AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 21, 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 APRIL 19, 2018 REGULAR MEETING MINUTES**

3. OLD BUSINESS

3.1 ***POSTPONED UNTIL JULY 19, 2018***
ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 505 BROOME STREET (HDC 2018-20)
Conceptual Certificate of Approval (COA) to construct an approximately 6,300 sf primary structure and associated parking lot. *(Quasi-Judicial)*

3.2 ***POSTPONED UNTIL JULY 19, 2018***
ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 505 BROOME STREET (HDC 2018-17)
Variance from Land Development Code Section 4.02.03(E) Standards for Building Heights and Setbacks to reduce front yard setback from 25' to 15'. *(Quasi-Judicial)*

4. NEW BUSINESS

4.1 **PRESENTATION:** Brockington -- Fernandina Beach Historic Resource Survey Update

4.2 **CHADWICK J. WYKLE, & MICHAEL T. FLANAGAN C/O COTNER ASSOCIATES, INC., 310 ESCAMBIA STREET (HDC 2018-22)**
Certificate of Approval (COA) to construct a two-story accessory dwelling (250 sq. ft. footprint). *(Quasi-Judicial)*

4.3 **316 CENTRE STREET LLC C/O COTNER ASSOCIATES, INC. ARCHITECTS, 316 CENTRE STREET (HDC 2018-24)**
Certificate of Approval (COA) to rehabilitate a contributing primary structure. *(Quasi-Judicial)*

4.4 **MARVIN E. & AGNES WHITE SWAILS C/O JOHN H. DODD. ARCHITECT INC., 502 BROOME STREET (HDC 2018-25)**
Certificate of Approval (COA) to construct a 1-story addition and fence. (Quasi-Judicial)

4.5 **GEORGE A. & DAPHNE C. MOELLER C/O COTNER ASSOCIATES, INC. ARCHITECTS, 416 N. 3RD STREET (HDC 2018-26)**
Certificate of Approval (COA) for the demolition of a 1-story addition; construction of a 2-story addition; replacement of roof with galvalume metal roof. *(Quasi-Judicial)*

4.6 **ROGERS TOWERS, P.A. C/O ALACHUA GROUP, LLC, AGENT FOR ALACHUA LAND & CATTLE, LLC, 201 ALACHUA STRET (HDC 2018-27)**
Variance from Land Development Code Section 6.02.24(E) Standards for Outdoor Amusements. *(Quasi-Judicial)*

4.7 **NANCY ROSSITER, 216 S. 7TH STREET (HDC 2018-28)**
Variance from Land Development Code Sections 11.01.05(F) Requirements for Subdivision Plats (Preliminary and Final); Table 4.02.01(J). Design Standards for Lots; Table 4.02.03(E). Standards for Building Heights and Setbacks. *(Quasi-Judicial)*

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

5.1 **NINA WEST C/O MICHAEL RICHARDSON, 24 S. 10TH STREET (HDC 2017-18)**
Extension of COA (new expiration date November 25, 2018)

5.2 **LARISSA KWIATKOWSKI + ALICIA WATSON, 818 SAN FERNANDO STREET (HDC SA 2018-37)**
Replace damaged roof with GAF architectural shingles in Driftwood.

5.3 **JACOB CARVER C/O ROOFCRAFTERS ROOFING LLC, 110 S. 5TH STREET (HDC SA 2018-39)**
Replace roof with GAF Timberline HD shingles in Weatherwood.

6. BOARD BUSINESS

6.1 Seating Mr. Pozzetta as voting member; Seating Mr. Morrison as Alternate #1

7. STAFF REPORT

7.1 ATM Standards

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JULY 19, 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 5:00pm

Roll Call/Determination of Quorum

Council Members Present

Michael Harrison – Chair
Angela Jones Conway
James Pozzetta (Alt 1)
William Tilson – Vice Chair
Michael Spino
Benjamin Morrison (Alt 2)

Council Members Absent

Robert Erickson (Excused)

Others Present

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

In Member Erickson's absence, Chair Harrison seated Member Pozzetta as a voting member.
There were no ex parte communications to report. Member Morrison stated that he would recuse himself from Case# 2018-14 of New Business. City Attorney Bach explained the Quasi-Judicial procedures. Recording Secretary Rogic administrated the oath to those parties about to give testimony.

