HDC SA 2018-15)**
Install projecting sign on new metal scroll brackets.

- 5.12 **LEE + PAMELA THOMAS, 330 S. 7TH STREET (HDC SA 2018-16)**
Replace top boards of rear deck with pressure treated 2" x 6" boards.
- 5.13 **NEW ENGLAND FLAG BANNER INC., 115 S. 2ND STREET (HDC SA 2018-18)**
Paint wall and trim in existing colors, Sherwin Williams Blue on wall, White on trim.
- 5.14 **SUZANNE B. RIMBERT, 605 ASH STREET (HDC SA 2018-19)**
Repaint with following colors: Trim- Philadelphia Cream, Accent- Philipsburg Blue, Body- Ticonderoga Taupe.
- 5.15 **AMELIA HARBOR VIEW LLC C/O ROBERT RAMSHAW, 19 S. 2ND STREET (HDC SA 2018-20)**
Replace 46" x 29.25" sign on S. 2nd Street on existing brackets.
- 5.16 **JACOB + JANET CARVER, 110 S. 5TH STREET (HDC SA 2018-21)**
Install 6ft wood treated fence on north side of property.
- 5.17 **DOROTHEA STILLWELL C/O LEPIERRE ROOFING, 27 S. 5TH STREET (HDC SA 2018-22)**
Re-roof with Tamko 30 year architectural shingles, Rustic Hickory.
- 5.18 **DAVID L. JONES C/O ROOFCRAFTERS ROOFING LLC, 102 S. 7TH STREET (HDC SA 2018-23)**
Re-roof with Tri-Country 26 Gauge maxi-rib metal roof, Silver.
- 5.19 **ISLE OF 8 FLAGS SHRIMP FESTIVAL C/O HARRY HARRISON, 1 FRONT STREET, PARKING C (HDC SA 2018-24)**
Install construction trailer for Headquarters of Shrimp Festival on Parking C.

6. PUBLIC COMMENT

7. BOARD BUSINESS

8. STAFF REPORT

8.1 **DISCUSSION** - meeting length policy

8.2 **DISCUSSION** - move next regular scheduled meeting from May 17th to May 24th

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR MAY 17, 2018

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

1. **Call to Order** – The meeting was called to order at 5:01 pm.

2. **Roll Call/Determination of Quorum**

Council Members Present

Michael Harrison - Chair
Angela Conway
James Pozzetta (Alt 1)

William Tilson – Vice Chair
Michael Spino

Council Members Absent

Robert Erickson

Others Present

Tammi Bach, City Attorney
Salvatore J. Cumella, City Preservation Planner
Kelly Gibson, Planning Manager/Recording Secretary

City Attorney Tammi Bach explained the quasi-judicial procedures. Planner Kelly Gibson administered the oath to parties that were about to present testimony.

3. **New Business**

3.1 **TRINITY UNITED METHODIST CHURCH C/O RICE ARCHITECT, LLC, 101 S. 8TH STREET(HDC 2017-41)**

Certificate of Approval (COA) for the construction of an ADA ramp and parking space. (*Quasi-Judicial*)

Chair Harrison requested that addresses be included in the title of items for Board clarification.

Mr. Cumella presented the case as outlined in the staff report. He indicated that the original application requested a concrete parking slab which was removed, the following request before Board consideration was for the ramp only. In the staff report, he provided analysis that indicated there was a need for updated drawings and a plan to access the ramp, as there were curbs from the street to where the ramp was proposed. Upon this analysis, staff concluded that the requested action was incomplete and recommended denial or continuation of case of HDC 2017-41.

Chair Harrison requested that the applicant bring a full packet of information, and proposed to defer action until such time that the Board was provided the complete case information. He made a motion to the effect.

The applicant/agent, Mr. Randy Rice, 961687 Gateway Blvd Suite 201-H, stated that this project was originally slated for the December meeting but had been pushed to the meeting today. He requested that the Board hear the case because they have a team of volunteers ready to do the work to provide access to the buildings and presented updated materials. Chair Harrison asked if they had a plan to access the ramp, and Mr. Rice stated that right now, there was grass and a ramp, and indicated that he would work with City staff for their recommendations.

A voice vote was taken to move forward with hearing the case, and all were in favor.

Mr. Rice distributed updated material and provided an overview of the ADA ramp. Member Spino requested an explanation of the use of the structure and why the ramp is needed. Mr. Rice stated that it is used as a parish house, and sometime used for gatherings on Sundays the ramp provides access to church members who need it.

Public hearing was then opened and closed.

Member Tilson stated that it would be very difficult to locate a ramp without it being highly visible and that having some sort of concrete pad would be good for wheelchair access. Member Spino asked if the pad was something staff could approve, and Mr. Cumella stated it was.

A motion was made by Member Spino, seconded by Member Conway, to approve HDC 2017-41 without conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2017-41 is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Chair Harrison requested that applicants and staff make sure complete applications are presented to the Board so that they have all the information to make an informed decision. Without complete information, the Board may move the item to another meeting, which may delay applicants' timetables and frustrate the Board and citizens.

3.2 PETER E. VENERDI III C/O COTNER ASSOCIATES, INC., 505 CEDAR STREET (HDC 2018-01)

Certificate of Approval (COA) to rehabilitate a contributing primary structure; construct a 15'x16' addition at rear; and construct an approx. 384 sq. ft. 2-story accessory dwelling. (*Quasi-Judicial*)

The Board members disclosed ex parte communications. Member Spino disclosed that he had lived across from this property and know the neighbors for 505 Cedar Street, although he had not had any conversation related to this case with the current owner or architect; he also stated that with regard to the 8th Street property, he frequently shops and rides by the area and was very familiar with it.

Mr. Cumella presented the case as outlined in the staff report. He explained that the request was for an accessory dwelling, addition in place of a deck, new windows and awnings, and extension of the carport and driveway. He noted that this accessory structure would be taller than the main dwelling, and that the house next door was approved for a similar accessory structure, but this one being a little different with the roofline being visible from the street it might detract from the main structure. The staff report recommends the following changes be made: that they submit elevations for review (completed); verify configuration of doors and windows; utilizing traditional shutters rather than Bahamas shutters; that the original siding put in the front of the house be repaired with newer siding to side and back as provided for in HDC 2016-34; removal of the horizontal board fencing or utilizing fencing to reflect a more traditional style. Staff finds the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Historic District Downtown Guidelines and recommended approval of HDC 2018-01 with conditions that the final approval reflect the changes listed in the staff report.

Member Tilson asked about the scale of the accessory structure and whether it was to be included in the recommended conditions. Mr. Cumella stated he did want the Board to consider it; however he had just received the information so it wasn't included in the Staff report. Member Spino spoke about the structure at 509 Cedar Street being very tall, and thought it took away from the cottages, and asked for Staff recommendations regarding the new structure at 505 Cedar. Mr. Cumella recommended an accessory structure at 1.5 stories tall similar to the primary structure where the attic space can be used as livable space, but suggested to lower the roofline and scale.

John Cotner, 627 Atlantic Avenue, on behalf of the applicant, spoke first about the scale of the accessory building. He stated that the rationale was to minimize footprint on the small lot, and leave more open area. He said the elevation drawings' perspective is deceiving. Chair Harrison asked how far back the new structure would be, and Mr. Cotner stated it was 80 feet. The orientation of the building was set to gather as much light as possible as one of the inhabitants is legally blind. He wanted to diminish the accessory structure by distance and footprint.

Mr. Cotner then addressed the Bahamas shutters by saying that it maintained light and that they will be barely noticeable. He said other than those items; he was in agreement with Staff's report. They want to save as much material from the house as possible as it is all wood inside along with saving the fireplaces. He also noted that the windows currently in place are not historically accurate and have been modified over time, so they want to use a more historically proportionate window. Chair Harrison asked if the windows and doors would all match, since the current ones had been altered from the original. Mr. Cotner stated that it was now a "mish-mash" but upon completion of the project, there would be a new roof, all windows and doors would match, and the siding would be refurbished. The addition would look different intentionally and the carriage house would be Board and Batten to make it subordinate to the main structure.

Mr. Cotner stated that he thought the board style fencing was consistent with the type of house as it is intended to be a privacy fence, but he didn't think a horizontal fence versus a vertical board fence would make a difference to the owner.

Member Pozetta asked whether porch railings would be new, and Mr. Cotner replied that yes, there was nothing there now, and described them in detail. Member Pozetta asked what portion of the yard would be enclosed by the fence. Mr. Cotner explained that it was the rear portion from the carport back. If he chose a vertical fence it would also be very simple but would not use a transparent fence because it gave the property owners privacy.

Member Spino asked about the view from the street of the accessory structure and stated that it looked as though some of the view would be blocked by the eyebrow roof of the carport. Mr. Cotner provided an additional explanation and added that trees and other vegetation were to be included as part of the design.

Chair Harrison discussed the appearance of scale on the elevations. Member Pozetta asked for context from adjacent houses in the neighborhood, because they would have to look at the visual impact of the accessory structure.

Public Hearing was then opened and closed.

Member Tilson stated that his packet was missing an east elevation, but had made one on his own. In doing so, he found that the elevation issue would not be that much of a concern. He liked the proposal in general, but shared Staff's concern regarding the shutters; but was not concerned with the fencing.

Member Spino stated that recently the Board has been asking applicants to reuse historical materials from structures and cited successful examples of this in the neighborhood, as it retains the historic fabric of the property.

Member Tilson spoke regarding compatible scale of the house and accessory structure.

Member Conway asked whether there was consensus on the shutters and Member Spino asked whether the shutters would be on the property line when open. Mr. Cotner explained that the exterior was a little over a foot from the property line and would allow for the shutters to open slightly. More discussion followed, and the Board consensus was to remove the shutters.

A motion was made by Member Pozetta, seconded by Member Spino, to approve HDC 2018-01 with the following conditions: that the applicant follow staff recommendations for items two and four, and that Bahama shutters be removed from the design; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2017-36 is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

3.3. CMR ISLAND PROPERTIES, 22 S. 8TH STREET (HDC 2018-02)

Conceptual Certificate of Approval (COA) for the construction of 10 attached single-family townhomes. (*Quasi-Judicial*)

Mr. Cumella presented the case as outlined in the staff report. He spoke to the nature of conceptual certificates of approval. And explained that the property has been recently rehabilitated and that the newer structure requires demolition at the rear of the building and requires parking. He added that the property has an 80-inch wide oak tree that should be protected and that although the property is zoned C-3 and requires a 25FT lot width, the current plans is calling for 23FT which would require the applicant to apply for a variance. He stipulated that parking is not required in this zoning but the applicant was proposing one-car garage per unit. Staff was considering recommending on street parking as opposed to garages, because there might be an issue with driveways and parked cars blocking sidewalks. Staff also explained that a variance would be required to deviate from the number of trees required per site and also noted that the oak tree onsite is a protected designated heritage tree. Mr. Cumella then stated that mechanical equipment needed to be on final plans, and that the HDC will need to see the list of materials being used as well. Upon this analysis, staff concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines and recommended conceptual approval of case HDC 2018-02 with the condition that the applicant incorporates Staff and Board comments into the final design.

Member Spino commented that currently there are no sidewalks in that area and that it is difficult to navigate bicycling or walking. The conceptual drawing showed a proposed sidewalk. Member Pozetta asked if it was typical to draw new plans

considering a non-contributing structure like the Fred's building, when there are several contributing structures within sight of the proposed location.

Mr. Mike McCluskey, the applicant, explained that they thought this project would benefit the downtown area. He brought up the garages as a way to address parking; and that they were building the townhomes around the tree. He introduced Mr. Joel Reitzer, the lead architect, who presented slides showing preliminary plans. Mr. Reitzer described how they would like to remove asphalt for the health of the tree. He described adjoining properties that have a similar height to the proposed plans, showed a modification of the corner units for a view corridor, and explained the plans in detail.

Chair Harrison thanked the applicants for their detailed presentation. He stated that previous Boards had been concerned with mechanical features and their locations, and asked whether the architects had decided where they would go. Mr. Reitzer indicated that the a/c units would be located on the rooftop behind a parapet.

Member Conway was pleased to hear their consideration of the tree as it is a very important part of the neighborhood, and asked whether they had consulted a tree expert. Mr. McCluskey stated a tree expert had already been on the property. The Board discussed the history of the tree and urged the applicants to treat the tree carefully.

Member Pozetta stated that it was important to see how the building was going to look in the context of the whole block, as well as more detail with the mechanical structures and what it really would look like since these are important details that the Board needs to see before approving design. Chair Harrison stated that in that part of town, there is a combination of historical structures from both the mid-twentieth century and the nineteenth century.

Chair Harrison asked why the architects were proposing a reduced minimum lot width in the design. Mr. Reitzer explained that they could add the length to the building but wanted as much open space in between the two buildings as possible, and it might eliminate an exit onto Ash Street. They have applied for a variance but if not granted, it would have an effect on the landscaping. Chair Harrison clarified that any approval at the HDC would not constitute approval of the variance, which is determined by the BOA.

Member Pozetta wanted to know the applicant's strategy with regards to meeting landscaping requirements. Mr. Reitzer stated that there was not enough space for shade trees, and that they would like to add two ornamental trees in each backyard, and leave the heritage oak as the shade tree for the property. Member Pozetta stated that there might be opportunities to add plants and trees in the front to reduce the massing. Mr. Reitzer suggested that if the City allowed them use of the right-of-way, there was plenty of space for shade trees there. It was pointed out that there are utility lines in the right of way which would create limits.

Chair Harrison asked Ms. Gibson to administer the oath to those of the public wishing to speak as some arrived after the oath was administered earlier in the meeting. Public Hearing was then opened.

Mr. Darien K. Bolden, Sr., Pastor of First Baptist Missionary Church, spoke on behalf of his congregation against this project due to the lack of historic nature of the project to the community and City. He felt that the church would be hidden from view with the tall buildings, and that parking would become even more difficult to obtain around the church and fellowship hall than it already is. He added that people already block the entrance to the church on busy days. He also expressed concern about increased crime in the neighborhood with residences.

Chair Harrison explained that while he understood parking concerns for the community, parking is not under the purview of the HDC.

Lyn Pannone, 9 Marsh Hawk, representing the Amelia Tree Conservancy, emphasized the importance of the tree to the neighborhood and urged the builders to use precautions during construction to protect the tree.

Tracy Escalante, 804 Atlantic Avenue, owner of the Hoyt House Bed and Breakfast, expressed her concern over privacy for her guests with the proposed rooftop decks and about losing business because of the noise and proximity of the project to the B&B's pool area, as well as increased traffic. She disliked the proposed architecture as not being reflective of the surrounding area, and also expressed concern for the oak tree and the owls living in it. She was also concerned with the people who may buy the property.

Chair Harrison reiterated that the council cannot address issues regarding parking, use, and behavior of future occupants; its purview relating only to the design of the building.

Christopher Page, 103 S. 9th Street, owner of Williams House Bed and Breakfast, is opposed to the project because he doesn't think it fits in harmoniously with the Historic District and noted concerns about vacation rentals.

Kevin Brown, 511 S. 6th Street, native of Fernandina Beach and officer of First Missionary Baptist Church, expressed concern about the updates the Church is unable to make due to its historic nature and doesn't feel the project fits in with the natural beauty of the Historic District.

Rachel McElwee, 23 S. 10th Street, agreed with previous comments regarding the style and architecture. She expressed concern with the block fitting the surrounding area as the proposed project might "loom" over the street. She asked where the trash bins would go because she didn't want sidewalks blocked. She felt the neighborhood was very safe and garages are not needed for security.

Eric Bartelt, 3820 S. Fletcher Avenue, wanted to comment on the design elements of the façade and garages. He stated that the structures were very close to the sidewalk and asked about the use of the 2FT strip between the building. He stated there were no windows in the garages and would appear very unfriendly to the public.

Mike Manzie, 2810 Magnolia Woods Court, owner of a business at 117 S. 9th Street, stated that the HDC has an opportunity to harmonize new construction in the area. He expressed concern regarding parking and noted that the current one-way street is problematic. He wished to see a traffic study done to understand the impact on the community. He would like to see a decrease in density as he believes less density might lead to better design. He further expressed concern about the canopy of the tree and would like to have an arborist report on how it will affect the root structure before removing the asphalt.

Peggy Lehosit, 1016 San Fernando Street, provided the nomination form and worked with the applicant to get the oak tree's heritage designation. She clarified that there were two designations for heritage tree, protected and designated, and that the tree is designated. She stated that the applicant has already hired an ISA certified arborist and that the property owners have the right to trim the tree. She then expressed thanks for the efforts to preserve the tree.

Chair Harrison stated acceptance of the good faith effort to preserve the tree.

Robert E. Blue, Sr., 1116 Gum St., a member of First Missionary Baptist Church, requested more consideration of the church functions with respect to traffic and congestion. He expressed opposition to the project.

Marie Dray, 119 S. 10th Street, spoke about the charm and character that drew her to downtown Fernandina Beach. She commended the architect for the addition of a sidewalk and his attempt to preserve the tree, but agreed that the garages would just create blocked sidewalks because of extra cars. She expressed that there are no examples of mid-century modern architecture because no one likes it. She ended by stating that this would block the views of the neighborhood and surrounding area.

Phil Chapman, 2120 Florida Avenue, wanted to point out that the roots of the tree needed protecting during construction. He requested consideration of emergency vehicles with added congestion, along with truck noise on the street. He wanted to know whether any noise abatement would be tied to the development.

Chip Ross, 210 N. 3rd Street, had reviewed the Downtown Historic Guidelines and commented that the applicant had not gone before the HDC to obtain a permit for demolition of the building, and they should provide proper demonstration that the building must be demolished before the HDC considers the plans for new construction. He was under the impression that in the area, two-story buildings were to have commercial on the first floor and residential on the second to get the increase in density downtown.

Maria Page, 103 S. 9th Street, owner of the Williams House, wanted to know why, if the Fred's building is considered a landmark, half of it would be allowed to be demolished? She asked whether the Hoyt or Williams Houses should be considered as standards for design for the neighborhood. She feels like the small town feel and architecture is the hallmark of the town, and wanted to see something that fitted in with those Victorian homes. She also expressed concern regarding the rooftop decks and privacy.

Chuck Oliva, 2865 W. 6th Street, asked the developer to include view widths and asked for better visuals on the massing of the project. He asked whether future similar projects in the same area would change the character of the town.

Christine Shoveclare, 901 Atlantic Avenue, believes this project is not in keeping with the character of the neighborhood.

Chair Harrison thanked the public for their participation and comments, and there being no further requests to speak, closed the public hearing. He opened the Board discussion.

Member Tilson requested clarification on Commissioner Ross's point relating to demolition. City Attorney Bach stated that there had not been a request through the application process. Member Spino stated the applicant could get conceptual approval tonight, but not be granted approval to demolish part of the Fred's building. City Attorney Bach pointed out that there were also items within the conceptual plan that required a variance and the applicant could possibly be denied those variances. Chair Harrison proposed that since there had been so many questions raised, the Board could deny the conceptual approval, but the applicant had received valuable feedback in the hearing. Member Spino asked whether denial would push back the developer's timeline by a year, and Chair Harrison stated that the applicant still had to apply for variances. He was not ready to approve the plan as presented, and allowed the applicant to take the feedback. Member Spino stated that in the past, applicants have been able to accept a continuance to allow them to take feedback and present a new plan at another meeting. City Attorney Bach stated that a continuance meant the applicant would not need to reapply and pay the application fee again to present a new plan to the Board. She suggested that the Board members provide feedback to the applicant. Member Tilson stated that there was a previous project where the applicant came back a few times for feedback.

Chair Harrison stated that from his perspective, his inclination was to prefer the Historic District architecture over a mid-century style. He did not think the design or viability of the townhomes would be impacted by the style. He would like to see more of a setback and address the issue of massing. In terms of the 9th Street congestion, it was an issue the community as a whole should address. He raised concern over the demolition of part of the Fred's building, and that if the opinion was that midcentury buildings are worth saving, it shouldn't be demolished, but if it was considered an aberration, maybe it could come down.

Member Tilson stated that it was a complicated area to address, between the historic landmark buildings, commercial areas, and variety of influences. The design is oversimplified by introducing some aspects of Fred's and is lacking detail and interest. He struggles with understanding if the architecture and massing would work with the site and would recommend a redesign to the project. He stated a significant amount of work needed to be done.

There was more discussion on whether the best course of action was to deny, continue, or approve the conceptual design.

Member Pozetta spoke to the citizens' comments concerning the rhythm of the community. He felt there were options for addressing the street façade and adding trees, and brought forth the elements from adjacent properties. He wanted to understand the project in context along with information on view corridors and context.

Member Tilson stated that it was unusual to have parking in front of the façade within the City. He discussed the complications with moving the parking in the rear similar to the S. 3rd Street townhomes and addressed the design element of having garage doors in front and the impact of those doors on the façade. He also expressed concern with parking blocking sidewalks.

Member Spino added that the neighborhood is filled with historic properties and a lot of work is going on in the neighborhood. He was concerned that if they say "no", different types of projects with less concern for the neighborhood may be proposed in the future. He wanted to keep the conversation going and hoped that there would be greater consensus in the community.

A motion was made by Member Spino, seconded by Member Conway, to continue HDC 2018-02 to the February Historic District Council meeting; and requested that the applicant provide additional conceptual plans to address concerns expressed at this meeting. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

3.4 JOHN & TERESA SAUER, 205 BROOME STREET (HDC 2018-03)

Certificate of Approval (COA) to place a prefabricated 10'x14' accessory structure at the NE corner of property. (*Quasi-Judicial*)

Mr. Cumella presented the case as outlined in the staff report, and provided background including that this property is currently zoned I-1, Light Industrial, and had previously come before the Board with a zoning change request, which is currently in the appeals process. Staff provided analysis for both the current and potential zoning. Upon this analysis staff concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines and recommended approval of case HDC 2018-03 with the following conditions: that the siding used be the lap siding consistent with the Historic District.

Member Tilson asked if anyone knew more about the material for the shed. Mr. Cumella stated that it was a wood-plastic composite material, but he had not seen it before.

Chair Harrison asked if the applicant was present to address questions. The applicant was not present and so he opened the public hearing. As no one wished to speak, the public hearing was closed.

Member Tilson asked why they did not build a shed instead of using a pre-fabricated one. Chair Harrison wanted to know how the shed would be located and it was suggested that they would install from an adjacent lot. Member Pozetta commented that he would like to see the door and trim match the house, and preferred horizontal siding over vertical.

A motion was made by Member Pozetta, seconded by Member Tilson, to approve HDC 2018-03 with the following conditions: that horizontal smooth lap siding should be used, and that trim and door should match the house; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2018-03 is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

4. Staff-Approved Certificates of Approval

There were no questions or concerns about the staff approved Certificates of Appropriateness.

4.1. TSP PARTNERS LLC / AL WALDIS C/O GILLETTE & ASSOCIATES, INC. 12 N. FRONT STREET (HDC SA 2017-105)

Construct a one-sided lean-to shelter structure at south elevation to screen ice machine.

4.2. HUFF FUNERAL HOME / KENNETH JONES, 410 BEECH STREET (HDC SA 2017-106)

Repaint structure with same colors as existing: Exterior - Flint Gray PPU26-05, BEHR White 7K110253; Windows – BEHR White 7K110253; Fascial/trim - BEHR White 7K110253; Foundation – Black BEHR base 5853

4.3. JAMES & WENDY GRANTHAM C/O ROB PSULKOWSKI, 212 S. 6TH STREET (HDC SA 2017-107)

Replacement of damaged wood siding and porch trim.

4.4. LYNNE ANDERSON, 324 S. 7TH STREET (HDC SA 2017-108)

Removal of 4'x6 wood entry stoop and replace with 11.5" x 18.5' Trex decking at rear of house (not visible from street).

4.5. SUZANNE RIMBERT C/O CHARLIE DEBERRY / SHOREBREAK INC., 605 ASH STREET (HDC SA 2018-02)

Reroof with GAF architectural shingles, same color – Charcoal.

5. Public Comment - Items Not on the Agenda –

There were no requests from the audience to be heard.

6. Board Business

6.1 PRESENTATION – PELLA WINDOWS

Ron Hinson, representative of Pella Windows, presented information and displayed samples of their new “Architect Series Reserve” product for consideration for inclusion on the HDC Approved Window List. He noted that they were designed to be historically accurate. Member Pozetta stated that he had requested that Mr. Hinson make a presentation to the Board when he had seen these windows because he thought they were superior quality and historically accurate.

A motion was made by Member Spino, seconded by Member Tilson, to approve Pella Architect Reserve windows for wood and aluminum series for new construction and rehabilitation to the HDC list of approved products. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

6.2 PRESENTATION – FERNANDINA BEACH MAIN STREET

Arlene Filkoff, Executive Director of the Fernandina Beach Main Street Program provided an update on current Main Street activities.

6.3 REVIEW OF APPLICATIONS FOR ALTERNATE #2 VACANCY

The Board discussed the merits of the two applicants for this vacancy, Benjamin Morrison and Patricia Smith. Mr. Morrison has design credentials and Ms. Smith has experience. The Board recommended that they forward both to the City Commission for their decision.

6.4 REVIEW OF CHANGES TO THE COA APPLICATION AND COA APPROVAL MATRIX

Mr. Cumella explained the changes to the COA application and COA approval matrix. The Board discussed whether to make the criteria for evaluating projects based on the current streetscape on the application and decided to remove the words “if applicable” on the application.

A motion was made by Member Spino, seconded by Member Tilson, to recommend approval of the COA Approval Matrix amendments and forward to the Planning Advisory Board. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

7. Board Reports

8. Staff Report

8.1 Historic District Council 2017 Year-End Summary

Mr. Cumella provided an overview of the cases reviewed by the Board in 2017.

Ms. Gibson gave information regarding an outreach meeting for 9th Street improvements.

Chair Harrison wanted to discuss an email received by Ms. Marla McDaniel regarding the Secretary of Interior Standards. Mr. Cumella explained that previously mechanical systems were not asked for on HDC applications but they are now, and the HDC is in compliance with those guidelines.

9. Adjournment - There being no further business to come before the Historic District Council, the meeting was adjourned 8:48 pm.

1. **Call to Order** – The meeting was called to order at 5:00 pm.

Roll Call/Determination of Quorum

Council Members Present

Chair Michael Harrison – Chair
Angela Jones Conway
James Pozzetta (Alt 1)

Robert Erickson
Michael Spino
Benjamin Morrison (Alt 2)

Council Members Absent

Vice Chair William Tilson (excused)

Others Present

Tammi Bach, City Attorney
Salvatore J. Cumella, City Preservation Planner
Samantha Rogic, Recording Secretary
Sylvie McCann, Recording Secretary

Chair Harrison welcomed new alternate Member Morrison and explained that he can ask questions and participate in discussion, but cannot vote. The Board sat alternate Member Pozzetta by voice vote.

2. **Approval of Meeting Minutes**

The minutes from December 21, 2017, were presented for approval. Chair Harrison asked Staff when they expected to be current with meeting minutes. Secretary McCann stated they were pulling resources and were hoping to be current by the April meeting. Chair Harrison stated that he wanted the City to put appropriate resources to get the work completed. Chair Harrison wanted to make two corrections to the minutes: on page 2, correct the spelling of “Machado” and also to capitalize “Old Town.”

A motion was made by Member Spino, seconded by Member Conway, to approve the minutes. Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

Chair Harrison asked the Board to disclose any ex-parte communications. Member Morrison stated he would abstain from item 4.2 of new business. City Attorney Bach explained that he wouldn’t vote as an alternate, but he would not participate in the discussion by abstaining. If a voting member were to abstain, an alternate member could be seated to vote on the issue at hand. The other members stated no communication other than emails received.

City Attorney Tammi Bach explained the quasi-judicial procedures. Secretary Rogic administered the oath to parties that were about to present testimony.

3. **Old Business**

3.1 **STEVE SKIDMORE, 327 N. 4TH STREET (HDC 2016-32)**

Certificate of Approval (COA) to amend COA to include changes that occurred during construction. (*Quasi-Judicial*)

Mr. Cumella presented the case as outlined in the staff report. He stated that this was an amendment to the COA to include changes in construction, and had been continued from the last meeting to allow the owner to address some of those issues provided from feedback at the last meeting. He listed the issues and their current status which included mechanical, windows, fencing, patio hot tub area, accessory structure stairs and roof, gutters, paint colors, circular driveway and walkway. The owner feels there are special conditions on the property for the driveway being near the port. Upon this analysis, Staff recommended approval of HDC 2016-32 with the conditions that the owner receives right of way use permit for curb cuts, and mitigation measure of repainting front of wall and add muntins to windows.

Steve Skidmore, owner at 327 N. 4th Street, stated that he was not aware of the approval needed for the right of way for the driveway, and that he was available to answer questions from the Board.

Chair Harrison wanted more information on water ingress question. Mr. Skidmore explained that they originally did not have the roof in the design of the addition, and the architect to make a smooth transition added siding instead of being open. The opinion of the owner and architect was that rain would run through and affect the electrical running through the area. Chair Harrison asked if there was evidence of that happening and whether the ceiling was affected. Mr. Skidmore stated not as of yet. Member Erickson confirmed that the roof was not part of the original plans, and asked what would happen if the roof was not there. Mr. Skidmore said that the water would come down and inside, that it was a studio apartment and connected to the main house. Member Erickson asked why it wasn't on the original plan, and added that the aesthetic looked like a 1970s house and not like anything in the historic period.

Chair Harrison wanted the massive blue wall removed, but it seemed as though the applicant wanted to continue with that. Mr. Skidmore stated he was willing to compromise. Chair Harrison stated he understood that, but as a point of clarification, the Board was under no obligation to accept any changes to the original plan approved by the Board. The Board wanted to reach a design that the community could feel comfortable driving past for the next 50-100 years and feel that it fitted in with the community.

Member Pozzetta discussed the half-wall elements, and reducing those to the minimum needed to keep water off the landing, and replace with railing where possible to increase the openness of the area. Mr. Skidmore asked for more clarification. Member Morrison reiterated that a combination of the half-wall and railing might be acceptable, and railing all around the porch.

Member Pozzetta asked about the paint color in front. Mr. Skidmore noted that he didn't necessarily want to have the same paint color in the front. If there was a secondary color, it could only be in the front so that the transition looked smooth at different angles, and appropriate use of trim with the secondary color. Mr. Skidmore stated he could change it back to the original blue.

Member Erickson asked about the potential for eliminating the second driveway by creating one extra-wide driveway. Member Spino clarified that the garage is on 4th Street and this front driveway is for guest parking. Mr. Skidmore stated there was no parking or sidewalks by his house, and he thought the circular driveway was safer with truck traffic. He also was concerned about the propane tank location and being able to service it. Chair Harrison stated that the photograph does not look like the drawing.

Member Morrison stated that from the updated exterior elevations, it looks like there should be more trim and graphics. Member Spino explained that they were in a "stop work" order due to the many changes from the approved plan and so that wasn't completed.

Chair Harrison then opened the public hearing.

Tammi Kosack, 322 N. 3rd Street, neighbor directly behind the lot of the property. She read a letter for the record seeking clarification on how the Community Development Department and the Boards work together for oversight of these projects. She specifically addressed the driveway on Dade Street, and that for fire department purpose, the address and driveway must be on 4th although the house faces Dade Street, and stated she didn't see a need for the secondary driveway. She felt that a letter from the architect after the fact regarding the addition of the roof was insufficient evidence for the design change. She gave examples of neighborhood homes that have not been able to make modifications or have come before the Board as new information came up prior to making major design changes and was unhappy that the owner was asking for permission after the fact. She was also concerned with the amount of impervious surface the new patio creates. She chose to buy her home in the historic district to have strict guidelines on building and renovation.

Ronaldo Christenson, 31 S. 10th Street, concurred with Ms. Kosack's comments and the necessity to maintain the Historic District at a specific level.

Mr. John Cotner, 1627 Atlantic Avenue, wanted to speak about the architect in this case, who is not listed as a DBPR professional architect. Member Erickson asked whether, as an architect, Mr. Cotner would have designed the roof. Mr.

Cotner replied he could not make that determination at the moment, but he does not believe that the letter is as credible since the author is not a certified design professional.

Mr. Skidmore stated that he tried to make the house fit in, and believed there were some mistakes made on the Board's side as well. He stated that the windows had originally been approved. He is willing to make some changes, including the railing system and paint color. He said that it is an unusual lot and so he wanted the driveway as a safety issue. He added that they were willing to do what they needed to do to move into their forever home and become part of the community.

Member Spino asked Mr. Skidmore which came first, the porch roof or the architect design. Mr. Skidmore thought that the design came in without the roof. Member Spino asked who added the roof in, and Mr. Skidmore said the architect had.

With no other speakers, Chair Harrison closed the public hearing and opened for Board discussion.

Member Erickson thought that the circular drive was inappropriate for this house and the neighborhood. Member Spino stated that the neighbors all have straight driveways, and the way the house was originally approved, there was a walkway from the street and garage on the 4th Street side. While there is some traffic, it wouldn't be considered busy. Member Conway was concerned about the variance needed for the driveway. Chair Harrison asked Mr. Cumella to clarify, and he stated that he suggested the applicant review the questions asked of a variance to show special circumstances to justify the driveway, but it is not a variance. Member Conway stated she did not see a special circumstance.

Chair Harrison wanted to discuss the hot tub issue. Member Spino stated that if it had come before the Board it probably would have been approved. Member Morrison expressed that it was of least concern.

The discussion then turned to paint colors with Member Spino stating that it was a massive blue house, but that he'd rather see one color than a patchwork of color. Member Pozzetta stated that his personal preference would be to have band board and two colors and with no band board approved with this application, he was reluctant to add something that was not previously approved, just as applicants should not add things that were not approved.

Member Erickson discussed his views on the roof and railing, he commented that he did not want it too tall; Member Morrison stated that the roof was draining onto the wall and it needed a dam or something to stop it. Member Pozzetta stated that their designer should have presented something to the Board so they could understand what they were approving and why.

Chair Harrison asked if the Board was recommending another continuance. Member Spino asked if we could give guidance and what would be acceptable to the Board. Member Pozzetta asked to construct a motion to meet all the concerns.

Chair Harrison was not convinced of the necessity of the roof. Member Morrison agreed, and stated it was a shame it wasn't gabled, but it was not bothersome enough to remove it. Member Erickson stated that roof wasn't the offensive part; it was the wall that was an issue. Member Morrison said that if the roof had come up for approval it may have been approved. Member Erickson stated he would not have approved it with that wall. The Board then reviewed elevations and photos.

Mr. Skidmore addressed the Board again, stating that he would lower the wall, open it with the rail. He wanted to compromise to prevent rain water getting in.

Mr. Cumella explained the full list of items the applicant was seeking approval for.

A motion was made by Member Pozzetta, seconded by Member Spino, to approve HDC 2016-32 with the following conditions: that exterior muntins be added to the windows, that a single color paint be used on the house, that the rear yard fence be a maximum of six feet high with previously approved design, that the HDC has approved moving the HVAC and the addition of the rear window, that the circular front drive be removed and the original walkway added as previously approved, that the stair landing wall between the home and accessory structure be reduced to one foot and open railing be installed to code requirement; and that the HDC make the following the findings of fact and conclusions of law part of the record this Amendment to case HDC 2016-32 with comments is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Member Pozzetta asked a question related to one of the public speakers – who checks the impervious materials as in the patio? Mr. Cumella stated that would be within CDD and that a permit has not yet been requested.

3.2 ANNE B. KAVANAUGH C/O BILL KAVANAUGH, 907 SAN FERNANDO STREET (HDC 2017-19)

Amendment to previously approved COA to reflect change in roofing materials from standing seam metal roof to 5-v crimp (*Quasi-Judicial*)

Mr. Cumella presented the case as outlined in the staff report.

Member Pozzetta asked why Staff could not approve this. Mr. Cumella explained that changes to Board-approved plans must come back to the Board.

Chair Harrison opened and closed the public hearing.

A motion was made by Member Erickson, seconded by Member Pozzetta, to approve HDC 2017-19 without conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2017-19 is substantially compliant with the Land Development Code, the Old Town District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

3.3. CMR ISLAND PROPERTIES, 22 S. 8TH STREET (CORNER OF ASH ST. & 9TH ST.) (HDC 2018-02)

Conceptual Approval for the construction of 6 attached single-family townhomes. (*Quasi-Judicial*)

Mr. Cumella presented the case as outlined in the staff report, which is a continuation from the previous month. It presented changes from 10 units to 6 units which along with on street parking instead of garages. Some details were not in the conceptual approval but will be taken into consideration during the final approval phase. He showed the elevations of the proposed site plan. Chair Harrison asked about the location of the tree canopy and Mr. Cumella stated that the applicant had done a survey to accurately depict the tree canopy in plans. Upon this analysis, Staff concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines and recommended conceptual approval of case HDC 2018-02 with the condition that the applicant incorporates Staff and Board comments into the final design.

Member Erickson asked how this project compared with the project near the lumber yard. Mr. Cumella stated that the project was designed to look similar to storefronts on Centre Street, and this plan had changed dramatically from what had been proposed originally. City Attorney Bach explained that the comments from the public and Board related to the design not being similar to the neighborhood or other projects.

Member Spino asked whether a variance was required for the property, and Mr. Cumella stated that only variance would be the shade tree requirement, and the applicant, with this proposal, had addressed issues that would have required variances in the previous design. He clarified that the variance for the tree would come back as a separate item, that tonight was just conceptual approval, and the applicant would have to come back for final approval.

Mike McClosky, partner at CMR, the applicant, stated that they had listened to the comments from the first meeting and made a lot of changes in an attempt to meet the requirements.

Joel Ritzer, architect, spoke as to the changes that have been made to the design to respond to the Boards' concerns and community. He noted that the original mid-century modern design was a challenge and that they engaged a civil engineer for drainage. He also added the following subject matters, that they have talked to the neighbors and plan to continue conversations so they can be good neighbors as they reduced the density and garages which are significant concessions; that parking will be discussed further but that there were plans on adding on-street parking; that the structures will be 30-32 feet high with no roof decks; that they would add front porches that are accessed internally and that design elements would include gables and taller windows. The final presentation would include materials and colors, including James Hardy cement siding, cement shingle boards, composite roof, and colors which would be complementary, not matching with all trim being the same color. They believed the existing oak tree covered the shade tree requirement, however they would fill out the variance request. He also mentioned that the accent trees would be planted near parking as a buffer and streetscape texture.

Mr. Ritzer mentioned that they engaged an arborist, Early McCall, to give a management plan for the tree and building footprint and that there was a major crack in a tree limb which would have to be removed in order to balance the tree out.

Chair Harrison asked how close the structures would be to the tree canopy. Mr. Ritzer said they were pretty close but would defer to the arborist who may be at the next meeting. The Board discussed the drawings and would like to see the tree in relation to the buildings. Member Spino brought up the tree on 5th Street where there is currently construction, and asked which foundation would be better for the tree – piers or slabs. Mr. Ritzer said they would review it and see if a hybrid would be possible.

Member Erickson observed that while they were proposing to leave the footprint of the old Fred's store, they were planning on removing half of the parking, and that might cause issues. He asked what they were planning on doing with the other buildings. Mr. Reitzer stated that the building was added on to, and at one point they proposed removing that addition, but it was not in this proposal. Additionally, the development is meant to be urban and higher density. Mr. McClosky stated that the existing buildings might be rented and are currently being used for storage as they don't need additional parking now. Member Erickson asked where future retail store's patrons would park. Mr. McClosky stated there was no requirement for parking and Mr. Cumella confirmed that the property is zoned C-3 with no parking requirement.

Public Hearing was then opened.

Peggy Lehosit, 1016 San Fernando Street, commented about the tree and that there was a misconception that the larger the tree, the harder it is to kill and that was not true. She stated that it was important to see Early McCall's tree report, and that there should be a tree protection zone in place prior to construction. The arborists involved at 5th Street had different opinions but they agreed on the protection zone. She also noted that there was a canopy limit on what can be removed.

Ronaldo Christianson, 31 S. 10th Street, considered himself an affected resident. He presented slides of owls that are living in the tree, and wanted to be considerate of the family already living there. He liked the new plans better than the last ones. He presented further slides concerning the safety of the tree and the lack of shade trees in the design. He was concerned about the height of the buildings and setbacks. He was happy to see the sidewalk but thought a study should be done on whether the parking should be parallel or 45-degree angle parking. Other concerns include trash and recycle bins accommodation. He felt badly for the Williams House and others as the property is not as well-crafted as the Victorian homes in the area.

Christopher Page, 103 S. 9th Street, owner of Williams House Bed & Breakfast, wanted to thank Mr. Christianson for being a spokesperson for the neighborhood and shared his concerns for his business. He thought that guests would not want to park far away from his business, and voiced concerns about the street parking for the project reducing parking available for his guests.

Kelvin Brown, 511 S. 6th Street, a member of First Missionary Baptist Church, wanted to make sure the property is developed to where the community can be proud of the area and asked the HDC to take their time to get it right the first time.

Sabrina Christianson, 31 S. 10th Street, voiced her support of proposed "Plan A", and reiterated that the tree needed to be protected.

Maria Page, 103 & 111 S. 9th Street, owner of Williams House, fell in love with the community and history of the town and house, and visits for those reasons. She explained that her home is a historic landmark and while she was happy with the design change, she had an issue with "Plan A". She didn't think a quadplex fitted in with the historical homes and suggested making them duplexes. She is concerned with the narrow street and parking, and asked for a further setback and additional trees be planted to help with privacy. She would like the tree protected and does not want to allow a variance for the shade tree requirement.

Public Hearing was then closed.

Chair Harrison asked for Board discussion. Member Erickson asked City Attorney Bach how the Board would be able to vote on the conceptual plan without knowing the outcome of the variance, or should they vote on the conceptual plan reflecting their feelings on the variance. City Attorney Bach stated that the variance would be a separate application and approval, and wanted time to consider the question. Member Erickson stated that this plan still does not have enough trees, and while it was much better than the first plan, it still looked sterile compared to the neighborhood.

Member Spino asked when the Board would be able to see its concerns addressed. Mr. Cumella stated that the plans were also being reviewed by the Technical Review Committee and some concerns were being addressed there. Member Spino stated that the concerns needed to be addressed to the HDC before approval by the TRC. He stated that all of the concerns had to be addressed before TRC approval. Mr. Cumella stated that this was an opportunity for the Board to give feedback. Member Erickson stated he didn't see all the concerns addressed and it looked like they were trying to fit too many things in that property. City Attorney Bach stated that the trees, parking, and those issues were out of the HDC's scope and they should be focusing on design, and if the Board approves this design, the trees and parking can be considered by other Boards.

Chair Harrison asked the Board their opinion of the quadplex versus a duplex. Member Morrison stated that he didn't think it was that long and setting the building back five feet would make much difference. Chair Harrison asked about the massing of the buildings, and Member Pozzetta discussed the many moving parts in a small area to try to make accommodations for trees, and added that the addition of the porches and the gables have helped soften and make it relatable to the community, and that adding a few trees and a sidewalk would also be an improvement.

Chair Harrison asked if 6 units were a reasonable number for this space. Member Spino discussed a scenario from a previous town and how after the neighbors pushed back on a project, an entirely different project came in and the neighborhood was not as nice as it used to be. He voiced his reluctance in pushing back and sees residential as the least intensive development that could possibly go on that site and that this developer was trying to protect the tree and take it into consideration, whereas other developers might bulldoze it. This is a fairly reasonable plan, although there are some concerns to be addressed, and he is in support of "Plan A" as presented.

Member Erickson asked if there were more units would it do some of the things that the Board might want. Other Board members were reluctant to change the plans that drastically. Chair Harrison stated that giving the go-ahead at this point meant six units and the basic design, with final approval on details later. Member Spino stated his support is contingent upon the height being no more than 30-32 feet, because anything taller would be incongruous. Member Conway wanted to know what would be the effect of the height on the canopy of the tree, and stated that was important to all.

Member Pozzetta commented on the materials that hardy lap siding was appropriate to the scale and type of the houses. He liked the idea of a hybrid foundation so the houses could look like they were on piers to tie into the community and wanted to see details from neighboring houses pulled in. Member Morrison agreed, and added that it would be beneficial to vary the style of the rail to break it up and pay attention to the quality and details of construction.

A motion was made by Member Spino, seconded by Member Conway, to approve HDC 2018-02 with the following conditions: that a tree study by an arborist be part of the next presentation; that concept A is the preferred model; that details and materials consistent with the neighborhood be presented, including a foundation with the appearance of piers; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2018-02 is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays, as follow:

Member Conway	Aye
Member Spino	Aye
Member Erickson	Nay
Member Pozzetta	Aye
Chair Harrison	Aye

Motion carried.

3.4 ANDERSON, HOWARD & BAKER, LLC, AND GILSON & CAROLINE KILLHOUR C/O MEGAN CHISM, BLOCK 2 LOT 6, OLD TOWN (GARDEN STREET) (HDC 2018-04)

Certificate of Approval (COA) to construct a 2-story primary structure w/detached, 1-story accessory structure. (*Quasi-Judicial*)

Mr. Cumella presented the case as outlined in the staff report, a continuation from last month, and provided details as to changes in the design from the previous presentation. Upon this analysis Staff concluded that the requested action was

consistent with the Land Development Code, the Secretary of Interior Standards, and the Old Town District Guidelines and recommended approval of case HDC 2018-04 with the following conditions: that the soffits, fascia and trim be wood or composite product, as vinyl products are not permitted in the Historic District.

Chair Harrison commented that the pattern of the lots being developed in Old Town is changing, from the corner lots to the interior ones, and these lots have no side street access. He wondered if the existing Old Town guidelines are sufficient for the development of interior lots and whether they should be revisited. He thinks the applicant should have a narrower home with parking on the side.

Member Pozzetta asked about the foundation plan for the appearance of piers and requested to see one.

Megan Chism and Dwayne Chism, spoke on behalf of the applicant. Mr. Chism stated that the inset for the foundation will appear flush with the front façade of the block, and that it would not be completely inset but not protruding. Member Erickson asked what material would be used and Mr. Chism responded that it would be concrete with the inset to give the appearance of a pier. Member Morrison wasn't sure they would be able to get the louvered panels inset. Mr. Chism stated he thought the Board would be happy with the outcome, and Member Pozzetta stated that what had been previously described was not acceptable, and that if the porches were piers it would work. Member Spino asked if there was a set standard, and Mr. Cumella stated there wasn't, but the guidelines dictated an elevated foundation and a pier foundation is traditional. In other cases, the pier block had been inset flush.

Chair Harrison asked about the elevation of the lot from the street and accessibility. Mr. Chism stated it would follow the natural grade lines and would be lowered to not be so steep. Chair Harrison stated that the neighboring lots would still be at grade level and they would need to bulwark the neighboring lots.

Public Hearing was then opened.

Jennifer Harrison, 1820 Someruelus Street, was disturbed with the build because the house takes up so much of the width of the lot, and stated that there was no place to put the car. There are restrictions on garages and carports in Old Town, and the reason is to prevent the domination of the street of the space and obstruction of vehicle. She added that there were many cottages being constructed that are narrow enough to accommodate a rear garage and the applicant should follow those guidelines.

Moira Mead, 202 Estrada, stated that the guidelines state the proper placement of the building within the lot is essential to maintain the character of Old Town. She was concerned about the building size and parking.

Public was then closed.

Member Erickson asked why this was continued, and Mr. Cumella explained that there were issues with the garage and setbacks. Chair Harrison wanted to see a narrower home and a rear garage. Member Spino asked how wide the lot and home were, and Mr. Cumella replied 46 feet with 5 foot easements on both sides. Member Erickson wanted to know what had been approved in that area previously, and Mr. Cumella stated that previous applicants with interior lots had narrower homes with rear garages. Member Morrison commented on the aesthetic and did not like the rounded louvres and panel of columns along with the window roof detail. Member Pozzetta agreed and added that they would need to account for water in that area, and did not think the columns should be wider than the piers. Member Morrison thought the windows were not proportionate. Member Erickson wanted to address the size of the house for the lot, and did not want to set precedent to approve something that big on the lot. Member Morrison stated that if the project was consistent with the Land Development Code as far as setbacks he wasn't sure if they could reject it. Other members stated they could. Mr. Cumella stated that this house is consistent as to size but not width as to what had been previously built.

Chair Harrison reopened the public hearing to allow additional residents to speak.

Sharon Mock, 212 Estrada Street, was sworn in, and then spoke about the character to Old Town and that this project bothered her because it seemed to go against the work being done to preserve the neighborhood.

Mr. Chism commented that the guidelines for rear garages and driveways set limit to the amount of usable space. He did not really understand why the garage couldn't be in front.

Member Spino moved that the case be continued at this time to give the applicants time to review the comments. Member Spino pulled his motion as there was not consensus among the Board. Mr. Chism expressed that he was perplexed since they had Staff recommendation of approval and they aren't clear as to what the council wants. Chair Harrison stated that the Staff writes their report based on the guidelines and the Council bases its decision on the reports plus other factors for the final decision. City Attorney Bach asked the Board to express their concerns clearly so that the applicant can have feedback.

Member Pozzetta looked at the foundation plan as it did not show articulation, which came up last month. He feels that the foundation plan should show piers or appearance of piers, and would not approve until that is shown. He also wanted detail and materials on the louvers.

Member Spino commented on the concern of the neighbors regarding the size of the building on the lot.

Chair Harrison showed concern with the width of the house and would like parking on the side or rear. He also didn't like the vinyl or style of the house and also had concerns about the elevation above grade.

Member Erickson thought the house took up too much of the lot and was too far to the front. Additionally, he would rather see parking on the side or rear. He mentioned that he plans on driving around Old Town too with Mr. Cumella to learn more about the area.

Member Conway is concerned with the piers and the column size, and stated she preferred parking on the side or rear.

Member Morrison asked whether the applicant had been given feedback at the previous meeting regarding the width of the house. The Board didn't think so; Member Morrison was fine with the width and the applicants have done due diligence. He thought it would be hard to park in the rear to get in and out.

Chair Harrison asked the applicant if April 19 would be enough time and noted that revised drawings would be required within two weeks. Member Pozzetta stated that the decks should be on piers along with louvered panel to simulate the piers on the sides.

A motion was made by Member Spino, seconded by Member Erickson, to continue HDC 2018-04 to the April 19, 2018, meeting. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

4. New Business

4.1 DAVIS & YAYOI BURBANK C/O THE STOKES COMPANY, BLOCK 4 LOT 7 OLD TOWN (WHITE STREET) (HDC 2018-07)

Certificate of Approval (COA) to construct a 998SF primary structure. (*Quasi-Judicial*)

Member Morrison recused himself.

Mr. Cumella presented the case as outlined in the staff report being a new construction on White Street, and provided details as to changes in the design from the previous presentation. Upon this analysis Staff concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Old Town District Guidelines and recommended approval of case HDC 2018-07 with the following conditions: that the applicant provide clarification of the height, lot coverage, mechanical relocation, and the lattice material, which can all be done as staff approval with the Board's permission.

Member Morrison stated that he recused himself for the following case but was able to discuss this one.

David Burbank, the applicant, made himself available for questions. Mr. John Stokes, representing the applicant, also was available.

Chair Harrison asked why the house was so far back on the lot. Mr. Burbank stated that he wanted room to drive in and out of property, and proposed a dormer to get a view of the river. Member Spino stated that it looked about 35 feet back. Mr. Stokes stated that it was sided by the Pippi Longstocking house and in order for the Burbanks to have a view they had to set the

house back. Member Spino stated it seemed inconsistent with HDC guidelines, which encourage to site property along Front Street. Member Pozzetta asked about the foundation system. Mr. Stokes stated it was masonry stem wall, concrete block, attaching cedar lattice material. The porch railings would also be painted wood.

Member Pozzetta stated the shutters looked a little small. Mr. Stokes stated this was similar to a house on Broome Street he did, but they could accommodate the Board's request to make them half the width of the window. Member Erickson asked if it was intentionally plain. Mr. Stokes stated this was the vision of Mr. and Mrs. Burbank. Member Erickson also commented that the parking was planned in front, and the last applicant was told to put it to the side or rear. Mr. Stokes stated that it appeared as though many homes in Old Town had front parking. Chair Harrison stated that if they have shutters on some windows, they should have shutters on all. Mr. Stokes said that was just an oversight.

Public Hearing was then opened.

Peggy Lehosit, 1016 San Fernando Street, thought that it was a cute house, but did not like where it was being put. She was concerned about the mature trees that would have to come down.

Jennifer Harrison, 1820 Someruelus Street, was concerned with the proper placement of the building and commented that new primary structures should front the street. She didn't see the advantage of having the house set so far back, and would like to see a gable on the back.

Mr. Burbank asked to speak to the issues. He explained that they wanted to move the house back because there is a telephone pole in the way and that the old trees were dead and though he hated to cut the trees, it was probably time for them to come down anyway. He added that they will follow recommendations. Chair Harrison stated that one of the problems with the location is that in the future, someone might come along and want to put a structure between the house and the street. He recommended sticking to the guidelines and moving the house forward.

Pat Taylor, 215 Amelia Street, whose property abuts the subject property, has three concerns: the setback, which has been discussed then the large cedar tree on the west side which she mentioned should be protected, and the utility pole guide wires which may impede access to the property. Chair Harrison thought that FPU might move the pole to accommodate homeowners.

Moir Mead, 202 Estrada Street, also took issue with the setback, stating that new structures are required to front the street, and her home, constructed in 2016, had to adhere to the 5 foot setback. She also had a problem with the batten siding, and noted that she knew of no other examples of that siding in Old Town. She also noted that she did not like the parking at the front of the house. Mr. Cumella commented on the siding, saying that it was allowed on other structures in Old Town, and that there was not specific prohibition.

Mr. Stokes commented that if the house was moved forward, some trimming of the cedar tree would be necessary.

Public Hearing was then closed.

Member Morrison wanted the front window to be centered, and preferred to run the lattice horizontally or vertically as opposed to at an angle. Member Pozzetta commented that he liked that the applicant was using wood and it was an appropriate style, and with a few minor details the house would be a good addition. Mr. Stokes wanted to clarify the Board's recommendations for changes being to move the house forward with a minimum setback of five foot, perhaps in line with the Pippi Longstocking house and address the button pattern.

Chair Harrison then reopened the public hearing.

Jennifer Harrison, 1820 Someruelus Street, mentioned that there was an item in the guidelines that said that driveways should not be side by side.

Chair Harrison closed the public hearing.

A motion was made by Member Spino, seconded by Member Pozzetta, to continue HDC 2018-07 to the April 19, 2018, meeting. Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

4.2 GLR TRUST AGREEMENT, MICHAEL H. HUFFMAN & KAREN L. HUFFMAN C/O COTNER ASSOCIATES, 303 CALHOUN STREET (HDC 2018-08)

Certificate of Approval (COA) to construct two accessory structures totaling 1,000 SF and covered walkway to primary structure. (*Quasi-judicial*)

Member Morrison abstained from this item.

Mr. Cumella presented the case as outlined in the staff report, and explained that this COA was approved back in March 2017, was set to expire without any more extensions and was being presented for approval as a new case. Upon this analysis Staff concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines and recommended approval of case HDC 2018-08 without conditions.

Mr. Cotner spoke on behalf of the applicant, and commented on the HDC process, and that several applicants came unprepared and needed to bring design professionals. He stated that the only change is for code regulations.

Chair Harrison asked why the applicant hasn't moved forward and Mr. Cotner explained that they had several properties and had been working on those.

Public Hearing was opened and then closed.

A motion was made by Member Erickson, seconded by Member Conway, to approve HDC 2018-08 without conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2018-08 is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

4.3 JEFFREY HASKETT C/O MICHAEL RICHARDSON, 122 S. 6TH STREET (HDC 2018-09)

Certificate of Approval (COA) to construct 180 SF screen room addition at rear of home. (*Quasi-judicial*)

Planner Cumella presented the case as outlined in the staff report. Upon this analysis Staff concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines and recommended approval of case HDC 2018-09 without conditions.

Jeffery Haskett, applicant, was present for questions.

Public Hearing was then opened.

James Shroads, 119 S. 7th Street, stated that he lives in one of the Egmont homes in the area and his property abuts this property. He noted that he supports the project, as the other neighbors. He recommended that this item be approved.

Constance Scott, 123 & 127 S. 7th Street, was sworn in, and stated she was a neighbor and was in agreement with the proposal.

Public Hearing was then closed.

Member Morrison asked about the materials being used and Mr. Cumella stated there were no specific guidelines.

Mike Richardson, architect for the applicant, produced the design and drawings.

A motion was made by Member Conway, seconded by Member Spino, to approve HDC 2018-09 without conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2018-09 is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and

the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

5. Board Business

There was no board business to report.

6. Staff Report

6.1 PRESENTATION – 101 N. 2ND STREET (C.H. HUOT 1882 BUILDING)

Mr. Cumella presented a report on the history and condition of the “Standard Marine Building” as requested by the HDC. The Code Enforcement Manager and Mr. Cumella recently did a site visit and saw that the roof had failed, that there were missing windows, and that there were several other code violations and that the building is deteriorating. He then mentioned that there was a part of the LDC that addresses demolition by neglect. Staff recommends to the HDC that we make a finding of demolition by neglect and refer the case to the Code Enforcement and Appeals Board.

Chair Harrison asked if any audience members could speak to the finding of Demolition by Neglect and its implications to the Downtown area. City Attorney Bach stated she did not think the community would want the building demolished because of the historic value and that the private property owner may not want to sell it, but the City can possibly take action.

Member Morrison stated that this property might be more valuable to the owner without the building, which does not incentivize him to repair it. Mr. Cumella stated that it had been vacant since the 1980s and was at a tipping point where the community could lose the building, even though it is not in the Historic District.

Arlene Filkoff, Director of the Main Street Program, has reached out to the owner of the building to urge him to put the building in the historic district. The owner does not want to work on this building, and does not believe anything is salvageable besides the four walls. He is firm in that stance.

A motion was made by Member Spino, seconded by Member Erickson, to make a finding of Demolition by Neglect for the property at 101 N. 2nd Street known as the C.H. Huot 1882 building, and refer the case to the City of Fernandina Beach Code Enforcement and Appeals Board. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

Suann Thamm, 404 Broome Street, asked Ms. Bach what the consequences would be if the property being found in Demolition by Neglect, changed ownership. Ms. Bach stated that the liens and findings stayed with the property.

6.2 HISTORIC RESOURCE ASSESSMENTS

Mr. Cumella presented preliminary assessments on historic properties. He also announced that the Friends of Bosque Bello Cemetery would be meeting and asked for Board participation. Member Conway volunteered to represent the HDC.

7. Public Comment (Items not on the Agenda)

Chair Harrison commented that he thought it was time to revisit the Old Town Historic Guidelines. Mr. Cumella agreed and suggested setting up a workshop.

8. Adjournment - There being no further business to come before the Historic District Council, the meeting was adjourned 9:19 pm.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2017-23 Amendment
APRIL 19, 2018

Owner/Applicant:	Artisan Homes, LLC				
Property Address:	117 & 119 S. 2nd Street				
Requested action:	Amendment to previously approved Certificate of Approval (COA) to removed stairs from rear elevation and change dimension of first floor windows				
Current zoning:	MU-1 Mixed Use				
FLUM land use category:	Office and Residential Mixed Use				
Existing uses on the site:	Warehouse				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Warehouse/ Light Manf.	MU-1	c. 1925	Distillery/Maritime Museum
	South	Warehouse	MU-1	c.1974	
	East	Residential	MU-1		"Harbor View"
	West	Vacant	MU-1		

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is seeking an amendment to HDC 2017-23, which was heard before the HDC and granted final approval at the October 19, 2017 HDC meeting.

Revisions being requested include:

1. Revision to the rear elevation; and
2. Reduction in the height of first floor windows from 6' to 5' tall;

This .15 acre parcel is zoned MU-1 (Mixed Use) and lies within the Community Redevelopment Area (CRA).

A Variance from LDC Table 4.02.03 (E) *Standards for Building Heights and Setbacks* was granted on June 15, 2017 (HDC 2017-22) reducing the required side yard setback to 3 feet on one side of each unit.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of**

the property and its environment.

Findings: Complies ☒ Does not Comply ☐ N/A ☐

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.

8.01.02 Amelia River Waterfront Community Redevelopment Area

- A. Purpose
It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas.
- B. The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.
- C. Site design standards specified in the overlay supersede the requirements for the underlying zoning district. Specific site design requirements that are not covered by the overlay shall follow the standards of the underlying zoning district.
- E. Properties located within the CRA east of Front Street are subject to the following standards:
 - 1. Facades up to thirty (30) feet in height shall have a front yard setback no more than ten (10) feet.
 - 2. Facades up to forty-five (45) feet in height shall be recessed from the first thirty (30) feet of façade a minimum of ten (10) feet. Awnings, pergolas, or covered balconies may encroach into this setback, but shall not extend beyond the first thirty (30) feet of facade. Elements utilized to cover balconies shall not be a part of the main roof structure. Balcony enclosures (i.e., sun

- rooms, screened enclosures) shall be prohibited.
4. Flat roofs are permitted but must provide a parapet up to 42 inches high in order to hide mechanical equipment.
 5. Floor area ratio and density are established in the underlying zoning district.
 6. Only one primary structure is permitted per lot of record.
 7. Accessory structures must comply with the standards of the underlying zoning district as well as Section 5.01.00 of this LDC.
 8. Side yard setbacks are not required.
 9. Developers of Office, Retail, or other Commercial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A.) The fee shall be set annually by the City commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide one space per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking. Parking is not permitted in the front yard, but is permitted in the side or rear yard. Parking is also permitted beneath structures.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

DESIGN GUIDELINES FOR THE WATERFRONT COMMUNITY DEVELOPMENT AREA

1.5 Using the Guidelines for Project Planning

All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.

4.4 East of Front Street Design Area

Building Heights and Setbacks

Properties located within the CRA east of Front Street are subject to the following standards:

Guidelines

1. Facades up to 30 feet in height shall have a maximum front yard setback of no more than 10 feet.
2. Facades up to 45 feet in height shall be recessed back from the first 30 feet of façade a minimum of 10 feet. Awnings, pergolas, or covered balconies may project into this setback, but shall not extend beyond the first 30 feet of the façade.

Building Style

Building styles for this area shall be compatible with the historic commercial downtown, particularly along Second Street. Although the architectural styles vary, the area is characterized by the following patterns of building:

1. Simple geometric forms and simple plans with all sides of the building being designed
2. Complexity achieved by assembly of simple shapes, modulating mass with insets or projections at entryways and corners or to denote entry and changes in function
3. The body of the buildings defined with brick, stone, or stucco over block construction

4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies
5. Simple roof forms, predominately flat and edged by a parapet, with breaks in the cornice line only to mark entryways, changes in function or important corners
6. Street level commercial feature greater areas of glass making the building appear lighter and more transparent. Awnings of treated fabric or metal may cover pedestrian spaces

ANALYSIS:

Staff has analyzed the proposed design and finds the following:

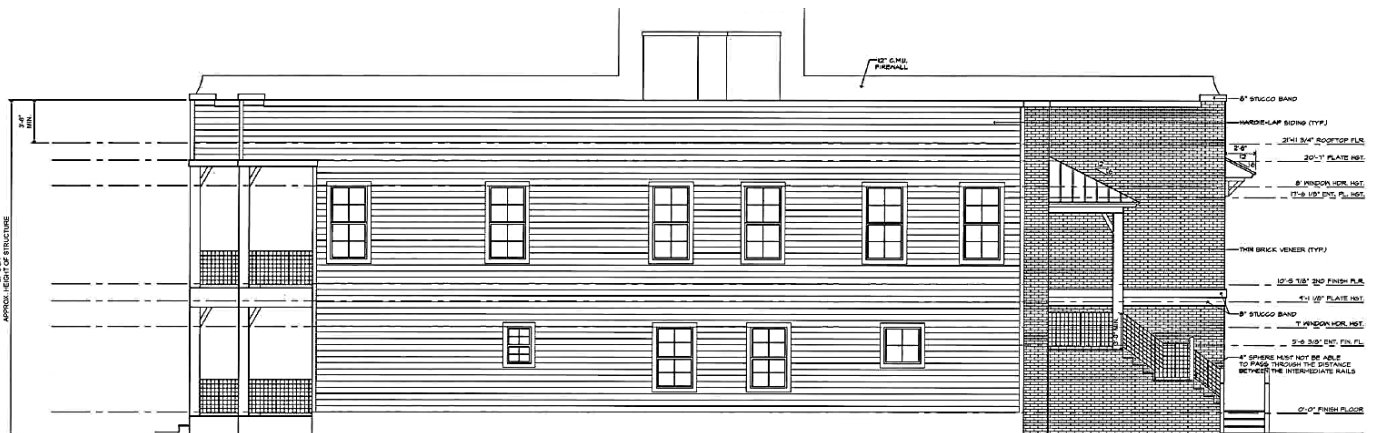
1. Removal of the stairs a the second floor rear porch is appropriate, as presented; and
2. The proposed change to the windows is inconsistent with historic building patterns. Traditionally, structures of this style would have windows of equal height at the first and second floor. On buildings that do have a difference in window height, the shorter windows are typically at the upper floors with the taller windows on the first floor. Given that the windows at the sides of the building occur in a 3-foot alley between buildings, they will not be a highly visible element of the building, but could if the adjacent buildings were removed in the future.

Staff recommends reducing the height of the 2nd floor windows to 5-feet as well.

South Elevation (as approved)



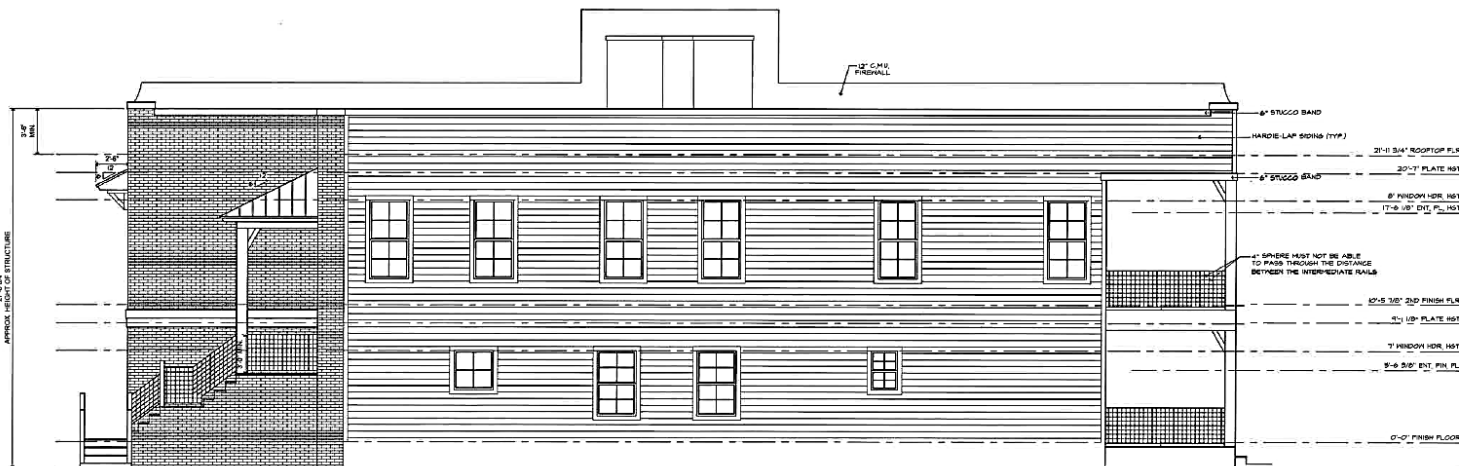
South Elevation (as amended)



North Elevation (as approved)



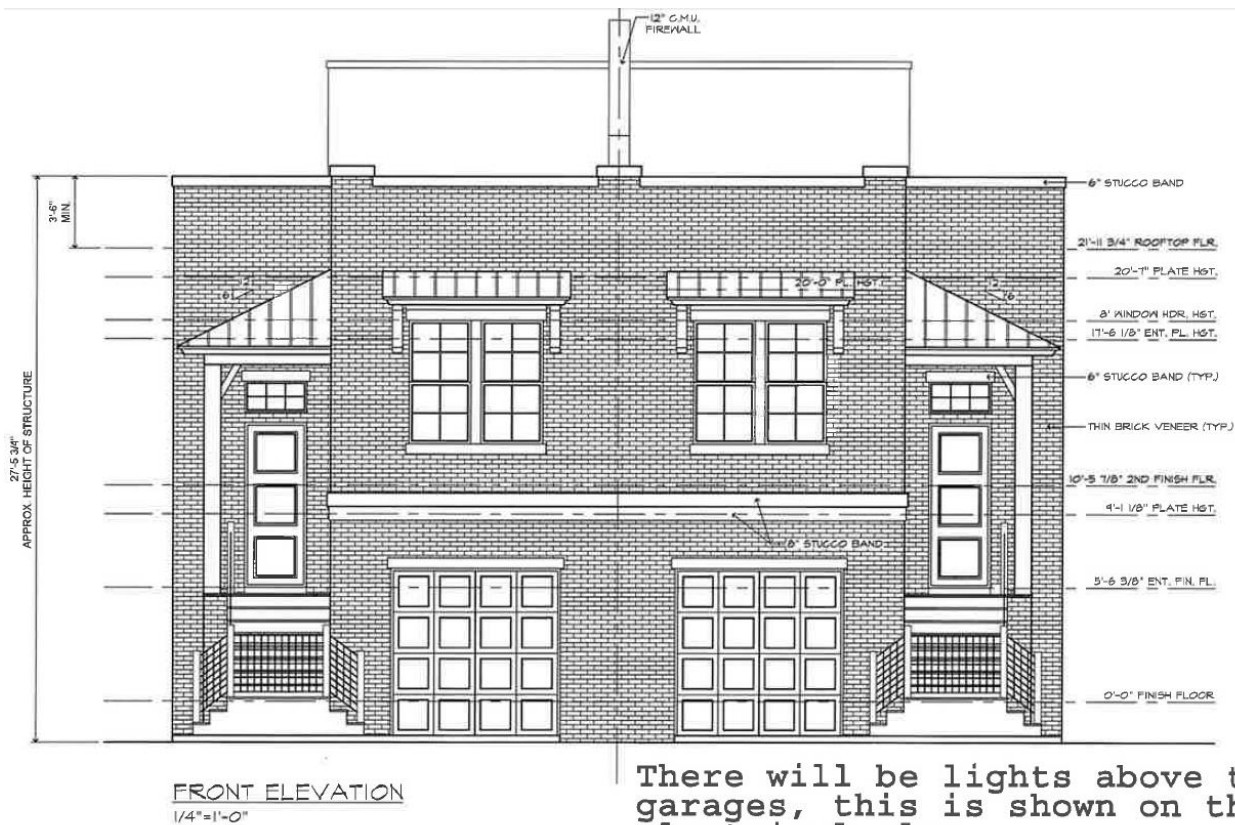
North Elevation (as amended)



Front Elevation (as approved)



Front Elevation (as amended)



Rear Elevation (as approved)



Rear Elevation (as amended)



STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Community Redevelopment Area Design Guidelines.

Staff recommends:

APPROVAL of HDC 2017-23 Amendment with the condition:

1. Second floor windows be reduced to 5ft in height to match the requested amendment to the first floor.

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2017-23 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2017-23, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Community Redevelopment Area Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2017-23 Amendment Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2017-23 Amendment

EXHIBIT 1

Application and Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>3/5/18</u>	BY: <u>SJC</u>
PAYMENT: \$ <u>0</u>	TYPE _____
APPLICATION #: _____	
HDC CASE #: <u>2017-23 Amend</u>	
APPLICATION COMPLETE: Y <u>✓</u> N _____	
PRE-CONFERENCE: Y <u>✓</u> N _____ DATE _____	

BOARD MEETING DATE: <u>April 19, 2018</u>
PLANNER: _____ DATE: _____
____ APPROVED ____ DENIED

REVISION

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final <u>X</u>
PROJECT TYPE:		
☐ New Construction	☐ Addition	☐ Alteration
☐ Relocation	☐ Demolition	☐ Variance
☐ Repair	☐ Paint	☐ Fence
☐ Sign	☐ Re-roof	☒ Other: <u>Amendment</u>
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>		
Street Address: <u>117 & 119 2nd Street</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0271-0110</u>		
Zoning District: <u>MU 1 - Mixed Use</u> Lot / Block Number (optional) _____		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable)	
<u>Artisan Homes</u>	
Street Address	
<u>10365 Hood Rd. Ste. 208</u>	
City State Zip	
<u>Jacksonville, FL 32257</u>	
Telephone Number	
<u>904-429-4800</u>	
Email Address	
<u>sara@artisanhomebuilder.com</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
<u>Tim Ritch</u>	
Corporation or Company (if applicable)	
<u>Artisan Homes</u>	
Street Address	
<u>10365 Hood Rd. Ste. 208</u>	
City State Zip	
<u>Jacksonville, FL 32257</u>	
Telephone Number	
<u>904-429-4800 ext. 4</u>	
Email Address	
<u>sara@artisanhomebuilder.com</u>	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Revisions:

- 1) Delete stairs from rear of elevation
- 2) First floor windows will be 5' tall instead of 6' due to engineering

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

3.14.18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA

COUNTY OF DUVAL ^{SS}

Subscribed and sworn to before me this 14 day of March, 20 18

[Signature]
Notary Public: Signature

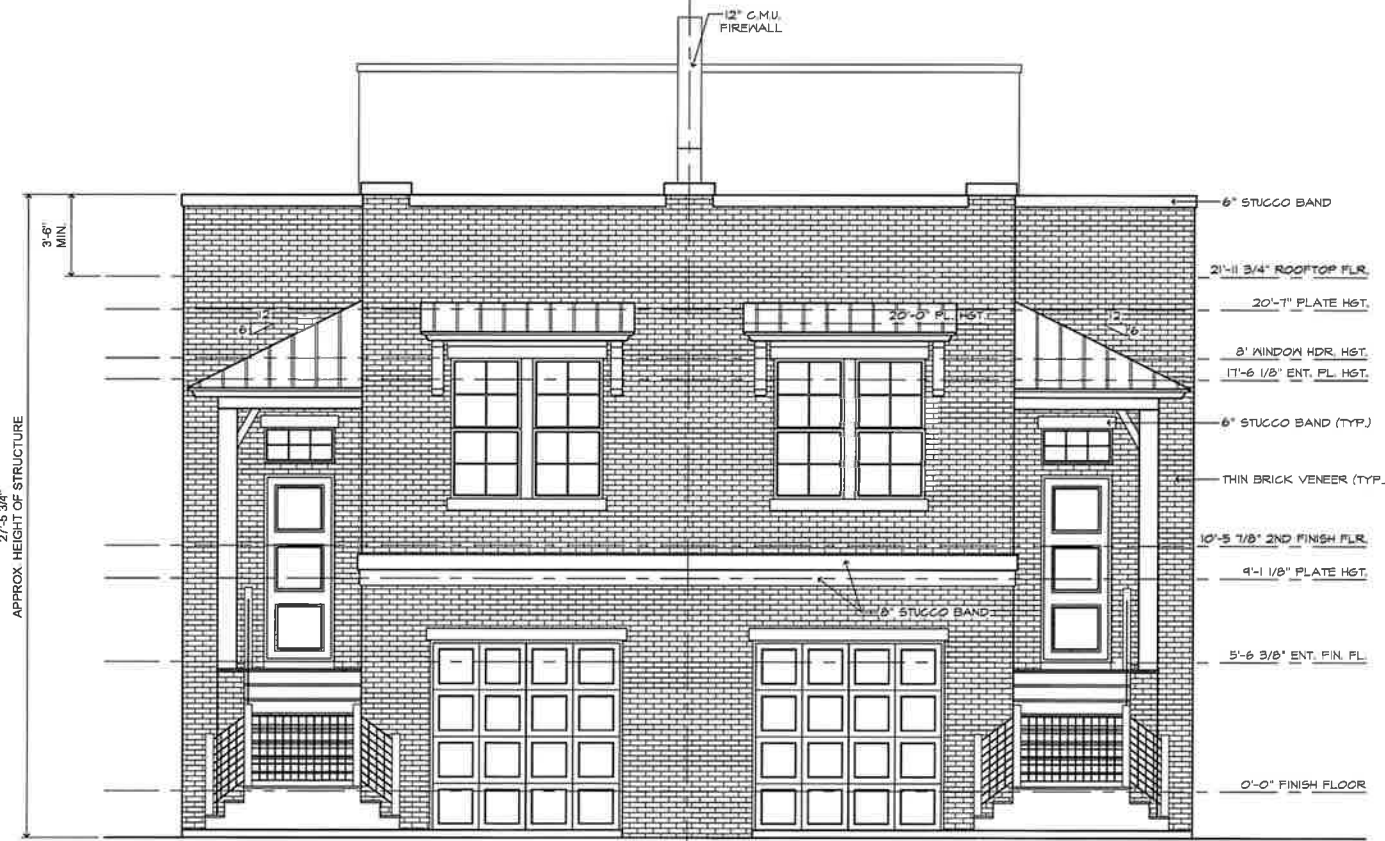
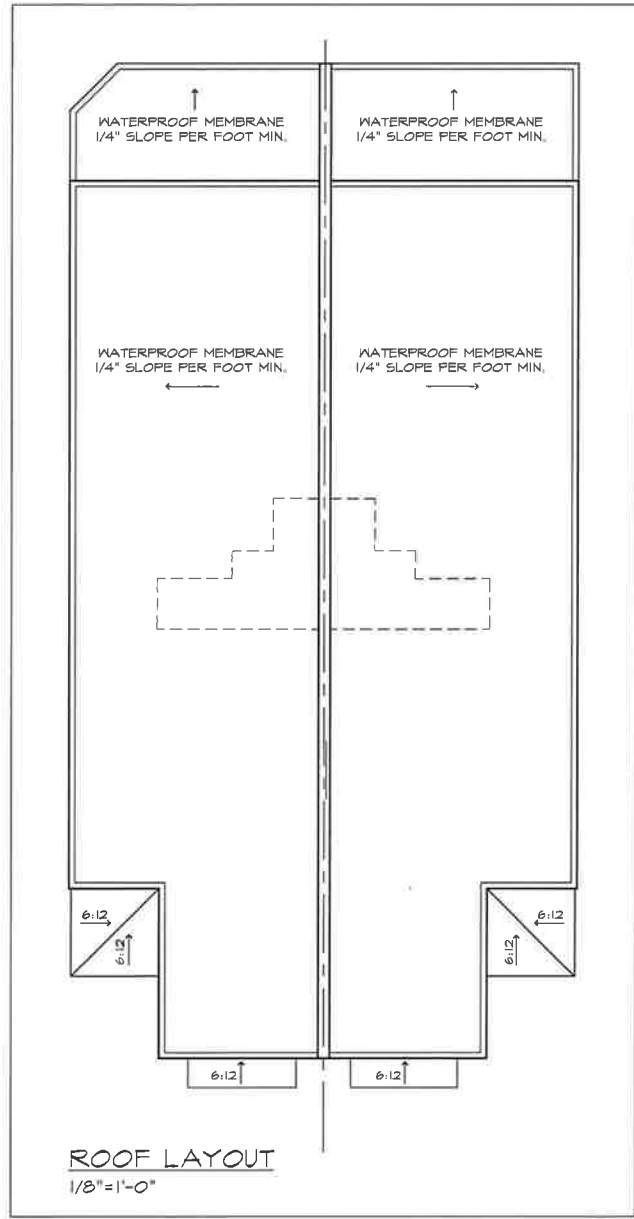
Sara Johannis
Printed Name



SARA JOHANNIS
MY COMMISSION # FF 992884
EXPIRES: May 16, 2020
Bonded Thru Budget Notary Services

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



There will be lights above the garages, this is shown on the electrical plan

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF SERVICES FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORKS OR PROJECTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

REV	DESCRIPTION
1	2.8.16 DEL. REAR STAIRS
2	-
3	-
4	-


The Rothmoor Design Group, Inc.
A RESIDENTIAL DESIGN/ DRAFTING COMPANY

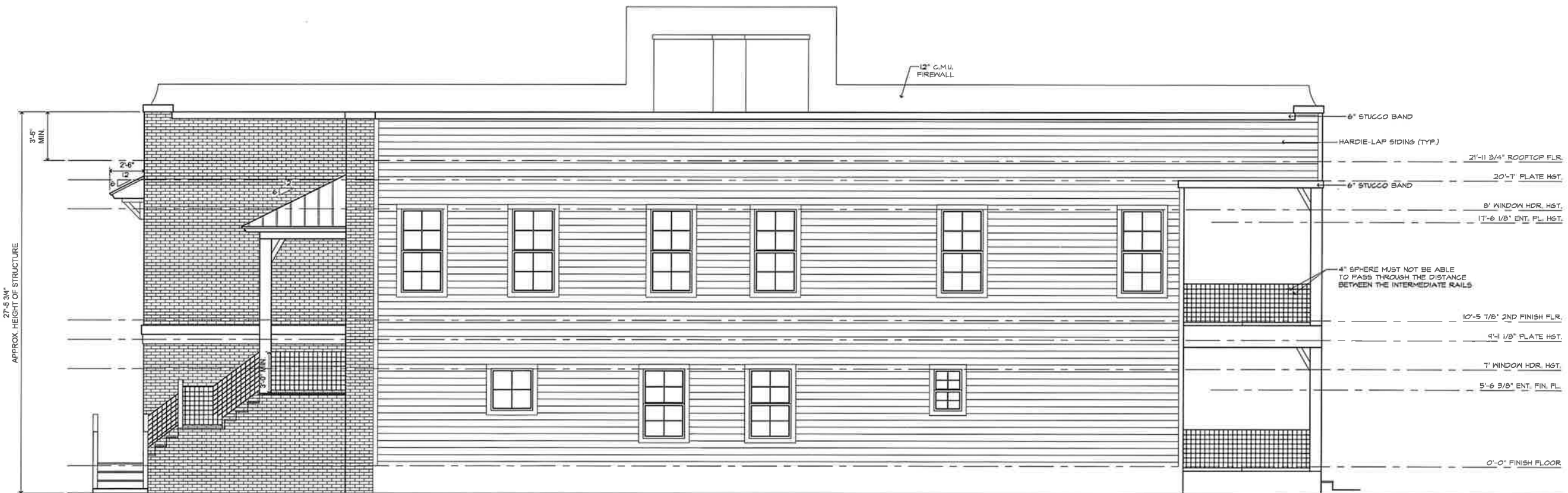
600 Rothmoor Lane
Saint Johns, FL
32259
904.626.4498

ARTISAN HOMES
SECOND STREET SOUTH, FERNANDINA
NASSAU COUNTY, FLORIDA
FRONT & REAR ELEVATION & ROOF LAYOUT

DESIGN	RAM
SO. FT.	-
CHECKED	RAM
SCALE	1/4"=1'-0"
DATE	11.2.17
JOB NO.	17-032
TRUSS #	N/A



SOUTH SIDE ELEVATION
1/4"=1'-0"



NORTH SIDE ELEVATION
1/4"=1'-0"

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REV	DESCRIPTION
1	2.8.18 DEL. REAR STAIRS
2	-
3	-
4	-



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Design Group, Inc.
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DRAFTING COMPANY

600 Rothmoor Lane
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32259

904.626.4498

ARTISAN HOMES
SECOND STREET SOUTH, FERNANDINA
NASSAU COUNTY, FLORIDA
NORTH & SOUTH SIDE ELEVATIONS

DESIGN	RAM
SQ. FT.	-
CHECKED	RAM
SCALE	1/4"=1'-0"
DATE	11.2.17
JOB NO.	17-032
TRUSS #	N/A

SHEET

A3

of



Front Elevation



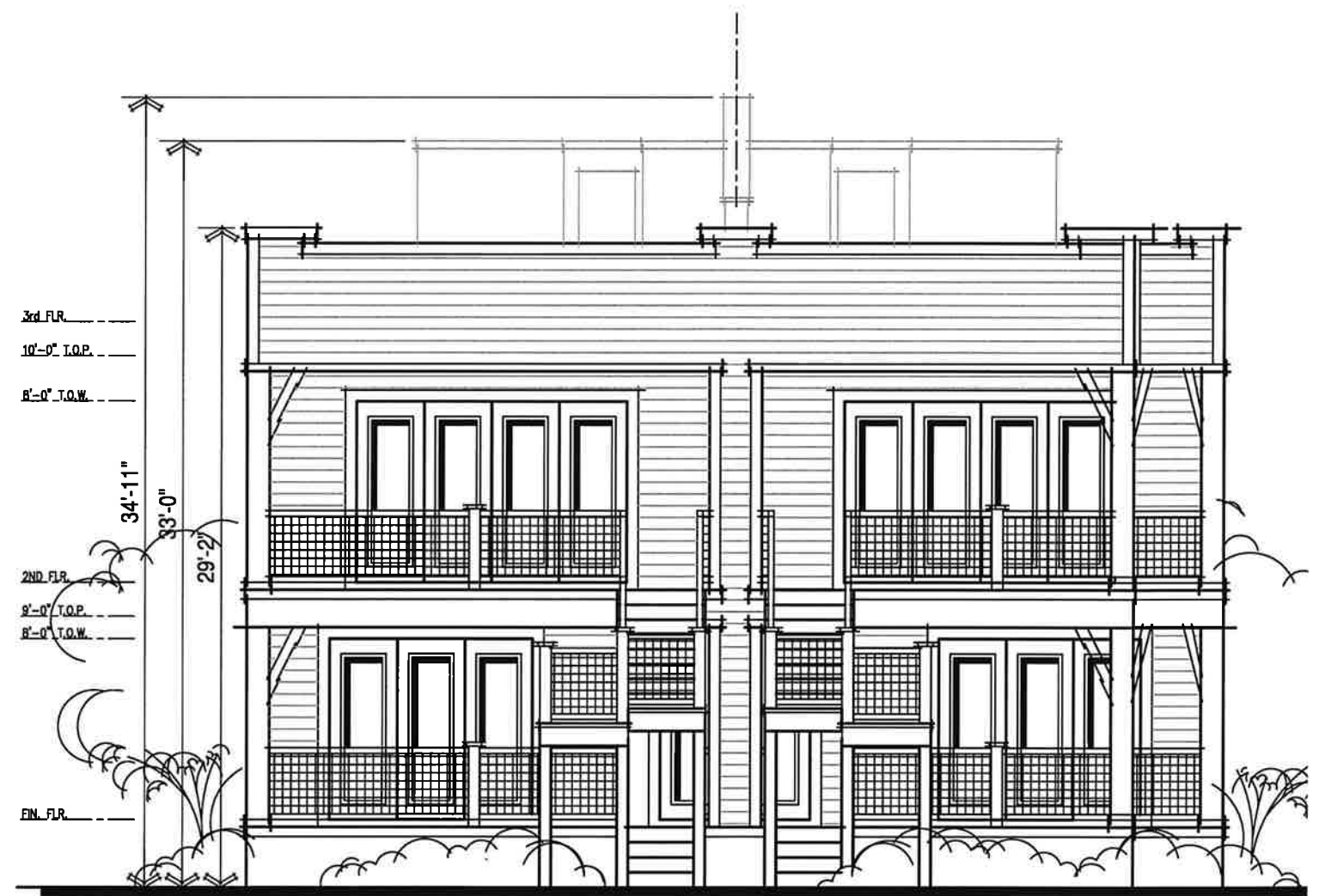


Rear Elevation





Front Elevation



Rear Elevation



2nd Street Duplex

Elevations

22' DUPLEX FERNANDINA

17055

AA26002897

10-09-17

©2017 Housing Design Matters



HOUSING
DESIGN
MATTERS



2nd Street Duplex

Left Side Elevation

22' DUPLEX FERNANDINA

17055

AA26002897

10-09-17

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HOUSING
DESIGN
MATTERS



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-04
APRIL 19, 2018

Owner/Applicant:	Megan Chism, agent for Anderson, Howard, & Baker, LLC. and Gilson & Caroline Killhour			
Property Address:	Block 2 Lot 6, Old Town (Garden Street)			
Requested action:	Certificate of Approval (COA) to construct a 1,405sq.ft. 2-story primary structure w/192 sq.ft 1-story accessory structure.			
Current zoning:	OT-1			
FLUM land use category:	High-Density Residential			
Existing uses on the site:	Vacant			
FL Master Site File #	N/A			
Year Built:	N/A			
Contributing Status:	Non-Contributing			
Adjacent Properties:	North	Single-Family Residential	OT-1	c.2001
	South	Vacant	I-2	
	East	Single-Family Residential	OT-1	c.1815 per FMSF#8NA687
	West	Vacant	OT-1	

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The proposed two-story single family home will be 1405 sq. ft. in size with a 192 sq. ft. garage. The site is comprised of one peonia (Block 2 Lot 6).

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☒ *Does not Comply* ☒ *N/A* ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.07 Old Town Historic District One (OT-1)

The OT-1 District is intended to protect the unique historic features and uses in the single-family residential area of the Old Town Historic District. The OT-1 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot.

2.02.03 Historic District Overlays

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts.

4.02.03 Standards for Buildings and Building Placement

A. Encroachment

3. Front entry steps may encroach into a minimum front yard up to forty-two (42) inches.
7. Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines

C. Standards for building height:

1. Building height shall be measured from the approved finished grade, to the highest point on the structure.
2. Calculation of maximum height shall not include appurtenances or attachments such as chimneys, elevator shafts, antennas, decorative architectural features, steeples, air conditioning equipment enclosures, cupolas, weather vanes, and other similar minor building features. All ornamental features which are exempt from the maximum height shall not be habitable.
3. The following structures shall not be subject to height limits: telecommunications towers, flagpoles, and City-owned water towers.

D. Buildings shall comply with the standards in Table 4.02.03(E) set forth below:

Table 4.02.03(E). Standards for Building Heights and Setbacks					
Zoning District	Maximum Building Height (ft.) ¹	Minimum Setback			
		Front (ft.)	Side ²	Rear (ft.)	Corner Lot (side abutting street) (ft.) ³
OT-1	35	See specific standards in Section 8.01.01.02			
Notes:					
1. A building on any lot within 800 feet of the mean high water line of the Atlantic Ocean shall not exceed thirty-five (35) feet in height.					
2. Each side yard setback shall be increased by one-half (½) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet.					
3. Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.					

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally

affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;
 - 5. Form and detail, considering the link between old and new buildings;
 - 6. Maintaining materials within the district or on the landmark site;
 - 7. Maintaining quality within the district or on the landmark site;
 - 8. Facade proportions and window patterns;
 - 9. Entrances and porch projections;
 - 10. Roof forms; and
 - 11. Horizontal, vertical, or non-directional emphasis.

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

- A. A peonia is a lot within the Old Town Historic District. The peonia lot is 46.5 feet by 93 feet or 4,324.5 square feet.
- B. Construction of a dwelling unit on a media (one-half (½) of a peonia) peonia shall require that such media peonia be joined with an abutting media peonia or peonia in order to comply with the maximum density established in Section 4.01.01.
- C. General requirements
 - 1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
 - 2. Purpose - In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 - 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.
 - d. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
 - e. No more than one (1) primary building shall be placed on one (1) peonia.
 - f. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
 - g. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate.

Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.

- h. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- i. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- j. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- k. Lot visibility corridors- The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
 - 4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay

windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.

5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

Help maintain a balance between building density and sense of openness. Applies to all primary and outbuildings. Primary structures required to front the street and have a five (5) foot setback.

4.2 General Approach to New Residential Construction:

Major emphasis on scale and construction rather than appropriate architectural styles.

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

A Primary Building is defined as the principal unit of occupation.

Out Buildings are ancillary to the primary structure in size and degree of occupation. Out Buildings may be attached by Connecting Elements or remain detached. Out Buildings include, but are not limited to, garage apartments, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

- Raise new construction above the ground on piers or continuous foundations.
- Maintain open spaces between piers.

Avoid:

- Designing buildings with slab on grade foundations.
- Vinyl lattice/pier infill.
- Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.

4.5 Lot Visibility Corridors: Terminology used instead of “setbacks.” Five feet is the minimum requirement on all sides.

4.6 Frontage Corridors: Five foot minimum requirement. Connecting and landscape elements should be built to zero lot line. Out buildings may not be located on frontage of peonias or corner media-peonias.

4.7 Sideyard Corridors: Five foot minimum requirement.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection

element that maintains the dimensions of the mid-lot corridors.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24". Landscape elements are not included in this restriction.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

5.1 Fencing, Walls, and Hedges: fences that permit the passage of light and air are preferable. Recommended materials include wood, stone, masonry, and metal. Owner designed solutions are preferable to pre-manufactured fences. Chain link and vinyl fencing are prohibited.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.

ANALYSIS:

Site Plan –

- **Housing Type** – Single-family residential is a permissible housing type in OT-1 Zoning.
- **Building Elements** – the project contains both a primary building and an accessory outbuilding.
- **Lot Density** – Lot coverage 36.1%, which is within the maximum lot coverage of 45%. Connecting elements such as porches do not get included in this calculation.
- **Lot Size** – Lot 6 of Block 2 was platted as a full peonia, but is currently divided in half with different ownership of the halves. Applicant is purchasing both halves to restore the underlying platted lot and build on a full peonia.
- **Visibility Corridors** – The proposed siting of the home meets the required 5' minimum visibility corridor setbacks on all sides.
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback), as permissible, per LDC 4.02.03(A)3. The steps at the east elevation encroach into the side yard setback no more than the allowable 24", per LDC 8.01.01.02(K)4.
- **Parking** – driveway is indicated to be constructed utilizing a paver system. Parking surfaces in Old Town are not permitted to be constructed of non-porous surfaces.
- **Trees** – The lot does not contain any trees 5" diameter at breast height (DBH).
- **Fencing** – The plans indicate a 48" white picket fence at the rear yard. Vinyl is not a permissible material, per the Old Town Guidelines 5.2. Fencing design will need to be included for final approval.
- **Mechanical** – Mechanical equipment is located in the rear yard and is not closer than 5' to the property line, which is the minimum required distance per LDC 4.02.03(A)7.

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

Elevations –

- **Height** – Proposed construction meets height requirements. Primary structure = 35’ (max. 35’). Accessory structure = 16’ 1 7/8” (max. 24’).
- **Roof forms** – proposed construction features a front gable.
- **Materials** – an updated material list was not provided. Materials were called out on the revised plans and include smooth hardilap siding, composite fascia, standing seam metal roof, asphalt shingle roof, PGT windows with exterior muntins.
- **Foundation** – Home is on an elevated stem-wall with slab foundation. The site has a 4+ foot change in grade from front to back. As such, proposed home is elevated at the front and slab on grade at the rear. The elevated foundation features louvers to replicate an open foundation. Materials from original application are assumed to be what applicant is seeking approval for unless alternative materials are specifically called out on the revised plans. If applicant indicates there are any further material changes to be made, staff recommends that those come back as staff level approval.
- **Windows** – plans indicate the windows will be PGT vinyl windows with applied grilles.

STAFF RECOMMENDATION:

Staff finds that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant a Final Approval.

Staff recommends APPROVAL of HDC 2018-04.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-04 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-04, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-04 Application & Backup Materials

EXHIBIT 2 Plans and Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-04

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY

REC'D: 1/16/18 BY: HD

PAYMENT: \$ 150. - TYPE C. card

APPLICATION #: 2018-000062

HDC CASE #: HDC 2018-04

APPLICATION COMPLETE: Y ☒ N ☐

PRE-CONFERENCE: Y ☒ N ☐ DATE _____

BOARD MEETING DATE: Feb. 15, 2018

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

APPROVAL TYPE: ☐ Staff Approval ☒ Board Approval: Conceptual _____ or Final ☒

PROJECT TYPE:

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance

☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION

Street Address: _____

Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront Garden Street

Parcel Identification Number(s): 00-00-31-1580-0002-0061

Zoning District: _____ Lot / Block Number (optional) LOT 6, BLOCK 2

Owner of Record

Owner(s) Name
LINDY & HAROLD KAVANAUGH

Corporation or Company
ANDERSON, HOWARD & BAKER LLC

Street Address
715 SAN FERNANDO ST.

City State Zip
FERNANDINA Bch, FL 32034

Telephone Number
904 321 4311

Fax Number

Email Address
wh.kavanaugh@gmail.com

Applicant or Agent

Applicant Name
Megan Chism

Corporation or Company

Street Address
4822 Westwind Ct. Fernandina Beach FL 32034

City State Zip
(904) 557-6878

Telephone Number

Fax Number

Email Address
Chism0371@yahoo.com

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE _____

APPLICATION #: _____

HDC CASE #: _____

APPLICATION COMPLETE: Y _____ N _____

PRE-CONFERENCE: Y _____ N _____ DATE _____



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

APPROVAL TYPE:

☐ Staff Approval☒ Board Approval: Conceptual _____ or Final ☒

PROJECT TYPE:

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION

Street Address: _____

Historic District: ☐ Downtown ☒ Old Town ☐ CRA WaterfrontParcel Identification Number(s): Part of 00-00-31-1580-0002-0060Zoning District: _____ Lot / Block Number (optional) Lot 6 Block

Owner of Record

Owner(s) Name

Gilson Killhoun
Caroline H'Glym-Killhoun

Corporation or Company

—

Street Address

P.O. Box 1585

City State Zip

MAKAWAO, HI 96768

Telephone Number

808-280-7282

Fax Number

Email Address

CarolineKillhoun@Mac.com

Applicant or Agent

Applicant Name

Megan Chism

Corporation or Company

Street Address

4822 Westwind Ct. Fernandina Beach, FL 32034

City State Zip

(904) 557-6878

Telephone Number

Fax Number

Chism5371@yahoo.com

Email Address

HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Planning Department may require additional drawings, specifications or information in order to complete the review of the application.

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR CONCEPTUAL APPROVAL BY THE BOARD:

(1 copy of each)

- ☐ Proof of ownership (copy of deed or tax statement)
- ☐ 11x17 signed, sealed, scaled survey of the property
- ☐ 11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints
- ☐ Photographs of the existing site and existing buildings if any, including views from the street
- ☐ Architectural renderings of the proposed work, including information on proposed materials to be utilized

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

(1 copy of each)

- ☒ Proof of ownership (copy of deed or tax statement)
- ☒ 11x17 signed, sealed, scaled survey of property
- ☒ 11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints
- ☒ Photographs of the existing site and existing buildings if any, including views from the street.
- ☒ 11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary and/or accessory buildings:
 - ☒ North Elevation
 - ☒ South Elevation
 - ☒ East Elevation
 - ☒ West Elevation
- ☐ Commercial Projects: Elevations and/or site plan must show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)
- ☒ Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.

PROJECT DESCRIPTION

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

THERE ARE NO EXISTING STRUCTURES ON PROPERTY, HOWEVER THERE IS A STRUCTURE ON THE ADJOINING PROPERTY TO THE EAST ATTACHED ARE PHOTOS

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

BUILDING IS SHIFTED FORWARD, FOR POSSIBLE VIEW AS WELL AS EXISTING UNBELONGING STRUCTURE NEXT DOOR, ALL MATERIALS LISTED ARE IN KEEPING WITH DESIGN CRITERIA FOR OLD TOWN KEEPING ELEMENTS IN DESIGN WITH BLEND WITH SURROUNDING STRUCTURES AND HISTORIC RELEVANCE FOR THE AREA

List proposed materials and colors, as applicable:

Project Scope	Type, Material, Brand	Color
Exterior Fabric		
Doors	BORANO WOOD DECKS (MAHOGANY)	
Windows	PBT VINYL CLAD	
Roofing	CERTAINTEED 30 TH DIMENSIONAL SHINGLE	
Fascia/Trim	ASPHALT COPPERSTONE GRAY TIN TRIM GRAY HARDI PRODUCT PAINTED (SEE COLOR SELECTIONS)	
Foundation	BLACK WITH CONCRETE SLAB w/ LOUVERS	
Shutters	COMPOSITE LOUVERED SHUTTERS	
Porch/Deck		
Fencing	Vinyl to match trim color	
Driveways/Sidewalks	PAVERS LIGHT GRAY, VERSAILLES PATTERN	
Signage		
Other		

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

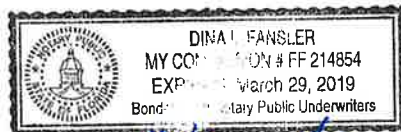
January 16, 2018
Date

Megan Chism
Signature of Applicant

STATE OF FLORIDA

ss }

COUNTY OF NASSAU



Subscribed and sworn to before me this 16th day of January, 2018.

Dina L. Fansler
Notary Public: Signature

Dina L. Fansler
Printed Name

My Commission Expires _____

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE William Hardee Kavanaugh Jr & Linoy Anderson Kavanaugh
(print name of property owner(s))

hereby authorize: Megan Chism
(print name of agent)

to represent me/us in processing an application for: HDC Approval
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

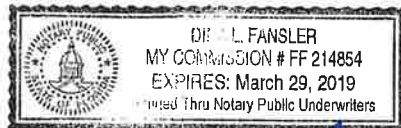
[Signature]
(Signature of owner)

William H. KAVANAUGH Jr
(Print name of owner)

[Signature]
(Signature of owner)

Melinda A. Kavanaugh
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }



Subscribed and sworn to before me this 16th day of January, 2018.

[Signature]
Notary Public: Signature

Dina L Fansler
Printed Name

My Commission Expires _____

Personally Known _____ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Caroline McGlynn Killhour + Gilson Killhour
(print name of property owner(s))

hereby authorize: Megan Chism
(print name of agent)

to represent me/us in processing an application for: HDC Approval
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Caroline McGlynn Killhour
(Signature of owner)

Gilson E. Killhour
(Signature of owner)

Caroline McGlynn Killhour
(Print name of owner)

GILSON E. KILLHOUR
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

Subscribed and sworn to before me this ____ day of _____, 20__.

Notary Public: Signature Printed Name My Commission Expires
Personally Known _____ OR Produced Identification _____ ID Produced: _____

Original Coming via mail from Hawaii



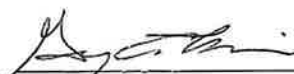
MANZIE & DRAKE LAND SURVEYING



DESCRIPTION FOR
MEGAN CHISM
JANUARY 9, 2018

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901): AS

THE SOUTH ONE-HALF OF LOT 6 IN BLOCK 2 OF OLD TOWN.

 9 Jan 18
GUY L. MELVIN, P.L.S.
FLORIDA REGISTRATION No. 4729
JOB No. 19528



MANZIE & DRAKE LAND SURVEYING



DESCRIPTION FOR
MEGAN CHISM
JANUARY 9, 2018

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901): AS

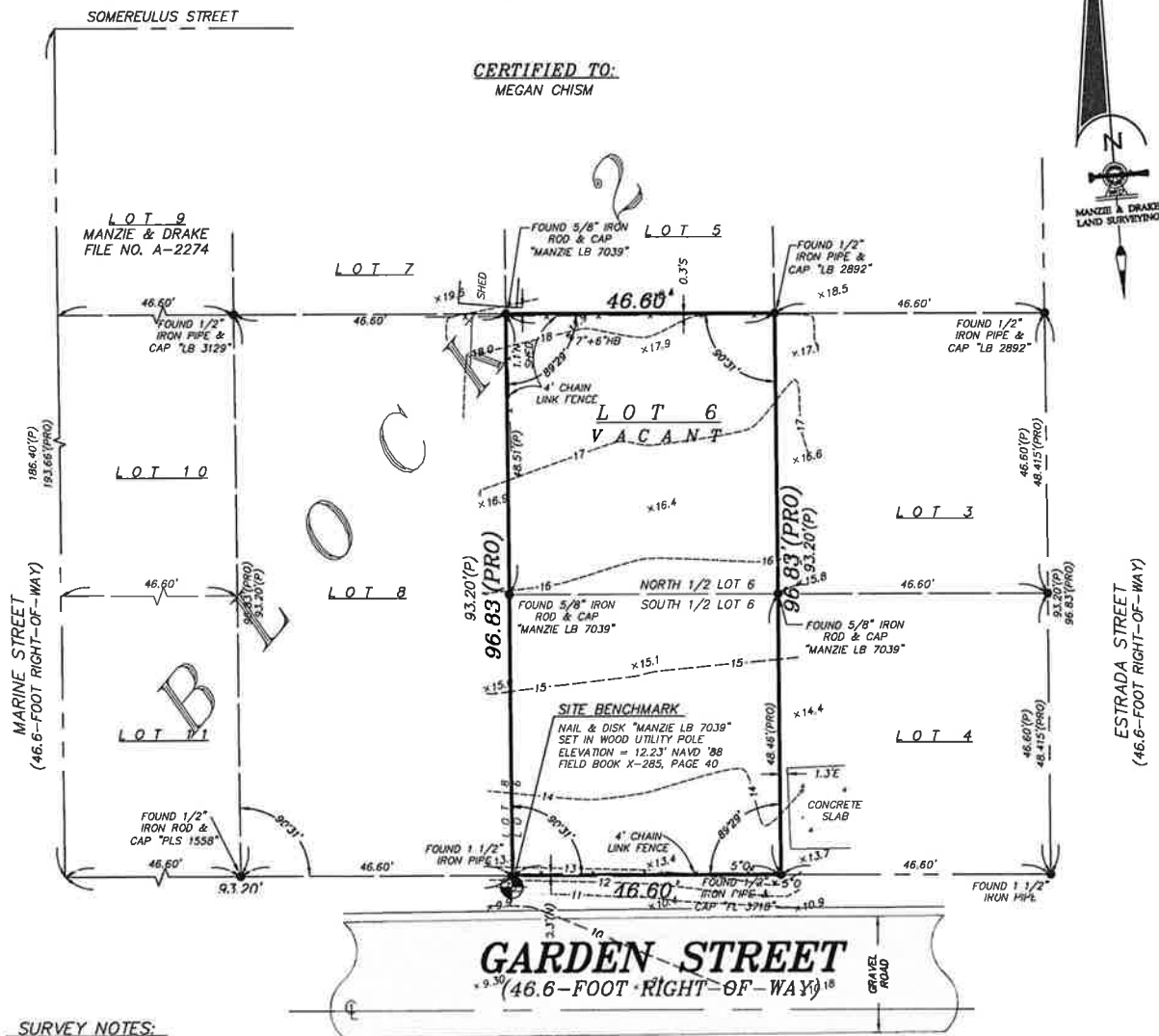
THE NORTH ONE-HALF OF LOT 6 IN BLOCK 2 OF OLD TOWN.


GUY L. MELVIN, P.L.S.
FLORIDA REGISTRATION No. 4729
JOB No. 19528

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901): AS

LOT 6, BLOCK 2 OF OLD TOWN.



SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Angles shown hereon are based on recovered monumentation.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120895-0222E, Dated 12/12/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is the North Rim of Sanitary Manhole 5-11, located at intersection of Somereulus Street & Estrada Street. (Elevation = 12.24 NAVD '88).
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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SPECIAL NOTE:
BLOCK 2 ALONG ESTRADA HAS AN OVERAGE OF 7.26' FEET, THEREFORE WE PROPORTIONED THE OVERAGE FOR EACH LOT SHARED.

TREE LEGEND

HB = HACKBERRY TREE
O = OAK TREE

TREE DISCLAIMER:

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

± = CENTERLINE
-x-x- = CHAIN LINK OR WIRE FENCE
(P) = PLAT
(PRO) = PRORATED
--- = WOOD OR VINYL FENCE

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael A. Manzie

- ☐ MICHAEL A. MANZIE, P.L.S. 4069
☒ GUY L. MELVIN, P.L.S. 4729

MANZIE & DRAKE LAND SURVEYING

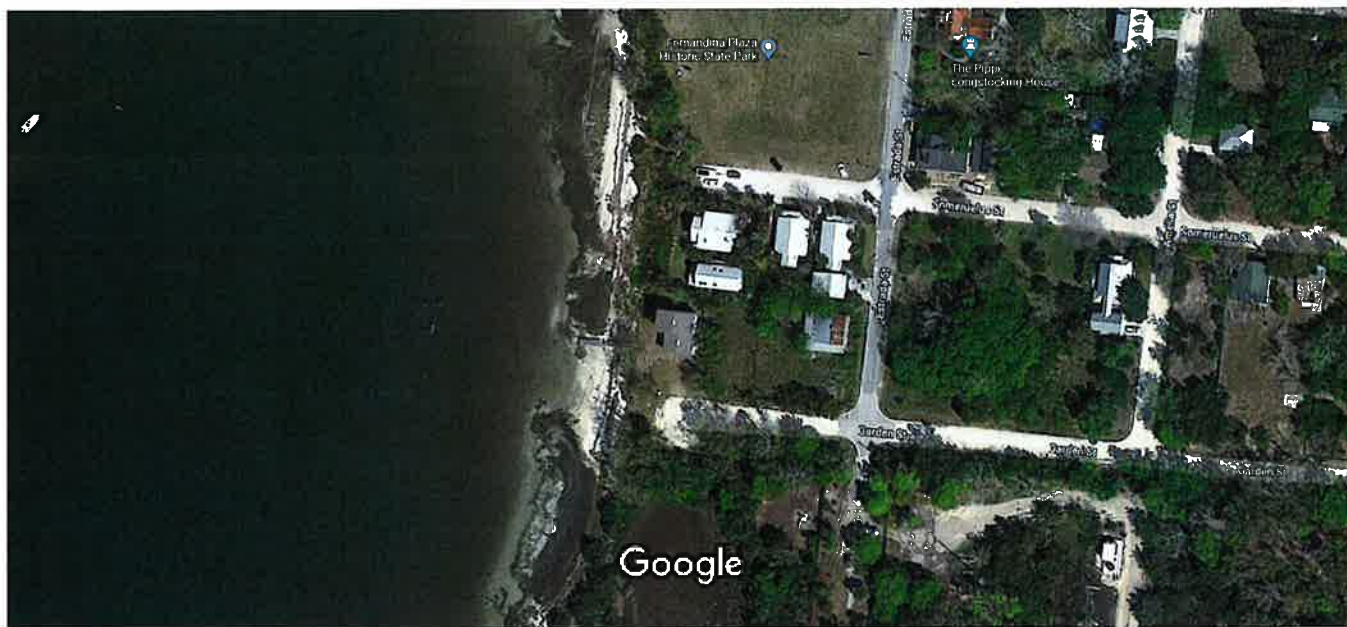
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 19528 DATE: 01/11/18 CADD: BH
F.B. NO: X-285 PAGE NO: 39 FIELD CREW: SS FILE NO: A-4448



Map data ©2018 Google 20 ft



Imagery ©2018 DigitalGlobe, U.S. Geological Survey, Map data ©2018 Google 50 ft

Google Maps

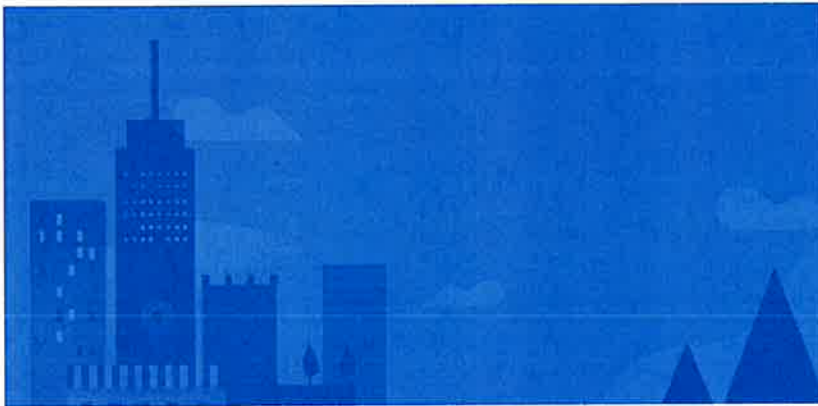


Map data ©2018 Google 20 ft

Google Maps Garden St



Map data ©2018 Google 20 ft



Garden St

Fernandina Beach, FL 32034











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Product Approval
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 Application Detail

OFFICE OF THE
SECRETARY

FL #	FL14705-R5				
Application Type	Revision				
Code Version	2017				
Application Status	Approved				
	*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.				
Comments					
Archived	☐				
Product Manufacturer	PGT Industries				
Address/Phone/Email	1070 Technology Drive North Venice, FL 34275 (941) 486-0100 Ext 22318 druark@pgtindustries.com				
Authorized Signature	Jens Rosowski jrosowski@pgtindustries.com				
Technical Representative	Jens Rosowski				
Address/Phone/Email	1070 Technology Drive Nokomis, FL 34275 (941) 486-0100 Ext 21140 jrosowski@pgtindustries.com				
Quality Assurance Representative					
Address/Phone/Email					
Category	Windows				
Subcategory	Double Hung				
Compliance Method	Certification Mark or Listing				
Certification Agency	Miami-Dade BCCO - CER				
Validated By	Miami-Dade BCCO - VAL				
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>TAS 201, 202, 203</td> <td>1994</td> </tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	TAS 201, 202, 203	1994
<u>Standard</u>	<u>Year</u>				
TAS 201, 202, 203	1994				
Equivalence of Product Standards Certified By					
Product Approval Method	Method 1 Option A				
Date Submitted	12/01/2017				
Date Validated	12/20/2017				
Date Pending FBC Approval					

Date Approved

12/25/2017

Summary of Products

FL #	Model, Number or Name	Description
14705.1	DH-5460	Vinyl Double Hung Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: Please see Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL14705_R5_C_CAC_17063009.pdf Quality Assurance Contract Expiration Date 09/17/2020 Installation Instructions FL14705_R5_II_17063009.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
14705.2	DH-5560	Vinyl Double Hung Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: Please see Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL14705_R5_C_CAC_17063010.pdf Quality Assurance Contract Expiration Date 09/17/2020 Installation Instructions FL14705_R5_II_17063010.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:

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Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:

Credit Card
Safe



WinGuard® Vinyl Windows & Doors

OVERVIEW OPTIONS & ACCESSORIES DOCUMENTS NEWS & ALERTS

DH5560

Movable bottom sash that slides to open vertically

Constant force balance system for smooth, easy operation

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size

SecureConnect integrated corner keys for added sash strength

Tilt sash design for easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

Stylish ComfortLift handles

- Allows ease of operation and option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

Beveled meeting rail enhances visual appeal of profile

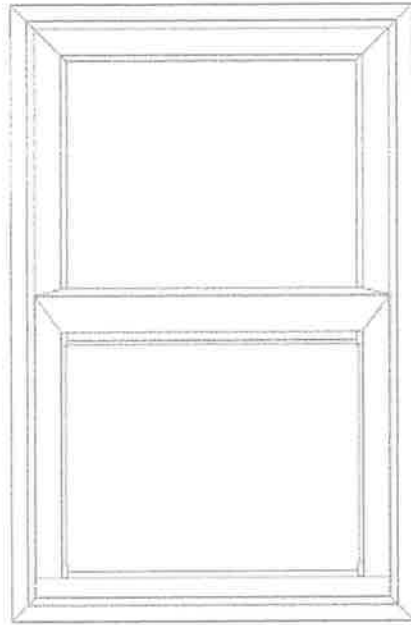
Configuration options

- Proview/Oriel, Cottage, and custom sashes

Standard glass options

- Laminated Insulating Glass (impact-resistant)

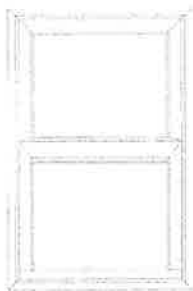
Window comes with a standard screen



FIND A DEALER

Options & Accessories

CONFIGURATIONS



DOUBLE HUNG WINDOW

FRAME COLORS**STANDARD FINISHES**

WHITE

PREMIUM FINISHES

BEIGE

BRONZE

ANODIZE*

PEBBLE
KHAKI*HUNTER
GREEN*BRICK
RED*NATURAL
OAKDARK
OAKNATURAL
CHERRY

Finish swatches are for reference only. Ask your dealer about final color matching.

*Available for select styles only. Ask your dealer for more details.

GRID FEATURES**FLAT GRID (GBG)**

9/16" wide or 13/16" wide

Grid between the glass

CONTOUR GRID (GBG)

1" wide

Grid between the glass

TRADITIONAL SIMULATED DIVIDED LITE GRIDS

7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

GRID OPTIONS**WINDOW GRID STYLES**

FLAT
GRID
(GBG)

CONTOUR
GRID
(GBG)

TRADITIONAL
SIMULATED
DIVIDED
LITE
GRIDS

PRODUCT OPTIONS**GLASS OPTIONS**

Impact Resistant

THERMAL ENHANCEMENTS

Argon Gas (requires insulating glass)

High Performance Low-E

SCREEN TYPES

1816 Charcoal or Gray

2020 Screen mesh (optional)

PREMIUM GLASS OPTIONS

Tempered Glass

Privacy Glass (Obscure)

GLASS TINTS

EXTERIOR REFLECTION**LOOKING OUTSIDE****CLEAR****BRONZE****GRAY****GREEN****AZURE
BLUE****SOLAR
COOL
BRONZE****GRAYLITE
II****OBSCURE
(TEXTURED)**

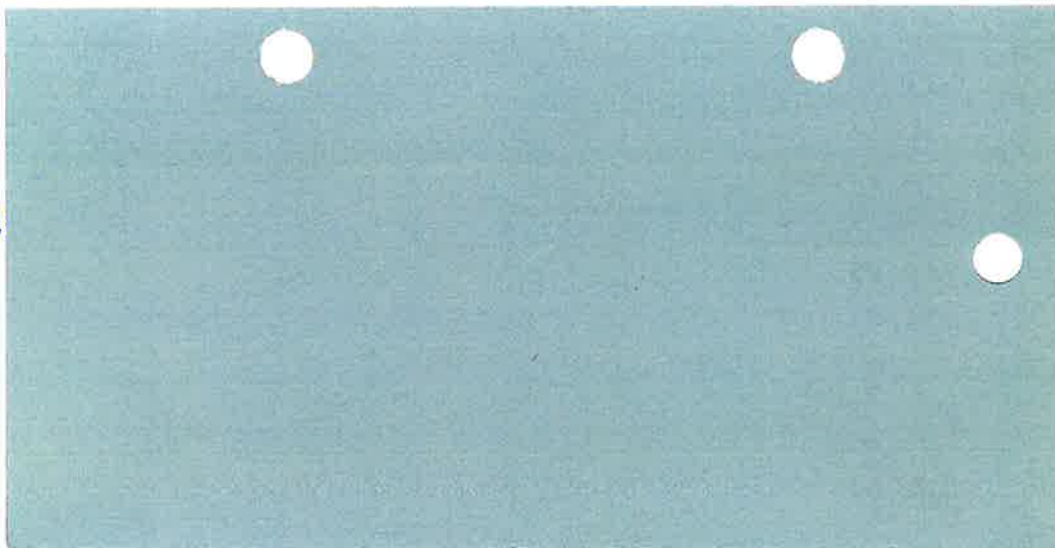
**WHITE
OPAQUE
INTERLAYER
(PRIVACY)**

Tint swatches are for reference only. Ask your dealer about final color matching.

DOCUMENTS**WINGUARD® VINYL****6 MB****VINYL PRODUCT LINES****2 MB**

Ben Moore
#704
del mar blue

House color

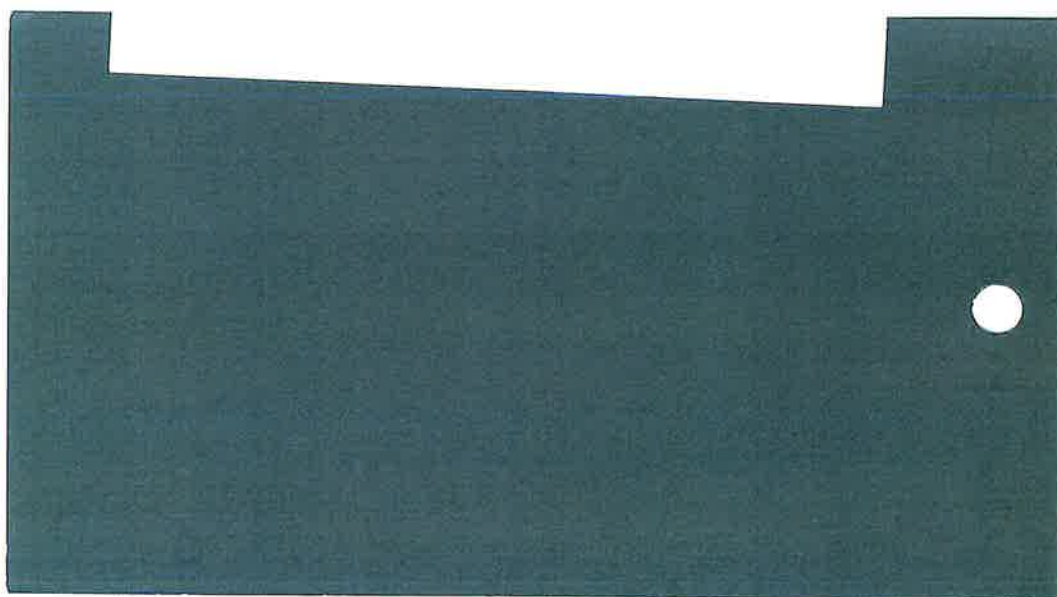


Ben Moore
OC-21
winter
white

Trim
Color

Ben Moore
#700
Enchanted
Forest

Accent/Shutter





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Product Approval
USER: Public User

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 Application Detail



FL #	FL13192-R5						
Application Type	Revision						
Code Version	2017						
Application Status	Approved						
Comments							
Archived	☐						
Product Manufacturer	James Hardie Building Products, Inc.						
Address/Phone/Email	26300 La Alameda Ste. 250 Mission Viejo, CA 92691 (909) 349-2927 pingsheng.zhu@jameshardie.com						
Authorized Signature	Pingsheng Zhu pingsheng.zhu@jameshardie.com						
Technical Representative	Pingsheng Zhu						
Address/Phone/Email	10901 Elm Ave. Fontana, CA 92337 (909) 349-2927 pingsheng.zhu@jameshardie.com						
Quality Assurance Representative	Pingsheng Zhu						
Address/Phone/Email	10901 Elm Ave. Fontana, CA 92337 (909) 349-2927 pingsheng.zhu@jameshardie.com						
Category	Panel Walls						
Subcategory	Siding						
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received						
Florida Engineer or Architect Name who developed the Evaluation Report	Ronald I. Ogawa						
Florida License	PE-24121						
Quality Assurance Entity	Intertek Testing Services NA, Inc. - QA Entity						
Quality Assurance Contract Expiration Date	12/31/2020						
Validated By	John Southard, P.E. ☒ Validation Checklist - Hardcopy Received						
Certificate of Independence	FL13192_R5_COI_RIO - Certificate of Independence.pdf						
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th>Standard</th> <th>Year</th> </tr> </thead> <tbody> <tr> <td>ASTM C1186</td> <td>2007</td> </tr> <tr> <td>ASTM E330</td> <td>2002</td> </tr> </tbody> </table>	Standard	Year	ASTM C1186	2007	ASTM E330	2002
Standard	Year						
ASTM C1186	2007						
ASTM E330	2002						
Equivalence of Product Standards Certified By	Florida Licensed Professional Engineer or Architect FL13192_R5_Equiv_RIO-2692B-17 ASTM C1186 equivalency.pdf						

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted

08/09/2017

Date Validated

08/25/2017

Date Pending FBC Approval

08/28/2017

Date Approved

10/10/2017

Summary of Products

FL #	Model, Number or Name	Description
13192.1	Cemplank Lap Siding	fiber-cement lap siding
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: For use in HVHZ install in accordance with NOA 17-0406.06		Installation Instructions FL13192_R5_II_CemPlank-Installation.pdf FL13192_R5_II_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_II_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_II_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_II_NOA 17-0406.06.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_AE_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_AE_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_AE_NOA 17-0406.06.pdf Created by Independent Third Party: Yes
13192.2	HardiePlank Lap Siding	fiber-cement lap siding
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: For use in HVHZ install in accordance with NOA 17-0406.06		Installation Instructions FL13192_R5_II_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_II_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_II_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_II_HardiePlank-Installation.pdf FL13192_R5_II_NOA 17-0406.06.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_AE_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_AE_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_AE_NOA 17-0406.06.pdf Created by Independent Third Party: Yes
13192.3	HardieShingle Individual Shingles	fiber-cement individual cladding shingles
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other:		Installation Instructions FL13192_R5_II_ER_RIO-2685-17 Shingle Wood Metal Frame.pdf FL13192_R5_II_HardieShingle-Installation.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2685-17 Shingle Wood Metal Frame.pdf Created by Independent Third Party: Yes
13192.4	HardieShingle Panel	fiber-cement notched shingle panels (straight edge, staggered edge, half round edge)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other:		Installation Instructions FL13192_R5_II_ER_RIO-2685-17 Shingle Wood Metal Frame.pdf FL13192_R5_II_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_II_HardieShingle-Installation.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2685-17 Shingle Wood Metal Frame.pdf FL13192_R5_AE_ER_RIO-2687-17 Plank Shingle to CMU.pdf Created by Independent Third Party: Yes

13192.5	Prevail Lap Siding	fiber-cement lap siding
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: For use in HVHZ install in accordance with NOA 17-0406.06		Installation Instructions FL13192_R5_II_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_II_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_II_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_II_NOA 17-0406.06.pdf FL13192_R5_II_Prevail-Lap-Siding--Installation.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_AE_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_AE_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_AE_NOA 17-0406.06.pdf Created by Independent Third Party: Yes

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SECURITYMETRICS

FLPA# 3192.2

HardiePlank® **H10** Lap Siding



James Hardie

EFFECTIVE SEPTEMBER 2013

Visit www.jameshardie.com for the most recent version.

INSTALLATION REQUIREMENTS - PRIMED & COLORPLUS® PRODUCTS

**SELECT CEDARMILL® • SMOOTH • CUSTOM COLONIAL™ SMOOTH • CUSTOM COLONIAL™ ROUGHSAWN
CUSTOM BEADED CEDARMILL® • CUSTOM BEADED SMOOTH • STRAIGHT-EDGE SHINGLE PLANK**

IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE WRITTEN APPLICATION INSTRUCTIONS MAY LEAD TO PERSONAL INJURY, AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE PRODUCT ONLY WARRANTY. BEFORE INSTALLATION, CONFIRM THAT YOU ARE USING THE CORRECT HARDIEZONE™ PRODUCT INSTRUCTIONS.

INSTALLATION OF HZ10® PRODUCTS OUTSIDE AN HZ10® LOCATION WILL VOID YOUR WARRANTY. TO DETERMINE WHICH HARDIEZONE™

APPLIES TO YOUR LOCATION, VISIT WWW.HARDIEZONE.COM OR CALL 1-866-942-7343 (866 9HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that wind will blow dust away from user and others in working area.
2. Use one of the following methods:
 - a. Best:
 - i. Score and snap
 - ii. Shears (manual, electric or pneumatic)
 - b. Better:
 - i. Dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction
 - c. Good:
 - i. Dust reducing circular saw with a HardieBlade saw blade (only use for low to moderate cutting)

INDOORS

1. Cut only using score and snap, or shears (manual, electric or pneumatic).
2. Position cutting station in well-ventilated area

- NEVER use a power saw indoors
- NEVER use a circular saw blade that does not carry the HardieBlade saw blade trademark
- NEVER dry sweep - Use wet suppression or HEPA Vacuum

Important Note: For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best"-level cutting methods where feasible.

NIOSH-approved respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.jameshardie.com to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

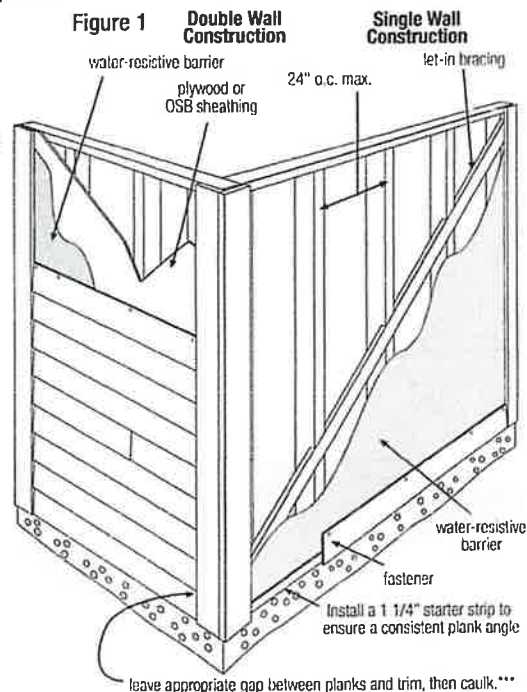
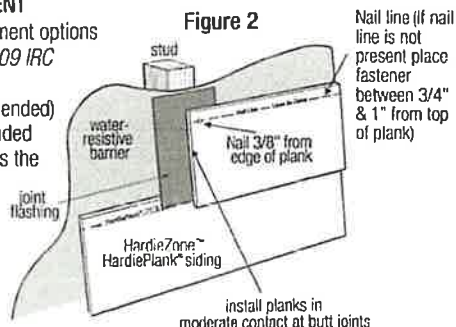
GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. or directly to minimum 7/16" thick OSB sheathing. See general fastening requirements. Irregularities in framing and sheathing can mirror through the finished application.
- Information on installing James Hardie products over foam can be located in **JH Tech Bulletin 19** at www.jameshardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6" in the first 10'.
- Do not use HardiePlank lap siding in fascia or trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.JamesHardie.com.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.3.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

¹For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

WARNING: AVOID BREATHING SILICA DUST

James Hardie® products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a HardieBlade® saw blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area; (4) wear a properly-fitted, NIOSH-approved dust mask or respirator (e.g. N-95) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at www.jameshardie.com or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

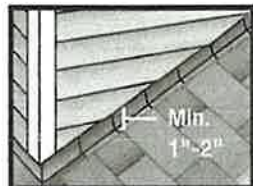


Figure 4
Horizontal Flashing



Figure 5
Kickout Flashing

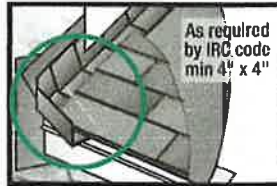


Figure 6
Slabs, Path, Steps to Siding

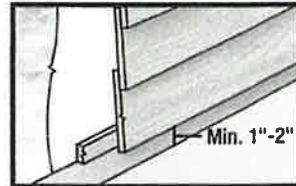


Figure 7
Deck to Wall

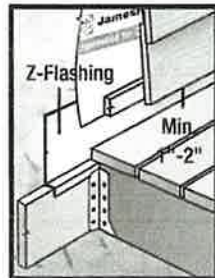


Figure 8
Ground to Siding

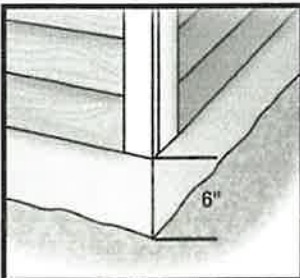


Figure 9
Gutter to Siding

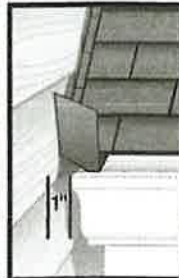


Figure 10
Sheltered Areas

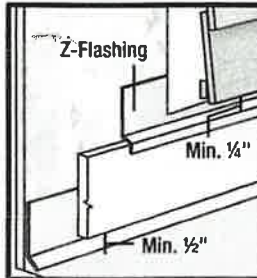


Figure 11
Mortar/Masonry

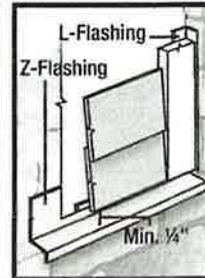


Figure 12
Drip Edge

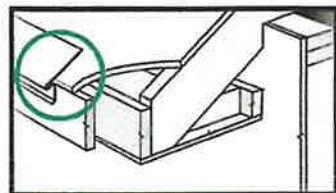
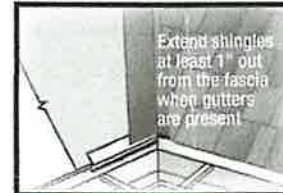


Figure 13
Block Penetration
(Recommended in HZ10)



Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS **

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair). **Pin-backed corners may be done for aesthetic purposes Only. Pin-backs shall be done with finish nails only, and are not a substitute for blind or face nailing.**

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09" shank x 0.221" HD x 2" long)
- 11 ga. roofing nail (0.121" shank x 0.371" HD x 1.25" long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4" long x 0.375" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10" shank x 0.313" HD x 1-1/2" long)
- Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- 11 ga. roofing nail (0.121" shank x 0.371" HD x 1.75" long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8" long x 0.375" HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113" shank x 0.267" HD x 2" long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8" long x 0.323" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10" shank x 0.25" HD x 1-1/2" long)
- Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- Siding nail (0.09" shank x 0.221" HD x 1-1/2" long)*

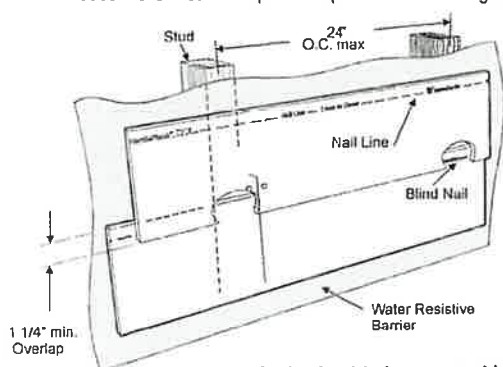


Figure 15

**Minimum overlap
for Both Face
and Blind Nailing**

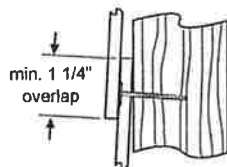
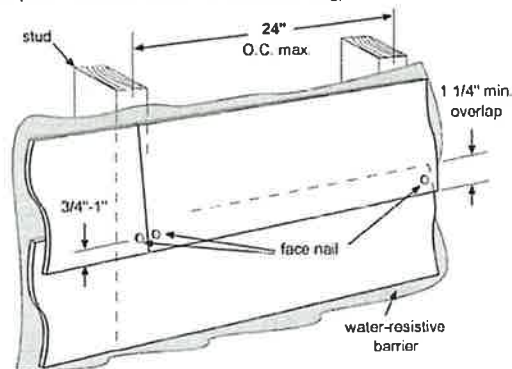


Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

* When face nailing to OSB, planks must be no greater than 9 1/4" wide and fasteners must be 12" o.c. or less.

** Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 17 - Fastening Tips for HardiePlank® Lap Siding.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACO and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACO or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5.

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (fig. A)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, fill nail hole and add a nail. (fig. B)
- For wood framing, under driven nails should be hit flush to the plank with a hammer (For steel framing, remove and replace nail).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.
- Do not use aluminum fasteners, staples, or clipped head nails.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: OSI Quad as well as some other caulking manufacturers do not allow tooling.**

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12' planks, does not include waste

COVERAGE AREA LESS OPENINGS

HARDIEPLANK® LAP SIDING WIDTH

SQ (1 SQ = 100 sq.ft.)	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in: the 2006, 2009, & 2012 International Residential Code for One- and Two-Family Dwellings, and the 2006, 2009, & 2012 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24882, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA-PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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Panelfast is a registered trademark of ET&F Fastening Systems, Inc.

Additional Installation Information,
Warranties, and Warnings are available at
www.jameshardie.com



JamesHardie

Florida Product Approval

HardiePlank® Lap Siding

- For use inside HVHZ:
 - HardiePlank Lap Siding fastener types, fastening schedule, and Installation shall be in accordance with the Miami-Dade County Florida NOA 15-0122.04. Consult the HardiePlank product installation instructions on the follow pages for all other installation requirements.
- For use outside of HVHZ,
 - HardiePlank Lap Siding fastener types, fastening schedule, and installation shall be in accordance with Engineering Evaluation Reports RIO-2553-15 or RIO-2557-15. Consult the HardiePlank product installation instructions on the follow pages for all other installation requirements.

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del mar blue
704

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del mar blue
704

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CLASSIC COLORS

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del mar blue
704

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CLASSIC COLORS

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del mar blue
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CLASSIC COLORS

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winter white
OC-21

BENJAMIN MOORE
COLOR PREVIEW

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winter white
OC-21

BENJAMIN MOORE
COLOR PREVIEW

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mechanical coating processes, this sample may vary
slightly in color or in finish from the actual paint.

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winter white
OC-21

BENJAMIN MOORE
COLOR PREVIEW

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mechanical coating processes, this sample may vary
slightly in color or in finish from the actual paint.