2. APPROVAL OF MEETING MINUTES

The January 18, 2018 and March 15, 2018 meeting minutes were presented for approval. Member Spino stated that he recalls including the condition that photographs of tree cuts from an arborist be provided as part of the motion he made for case# 2018-02 at the March 15 meeting, but the minutes do not reflect this. He wishes to amend the March 15 minutes to include this condition.

A motion was made by Member Tilson, seconded by Member Conway, to approve the January 18, 2018 and March 15, 2018 meeting minutes with amendment. Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

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)*

Sal Cumella, Historic Preservation Planner, introduced the case and presented the staff report as written. He stated that staff has analyzed the proposed design and recommended approval with the condition that the second floor windows be reduced to 5ft in height to match the requested amendment to the first floor. He informed the Board that the applicant was unable to attend tonight, but he spoke with her on the phone prior to the meeting, and she expressed that she accepted this condition.

Member Morrison concurred with Staffs comments regarding window height.

Public hearing was then opened and closed.

Member Tilson stated that he agreed with Member Morrison's comments and Staff's recommendation.
A motion was made by Member Tilson, Seconded by Member Conway, to approve the amendment to HDC case number 2017-23 with the condition that 2nd story windows be reduced to 5ft to match 1st floor; AND 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 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.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

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)*

Chair Harrison introduced the item. Sal Cumella, Historic Preservation Planner, presented the staff report as written and recommended approval. He welcomed questions from the Board.

The Board inquired on the following topics: side yard setbacks regarding the proposed carport and fencing material.

Wayne Chism, 96047 Brady Point Road, speaking as the applicant, approached the podium and answered Board inquiries regarding stairs on the north elevation and window façades.

Public hearing was then opened.

Robert Zawistowski, 202 Estrada, stated that he likes what he sees but believes the code presents a conflict in language and stresses that the visibility corridor is important. He would like the Board to discuss.

Public hearing was then closed.

Mr. Cumella explained that the 5ft visibility corridor is a 5ft area from the property line that needs to remain open, but it is not a requirement that the building be pulled to that 5ft. It is similar to a setback, but a setback is not a required distance.

Board discussion commenced. Member Morrison voiced his appreciation of the applicants work in the last 30 days to address the Boards concerns from the previous meeting and considers the vast majority of issues as resolved. Member Spino stated that he does not see any issues left unaddressed.

A motion was made by Member Spino, Seconded by Member Tilson, to approve HDC case number 2018-04 with the condition that the fence be wooden; AND 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 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.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

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)*

Chair Harrison introduced the item. Sal Cumella, Historic Preservation Planner, presented the Staff report as written and recommended approval.

John Stokes, 2424 Lynndale Road, Agent for the Applicant, stated that he is relying on Staff's recommendation for approval and addressed the Board's inquiries regarding planting a hedge row and an appropriate alternative to the proposed 9/9 window style.
Public hearing was opened and closed.

Board discussion commenced. The Board expressed appreciation to the Applicant for addressing the concerns from the previous meeting.

A motion was made by Member Conway, Seconded by Member Pozetta, to approve HDC case number 2018-07 with the condition that windows will have panes less than 9 lights, left to the discretion of the owner; AND 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 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.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

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)*

Chair Harrison introduced the item. Sal Cumella, Historic Preservation Planner, presented the Staff report as written and recommended approval. He welcomed questions from the Board.

Chair Harrison stated that he believes the design reflects well with the surrounding houses.

Alex Seefried, 3635 S Fletcher, the Applicant, stated that he is excited to live in the area, and a lot of time was spent looking for a house to fit the difficult corner lot.