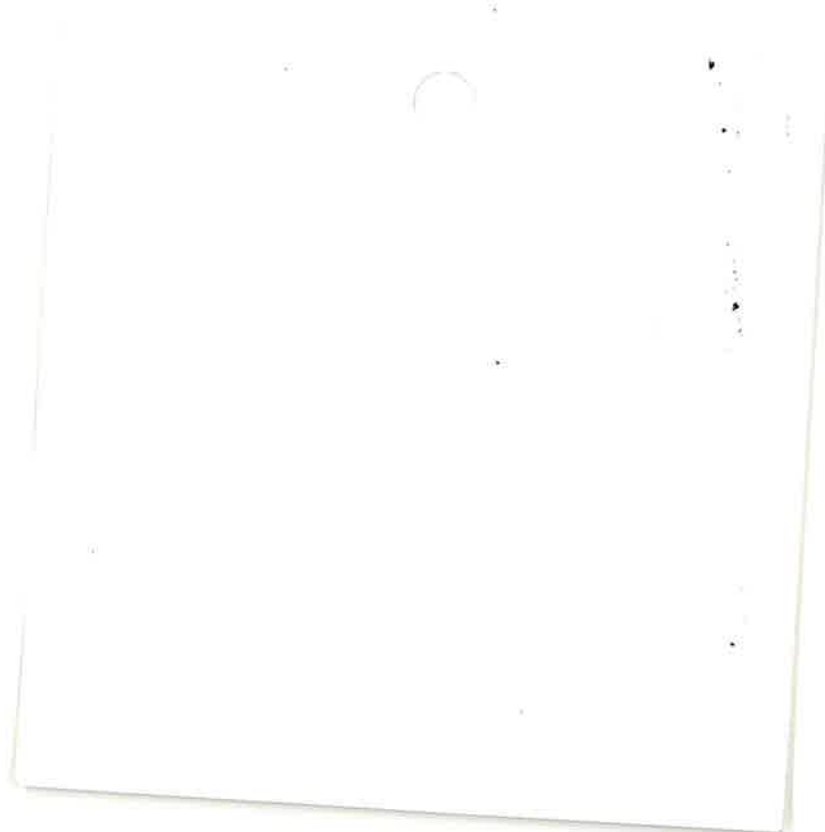
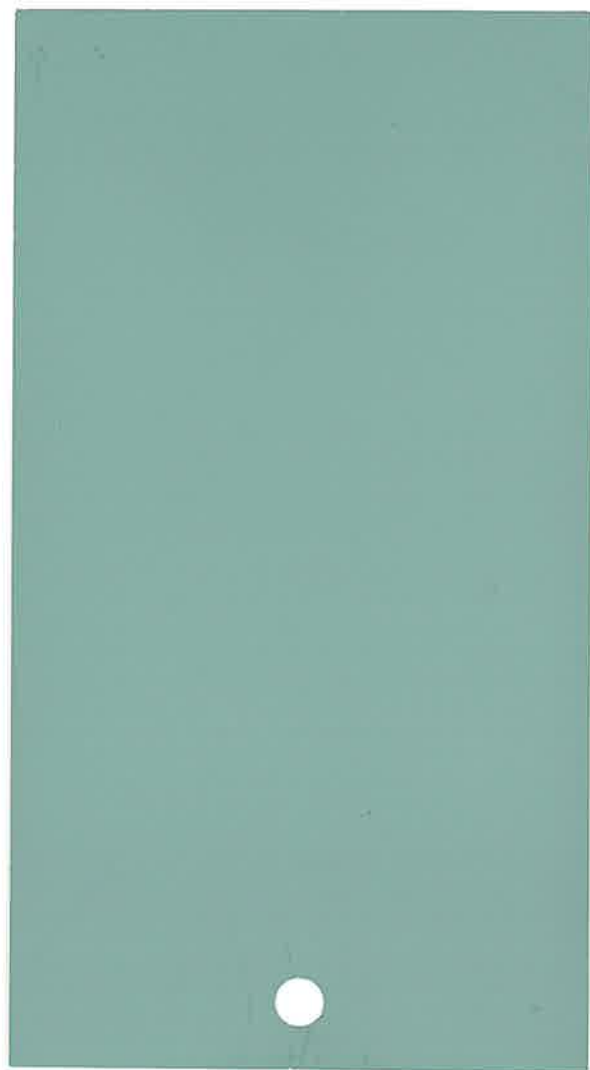
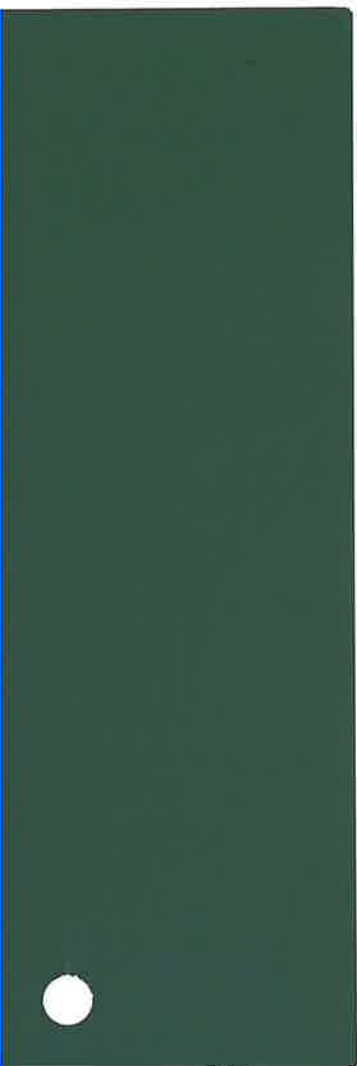
winter white
OC-21

BENJAMIN MOORE
COLOR PREVIEW

As color samples are affected by age, light, heat and
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del mar blue
704



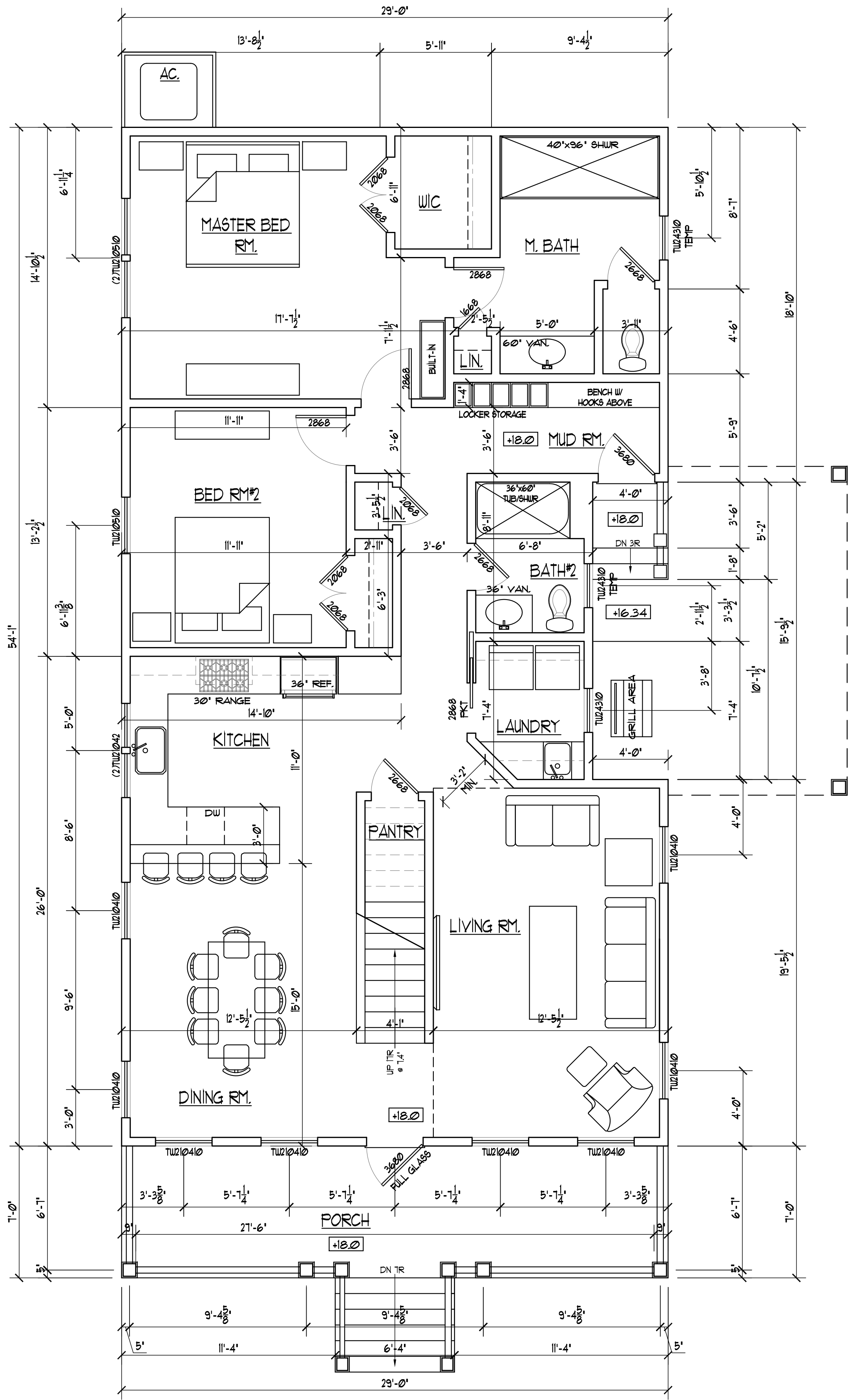
HDC 2018-04

EXHIBIT 2

Plans and Elevations (revised)

EAST ELEVATION 1/4" = 1'-0"

WEST ELEVATION 1/4" = 1'-0"

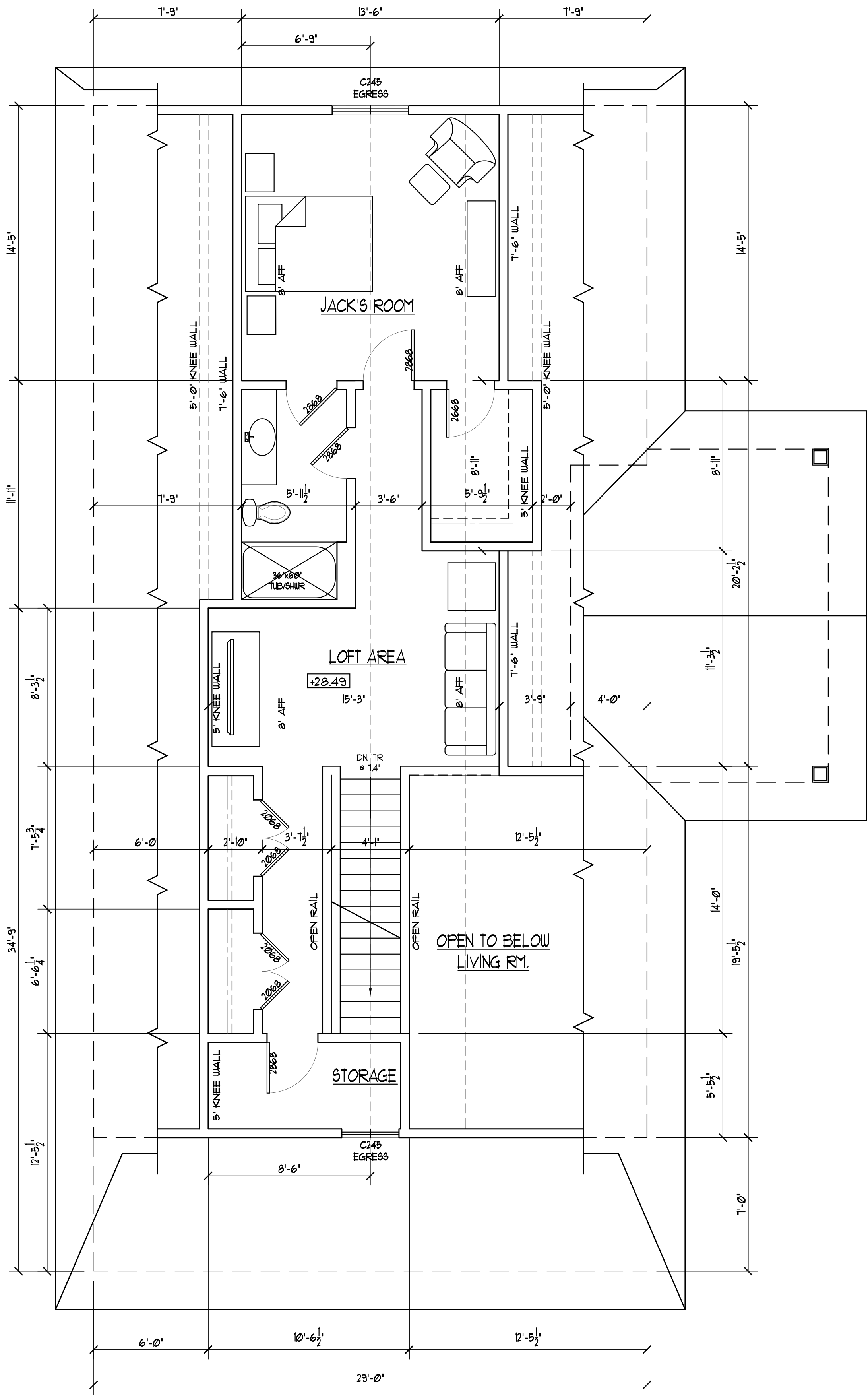


FIRST FLOOR PLAN

1,405 SF HABITABLE

NOTE: WINDOWS ARE PGT WINDOWS UNLESS NOTED OTHERWISE

1/4" = 1'-0"

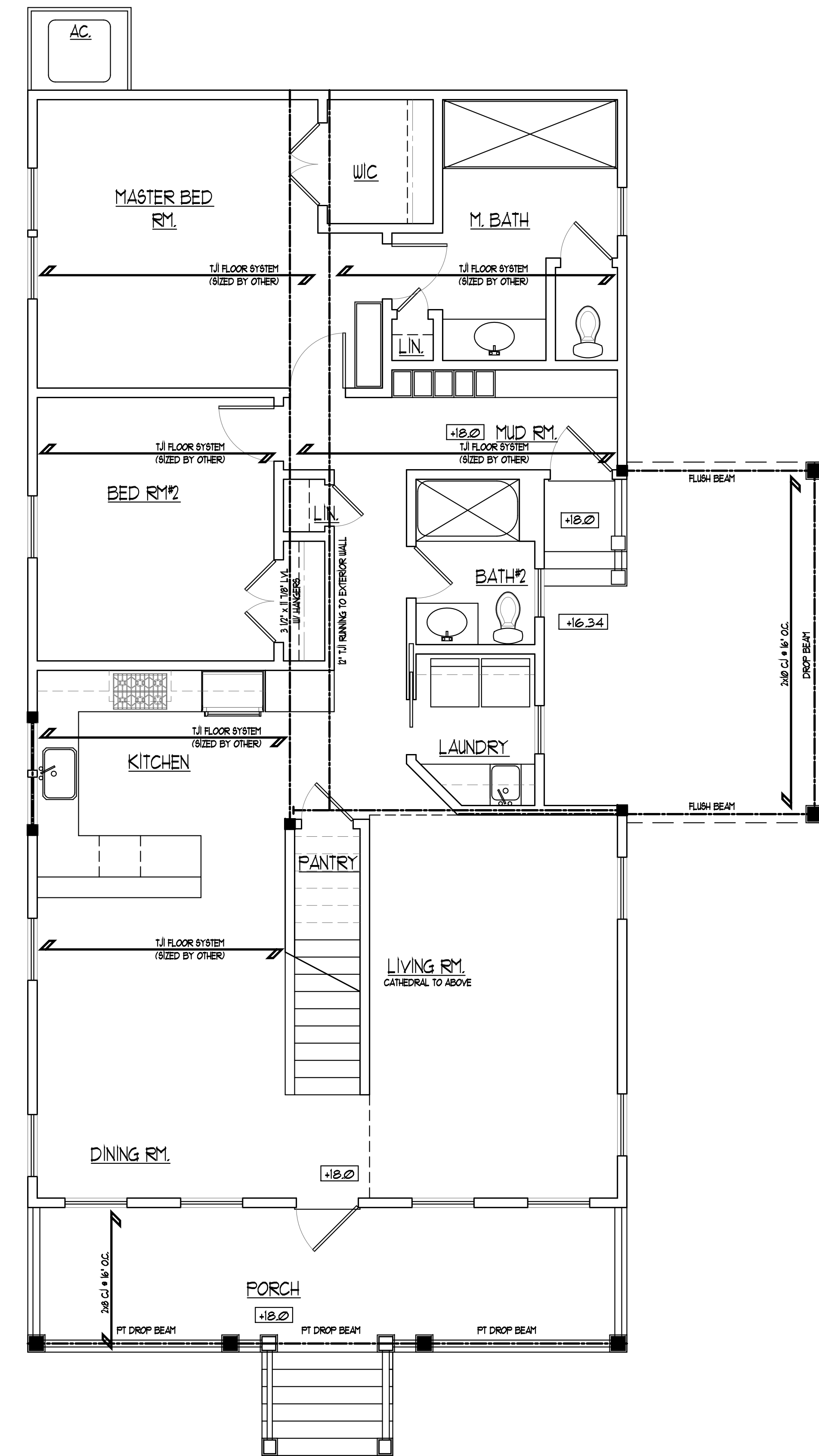
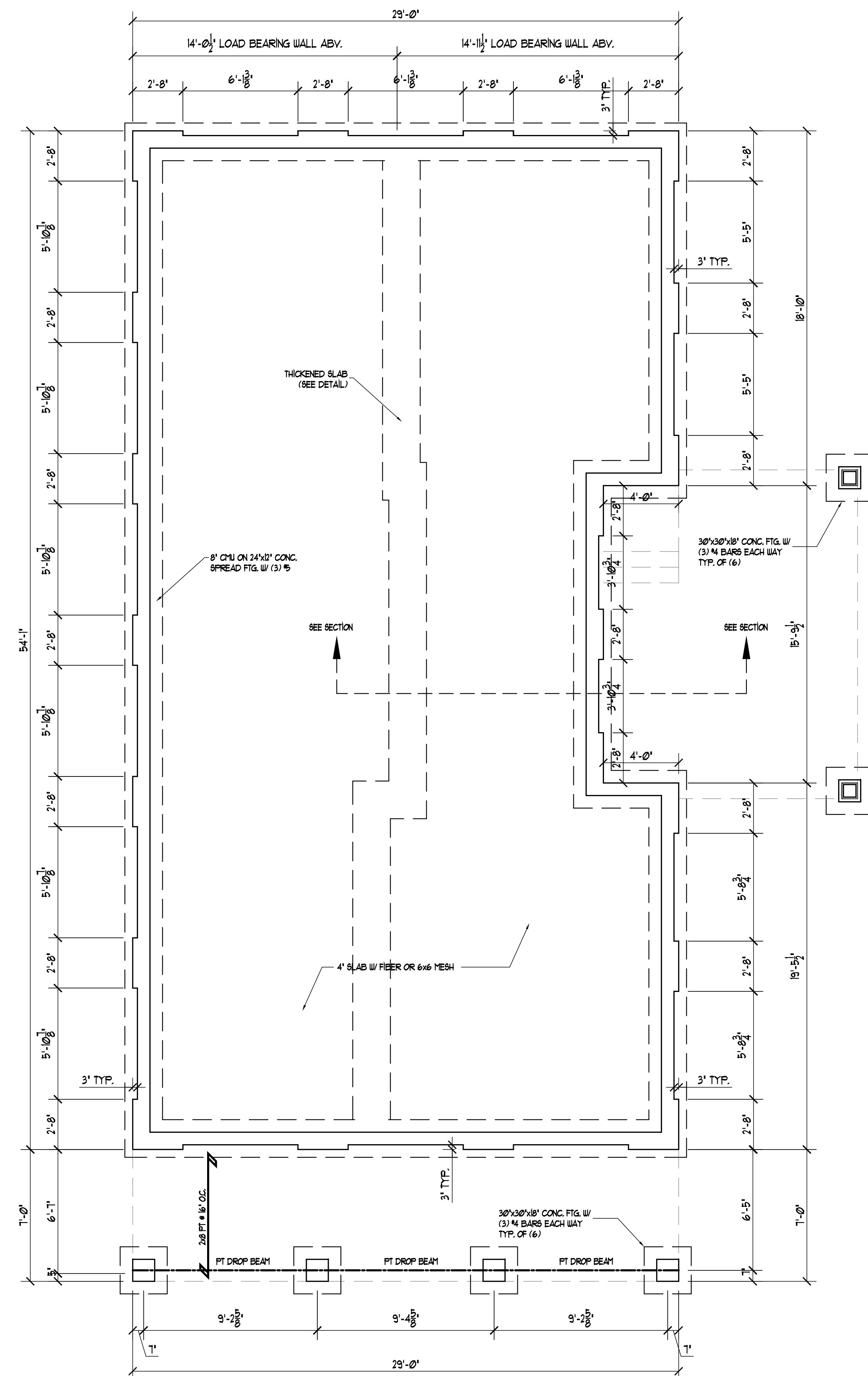


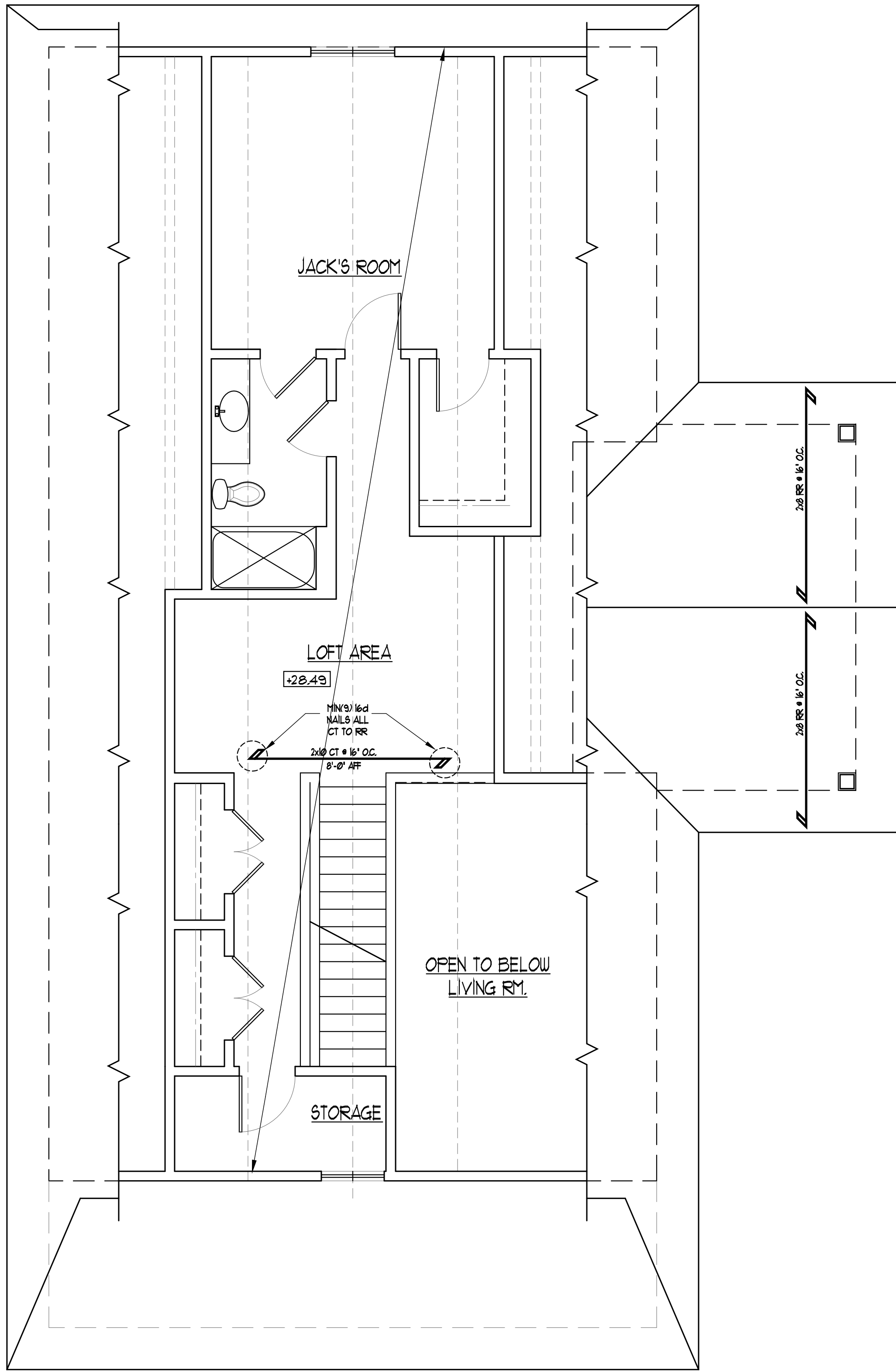
SECOND FLOOR PLAN

605 SF * OR ABV. 1'-0" AFF

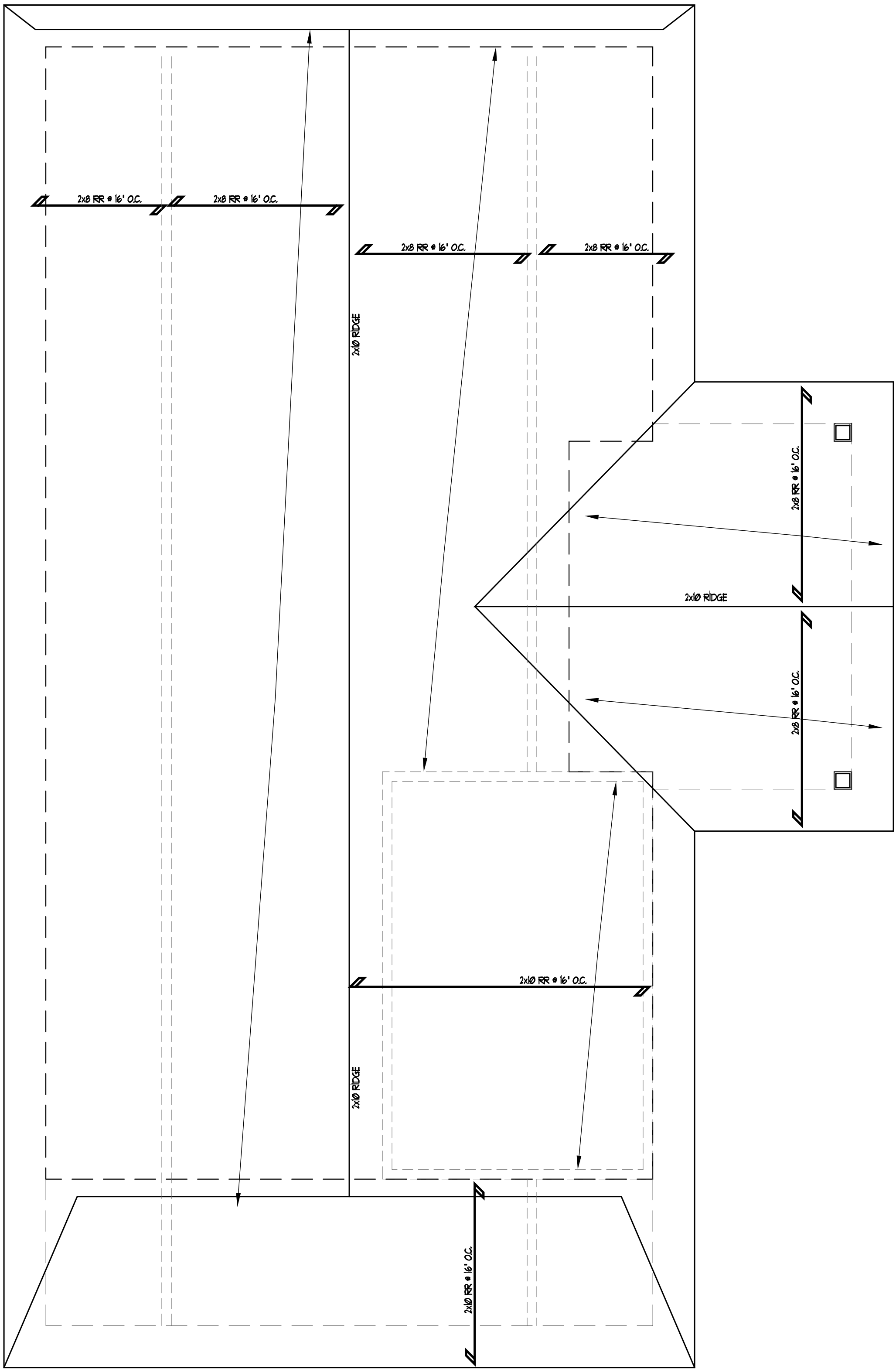
NOTE: WINDOWS ARE PGT WINDOWS UNLESS NOTED OTHERWISE

1/4" = 1'-0"

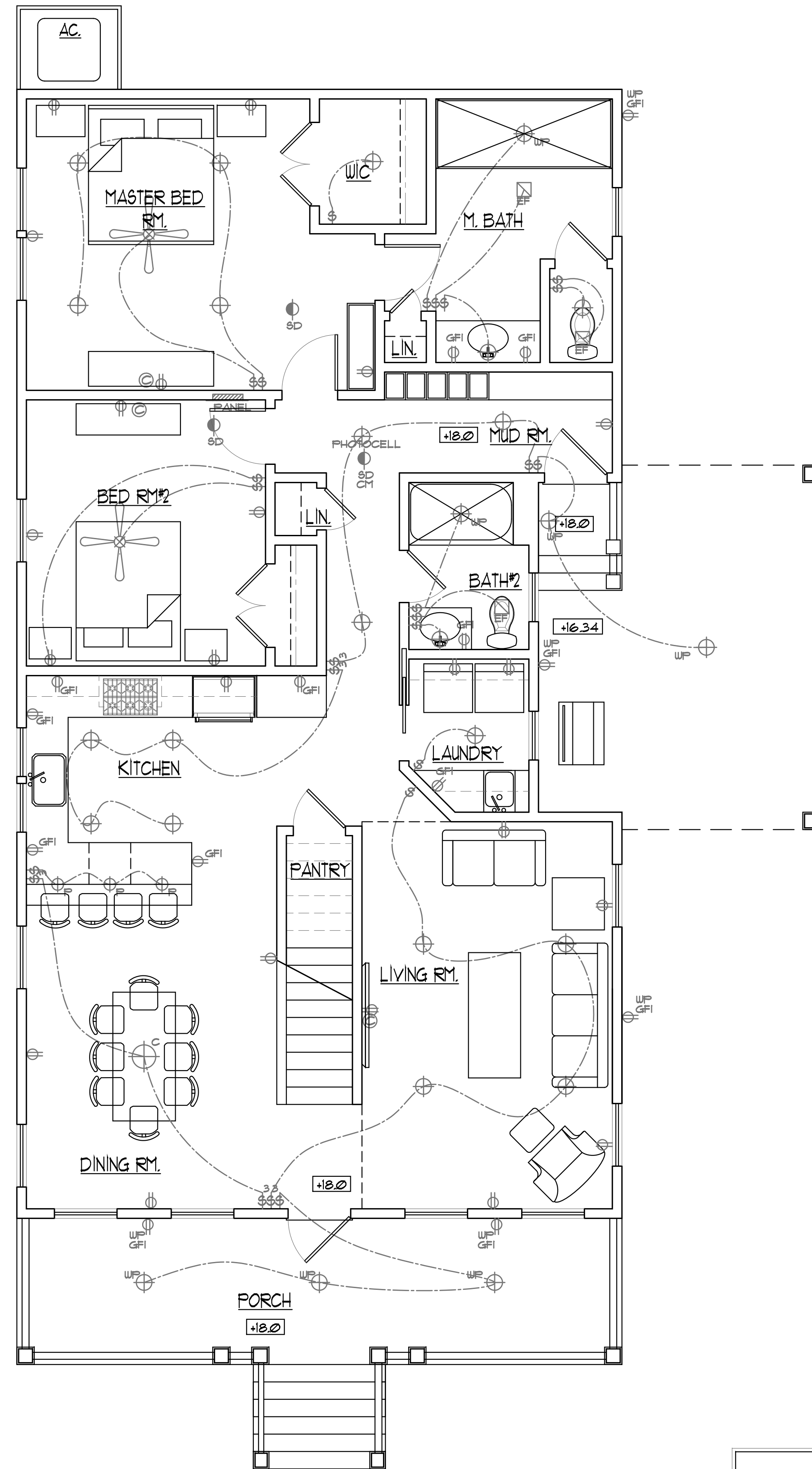




SECOND FLOOR PLAN



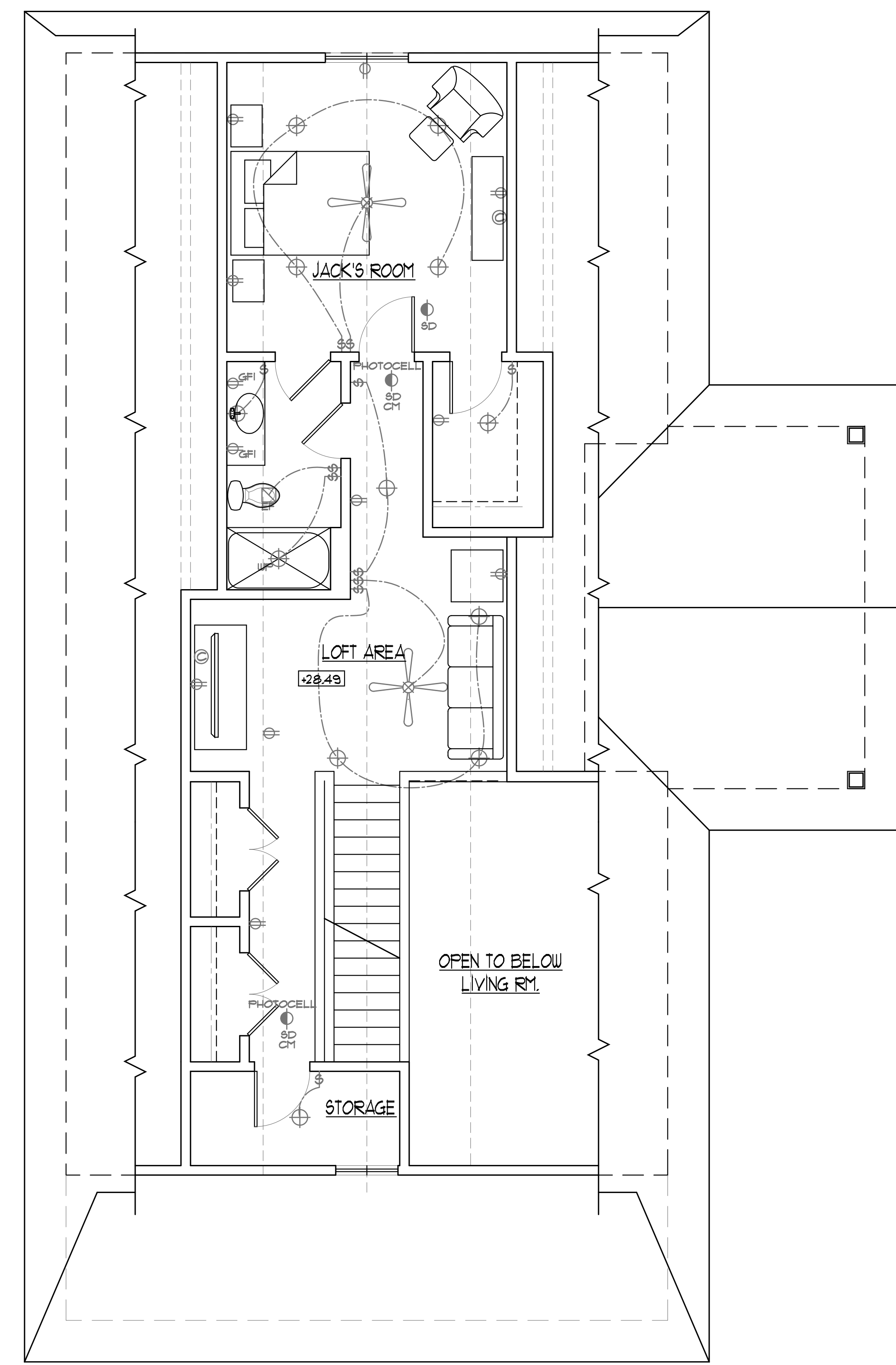
ROOF PLAN



FIRST FLOOR PLAN

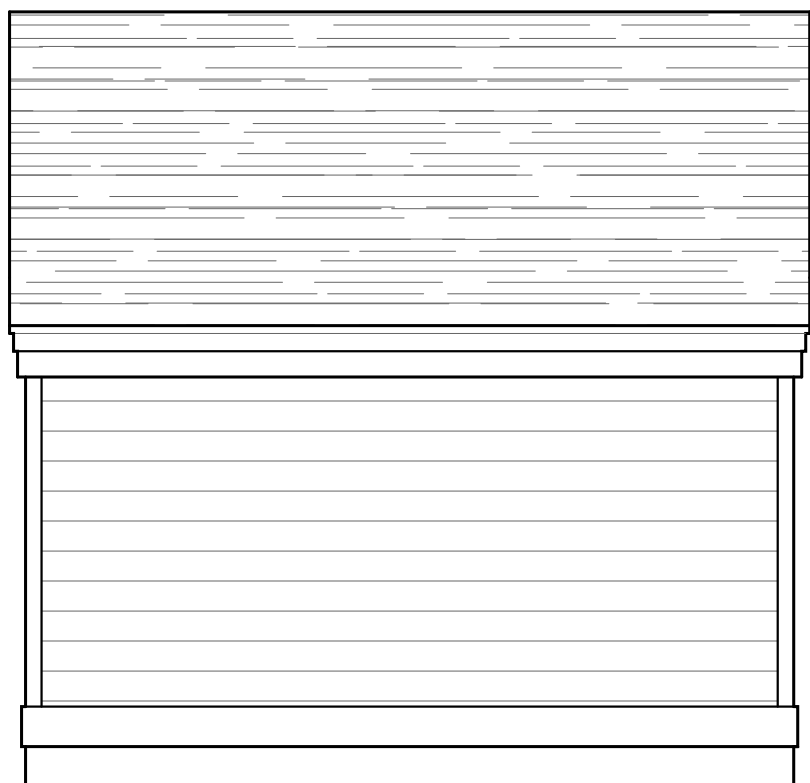
NOTE:
 - CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS
 - SD's MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES, BATHROOM DOORS W/ TUB / SHOWER, & HVAC SUPPLY OUTLETS, TYP.

ELECTRICAL LEGEND			
	ELECTRIC FAN		OUTLET
	CABLE		GFI OUTLET
	SMOKE DETECTOR		WATERPROOF GFI OUTLET
	SMOKE DETECTOR / CARBON MONOXIDE		LIGHT
	ELECTRIC SWITCH		PENDANT LIGHT
	ELECTRICAL PANEL		WATERPROOF LIGHT
			FLOOR OUTLET
			CHANDELIER
			FAN WITH LIGHT



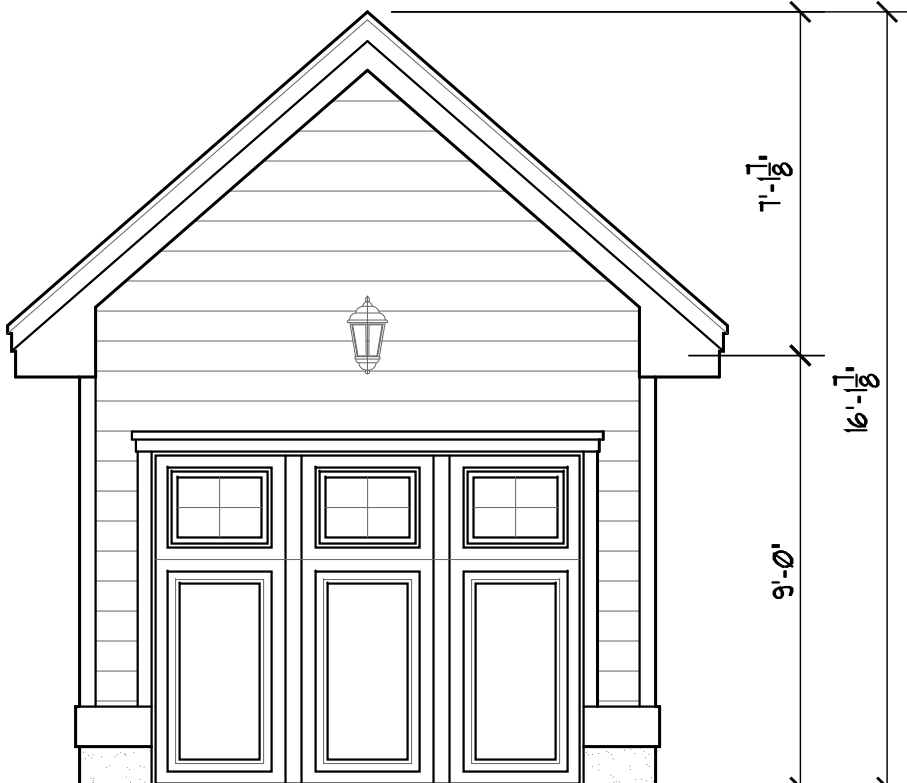
SECOND FLOOR PLAN

NOTE:
 - CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS
 - SD's MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES, BATHROOM DOORS W/ TUB / SHOWER, & HVAC SUPPLY OUTLETS, TYP.



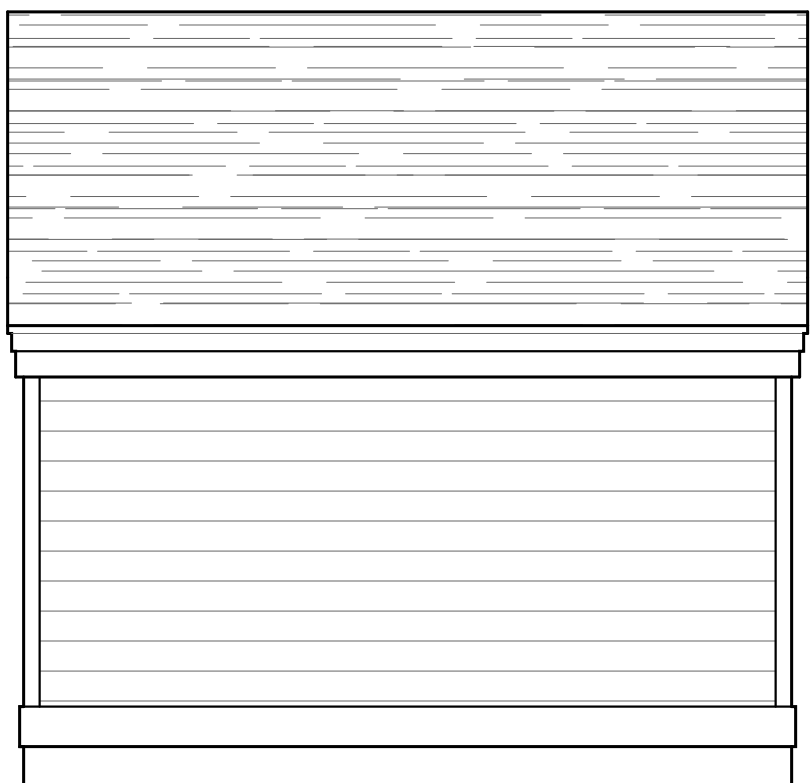
SHED WEST ELEVATION

1/4" = 1'-0"



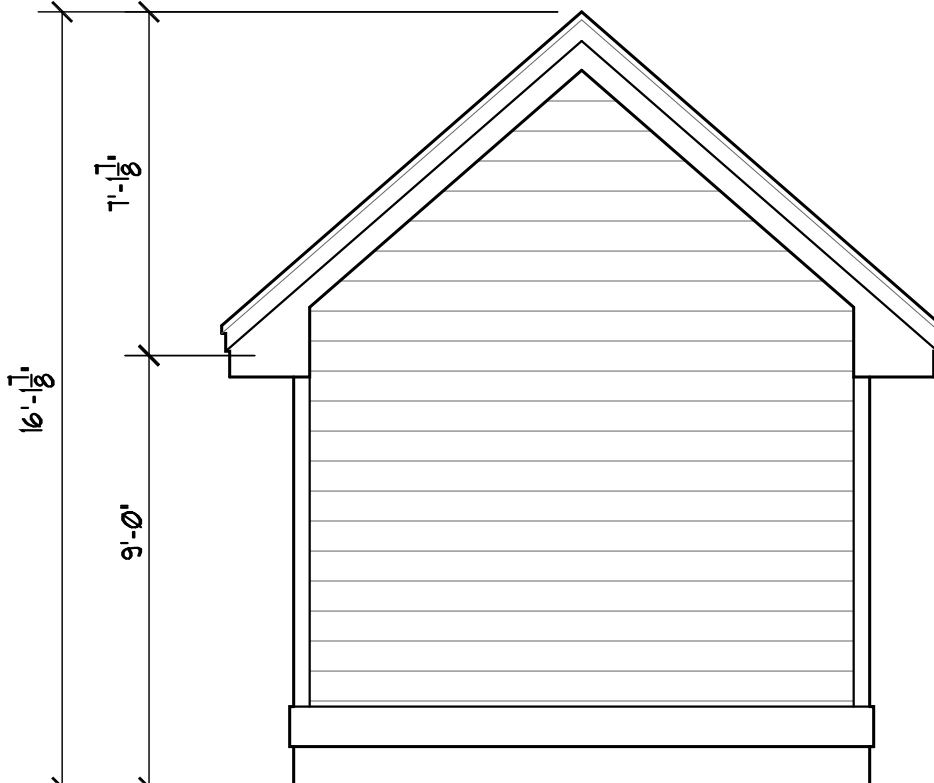
SHED SOUTH ELEVATION

1/4" = 1'-0"



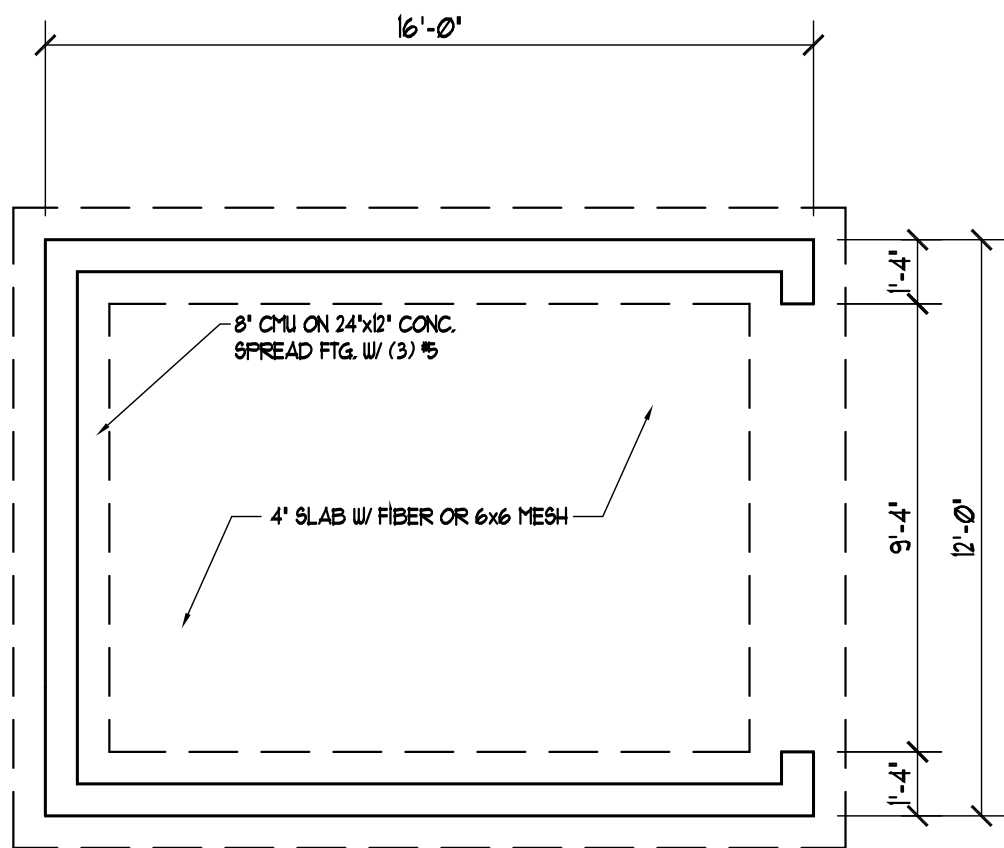
SHED EAST ELEVATION

1/4" = 1'-0"



SHED NORTH ELEVATION

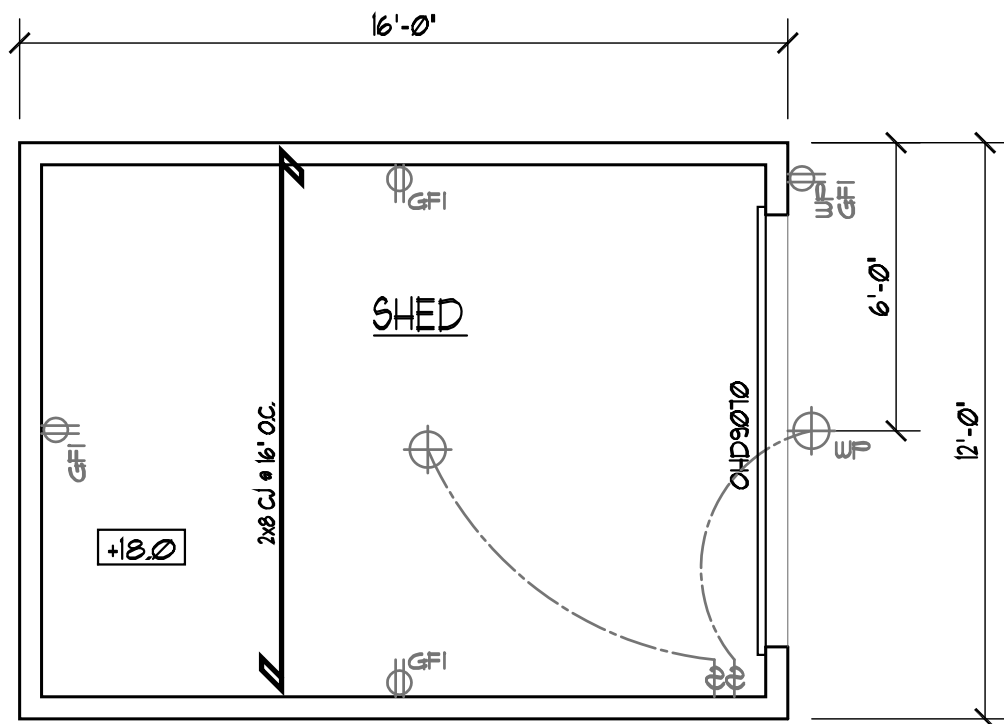
1/4" = 1'-0"



SHED FOUNDATION PLAN

MONO SLAB

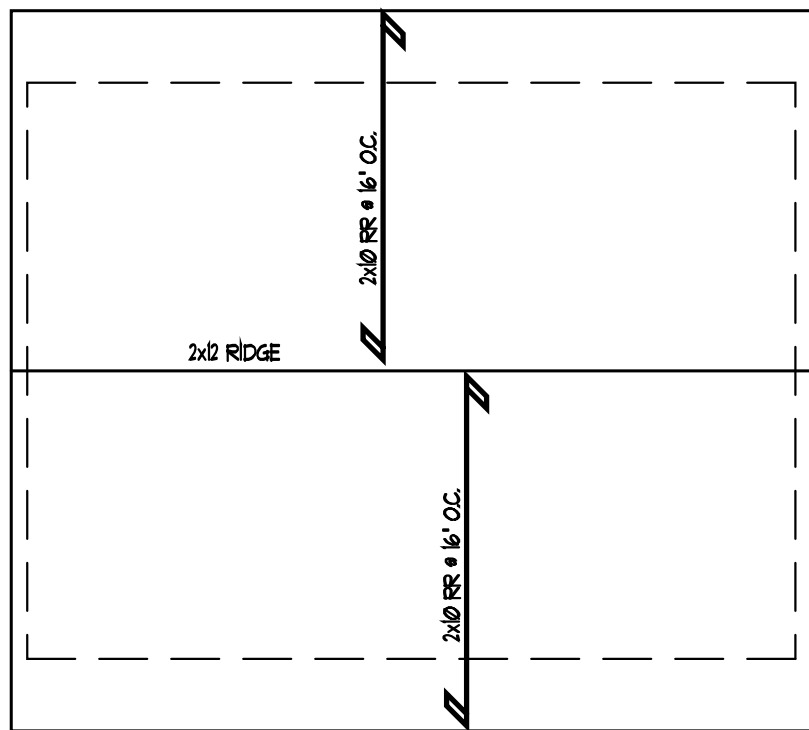
1/4" = 1'-0"



SHED FLOOR PLAN

132 SF

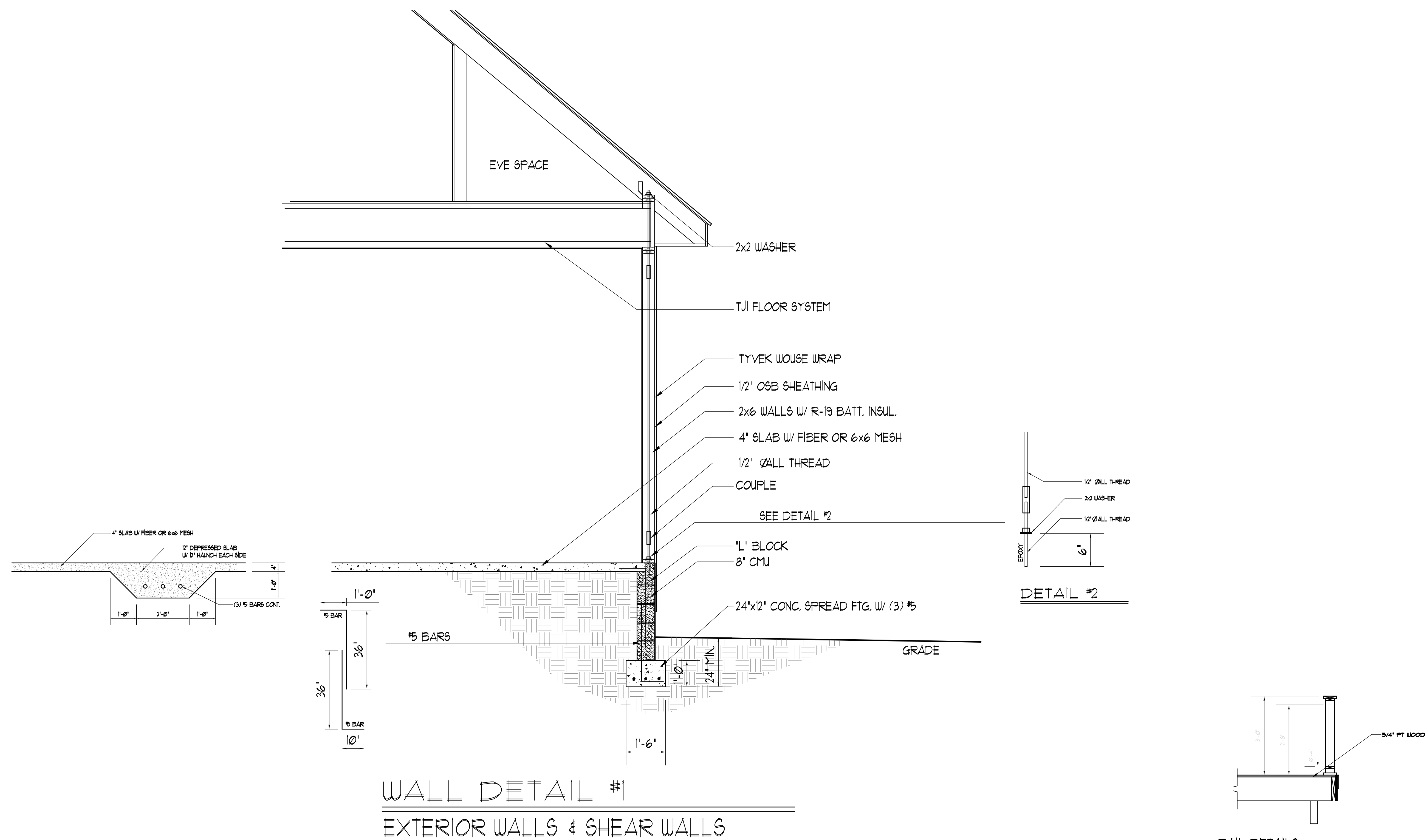
1/4" = 1'-0"



SHED ROOF PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND			
ELECTRIC FAN	OUTLET	CHANDELIER	
CABLE	GFI OUTLET	WATERPROOF GFI OUTLET	
SMOKE DETECTOR	LIGHT	FAN WITH LIGHT	
CARBON MONOXIDE	PENDANT LIGHT	WATERPROOF LIGHT	FLOOR OUTLET
ELECTRIC SWITCH	WATERPROOF LIGHT		
ELECTRICAL PANEL			





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-07
APRIL 19, 2018

Owner/Applicant:	The John Stokes Company, agent for Davis and Yayoi Burbank				
Property Address:	Block 4 Lot 7 Old Town (White Street)				
Requested action:	Certificate of Approval (COA) to construct a 998 sq. ft. primary structure and a 32 square foot accessory structure				
Current zoning:	OT-1				
FLUM land use category:	Old Town				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Vacant	OT-1	c.	
	South	Vacant	OT-1	c.	
	East	Vacant	OT-1	c.	
	West	Single-Family Residential	OT-1	c.1888	

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is proposing to construct a 998 square-foot residence. This case was continued from the March 19, 2018 HDC meeting to allow the applicant to address board concerns.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;

5. Form and detail, considering the link between old and new buildings;
6. Maintaining materials within the district or on the landmark site;
7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

- A. A peonia is a lot within the Old Town Historic District. The peonia lot is 46.5 feet by 93 feet or 4,324.5 square feet.
- B. Construction of a dwelling unit on a media (one-half (½) of a peonia) peonia shall require that such media peonia be joined with an abutting media peonia or peonia in order to comply with the maximum density established in Section 4.01.01.
- C. General requirements
 1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
 2. Purpose
In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.
- D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
- E. No more than one (1) primary building shall be placed on one (1) peonia.
- F. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
- G. The space between an outbuilding and a primary building shall be a usable space of not less than five

(5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.

- H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- K. Lot visibility corridors. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
 - 4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.
 - 5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council

(HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

Help maintain a balance between building density and sense of openness. Applies to all primary and outbuildings. Primary structures required to front the street and have a five (5) foot setback.

4.2 General Approach to New Residential Construction:

Major emphasis on scale and construction rather than appropriate architectural styles.

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

A Primary Building is defined as the principal unit of occupation.

Out Buildings are ancillary to the primary structure in size and degree of occupation. Out Buildings may be attached by Connecting Elements or remain detached. Out Buildings include, but are not limited to, garage apartments, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

- Raise new construction above the ground on piers or continuous foundations.
- Maintain open spaces between piers.

Avoid:

- Designing buildings with slab on grade foundations.
- Vinyl lattice/pier infill.
- Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.

4.5 Lot Visibility Corridors: Terminology used instead of “setbacks.” Five feet is the minimum requirement on all sides.

4.6 Frontage Corridors: Five foot minimum requirement. Connecting and landscape elements should be built to zero lot line. Out buildings may not be located on frontage of peonias or corner media-peonias.

4.7 Sideyard Corridors: Five foot minimum requirement.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection element that maintains the dimensions of the mid-lot corridors.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24”. Landscape elements are not included in this restriction.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Cementitious lap siding	SW3341 <i>Spectral Indigo</i>
Doors	Steves & Sons 36"x80" Craftsman 6-lite stained mahogany wood prehung	SW4027 <i>Cotton White</i>
Windows	Marvin Integrity, Single hung,	SW4027 <i>Cotton White</i>
Roofing	Millennium Metals 5V crimp	Gray
Fascia/Trim		SW4027 <i>Cotton White</i>
Foundation	Shell stucco, lattice infill	
Shutters	Design Craft Millworks, board and batten, natural cedar	natural w/clear sealer
Porch/Deck		SW4027 <i>Cotton White</i>
Fencing	N/A	
Driveways/ Sidewalks	No 57 crushed stone	
Signage	N/A	
Other		

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District. The site plan indicates a proposed storage building. As no information has been provided about this accessory structure, it will not be included as part of this application.
- **Lot Density** – Total lot coverage is not provided in the application, but appears to be approximately 23% based on the square footage and lot size. This does not exceed the 45% lot coverage maximum per LDC 8.01.01.02(D). Considered a “connecting element,” The porches are not included in the 45% lot coverage maximum per section 4.4 of the Old Town Design Guidelines.
- **Mechanical** – Per LDC 4.02.03(A)7, “*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.*” Mechanical equipment is not noted on the site plan.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Parking** – Stone driveway meets requirement to be a traditional pervious material. The placement of this driveway does create a situation where there would be two driveways side-by-side, which is discouraged by the guidelines. The owner and their design professional have worked with the design and the board’s comments to provide parking on the side of the home, rather than at the front. It has been the intent of the owner to preserve the 15’ diameter Cedar tree on the west side of the lot. To achieve the goal of getting the driveway along the side of the home and not have the side-by-side driveways would require the home to be shifted to the west portion of the lot, requiring the removal of the Cedar tree. The city’s tree canopy is an important environmental and cultural resource. The community places a high value on maintaining the tree canopy. Another consideration for the parking to be placed as proposed is the utility pole and guy wires that would need relocation if the driveway were to be placed at the eastern side of the property.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front White Street, which is appropriate. Home is sited 12’ from front property line which maintains the rhythm of the street by aligning the home with existing homes on the block.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Heights of structure was not indicated on plans, and as such cannot be reviewed for compliance. Heights, measured from approved grade to peak of roof are required for final approval. The maximum height allowable in Old Town is 35 feet for primary structures. Structure appears to be well below the maximum allowable height, but applicant will be asked to confirm.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, a 5V crimp metal roof painted gray, wood elements for porches and decks. Cementitious siding should be smooth in finish.
- **Foundation** – project will be constructed on a stem-wall foundation, with lattice infill between piers. Piers are indicated to have a shell stucco finish.
- **Windows** – Windows are to be Marvin Integrity, single-hung windows. Shutters are indicated to be Design Craft Millworks, natural cedar board-n-batten shutters. The drawings indicate the windows are to be 9/9 in muntin configuration. Muntins will need to be raised exterior muntins.
- **Doors** – 6-lite craftsman, natural fir.
- **Accessory structure** – 4'x8' storage building will be constructed at rear of lot. It will match the principle structure in materials.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.



STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines.

Staff recommends:

APPROVAL of HDC 2018-07

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-07 with or without conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-07, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-07 Revisions Based on Feedback from HDC

EXHIBIT 2 HDC 2018-07 Application and Backup Materials as Presented March 15, 2018

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-07

EXHIBIT 1

Revisions

Based on Feedback from HDC



The John Stokes Company

March 22, 2018

Mr. Salvatore J. Cumella; Planner II
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Re; Burbank Residence
Lot 7 White Street-Old Town

Dear Mr. Cumella,

In response to the Historic Review Board Public Hearing held on Thursday March 15th, along with subsequent discussions with the Owner at the property, the attached drawings are to address the comments received from the Board.

Sheet SP-1 Site Plan

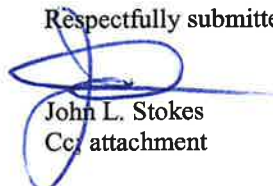
- a. The north exterior wall of the Mock Residence (Lot 9) along with the north exterior wall of the Taylor Residence (Lot 1) both are set back approximately 12'-0" from the assumed front property line. The attached Site Plan shows the Burbank front wall relocated to be in line with these existing residences.
- b. After a further evaluation of the homes within the immediate area of the proposed Burbank home, we discovered that the gravel drive at 807 White Street does not extend to the rear which was an item of discussion by the Board (see attached photo). We are proposing a similar driveway arrangement which will also allow the existing Cedar tree to remain. As you recall, one of the speakers from the audience did not want to see this tree removed. We believe the revised driveway meets both the spirit and design intent of the neighborhood.
- c. The proposed gravel driveway will not interfere with the existing power pole guy wires and is side adjacent to the Mock Residence driveway.

Sheet A-2 Elevations

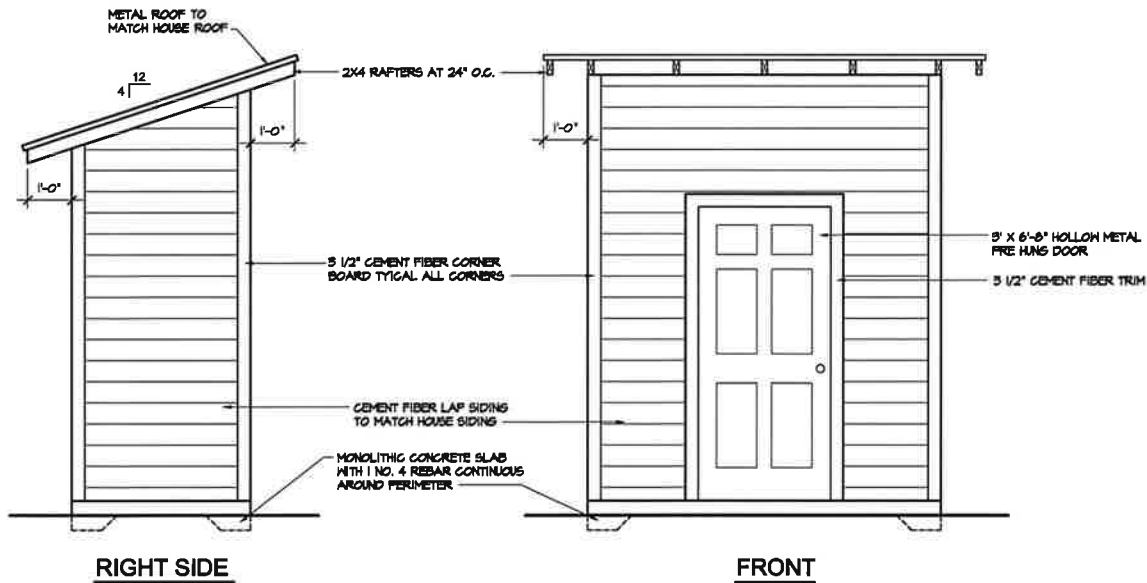
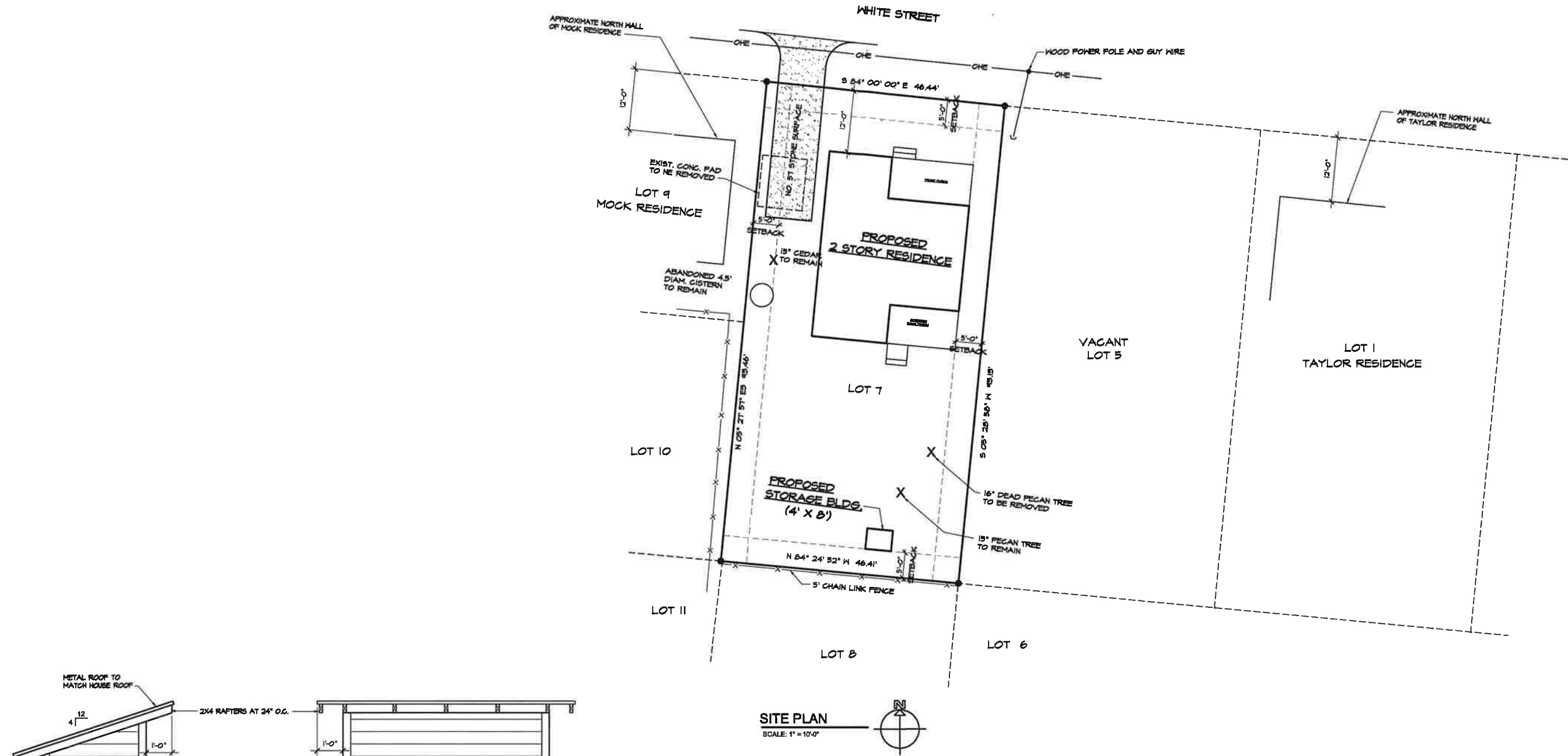
- d. The Living Room window has been centered on the front wall to reflect the Board's request
- e. The foundation relating to the lattice panel openings and Front Porch columns has been revised to reflect the Board's request
- f. The lattice panel profile has been revised from diagonal to a vertical grid layout to reflect the Board's request.
- g. The exterior shutter size has been revised to meet the 50% window coverage to reflect the Board's request. At the larger sized windows, Board comment was that it would be assumed that a hinged shutter will be installed. The Board did not have an issue with the transom window not having a shutter
- h. Mr. Burbank; after reviewing the exterior finish of the adjacent homes, has elected to remove the board and batten exterior profile and install horizontal lapped siding. The attached Elevation Plan reflects this change.
- i. The window grid patterns shown are consistent with those installed on homes within the Old Town neighborhood.

For your use, attached are 2 sets of the Site and Floor Plan drawings in 11x17 format for your use. If additional information is required, please advise.

Respectfully submitted,



John L. Stokes
Cc: attachment



STORAGE BUILDING ELEVATIONS
SCALE: 1/2" = 1'-0"

STORAGE BUILDING TO BE PERMITTED AND CONSTRUCTED
UNDER SEPARATE PERMIT ISSUE

REVISIONS		
NO.	DATE	REMARKS

THE JOHN STOKES COMPANY
2424-A LYNNDALE ROAD
FERNANDINA BEACH, FLORIDA 32034
PHONE (904) 321-1832 FAX (904) 491-8282
FLA. CERTIFICATION NO. CGC0080018

DATE:
JOB NO:
DRAWN BY: EST
CHKD BY: JLS

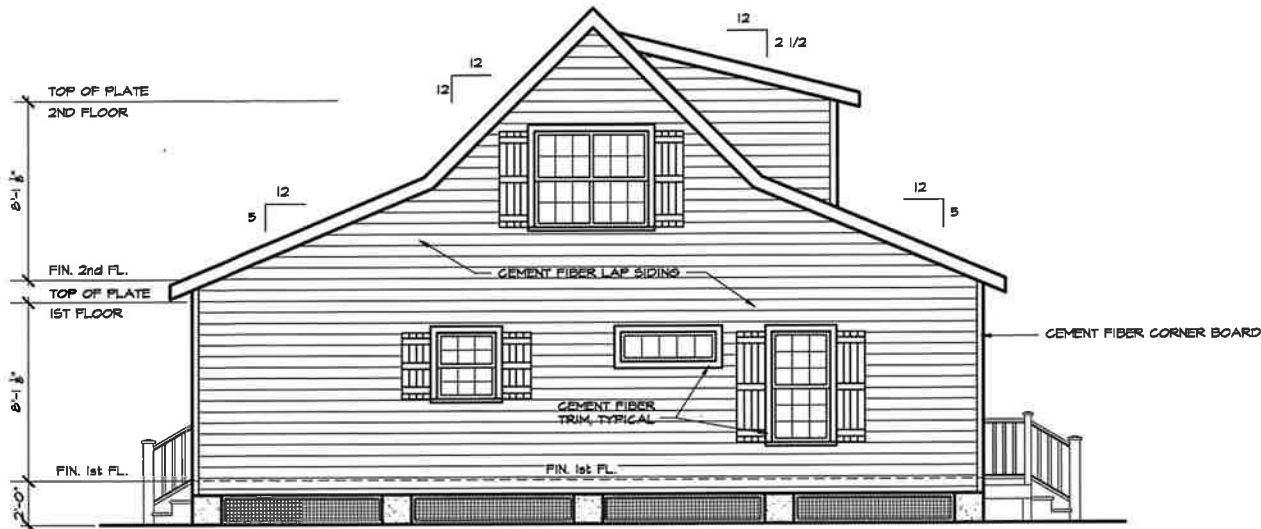
NEW RESIDENCE
FOR
DAVIS AND YAYOI BURBANK
FERNANDINA BEACH, FLORIDA 32034

SEAL

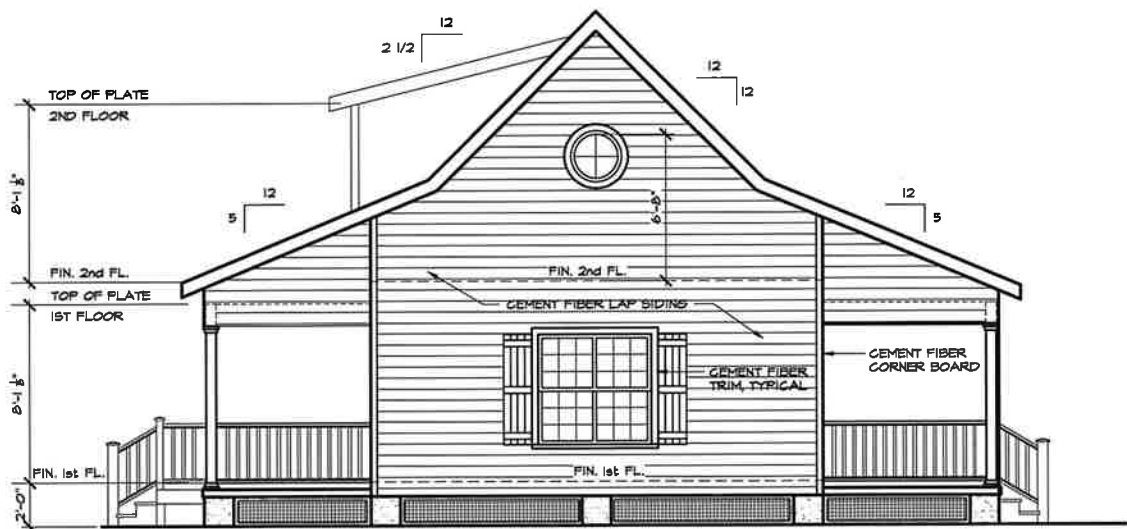
SHEET NO.
SP-1
OF



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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REVISIONS		
NO.	DATE	REMARKS

THE JOHN STOKES COMPANY

2424-A LYNDALE ROAD
FERNANDINA BEACH, FLORIDA 32034
PHONE (904) 321-1832 FAX (904) 491-6282
FLA. CERTIFICATION NO. CCCC88018

DATE:

JOB NO:

DRAWN BY: EST

CHKD BY: JLS

NEW RESIDENCE
FOR
DAVIS AND YAYOI BURBANK
FERNANDINA BEACH, FLORIDA 32034

SEAL

SHEET NO.
A-2
OF



HDC 2018-07

EXHIBIT 2

*Application and Backup Materials
as Presented March 15, 2018*



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>2/14/18</u>	BY: <u>(S)</u>
PAYMENT: \$ <u>150</u>	TYPE <u>CK 14223</u>
APPLICATION #: <u>2018-000232</u>	
HDC CASE #: <u>2018-07</u>	
APPLICATION COMPLETE: Y___ N___	
PRE-CONFERENCE: Y___ N___ DATE _____	

BOARD MEETING DATE: _____
PLANNER: _____ DATE: _____
____ APPROVED ____ DENIED

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final ☒
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☐ Sign	☐ Demolition
☐ Variance	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>Block 4 Lot 7 Old Town - White St.</u>		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1500-0004-0070</u>		
Zoning District: _____ Lot / Block Number (optional) _____		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Davis & YAYOI BURBANK</u>	
Corporation or Company (if applicable)	
Street Address <u>123 HIRTH ROAD # 1902</u>	
City State Zip <u>FERNANDINA BEACH, FL. 32034</u>	
Telephone Number <u>904-321-6134</u>	
Email Address	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name <u>JOHN STOKES</u>	
Corporation or Company (if applicable) <u>THE JOHN STOKES COMPANY</u>	
Street Address <u>2424 A LYNDALE ROAD</u>	
City State Zip <u>FERNANDINA BEACH, FL. 32034</u>	
Telephone Number <u>904-321-1832</u>	
Email Address <u>JLSTOKES@JSTOKESCO.COM</u>	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

NEW CONSTRUCTION

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

1,224 SQUARE FEET 2-STORY S.F.R. NO GARAGE. FRONT & REAR COVERED PORCHES

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric		ROUGH SM4 FLY WOOD W. BATTENS		SHERWIN WILLIAMS SW 3341 SPECTRAL INDIA
Doors	STEVENS & SON	FRONT ENTRY	1772.1	NATURAL MAHOGANY W. CLEAR SEALER
Windows	MARVIN	VINYL	12374.1	WHITE FRAME
Roofing	MILLENNIUM METALS	5 V CRIMP	5211.1	GREY
Fascia/Trim		PRESSURE TREATED PINE BOARDS		SHERWIN WILLIAMS SW 6027 COTTON WHITE
Foundation		SHELL STUCCO		
Shutters	DESIGNCRAFT MILLWORKS	NATURAL CEDAR	—	CLEAR SEALER
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

2/8/18
Date

David H. Burtbank
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

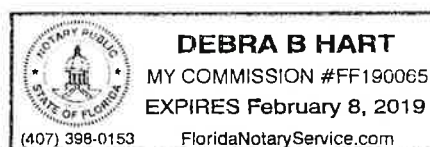
Subscribed and sworn to before me this 8th day of February, 2018.

Debra B. Hart
Notary Public: Signature

DEBRA B. HART
Printed Name

2/8/2019
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL



City of Fernandina Beach Community Development Department • 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3135 - Email: cddinfo@fbfl.org - www.fbfl.us/cdd

Revised January 2018

Page 9 of 8

USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE DAVID & YAYOI BURBANK
(print name of property owner(s))

hereby authorize: JOHN STOKES, PRESIDENT THE JOHN STOKES COMPANY, INC.
(print name of agent)

to represent me/us in processing an application for: HISTORIC REVIEW BOARD APPROVAL
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Yayoi S Burbank
(Signature of owner)

Yayoi Shimura Burbank
(Print name of owner)

Davis H Burbank
(Signature of owner)

Davis H. Burbank
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

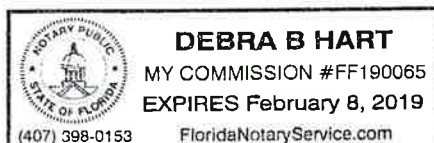
Subscribed and sworn to before me this 8th day of February, 2018.

Debra B. Hart
Notary Public: Signature

DEBRA B. HART
Printed Name

2/8/2019
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DL



City of Fernandina Beach Community Development Department • 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3135 - Email: cddinfo@fbfl.org - www.fbfl.us/cdd

Revised January 2018

Page 10 of 8

Property Search

Sales Search

Nassau Home

OWNER NAME BURBANK DAVIS & YAYOI SHIMURA
MAILING ADDRESS 123 W HIRTH ROAD #1902

LOCATION ADDRESS FERNANDINA BEACH, FL 32034
WHITE ST
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 4 LOT 7 IN OR 2149/1734 OLD TOWN

PARCEL NUMBER 00-00-31-1580-0004-0070
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE VACANT RESIDENTIAL
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2017 Certified Values

JUST VALUE OF LAND	\$55,920
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$55,920
ASSESSED VALUE	\$55,920
EXEMPT VALUE	\$0
TAXABLE VALUE	\$55,920

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC RES 000000	47	FF	14-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
10/02/2017	2149/1734	2149/1734	80000	WD	Q	N	KERR TERESA A	BURBANK DAVIS & YAYOI SHIMURA (H&W)
03/31/2016	2037/824	2037/824	59000	WD	Q	N	FREEDOM REI LLC	KERR TERESA A
02/04/2016	2027/800	2027/800	25000	SW	U	N	B & C SALES INC	FREEDOM REI LLC
01/18/2006	1382/946	1382/946	154000	WD	Q	N	COE STEPHEN M & CONNIE M	B & C SALEE INC
08/19/2004	1253/1474	1253/1474	96000	WD	Q	N	ALTMAN JOY C	COE STEPHEN M & CONNIE M
10/21/1998	853/226	853/226	100	QC	U	Y	ALTMAN JOAN D	ALTMAN JOY C

MAP SHOWING BOUNDARY SURVEY OF

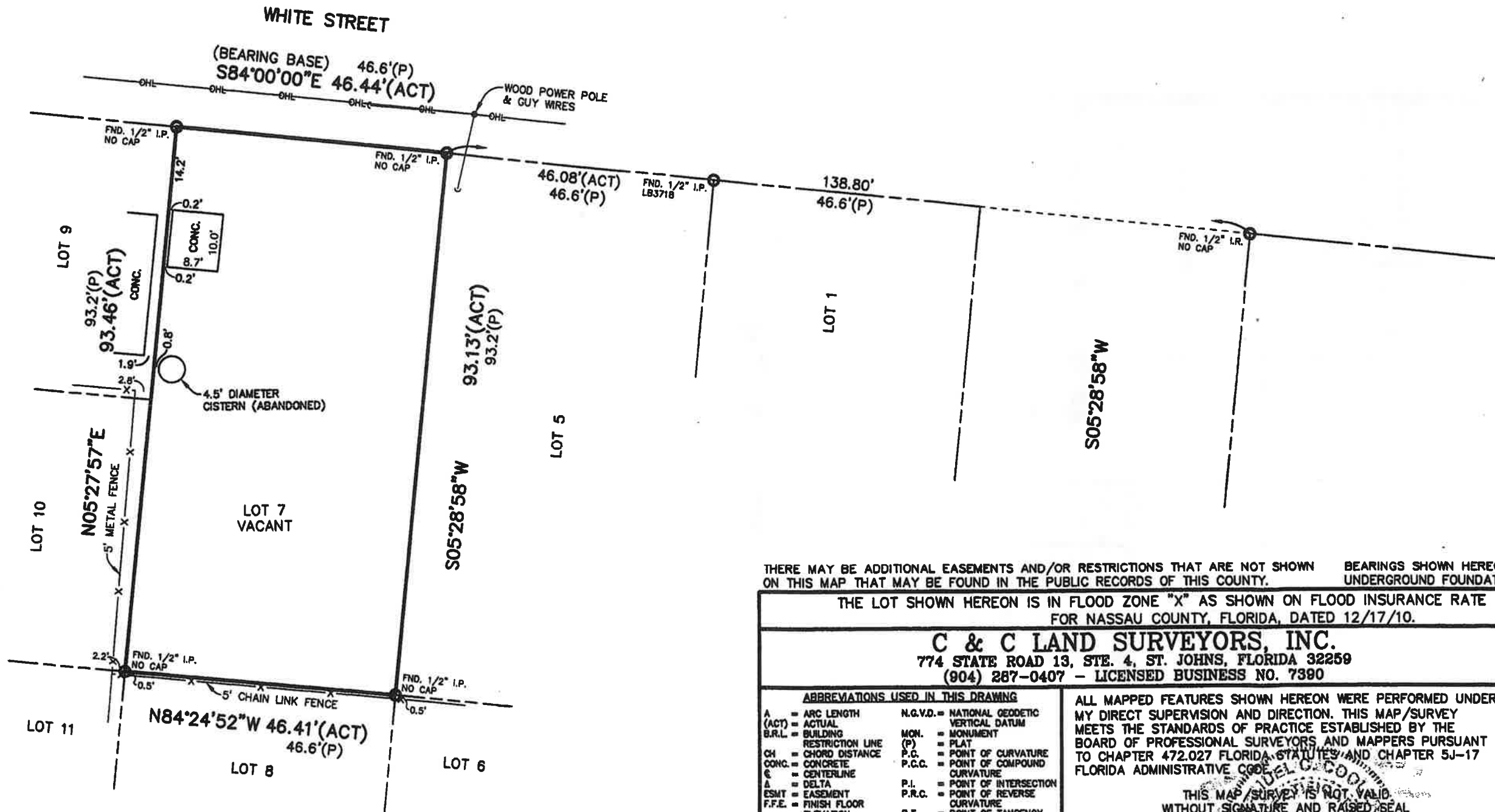
ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THAT PORTION OF THE CITY OF FERNANDINA, COUNTY OF NASSAU AND STATE OF FLORIDA, KNOWN AS "OLD TOWN" AND SHOWN AND DESCRIBED UPON THE OFFICAL MAP OF THE SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS:

LOT 7, BLOCK 4 OLD TOWN

CERTIFIED TO: SOUTHEAST PROPERTY INVESTMENTS NETWORK

SCALE: 1" = 20'

DATED: 03/01/16



THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS SHOWN HEREON ARE ASSUMED UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C0229F FOR NASSAU COUNTY, FLORIDA, DATED 12/17/10.

C & C LAND SURVEYORS, INC.

774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED IN THIS DRAWING

A	= ARC LENGTH	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
(ACT)	= ACTUAL	MON.	= MONUMENT
B.R.L.	= BUILDING RESTRICTION LINE	(P)	= PLAT
CH	= CHORD DISTANCE	P.C.	= POINT OF CURVATURE
CONC.	= CONCRETE	P.C.C.	= POINT OF COMPOUND CURVATURE
C	= CENTERLINE	P.I.	= POINT OF INTERSECTION
Δ	= DELTA	P.R.C.	= POINT OF REVERSE CURVATURE
ESMT	= EASEMENT	P.T.	= POINT OF TANGENCY
F.F.E.	= FINISH FLOOR ELEVATION	R/W	= RIGHT OF WAY
FND.	= FOUND	R	= RADIUS
I.P.	= IRON PIPE	(R)	= RADIAL
I.R.	= IRON ROD	TAN	= TANGENT
OHL	= OVERHEAD LINE(S)	(W)	= WITNESS
LB	= LICENSED BUSINESS		
LS	= LICENSED SURVEYOR		

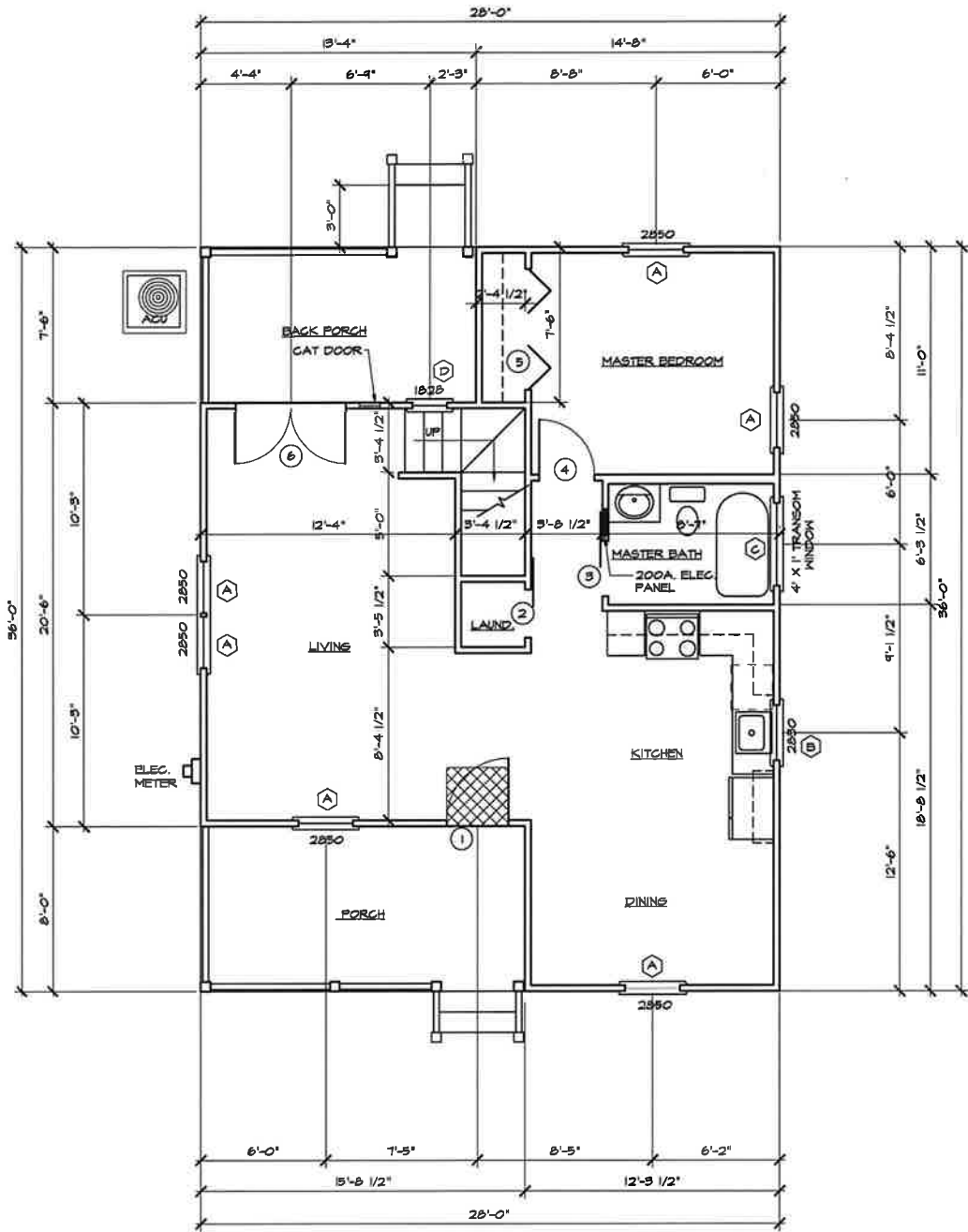
ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

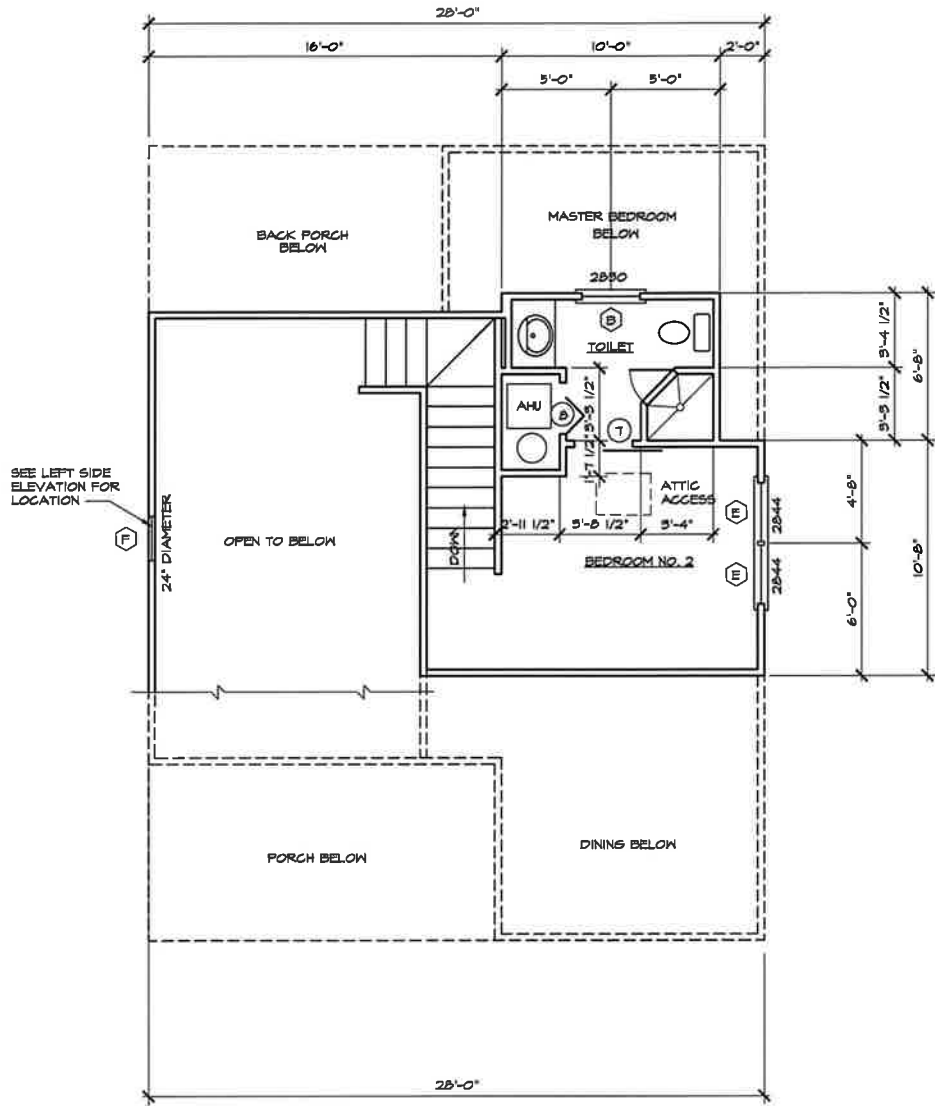
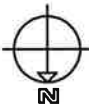
SAMUEL C. COOLER

PROFESSIONAL SURVEYOR & MAPPER NO. LS 6076

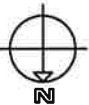




FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



SQUARE FOTTAGE

1st FLOOR	782
2nd FLOOR	218
FRONT PORCH	126
BACK PORCH	100
TOTAL	1224

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NEW RESIDENCE
FOR
DAVIS AND YAYOI BURBANK
FERNANDINA BEACH, FLORIDA 32034

THE JOHN STOKES COMPANY
2424-A LYNNDALE ROAD FERNANDINA BEACH, FLORIDA 32034
PHONE (904) 321-1832 FAX (904) 491-6282
FLA. CERTIFICATION NO. CGC058018

DATE: DRAWN BY: EST. CHKD BY: JLS

REVISIONS		
NO.	DATE	REMARKS

SEAL

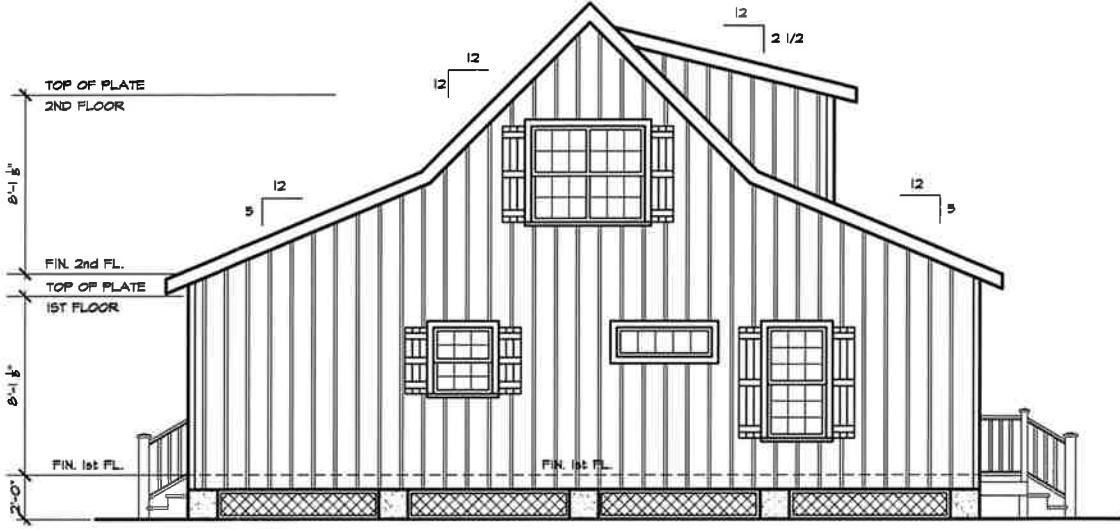
SHEET NO.

A-1

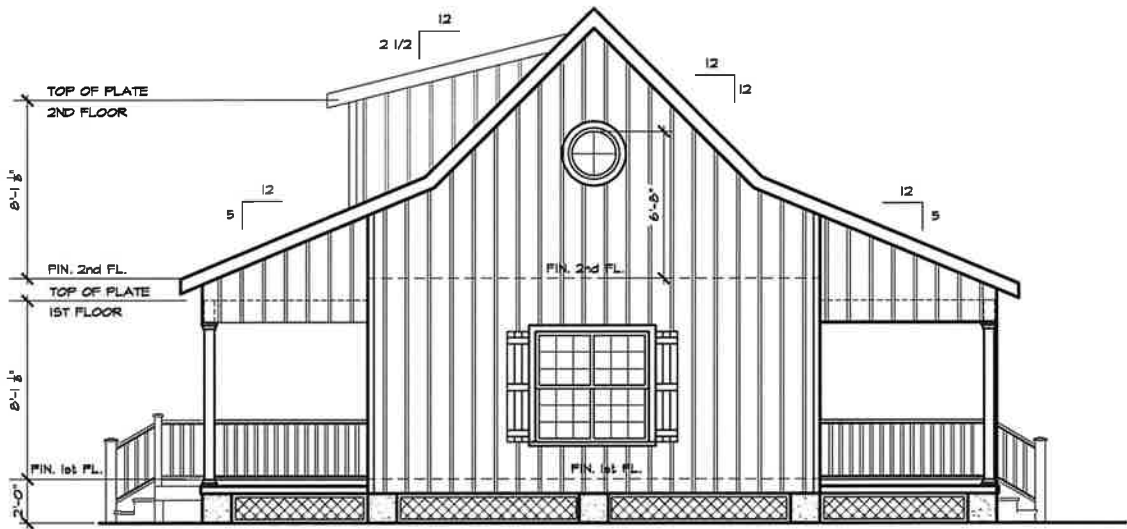
OF



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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REVISIONS		
NO.	DATE	REMARKS

THE JOHN STOKES COMPANY

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FERNANDINA BEACH, FLORIDA 32034
PHONE (904) 321-1832 FAX (904) 491-8282
FLA. CERTIFICATION NO. CGC028018

DATE:
JOB NO:
DRAWN BY: EST
CHKD BY: JLS

NEW RESIDENCE
FOR
DAVIS AND YAYOI BURBANK
FERNANDINA BEACH, FLORIDA 32034

SEAL

SHEET NO.
A-2
OF



The John Stokes Company

**Davis & Yayoi Burbank Residence
Lot 7 White Street-Old Town
Fernandina Beach, Fl. 32034**

Exterior Color Selections

February 14, 2018

Exterior Siding Color	Sherwin Williams SW3341	Spectral Indigo
Exterior Door and Window Trim Color	Sherwin Williams SW4027	Cotton White
Exterior Columns, Railings & Pickets Color	Sherwin Williams SW4027	Cotton White
Exterior Roof Metal Color	Millennium Metals "Grey"	
Building Foundation	Shell Stucco in Grey Mortar	
Faux Foundation Lattice Panels	White	
Front Entry Door	Natural Fir Door with Clear Sealer	
Exterior Shutters	Natural Fir with Clear Sealer	

Model # M3306-6-AW-WJ-4IRH Internet #205166332



Live Chat

[Share](#) [Save to List](#) [Print](#)

Steves & Sons 36 in. x 80 in. Craftsman 6 Lite Stained Mahogany Wood Prehung Front Door

★★★★★ (12) [Write a Review](#) [Questions & Answers \(20\)](#)

\$975⁰¹ /each

Choose Your Options

Wheat-White

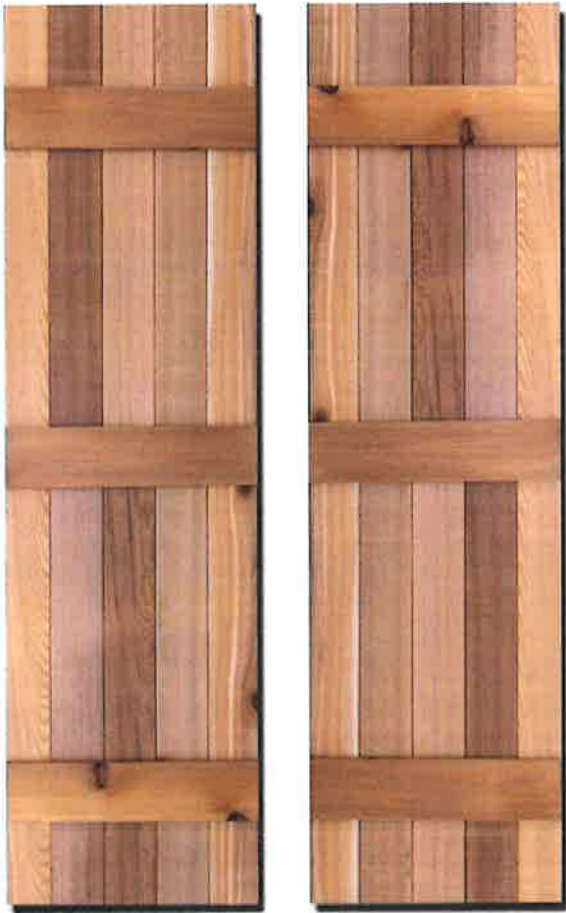


Door Size (WxH) in.

36 x 80



Model # 420173 Internet #202566870



Live Chat

Share Save to List Print

Design Craft Millworks 15 in. x 60 in. Natural Cedar Board-N-Batten Baton Shutters Pair

★★★★★ (12) [Write a Review](#) [Questions & Answers \(7\)](#)

- Sold in a Pair
- Hardware includes 3 anchors and 3 screws per shutter

\$108⁷³ /pair

Quantity





MILLENNIUM METALS

10200 Eastport Road
Jacksonville, FL 32218
904-358-8366 / Toll Free 877-358-7663 / Fax 904-358-8285
www.mmi2000.net

COLOR SELECTION GUIDE

FOR EXACT COLOR MATCH A FREE SAMPLE IS AVAILABLE UPON REQUEST.



Blue



Brown



Charcoal



Gallery Blue



Gray



Hunter Green



Ivory



Black



Red



Reflective White



Stone



Tan



White



Burgundy



Burnished Slate



Galvalume*

COLORS ARE APPROXIMATE & MAY VARY SLIGHTLY.

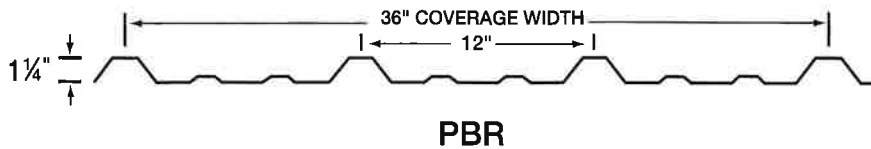
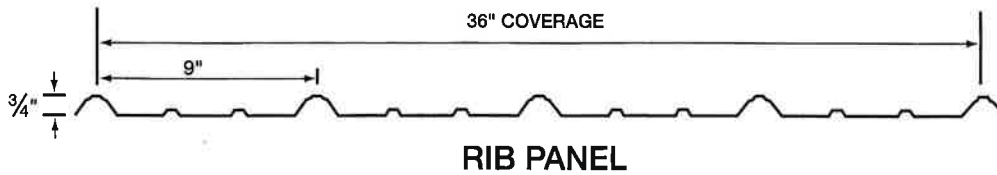
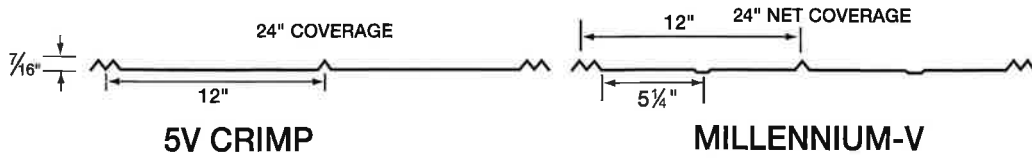
40 YEAR LIMITED WARRANTY ON PAINTED

* 25 YEAR LIMITED WARRANTY ON GALVALUME

Please verify color, gauge and profile availability.

See back cover for details.

5V & MILLENNIUM-V COLOR SELECTION



Complete Detail Manuals available upon request
for each panel profile.

COLOR	5V & MV	29GA RIB	26GA RIB	26GA PBR
BLUE		X		
BROWN		X	X	
CHARCOAL		X	X	
GALLERY BLUE			X	
GRAY	X	X	X	
HUNTER GREEN	X	X	X	X
IVORY		X	X	
BLACK		X		
RED	X	X	X	
REFLECTIVE WHITE		X	X	X
STONE		X	X	
TAN		X	X	
WHITE	X	X		
BURGUNDY		X		
BURNISHED SLATE	X	X		



MILLENNIUM METALS

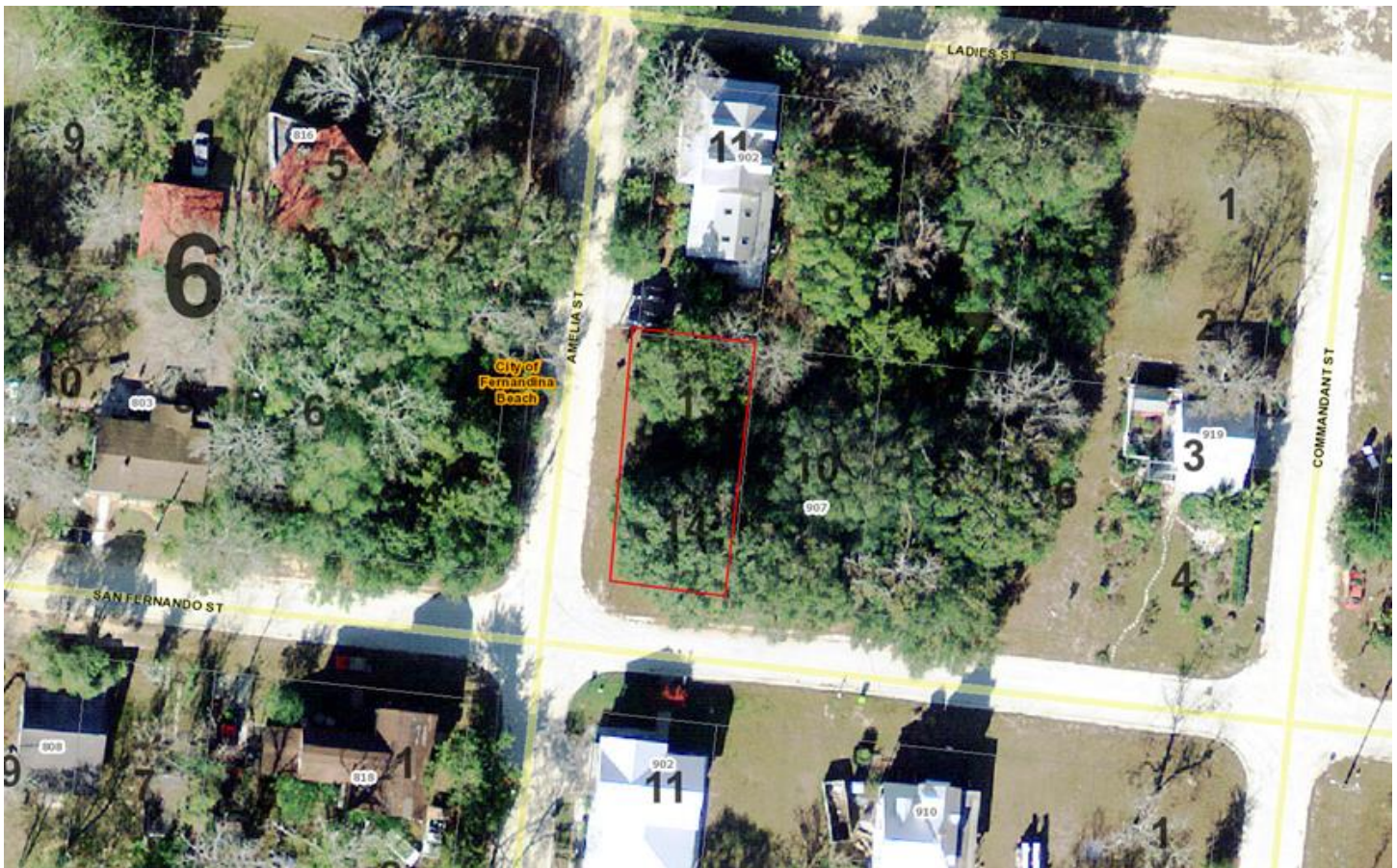
10200 Eastport Road • Jacksonville, FL 32218
904-358-8366 / Toll Free 877-358-7663 / Fax 904-358-8285



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-11
APRIL 19, 2018

Owner/Applicant:	Old Town Properties LLC, agent for Alexander F. Seefried III and Cathleen M. Seefried				
Property Address:	Lots 13 & 14 Block 7 San Fernando Street				
Requested action:	Certificate of Approval (COA) to construct a 3-story primary structure				
Current zoning:	OT-1				
FLUM land use category:	Old Town				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	OT-1	c.1900	
	South	Single-Family Residential	OT-1	c.2012	
	East	Vacant	OT-1		
	West	Vacant	OT-1		

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Certificate of Approval (COA) to construct a 3-story primary structure.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;

5. Form and detail, considering the link between old and new buildings;
6. Maintaining materials within the district or on the landmark site;
7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

- A. A peonia is a lot within the Old Town Historic District. The peonia lot is 46.5 feet by 93 feet or 4,324.5 square feet.
- B. Construction of a dwelling unit on a media (one-half (½) of a peonia) peonia shall require that such media peonia be joined with an abutting media peonia or peonia in order to comply with the maximum density established in Section 4.01.01.
- C. General requirements
 1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
 2. Purpose
In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.
- D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
- E. No more than one (1) primary building shall be placed on one (1) peonia.
- F. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
- G. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is

strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.

- H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- K. Lot visibility corridors. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
 - 4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.
 - 5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

Help maintain a balance between building density and sense of openness. Applies to all primary and outbuildings. Primary structures required to front the street and have a five (5) foot setback.

4.2 General Approach to New Residential Construction:

Major emphasis on scale and construction rather than appropriate architectural styles.

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

A Primary Building is defined as the principal unit of occupation.

Out Buildings are ancillary to the primary structure in size and degree of occupation. Out Buildings may be attached by Connecting Elements or remain detached. Out Buildings include, but are not limited to, garage apartments, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses. Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

- Raise new construction above the ground on piers or continuous foundations.
- Maintain open spaces between piers.

Avoid:

- Designing buildings with slab on grade foundations.
- Vinyl lattice/pier infill.
- Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.

4.5 Lot Visibility Corridors: Terminology used instead of “setbacks.” Five feet is the minimum requirement on all sides.

4.6 Frontage Corridors: Five foot minimum requirement. Connecting and landscape elements should be built to zero lot line. Out buildings may not be located on frontage of peonias or corner media-peonias.

4.7 Sideyard Corridors: Five foot minimum requirement.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection element that maintains the dimensions of the mid-lot corridors.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24”. Landscape elements are not included in this restriction.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.

ANALYSIS:

Staff finds that the proposed new construction meets all requirements and addresses all of the guidelines for new construction in Old Town. The proposed home is sited appropriately on the parcel and maintains the character of the neighborhood through its design and materials.

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines.

Staff recommends:

APPROVAL of HDC 2018-11

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-11 with or without conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-11, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-11 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

MAR 15 PM 1:26



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: 3/15/18	BY: SSC
PAYMENT: \$ 150.00	TYPE: #712
APPLICATION #: 2018-000 395	
HDC CASE #: 2018-11	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐ DATE: _____	
BOARD MEETING DATE: 4/9/18	
PLANNER: SSC	DATE: _____
____ APPROVED ____ DENIED	

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final ☒
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☐ Sign	☐ Demolition
☐ Re-roof	☐ Other: _____	☐ Variance
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>LOTS 13+14 Block 7 SAN FERNANDO STREET</u>		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1580-0007-0130</u>		
Zoning District: <u>OT-1</u> Lot / Block Number (optional) <u>Lots 13 & 14/Block 7</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser	Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Owner(s) Name		Applicant Name	Alexander F. Seefried III and Cathleen M. Seefried
Corporation or Company (if applicable)	Old Town Properties, LLC	Corporation or Company (if applicable)	
Street Address	112 N. 6th Street	Street Address	3635 S. Fletcher Avenue
City State Zip	Fernandina Beach, FL 32034	City State Zip	Fernandina Beach, FL 32034
Telephone Number	904-261-3158	Telephone Number	904-518-9256
Email Address		Email Address	seefried@optonline.net

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Vacant land

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

New construction; 1,674 heated square feet; single family residence; Traditional Charleston Style 23' W x 44' D

The decorative front elevation door is a Seven Trees Woodworking, Federal Style, 8 panel mahogany door painted Historic Charleston Green, # DCR099.

All other materials listed below.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	James Hardie	Hardie Plank Lap Siding	FL13192	Sherwin Williams "Classical White"
		Smooth <i>5" Exp</i>		SW2829
Doors	Andersen	Andersen A-Series Frenchwood	FL13074.1	White
		Hinged Patio Doors		
Windows	Andersen	Andersen 400 Series	FL 1091.1	White
		2 over 2 w/exterior grilles		
Roofing	Gulf Coast	5V Crimp metal roofing	FL 11651.1	Gulfalume unpainted
Fascia/Trim	James Hardie	Hardie Trim smooth		Sherwin Williams "High Reflective White" SW7757
		Hardie soffit vented smooth		
Foundation		Peer and beam with crawl space		Grey Concrete
		wood grills		Historic Charleston Green DCR099
Shutters	Exterior Solutions	Wood Louver Shutter		Historic Charleston Green
				DCR099
Porch/Deck		pressure treated wood		Trim - SW7757
				Deck - natural
Fencing		None		
Driveways/Sidewalks		Crushed shell		
Signage		None		
Other		None		

Please submit all product brochures, paint color samples, and material samples with your application.

City of Fernandina Beach Community Development Department · 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3135 - Email: cddinfo@fbfl.org - www.fbfl.us/cdd

Revised January 2018

Page 8 of 8

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

3-12-2018

Date

Signature of Applicant

Virginia
STATE OF ~~FLORIDA~~ }
COUNTY OF ~~NASSAU~~ ss }

Subscribed and sworn to before me this 12 day of March, 2018.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known

OR Produced Identification

ID Produced:

Driver License

USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE OLD TOWN PROPERTIES, LLC
(print name of property owner(s))

hereby authorize: Alexander F. Seefried III and Cathleen M. Seefried
(print name of agent)

to represent me/us in processing an application for: HDC/Single Family Home
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Anne B. Kavanaugh
Anne B. Kavanaugh
(Signature of owner)

(Signature of owner)

Anne B. Kavanaugh
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

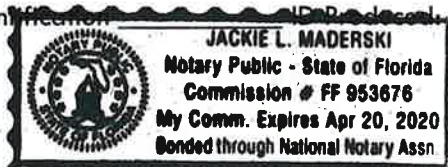
Subscribed and sworn to before me this 14th day of March, 2018.

Jackie L. Maderski
Notary Public: Signature

Jackie L. Maderski
Printed Name

April 20, 2020
My Commission Expires

Personally Known ✓ OR Produced Identification _____



TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0007-0130	REAL ESTATE	55944	002	

R



KAVANAUGH ANNE B
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

Legal Description

SAN FERNANDO
FERNANDINA BEACH 32034

BLK 7 LOTS 13 & 14 OLD TOWN S/D UNR

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	48,697		48,697	291.05
TRANSPORTATION	.5902	48,697		48,697	28.74
AI BEACH RENOURISHMENT MSTU	.1021	48,697		48,697	4.97
SCHOOL BOARD					
BASIC DISCRETIONARY	.7480	55,920		55,920	41.83
CAPITAL OUTLAY	1.5000	55,920		55,920	83.88
SCHOOL BOARD LOCAL EFFORT	4.3500	55,920		55,920	243.25
ST JOHNS RIVER MGMT DIST	.2724	48,697		48,697	13.27
FL INLAND NAVIGATION DIST	.0320	48,697		48,697	1.56
MOSQUITO CONTROL DISTRICT	.1495	48,697		48,697	7.28
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	48,697		48,697	292.18
VOTER APPROVED DEBT	.2097	48,697		48,697	10.21
TOTAL MILLAGE	19.9307		TOTAL AD VALOREM TAXES		\$1,018.22

E-BILL

Sign up to get bills by e-mail!

www.nassautaxes.com

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS		\$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS

\$1,018.22



Scan to view bill online

If Paid By →	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay →	977.49	987.67	997.86	1,008.04	1,018.22

If Paid By →	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay →	977.49	987.67	997.86	1,008.04	1,018.22

R PAY IN U.S. FUNDS TO: JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400

RETURN WITH PAYMENT

KAVANAUGH ANNE B
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

SAN FERNANDO
FERNANDINA BEACH 32034

BLK 7 LOTS 13 & 14 OLD TOWN S/D UNR

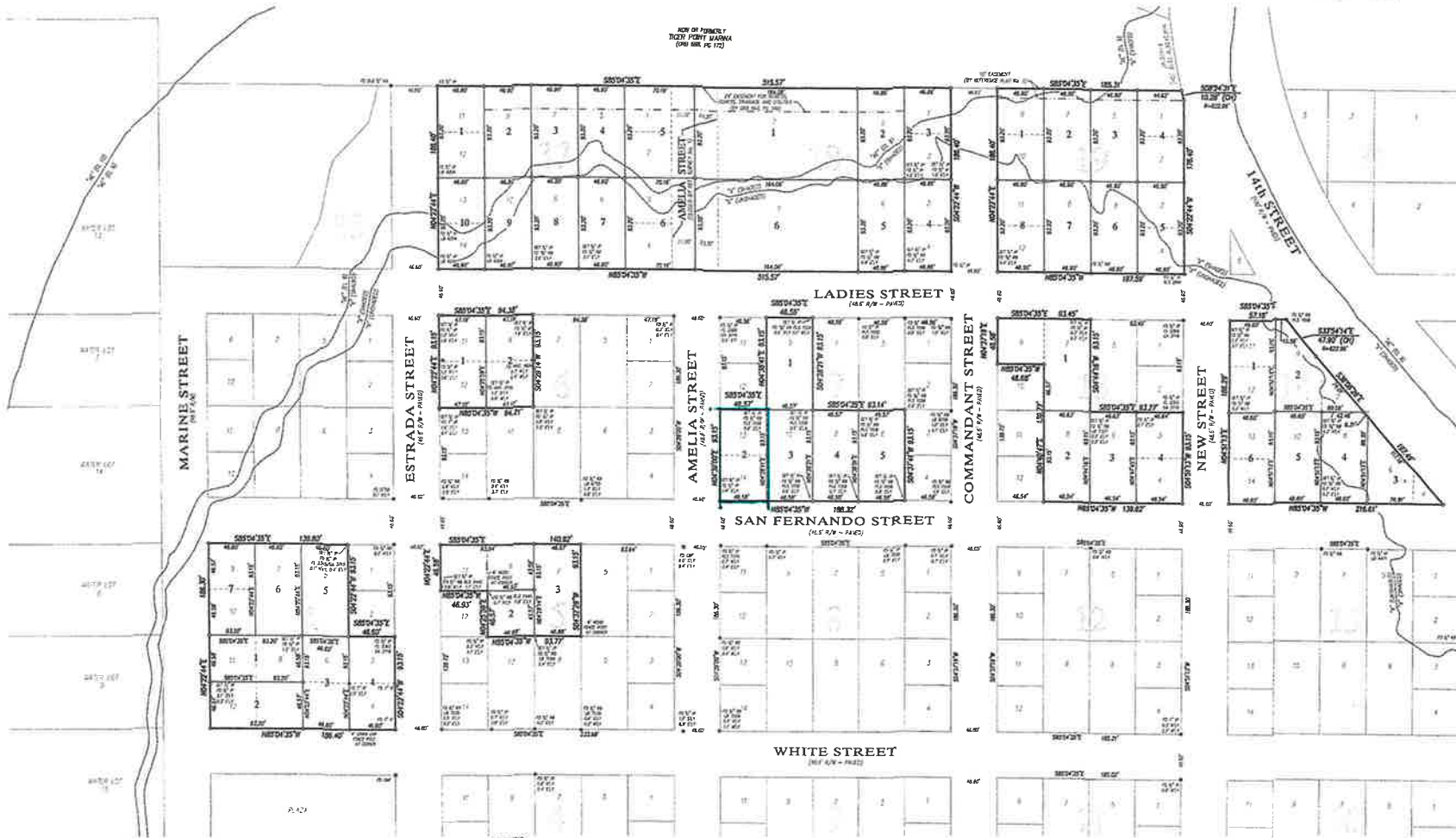
TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0007-0130	REAL ESTATE	55944	002	

1 0055944 2017 4



MAP TO SHOW BOUNDARY SURVEY OF:
PORTIONS OF BLOCKS 1, 5, 6, 7, 13, 14, 18, 19 AND 37,
OLD TOWN, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
(ACCORDING TO THE OFFICIAL PLAT OF OLD TOWN OF FERNANDINA BEACH AS UNINCORPORATED AND CITED BY THE FLORIDA RAISING
COMPANY IN 1877 AND CHANGES THEREON AS RECORDED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901)

FOR: ANNE B. AND WILLIAM H. KAVANAUGH



LEGEND:
R/R=RIGHT-OF-WAY
FO = FOUND
IP = IRON PIPE
IR = IRON ROD
CM = CONCRETE MONUMENT
OR = OFFICIAL RECORD BOOK
PG = PAGE
LS = SURVEYOR'S IDENTIFICATION NUMBER
RLS = REGISTERED LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
LSB = LICENSED BUSINESS
DNG = DRAINAGE
NLS = NUMBER
NLY = NORTHWEST
SLY = SOUTHWEST
ELY = EAST
WLY = WEST
O = SET BY IRON PIPE (LB 4204)

SCALE: 1" = 50'

REFERENCE SURVEYS:

- 1) SURVEY BY CARL D. MITCHELL AND ASSOCIATES DATED 2-28-85.
- 2) SURVEY OF BLOCKS 18, 37 AND A PORTION OF BLOCK 19, OLD TOWN, FERNANDINA BEACH, DONE BY THIS FIRM DATED 1-14-84 (DNG NO. B-1-1705-1-84).
- 3) SURVEY OF A PORTION OF BLOCK 14, OLD TOWN, FERNANDINA BEACH, DONE BY YONKIN H. DRAKE DATED 11-28-84.
- 4) SURVEY OF A PORTION OF MARINE STREET LYING WESTERLY OF BLOCKS 1 AND 17, DONE BY THIS FIRM DATED 7-12-84 (DNG NO. B-2-3700-7-94).

NOTES:

- 1) THE BEARINGS SHOWN HEREIN REFER TO THE BEARING OF N85°42'36"W FOR THE NORTHEASTLY FRONT-OF-WAY LINE OF LADIES STREET ACCORDING TO THAT CERTAIN PLAT BY CARL D. MITCHELL AND SHOWN AS REFERENCE SURVEY NO. 1.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF ANY FORMAL TITLE WORK.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREIN WHICH MAY BE FOUND IN THE OFFICIAL RECORDS OF SAID COUNTY.
- 4) NO ATTEMPT HAS BEEN MADE BY THIS SURVEY TO DETERMINE WETLAND AREAS OR ANY OTHER ENVIRONMENTALLY SENSITIVE ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
- 5) LOT NUMBERS ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF FERNANDINA BEACH SHOWN THUS: 6 AND ARE SHOWN TO MEASURE 48.6' X 48.6' OR 48.6' X 51.1'.
- 6) LOT NUMBERS ACCORDING TO THIS SURVEY ARE SHOWN THUS: 6 AND ARE SHOWN TO BE MEASURED BY SURVEY PROPORTIONING OF EACH BLOCK.
- 7) BLOCK NUMBERS ARE THE SAME ON BOTH PLATS.
- 8) CORNER MONUMENTATION SHOWN TO BE FOUND BEAR NO SURVEYOR'S REGISTRATION IDENTIFICATION NUMBER UNLESS NOTED OTHERWISE.

FLOOD CERTIFICATE:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "X" (UNDESIRABLE), "Y" (SHADY) AND "A" (R) AS PER F.I.R. MAPS FOR NASSAU COUNTY, FLORIDA, DATED: DECEMBER 11, 2018. MAP NO. 12080022P, COMBINATION NO. 1207P, PARCEL NO. 0228, SOUTH NO. 1.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND ACCURATE AND WAS PREPARED FROM A FIELD SURVEY OF THE PROPERTY SHOWN BY DIRECT SURVEYS, THAT ALL MONUMENTS SHOWN HEREIN HAVE BEEN SET OR FOUND.

[Signature] DATE: 2-24-16
REGISTERED SURVEYOR NO. 244
ST. MARKS, GEORGIA 31208 JACONVILLE, FLORIDA 32033
(912) 862-3328 (904) 742-7058

SURVEY DATE: FEBRUARY 13, 2016

PRIVETT & ASSOCIATES, INC.
SURVEYORS & LAND PLANNERS

REGISTERED SURVEYOR NO. 4254-01
1301 SHANDLER DRIVE
ST. MARKS, GEORGIA 31208
(912) 862-3328

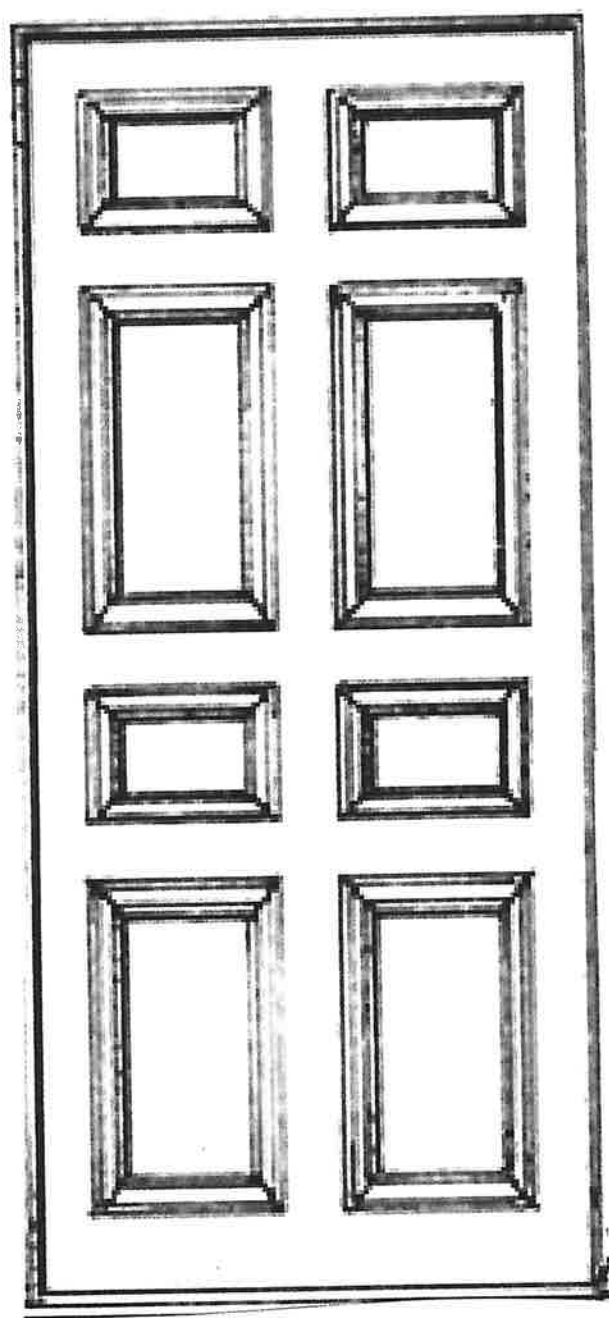
REGISTERED BUSINESS
NO. 4254-01
2733 TOWNSEND BOULEVARD
JACONVILLE, FLORIDA 32033
(904) 742-7058

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

SHEET 1 OF 1 DNG. NO. B-2-2016-2-16







HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

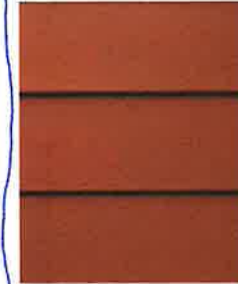


A classic look for
THE HOME OF THEIR DREAMS.

SELECT CEDARMILL® *Recessed Board*



SMOOTH® *Quarter Round*



Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

CUSTOM BEADED CEDARMILL® *Light Mat*



CUSTOM BEADED SMOOTH *Heathered Moss*



Thickness	5/16 in.	
Length	12 ft. planks	
Width	8.25 in.	
Exposure	7 in.	
ColorPlus Pcs./Pallet	210	
Prime Pcs./Pallet	240	
Pcs./Sq.	14.3	

CUSTOM COLONIAL™ ROUGHSAWN *Mountain Sage*



CUSTOM COLONIAL™ SMOOTH *Timber Bark*



Thickness	5/16 in.	
Length	12 ft. planks	
Width	8 in.	
Exposure	6.75 in.	
ColorPlus Pcs./Pallet	216	
Prime Pcs./Pallet	240	
Pcs./Sq.	14.9	

®/TM Designated by James Hardie Fibers Limited. All other trademarks are the property of their respective owners.

Products are available painted or with ColorPlus Technology finishes. For more details, visit jameshardie.com



Frenchwood® Hinged Patio Doors

A-Series hinged patio doors make a dramatic statement and add great ventilation. Their French door styling goes well with any home style. Made of wood protected by fiberglass, it's our best-performing hinged patio door.

DURABLE

- Virtually maintenance-free and exterior finish never needs painting and won't flake, rot, blister, peel, pit or corrode*
- Exteriors are protected by fiberglass for long-lasting* performance

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

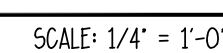
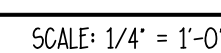
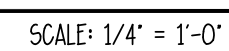
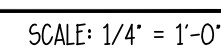
- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options

OPTIONS & ACCESSORIES

- Smart home options including VeriLock® security sensors and Yale® Assure Lock®
- Available with Stormwatch® protection for coastal areas
- Exclusive between the glass art glass designs



*Visit andersenwindows.com/warranty for details.
*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.
Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen patio doors.



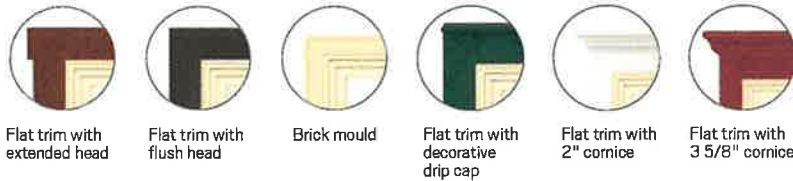
A-SERIES

THE ARCHITECTURAL COLLECTION

EXTERIOR COLORS



TRIM STYLE OPTIONS



INTERIOR OPTIONS

Wood Species



Interior Finishes & Painted Options

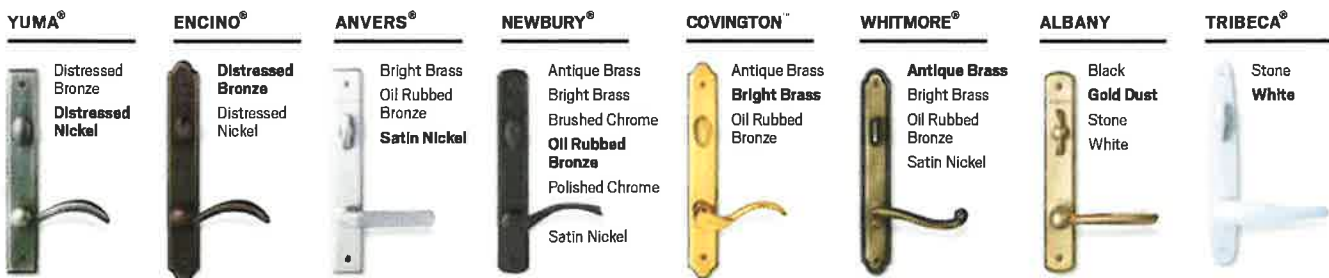
Shown on Pine. Available on Pine, Maple and Oak only.



Additional color options are available. See your Andersen dealer for details.

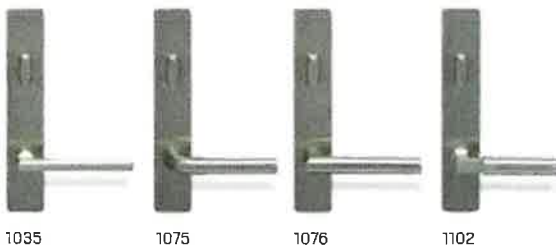
HARDWARE STYLES**

Bold name denotes finish shown.



FSB® NEW!

FSB hardware available in Satin Stainless Steel.



Andersen.
ARCHITECTURAL
COLLECTION

For more information or to find a dealer, visit andersenwindows.com/ac or call 877.577.7655.

*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies. **Hardware sold separately.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes feature a 10-year limited warranty. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

*FSB® is a registered trademark of Franz Schneider Brakel GmbH & Co.
*Andersen® and all other marks where denoted are trademarks of Andersen Corporation.

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Custom Wood Doors, Lancaster PA

Custom Doors That Make a Statement

Imagine your home with a new custom wood door. A door that gives an elegant first impression to visitors and allows natural light into the home. A door that will enhance curb appeal and make a statement in your neighborhood. At Seven Trees we can make just about any unique entryway happen. Our custom door designs often include unique design elements such as sidelights, transoms, ironwork, door surrounds, and custom moldings and profiles. Bring us your ideas and pictures, and we will transform them into a build-able design. It's time to add beauty and distinction to your home with a handcrafted solid wood door from Seven Trees Woodworking. Contact us today to learn more and request a quote.



Interior Passage Doors



Custom interior doors offer deeper, more pronounced profiles and superior construction. Allow us to match your homes existing style or start from scratch with a new design. Your custom designed interior door will make a statement and add elegance to the inside of your home. From basements to attics, we will outfit any opening with a door that will meet your needs. Door options based on your requests may include pre-hung builds, unfinished, primed, painted or stained finishes, locksets and hardware, delivery and installation. Contact us today to learn more and request a quote for your home.

 717-351-6300 | [CONTACT US](#)





Why should my custom door come from seven trees woodworking?



Mortise and Tenon Joint



Dowel Joint

You will get superior construction & joinery methods.

What sets apart a quality door from the rest is all in the construction of the door. Most manufactured doors are made using 2" long by 3/8" diameter dowels. Our standard door is constructed using two 5" long by 5/8" diameter dowels in each rail.

The size and length of the dowel joint creates a door of higher structural integrity.

Our upgraded joinery method is the time honored Mortise and Tenon joint which is appropriate in historical renovation work.

A Mortise and Tenon joint has more glue surface area to create an even stronger door.

Both methods are pictured to the left.

Improving the way you live with smart millwork solutions.

CONTACT US TO GET STARTED

Portfolio

Kitchen Cabinetry
Bath Cabinetry
Built-In Cabinetry
Commercial Millwork
Custom Doors

Company

Our Company
Our Mission
Our Process
Testimonials
Privacy Policy

Resources

Frequently Asked Questions
Why Order Custom?
Your Care Guide
Wood & Finish Choices
Cabinet Door Styles

Contact

Seven Trees Woodworking LLC
939 East Earl Rd
New Holland, PA 17557
sales@seventreeswoodworking.com
Contractor Number: PA030913
Phone: 717-351-6300



Sign in and leave us a review!



DOUBLE-HUNG WINDOWS



Andersen® 400 Series Woodwright® insert replacement windows with pine interiors.



400 SERIES WOODWRIGHT® WINDOWS

Make new homes look old and old homes like new.

Woodwright® windows are a great choice for traditional architecture. With their thick, sloped sills, precision-milled wood interiors and historically accurate grille patterns, these windows bring authentic old-world character to homes of all ages.



Woodwright® full-frame windows offer you the ability to select from a simple rectangular shape or create a distinct, architecturally inspired look with graceful arches.

REPLACING A WINDOW?

Woodwright® insert windows can save you time and money. (See opposite page.)



400 SERIES TILT-WASH WINDOWS

Our most popular double-hung window.

Year after year, the Andersen® 400 Series tilt-wash window is our best-selling double-hung window — and for good reason. Extremely energy efficient, it gives you a wide array of decorative and performance options.



Andersen® 400 Series tilt-wash full-frame windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

REPLACING A WINDOW?

400 Series tilt-wash insert windows can save you time and money. (See opposite page.)



200 SERIES TILT-WASH WINDOWS

Our 200 Series tilt-wash double-hung window comes in our most popular sizes and gives you our most requested options. You still get low-maintenance exteriors and real wood interiors, along with our renowned Owner-2-Owner® limited warranty.*

NARROLINE® CONVERSION KIT

If your home has Andersen® Narroline® windows that were made after 1967, our quick conversion kit can turn them into convenient, tilt-wash double-hung windows with high-performance Low-E4® glass. It installs easily with less mess than ordinary window replacement. Plus, it matches your existing window inside and out and is backed by our full Owner-2-Owner® limited warranty.*

A trusted name in metal roofing solutions

[Home](#) / [Metal Roofing](#) / Proof My Roof

Proof My Roof™ Roofing Visualizer

PANEL TYPE:

HIDDEN SCREW

GULFLOK & GULFLOK HR

GULFSEAM

VERSALOC & MEGALOC

EXPOSED SCREW

GULFRIB

5VCRIMP

GULFPBR

GULFWAVE

5VCrimp

ROOF COLOR:

KYNAR500® PREMIUM PAINT
IN STOCK: 26ga, 24ga, OceanGuard

KYNAR500® SPECIAL ORDER
6 WK LEAD TIME : MIN ORDER REQ.

STANDARD PAINT
IN STOCK: 29ga & 26ga



HOME COLOR:

SELECTED: **OFF WHITE**

TRIM COLOR:

SELECTED: **CREME**



HOME STYLE:



NOW VIEWING: 5VCRIMP panels in Gulfalume Unpainted on a Craftsman style home with Off White painted exterior walls and Creme painted trim.

EXPOSED SCREW PANEL DETAILS

5VCRIMP



Get the "FastTrack®" look of Metal Roofing from yesterday with this day's Exposed Fastener roofing system.

We ship anywhere in the U.S.

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Manufacturer Direct

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it complements your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.



The performance you require
THE DISTINCTIVENESS YOU DESIRE.

HARDIETRIM® BOARDS

4/4 RUSTIC GRAIN®

Autumn Tan



4/4 SMOOTH

Autumn Tan



Thickness	.75 in.						
Length	12 ft. boards						
Width	1.65 in.	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.	
Pcs./Pallet	405	322	184	138	115	92	

5/4 RUSTIC GRAIN®

Autumn Tan



5/4 SMOOTH

Autumn Tan



Thickness	1 in.						
Length	12 ft. boards						
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.		
Pcs./Pallet	238	136	102	85	68		

CROWN MOULDING

Acid White



Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

HARDIETRIM® BATTEN BOARDS

RUSTIC GRAIN®

Autumn Tan



SMOOTH

Autumn Tan



Thickness	.75 in.	
Length	12 ft. boards	
Width	2.5 in.	
Pcs./Pallet	437	

Products are available primed or with ColorPlus Technology finishes. For more details on availability of sizes, textures and additional HardieTrim moulding profiles in your area, visit jameshardie.com

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and protect it from moisture and pests.

VENTILATION BENEFITS

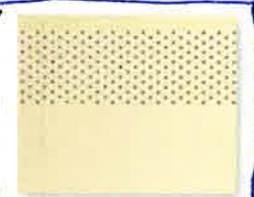
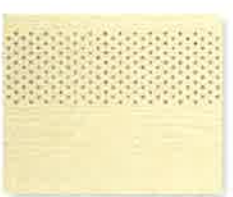
Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

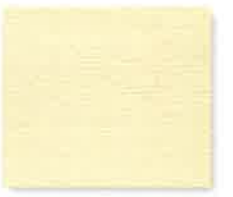
For complete confidence
EVERY DETAIL MATTERS.

HardieSoffit®
16 in. Vented
Smooth
Arctic White

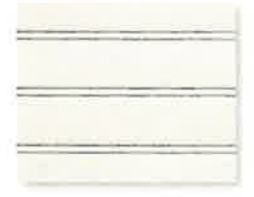
VENTED SMOOTH & CEDARMILL®
Sat. Gray

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	
Width	12 in.	16 in.	24 in.	
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	

NON-VENTED SMOOTH & CEDARMILL®
Sat. Gray

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.*
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50



BEADED PORCH PANEL**
Arctic White

Thickness	1/4 in.
Length	8 ft.
Width	48 in.
Pcs./Pallet	50

Using the proper amount of vented HardieSoffit panels is crucial to a building's ventilation performance. James Hardie has taken the guess work out of soffit ventilation by providing the table below illustrating the minimum amount of vented HardieSoffit panels recommended for your attic space.***

ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT
200	10
300	14
400	19
500	24
600	29
700	34
800	38
900	43
1000	48
1100	53
1200	58
1300	62
1400	67
1500	72
1600	77
1700	82
1800	86
1900	91
2000	96
2100	101
2200	106
2300	110
2400	115
2500	120
2600	125
2700	130
2800	134
2900	139
3000	144
3100	149

*Dimension of 8 ft. panel only, available in 8 ft. length.

**Beaded Porch Panel is available in 8 ft. length and 48 in. width.

***James Hardie's ventilation recommendations are based on a standard 12:12 pitch roof with 1/2" thick soffit panels. For more information on soffit ventilation, visit www.jameshardie.com.

Products are available painted or with ColorPlus Technology finishes. For more details, visit jameshardie.com

Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS



TRIM AND SOFFIT COLORS



PLANK COASTAL COLORS*



Color Selection

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.



Selecting a color? Request a product sample at jameshardie.com/samples

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

Wood Louver Shutter Specification Sheet



Material: Pine, Cedar, Redwood, Cypress, or Mahogany

- 1" thick

Available Finishes:

- Unfinished
- Factory Primed
- 9 Standard Factory Paint Colors
- Factory Painted Custom Color Matching!



Black



White



Ebony
Green



Pine
Green



Colonial
Blue



Chocolate
Chip



Brick
Red



Brandy-
wine



Dove
Gray

Warranty:

- 1 Year Manufacturer's Warranty
- Covers defects in structure and factory finish

Features:

- Historically & Architecturally Correct
- Custom Designed & Assembled By Hand
- Closed or Open Louver Options
- Made In America

Dimensions: (CALL FOR CUSTOM DIMENSIONS 866-760-2846)

- 3" Top Rail
- 2" Side Stiles
- 3" Center Rails (if applicable)
- Bottom Rail Varies (Usually about 3")
- 1-3/8" Louver Height
- 1" Overall Depth
- 18° Louver Angle



Made in USA



Ships to Canada

SW 7757
High Reflective White

256-C1

SW 2809
Rookwood Shutter Green

SW 2829
Classical White

DOOR AND WINDOW SIZE KEY

2860 = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — = SECTION OR ELEVATION

SHEET NUMBER —

ROOM TITLE

KITCHEN

10" CLG. WOOD

CEILING HEIGHT — FLOOR FINISH

	14.00'	=	ELEVATION ABOVE SEA LEVEL
		=	REVISION NUMBER
		=	REVISION CLOUD
		=	PLAN REFERENCE NORTH
REF. 			

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	THERMOSTAT JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLUORESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



CONCEPTUAL RENDERING

0	COVER SHEET
5	SITE PLAN
1	FOUNDATION/ ROOF PLANS
2	FLOOR PLANS
3	ELEVATIONS
4	WALL SECTIONS/ DETAILS
5	ELECTRICAL LAYOUT
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

AREA CALCULATIONS

FIRST FLOOR HEATED = 895 S.F. SCREENED PORCHES = 558 S.F.

SECOND FLOOR HEATED = 745 S.F.

THIRD FLOOR HEATED = 500 S.F.

TOTAL HEATED = 2140 S.F.

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DATE:	3/30/2018
JOB NO.	18347
DWN BY:	RF
DWG. NAME:	18347.DWG

ARA
ALLISON RAMSEY
Architects Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC 29902
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THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY DIFFER FROM OFFICIAL LOCATIONS. IT IS THE RESPONSIBILITY OF THE ARCHITECT OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLOW MARKET ARCHITECTS, IN ASSUMES NO LIABILITY FOR ANY TIME CONSIDERED FROM TO PROCEEDING WITH CONSTRUCTION

—ADAPT ALL DIMENSIONS FROM TO PROCEEDING WITH CONSTRUCTION

—STAY COMPLIANT WITH ALL LOCAL CODES

—FOLLOW LOCAL CONDITIONS, BUT INHERENT AFFAIRS SHOULD NEGOTIATE

ACTUAL SITE CONDITIONS

—THAT + PLANNING ACTIVITIES ARE NOT LIMITED TO THESE, SHOULD BE OBTAINED FROM A LOCAL MEAN CONTRACTOR OR INQUIRY TO INSURE COMPLIANCE WITH LOCAL CODE

—AND THAT EQUIPMENT IS SITED CORRESPONDING TO YOUR PARTICULAR REGION AND CONDITIONS.

—EMPHASIS ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND ARCHITECT.

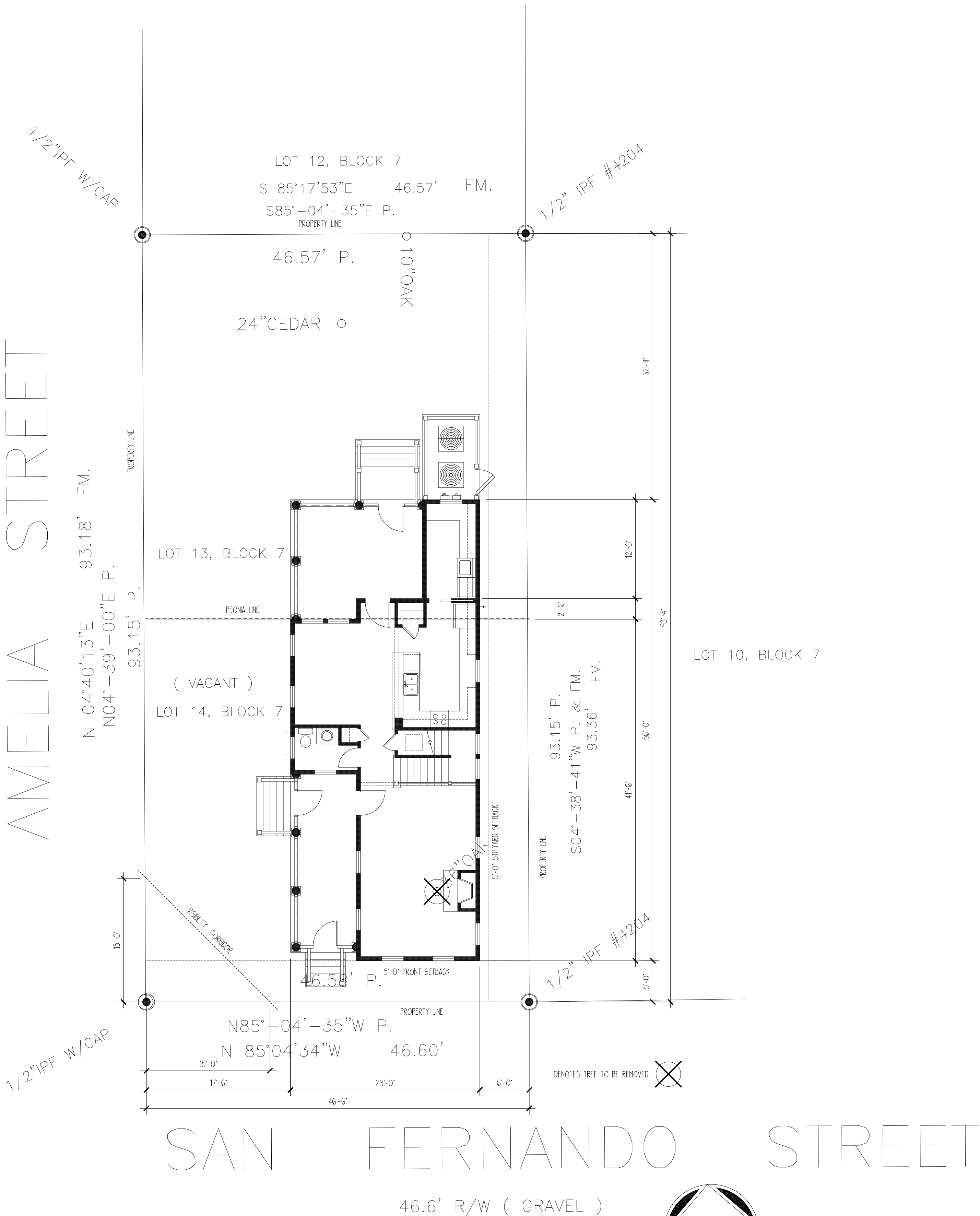
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CITY OF FERNANDINA BEACH, FLORIDA

SITE PLAN

•NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION

•NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER

SCALE: 1/8" = 1'-0"



DATE:	3/30/2018
JOB NO.	18347
DWG. BY:	KF
DWG. NAME:	18347.DWG

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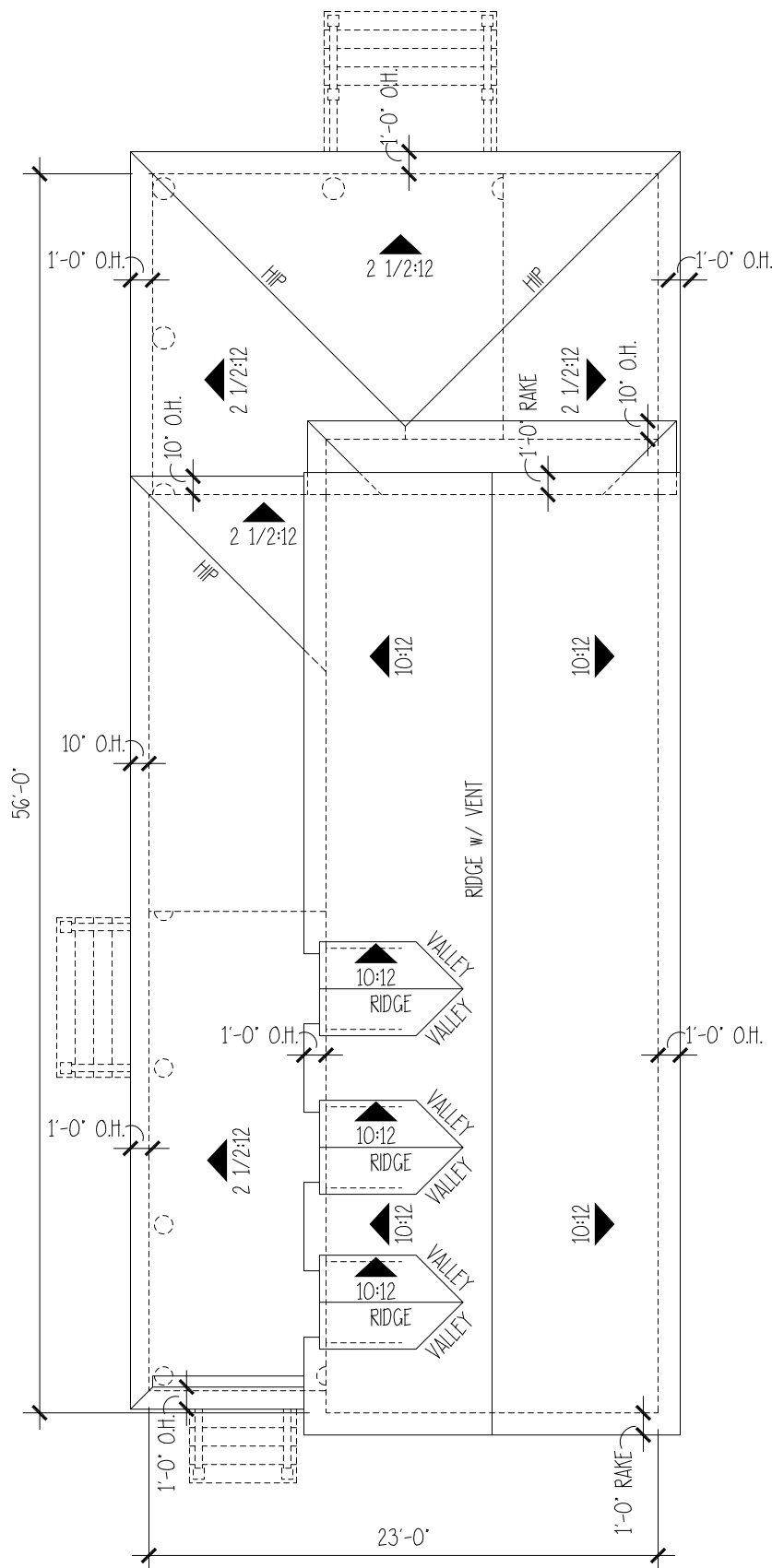
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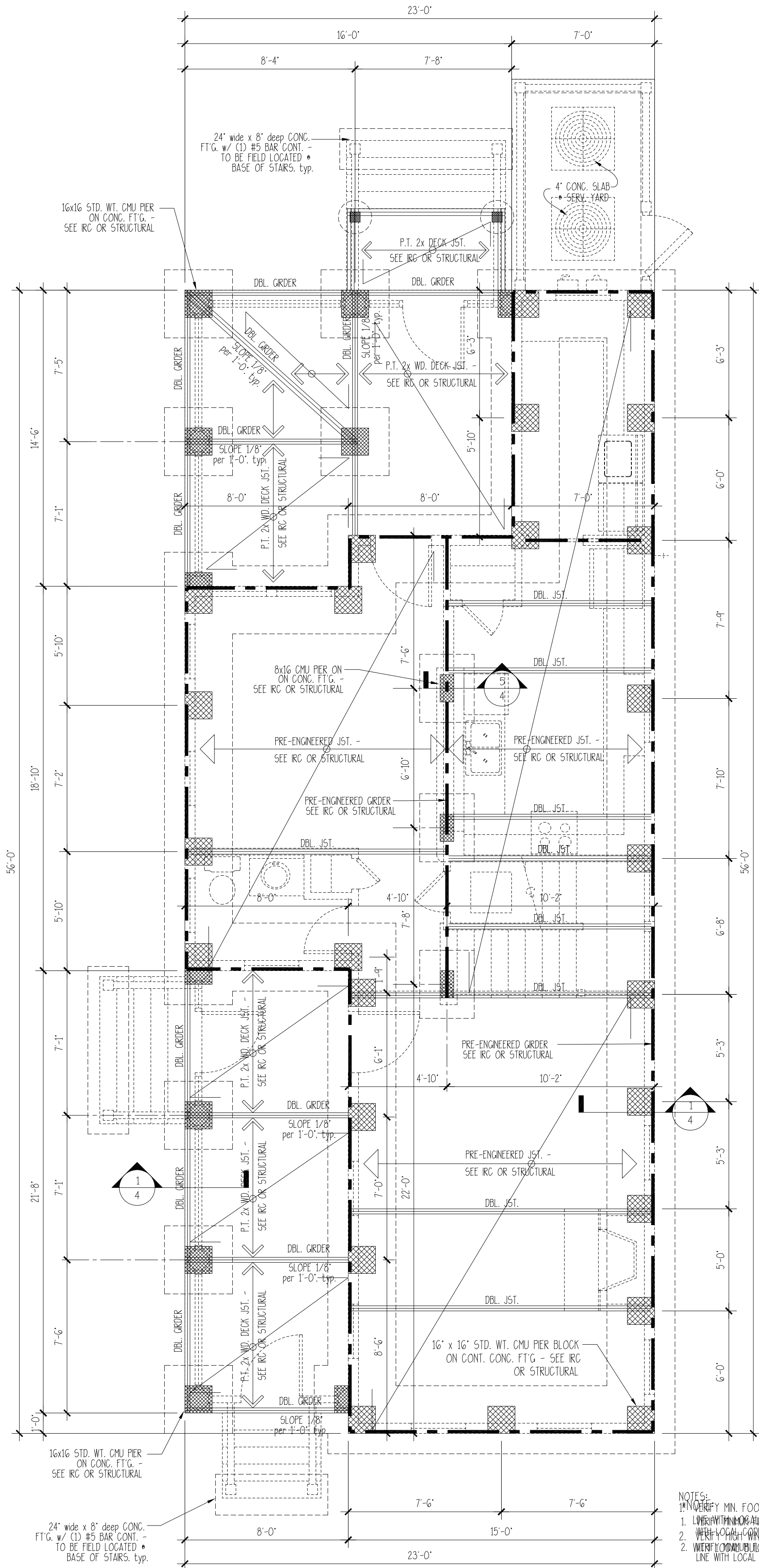
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CITY OF FERNANDINA BEACH, FLORIDA



ROOF PLAN

SCALE: 1/8" = 1'-0"
**NOTE: EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COVERED WHEN POSSIBLE). ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
 2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
 3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

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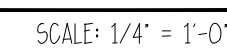
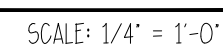
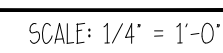
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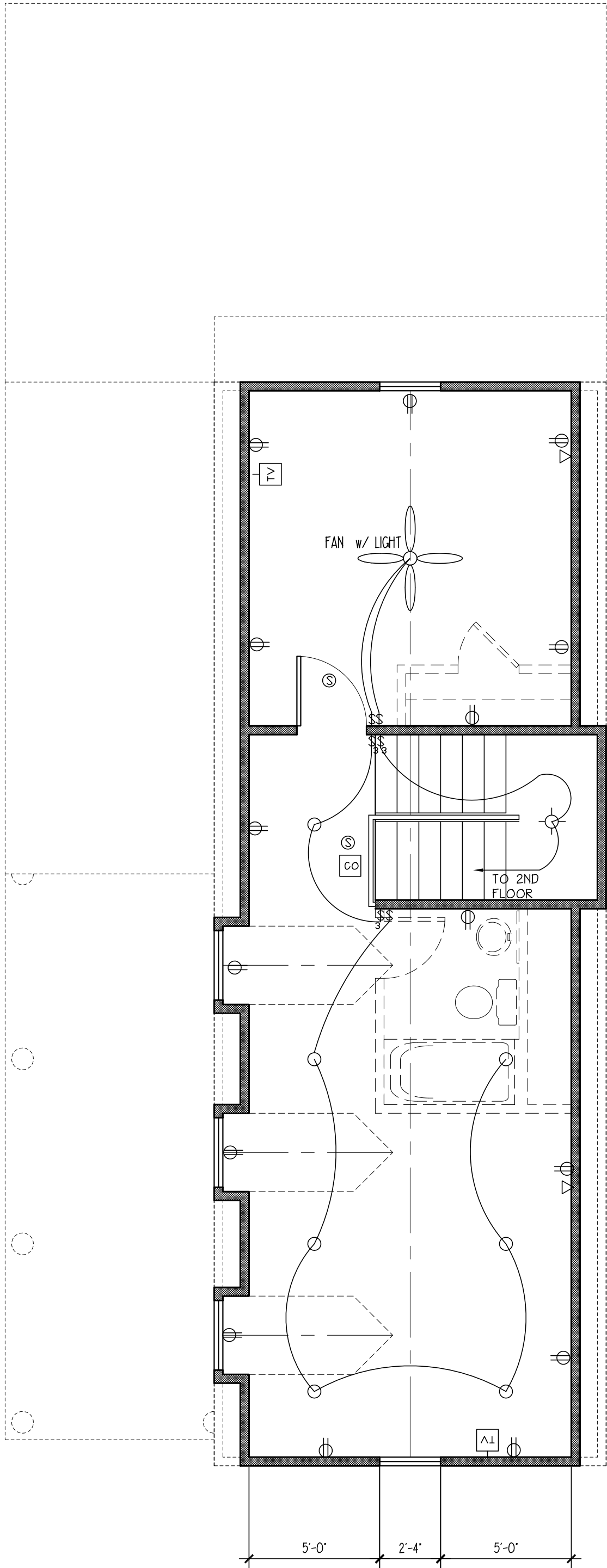
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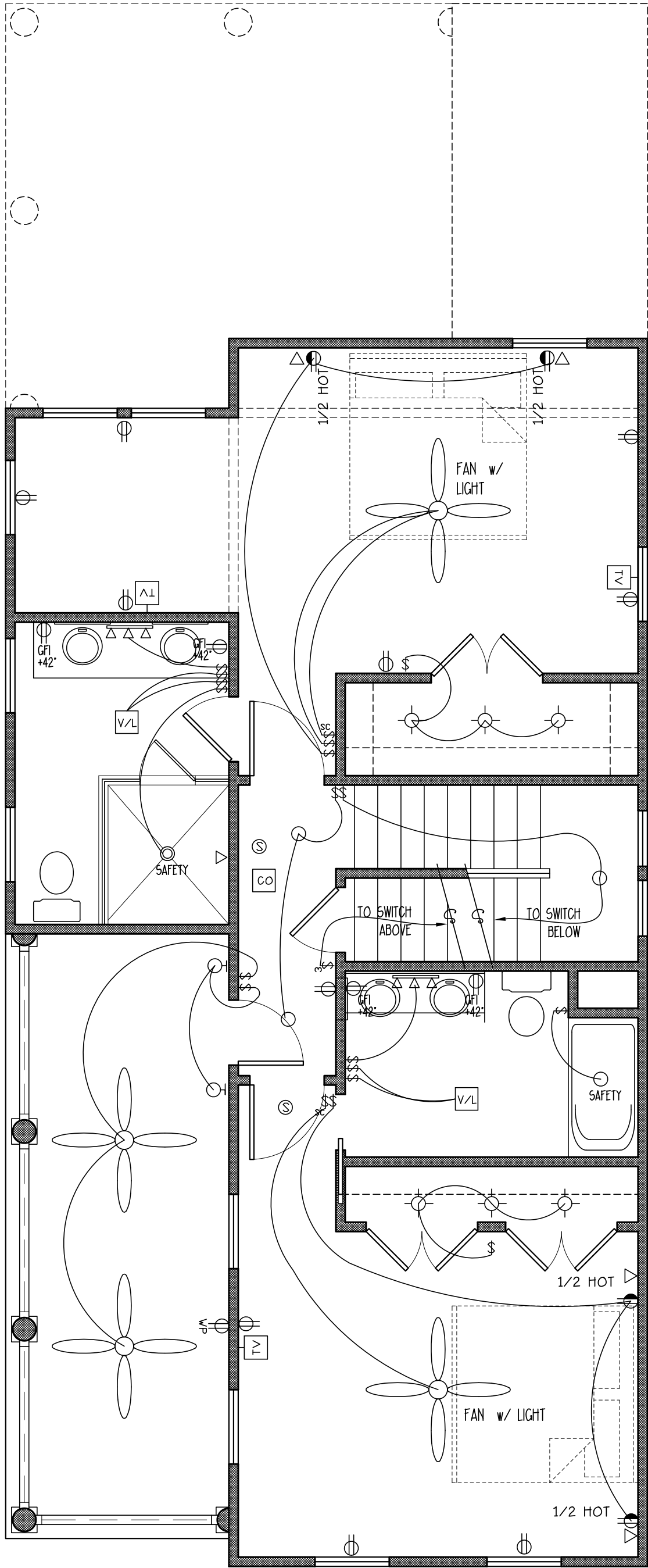
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	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	DUPLEX OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE ALARM
	CARBON MONOXIDE DETECTOR



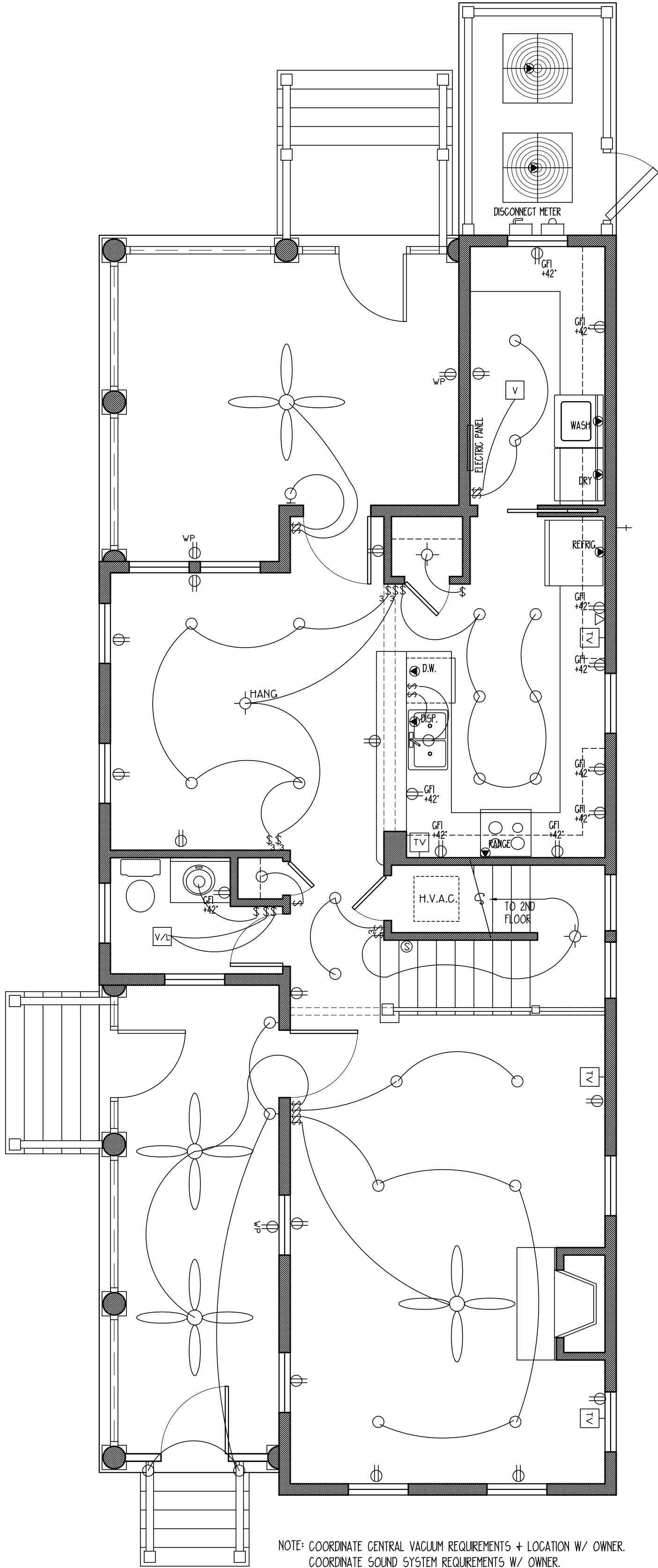
LOFT FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



NOTE: COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.
ALL SMOKE DETECTORS ARE INTERCONNECTED.
ALL SMOKE ALARMS WILL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING
AND HAVE A BATTERY BACK UP.
VERIFY LOCAL CODE REQ. FOR SMOKE, CARBON MONOXIDE, AND RADON DETECTION DEVICES.