Board Discussion commenced. Mr. Seefried addressed Board inquiries regarding the different shutter styles on the 1st and 2nd levels, the importance of staying in contact with Staff as the project progresses, and a black void depicted on one of the elevations which he identified as an insect screen.

Open public hearing.

Secretary Rogic administered the oath to parties that were not previously sworn in.

Jennifer Harrison, 820 Someruelus Street, inquired on the height of the house and what looks like a flat roof outside of the third floor.
Member Morrison stated that what looks like a flat roof, is actually a false parapet.

Robert Zawistowski, 202 Estrada, referred to Section 4.1 in the guidelines and stated that he believes the primary structure should have a 5ft setback on all street edges. He then inquired on window mullions.
Mr. Cumella explained that it is not a requirement that a setback has to be at the 5ft, it only has to maintain the openness of that 5ft. He added that a 15ft visibility triangle is required by the LDC.

Public hearing closed.

Board discussion commenced. Member Morrison stated that the shutters should match.

A motion was made by Member Pozetta, Seconded by Member Spino, to approve HDC case number 2018-11 with the condition that owners select one shutter and maintain consistent shutter type throughout house; AND 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 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.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4.2 **ELLA LOUISE PARTIN ROGERS L/E ROBERT N + MARTHA P BLALOCK C/O COTNER ASSSOCIATES, 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)*

Chair Harrison introduced the item. Sal Cumella, Historic Preservation Planner, presented the Staff report as written and recommended approval.

There were no questions for Staff from the Board.

Ann Putman, 15 N. 18th Street, representative for the Applicant, explained that there is an existing footprint on the back of the house which will be demolished, and the new addition will be constructed on that footprint.

Public hearing opened.

Shelly Nerigh, 18 N. 4th Street, stated that her home is next door to the Applicants, and the proposed pale yellow exterior paint color is very similar to her home and feels that a different color would be more esthetically pleasing.
Ms. Putman explained that the proposed color is actually peach and will not look identical.

Public hearing closed.

Board discussion commenced. Member Conway stated that it will be a wonderful improvement and the peach exterior will work. Member Tilson agreed that it is a good example of restoration and preservation of a building that was deteriorating.

A motion was made by Member Tilson, Seconded by Member Conway, to approve HDC case number 2018-14 without conditions; AND 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 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.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

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).*

Chair Harrison introduced the item. Sal Cumella, Historic Preservation Planner, presented the Staff report as written and recommended approval. He welcomed questions from the Board.

The Board inquired on the big picture window and the car port.

Steve Gilchrist of Rice Architects, Agent for the Applicant, stated that he believes the structure was built illegally, and it is the intent of the Applicant to rebuild as a useable space, and in the same character as the house.

Member Pozetta inquired on the interior floor plan of the new element. Chair Harrison added that the Board cannot approve what is not presented. Member Pozetta elaborated, that interior plans are needed to understand what the use will be, and the location of windows and doors. The Board implied they would like the Applicant to return to the HDC with more detail. Sal suggested that the motion include a list of what the Board would like to see included for the next meeting.

Public hearing opened.

Jennifer Harrison, 820 Someruelus Street, inquired on the use of the accessory structure, and asked that the effect that it might have on the Historic District be considered.
Mr. Cumella clarified that the structure is currently a standalone accessory structure, which will be torn down and constructed as an addition. He went on to explain that the board does not review indoor use, but that accessory structures are for caretakers and guests only, and are not permitted to have separate utility meters or renters. The HDC is only here to review the exterior of a building, but sometimes it helps to see the interior, though not required.

Chair Harrison stated that this case will be converted to conceptual approval, and the Board will provide the applicant with a list of details needed for consideration.

Public hearing closed.

Member Spino stated that he would be more comfortable with a continuation rather than a conceptual.

A motion was made by Member Spino, Seconded by Member Pozzetta to continue HDC case number 2018-15 to the May meeting and asked that the applicant provide detailed floor and foundation plans and window and door schedule.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

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)*

Chair Harrison introduced the item. Sal Cumella, Historic Preservation Planner, presented the Staff report as written and recommended conceptual approval.

Using a slide show presentation, Joey Kutz and Josh Tawney of Silling Architects, narrated the proposed project, which they described as strategically minimalist, and hope to achieve primarily through material changes.

The Board inquired on several points: the rooftop terraces, the location and potential eyesore of new AC units, the need for mechanical plans, the height and practicality of the glass panel in a coastal city, parking, and a request for a birds eye view depicting the true height of the building.

Public hearing opened.

Jack Kriesel, 14 N. 4th Street, expressed concern with noise associated with the HVAC's, as he originally assumed the systems would go on the roof. He also inquired on plans for dumpster placement, and stated though he loves the concept of the project, he does not like the idea of the balcony protruding towards his home.
Mr. Cumella explained that the project will have to be approved by the TRC, which would include dumpster location.

Shelly Nerigh, 18 N. 4th Street, stated that her home is right behind the project location. She inquired on the type of lighting proposed along the back edge of the building, as she does not want bright lights shining through her window. She stated that she appreciates the setback of the rooftop access to prevent people from looking straight down, but is concerned that partying will take place, and inquired on any plans for guidelines or rules for usage of the rooftop space. She also voiced concerns with parking.

Public hearing closed.

The Board went on to discuss the proposed project. Member Tilson stated that more context than just the building in question needs to be provided.

A motion was made by Member Pozetta, Seconded by Member Spino, to conceptually approve HDC case number 2018-16 with the following conditions: that the next presentation include images of context of the new building in context with neighboring properties, both plan context and elevation context, that mechanicals are clearly demonstrated: where they're located, how they're screened, how they're abated visually and auditorily, clearly designate dumpster locations and how they're screened, call out exterior lighting that may impact neighboring areas, and inform HDC of any changes to the glass railings; AND 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 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.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

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

6. PUBLIC COMMENT

There were no requests from the audience to be heard.

7. BOARD BUSINESS

Chair Harrison informed the Board that Dale Martin, City Manager, asked that the HDC make a 5 minute presentation to the City Commission on June 5th. He requested that all members of the HDC be present.

8. STAFF REPORT

8.1 **DISCUSSION** – Mr. Cumella asked that the Board consider moving the next regular scheduled meeting from May 17th to May 24th.

Vote to move the next regular scheduled meeting date from May 17th to May 24th was taken by ayes and nays, and being all ayes, carried.

8.2 **DISCUSSION** – Mr. Cumella informed the Board that all future meetings of the HDC will be televised live. He then opened a discussion on the proposed meeting length policy and the upcoming Old Town walking tour.

Member Tilson informed members that he will be resigning from the HDC Board as he will be moving away from the area. Mr. Cumella stated that there are two applications for a replacement in the works.

9. ADJOURNMENT

The meeting adjourned at 7:18pm

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Samantha Rogic, Secretary **Michael Harrison, Chair**

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-22
JUNE 21, 2018

Owner/Applicant:	Cotner Associates, Inc. Architects, Chadwick J. Wykle & Michael T. Flanagan				
Property Address:	310 Escambia Street				
Requested action:	Certificate of Approval (COA) to construct a two-story accessory dwelling. (250 sq. ft. footprint)				
Current zoning:	R-2 and MU-1				
FLUM land use category:	Medium-Density Residential and Mixed Use				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00685				
Year Built:	1909 (FLMSF)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Vacant Industrial	I-W		
	South	Single Family Residential	R-2	c.2014	
	East	Vacant	R-2		
	West	Single Family Residential	MU-1	c.1900	

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 seeking approval to construct a new accessory dwelling (250 sq. ft. garage with 250 sq. ft. conditioned studio above) at the southeast corner of the property. The materials and colors will match the existing contributing 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 ☐

5.01.00 ACCESSORY USES AND STRUCTURES

5.01.01 Generally

It is the purpose of this section to set forth standards for the design, installation, configuration, and use of accessory structures, and the establishment of accessory uses in existing structures.