SCALE: 1/4" = 1'-0"

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CITY OF FERNANDINA BEACH, FLORIDA



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-14
APRIL 19, 2018

Owner/Applicant:	Cotner Associates, Inc. Architects, agent for Ella Louise Partin Rogers L/E, and Robert N. & Martha P. Blalock				
Property Address:	22 N. 4 th Street				
Requested action:	Certificate of Approval (COA) for the Rehabilitation a Contributing Structure to include: additions at side and rear, new accessory structure				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00293				
Year Built:	c. 1884 (FLMSF)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Single-Family Residential	R-2	c. 1900	
	South	Single-Family Residential	C-3	c. 1928	
	East	Religious (Vacant)	C-3	c. 1963	
	West	Municipal	C-3	c. 1978	Nassau County Library

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This contributing resource, built in 1884, has had a number of insensitive alterations over the years. FL Master Site File 8NA00293 notes that the home has been significantly altered by the addition of the asbestos siding.

The applicant is seeking approval to rehabilitate the home to include:

Removal of asbestos siding and repair of original wood lap siding; removal of metal awnings; new galvalume standing seam metal roof; repair/replace windows as needed; new decking at porches; replacement of lattice skirting with 1x6 skirt boards; install brick paver walkways; addition/reconfiguration at rear; demolition of existing accessory structure and replacement with a new accessory structure.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if**

removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Findings: Complies ☒ Does not Comply ☐ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:

1. Scale, including height and width;
2. Setbacks;
3. Orientation and site coverage;
4. Alignment, rhythm, and spacing of buildings;
5. Form and detail, considering the link between old and new buildings;
6. Maintaining materials within the district or on the landmark site;
7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

8.03.03.01 Requirements for Demolition Applications

- A. Application requirements. Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.
- B. Public hearings and notice requirements. Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.
- C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
 1. Whether the structure or site would meet national, state, or local criteria for designation;
 2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
 3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
 4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
 5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;
 6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
 7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
 8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
 9. Whether the applicant will be denied a reasonable return on his or her investment;

10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
 11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
- D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition:
1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner.
 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.
 3. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation and/or relocation.
 4. An estimate from an architect, developer, real estate consultant, or appraiser experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure in its current location or in any proposed new location.
- E. Demolition delay period. The HDC may grant a Certificate of Approval for demolition as requested by a property owner which may provide for a delayed effective date. The effective date of the certificate will be determined by the HDC based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The HDC may delay the demolition of contributing buildings within locally designated historic districts for up to six months, and for non-contributing buildings within locally designated historic districts for up to three months. During the delay period, the HDC may take such steps as it deems necessary to preserve the structure requested to be demolished and ensure that the structure is secured and stabilized. Such steps may include, but are not limited to, consultation with community groups, public agencies, and interested citizens; recommendations for acquisition of property by public or private bodies or agencies; and exploration of the possibility of moving the structure to a new location.
- F. Special requests precedent to demolition. The HDC may, with the consent of the property owner and at the property owner's expense, request that the owner salvage and preserve building materials, architectural details and ornamentation, fixtures and the like for reuse in the restoration of other historic properties. At the HDC's discretion, and with the property owner's consent, the HDC, Amelia Island Museum of History, or other local historical organizations at their expense, may salvage and preserve building materials, architectural details and ornamentation, fixtures, and the like. The HDC may, with the consent of the property owner and at the property owner's expense, recommend recording the architectural details for archival purposes prior to demolition. This recording may include, but is not limited to, photographs, videotaping, historical background information, and scaled architectural drawings.
- G. Denial of Certificate of Approval for demolition. The HDC's refusal to grant a Certificate of Approval for demolition requested by a property owner shall be supported by a written statement describing the public interest that the HDC seeks to preserve.
- H. Requirement of development plans. No contributing building or structure on a property located within a locally designated historic district or the CRA shall be totally demolished without first receiving at the minimum conceptual approval by the HDC for new construction. The requirement of a certificate of Approval for new construction may be waived by the HDC upon a showing of good cause that such requirement would be unduly harsh or would result in a substantial hardship to the property owner. A showing of good cause may include, but is not limited to, evidence that

the property owner is unable to comply with the requirement for new construction due to advanced age, infirmity, physical or other handicap, or economic hardship. In the event economic hardship is claimed, the applicant must demonstrate the requirements in Section 8.03.06. Property owners seeking demolition of an unsafe structure based upon recommendation of the Code Enforcement and Appeals Board or the Building Official are exempt from this requirement. Upon approval by the HDC of a Certificate of Approval for demolition, the demolition permit shall not be issued until all demolition and new construction plans for the property have received all other required governmental approvals.

- I. Structures not in historic districts or the CRA. Upon receipt of a demolition permit application for properties not in the historic districts or the CRA, the Building Department shall notify the Planning Department. During the permit application review period, the Planning Department shall record the property through photographic documentation for archival purposes. The City may seek permission from the property owner to enter the building to take photographs prior to demolition.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Siding (pg 90)

Original siding is highly demonstrative of architectural integrity. Modern siding treatments like vinyl or aluminum cannot replicate the natural appearance of real wood and are therefore discouraged. Retain and maintain original wood siding.

1. Preserve historic siding and exterior materials.
2. Re-nail warped or loose wood shingles.
3. Follow wood or masonry guidelines when repairing damaged historic siding and exterior materials.
4. Repair stucco by removing loose material and patching with a new material that is similar in composition, colors, and texture.
5. Replace historic siding and shingles only as required and with materials that match the original as closely as possible.
6. If historic siding was removed or covered prior to the adoption of design guidelines or becomes damaged beyond reasonable repair, the use of synthetic replacement siding may be permitted.
7. If synthetic siding is used, choose siding that most closely matches the shape, size, profile, and texture of wood siding. Smooth cementitious siding products are preferable to vinyl or aluminum siding.
8. If feasible, remove synthetic siding and restore the historic siding material.

Ground Surfaces (pg 99)

Historic sidewalks, driveways, planting patterns, and grades should be preserved. If replacements or new elements are required, patterns of placement and material should be retained.

1. Follow guidelines for masonry to retain and maintain historic placement, materials, and design for ground surface elements like walkways and drives.
2. Keep landscaping maintained so that vegetation does not cause damage to masonry features.
3. Maintain compatibility between private ground materials like walkways and drives and public materials like sidewalks.
4. Traditional materials such as brick pavers, oyster shell, gravel, and concrete are recommended for new ground surfaces. Patterned concrete and permeable concrete are also acceptable and preferred over asphalt. Concrete ribbons, versus complete coverage of a driveway area, were commonly used. Their design is traditional and also decreases the amount of water run-off.

Outbuildings (pg 100)

Historic outbuildings such as garages and sheds should be retained where they remain. New outbuildings should be designed to be complimentary to the dwelling's architectural style.

1. Preserve and maintain original outbuildings such as garages and sheds as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.
2. Design new outbuildings to be compatible with the architectural style and scale of the associated dwelling.
3. Locate new outbuildings appropriately, such as to the rear of a house or set back from the side elevations.
4. Both one- and two-story accessory outbuildings are permitted for a primary dwelling.

Guidelines for New Additions (pg 104)

New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, or destroyed in the process of rehabilitation. The new design should complement the original historic building and still be distinguishable. Do not try to copy the original design.

1. Before building an addition, attempt to accommodate needed functions within the existing building.
2. Limit the size of new additions so as not to overwhelm the historic building.
3. Respect the scale, massing, materials, and window spacing of the historic building.
4. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height; the new addition should not appear to be part of the historic building.
5. Use contemporary designs for new work or reference design motifs from the historic building.
6. Respect the existing historic character of surrounding buildings in the district and insure that the new addition will complement this historic character.
7. Place new additions on rear or side elevations where not visible from the street.

Demolition (pg 109)

Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or non-contributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.

1. Demolition should only occur after all other options have been considered and retention of the building is found not to be feasible due to structural or economic reasons.
2. Demolition may occur to ensure the public safety and welfare.

ANALYSIS:

Staff finds that the proposed additions will not detract from the historic character of the property. Staff notes that the guidelines recommend maintaining "metal awnings added in the mid-20th century" (pg.77). The applicant is proposing to remove later alterations, bringing it more in line with its appearance during the district's period of significance (1850-1927). Staff finds that the removal of the asbestos siding and metal awnings are appropriate.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

APPROVAL of HDC 2018-14

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-14 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-14, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 **HDC 2018-14 Application and Backup Materials**
- EXHIBIT 2 **FL Master Site File #8NA00293**
- EXHIBIT 3 **Study of Sanborn Fire Insurance Maps**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-14

EXHIBIT 1

Application and Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>3/12/18</u>	BY: <u>STC</u>
PAYMENT: \$ <u>156.00</u>	TYPE <u>V# 21987</u>
APPLICATION #: <u>2018-000399</u>	
HDC CASE #: <u>2018-14</u>	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐ DATE <u>3/12/18</u>	
BOARD MEETING DATE: <u>4/19/18</u>	
PLANNER: _____	DATE: _____
____ APPROVED ____ DENIED	

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final _____
PROJECT TYPE:		
☒ New Construction	☒ Addition	☒ Alteration
☐ Repair	☒ Paint	☐ Fence
☐ Relocation	☐ Sign	☐ Re-roof
☐ Demolition	☐ Variance	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>22 N 4TH ST.</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0023-0050</u>		
Zoning District: <u>C-3</u> Lot / Block Number (optional) <u>5/23</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>ROBERT ELLA LOUISE PARTIN L/E</u> <u>ROBERT N & MARTHA P. BLALOCK</u>	
Corporation or Company (if applicable)	
Street Address <u>22 N. 4TH ST.</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>(904) 261-5124</u>	
Email Address <u>NEILBLALOCKJR@GMAIL.COM</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
Corporation or Company (if applicable) <u>COTNER ASSOCIATES, INC. ARCHITECTS</u>	
Street Address <u>9 S. 3RD ST.</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>(904) 277-4593</u>	
Email Address <u>JOHN@COTNERASSOCIATES.COM</u>	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

SUBJECT IS A CONTRIBUTING HISTORIC STRUCTURE SUBSTANTIALLY IN ITS ORIGINAL STATE. PROPERTY IS IN GOOD CONDITION BUT IN NEED OF NORMAL REPAIR & MAINTENANCE. SUBJECT IS FLANKED BY HISTORIC STRUCTURES AND IS IMMEDIATELY ACROSS FROM THE LIBRARY OF A NON-CONTRIBUTING NATURE OF MUCH LATER DATE.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

REPAIR & REPAINT IN AS AUTHENTIC DETAIL AS POSSIBLE WITH THE ADDITION OF AN ELEVATOR & REPLACEMENT OF PREVIOUS EAST (REAR) ADDITION WITH NEW SCREEN PORCH ON LEVEL 1 WITH EXPANDED MASTER ON 2ND LEVEL. A NEW GARAGE IS PROPOSED TO REPLACE THE DETERIORATED EXISTING GARAGE IN ROUGHLY SAME AREA & FOOTPRINT.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	ORIGINAL	WOOD LAP SIDING		BENJAMIN MOORE HC-54 'JUMEL PEACHTONE'
Doors	ANDERSEN ORIGINAL	A-SERIES WOOD (EXISTING)		WHITE - BENJ. MOORE HC-61
Windows	ANDERSEN	400 SERIES		WHITE
Roofing	SE METAL	GALVALUME STANDING SEAM METAL ROOFING		SILVER (NATURAL GALV) MATCH EXISTING
Fascia/Trim		P.T. PINE MATCH EXISTING		BENJ. MOORE AF-505 BEN. MOORE OC109
Foundation	ORIGINAL	BRICK PIERS P.T. 1X6 SKIRT BOARDS		BEN. MOORE OC109
Shutters				
Porch/Deck		P.T. 2X6 DECKING		BEN. MOORE AF-505 "ECHO BLUE"
Fencing				N/A
Driveways/Sidewalks	TREMOR	GRAVEL DRIVEWAY CONCRETE PAVERS		EARTHTONE BLEND
Signage				N/A
Other GARAGE DOORS	CLOPAY	GALLERY COLLECTION		BEN. MOORE HC 61 "NEW LONDON BURGUNDY"

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

3-9-18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

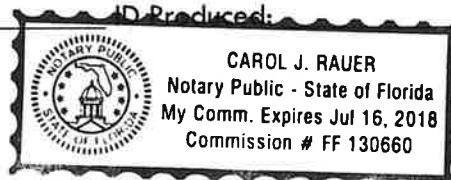
Subscribed and sworn to before me this 9th day of March, 2018.

[Signature]
Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/18
My Commission Expires

Personally Known ☒ OR Produced Identification ☐



USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE ROBERT NEIL BLALOCK & MARTHA P. BLALOCK
(print name of property owner(s))

hereby authorize: COTNER ASSOCIATES, INC.
(print name of agent)

to represent me/us in processing an application for: HDC
(type of application)

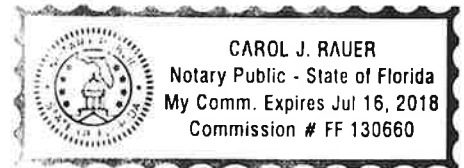
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

Martha P. Blalock
(Signature of owner)

ROBERT NEIL BLALOCK & R.
(Print name of owner)

Martha P. Blalock
(Print name of owner)



STATE OF FLORIDA }
COUNTY OF NASSAU } ss

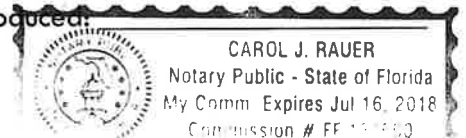
Subscribed and sworn to before me this 9th day of March, 2018.

Carol J. Rauer
Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/18
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Planning Department may require additional drawings, specifications or information in order to complete the review of the application.

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the historic district council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

(1 copy of each)

- ☒ Proof of ownership (copy of deed or tax statement)
- ☒ 11x17 signed, sealed, scaled survey of property
- ☒ 11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints
 - ☐ Site plan **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.
- ☒ Photographs of the existing site and existing buildings if any, including views from the street.
- ☒ 11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.
 - ☐ Elevations **must** include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.
 - ☐ Elevations and/or site plan **must** show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)
- ☒ Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.
- ☐ New construction applications **must** show context of project within existing streetscape.
- ☐ For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).

NASSAU

A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search Sales Search Nassau Home

OWNER NAME ROGERS ELLA LOUISE PARTIN L/E
MAILING ADDRESS ROBERT N & MARTHA P BLALOCK
22 N 4TH ST

FERNANDINA BEACH, FL 32034
LOCATION ADDRESS 22 4TH ST N
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 23 LOT 5 L/E OR 1283/1367 CITY OF
FDNA BEACH

PARCEL NUMBER 00-00-31-1800-0023-0050
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE SINGLE FAMILY
DEED ACRES 0
HOMESTEAD Y
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2017 Certified Values

JUST VALUE OF LAND	\$192,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$182,613
TOTAL MISC VALUE	\$1,916
JUST OR CLASSIFIED TOTAL VALUE	\$377,029
ASSESSED VALUE	\$86,455
EXEMPT VALUE	\$50,500
TAXABLE VALUE	\$35,955

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	5,000	SF	22-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SFR CUST	2,909	2,587	4	2	ASB SIDING		AIR DUCTED	FORCED AIR	1911	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
GR/UT-A-WD	20 X 20	400	1980
GR/UT-A-WD	0 X 0	1	1911
CONC 12"	6 X 9	54	1911

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
12/23/2004	1283/1367	1283/1367	210000	WD	U	Y	ROGERS ELLA LOUISE PARTIN L/E	BLALOCK ROBERT N & MARTHA P
03/16/1993	677/132	677/132	100	PR	U	Y	PARTIN ELDRIDGE P/R	PARTIN JOHN ETAL

5

THIS INSTRUMENT PREPARED BY:
Marshall E. Wood, P.A.

303 Centre Street, Suite 100
Fernandina Beach, FL 32034

RECORD AND RETURN TO:
Marshall E. Wood, P.A.
303 Centre Street, Suite 100
Fernandina Beach, FL 32034

RE PARCEL ID #: 00-00-31-1800-0023-0050

INSTR # 200443522
OR BK 01283 PGS 1367-1371
RECORDED 12/23/2004 02:39:37 PM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DOC TAX PD (F.S. 201.02) 1,470.00
RECORDING FEES 44.00

WARRANTY DEED

THIS WARRANTY DEED made this 8th day of December, 2004 by Paul C. Burns as Personal Representative of the Estate of Annie P. Burns, deceased and Florence P. Mierzejewski, a married person and Ella Louise Partin Rogers, a single person and Frank C. Springle as Personal Representative of the Estate of Helen P. Springle, deceased and Mary Allen P. Thweatt, a married person and Florence R. Partin, the unmarried widow of John Eldridge Partin, deceased, each as to an undivided 1/6th interest, hereinafter referred to as Grantor, whether one or more, and whose address is , , , to Robert Neil Blalock and Martha P. Blalock, husband and wife, hereinafter referred to as Grantee, whether one or more, and whose address is Post Office Box 153, Fernandina Beach, FL 32035

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Nassau, State of Florida to wit:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lot Five (5) in Block Twenty-three (23), which said lot measures and fronts fifty (50) feet on Fourth Street, which bounds in on the west, and from whence it extends east, at right angles to a depth of One Hundred (100) feet.

Reserving unto Ella Louise Partin Rogers, a continuing life estate in and to the property conveyed herein.

SUBJECT TO taxes accruing subsequent to December 31, 2003.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

PATRICIA C. BURNS
Patricia C. Burns
Witness

LEE WATANABE
Lee Watanabe
Witness

PATRICIA C. BURNS
Patricia C. Burns
Witness

LEE WATANABE
Lee Watanabe
Witness

Paul C. Burns
Paul C. Burns as Personal
Representative of the Estate of
Annie P. Burns, deceased

Florence P. Mierzejewski
Florence P. Mierzejewski

FIRST AMERICAN TITLE INSURANCE COMPANY F-613957

Rec
44.00
1470.00
1514.00

PATRICIA C. BURNS
PATRICIA C. BURNS
Witness

Ella Louise Partin Rogers
Ella Louise Partin Rogers

LEE WATANABE
Lee Watanabe
Witness

Witness

Frank C. Springle as Personal
Representative of the Estate of
Helen P. Springle, deceased

Witness

PATRICIA C. BURNS
PATRICIA C. BURNS
Witness

Mary Allen P. Thweatt
Mary Allen P. Thweatt

LEE WATANABE
Lee Watanabe
Witness

PATRICIA C. BURNS
PATRICIA C. BURNS
Witness

Florence R. Partin
Florence R. Partin

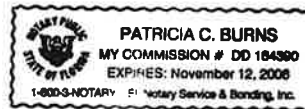
LEE WATANABE
Lee Watanabe
Witness

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Paul C. Burns as Personal Representative of the Estate of Annie P. Burns, deceased as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Patricia C. Burns, Nassau County, Florida
Notary Public, County and State Aforesaid
PATRICIA C. BURNS
Notary Printed Signature

My commission expires: 11/12/06



STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Florence P. Mierzejewski as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Patricia C. Burns, Nassau County, Florida
Notary Public, County and State Aforesaid
PATRICIA C. BURNS
Notary Printed Signature

My commission expires: 11/12/06

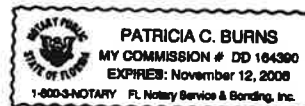


STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Ella Louise Partin Rogers as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Patricia C. Burns, Nassau County, Florida
Notary Public, County and State Aforesaid
PATRICIA C. BURNS
Notary Printed Signature

My commission expires: 11/12/06



Witness

Ella Louise Partin Rogers

Witness

Mildred Seda
Witness

Frank C. Springle
Frank C. Springle as Personal
Representative of the Estate of
Helen P. Springle, deceased

Howard Burns
Witness

Witness

Mary Allen P. Thweatt

Witness

Witness

Florence R. Partin

Witness

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Paul C. Burns as Personal Representative of the Estate of Annie P. Burns, deceased as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires: _____

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Florence P. Mierzejewski as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires: _____

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Ella Louise Partin Rogers as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires: _____

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Frank C. Springle as Personal Representative of the Estate of Helen P. Springle, deceased as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Notary Public, County and State Aforesaid

Marsha Maynard
Notary Printed Signature



Marsha Maynard
Commission # DD347163
Expires: AUG. 16, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

My commission expires: 8/16/08

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Mary Allen P. Thweatt as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires: _____

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Florence R. Partin, the unmarried widow of John Eldgridge Partin, deceased as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires: _____

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Frank C. Springle as Personal Representative of the Estate of Helen P. Springle, deceased as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires: _____

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Mary Allen P. Thweatt as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

Patricia C. Burns, Nassau County, Florida

Notary Public, County and State Aforesaid

PATRICIA C. BURNS

Notary Printed Signature

My commission expires: 11/12/04



STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 8th day of December, 2004 by Florence R. Partin, the unmarried widow of John Eldridge Partin, deceased as to an undivided 1/6th interest. He/She/They are personally known to me or have produced _____ as identification.

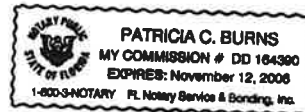
Patricia C. Burns, Nassau County, Florida

Notary Public, County and State Aforesaid

PATRICIA C. BURNS

Notary Printed Signature

My commission expires: 11/12/06





Cotner Associates, Inc.

Architects

MEMORANDUM

To: Sal Cumella, Planner II
From: Trey Amidon, Assoc. AIA
Date: March 6, 2018
Re: HDC Pre-Application Meeting - Blalock Residence, 22 North 4th Street

Exterior Siding & Trim:

Existing Siding to be removed. Repair & Replace (as needed) existing, original wood lap siding beneath. All new siding to match original wood lap siding. Wood lap siding to be painted Benjamin Moore HC-54 "Jumel Peachtone".

Existing Scallop shingle to be repaired/replaced as needed. Scallop shingles to be painted Benjamin Moore AF-505 "Blue Echo"

Existing Corner trim, and window/door trim, to be repaired/replaced as needed. All new corner, window and door trim to be P.T. No.1 SYP to match existing. All trim below frieze board, as well as, rafter tails, to be painted Benjamin Moore AF-55 "Blue Echo".

New Water table/ trim band at base of exterior walls to be P.T. No.1 SYP to match existing, and to be painted Benjamin Moore AF-55 "Blue Echo".

Frieze Boards at roofline, underside of roof overhangs/eaves, front porch columns, porch main body elements, including other areas per color diagrams, to be painted Benjamin Moore OC-109 "Lemon Chiffon". Provide molding accents at "Lemon Chiffon" trim and paint Benjamin Moore HC-61 "New London Burgundy"

Windows & Doors:

Not all windows/doors are to be replaced. Please refer to floor plans for which windows are to remain. Some of the original windows have been replaced with sheets of plexiglass, while some are in desperate need of repair/replacing. All new windows specified on the floor plans are

to be Andersen 400 Series in White. New Exterior doors specified on the plans are to be Andersen A-Series and painted Benjamin Moore HC-61 "New London Burgundy".

Decking:

Existing Decking on Front Porches, as well as, new decking on new rear porch to be P.T. No.1 SYP 2x6 Decking. Decking to be painted/stained Benjamin Moore AF-55 "Blue Echo".

Roofing:

All new roofing to match existing Natural Galvalume Standing Seam Metal Roofing.

Insect Screening:

New Rear Porch to receive Better-View, "invisible" insect-screening in Black Aluminum frame.

Accessory Structure:

New Accessory Structure in Northeast corner of property to replace existing outbuilding in disrepair. Footprint and size to match existing (with adjustments to insure new structure conforms to all current requirements of the City's LDC. New Accessory Structure to use similar, natural materials to existing main residence. Overhead doors on West elevation to be Clopay Gallery Collection, painted Benjamin Moore HC-61 "New London Burgundy".

Foundation:

Existing Brick Piers to remain exposed. Any new piers needed on rear additions to residence are to match existing material (colors, mortar joints, etc.) Existing diagonal lattice skirting to be removed, and replace with new 1x6 P.T. board, with ½" gap. New skirt boards to be painted Benjamin Moore OC-109 "Lemon Chiffon".

Awnings:

All existing metal awnings are to be removed.

Driveway/Walkway:

Gravel Driveway to remain (east of concrete sidewalk). Any new driveway material needed will be to match existing. Ground level terrace/walkway in rear yard to be a brick paver, or concrete paver in earth tone pallet.















ENTER TO WIN \$1,000

LIVE CHAT

MY IDEA BOOK

DOOR IMAGINATION SYSTEM SEARCH

GARAGE DOORS

COMMERCIAL DOORS

ENTRY DOORS

PHOTOS

BUYING GUIDE

SERVICE & SUPPORT

CANYON RIDGE

COACHMAN

GRAND HARBOR

GALLERY

CLASSIC

MODERN STEEL

AVANTE

RESERVE

CLASSIC WOOD

HOME / [RESIDENTIAL GARAGE DOORS](#) / [GALLERY COLLECTION](#)

STEEL RESIDENTIAL GARAGE DOORS



Click to zoom



★★★★★ 4.7 (26) [Write a review](#)

grooved panel steel carriage house garage doors with or without insulation.



IntelliCore®



Color Blast®



WindCode®

We've taken the iconic raised panel steel garage door and given it a vintage feel by adding a grooved panel design, optional decorative windows and wrought iron hardware with many unique color choices including Ultra-Grain®, Clopay's exclusive faux woodgrain paint finish.

WHERE TO BUY

SEE ON MY HOUSE

ADD TO IDEA BOOK

OVERVIEW

DESIGN OPTIONS

CONSTRUCTION

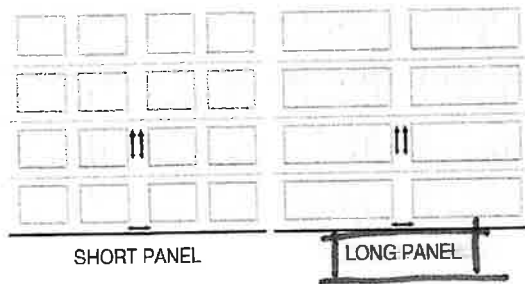
BACKGROUNDS

INSTALLATION & CARE

ENTER TO WIN \$1,000

Blalock- 22H 4m ①

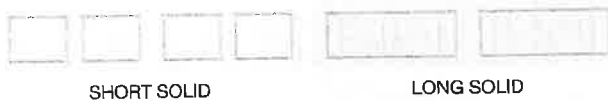
DOOR DESIGNS



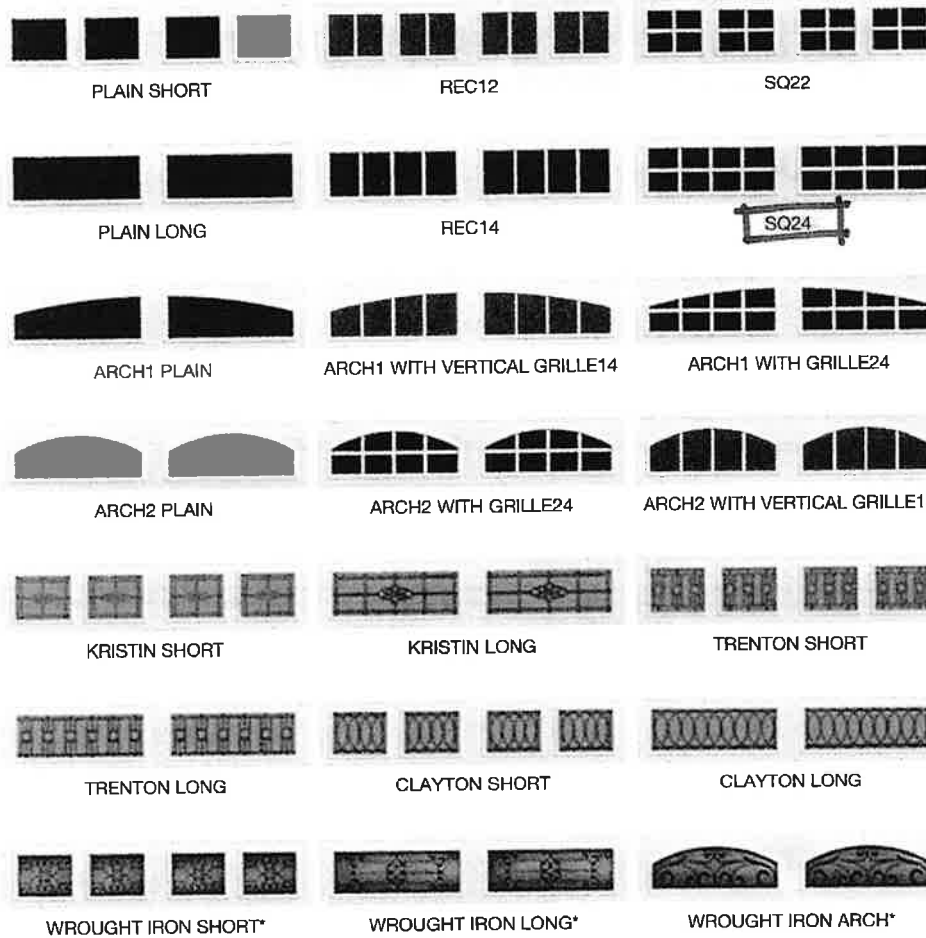
For size and color availability, [click here](#)
Depending on door height, exact door appearance and number of sections may be different than illustrations above. [Click here](#) for complete details.

TOP SECTIONS

SOLID TOP SECTIONS



TOP SECTIONS WITH WINDOWS



DOUBLE TOP SECTIONS



ARCH3 PLAIN



ARCH3 WITH GRILLES



ARCH3 WITH VERTICAL GRILLES

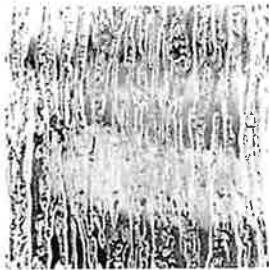
*Acrylic window designs.

Note for Double Top Sections: These are specific to double car doors, in addition to options above.

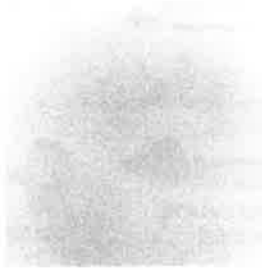
SPECIALITY GLASS OPTIONS



SEEDED



RAIN



FROSTED



OBSCURE

COLORS



STANDARD
WHITE

GLACIER
WHITE*

ALMOND



DESERT TAN



SANDTONE



BRONZE*



CHOCOLATE*



MOCHA
BROWN*



BLACK*



ULTRA-GRAIN
OAK MEDIUM
FINISH*



ULTRA-GRAIN
OAK DARK
FINISH*



ULTRA-GRAIN
OAK WALNUT
FINISH*

ColorBlast available ([Click for details](#)).

*Available on select models. For more information regarding color availability, [click here](#)

REQUEST COLOR SAMPLES

HARDWARE DESIGNS

CLAVOS



DIAMOND CLAVOS



ROUND CLAVOS

HANDLES



SPADE LIFT HANDLES
(INCLUDED)



SPEAR LIFT HANDLES



COLONIAL LIFT HANDLES



OLDE DOOR PULL HANDLES

ENTER TO WIN \$1,000!

Black - 22 N. 4th ③



GATE LATCH HANDLES



ESCUTCHEON PLATE(S)



TWISTED "T" HANDLE



TWISTED "L" HANDLES

HINGES



SPEAR STRAP HINGE



SPEAR STRAP HINGE



COLONIAL STRAP HINGE

PLATES



SPEAR STEP PLATE



SPEAR STEP PLATE
(INCLUDED)



COLONIAL STEP PLATE

★★★★★ 4.7 26 Reviews

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Reviews

Write a review

Rating Snapshot

Select a row below to filter reviews.

5 ★	23
4 ★	1
3 ★	0
2 ★	1
1 ★	1

Average Customer Ratings

Overall	★★★★★	4.7
Quality		4.8
Value		4.8
Appearance		4.8

1-8 of 26 Reviews

? Sort ▾ ≡

Polk County

Iowa, United States

Review 1

Votes 7

Age 35 to 44

Gender Male

Home Skill Level Seasoned Pro

Insulation Type: 2" Intellixcore®
polyurethane

★★★★★ · 6 months ago

Quality concerns

I have 5 wood colored Gallery garage doors total. Three on the house, and two on the detached garage. All were a new construction professional install, 12/2014. In the last 2.5 years, both the detached garage doors have been replaced two times because of delamination issues. Now on the third set and adfter a few months, no issues yet. I have been working through the professional installer so far, but it takes 2-3 months to receive the replacements. I do not know how long the replacements will last. We just hope the manufacturer's warranty starts over with every install and that Clopay doesn't discontinue the door color/style!

Cons Quality

Product Likes: Easy to Clean, Functional, Warranty, Energy Efficient, Sturdy

No. I do not recommend this product.

★ I am a Seasoned Pro

Quality

Value

Appearance

ENTER TO WIN \$1,000!

Blalock - 22 H. 4th ④



BENJAMIN MOORE
HC-54
"JUMEL PEACHTONE"
BODY COLOR



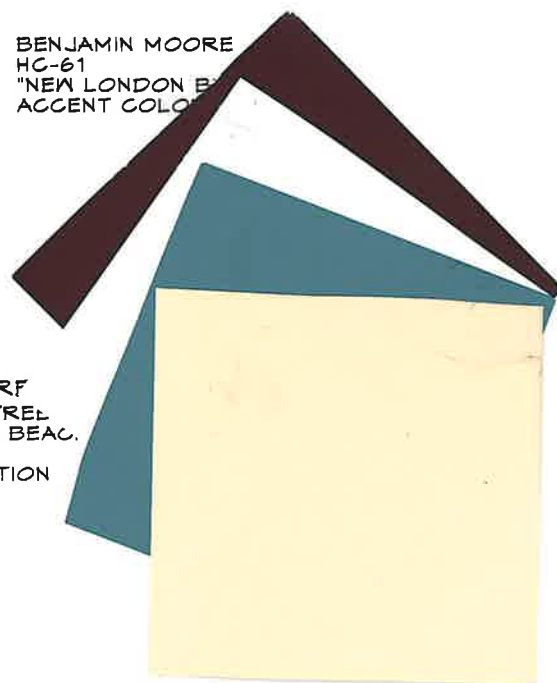
BENJAMIN MOORE
AF-505
"ECHO BLUE"
TRIM COLOR



BENJAMIN MOORE
OC-109
"LEMON CHIFFON"
TRIM COLOR



BENJAMIN MOORE
HC-61
"NEW LONDON B"
ACCENT COLOR



BLALOCK RF
22 N. 4TH STRE
FERNANDINA BEAC.
WEST ELEVATION





BENJAMIN MOORE
HC-54
"JUMEL PEACHTONE"
BODY COLOR



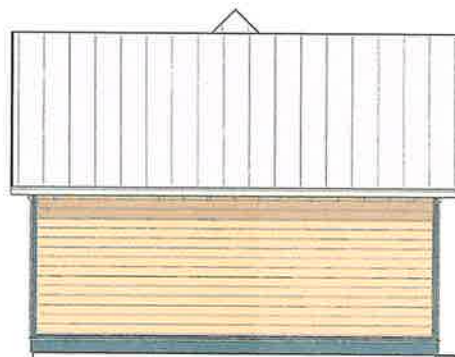
BENJAMIN MOORE
AF-505
"ECHO BLUE"
TRIM COLOR



BENJAMIN MOORE
OC-109
"LEMON CHIFFON"
TRIM COLOR COLOR



BENJAMIN MOORE
HC-61
"NEW LONDON BURGUNDY"
ACCENT COLOR



BLALOCK RESIDENCE
22 N. 4TH STREET
FERNANDINA BEACH, FLORIDA
NORTH ELEVATION



BENJAMIN MOORE
HC-54
"JUMEL PEACHTONE"
BODY COLOR



BENJAMIN MOORE
AF-505
"ECHO BLUE"
TRIM COLOR



BENJAMIN MOORE
OC-109
"LEMON CHIFFON"
TRIM COLOR



BENJAMIN MOORE
HC-61
"NEW LONDON BURGUNDY"
ACCENT COLOR

BLALOCK RESIDENCE
22 N. 4TH STREET
FERNANDINA BEACH, FLORIDA
EAST ELEVATION





BLALOCK RESIDENCE
22 N. 4TH STREET
FERNANDINA BEACH, FLORIDA
SOUTH ELEVATION



BENJAMIN MOORE
HC-54
"JUMEL PEACHTONE"
BODY COLOR



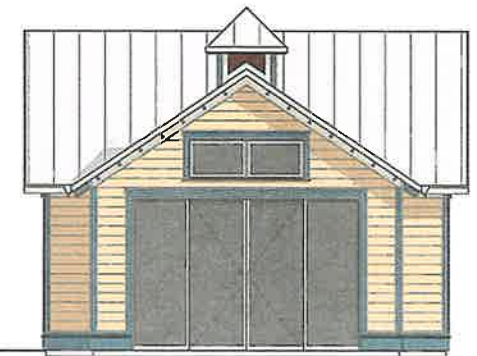
BENJAMIN MOORE
AF-505
"ECHO BLUE"
TRIM COLOR



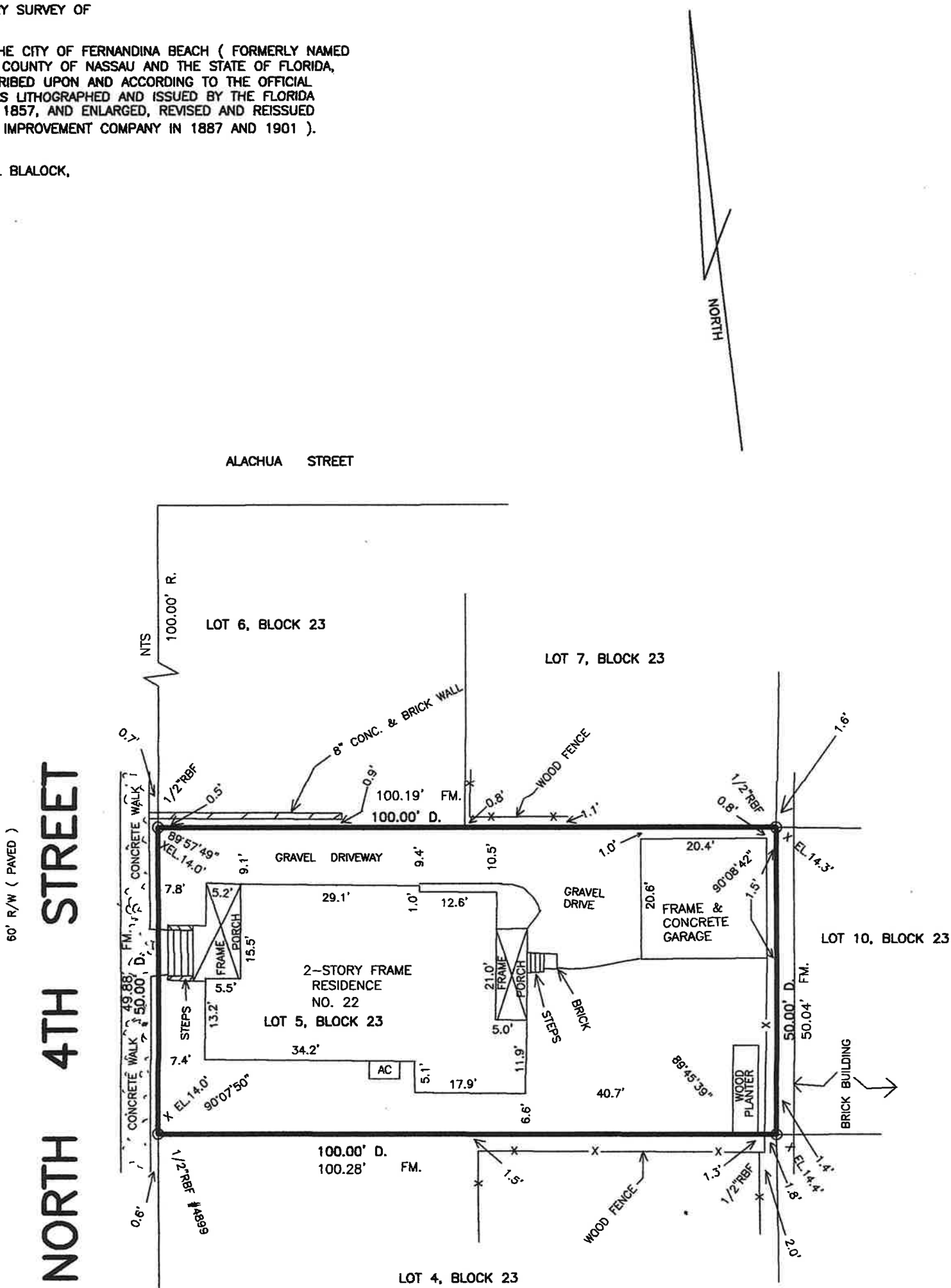
BENJAMIN MOORE
OC-109
"LEMON CHIFFON"
TRIM COLOR COLOR



BENJAMIN MOORE
HC-61
"NEW LONDON BURGUNDY"
ACCENT COLOR



MAP SHOWING BOUNDARY SURVEY OF
LOT 5, BLOCK 23,
LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED
FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA,
AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL
PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA
RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED
BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).
FOR: MARTHA & NEIL BLALOCK,



ELEVATIONS SHOWN THUS X EL.0.0 REFER TO NORTH AMERICAN VERTICAL DATUM 1988.

COASTAL LAND SURVEYORS
& MAPPERS, INC.

34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 180-7, GEORGIA STATUTES.

James C. Peacock
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

LICENSED BUSINESS NO. 6412

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0237G
DATED 8-2-17

DATE OF SURVEY: SEPTEMBER 5, 2017
SCALE 1"=20'
JOB NO. 1709-12 F.B. 345

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF CURVE - PC
CENTERLINE - C
POWER LINE - P
PLAT - P
FIELD MEASURED - FM.
RECORD - R. DEED - D.
POWER POLE - O
CONCRETE - CONC.
FENCE - F
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC
POINT OF TANGENCY - PT
OFFICIAL RECORDS BOOK - O.R.B.

THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.

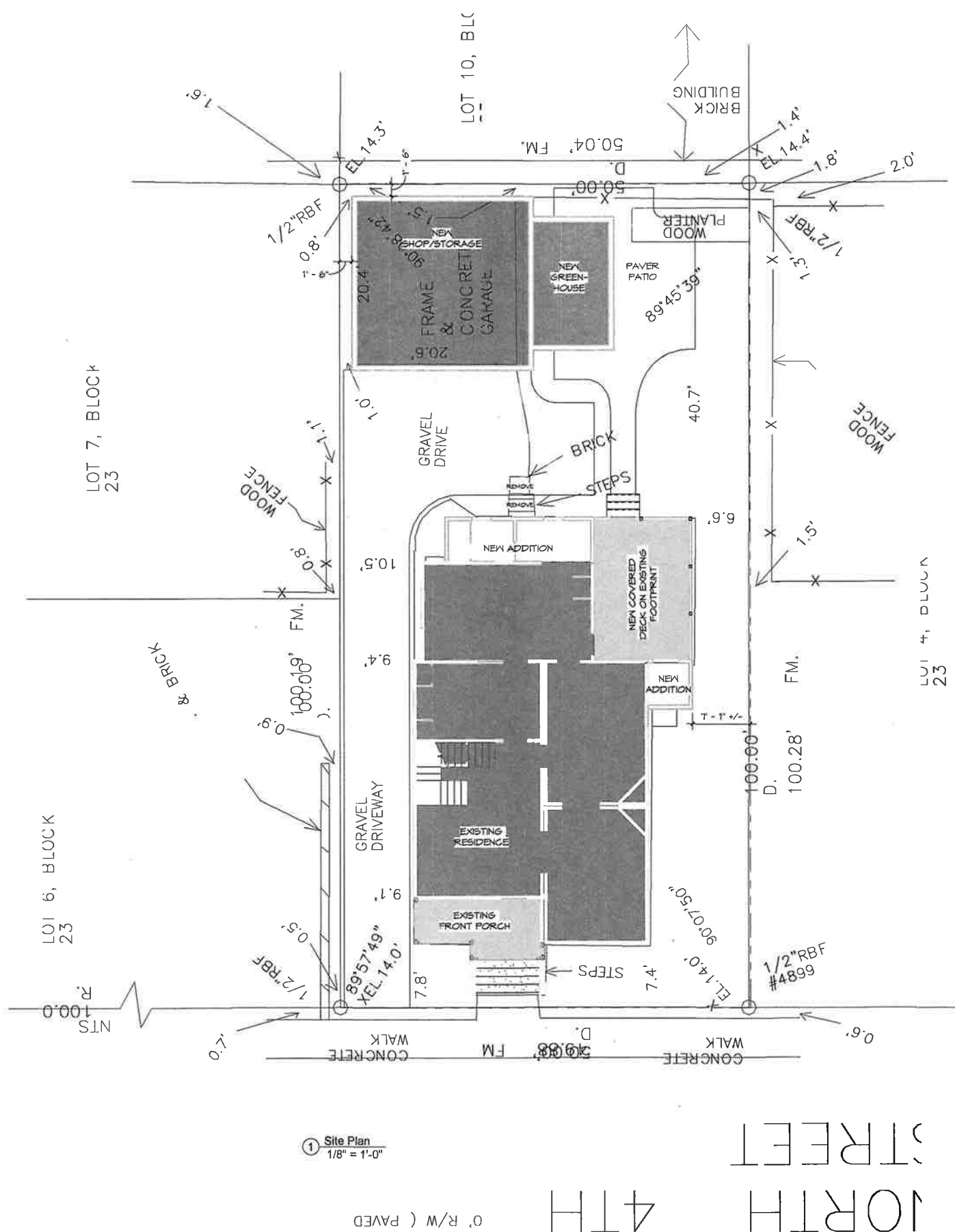
DRAWING INDEX

A-1	SITE PLAN & CODE INFO	A-9	EAST ELEVATION
A-2	SPECIFICATIONS	A-10	SOUTH ELEVATION
A-3	SPECIFICATIONS	A-11	ACCESSORY PLANS & DETAILS
A-4	LEVEL I FLOOR PLAN	S-0	GENERAL NOTES
A-5	LEVEL II FLOOR PLAN	S-1	FOUNDATION & FRAMING PLANS
A-6	LEVEL III FLOOR PLAN	E-1	ELECTRICAL PLANS
A-7	WEST ELEVATION	E-2	ELECTRICAL PLANS
A-8	NORTH ELEVATION		

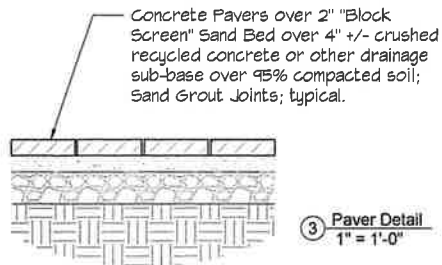


BLALOCK RESIDENCE

22 N. 4TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA



① Site Plan
1/8" = 1'-0"



AREAS CALCS

CONDITIONED AREA:	
LEVEL I EXISTING	= 1,340 S.F.
LEVEL II EXISTING	= 1,095 S.F.
LEVEL III EXISTING	= NA
EXISTING TOTAL	= 2,435 S.F.
LEVEL I PROPOSED	= 1,285 S.F.
LEVEL II PROPOSED	= 1,348 S.F.
LEVEL III PROPOSED	= 1,008 S.F.
PROPOSED TOTAL	= 3,641 S.F.
UNCONDITIONED AREA:	
LEVEL I EXISTING	= 30 S.F.
LEVEL II EXISTING	= NA
LEVEL III EXISTING	= 1,008 S.F.
EXISTING ACCESSORY	= 420 S.F.
EXISTING TOTAL	= 1,458 S.F.
LEVEL I PROPOSED	= NA
LEVEL II PROPOSED	= NA
LEVEL III PROPOSED	= NA
PROPOSED ACCESSORY	= 625 S.F.
PROPOSED TOTAL	= 625 S.F.
COVERED PORCHES	
LEVEL I EXISTING	= 187 S.F.
LEVEL II EXISTING	= 47 S.F.
LEVEL III EXISTING	= NA
EXISTING TOTAL	= 234 S.F.
LEVEL I PROPOSED	= 243 S.F.
LEVEL II PROPOSED	= 47 S.F.
LEVEL III PROPOSED	= NA
PROPOSED TOTAL	= 290 S.F.

WIND DESIGN / OTHER PER FBC 2017

WIND ZONE: 128 mph
EXPOSURE: C
IMPORTANCE FACTOR: I
LEVEL OF ALTERATION: II
METHOD OF OPENING PROTECTION: NA
DESIGN PRESSURE: 40 PSF OR GREATER
TYPE OF CONSTRUCTION: V
FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: "X"
PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: Elev. 16' - 6"
PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): 14' - 6"
PROPOSED ELEVATION OF GRADE IMMEDIATELY ADJACENT TO STRUCTURE: 14'-0" AVG.
AVERAGE ROOF HEIGHT: 36'-3" MAX ROOF PEAK (EXISTING)
NUMBER OF STORIES: THREE
ZONING DESIGNATION: C-3
SETBACKS PER ZONING: Front: 0'-0" / Side: 0'-0" / Rear: 0'-0"
TOTAL NEW CONDITIONED AREA: 3,641 sq. ft.
TOTAL NEW UNCONDITIONED AREA: 625 sq. ft.
TOTAL NEW COVERED PORCH AREA: 290 sq. ft.
LOT AREA: 5,000 sq. ft. +/-
LOT COVERAGE: 43% +/- (NEW & EXISTING)

WIND COMPLIANCE STATEMENT

THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE.

THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

I HEREBY CERTIFY THAT THIS STRUCTURE, AS DESIGNED AND DETAILED BY COTNER ASSOCIATES, INC., ARCHITECTS, CONFORMS TO THE FLORIDA BUILDING CODE 2017 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986.

COTNER ASSOCIATES, INC. ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OWNER DURING THE COURSE OF CONSTRUCTION, NOR CAN, OR DOES, COTNER ASSOCIATES, INC. ARCHITECTS ASSUME RESPONSIBILITY OF EXISTING STRUCTURES TO WITHSTAND THE ABOVE CRITERIA OR THE EFFECTS THE EXISTING STRUCTURE MAY HAVE ON THE BUILDING ADDITIONS UNDER THESE CRITERIA.

JOHN M. COTNER, A.I.A. #A00012646 DATE

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904) 277-4583 FAX (904) 277-6734

Revisions		Description	Date
No.			

PROGRESS PRINTS			
Issue Date	Issued To/For	Restrictions	
01-11-18	Client Review	Review Only	
02-06-18	HDC Review & Pricing	Pricing Only	
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22 N. 4TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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Project: 171543 Released:
SITE & CODE INFO
Plan North Sheet Number
A-1
Page 01 of XX



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BLACK RESIDENCE

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FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

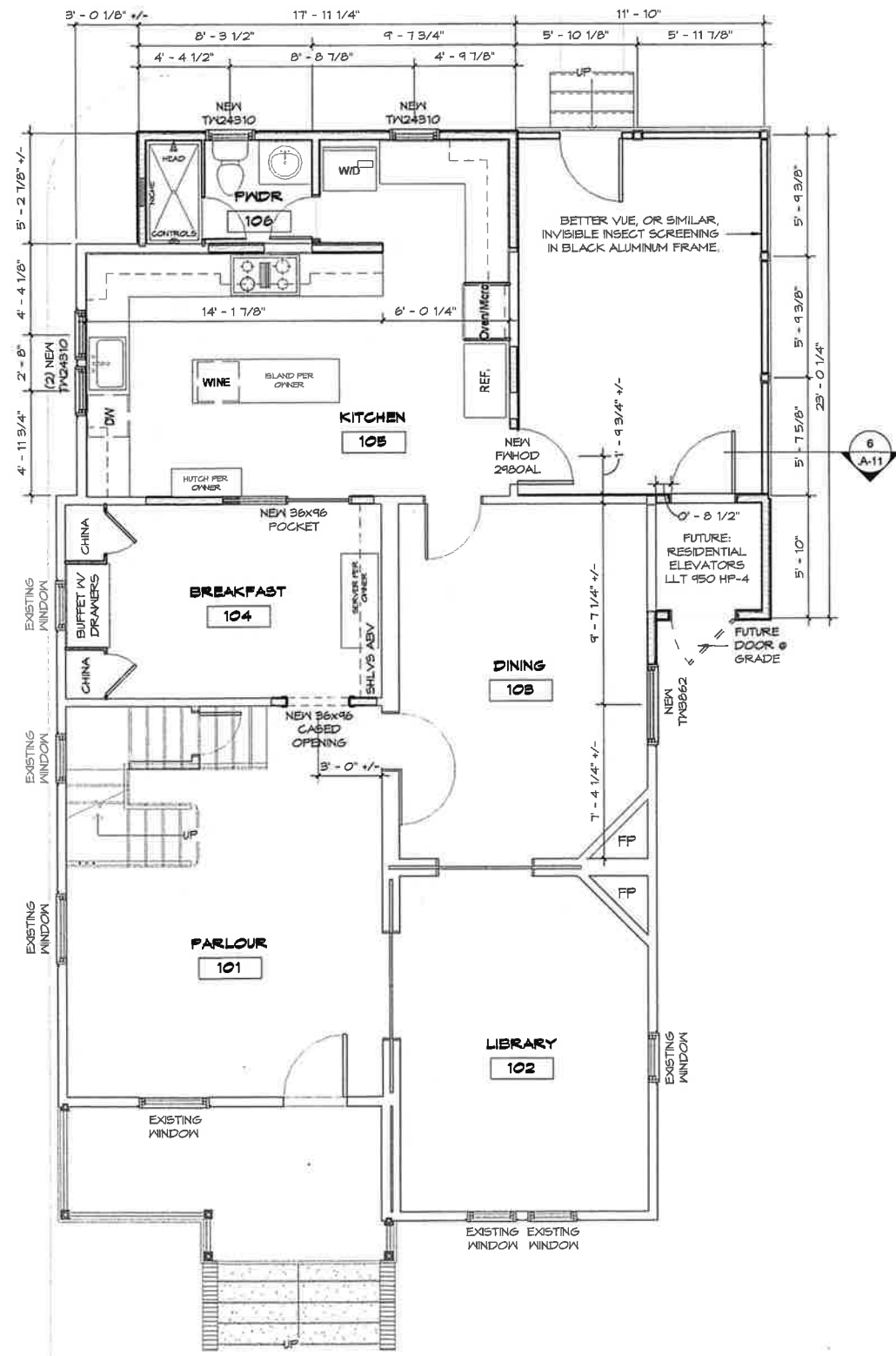
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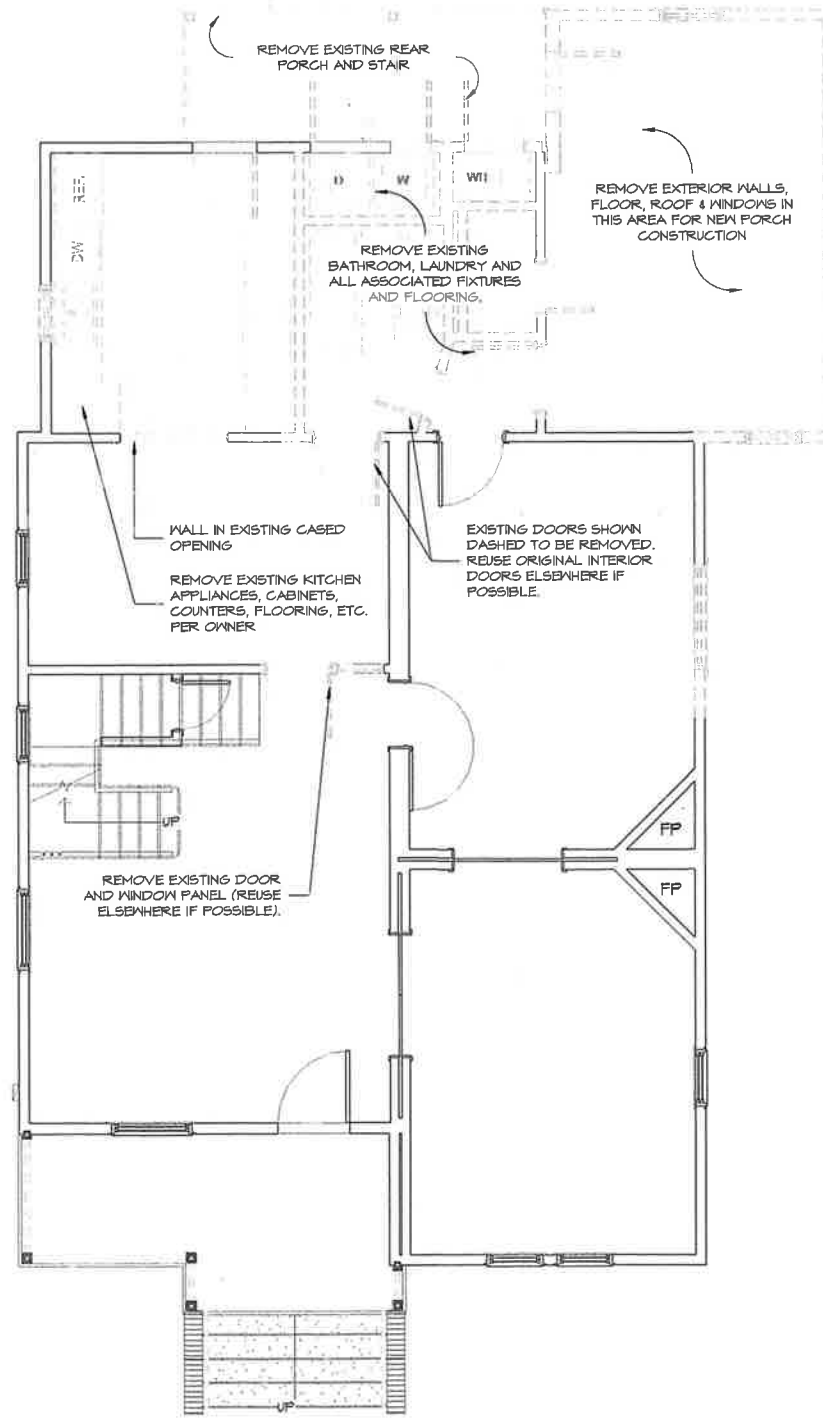
LEVEL ONE

Sheet Number
A-4

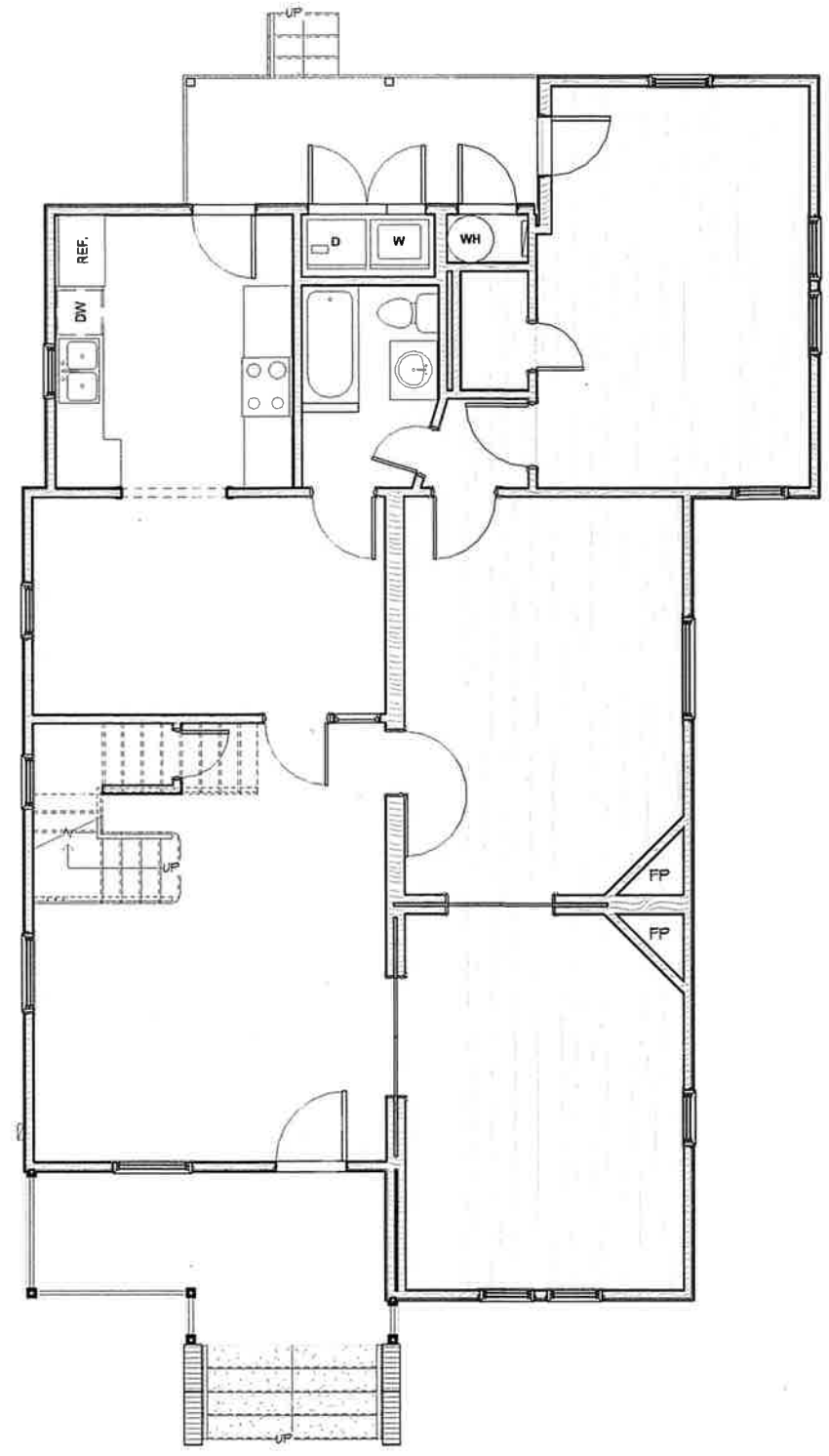
Page 04 of xx



③ Renovated Level I
1/4" = 1'-0"



② Demolition Level I
1/4" = 1'-0"



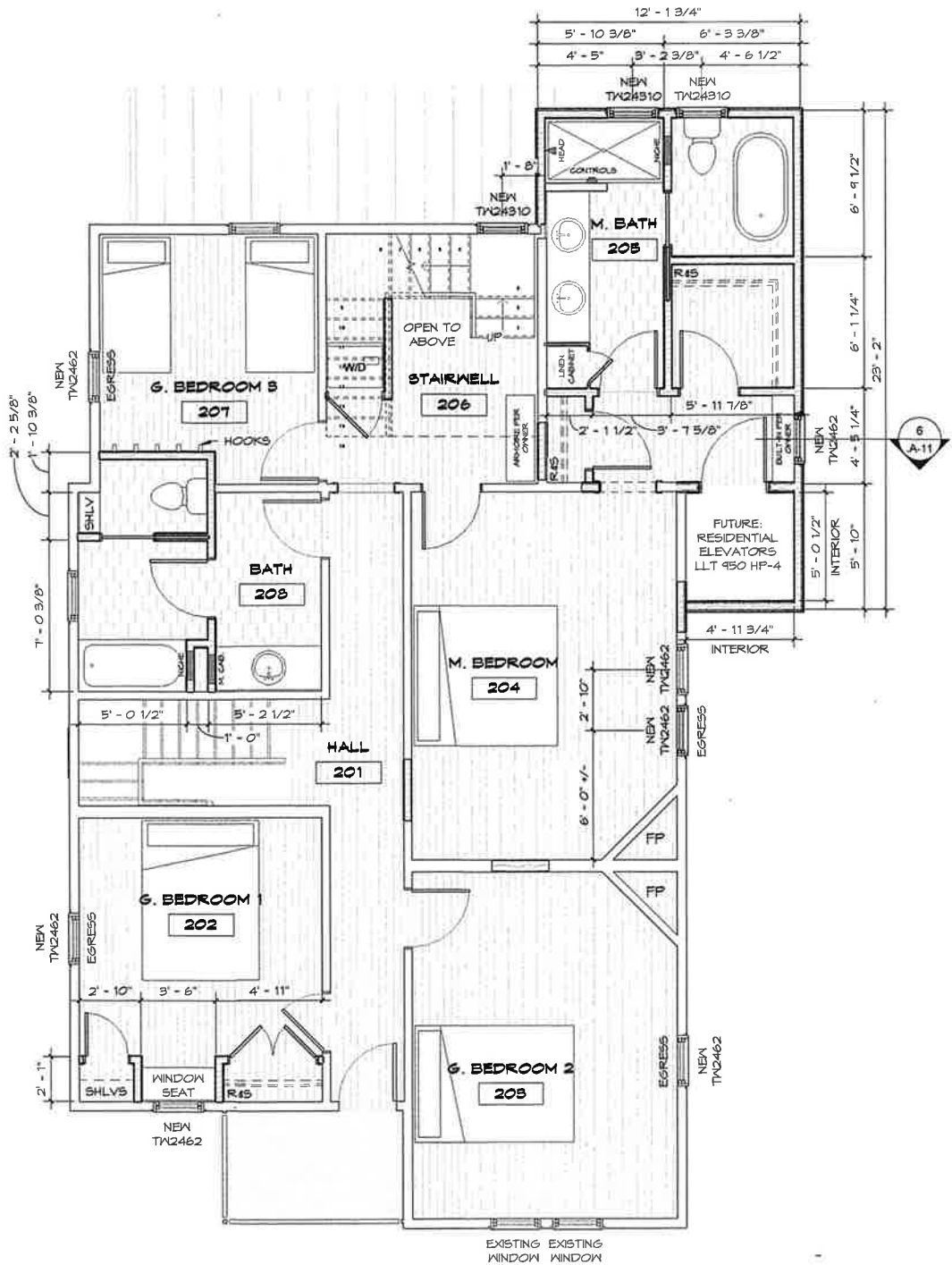
① Existing Level I
1/4" = 1'-0"

Revisions		Description	Date
No.			

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NASSAU COUNTY, FLORIDA

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LEVEL TWO
Plan North Sheet Number
A-5
Page 05 of XX



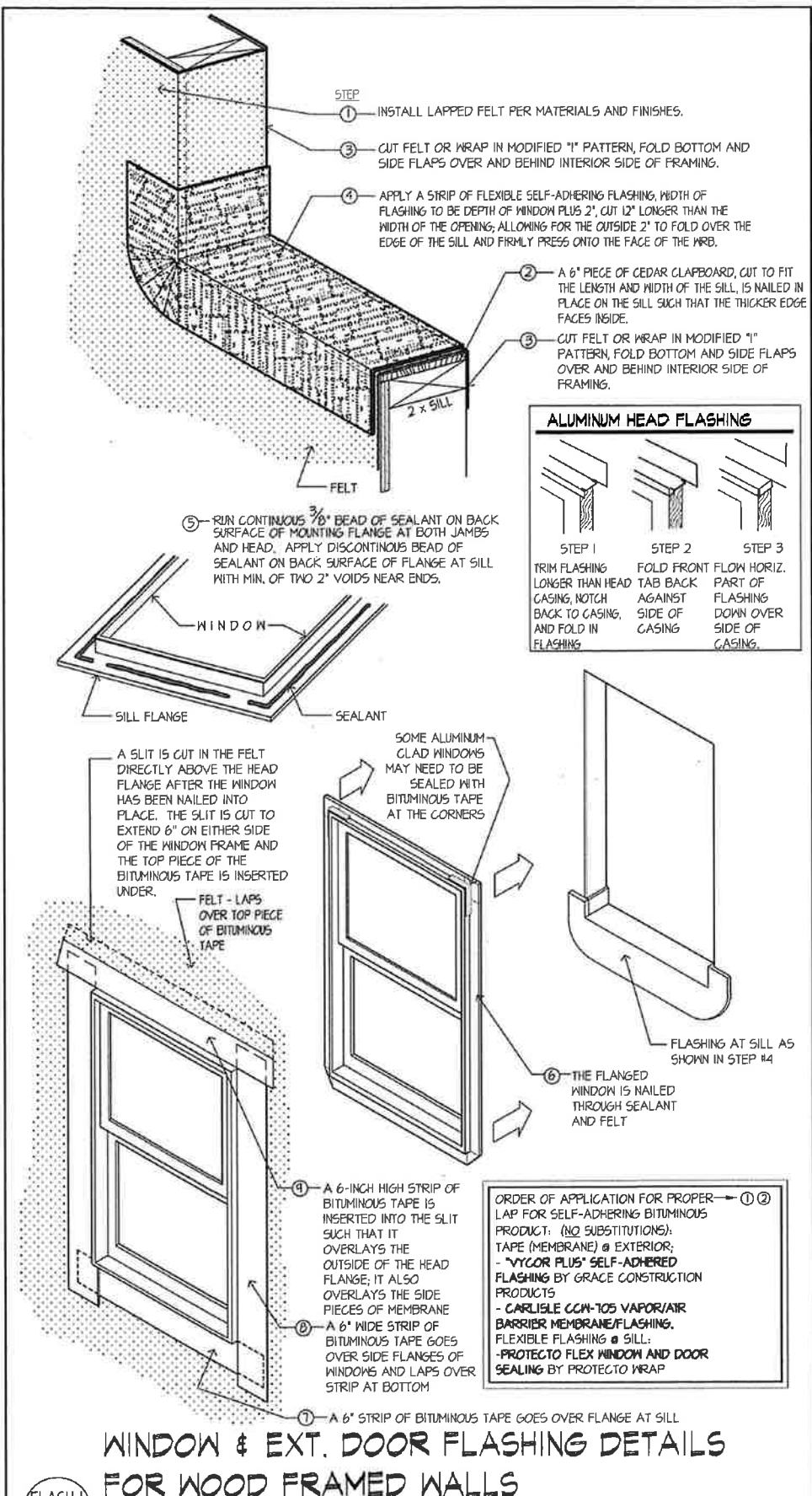
[illegible]

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VALUATION

**FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

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Project: 171543	Released:
LEVEL THREE	
Plan North	Sheet Number
	A-6
	Page 06 of XX

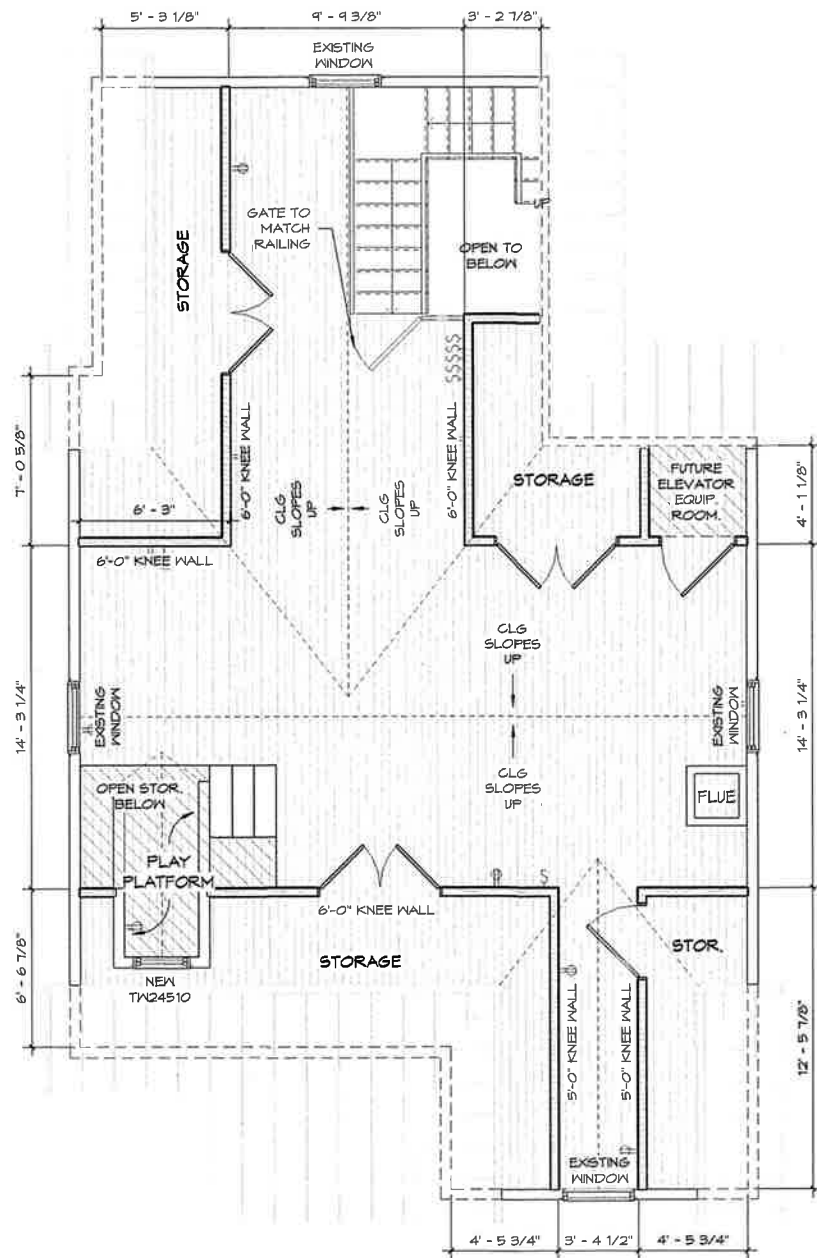


WINDOW & EXT. DOOR FLASHING DETAILS FOR WOOD FRAMED WALLS

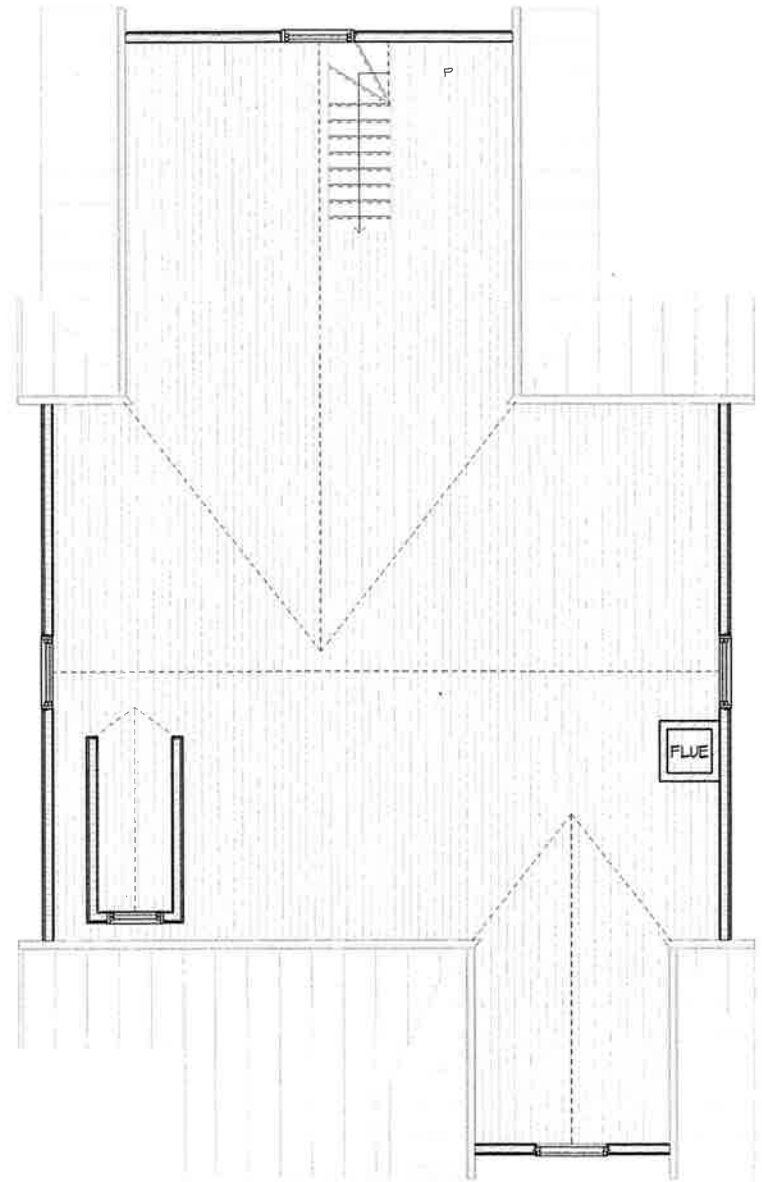
FLASH I

NOTE:

1. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR WINDOW & DOOR MOUNTING & WATERPROOFING. COORD. FOR VARYING FINISH MATERIALS THICKNESS(ES).
2. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR WINDOW & DOOR MOUNTING FOR WOOD, & WOOD BUCK TO MASONRY/CONCRETE, TO SATISFY SPECIFIED WIND REQUIREMENT.
3. ADD A METAL DRIP CAP AT THE HEAD OF THE WINDOW IF THE MANUFACTURER DOES NOT WARRANT THE FLANGES AS WEATHERPROOF.
4. IF USING ALUMINUM-CLAD WINDOWS, SEAL ANY GAPS FOUND IN THE CORNERS WITH SELF-ADHERING BITUMINOUS TAPE.
5. REFER TO FHA/AAMA 100-T STANDARD PRACTICE FOR THE INSTALLATION OF WINDOWS WITH FLANGES OR MOUNTING FINS IN WOOD FRAME CONSTRUCTION.



② Renovated Level III
1/4" = 1'-0"



① Existing Level III
1/4" = 1'-0"

Revisions	Description		Date
	No.		

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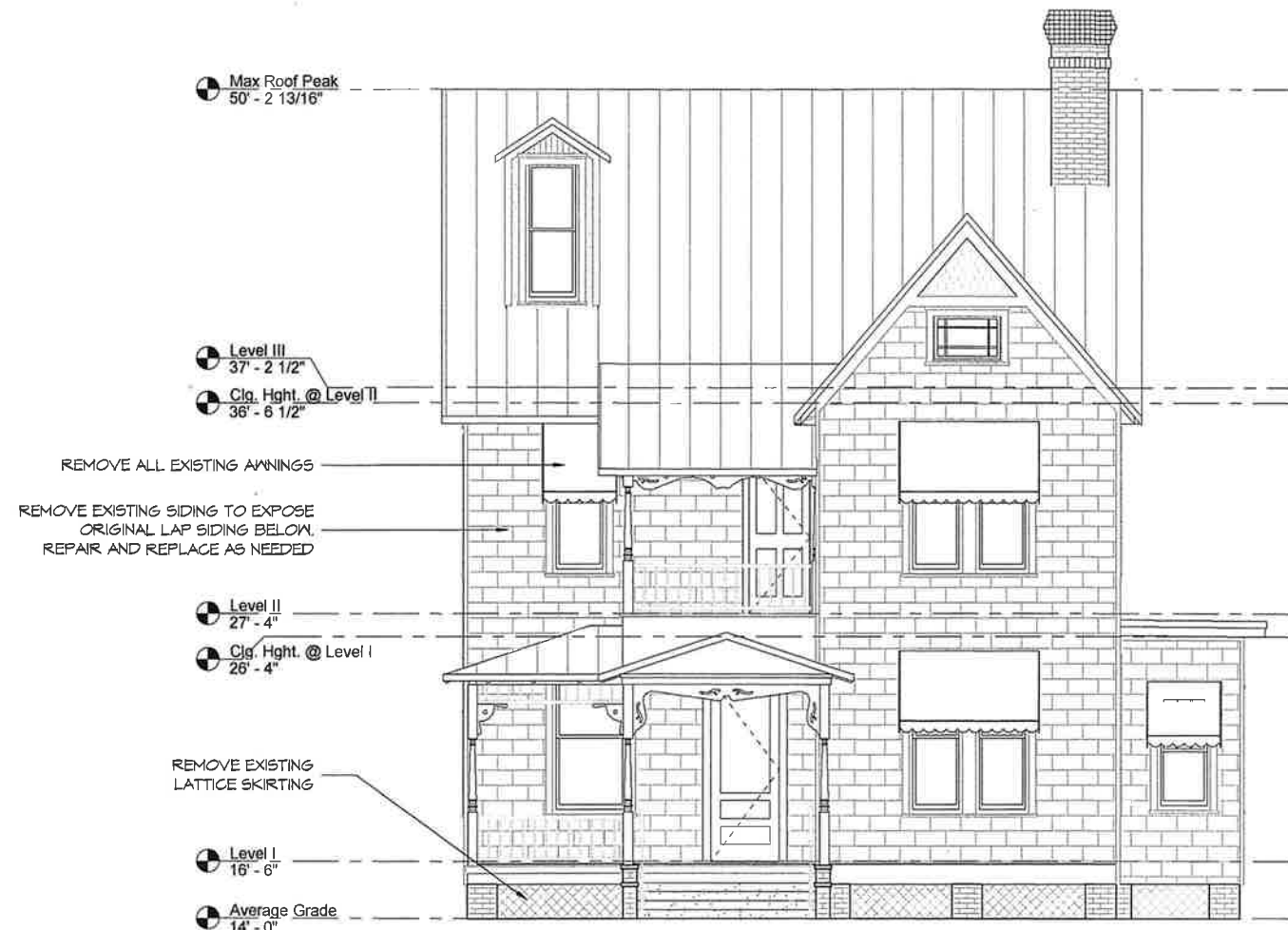
BLALOCK RESIDENCE
22 N. 4TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA



③ Accessory West Elevation
1/4" = 1'-0"



② Proposed West Elevation
1/4" = 1'-0"



① Existing West Elevation
1/4" = 1'-0"

Revisions		Date
No.	Description	

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BLALOCK RESIDENCE

22 N. 4TH STREET

FERNANDINA BEACH

NASSAU COUNTY, FLORIDA

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Project: 171543 Released:

NORTH ELEVATION

Plan North: Sheet Number

A-8

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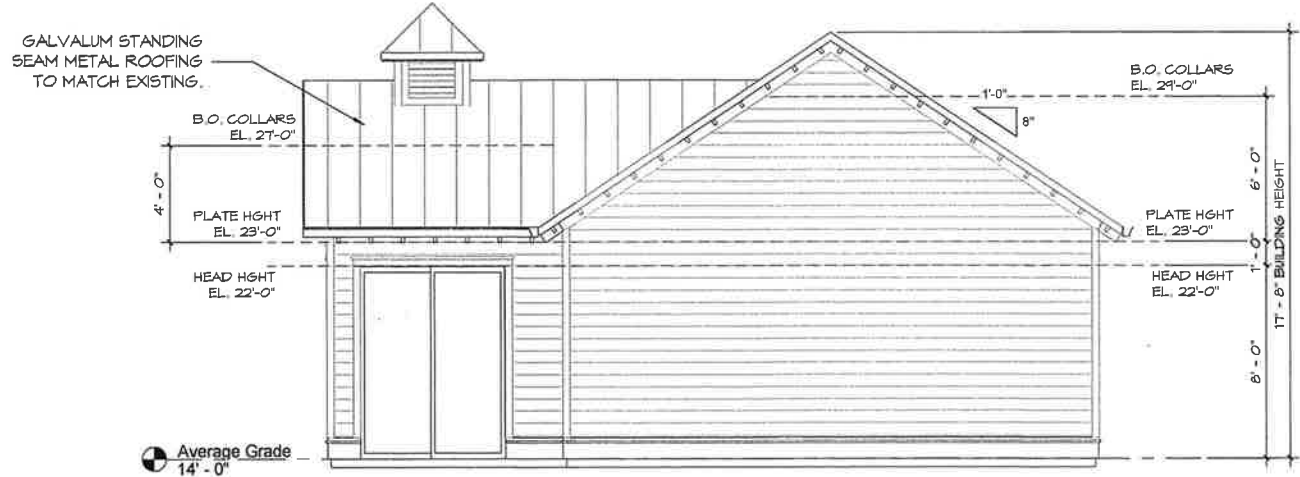
② Proposed North Elevation
1/4" = 1'-0"



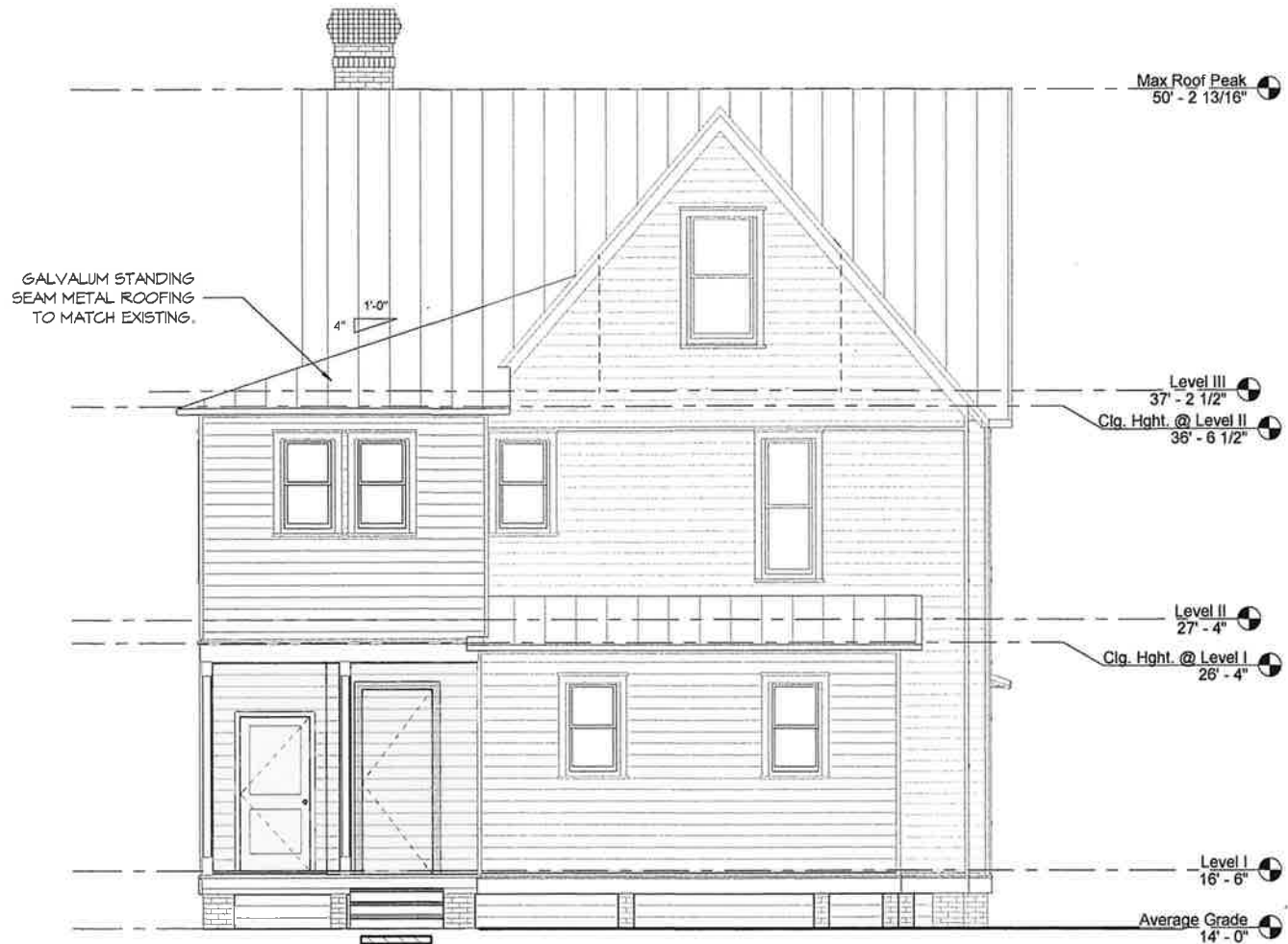
① Existing North Elevation
1/4" = 1'-0"

Revisions		Date
No.	Description	

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③ Accessory East Elevation
1/4" = 1'-0"



② Proposed East Elevation
1/4" = 1'-0"

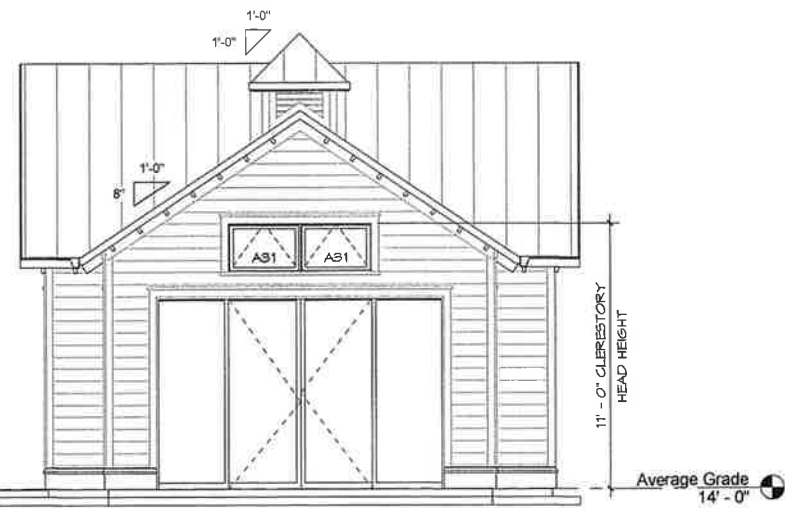


① Existing East Elevation
1/4" = 1'-0"

BLALOCK RESIDENCE
22 N. 4TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA



② Proposed South Elevation
1/4" = 1'-0"



① Existing South Elevation



Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions	No.	Description	Date

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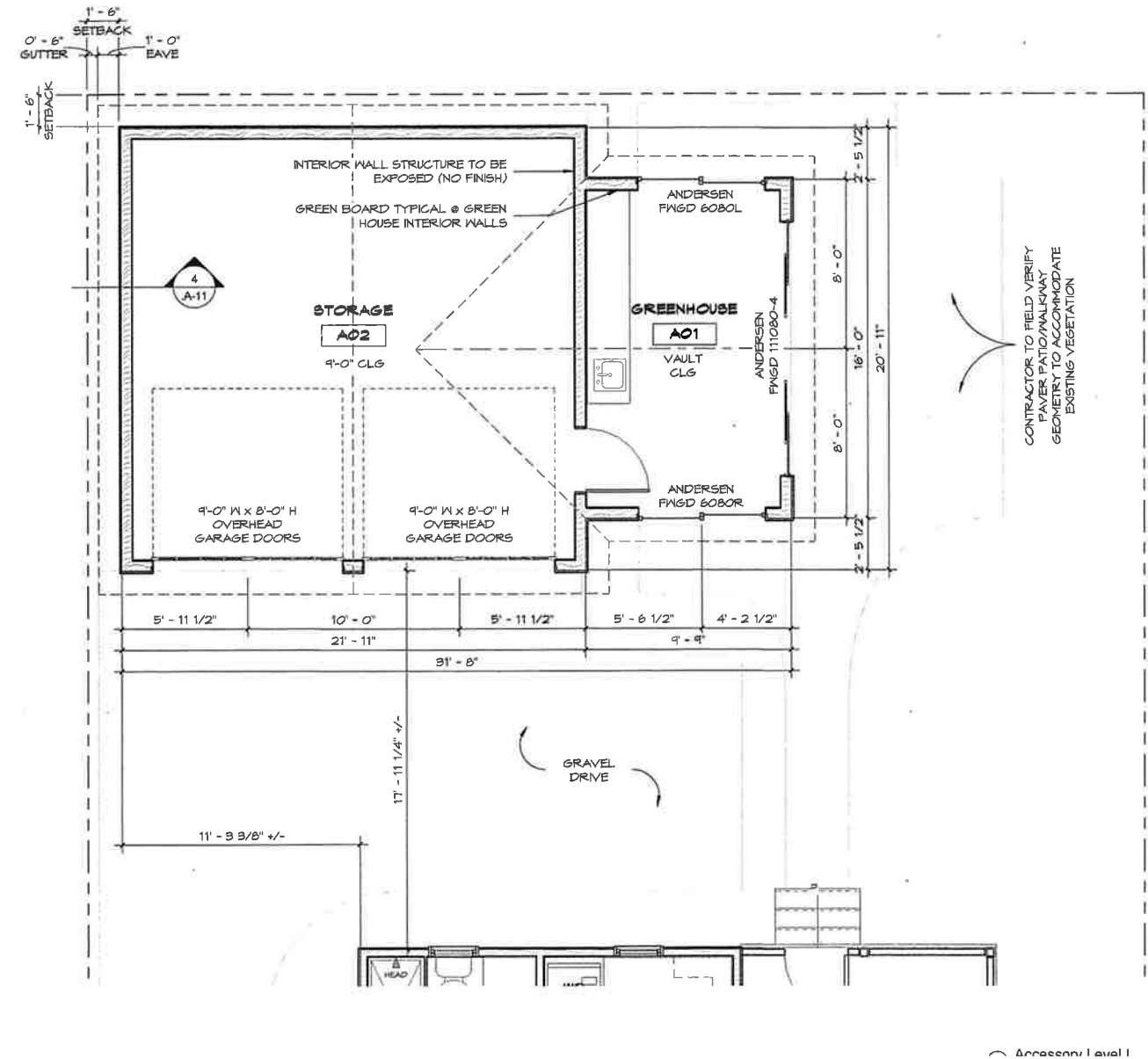
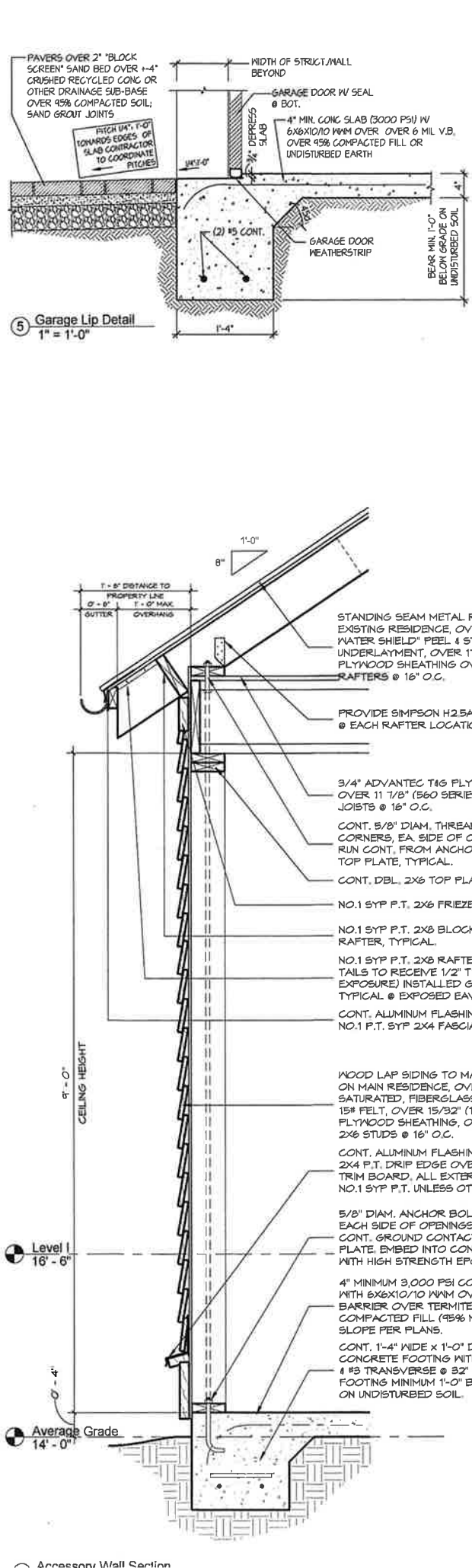
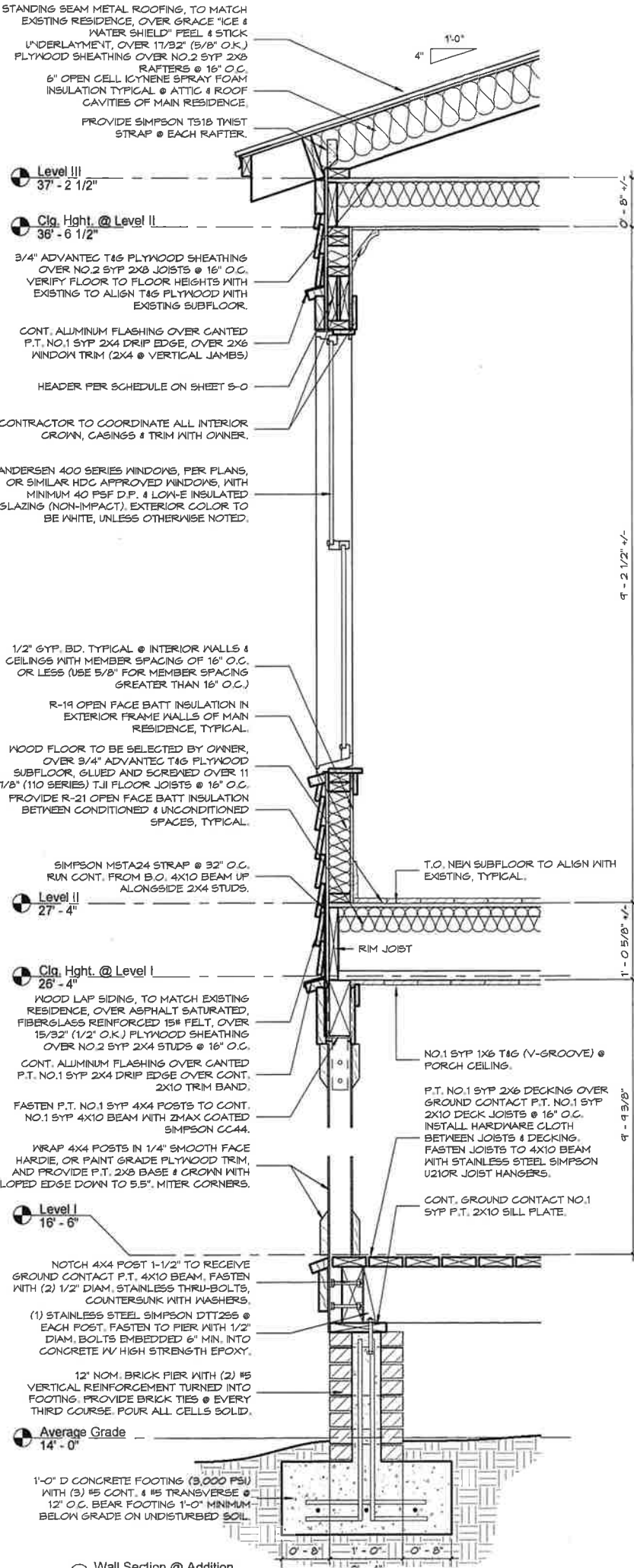
BLALOCK RESIDENCE

22 N. 4TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

NOTE: DRAWING SCALE IS 1/2" OF SCALE
LISTED IF PRINTED ON 11X17 MEDIA
Project: 171543 Released:

SOUTH ELEVATION
Plan North Sheet Number

A-10
Page 10 of XX





Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH 904/277-4583 FAX 904/277-6734

Revisions		Description	Date
No.			

PROGRESS PRINTS			
Issue Date	Issued To/For	Restrictions	
01-11-18	Client Review	Review Only	
03-05-18	DDC Review & Pricing	Pricing Only	
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BLALOCK RESIDENCE

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Project: 171543 Released:

Plan North	Sheet Number
	

Page of XX

HDC 2018-14

EXHIBIT 2

FL Master Site File #8NA00293



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00293

Recorder # 293

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 22 North 4th St

Multiple Listing (DHR only) _____

Other Names _____

>> _____

Survey or Project Name _____

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>22</u>	<u>North</u>	<u>4th</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> FERNANDINA BEACH;2002

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 3N ;28E ;22;UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Shingle

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 2.5

Structural System(s) _____

>> Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>> Piers

Other Foundation Types _____

Foundation Material(s) _____

>> Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>> Drop siding

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> Gable

Other Roof Type(s) _____

Roof Material(s) _____

>> Composition shingles

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____

>> Cross gable

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) west slope

HISTORICAL STRUCTURE FORM

BNA00293

DESCRIPTION (continued)

Window Descriptions 1/1, 2/2, 8 light hopper

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) west

Porch Roof Types(s) hip

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential:

Institutional:

Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features) garage

Archaeological Remains (describe):

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1911

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence; 1911;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

>> Community planning & development

Area(s) of historical significance

Other Historical Associations

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00293

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF Including Field Notes, Plans, Other Important Documents

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address/Phone 7035 Phillips Hwy Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 3/31/2007Form Comments: _____

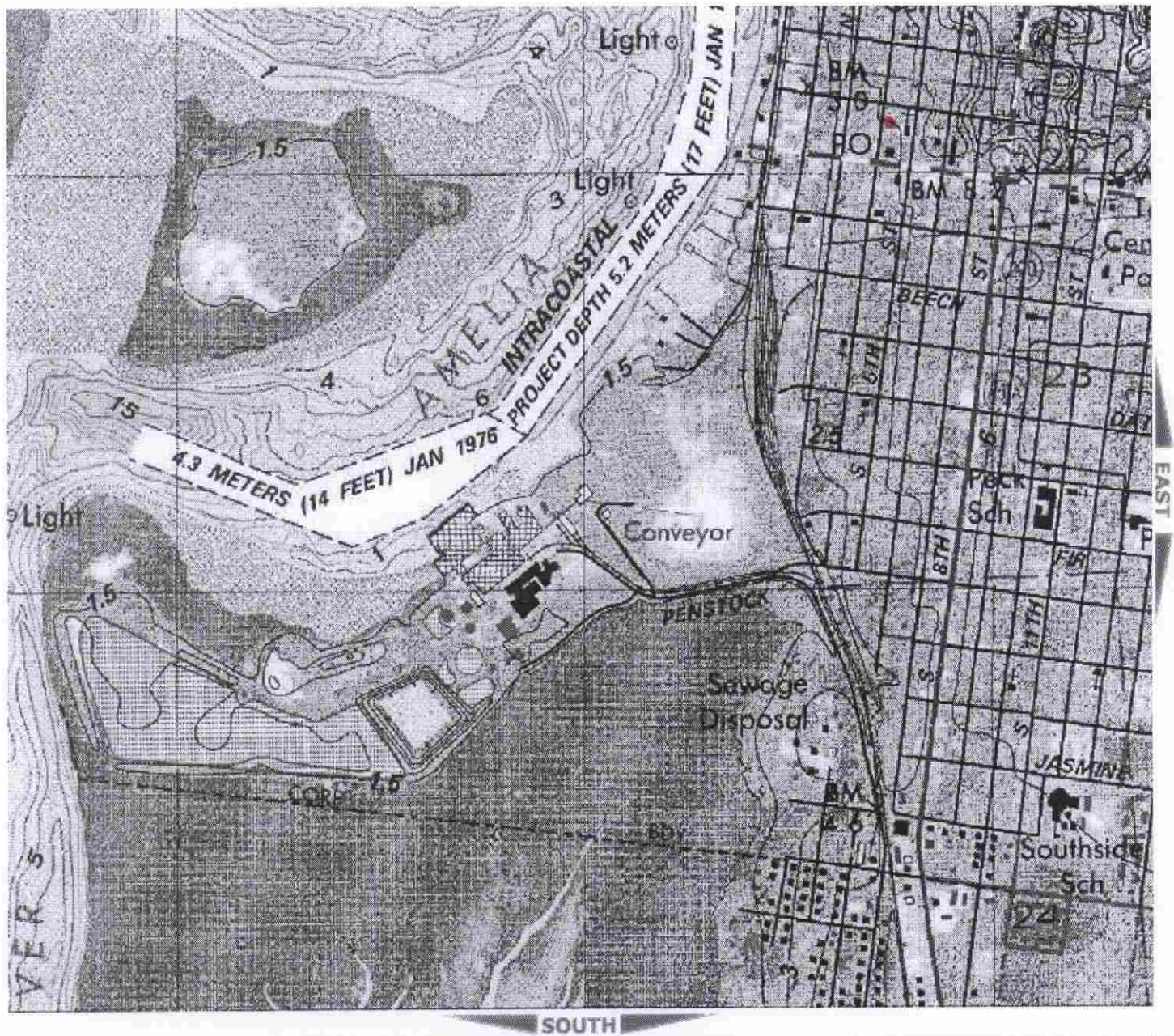
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00293-200703

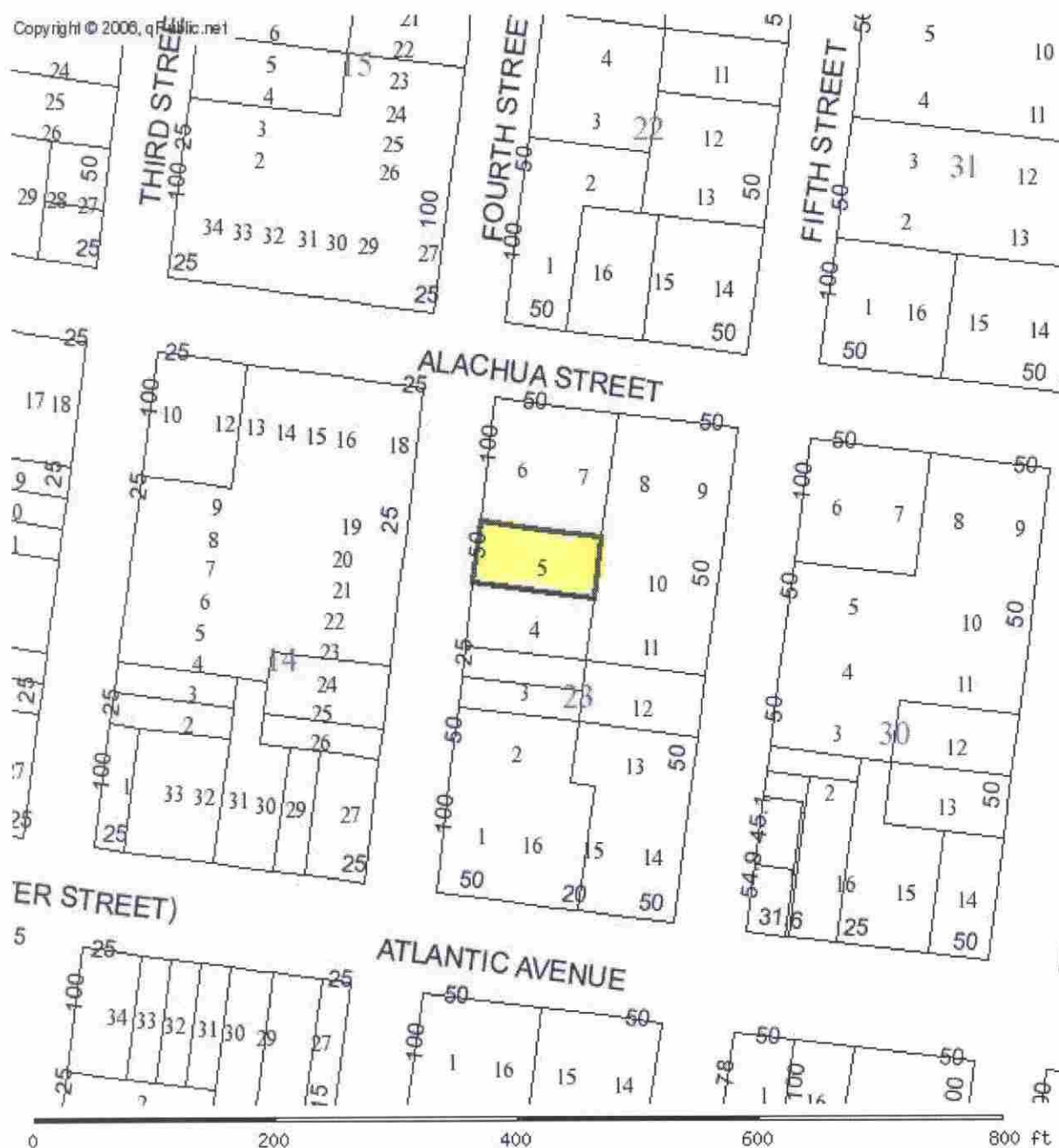
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2002
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
Gable dormer
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1911;
- > **Research methods:**
FL Master Site File-Cultural Resources
Pedestrian
Examine local tax records
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA 293

15



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0023-0050
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	ROGERS ELLA LOUISE PARTIN L/E
Mailing Address	ROBERT N & MARTHA P BLALOCK 22 NORTH 4TH STREET; FERNANDINA BEACH, FL 32034
Situs/Physical Address	22 NORTH 4TH ST
2006 PROPOSED VALUES	
Land Value	120,000

FLORIDA MASTER SITE FILE
Site inventory Form

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

SITE NO. *B NA 293*

SITE NAME: 22 N. 4th St.
ADDRESS OF SITE: 22 N. 4th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 23 5
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Partin, Mary Content

ADDRESS: 22 N. 4th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

x GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1884

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING

TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 45

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # Folk Victorian

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: shingles #
asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/2-story entrance tiered, 2-bay, access W, 1st bay,
simple balustrade/frieze; turned posts; jigsaw-cut brace/spand.
ORIENTATION: W

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: gable #
cross gable

CHIMNEY LOCATION: S: end, interior: ridge

WINDOW TYPE: DHS, 1/1, wood #
DHS, 2/2, wood
CHIMNEY: brick

ROOF SURFACING: composition shingles: variegated

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2.5

NO. OF DORMERS: 1

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

22 N. 4th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1884, it is a two-and-a-half-story frame vernacular residential building. It is noteworthy for its picturesque porch ornamentation and shingles on gable ends. It has been significantly altered by asbestos shingle siding.





HDC 2018-14

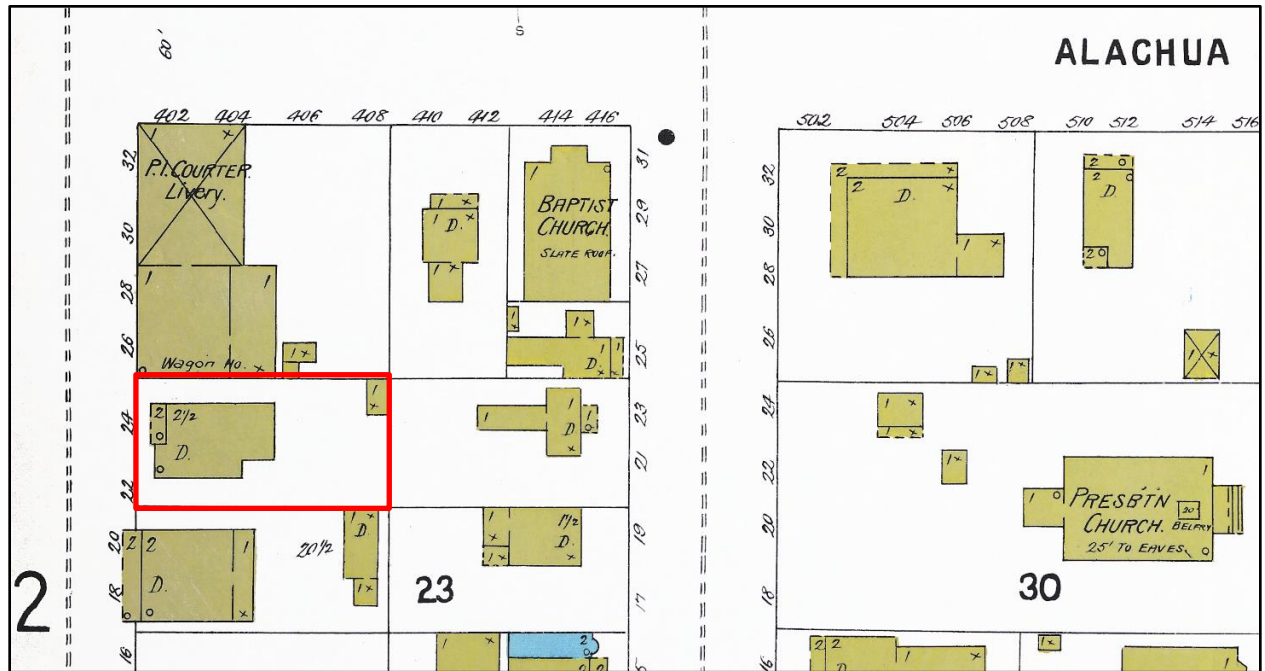
EXHIBIT 3

Study of Sanborn Fire Insurance Maps

22 N 4th Street – Sanborn Fire Insurance Maps

**No structures on property on 1891 Map

1897



1903

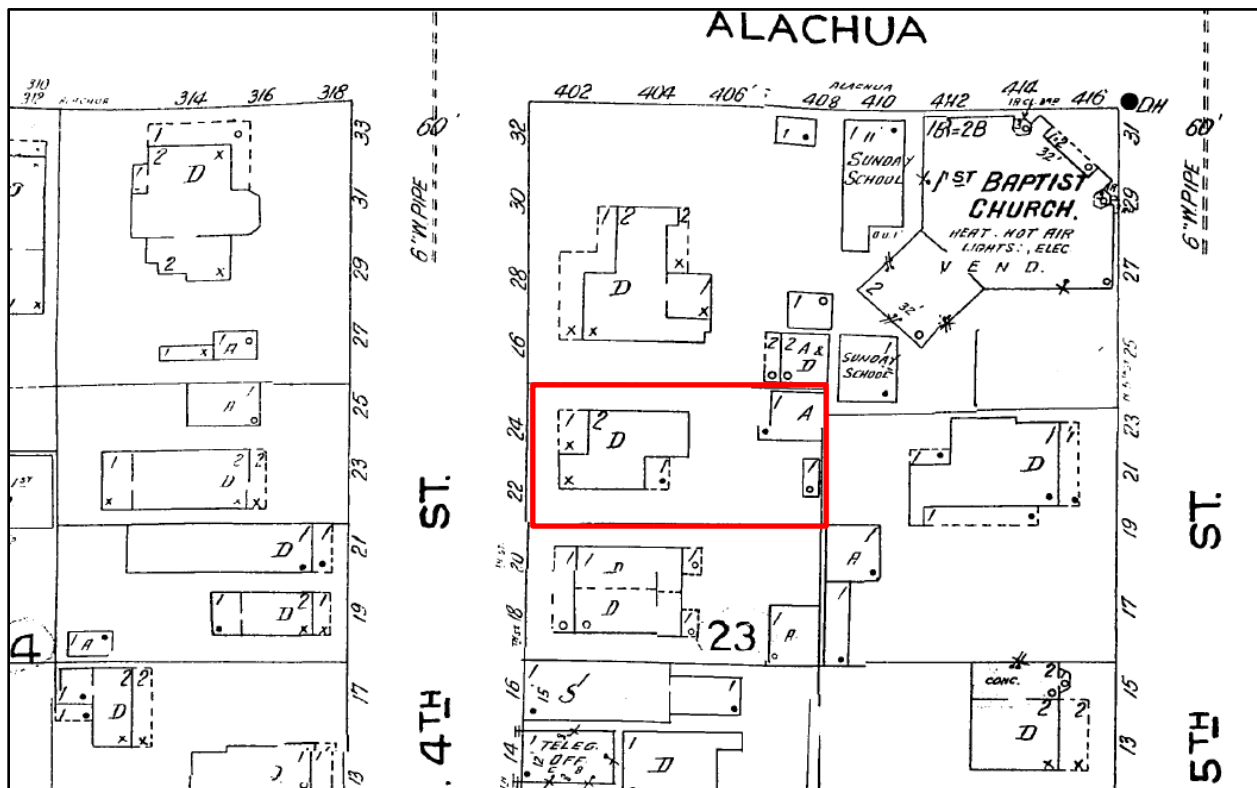


22 N 4th Street – Sanborn Fire Insurance Maps

1909



1949

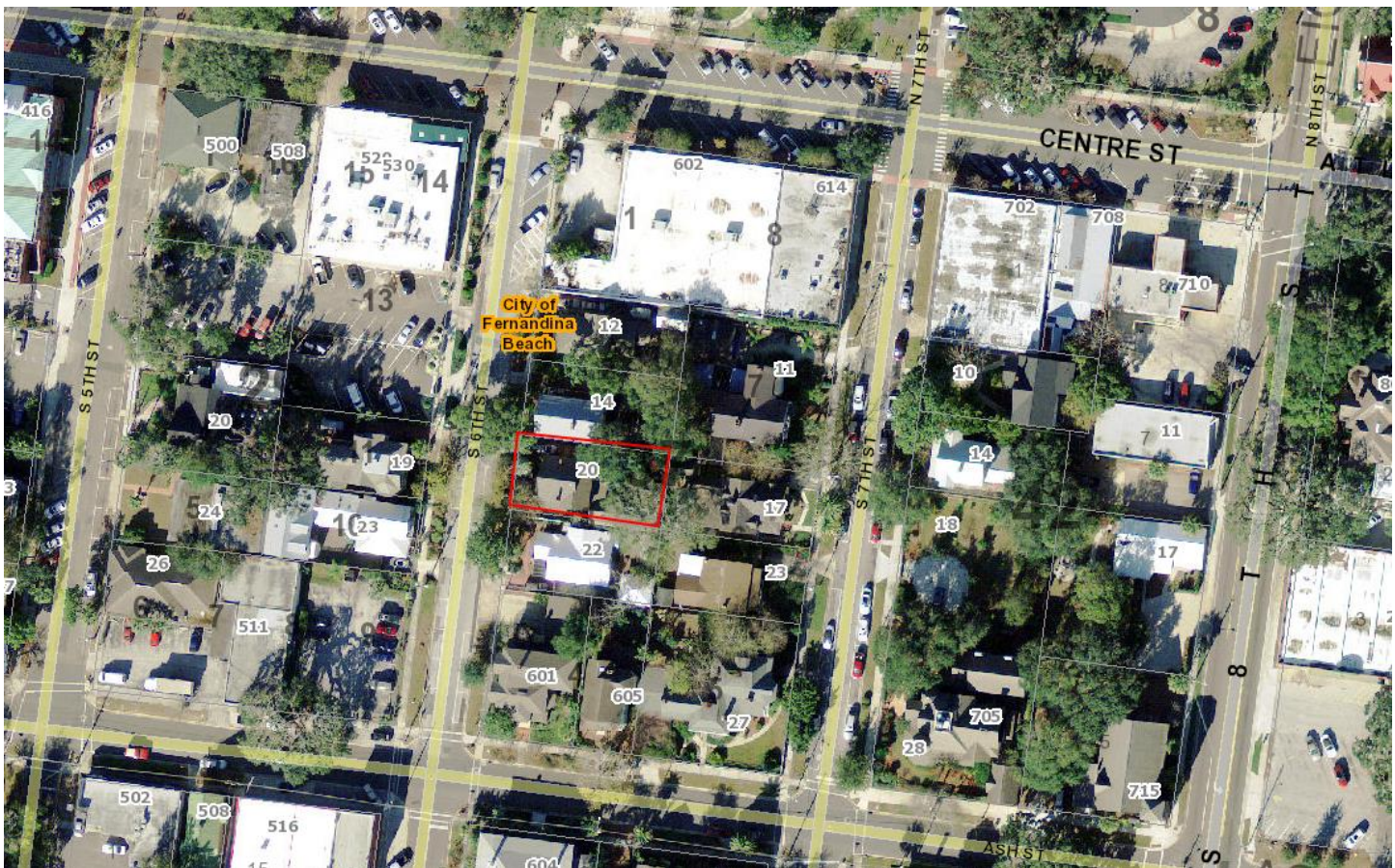




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-15
APRIL 19, 2018

Owner/Applicant:	Rice Architects, agent for Gloria Payne				
Property Address:	20 S. 6 th Street				
Requested action:	Certificate of Approval (COA) to demolish a non-contributing accessory structure and construct a new addition at rear of property				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00372				
Year Built:	1909 (FLMSF)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Single Family Residential	C-3	c.1900	
	South	Single Family Residential	C-3	c.1930	
	East	Single Family Residential	C-3	c.1900	
	West	Residential/Office	C-3	c.1880	"London Medical Spa"

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting to demolish a non-contributing accessory structure and construct an addition to the rear of the home.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;

5. Form and detail, considering the link between old and new buildings;
6. Maintaining materials within the district or on the landmark site;
7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

8.03.03.01 Requirements for Demolition Applications

- A. Application requirements. Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.
- B. Public hearings and notice requirements. Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.
- C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
 1. Whether the structure or site would meet national, state, or local criteria for designation;
 2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
 3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
 4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
 5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;
 6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
 7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
 8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
 9. Whether the applicant will be denied a reasonable return on his or her investment;
 10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
 11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.

- D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition:
1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner.
 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.
 3. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation and/or relocation.
 4. An estimate from an architect, developer, real estate consultant, or appraiser experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure in its current location or in any proposed new location.
- E. Demolition delay period. The HDC may grant a Certificate of Approval for demolition as requested by a property owner which may provide for a delayed effective date. The effective date of the certificate will be determined by the HDC based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The HDC may delay the demolition of contributing buildings within locally designated historic districts for up to six months, and for non-contributing buildings within locally designated historic districts for up to three months. During the delay period, the HDC may take such steps as it deems necessary to preserve the structure requested to be demolished and ensure that the structure is secured and stabilized. Such steps may include, but are not limited to, consultation with community groups, public agencies, and interested citizens; recommendations for acquisition of property by public or private bodies or agencies; and exploration of the possibility of moving the structure to a new location.
- F. Special requests precedent to demolition. The HDC may, with the consent of the property owner and at the property owner's expense, request that the owner salvage and preserve building materials, architectural details and ornamentation, fixtures and the like for reuse in the restoration of other historic properties. At the HDC's discretion, and with the property owner's consent, the HDC, Amelia Island Museum of History, or other local historical organizations at their expense, may salvage and preserve building materials, architectural details and ornamentation, fixtures, and the like. The HDC may, with the consent of the property owner and at the property owner's expense, recommend recording the architectural details for archival purposes prior to demolition. This recording may include, but is not limited to, photographs, videotaping, historical background information, and scaled architectural drawings.
- G. Denial of Certificate of Approval for demolition. The HDC's refusal to grant a Certificate of Approval for demolition requested by a property owner shall be supported by a written statement describing the public interest that the HDC seeks to preserve.
- H. Requirement of development plans. No contributing building or structure on a property located within a locally designated historic district or the CRA shall be totally demolished without first receiving at the minimum conceptual approval by the HDC for new construction. The requirement of a certificate of Approval for new construction may be waived by the HDC upon a showing of good cause that such requirement would be unduly harsh or would result in a substantial hardship to the property owner. A showing of good cause may include, but is not limited to, evidence that the property owner is unable to comply with the requirement for new construction due to advanced age, infirmity, physical or other handicap, or economic hardship. In the event economic hardship is claimed, the applicant must demonstrate the requirements in Section 8.03.06. Property owners seeking demolition of an unsafe structure based upon recommendation of the Code

Enforcement and Appeals Board or the Building Official are exempt from this requirement. Upon approval by the HDC of a Certificate of Approval for demolition, the demolition permit shall not be issued until all demolition and new construction plans for the property have received all other required governmental approvals.

- I. Structures not in historic districts or the CRA. Upon receipt of a demolition permit application for properties not in the historic districts or the CRA, the Building Department shall notify the Planning Department. During the permit application review period, the Planning Department shall record the property through photographic documentation for archival purposes. The City may seek permission from the property owner to enter the building to take photographs prior to demolition.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Additions (pg 104)

New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, or destroyed in the process of rehabilitation. The new design should complement the original historic building and still be distinguishable. Do not try to copy the original design.

1. Before building an addition, attempt to accommodate needed functions within the existing building.
2. Limit the size of new additions so as not to overwhelm the historic building.
3. Respect the scale, massing, materials, and window spacing of the historic building.
4. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height; the new addition should not appear to be part of the historic building.
5. Use contemporary designs for new work or reference design motifs from the historic building.
6. Respect the existing historic character of surrounding buildings in the district and insure that the new addition will complement this historic character.
7. Place new additions on rear or side elevations where not visible from the street.

Demolition (pg 109)

Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or non-contributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.

1. Demolition should only occur after all other options have been considered and retention of the building is found not to be feasible due to structural or economic reasons.
2. Demolition may occur to ensure the public safety and welfare.

ANALYSIS:

The accessory structure that currently exists at the site is a non-contributing later addition to the property. Staff finds that it meets all of the criteria for approval of a demolition COA, and recommends approval for demolition.

The proposed new addition will be situated where the current accessory structure is located and connect to a previous addition. Located at the rear of the property the addition will not be visible from the right of way and will not affect the contributing historic structure. Materials proposed will match the existing in color and design.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

APPROVAL of HDC 2018-15

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-15 with or without conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-15, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|-----------|--|
| EXHIBIT 1 | HDC 2018-15 Application and Backup Materials |
| EXHIBIT 2 | Florida Master Site File 8NA00372 |
| EXHIBIT 3 | Study of Sanborn Fire Insurance Maps |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-15

EXHIBIT 1

Application and Backup Materials

MAR 16 PM 1:43



OFFICE USE ONLY

REC'D: 3/16/18 BY: SJC
 PAYMENT: \$ 150.00 TYPE V# 323
 APPLICATION #: 2018-000400
 HDC CASE #: 2018-15
 APPLICATION COMPLETE: Y ☒ N ☐
 PRE-CONFERENCE: Y ☒ N ☐ DATE _____

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

BOARD MEETING DATE: 4/19/18
 PLANNER: SJC DATE: _____
 _____ APPROVED _____ DENIED

APPROVAL TYPE:

☐ Staff Approval☐ Board Approval: Conceptual ☒ or Final _____

PROJECT TYPE:

☐ New Construction ☐ Addition ☒ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map SearchStreet Address: 20 SOUTH 6TH ST.Historic District: ☐ Downtown ☐ Old Town ☐ CRA WaterfrontParcel Identification Number(s): NORTH HALF OF LOT 3 IN BLOCK 37

Zoning District: _____ Lot / Block Number (optional) _____

PROJECT DESCRIPTION

Owner of Record

As recorded with the Nassau County Property Appraiser

Owner(s) Name

GLORIA PATNE

Corporation or Company (if applicable)

Street Address

20 SOUTH 6TH ST.

City State Zip

32034
FERNANDINA BEACH, FL.

Telephone Number

(904) 742-9040

Email Address

paynegt93@gmail.com

Applicant or Agent

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

Applicant Name

STEVE GILCHRIST c/o:
RICE ARCHITECTS

Corporation or Company (if applicable)

RICE ARCHITECTS

Street Address

901687 GATEWAY BLVD. SUITE 201 H

City State Zip

AMELIA ISLAND, FL. 32034

Telephone Number

(904) 556-4329

Email Address

sgilchrist62@gmail.com

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

THE EXISTING CONDITION WAS CONSTRUCTED PRIOR TO OUR CLIENT PURCHASING THE PROPERTY. IT WAS NOT BUILT TO MATCH EXIST. HOUSE IN DETAILS OR TRIM. THIS ASPECT OF THE HOUSE CAN'T BE SEEN FROM THE STREET.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

THE PROPOSAL IS TO DEMOLISH THIS PREVIOUS ADDITION, RE-BUILD TO CURRENT BUILDING CODE & DUPLICATE BOTH STYLE & FINISHES TO MATCH EXIST. HOUSE

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric		LAP WOOD SIDING		GRAY TO MATCH EXIST.
Doors		WOOD OR FIBERGLASS		WHITE, TO MATCH EXIST.
Windows	ANDERSEN	TO MATCH. EXIST. WINDOWS		WHITE, TO MATCH EXIST.
Roofing		30YR. ASPHALT ROOF SHINGLE		GRAY, TO MATCH EXIST.
Fascia/Trim		WOOD		WHITE/GRAY, TO MATCH EXIST.
Foundation		CONC.		
Shutters		N/A		
Porch/Deck		N/A		
Fencing		N/A		
Driveways/Sidewalks		N/A		
Signage		N/A		
Other		N/A		

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

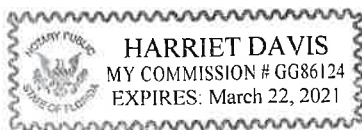
MAR. 16/2019
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this 16 day of March, 20 18.

Harriet Davis

Notary Public: Signature

Harriet Davis

Printed Name

3/22/1821

My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: Candace DL

USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



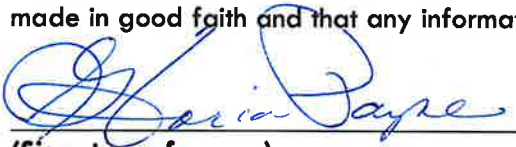
OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE GLORIA PAYNE
(print name of property owner(s))

hereby authorize: STEVE AILCHRIST c/o RICE ARCHITECT
(print name of agent)

to represent me/us in processing an application for: HDC BOARD OF APPROVAL
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.


(Signature of owner)

(Signature of owner)

GLORIA PAYNE
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

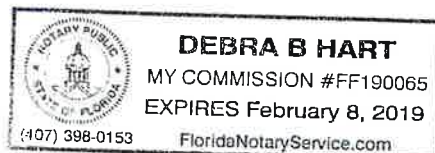
Subscribed and sworn to before me this 16th day of March, 2018.


Notary Public: Signature

DEBRA B. HART
Printed Name

02/08/2019
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DL



City of Fernandina Beach Community Development Department - 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3135 - Email: cddinfo@fbfl.org - www.fbfl.us/cdd

Revised January 2018

Page 10 of 8

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 14-081

INSTR # 201410090, Book 1913 Page 761
Pages 2
Doc Type D, Recorded 04/22/2014 at 01:58 PM.
John A Crawford, Nassau County Clerk of Circuit Court
Deed Doc \$3710.00 Rec. Fee \$18.50
#2

General Warranty Deed

Made this April 17, 2014 A.D. By Louis E. Goldman Jr. and Susan W. Goldman, husband and wife, whose post office address is: 23 South 6th Street, Fernandina Beach, Florida 32034, hereinafter called the grantor, to Gloria W. Payne, a married woman, whose post office address is: 20 South 6th Street, Fernandina Beach, FL 32034, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

The North One-half of Lot 3 in Block 37.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 000031-18000037-0031

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 14-081

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

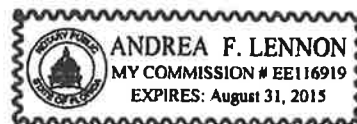
Signed, sealed and delivered in our presence:

Witness Printed Name: <u>Don Meyer</u>	<u>Louis E. Goldman Jr.</u> (Seal)
Witness Printed Name: <u>Andrea F. Lennon</u>	<u>Susan W. Goldman</u> (Seal)

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 17th day of April, 2014, by Louis E. Goldman Jr. and Susan W. Goldman, husband and wife, who has produced drivers license as identification and did not take an oath.

Notary Public
Print Name: Andrea F. Lennon
My Commission Expires:



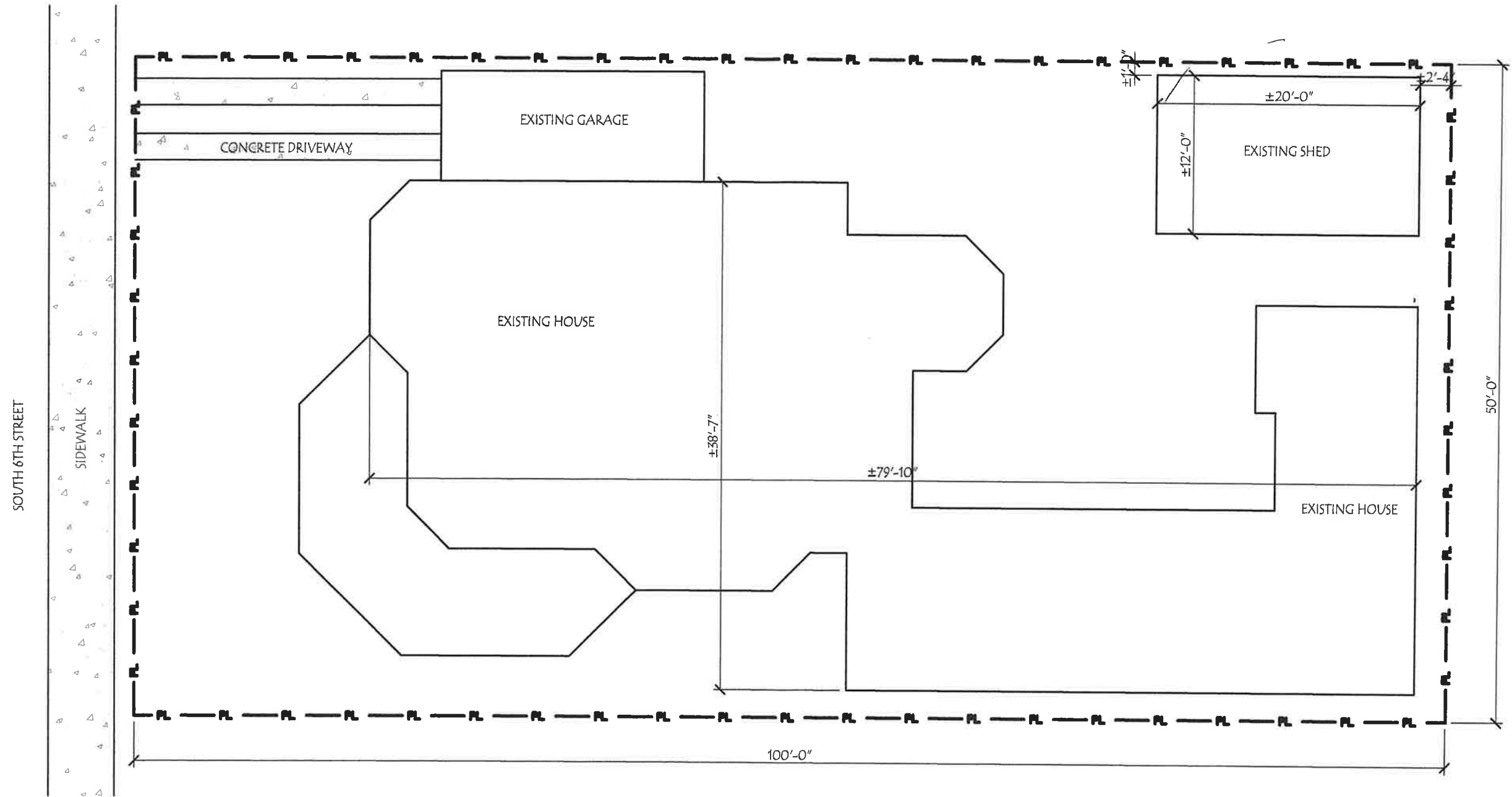






EXIST. PORTION
TO BE DEMOLISHED
& REPLACED WITH
NEW

The image shows a house with a dark brown door and vertical siding. Handwritten text and arrows indicate a renovation project. The text 'EXIST. PORTION TO BE DEMOLISHED & REPLACED WITH NEW' is written in black ink. Two arrows point from the text to the door: one points to the upper left portion of the door, and the other points to the lower right portion of the door. The house has a white roofline and a white baseboard. There are green plants on the left and right sides of the house. A black lantern-style light fixture is mounted on the wall to the right of the door. A small white electrical box is visible on the wall to the right of the door.