5.01.03 All Accessory Structures

A. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
B. Permissible accessory uses by zoning district are identified in Table 2.03.03.
C. There shall be no more than one (1) detached accessory dwelling and not more than a total of two (2) other detached accessory buildings on a lot.
D. An accessory structure shall not be located within or partially within any public right-of-way.
E. Accessory structures shall be shown on any site plan with full supporting documents as required by this LDC.
F. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff requirements.
G. Accessory structures shall not be located in any required buffer, landscape area, or stormwater management area.
H. A detached accessory building in a residential zoning district shall be set back from the side lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
I. A detached accessory building shall not be closer than three (3) feet to the rear lot line except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
J. A detached accessory building shall not exceed twenty-five (25) feet in height or exceed a maximum building footprint of 625ft^2.
K. Connection of an accessory structure to a principal structure may be permissible if the connection is non-conditioned, unenclosed, and meets all principal structure setback requirements. A half wall, knee wall, or railings may be permitted as part of the connection.

5.01.04 Accessory Dwellings

A. Accessory dwelling units are intended to provide non-remunerated housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered an apartment, hotel, or other kind of multi-family use. Accessory dwelling units shall not count towards density. Per the City's Comprehensive Plan policy 1.06.05, detached accessory dwelling units shall be permissible in all residential and mixed use zoning districts in compliance with the following standards:
    1. The total floor area of the detached accessory dwelling shall not exceed 625 square feet;
    2. The maximum height for a detached accessory dwelling located as a freestanding building or an apartment over a detached garage shall not exceed twenty-five (25) feet, measured from the approved finished grade to the peak of the roof;
    3. A detached accessory dwelling shall be located only within a rear yard as established by

Section 4.02.03; and

4. An accessory dwelling shall comply with all standards set forth in Section 5.01.03;
5. The accessory dwelling shall not have a separate water or electric meter.

B. An accessory dwelling is permissible in the I-1 or I-A zoning districts within a building which has as its principal use industrial or commercial uses. The accessory dwelling shall comply with the following standards:
    1. The total floor area shall not exceed 625 square feet, and only one accessory dwelling is permitted per lot of record or business, whichever is more restrictive;
    2. The accessory dwelling shall be provided solely for the occupancy by the owner, the manager, or an employee of the business which is the principal use;
    3. The accessory dwelling shall not have a separate water or electric meter from the business it serves;
    4. Parking for the accessory dwelling may be shared with the business it serves;
    5. The accessory dwelling shall not have a separate exterior entrance from the business entrance.
C. An accessory dwelling is permissible in the OT-1 or OT-2 zoning districts subject to the standards in Section 8.01.01.02(C).

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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Outbuildings (pg 101)

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.
5. Compliance with health and safety codes should not negatively affect character-defining features and finishes of the building.
6. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their

placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are not readily visible from the street and do not detract from a dwelling's architectural character.

ANALYSIS:

Land Development Code

Meets Requirements ☒ Does Not Meet Requirements ☐
Notes:

Secretary of the Interior's Standards for Rehabilitation

Meets Requirements ☒ Does Not Meet Requirements ☐
Notes:

Downtown Historic District Guidelines

Meets Requirements ☒ Does Not Meet Requirements ☐
Notes:

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 2018-22

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-22 **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 2018-22, 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 2018-22 Application and Backup Materials**

EXHIBIT 2 **Florida Master Site File 8NA00685**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-22

EXHIBIT 1

Application and Backup Materials

OFFICE USE ONLY
REC'D: 4/24/18 BY: SJC
PAYMENT: $ 150.00 TYPE ✓ #22023
APPLICATION #: 2018-000647
HDC CASE #: 2018-22
APPLICATION COMPLETE: Y ✓ N___
PRE-CONFRENCE: Y___ N___ DATE ___