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

ISSUE DATE: 03/15/2018

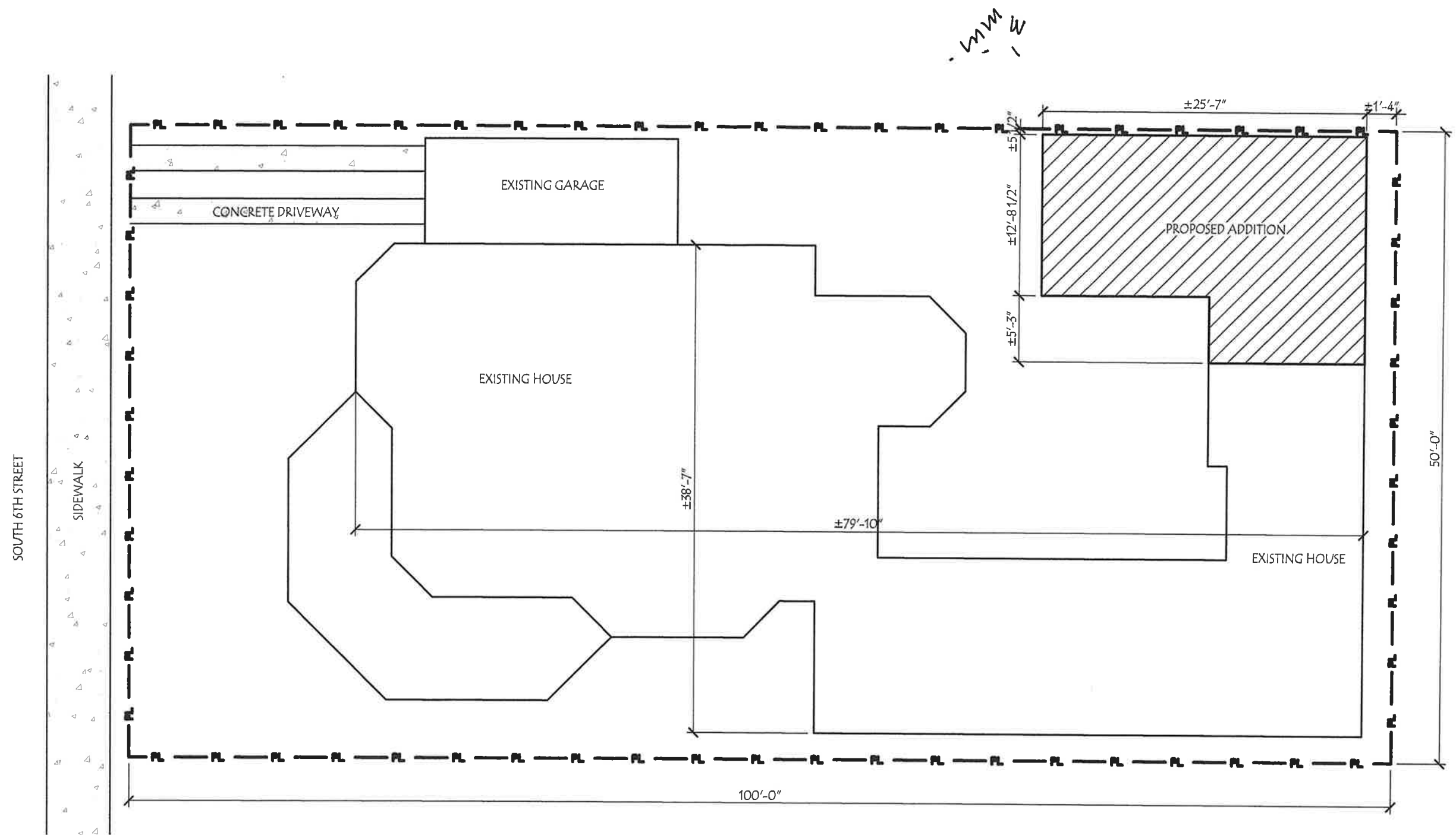
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

RICE ARCHITECT

20 S 6th Street Fernandina Beach, FL

B1.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

ISSUE DATE: 03/15/2018

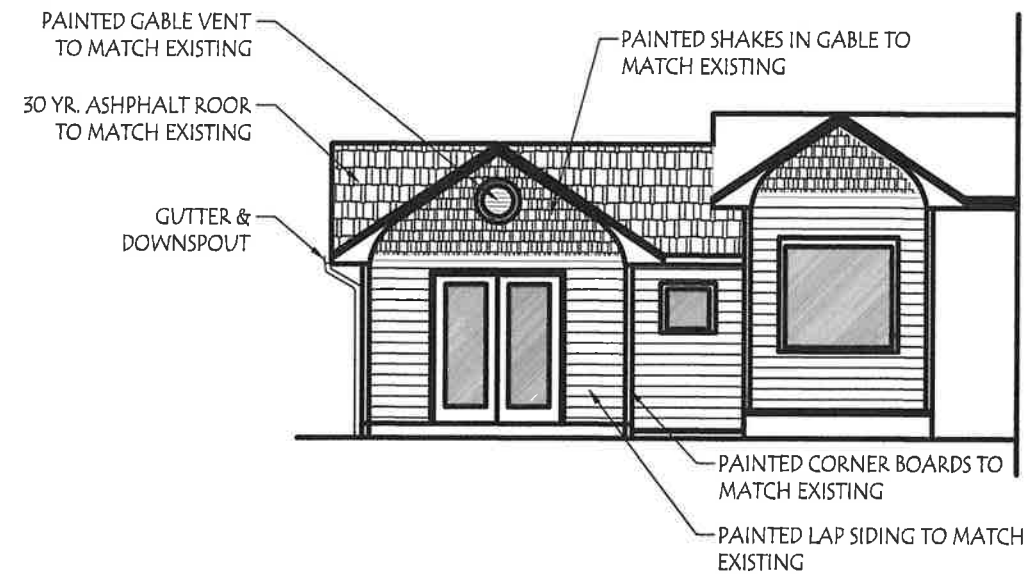
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

RICE ARCHITECT

20 S 6th Street Fernandina Beach, FL

B1.1

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

ISSUE DATE: 03/15/2018

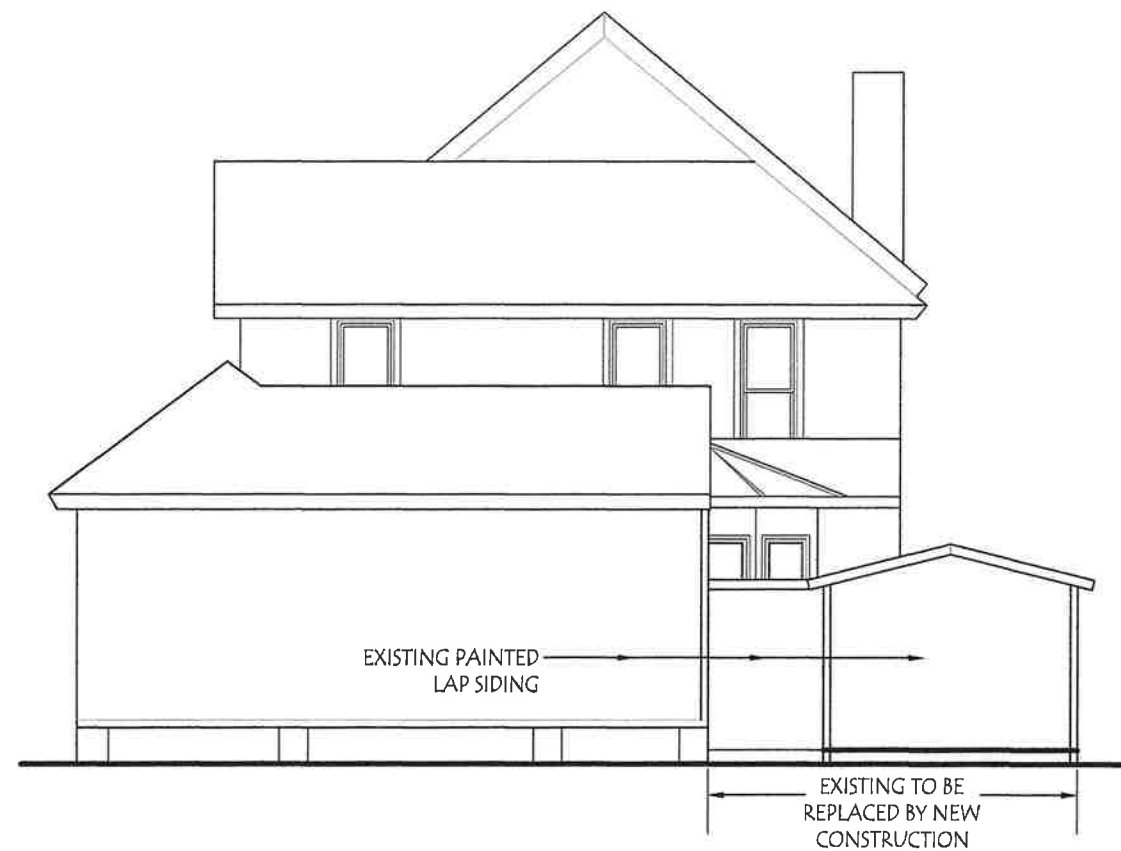
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

20 S 6th Street Fernandina Beach, FL

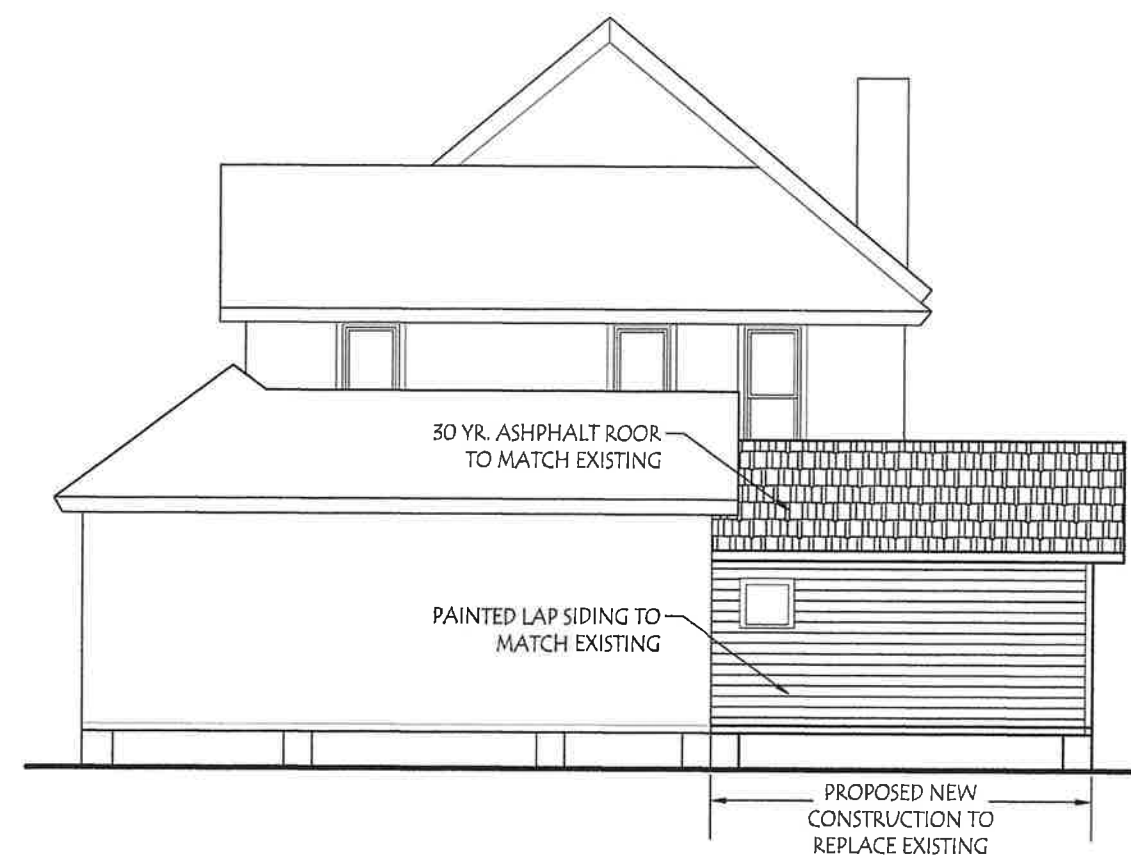
B2.1

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION

ISSUE DATE: 03/15/2018

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

R I C E A R C H I T E C T

20 S 6th Street Fernandina Beach, FL

B2.2

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ISSUE DATE: 03/15/2018

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

R **R** **C** **H** **I** **C** **E**

20 S 6th Street Fernandina Beach, FL

B2.3

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

HDC 2018-15

EXHIBIT 2

Florida Master Site File 8NA00372



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00372

Recorder # 418

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 20 South 6th St

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
20	South	6th	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH; 2003

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 22 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style Colonial Revival

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 2.5

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Wood shingles

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Other

Other Roof Material(s) asbestos

Roof Secondary Structure(s) (dormers etc)

>>

Cross gable

Other Roof Secondary Structure(s)

polygonal bay

Number of Chimneys 3

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) south slope, west and east exteriors

HISTORICAL STRUCTURE FORM

8NA00372

DESCRIPTION (continued)

Window Descriptions metal sash, 25 light fixed

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) west

Porch Roof Types(s) hip

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1904

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
----------------	----------------	-------------------	------------------------

>>

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> Private residence; 1904;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00372

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____
>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles
Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429
Recorder Affiliation Bland & Associates, Inc Other Affiliation _____
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/23/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

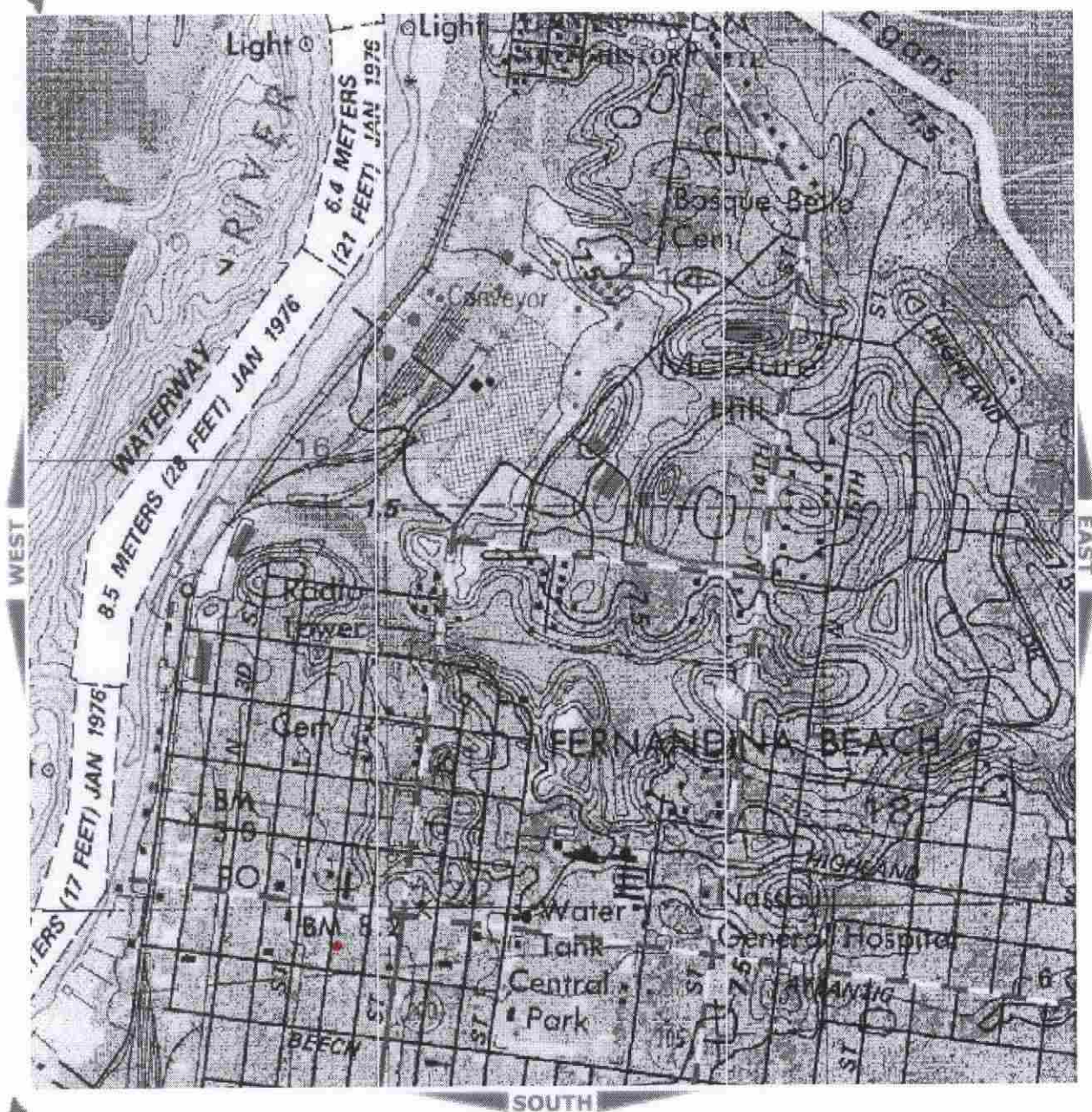
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

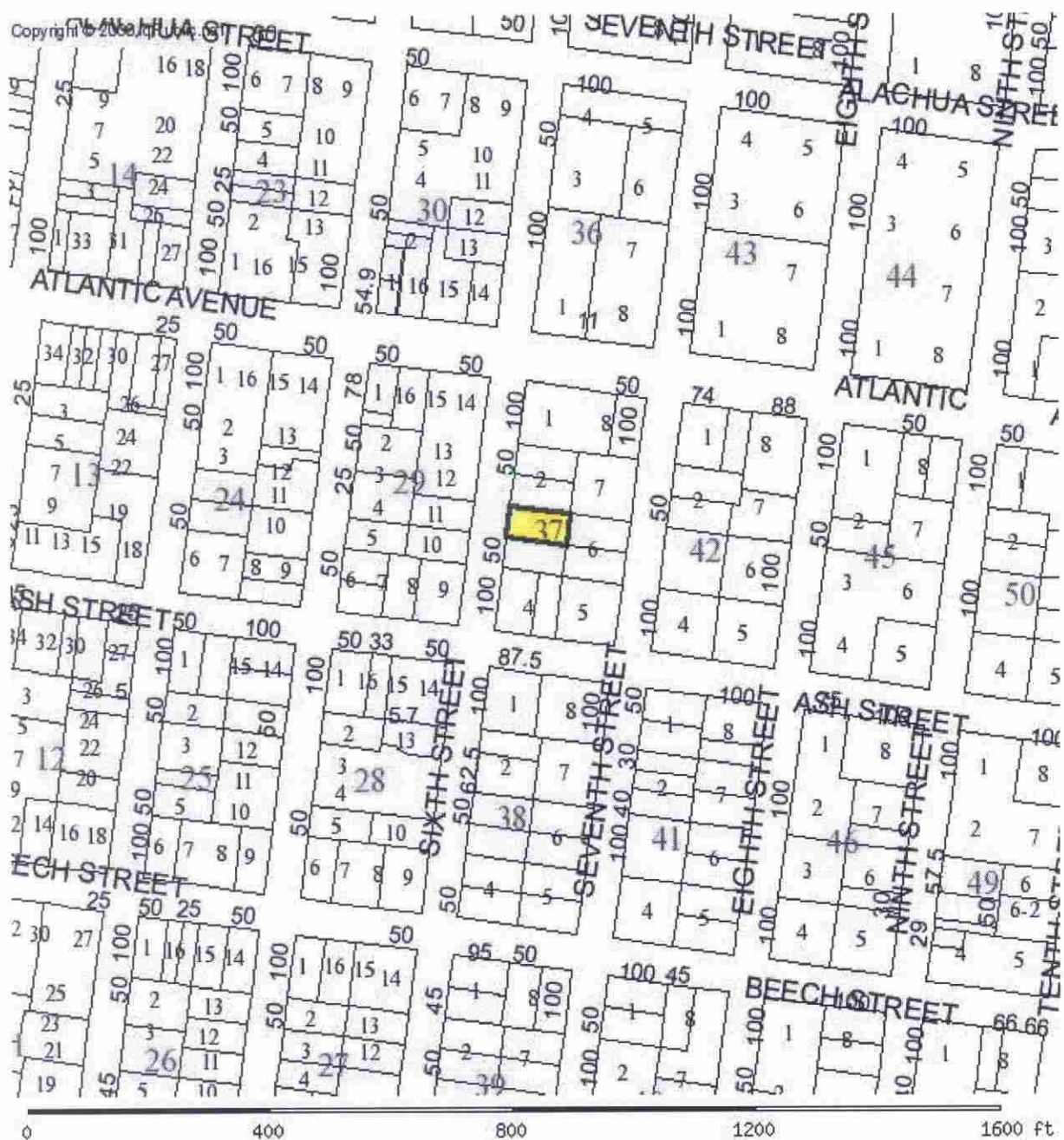
NA00372-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Wood shingles
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Other
- > **Roof secondary structures (dormers etc):**
Cross gable
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1904;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA372



418
NA372

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0031
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	GOLDMAN LOUIS E JR & SUSAN W
Mailing Address	20 SOUTH 6TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	20 SOUTH 6TH ST
2006 PROPOSED VALUES	
Land Value	120,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

SITE NO. 8 NA 372

SITE NAME: 20 S. 6th St.
ADDRESS OF SITE: 20 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 37 3
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Balogh, John

ADDRESS: 20 S. 6th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x

ALTERED

GOOD

UNALTERED

x FAIR

x

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1909

CULTURE/PHASE American

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING

TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 110

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: beaded weatherboard; shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story veranda, 5-bay, access W, 1st bay;
grouped columns (3) on wooden piers; dentil course

ORIENTATION: W

FOUNDATION: piers: brick; concrete, continuous

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: N&S/offset:lateral slope#E:end,interior:ridge

WINDOW TYPE: DHS, 1/1, wood; bay (1-story hexagonal) #
DHS, wood; diamond-shaped panes

CHIMNEY: brick

ROOF SURFACING: composition shingles: diamond

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 3

NO. OF STORIES 2.5

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

20 S. 6th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1909 20 S. 6th St. is a two story, frame vernacular residential building. It is noteworthy for its porch bay and bay window, its tracery windows, its pedimented gable, and its decorative shingles.

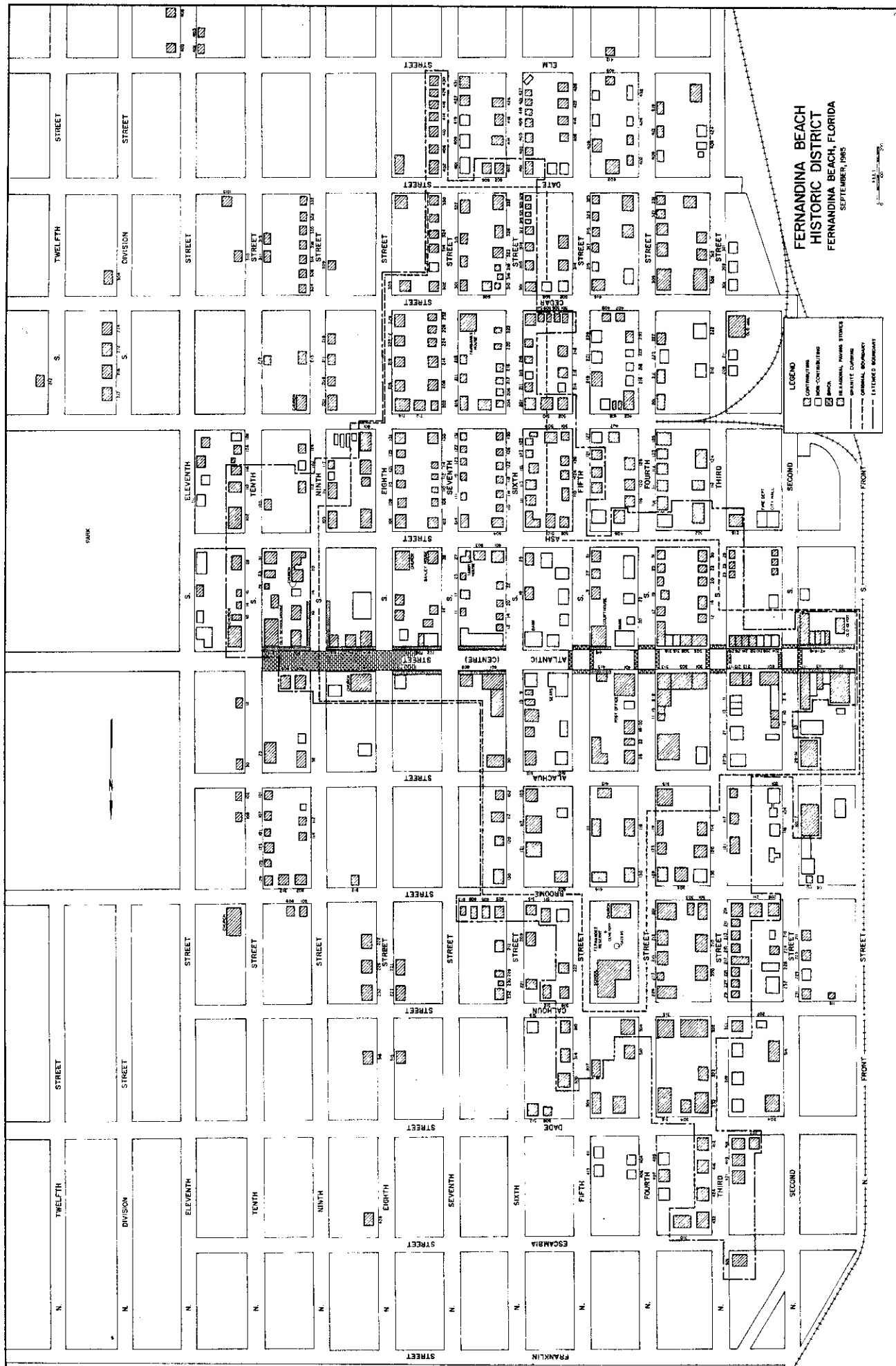


Figure 24





HDC 2018-15

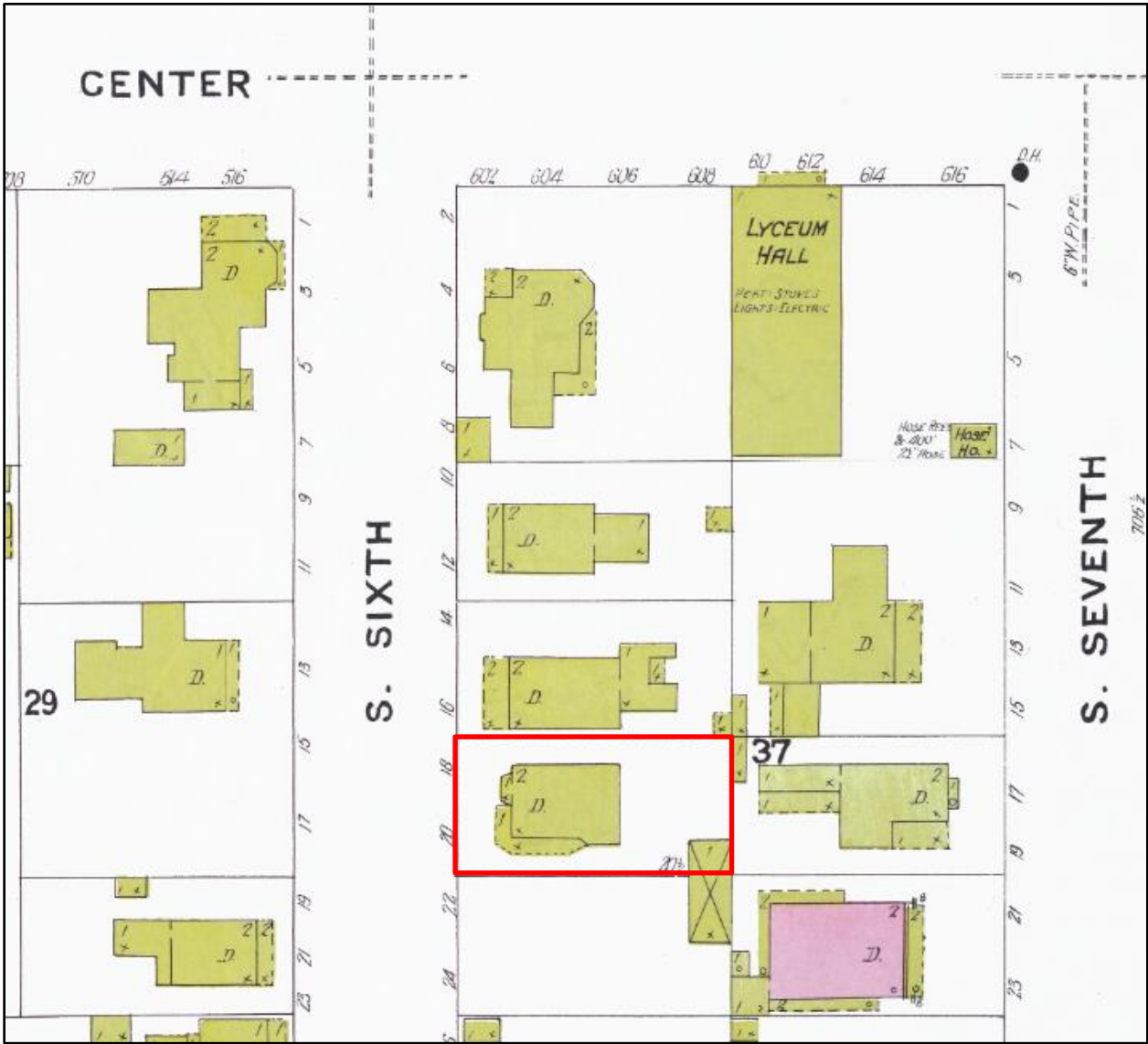
EXHIBIT 3

Study of Sanborn Fire Insurance Maps

20 S. 6th Street – Sanborn Fire Insurance Maps

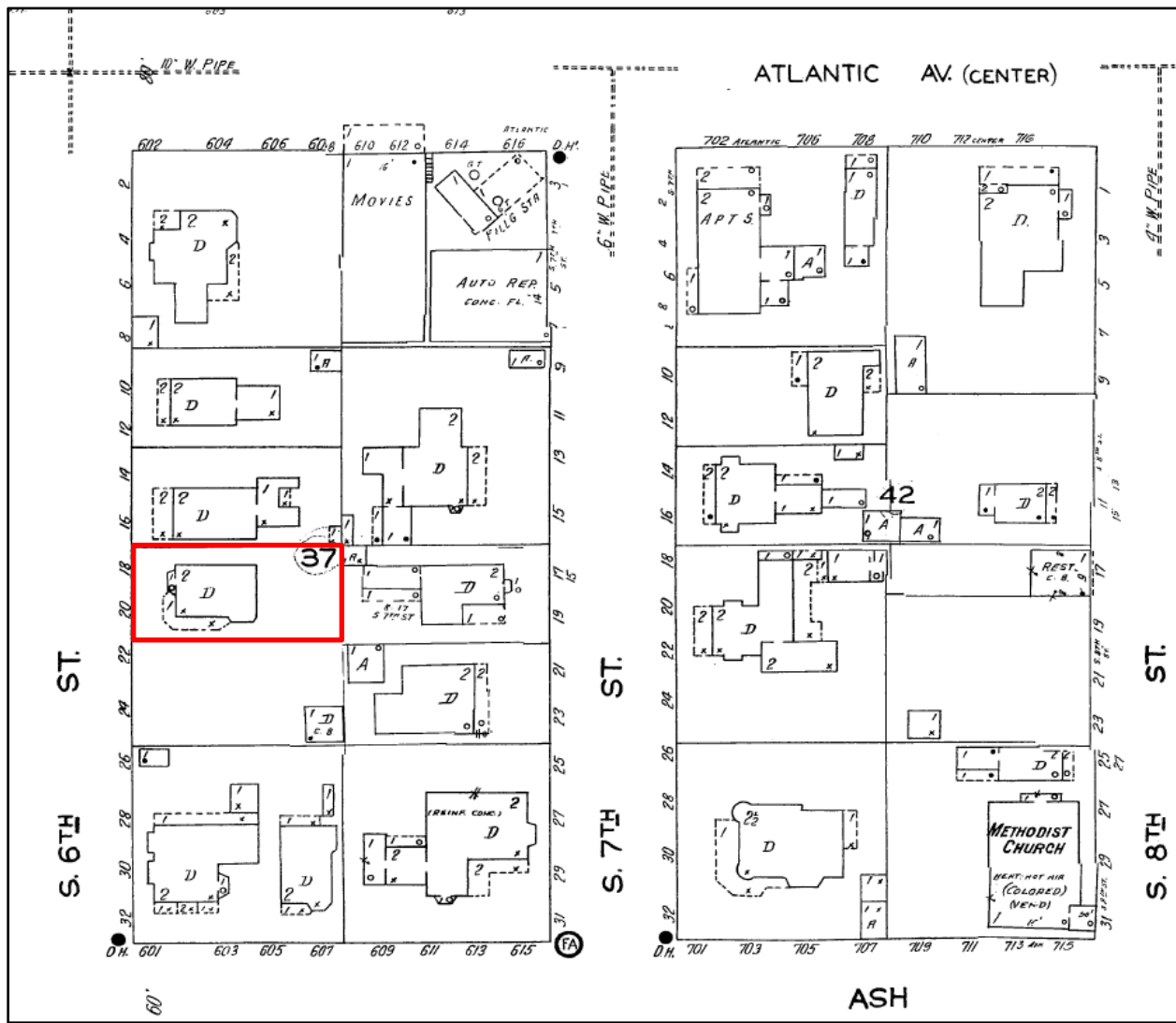
**No structures on property on 1903 Map

1909



20 S. 6th Street – Sanborn Fire Insurance Maps

1949

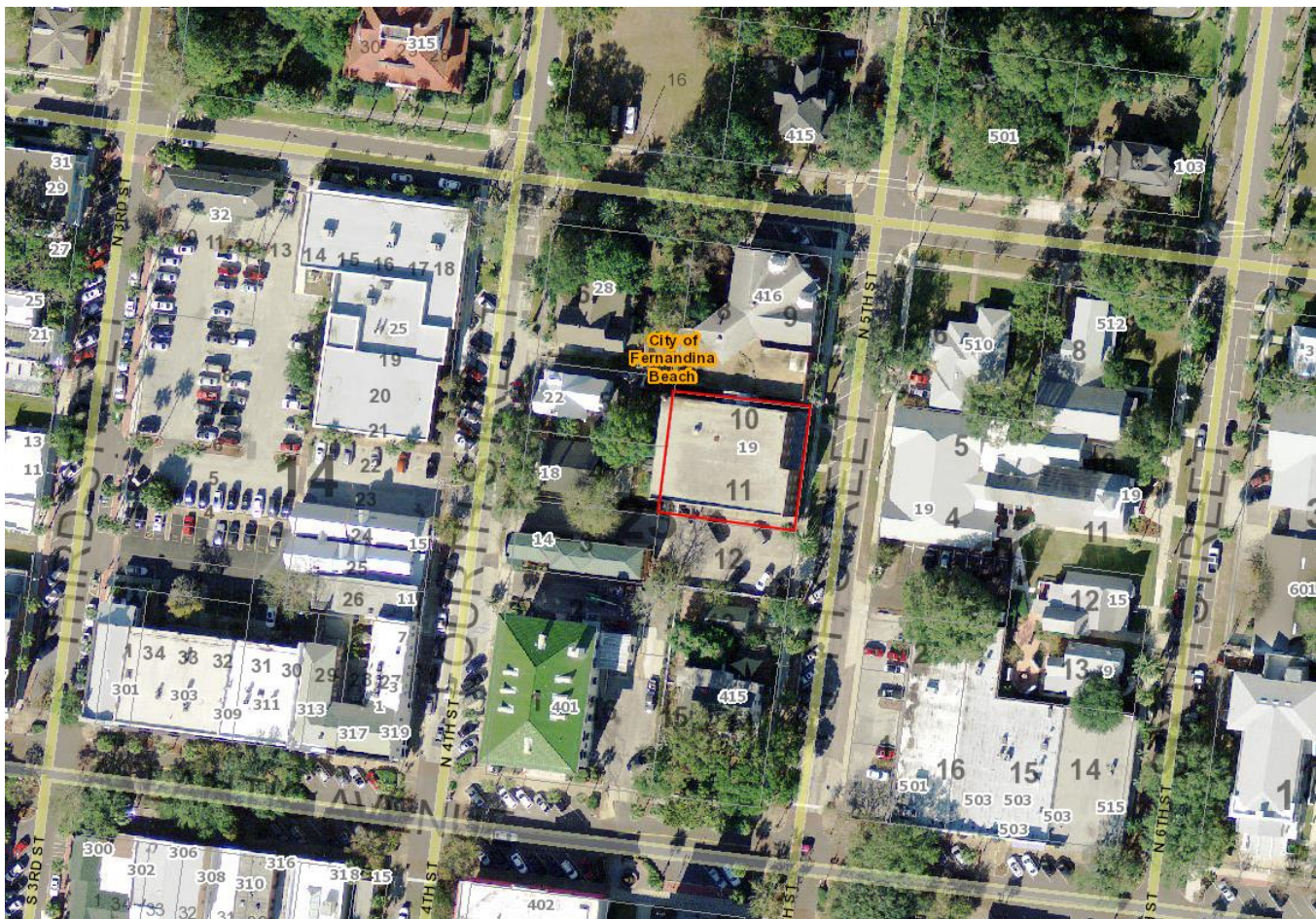




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-16
APRIL 19, 2018

Owner/Applicant:	Lofts on 5 th LLC				
Property Address:	19 N. 5 th Street				
Requested action:	Conceptual Certificate of Approval (COA) for exterior changes relating to the adaptive use of a non-contributing structure to nine condominium units				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Vacant – Formerly owned/utilized by adjacent church				
FL Master Site File #	N/A				
Year Built:	1963 (NCPA)				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Church	R-2	c.1925	“Celebration Church”
	South	Parking	C-3	c.1980	County-Owned Parking Lot
	East	Church	C-3	c.1900	First Presbyterian Church
	West	Single-Family Residential	C-3	c.1911	

All required application materials have been received. All fees have been paid. All required notices have been made.



*This proposal is being brought before the Historic District Council for **Conceptual Approval**. Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.*

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a Conceptual Certificate of Approval (COA) for exterior changes relating to the adaptive use of a non-contributing structure to nine condominium units.

This currently vacant building was formerly part of the First Baptist Church site that is directly adjacent to this property to the north. The structure was built to house the church's accessory uses in 1963.

The changes the applicant is requesting include the addition of rooftop terrace with greenroof system, addition of balconies, new windows, new doors, new entry porch.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as

amended from time to time.

- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

8.03.03.01 Requirements for Demolition Applications

- A. Application requirements. Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.
- B. Public hearings and notice requirements. Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Additions (pg 104)

New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, or destroyed in the process of rehabilitation. The new design should complement the original historic building and still be distinguishable. Do not try to copy the original design.

1. Before building an addition, attempt to accommodate needed functions within the existing building.
2. Limit the size of new additions so as not to overwhelm the historic building.
3. Respect the scale, massing, materials, and window spacing of the historic building.
4. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height; the new addition should not appear to be part of the historic building.
5. Use contemporary designs for new work or reference design motifs from the historic building.
6. Respect the existing historic character of surrounding buildings in the district and insure that the new addition will complement this historic character.
7. Place new additions on rear or side elevations where not visible from the street.

ANALYSIS:

Alterations that are being proposed are in keeping with architecture and period of construction of this building. Changes proposed will not dramatically alter the appearance of the building, and will allow for the adaptive re-use of this unique property.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2018-16

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-16 with or without conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-16, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-16 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-16

EXHIBIT 1

Application and Backup Materials



OFFICE USE ONLY	
REC'D: <u>3/6/18</u>	BY: <u>[Signature]</u>
PAYMENT: \$ <u>150</u>	TYPE <u>CK - 3/6/18</u>
APPLICATION #: <u>2018-000411</u>	
HDC CASE #: <u>2018-16</u>	
APPLICATION COMPLETE: Y ___ N ___	
PRE-CONFERENCE: Y ___ N ___ DATE _____	

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

BOARD MEETING DATE: _____
PLANNER: _____ DATE: _____
___ APPROVED ___ DENIED

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual <u>✓</u> or Final _____
PROJECT TYPE:		
☐ New Construction	☐ Addition	☐ Alteration
☐ Relocation	☐ Demolition	☐ Variance
☐ Repair	☐ Paint	☐ Fence
☐ Sign	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>		
Street Address: <u>19 N 5th St, Fernandina Beach, FL 32034</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): _____		
Zoning District: <u>C-3</u>		Lot / Block Number (optional) <u>Lot 10, Block 23</u> <u>Lot 11, Block 23</u>

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>Sheri Rinker</u>	
Corporation or Company (if applicable)	
<u>Lofts on 5th, LLC</u>	
Street Address	
<u>95108 Summerswood Circle #2102</u>	
City State Zip	
<u>Fernandina Beach, FL 32034</u>	
Telephone Number	
<u>904.335.1677</u>	
Email Address	
<u>rinkersk@gmail.com</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
Corporation or Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Please see supplementary sheets attached.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Please see supplementary sheets attached.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	Please see supplementary sheets attached.			
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

03/16/2018

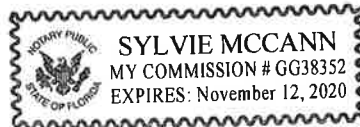
Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this 16 day of March, 2018.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL

4

Prepared By/Record and Return To:
Jon C. Lasserre, Esquire
Rogers Towers, P.A.
960185 Gateway Blvd., Suite 203
Fernandina Beach, Florida 32034

Title File No. FA17-28/2080-3851672
RT File No. L7625/72290

WARRANTY DEED

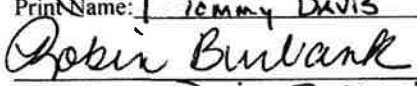
THIS INDENTURE, is made this 26th day of March, 2018, between **FIRST BAPTIST CHURCH OF FERNANDINA, FLORIDA, a Florida non profit corporation**, ("Grantor"), whose address is 1600 S. 8th Street, Fernandina Beach, Florida 32034, and **LOFTS ON FIFTH, LLC, a Florida limited liability company** ("Grantee"), whose address is 95108 Summerwoods Circle, #2102, Fernandina Beach, Florida 32034;

W I T N E S S E T H:

Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell, and convey to Grantee and Grantee's successors and assigns forever that certain land (the "Land") situated in Nassau County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (Property Appraiser's Parcel Identification Number 00-00-31-1800-0023-0100), together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey or careful inspection of the Property and any improvements thereon would reveal;
4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.
5. Except as set forth in the Permitted Encumbrances, pursuant to Fla. Stat. § 689.02, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever. If a breach of any of Grantor's statutory warranties occurs, Grantor agrees to pay Grantee all of Grantee's losses, costs and expenses, including reasonable attorneys' fees, arising out of or related to such breach or any legal action by or against Grantee in connection therewith.

Signed, sealed and delivered
in the presence of:


Print Name: JIMMY DAVIS

Print Name: ROBIN BURBANK

**FIRST BAPTIST CHURCH OF
FERNANDINA, FLORIDA, a Florida non
profit corporation**

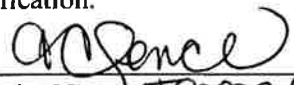
By: 
Jason Allen
Its: Trustee

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 26th day of March, 2018,
by Jason Allen, Trustee of First Baptist Church of Fernandina, Florida, Inc., a Florida non profit
corporation, on behalf of the corporation. He/she (check one) ☒ is personally known to me, or
☐ has produced a valid driver's license as identification.


Print Name: TERESA C SPENCE
Notary Public, State and County Aforesaid
My Commission Expires: 10-16-20
Commission Number: GG 018470

[Signature pages continue on the following pages.]



IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: Tommy Davis

Print Name: Robin Burbank

**FIRST BAPTIST CHURCH OF
FERNANDINA, FLORIDA, a Florida non
profit corporation**

By: 
Steve Simmons

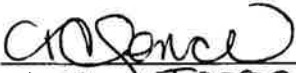
Its: Trustee

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF NASSAU

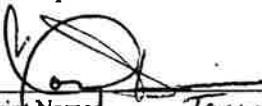
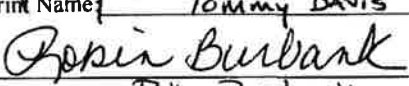
The foregoing instrument was acknowledged before me this 20th day of March, 2018, by Steve Simmons, Trustee of First Baptist Church of Fernandina, Florida, Inc., a Florida non profit corporation, on behalf of the corporation. He/she (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.


Print Name: Teresa C. Spence
Notary Public, State and County Aforesaid
My Commission Expires: 10-16-20
Commission Number: GG-018470

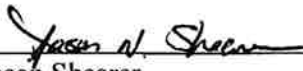
[Signature pages continue on the following pages.]



Signed, sealed and delivered
in the presence of:


Print Name: Tommy DAVIS

Print Name: Robin BURBANK

**FIRST BAPTIST CHURCH OF
FERNANDINA, FLORIDA, a Florida non
profit corporation**

By: 
Jason Shearer

Its: Trustee

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF NASSAU

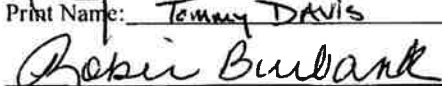
The foregoing instrument was acknowledged before me this 26th day of March, 2018,
by Jason Shearer, Trustee of First Baptist Church of Fernandina, Florida, Inc., a Florida non
profit corporation, on behalf of the corporation. He/she (check one) ☒ is personally known to
me, or ☐ has produced a valid driver's license as identification.


Print Name: Teresa C Spence
Notary Public, State and County Aforesaid
My Commission Expires: 10-16-26
Commission Number: EG-018470

[Signature pages continue on the following pages.]



Signed, sealed and delivered
in the presence of:


Print Name: Tommy Davis

Print Name: Robin Burbank

**FIRST BAPTIST CHURCH OF
FERNANDINA, FLORIDA, a Florida non
profit corporation**

By: 
Gail Lay

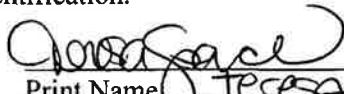
Its: Trustee

(CORPORATE SEAL)

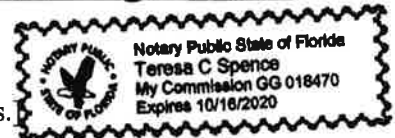
STATE OF FLORIDA

COUNTY OF NASSAU

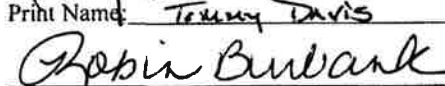
The foregoing instrument was acknowledged before me this 26th day of March, 2018,
by Gail Lay, Trustee of First Baptist Church of Fernandina, Florida, Inc., a Florida non profit
corporation, on behalf of the corporation. He/she (check one) ☒ is personally known to me, or
☐ has produced a valid driver's license as identification.


Print Name: Teresa C Spence
Notary Public, State and County Aforesaid
My Commission Expires: 10-16-20
Commission Number: GG-018470

[Signature pages continue on the following pages.]



Signed, sealed and delivered
in the presence of:


Print Name: Tommy Davis

Print Name: Robin Burbank

**FIRST BAPTIST CHURCH OF
FERNANDINA, FLORIDA, a Florida non
profit corporation**

By: 
Pam Austin

Its: Trustee

(CORPORATE SEAL)

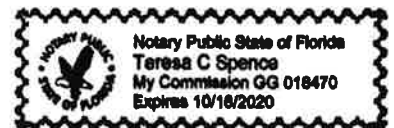
STATE OF FLORIDA

COUNTY OF NASSAU

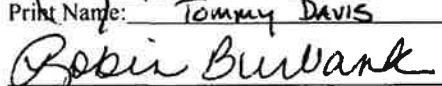
The foregoing instrument was acknowledged before me this 26th day of March, 2018,
by Pam Austin, Trustee of First Baptist Church of Fernandina, Florida, Inc., a Florida non profit
corporation, on behalf of the corporation. He/she (check one) ☒ is personally known to me, or
☐ has produced a valid driver's license as identification.


Print Name: Teresa C Spence
Notary Public, State and County Aforesaid
My Commission Expires: 10-16-20
Commission Number: GG-018470

[Signature pages continue on the following pages.]



Signed, sealed and delivered
in the presence of:


Print Name: Tommy Davis

Print Name: Robin Burbank

**FIRST BAPTIST CHURCH OF
FERNANDINA, FLORIDA, a Florida non
profit corporation**

By: 
Gary Baker

Its: Trustee

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 20th day of March, 2018,
by Gary Baker, Trustee of First Baptist Church of Fernandina, Florida, Inc., a Florida non profit
corporation, on behalf of the corporation. He/she (check one) ☒ is personally known to me, or
☐ has produced a valid driver's license as identification.


Print Name: Teresa C Spence
Notary Public, State and County Aforesaid
My Commission Expires: 10-16-20
Commission Number: GG-018470

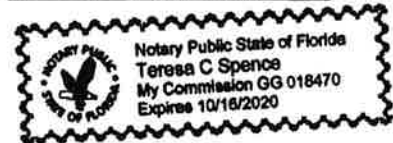


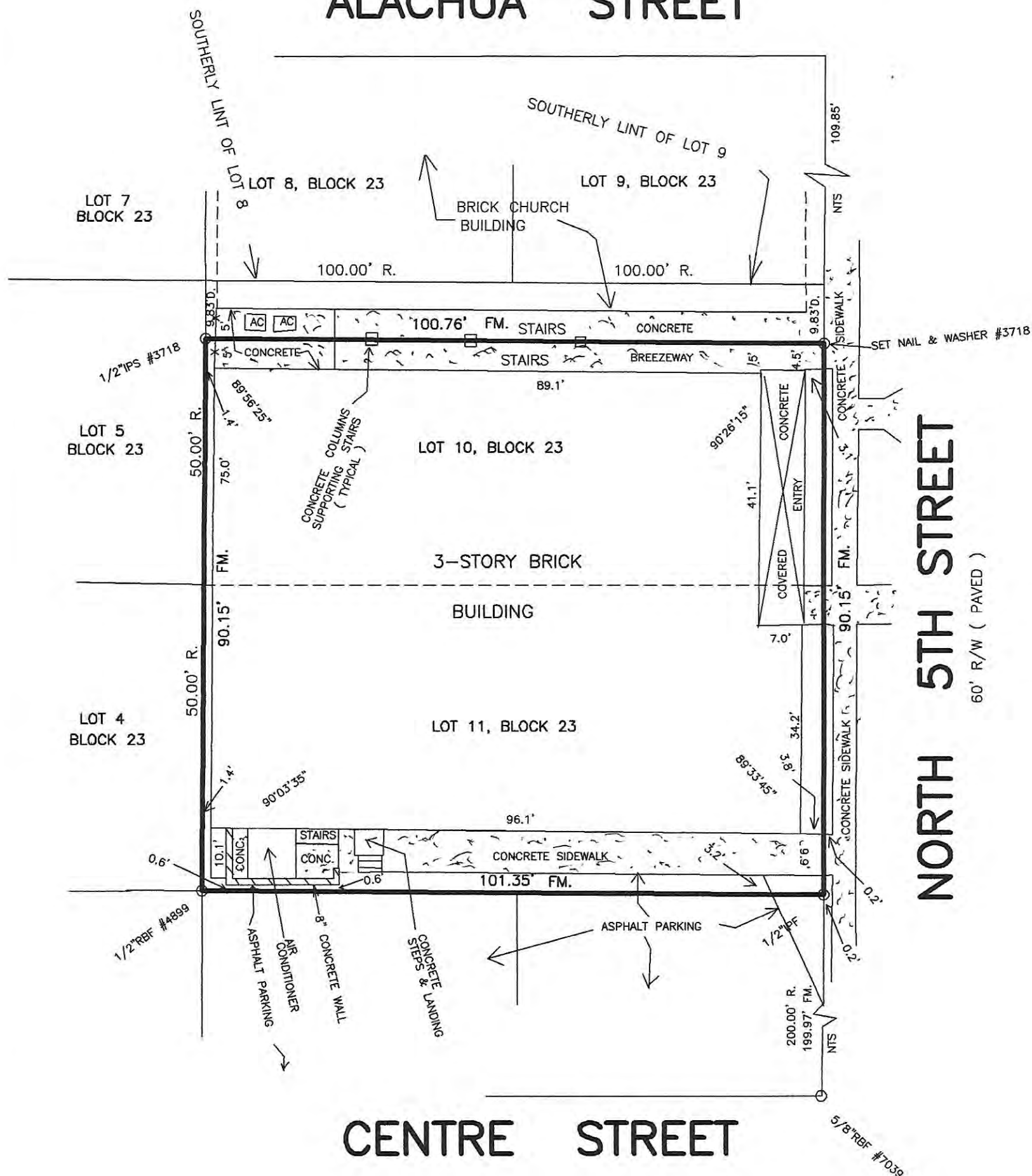
EXHIBIT "A"

ALL OF THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA) AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS THE SOUTH 40 FEET OF LOT NUMBERED TEN (10) AND ALL OF LOT NUMBERED ELEVEN (11) IN BLOCK NUMBERED TWENTY-THREE (23), WHICH SAID PROPERTY MEASURES AND FRONTS NINETY (90) FEET ON FIFTH STREET WHICH BOUNDS IT ON THE EAST, FROM WHENCE IT EXTENDS WEST FOR A DISTANCE OF ONE HUNDRED (100) FEET.

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

NORTH

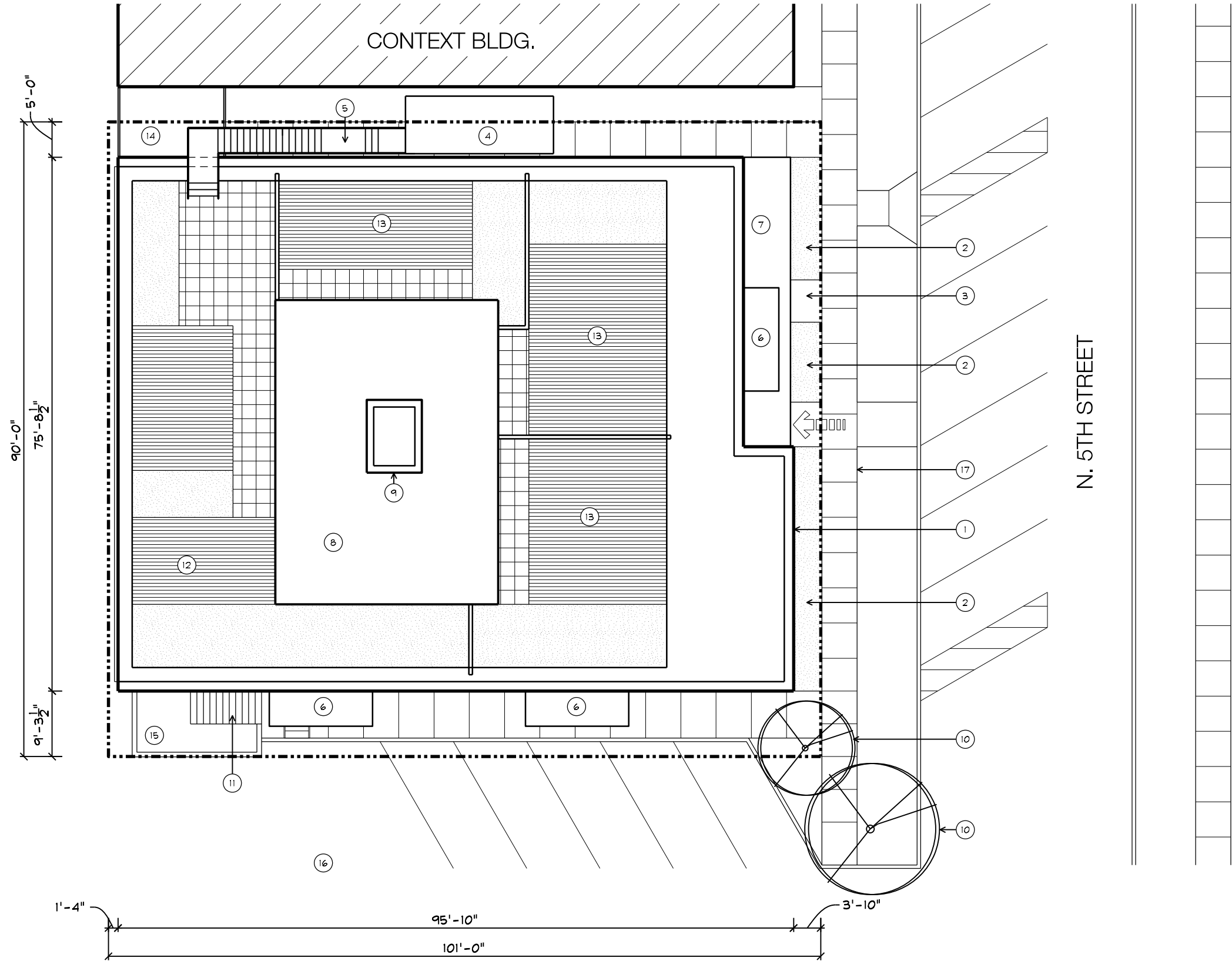
ALACHUA STREET



NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

LEGEND:

IRON PIPE FOUND - IPF	POWER LINE ---P----
IRON PIPE SET - IPS	PLAT - P.
RE/BAR FOUND - RBF	FIELD MEASURED - FM.
NOT TO SCALE - NTS	RECORD - R. DEED - D.
BUILDING RESTRICTION LINE - BRL	POWER POLE = O
CONCRETE MONUMENT FOUND - CMF	CONCRETE - CONC.
STAINLESS STEEL PIPE FOUND - SSPF	FENCE -----X-----
RIGHT-OF-WAY - R/W	RIGHT-OF-WAY - R/W
POINT OF CURVE - PC	POINT OF REVERSE CURVE - PRC
CENTERLINE - CL	POINT OF TANGENCY - PT
	OFFICIAL RECORDS BOOK - O.R.B.



LAND DEVELOPMENT CODE		4.02.03
ZONING DISTRICT	C-3	
MAX. ALLOWABLE BLDG. HEIGHT	45 FT.	
ACTUAL BLDG. HEIGHT	51 FT. (2)	
MINIMUM SETBACKS	NONE	

4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT
C. STANDARDS FOR BUILDING HEIGHT
2. CALCULATION OF MAXIMUM HEIGHT SHALL NOT INCLUDE APPURTENANCES OR ATTACHMENTS SUCH AS CHIMNEYS, ELEVATOR SHAFTS, ANTENNAS, DECORATIVE ARCHITECTURAL FEATURES, STEEPLES, AIR CONDITIONING EQUIPMENT ENCLOSURES, CUPOLAS, WEATHER VANES, AND OTHER SIMILAR MINOR BUILDING FEATURES. ALL ORNAMENTAL FEATURES WHICH ARE EXEMPT FROM THE MAXIMUM HEIGHT SHALL NOT BE HABITABLE.

SITE PLAN NOTES

- 1 EXIST. BLDG. FOOTPRINT
- 2 LANDSCAPE AREA AT GRADE
- 3 NEW CONC. WALK
- 4 EXIST. EXTERIOR STAIR
- 5 NEW EXTERIOR STAIR FROM ROOF TERRACE
- 6 NEW PRIVATE BALCONY ABOVE
- 7 NEW COVERED ENTRY ROOF
- 8 NEW ROOF TERRACE COVERING
- 9 NEW EXTENDED ELEVATOR SHAFT
- 10 EXIST. TREES TO REMAIN
- 11 EXIST. CONC. STAIR TO BASEMENT MECH. SPACE
- 12 NEW COMMON ROOF TERRACE
- 13 NEW PRIVATE ROOF TERRACE
- 14 PROPOSED LOCATION OF NEW HVAC EQUIP. @ GRADE
- 15 PROPOSED LOCATION OF NEW TRASH RECEPTACLES
- 16 EXIST. PUBLIC PARKING AREA
- 17 EXIST. PUBLIC WALK



1
A1.0

SITE PLAN
SCALE: 1/16" = 1'-0"

SILLING
ARCHITECTS
405 Capitol Street L Upper Atrium
Charleston, West Virginia 25301
304.346.0565

LOFTS ON FIFTH
FERNANDINA BEACH, FLORIDA

SITE PLAN

DATE: 3.16.18

SCALE: 1/16"=1'-0"

SHEET NO.:

A1.0



EAST



NORTH



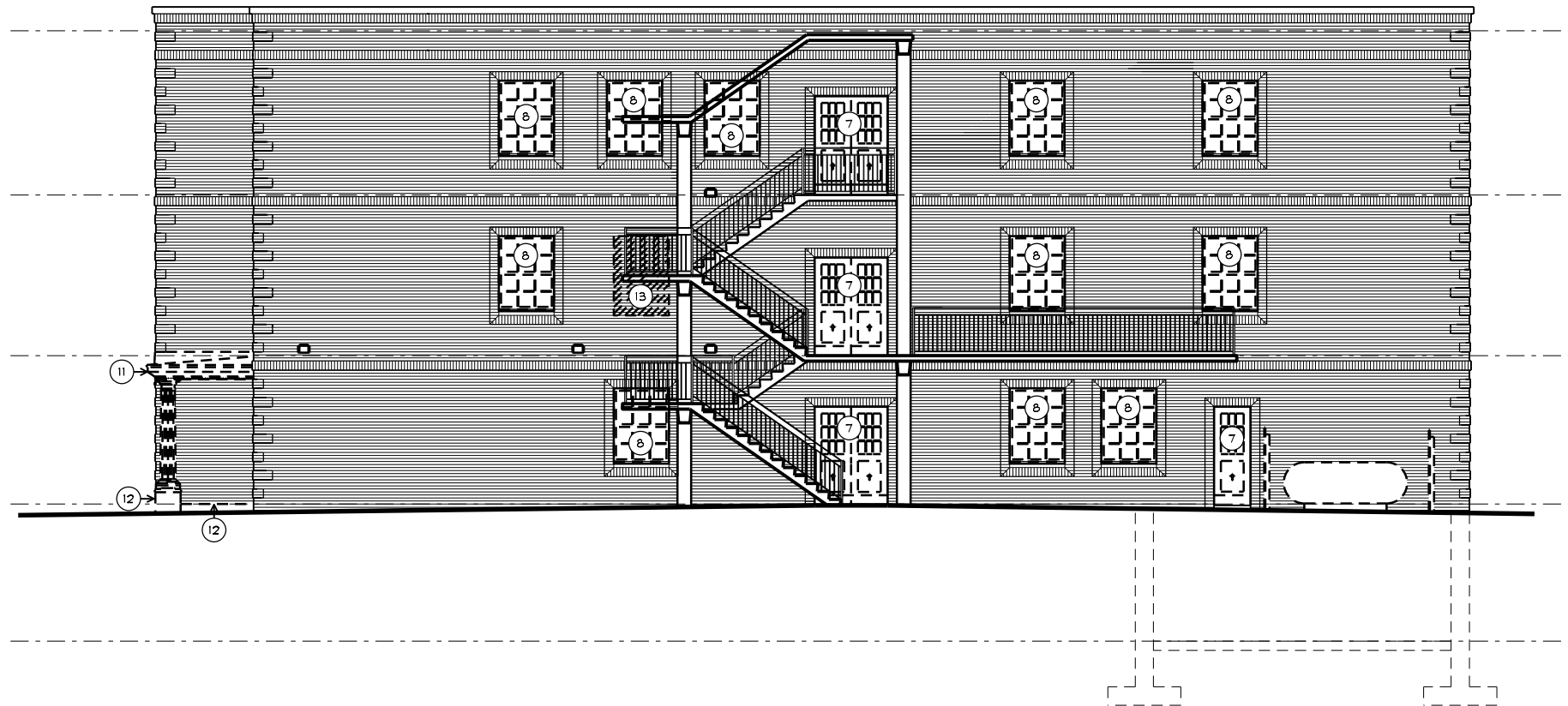
EXISTING WINDOW



SOUTH



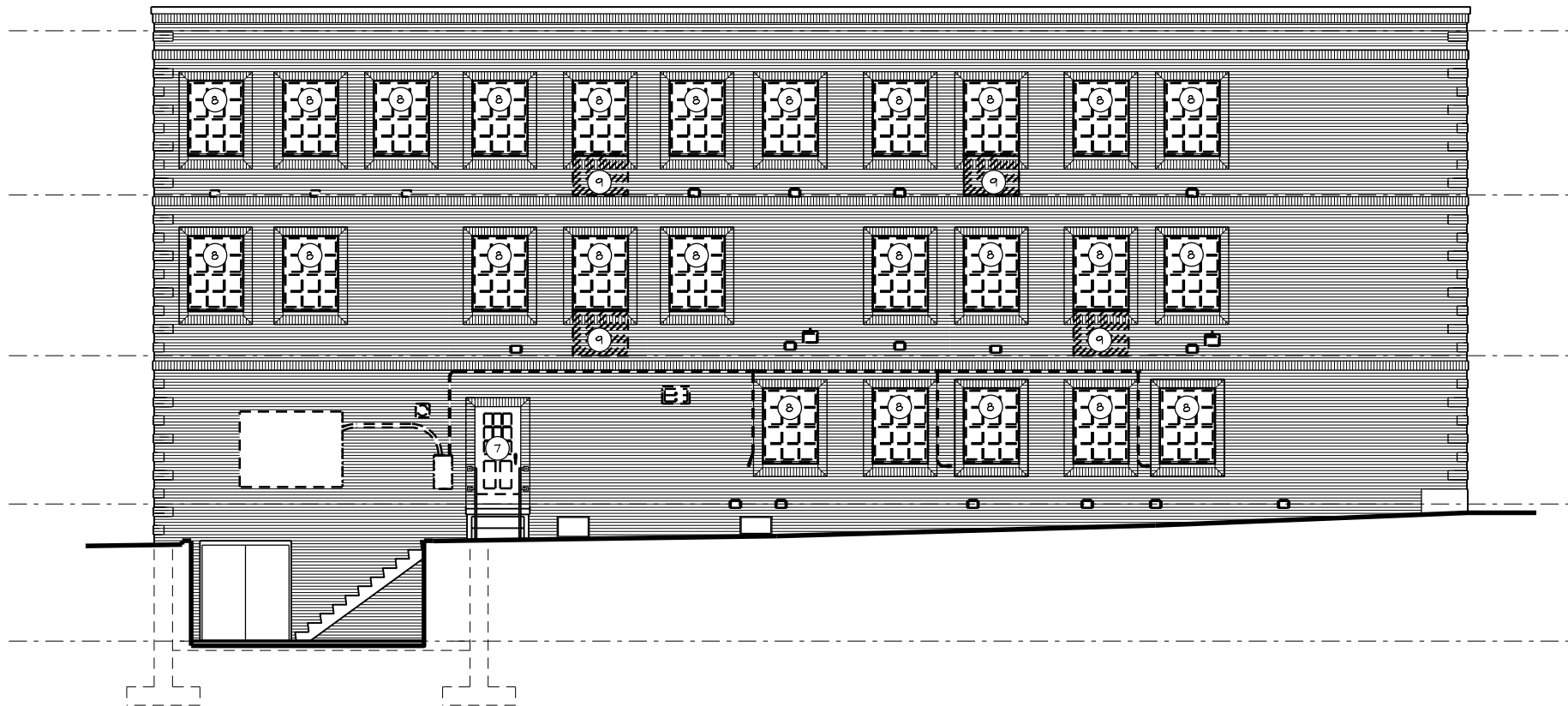
STREET



1 DEMOLITION ELEVATION - NORTH
AD.1 SCALE: 3/32" = 1'-0"

DEMOLITION KEY NOTES

- 1 REMOVE ALL EXIST. INTERIOR PARTITIONS, DOORS, DOOR FRAMES, DOOR HARDWARE, AND INTERIOR WALL FINISHES IN SHADED WORK AREA.
- 2 REMOVE ALL EXIST. CEILINGS IN SHADED WORK AREA.
- 3 REMOVE ALL EXIST. FLOOR FINISHES IN SHADED AREA. REMOVE ADHESIVES OR SETTING BEDS AS REQ'D & PREPARE A CLEAN LEVEL SURFACE FOR NEW FLOOR FINISHES.
- 4 REMOVE ALL EXIST. PLUMB. FIXTURES AND ACCESSORIES IN SHADED WORK AREA.
- 5 REMOVE ALL EXIST. CASEWORK INCLUDING WALL AND BASE CABINETS, COUNTERTOPS, AND SINKS IN SHADED WORK AREA.
- 6 REMOVE EXIST. INTERIOR PARTITION.
- 7 REMOVE EXIST. DOOR, FRAME, & HARDWARE.
- 8 REMOVE EXIST. WINDOW INCLUDING FRAME, GLASS, OPERABLE HARDWARE, SEALANTS, AND INTERIOR SILL.
- 9 REMOVE PORTION OF EXIST. EXTERIOR WALL BELOW WINDOW TO ACCOMMODATE NEW DOOR OPENING. CO-ORD W/ NEW FRAME ELEVATIONS TO DETERMINE SCOPE OF DEMO.
- 10 SAW CUT AND REMOVE PORTION OF EXISTING FLOOR SLAB AND ASSOCIATED STRUCTURE. CO-ORDINATE SIZE & LOCATION W/ NEW NEW WORK. SEE STRUCTURAL DWGS FOR ANY ADDITIONAL NEW FRAMING REQ'D.
- 11 REMOVE EXISTING WOOD PORCH INCLUDING ROOF ASSEMBLY, STRUCTURE, CEILING, COLUMNS, & WD DETAILING.
- 12 REMOVE EXISTING CONCRETE SLAB AND WALL TO ACCOMMODATE NEW CONC. SLAB AND RAMP. COORDINATE W/ NEW WORK.
- 13 REMOVE PORTION OF EXIST. EXTERIOR WALL TO ACCOMMODATE NEW WINDOW OPENING. REFER TO FRAME ELEVATIONS.



1
AD.2 DEMOLITION ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

DEMOLITION KEY NOTES

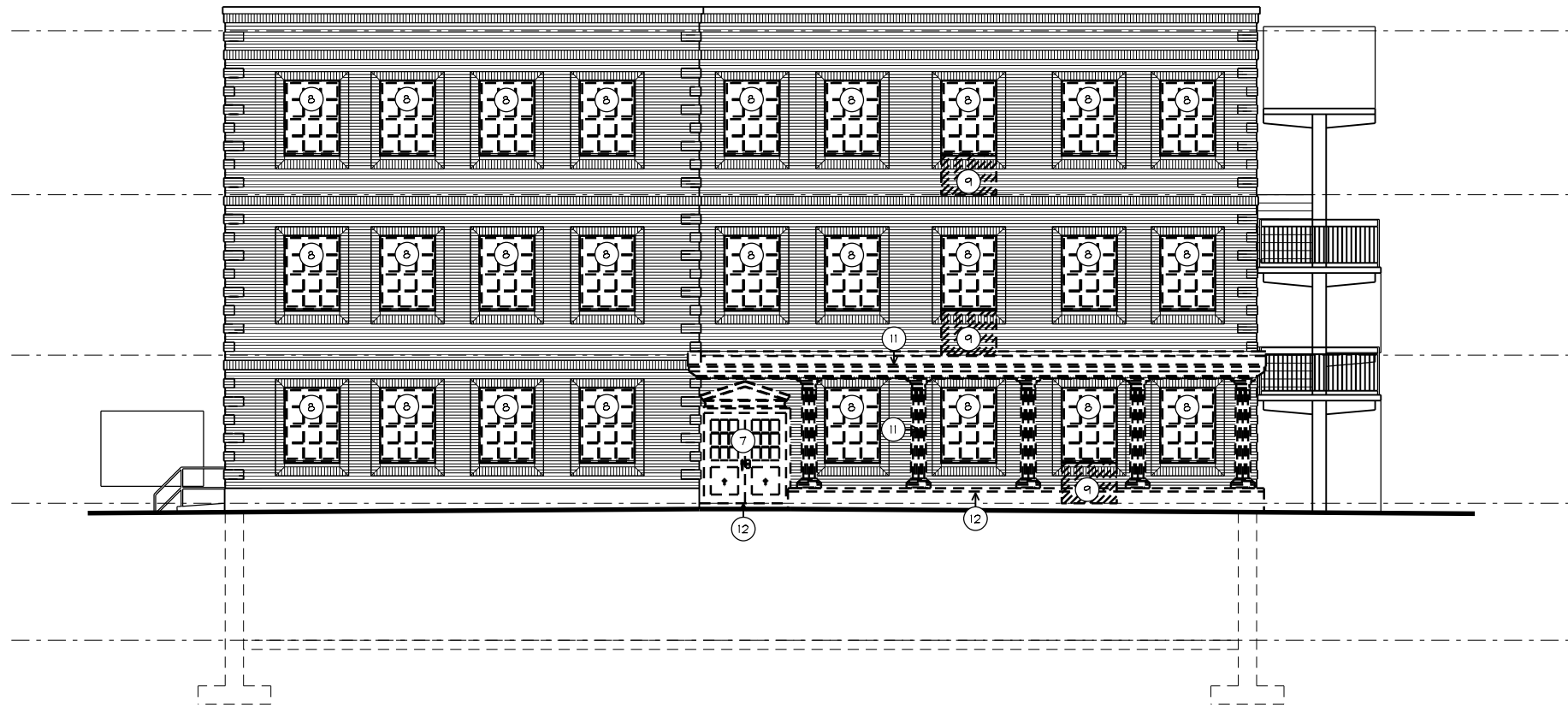
- 1 REMOVE ALL EXIST. INTERIOR PARTITIONS, DOORS, DOOR FRAMES, DOOR HARDWARE, AND INTERIOR WALL FINISHES IN SHADED WORK AREA.
- 2 REMOVE ALL EXIST. CEILINGS IN SHADED WORK AREA.
- 3 REMOVE ALL EXIST. FLOOR FINISHES IN SHADED AREA. REMOVE ADHESIVES OR SETTING BEDS AS REQ'D & PREPARE A CLEAN LEVEL SURFACE FOR NEW FLOOR FINISHES.
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- 7 REMOVE EXIST. DOOR, FRAME, & HARDWARE.
- 8 REMOVE EXIST. WINDOW INCLUDING FRAME, GLASS, OPERABLE HARDWARE, SEALANTS, AND INTERIOR SILL.
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- 10 SAW CUT AND REMOVE PORTION OF EXISTING FLOOR SLAB AND ASSOCIATED STRUCTURE. CO-ORDINATE SIZE & LOCATION W/ NEW NEW WORK. SEE STRUCTURAL DWGS FOR ANY ADDITIONAL NEW FRAMING REQ'D.
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- 12 REMOVE EXISTING CONCRETE SLAB AND WALL TO ACCOMMODATE NEW CONC. SLAB AND RAMP. COORDINATE W/ NEW WORK.
- 13 REMOVE PORTION OF EXIST. EXTERIOR WALL TO ACCOMMODATE NEW WINDOW OPENING. REFER TO FRAME ELEVATIONS.

DATE: 3.16.18

SCALE: 3/32"=1'-0"

SHEET NO.:

AD.2



1
AD.3 DEMOLITION ELEVATION - EAST
SCALE: 3/32" = 1'-0"

DEMOLITION KEY NOTES

- 1 REMOVE ALL EXIST. INTERIOR PARTITIONS, DOORS, DOOR FRAMES, DOOR HARDWARE, AND INTERIOR WALL FINISHES IN SHADED WORK AREA.
- 2 REMOVE ALL EXIST. CEILINGS IN SHADED WORK AREA.
- 3 REMOVE ALL EXIST. FLOOR FINISHES IN SHADED AREA. REMOVE ADHESIVES OR SETTING BEDS AS REQ'D & PREPARE A CLEAN LEVEL SURFACE FOR NEW FLOOR FINISHES.
- 4 REMOVE ALL EXIST. PLUMB. FIXTURES AND ACCESSORIES IN SHADED WORK AREA.
- 5 REMOVE ALL EXIST. CASEWORK INCLUDING WALL AND BASE CABINETS, COUNTERTOPS, AND SINKS IN SHADED WORK AREA.
- 6 REMOVE EXIST. INTERIOR PARTITION.
- 7 REMOVE EXIST. DOOR, FRAME, & HARDWARE.
- 8 REMOVE EXIST. WINDOW INCLUDING FRAME, GLASS, OPERABLE HARDWARE, SEALANTS, AND INTERIOR SILL.
- 9 REMOVE PORTION OF EXIST. EXTERIOR WALL BELOW WINDOW TO ACCOMMODATE NEW DOOR OPENING. CO-ORD W/ NEW FRAME ELEVATIONS TO DETERMINE SCOPE OF DEMO.
- 10 SAW CUT AND REMOVE PORTION OF EXISTING FLOOR SLAB AND ASSOCIATED STRUCTURE. CO-ORDINATE SIZE & LOCATION W/ NEW NEW WORK. SEE STRUCTURAL DWGS FOR ANY ADDITIONAL NEW FRAMING REQ'D.
- 11 REMOVE EXISTING WOOD PORCH INCLUDING ROOF ASSEMBLY, STRUCTURE, CEILING, COLUMNS, & WD DETAILING.
- 12 REMOVE EXISTING CONCRETE SLAB AND WALL TO ACCOMMODATE NEW CONC. SLAB AND RAMP. COORDINATE W/ NEW WORK.
- 13 REMOVE PORTION OF EXIST. EXTERIOR WALL TO ACCOMMODATE NEW WINDOW OPENING. REFER TO FRAME ELEVATIONS.

DATE: 3.16.18

SCALE: 3/32"=1'-0"

SHEET NO.:
AD.3

LOFTS ON FIFTH
FERNANDINA BEACH, FLORIDA

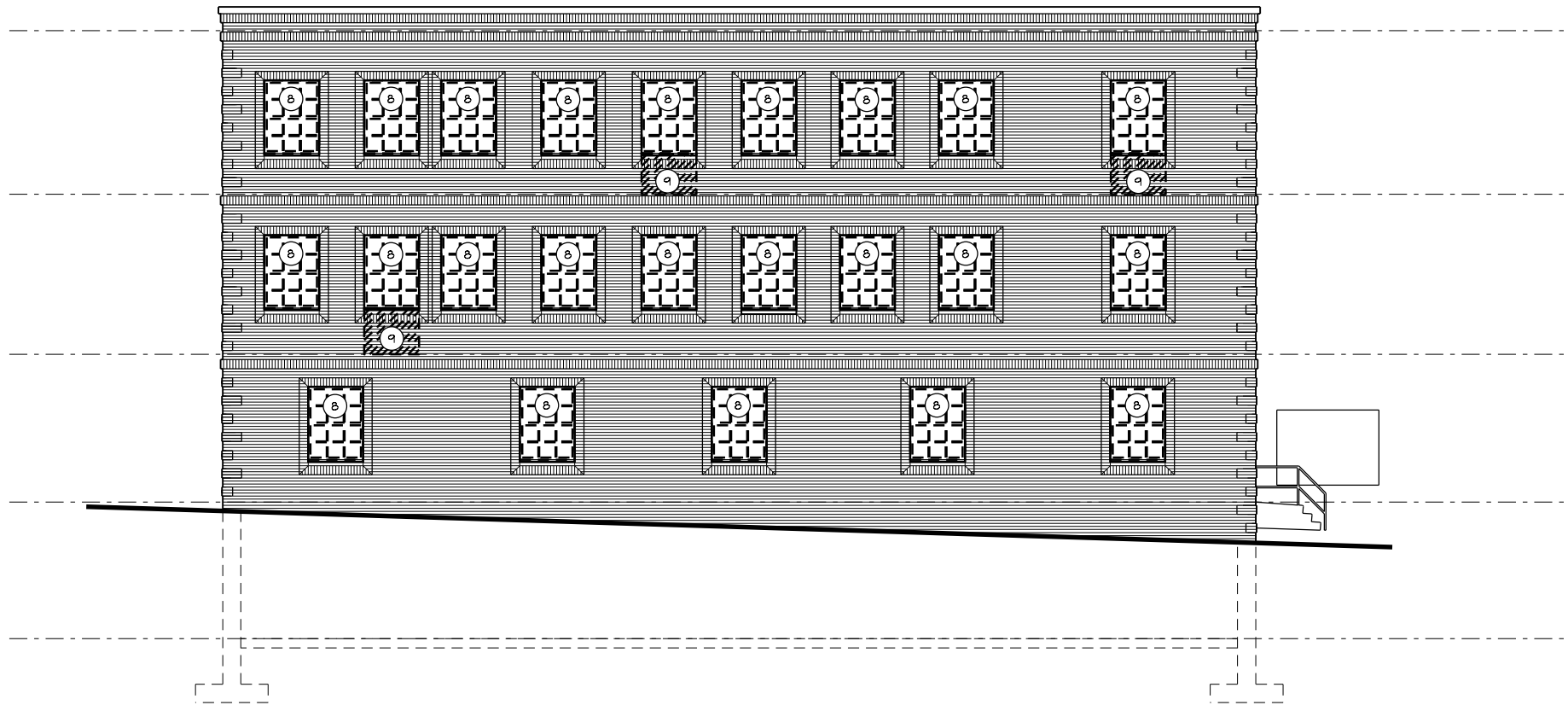
BUILDING ELEVATIONS
DEMOLITION

DATE: 3.16.18

SCALE: 3/32"=1'-0"

SHEET NO.:

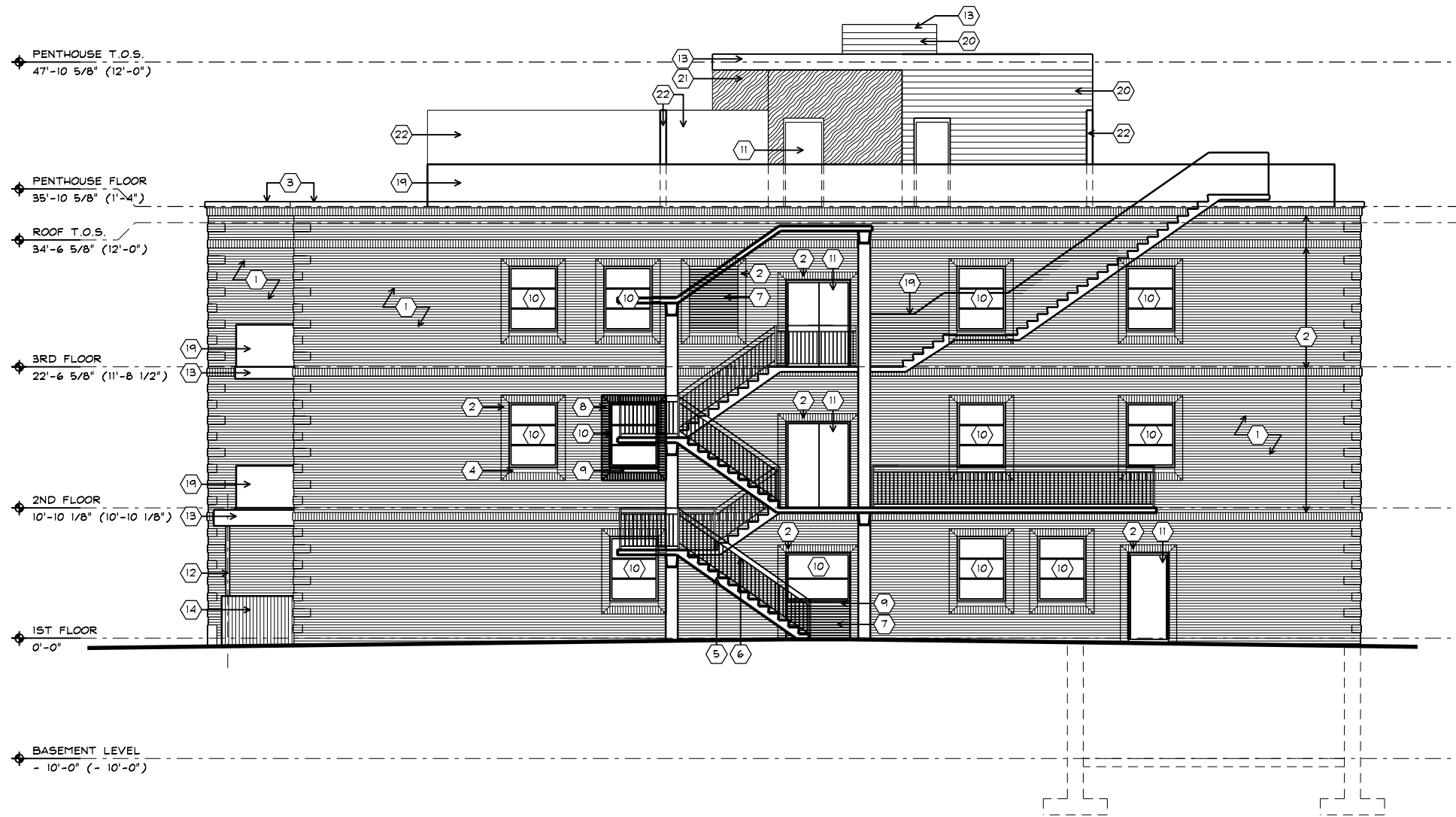
AD.4



1
AD.4 DEMOLITION ELEVATION - WEST
SCALE: 3/32" = 1'-0"

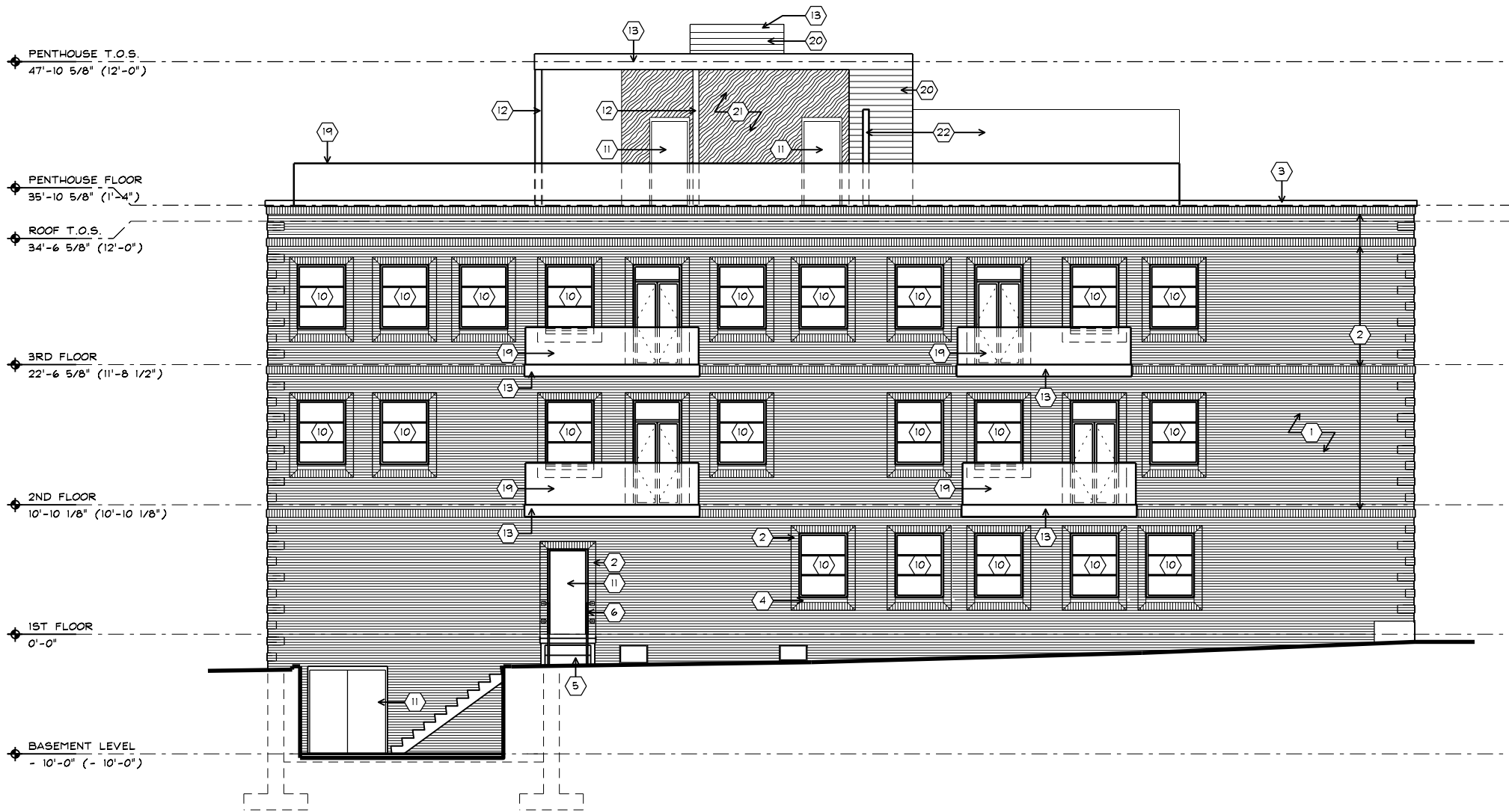
DEMOLITION KEY NOTES

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- 2 REMOVE ALL EXIST. CEILINGS IN SHADED WORK AREA.
- 3 REMOVE ALL EXIST. FLOOR FINISHES IN SHADED AREA. REMOVE ADHESIVES OR SETTING BEDS AS REQ'D & PREPARE A CLEAN LEVEL SURFACE FOR NEW FLOOR FINISHES.
- 4 REMOVE ALL EXIST. PLUMB. FIXTURES AND ACCESSORIES IN SHADED WORK AREA.
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- 7 REMOVE EXIST. DOOR, FRAME, & HARDWARE.
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- 10 SAW CUT AND REMOVE PORTION OF EXISTING FLOOR SLAB AND ASSOCIATED STRUCTURE. CO-ORDINATE SIZE & LOCATION W/ NEW NEW WORK. SEE STRUCTURAL DWGS FOR ANY ADDITIONAL NEW FRAMING REQ'D.
- 11 REMOVE EXISTING WOOD PORCH INCLUDING ROOF ASSEMBLY, STRUCTURE, CEILING, COLUMNS, & WD DETAILING.
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- 13 REMOVE PORTION OF EXIST. EXTERIOR WALL TO ACCOMMODATE NEW WINDOW OPENING. REFER TO FRAME ELEVATIONS.



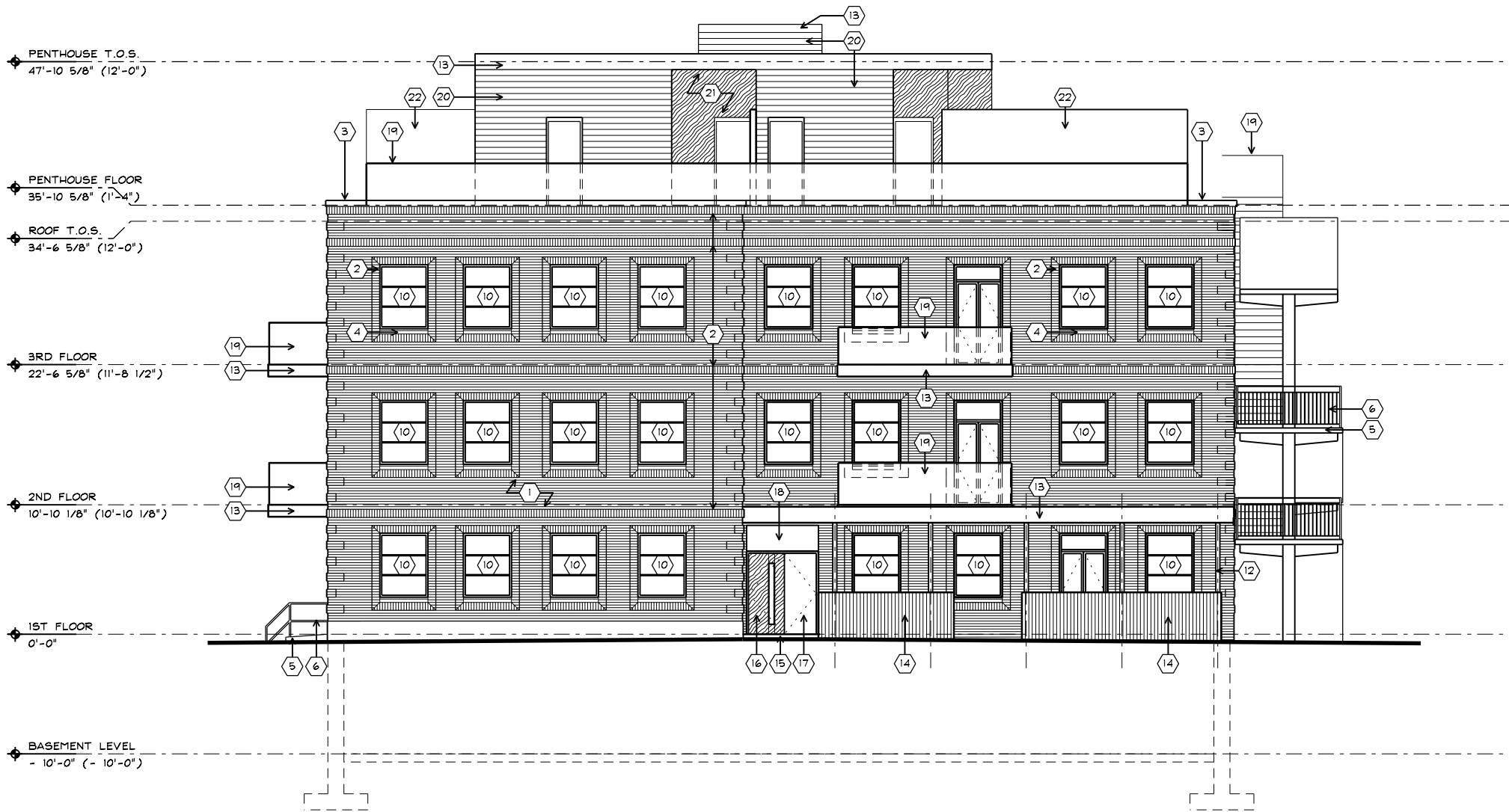
1 BUILDING ELEVATION - NORTH
A5.1 SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
MARK	DESCRIPTION
1	EXISTING FACE BRICK
2	EXISTING BRICK BANDING
3	EXISTING CAST STONE COPING
4	EXISTING CAST STONE SILL
5	EXISTING CONCRETE
6	EXISTING METAL PIPE RAILING
7	NEW FACE BRICK - COLOR TO MATCH EXISTING
8	NEW FACE BRICK BANDING - COLOR TO MATCH EXISTING
9	NEW CAST STONE SILL - COLOR TO MATCH EXISTING
10	NEW GLAZING UNIT W/ BLACK ALUMINUM FRAME
11	NEW HOLLOW METAL DOOR & FRAME - COLOR TO MATCH WINDOW FRAME
12	NEW PAINTED ALUMINUM - DARK GREY
13	NEW METAL FASCIA - DARK GREY
14	NEW BOARD FORMED CAST-IN-PLACE CONCRETE
15	NEW CAST-IN-PLACE CONCRETE
16	NEW WOOD DOOR WITH FROSTED GLAZING UNIT
17	NEW PAINTED METAL DOOR & FRAME - DARK GREY
18	NEW PAINTED METAL - DARK GREY
19	NEW TEMPERED GLASS, FRAMELESS GUARDRAIL
20	NEW METAL SIDING - COLOR DARK GREY
21	NEW WOOD SIDING
22	NEW WOOD LATTICE PRIVACY SCREEN W/ VEGETATION



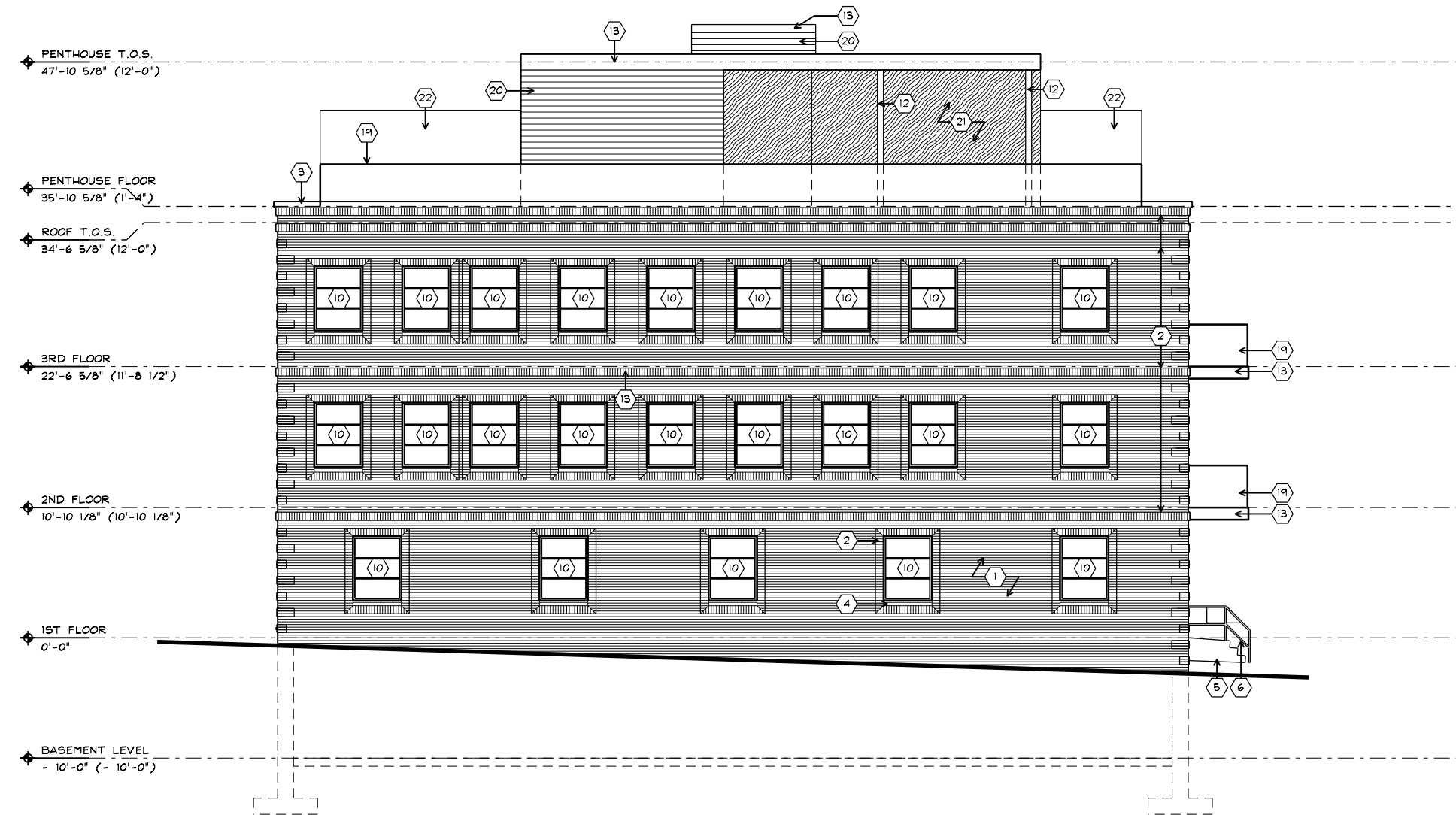
1 BUILDING ELEVATION - SOUTH
A5.2 SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
MARK	DESCRIPTION
(1)	EXISTING FACE BRICK
(2)	EXISTING BRICK BANDING
(3)	EXISTING CAST STONE COPING
(4)	EXISTING CAST STONE SILL
(5)	EXISTING CONCRETE
(6)	EXISTING METAL PIPE RAILING
(7)	NEW FACE BRICK - COLOR TO MATCH EXISTING
(8)	NEW FACE BRICK BANDING - COLOR TO MATCH EXISTING
(9)	NEW CAST STONE SILL - COLOR TO MATCH EXISTING
(10)	NEW GLAZING UNIT W/ BLACK ALUMINUM FRAME
(11)	NEW HOLLOW METAL DOOR & FRAME - COLOR TO MATCH WINDOW FRAME
(12)	NEW PAINTED ALUMINUM - DARK GREY
(13)	NEW METAL FASCIA - DARK GREY
(14)	NEW BOARD FORMED CAST-IN-PLACE CONCRETE
(15)	NEW CAST-IN-PLACE CONCRETE
(16)	NEW WOOD DOOR WITH FROSTED GLAZING UNIT
(17)	NEW PAINTED METAL DOOR & FRAME - DARK GREY
(18)	NEW PAINTED METAL - DARK GREY
(19)	NEW TEMPERED GLASS, FRAMELESS GUARDRAIL
(20)	NEW METAL SIDING - COLOR DARK GREY
(21)	NEW WOOD SIDING
(22)	NEW WOOD LATTICE PRIVACY SCREEN W/ VEGETATION



1 BUILDING ELEVATION - EAST
A5.3 SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
MARK	DESCRIPTION
1	EXISTING FACE BRICK
2	EXISTING BRICK BANDING
3	EXISTING CAST STONE COPING
4	EXISTING CAST STONE SILL
5	EXISTING CONCRETE
6	EXISTING METAL PIPE RAILING
7	NEW FACE BRICK - COLOR TO MATCH EXISTING
8	NEW FACE BRICK BANDING - COLOR TO MATCH EXISTING
9	NEW CAST STONE SILL - COLOR TO MATCH EXISTING
10	NEW GLAZING UNIT W/ BLACK ALUMINUM FRAME
11	NEW HOLLOW METAL DOOR & FRAME - COLOR TO MATCH WINDOW FRAME
12	NEW PAINTED ALUMINUM - DARK GREY
13	NEW METAL FASCIA - DARK GREY
14	NEW BOARD FORMED CAST-IN-PLACE CONCRETE
15	NEW CAST-IN-PLACE CONCRETE
16	NEW WOOD DOOR WITH FROSTED GLAZING UNIT
17	NEW PAINTED METAL DOOR & FRAME - DARK GREY
18	NEW PAINTED METAL - DARK GREY
19	NEW TEMPERED GLASS, FRAMELESS GUARDRAIL
20	NEW METAL SIDING - COLOR DARK GREY
21	NEW WOOD SIDING
22	NEW WOOD LATTICE PRIVACY SCREEN W/ VEGETATION



1 BUILDING ELEVATION - WEST
A5.4 SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
MARK	DESCRIPTION
1	EXISTING FACE BRICK
2	EXISTING BRICK BANDING
3	EXISTING CAST STONE COPING
4	EXISTING CAST STONE SILL
5	EXISTING CONCRETE
6	EXISTING METAL PIPE RAILING
7	NEW FACE BRICK - COLOR TO MATCH EXISTING
8	NEW FACE BRICK BANDING - COLOR TO MATCH EXISTING
9	NEW CAST STONE SILL - COLOR TO MATCH EXISTING
10	NEW GLAZING UNIT W/ BLACK ALUMINUM FRAME
11	NEW HOLLOW METAL DOOR & FRAME - COLOR TO MATCH WINDOW FRAME
12	NEW PAINTED ALUMINUM - DARK GREY
13	NEW METAL FASCIA - DARK GREY
14	NEW BOARD FORMED CAST-IN-PLACE CONCRETE
15	NEW CAST-IN-PLACE CONCRETE
16	NEW WOOD DOOR WITH FROSTED GLAZING UNIT
17	NEW PAINTED METAL DOOR & FRAME - DARK GREY
18	NEW PAINTED METAL - DARK GREY
19	NEW TEMPERED GLASS, FRAMELESS GUARDRAIL
20	NEW METAL SIDING - COLOR DARK GREY
21	NEW WOOD SIDING
22	NEW WOOD LATTICE PRIVACY SCREEN W/ VEGETATION

HISTORIC DISTRICT COUNCIL / CONCEPTUAL APPROVAL / SUPPLEMENTARY SHEETS /

- DESCRIPTION OF EXISTING CONDITIONS AND MATERIALS
- DESCRIPTION OF PROPOSED PROJECT AND MATERIALS
- PROPOSED MATERIALS AND COLORS
- EXPLANATION OF PROPOSED CONCEPT
- PRODUCT/MATERIAL DETAILS, BROCHURES

Part 1. Describe the Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

The subject property is located at 19 North 5th Street. The property sits adjacent to North 5th Street to the east, and it borders a public parking lot to the south. To the immediate west of the site are three single-family residences. To the north sits an existing brick church and addition, from whom the property was purchased. An existing 1960s, three-story building occupies the majority of the subject property. The existing building is a concrete frame structure with a red brick exterior. Brick quoining, horizontal brick banding, and protruding brick frames around aluminum windows and wood doors characterize the exterior. A white wood porch with fluted wood columns marks entry on the street elevation, and a concrete egress stair is located on the north elevation.

Part 2. Describe the Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

The proposed project attempts to uphold the historical character of the site by adaptively reusing the existing three-story building as opposed to new construction. The interior of the building will be completely renovated to accommodate nine new condominium units, while any alterations to the exterior will be strategically limited in order to maintain its existing character. The existing front porch is contextually inappropriate both to the surrounding buildings and the time period in which it was originally constructed; furthermore, it is not ADA accessible. A new, accessible front porch will be constructed on the existing foundations. Partial-height, board-formed concrete walls surround the new porch, while slender grey aluminum columns support a simple roof structure. The texture and materiality of the concrete respond to the existing site picket fences and the brutal concrete aesthetic that was typical of 1960s architecture, while the column and roof structure recalls the rhythm, scale, and proportions of similar front porches on the surrounding residential buildings. Small, cantilevered balconies extend off of the east, south, and west elevations. The wood, aluminum, and glass material palette of the balconies mimic that of the front porch. All existing aluminum windows will be replaced with new insulated glazing units. The new windows maintain muntin divisions, while the dark grey color responds to the other painted metals on the project as well as the existing windows on the neighboring historic Lesesne House. While the interior design of the condominiums is not applicable to the historic considerations of the exterior, the dark aluminum window color is integral to the modern loft interior design concept of the project. A new rooftop terrace grants the tenants fully accessible access to outdoor gathering areas and green space. The perimeter of the terrace is intentionally set back from the edge of the building to minimize its visibility from ground level and set it apart from the original building massing. The stained wood and grey painted metal cladding of the rooftop penthouse simulates the surrounding residential aesthetic of exterior siding.

List proposed materials and colors, as applicable (use additional sheet if necessary):

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL#	COLOR (NAME/NUMBER)
EXTERIOR FABRIC	EXISTING	BRICK	N/A	RED
DOORS	KOLBE	BALCONY DOOR / ULTRA SERIES EXTRUDED ALUMINUM	TBD	MIDNIGHT (BLACK)
	KOLBE	ENTRY DOORS / ULTRA SERIES EXTRUDED ALUMINUM	TBD	MIDNIGHT (BLACK)
WINDOWS	KOLBE	ULTRA SERIES PUSH-OUT EXTRUDED ALUMINUM CASEMENTS	TBD	MIDNIGHT (BLACK)
ROOFING	TILE TECH	IPE TILES / PORCELAIN TILES / HEX HYBRID PEDESTAL SYSTEM ROOF DECK	SEE CERTIFICATES	IPE WOOD / GRAY PORCELAIN
	LIVEROOF	GREEN ROOF SYSTEM	SEE CERTIFICATES	VARIED SPECIES
FASCIA / TRIM	TBD	TBD	TBD	TBD
FOUNDATION	EXISTING	CONCRETE	N/A	N/A
SHUTTERS	N/A	N/A	N/A	N/A
PORCH / DECK	TBD	ALUMINUM: AWNING STRUCTURE, COLUMNS	TBD	BLACK / KYNAR
FENCING	ABS WOOD	IPE WOOD: PRIVACY DIVIDER, AWNING UNDERSIDE, ENTRANCE ACCENT	TBD	IPE WOOD
	TBD	BOARD-FORMED POURED CONCRETE	TBD	BLACK
	N/A	N/A	N/A	N/A
DRIVEWAYS / SIDEWALKS	EXISTING	CONCRETE	N/A	N/A
SIGNAGE	TBD	SURFACE-MOUNTED ADDRESS LOCATORS	N/A	BLACK
BALCONY	ABS WOOD	IPE WOOD: PRIVACY DIVIDER, AWNING	TBD	IPE WOOD
	TBD	BALCONY FRAME	TBD	BLACK / KYNAR
	Q RAILING	GLASS RAILING	SEE CERTIFICATES	GLASS, STAINLESS STEEL

The proposed project attempts to uphold the historical character of the site by adaptively reusing the existing three-story building rather than opt for new construction. The interior of the building will be completely renovated to accommodate nine new condominium units, while any alterations to the exterior will be strategically minimal in order to maintain its existing character.



All existing windows will be replaced with new insulated glazing units. The original aluminum windows are not typical of the wood framed windows that are found on other historic residences. We feel that the non-historic nature of the original windows provides a relaxed and more contemporary approach to window selection. The new windows recall the existing muntin divisions with similar narrow divisions of lites, while the dark grey color responds to the other painted metals on the project as well as the existing windows on the neighboring historic Lesesne House.



New Window Concept



Amelia Tavern



Existing Windows



202 Centre Street

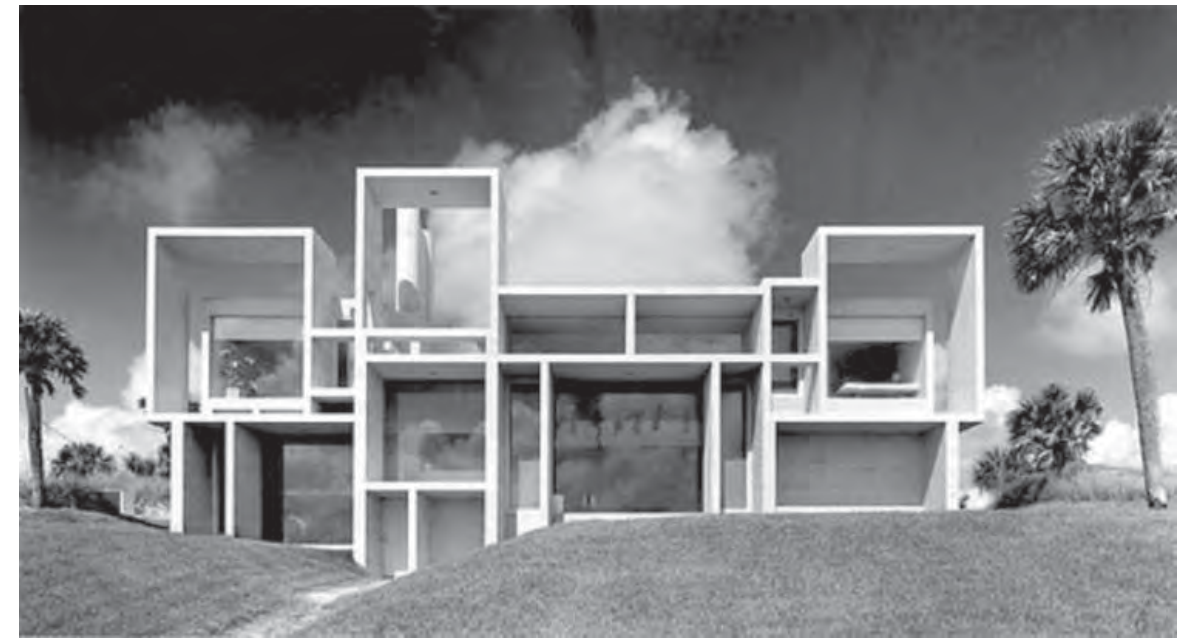


Lesesne House

The existing front porch is contextually inappropriate both to the surrounding buildings and the time period in which it was constructed. The existing porch copied the classical revival style of the neighboring church. While this application of style may have been necessary in order to create a common architectural language between all of the previous owner's buildings, this continuation of style is no longer appropriate. Furthermore, the current entry is not ADA accessible, so a partial demolition of the existing porch will be necessary to implement a new ramp, regardless of whether the existing porch remains.



The new porch attempts to create a new entry that is attuned to the language of contemporary architecture while also being respectful of the historic nature of the building and district. In order to allow the project to be as contextually appropriate as possible, the new porch draws its inspiration from the surrounding historic residences and the stylistic language of mid-century modern architecture that would have been prevalent during the time period of its original construction. The slender wood columns and picket fences of the surrounding historic residences, and the exposed concrete aesthetic of 1960s brutalism all contribute to the architectural language of the new porch.



A new, accessible front porch will be constructed on the existing foundations. Partial-height, board-formed concrete walls surround the new porch and support the ramp, while slender grey aluminum columns support a simple roofline. The texture and materiality of the concrete respond to the existing site picket fences and the brutal concrete aesthetic that was typical of 1960s architecture, while the roof structure recalls the scale and proportions of similar front porches on the surrounding residential buildings.



A new rooftop terrace grants the tenants fully accessible access to outdoor gathering areas and green space. The perimeter of the terrace is intentionally set back from the edge of the building to minimize its visibility from ground level. The stained wood and grey painted metal cladding of the rooftop penthouse simulates the surrounding residential aesthetic of exterior siding.











Ultra Series





KOLBE BLACK EXTRUDED ALUMINUM WINDOWS



Ultra Series +/-

	IMPACT RATING	HVHZ LMI
Casements & Awnings		
<u>Crank-out awnings (includes mulled units)</u>	IPD4	yes
<u>Crank-out casements & stationary units (includes radius tops and rectangular mulled units)</u>	IPD4	yes
<u>Crank-out XL casements</u>	IPD4	
<u>Push-out casements (includes radius tops)</u>	IPD4	yes
Double Hungs		
<u>Majesta[®] double hungs & single hungs</u>	IPD4	
<u>Sterling double hungs & stationary units</u>	IPD4	yes
<u>XL Sterling double hungs</u>	IPD4	
Direct Sets		
<u>Beveled & Ogee direct sets</u>	IPD4	yes
Tilt-Turns		
<u>Tilt-turns mulled to stationary units</u>	IPD4	
Doors & Sidelites		
<u>Folding doors</u>	IPD4	
<u>Garden-Aire sliding patio doors & stationary panels</u>	IPD4	
<u>Inswing French doors</u>	IPD3	
<u>Outswing doors, stationary panels & transoms (includes radius tops and rectangular mulled units)</u>	IPD4 (radius tops Florida only)	yes
<u>Sidelites to match inswing doors</u>	IPD4	
<u>TerraSpan[®] lift & slide doors</u>	IPD4	

KOLBE ULTRA SERIES IMPACT RATINGS

Outswing Doors

Outswing doors are available with the same multitude of options as inswing doors, but swing outward for areas that have indoor space constraints. Outswing entrance and patio doors are available in single, double and French units, and can be customized with sidelites or transoms to create a distinctive opening.



Outswing Door Standard Features

- ▶ 1-3/4" thick panel prehung in a 1-1/16" frame
- ▶ Overall jamb width is 4-9/16"
- ▶ Stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (*meets performance requirements of AAMA 2605*)
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, tempered LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ Toronto handle set in Bright Brass
- ▶ Stainless steel multi-point locking hardware on single door panels; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- ▶ Non-adjustable, residential, 4" x 4" ball-bearing hinges with 1/4" radius corners in a Bright Brass finish
- ▶ Bronze anodized aluminum bumper sill with oak interior threshold
- ▶ Heavy vinyl nailing fins with head drip caps*
- ▶ Raised panels and/or glass lites

NOTE: All measurements are nominal.

* Standard only on units without brickmould.

Hardware

See entire swinging door hardware options on pgs. 146-149.

Toronto Handle (shown in Antique Brass)



München Handle (shown in Antique Nickel)



Verona Handle (shown in Rustic Umber)



Dallas Handle (shown in Satin Nickel)







Longboard® Products Submittal Package

Mayne Coatings Corp
27575 50 Ave Langley, BC V4W 0A2
1.800-604-0343 | 604.607.6630
longboardproducts.com



4. CONCLUSIONS

From the structural analysis outlined in this report, the following conclusions can be made:

- The Longboard Fastening Clip can be used for attaching 4 in. or 6 in. Longboard siding to a variety of substrate walls.
- For typical low rise building applications (factored wind loads ranging from 20 psf to 30 psf), the Longboard Clip can be attached to every second stud for stud spacing of 12 in. or 16 in.
- For locations with high wind loads, serviceable Fastening Clip spacing can be obtained at factored wind loads up to 70 psf, depending on the substrate wall construction and width of siding used (every second stud for most high-wind 4 in. wide siding applications, and every stud for most high-wind 6 in. wide siding applications).
- The first course of Longboard siding shall be installed using Longboard's "Starter Strip" fastened in accordance with Table 2 of this report.

We trust that this report is satisfactory. If you have any questions, please do not hesitate to contact our office.

Morrison Hershfield



G. Lance Cooke, P.E. (FL PE No. 68787)

Principal, Senior Structural Engineer

Florida COA 8508

Attachments:

Longboard Fastener Clip Drawing 102355 Rev. F;
Section Detail – 6" Channel Panel Horizontal Application



USA | PROGRAM 2018 2019

Q-railing





EASY GLASS® MAX

THE STRONGEST PROFILE ON THE MARKET

There are no limits when it comes to Easy Glass Max. Choose this strong system if you need a glass balustrade that combines extreme strength, minimal weight and clear, unobstructed views. Capable of absorbing extreme forces, this impressive system is ideal for large public facilities such as sports stadiums, airports, train stations and shopping centers. It may be designed to stay put, but Easy Glass Max installs very quickly using the Safety Wedge system.





Glass Balustrade Rail Testing IBC 2015/FBC 2014

(Interior and Exterior Application **excluding** below 30 ft. elevation in HVHZ or Wind Borne Debris Region)

National Building Code of Canada 2015 (For Interior and Exterior Application)

May 2, 2017

REPORT NUMBER: **HETI-16-5000**

MANUFACTURER: Q-railing Europe GmbH & Co. KG
Max-Planck-Str. 7, 46446 Emmerich am Rhein, Germany

TEST LOCATION: Hurricane Engineering & Testing Inc.
6120 NW 97th Avenue, Doral, Florida, 33178

NOTIFICATION NUMBER: HETI16001 (MIAMI-DADE COUNTY, FLORIDA)
LAB. CERTIFICATION No.: 15-1216.04 (MIAMI-DADE COUNTY, FLORIDA)
IAS. CERTIFICATION No.: TL-296 (ISO 17025-05)
FBC ORGANIZATION No.: TST1691
FBPE Certificate of Authorization Number: 6905

PRODUCT: Max Top Mount
PRODUCT SIZE: 142" wide x 44" high (non-fixed end)
142 1/4" wide x 44" high (fixed end)

TEST SUBSTRATUM: Concrete Compressive strength 4030 PSI, HETI-16-C100.
DRAWING NO.: 16-5000 by Q-Railing, consisting of 3 pages dated 4/27/ 2017.

DESIGN LOADS (psf): **+ 125, - 125**

TEST WITNESSED BY: Syed Waqar Ali, Ph. D. (HETI)
Dr. Nasreen K Ali, E. I. (HETI)
Mr. Eugenio Rivera (HETI)
Mr. Paul Dructor (Manufacturer)
Mr. Rafael E. Droz-Seda, P.E. (HETI)



(Exterior View)

Steel Nose Pendulum Impact Test as per ASTM E2353-14, Section 13.4

Test Date: January 18, 2016

Location	Horizontal Impact Energy (ft-lbf)	Results
Center of Left Glass Lite	74	Glass was intact and no damaged was observed.
Center of Middle Glass Lite	74	Glass was intact and no damaged was observed.
Center of Right Glass Lite	74	Back glass lite shattered. Glass panel stayed intact.



● - Impact Locations (interior view)

Conclusion

The test sample represented intended construction as indicated in the marked drawing. The sample was tested and passed the requirements in accordance with provisions of FBC 2014, IBC 2015, for interior application for all zones, exterior application in non-Wind Borne Debris Region, and exterior application above 30 ft. Elevation in HVHZ and Wind Borne Debris Region, National Building Code of Canada 2015, for interior and exterior application as per acceptance criteria AC439, and ASTM standards as described in this report.

The Railing was intact and all hardware parts were securely in place at the conclusion of each test. All tests were performed on a single sample without glass or hardware replacement.

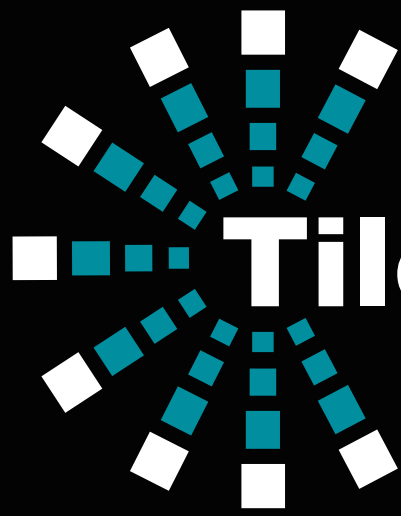
NOTE: The above results were obtained using the designated test methods, which indicates compliance with the performance requirements of the referenced specifications. This report does not constitute certification of the specimens tested. The Test records are maintained for a period of ten years and selected sample sections are maintained for a period of five year, and therefore this report will expire after ten year of test date.

STATEMENT OF INDEPENDENCE

The Hurricane Engineering & Testing, Inc., does not have, nor does it intend to acquire or will acquire, a financial interest in any company manufacturing or distributing products tested or labeled by the Hurricane Engineering & Testing, Inc. Hurricane Engineering & Testing, Inc., is not owned, operated or controlled by any company manufacturing or distributing products it test or labels.

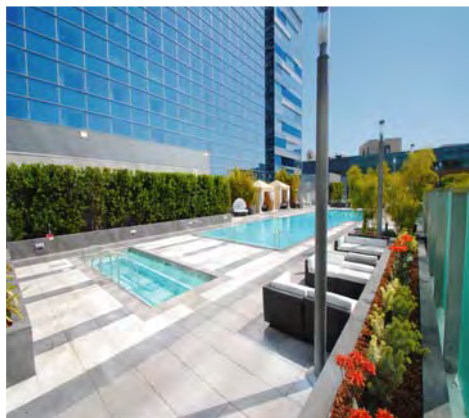
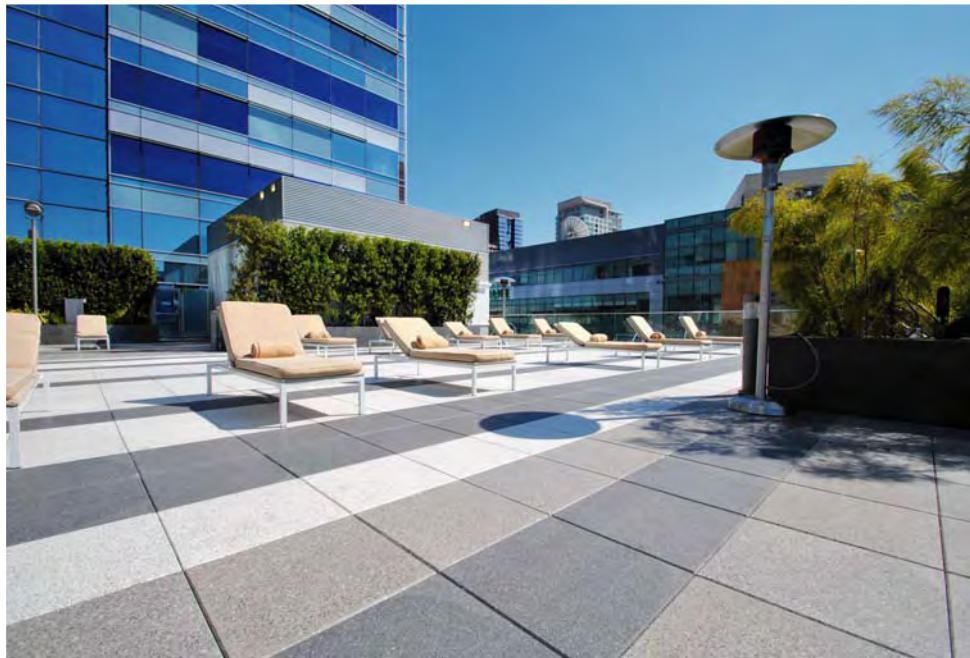
Dr. Nasreen K. Ali
Vice President

Mr. Rafael A. Seda, P.E.
Resident Engineer



Tile Tech Pavers®

Paving America one step at a time.



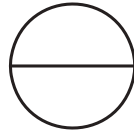
MANUFACTURER OF PAVERS & ADJUSTABLE PEDESTAL SYSTEMS



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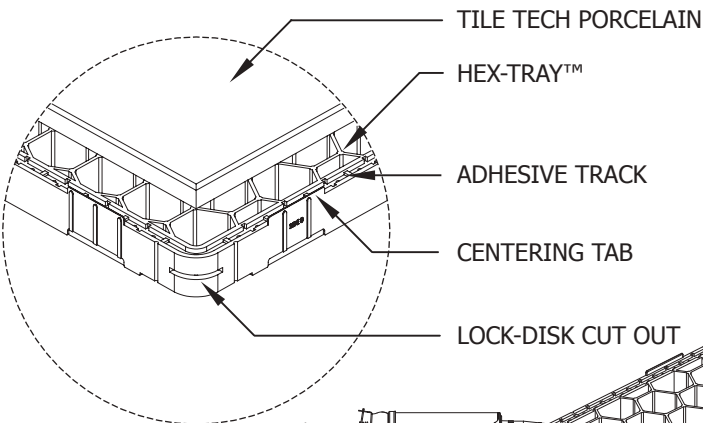
Tel: 213-380-5560
Fax: 213-380-5561



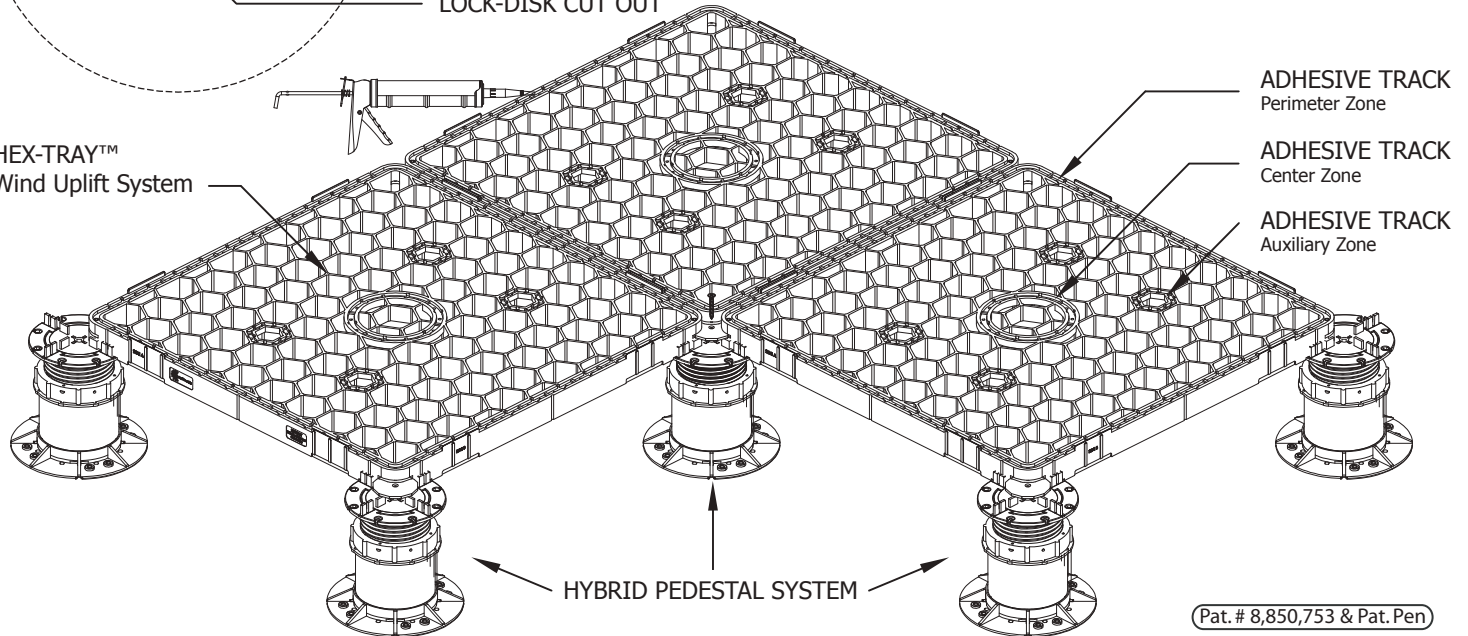
HEX-TRAY™ WIND UPLIFT SYSTEM

PAVER WIND-UPLIFT SYSTEM DETAILS. PLAN AND PROFILE VIEW

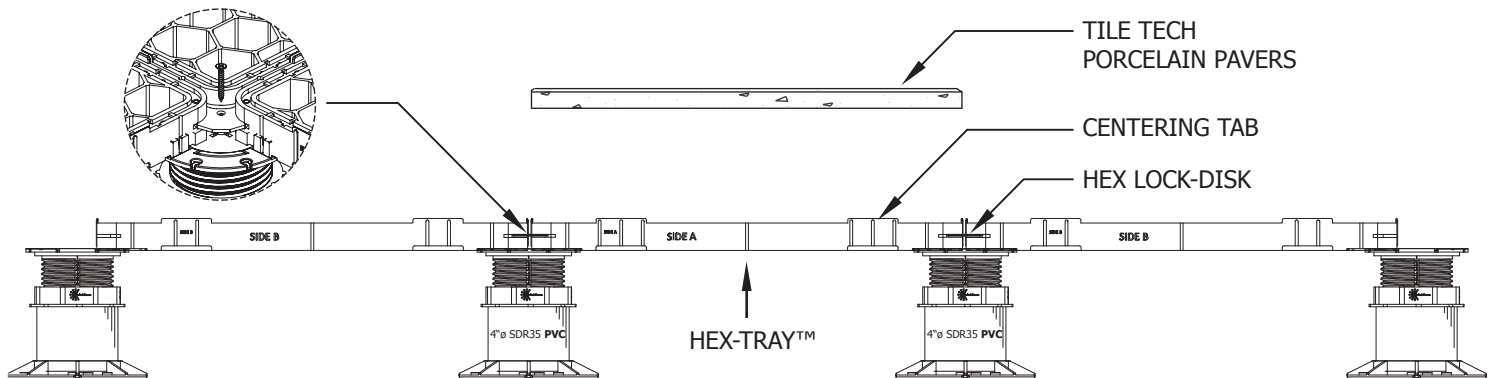
HEX-TRAY™ WIND UPLIFT SYSTEM COMPONENTS INCLUDES A HONEYCOMB STRUCTURAL TRAY WITH 3 ADHESIVE TRACK; PERIMETER, CENTER AND AUXILIARY ZONES. A HEX LOCK DISK, HEX 2MM SPACER TABS AND USER SUPPLIED 1-½" BLACK RUST PROOF SCREWS IN ADDITION TO CHEM-LINK™ M1 ROOFING ADHESIVE. PRE ASSEMBLE AND ADHERE THE PORCELAIN PAVERS TO THE HEX-TRAY™ USING CHEM-LINK™ M1 APPLIED TO THE ADHESIVE TRACK ON THE HEX-TRAY. THE PERIMETER ZONE IS THE MOST COMMON ADHESIVE TRACK. POSITION AND LEVEL HYBRID PEDESTAL SYSTEM ON TO GRID / CHALK LINES AND PLACE ASSEMBLED HEX-TRAY™ ON TO PEDESTAL SYSTEM. LEVEL & SECURE FOUR ADJACENT CORNERS TO PEDESTAL SYSTEM USING HEX-LOCK DISK AND SECURE WITH DECK SCREW. AT TERMINATION POINTS AND WALLS, THE HEX-TRAY CAN BE CUT TO MATCH THE CUT PORCELAIN PAVERS.



HEX-TRAY™
Wind Uplift System



HEX-TRAY™ WIND UPLIFT - PROFILE VIEW



GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS

1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH INC PRODUCT SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. USE OF BUFFER PADS IS MANDATORY.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.TILETECHPAVERS.com



8385 White Oak Avenue
Rancho Cucamonga, CA 91730
909.483.0250 ph. | 909.483.0336 fx.

CLIENT: TILE TECH INC
4730 East 26th Street
Vernon, CA 90058

Test Report No: RJ3897-1

Date: March 27, 2015

SAMPLE ID: The following test material was identified as Tile Tech Hybrid Pedestal. See photos on page 2.

SAMPLING DETAIL: Test samples were submitted to the laboratory directly by the client. No special sampling conditions or sample preparation were observed by QAI.

DATE OF RECEIPT: Samples were received on March 24, 2015.

TESTING PERIOD: March 26 & 27, 2015.

AUTHORIZATION: Testing authorized by Ronnie Tabibnia.

TEST REQUESTED: ASTM D1929-13a. "Standard Test Method for Determining Ignition Temperatures of Plastic". Self Ignition temperature.

TEST RESULTS:	<u>Self-Ignition Temperature</u>	<u>Number of Specimens Tested</u>
	800° F (427° C)	5

OBSERVATIONS: Flaming combustion was observed. Moderate smoke evolution was noted.

REQUIREMENTS: International Building Code, 2012 Edition, Section 2606.4 Specifications. Light-transmitting plastics, including thermoplastic, thermosetting or reinforced thermosetting plastic material, shall have a self-ignition temperature of 650°F (343°C) or greater where tested in accordance with ASTM D 1929.

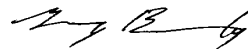
CONCLUSION: The submitted sample meets the requirements.

Prepared By



Brian Ortega
Test Technician

**Signed for and on behalf of
QAI Laboratories, Inc.**



Greg Banasky
Senior Technician

Page 1 of 1
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WWW.QAI.ORG
info@qai.org



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Rancho Cucamonga, CA 91730
909.483.0250 ph. | 909.483.0336 fx.

CLIENT: TILE TECH INC
4730 East 26th Street
Vernon, CA 90058

Test Report No: RJ3515-1

Date: September 23, 2014

SAMPLE ID: The following test material was identified as Ipe Deck Boards.

SAMPLING DETAIL: Test samples were submitted to the laboratory directly by the client. No special sampling conditions or sample preparation were observed by QAI.

DATE OF RECEIPT: Samples were received at QAI on September 15, 2014.

TESTING PERIOD: September 23, 2014.

AUTHORIZATION: Testing authorized by Ronnie Tabibnia.

TEST REQUESTED: Perform standard flame spread and smoke density developed classification tests on the sample supplied by the Client in accordance with **ASTM Designation E84-14**, "Standard Method of Test for Surface Burning Characteristics of Building Materials". The foregoing test procedure is comparable to UL 723, ANSI/NFPA No. 255, and UBC No. 8-1.

TEST RESULTS:	<u>Flame Spread</u>	<u>Smoke Developed</u>
	20	400

Detailed test results are presented in the subsequent pages of this report

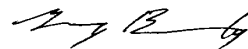
CONCLUSION: The submitted material meets the requirements for a "Class A" Flame Spread. See classification requirements on page 2.

Prepared By



Brian Ortega
Test Technician

**Signed for and on behalf of
QAI Laboratories, Inc.**



Greg Banasky
Senior Test Technician

Page 1 of 4
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8385 White Oak Avenue
Rancho Cucamonga, CA 91730
909.483.0250 ph. | 909.483.0336 fx.

CLIENT: Tile Tech Inc
4730 East 26th Street
Vernon, California 90058

Test Report No: RJ3897-1

Date: April 1, 2015

SAMPLE ID: The test samples are identified as: **Tile Tech Ipe Wood Deck Tiles on Hybrid Pedestal System.**

SAMPLING DETAIL: The test materials were delivered to QAI Laboratories by the manufacturer. The test decks were constructed by QAI personnel. No special sampling conditions or sample preparation were observed by QAI.

DATE OF RECEIPT: Samples were received at QAI on March 27, 2015

TESTING PERIOD: March 31, 2015.

AUTHORIZATION: Proposal #DM-2015-031802-R2 Dated March 18, 2015 Signed by Ronnie Tabibnia on March 18, 2015.

TEST PROCEDURE: Conduct a single **Spread of Flame** test on the submitted samples in accordance with the methods and procedures outlined in **ASTM Test Method E108-11, "Standard Test Methods for Fire Tests of Roof Coverings"(E108).**

TEST RESULTS: The sample **Meets the Class A Spread of Flame** requirements when tested in accordance with ASTM Test Method E108-11, **"Standard Method of Fire Tests of Roof Coverings".**

Detailed test results are presented in the subsequent pages of this report.

Prepared By:



David Royer
Test Technician

**Signed for and on behalf of
QAI Laboratories, Inc.**



Brian Ortega
Senior Technician

Page 1 of 6
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WWW.QAI.ORG
info@qai.org

TorTestSM Floor Friction Testing Service
SOTTER ENGINEERING CORPORATION
Consultants

26705 Loma Verde, Mission Viejo, CA 92691
Telephone: 949-582-0889 FAX: 949-916-2193

*Licensed by the State of California
Board of Professional Engineers
And Land Surveyors*

*Approved by the City of Los Angeles
for testing slip resistance of flooring*

**Dynamic Slip Resistance using
ASTM E303-93 (2013) Pendulum Test Method**

Client: **Tile Tech Inc.** Report date: 3/21/17
Flooring: **IPE Wood Tile - Smooth**
Page 1 of 1 Sample no.: 1703-2122 Date tested: 3/21/17
How and when sample obtained: Supplied by client 3/20/17
Location of test: Sotter Engineering Test Laboratory in Mission Viejo, CA
Type, age, condition, and texture of surface: wood, new, clean, smooth
Post-test free swing: 0 Age of TRL slider: 1 month Surface Temperature: 69°F

American Society for Testing and Materials Method E303-93 (2013), "Standard Test Method for Measuring Surface Frictional Properties Using the British Pendulum Tester" (astm.org) The trailing edge of a three-inch-wide spring-loaded slider, which is attached to the end of a 20-inch pendulum, contacts the tested surface when the pendulum is released from a horizontal position. The slider contact path length is pre-set to five inches. The pendulum pushes a pointer that stops and stays at the high point of the pendulum's swing. For road-related testing, the slider is usually TRL (Transport & Road Laboratory) soft rubber.

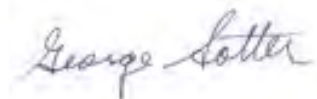
Higher Pendulum Test Values (PTV) indicate increased friction. For reference only, with TRL rubber the PTV of wet #60 grade silicon carbide abrasive cloth at normal room temperature is approximately 57. For clear wet float glass it is 8.

Average Wet PTV with TRL (soft) rubber: 60

Individual PTV values: 63, 61, 59, 57

High Pendulum Test Values indicate potentially good traction. The Ceramic Tile Institute of America recommends a minimum pendulum test value of 36 for level floors. Slip resistance can be affected by factors such as floor coatings, abrasives, detergents, contamination, chemical treatments, and wear. Values of 25-35 are classed as "moderate slip potential". Values of 0-24 have "high slip potential".

Respectfully submitted,
SOTTER ENGINEERING CORPORATION



J. George Sotter, P.E., Ph.D.
President



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for testing slip resistance of
flooring

26705 Loma Verde, Mission Viejo, CA 92691
Telephone/FAX: 949-582-0889

Flooring Test Results

Client: **Tile Tech Inc.**

Report date: March 21, 2017

Flooring: **Wood Tile - smooth**

Page 1 of 2

Sample no.: 1703-2123

Pieces tested: 3

Date tested: 3/21/17

Size: 12"x12"

How and when sample obtained: Supplied by client 3/20/17

American Society for Testing and Materials method **ASTM C 1028-07**. This test does not evaluate hydroplaning potential and is not recommended for assessing pedestrian safety. This test method was officially withdrawn by the ASTM in 2014. For more information please see www.C1028.info

Static coefficient of friction:

CLEANED WITH RENOVATOR

Dry

Wet

0.78

0.75

A traditional safety standard was 0.60 or greater for level floors and 0.80 or greater for ramps using this test method. The test standard itself made no recommendations for safety. Results apply only to the samples tested.

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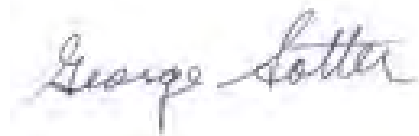
Flooring: **Wood Tile - smooth**

Individual test values (for information only; required by ASTM and City of Los Angeles):

CLEANED WITH RENOVATOR

	<u>Dry</u>	<u>Wet</u>
1	0.78	0.73
2	0.77	0.76
3	0.80	0.77
4	0.81	0.77
5	0.78	0.75
6	0.75	0.71
7	0.77	0.74
8	0.76	0.75
9	0.78	0.78
10	0.79	0.74
11	0.80	0.74
12	0.78	0.75
Average	0.78	0.75

Respectfully submitted,
SOTTER ENGINEERING CORPORATION



J. George Sotter, P.E., Ph.D.
President, Sotter Engineering Corporation



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Rancho Cucamonga, CA 91730
909.483.0250 ph. | 909.483.0336 fx.

CLIENT: Tile Tech Inc.
4730 East 26th Street
Vernon, California 90058

Test Report No: RJ3897-2

Date: April 1, 2015

SAMPLE ID: The test samples are identified as: Tile Tech Porcelain Paver with Hex Tray on Hybrid Pedestal System.

SAMPLING DETAIL: The test materials were delivered to QAI Laboratories by the manufacturer. The test decks were constructed by QAI personnel. No special sampling conditions or sample preparation were observed by QAI.

DATE OF RECEIPT: Samples were received at QAI on March 27, 2015

TESTING PERIOD: March 31, 2015

AUTHORIZATION: Proposal #DM-2015-031802-R2 Dated March 18, 2015 Signed by Ronnie Tabibnia on March 18, 2015.

TEST PROCEDURE: Conduct a single **Spread of Flame** test on the submitted samples in accordance with the methods and procedures outlined in ASTM Test Method E108-11, "Standard Test Methods for Fire Tests of Roof Coverings"(E108).

TEST RESULTS: The sample Meets the Class A Spread of Flame requirements when tested in accordance with ASTM Test Method E108-11, "Standard Method of Fire Tests of Roof Coverings".

Detailed test results are presented in the subsequent pages of this report.

Prepared By:



David Royer
Test Technician

**Signed for and on behalf of
QAI Laboratories, Inc.**



Brian Ortega
Senior Technician

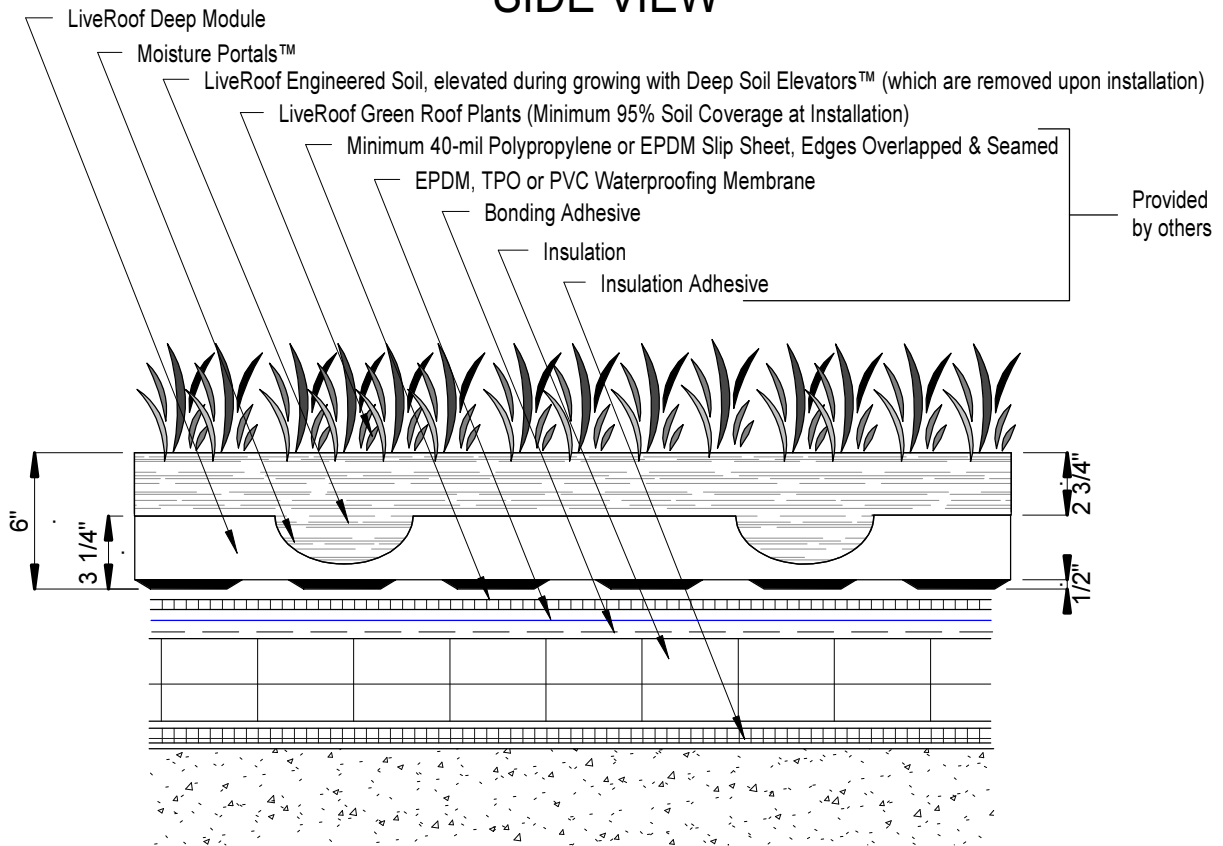
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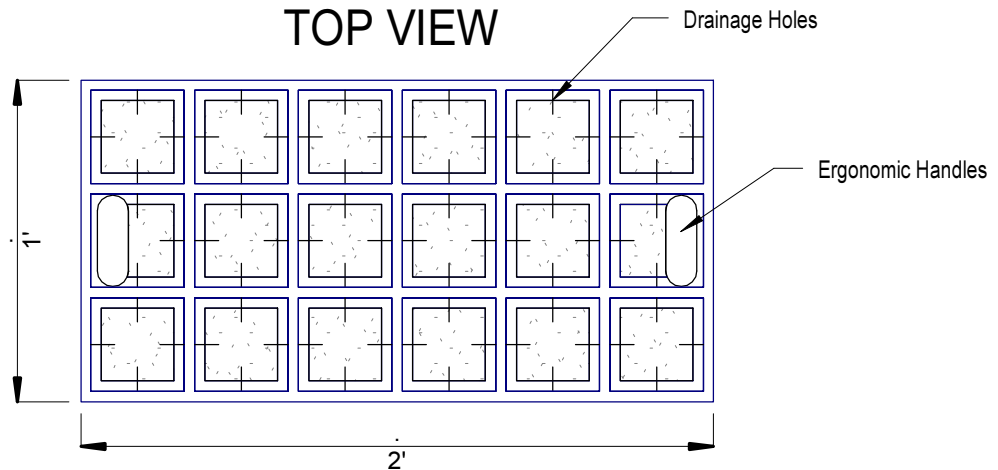
LiveRoof DEEP SYSTEM

Over Conventional Roofing Assembly

SIDE VIEW



TOP VIEW



LiveRoof System Saturated Weight: 40-50 lbs / sf

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

NOT TO SCALE

DEEP A

The LiveRoof system is designed to ensure the success of your green roof project and do so at the lowest possible total system cost. This takes into account more than just the acquisition cost, but also addresses maturation costs, maintenance costs, and life cycle costs of owning a living roof system. By working to reduce these costs LiveRoof has created the best value available.



STEP 1

The Licensed Grower inserts the LiveRoof® Soil Elevator™ into the module.



STEP 2

LiveRoof® module is filled to the top of Soil Elevator™ with LiveRoof engineered growing medium.



STEP 3

LiveRoof® plants are grown to maturity approximately 1 inch above the LiveRoof module.



STEP 4

Certified Installer sets LiveRoof® modules tightly in place on the roof within RoofEdge® aluminum edge restraint.



STEP 5

LiveRoof® Soil Elevator™ is removed for a beautiful, seamless instantly mature green roof.



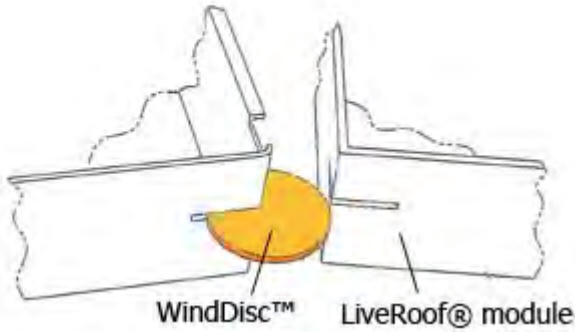
STEP 6

Water thoroughly to settle any loose growing medium and to get your green roof off to a great start.



WindDisc™

The WindDisc is a simple way to secure LiveRoof modules together to improve wind uplift resistance. The WindDisc technology allows for any size LiveRoof modules or RoofStone pavers to connect together across a green roof installation. Please contact us for more information.



LIVEROOF DETAILS