BOARD MEETING DATE: May 24, 2018
PLANNER: ___ DATE: ___
___ APPROVED ___ DENIED

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APR 24 AM 10:24

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 Search*

Street Address: 310 ESCAMBIA STREET
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0018-0140
Zoning District: R2 Lot / Block Number (optional) 14,15, ATOP 16 / 18

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	CHADWICK J WYKLE & MICHAEL T. FLANAGAN
Corporation or Company (if applicable)	
Street Address	310 ESCAMBIA ST.
City State Zip	FERNANDINA BEACH, FL 32034
Telephone Number	202-285-4371
Email Address	MTROYFLANAGAN@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	
Corporation or Company (if applicable)	COTNER ASSOCIATES, INC. ARCHITECTS
Street Address	9 S. 3RD ST.
City State Zip	FERNANDINA BEACH, FL 32034
Telephone Number	904-277-4593
Email Address	JOHN@COTNERASSOCIATES.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.

EXISTING 1-STORY CONTRIBUTING STRUCTURE, LOCATED ACROSS STREET (SOUTH) FROM THE PORT. EXISTING STRUCTURE CONSISTS OF ASBESTOS SIDING, WOOD SIDING AND TRIM, AND METAL ROOFING. EXISTING STRUCTURE IS ADJACENT TO 2-STORY STRUCTURES ON WEST AND SOUTH, AND VACANT LOT ON EAST. EXISTING LOT SLOPES SOUTH AWAY FROM ESCAMBIA.

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.

PROPOSED PROJECT TO INCLUDE CONSTRUCTION OF NEW ACCESSORY STRUCTURE (250 S.F. CONDITIONED STUDIO OVER 250 S.F. GARAGE). IN SOUTHEAST CORNER OF PROPERTY. MATERIALS AND COLORS TO MATCH EXISTING.

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	HARDIE	HORIZONTAL LAP SIDING		BLUE (MATCH EXISTING)
Doors	ANDERSEN THERMATRU	FRENCHWOOD HINGED PATIO FIBERGLASS DOOR (LEVEL 1)		BARN RED (MATCH EXISTING)
Windows	ANDERSEN	A-SERIES DOUBLE HUNG AND CASEMENT.		RED (MATCH EXIST.).
Roofing		5V CRIMP METAL ROOFING		SILVER / NATURAL GALVALUME
Fascia/Trim	HARDIE OR P.T.	SMOOTH P.T. OR HARDIE		TAN (MATCH EXISTING)
Foundation	N/A			
Shutters	N/A			
Porch/Deck	P.T. P.T.	P.T. 2x6 DECKING P.T. 2x2 HANDRAIL		DARK BLUE (MATCH EXIST) BLUE/TAN (MATCH EXIST.)
Fencing	N/A			
Driveways/Sidewalks	N/A			
Signage	N/A			
Other	CLOPAY GALLERY	OVERHEAD CARRIAGE-STYLE GARAGE DOOR		RED (MATCH EXISTING WINDOWS/DOORS).

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.*

4-23-18
Date

Signature of Applicant

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: _____

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

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Michael Troy Flanagan + CHADWICK JACKSON WYKLE
(print name of property owner(s))

hereby authorize: COTNER ASSOCIATES, INC. ARCHITECTS
(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 of owner)

Michael Troy Flanagan
(Print name of owner)

(Signature of owner)

Chadwick J. Wykle
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 20TH day of APRIL, 2018.

Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DRIVERS LICENSE
F452-558-74-102-0
W 240-110-71-204-0

CAROL JOY RAUER
Notary Public - State of Florida
Commission # GG 199160
My Comm. Expires Jul 16, 2022
Bonded through National Notary Assn.

NASSAU | A. Michael Hickox, CFA, Cert.Res.RD1941 Nassau County Property Appraiser

Property Search | Sales Search | Nassau Home

OWNER NAME	WYKLE CHADWICK J &
MAILING ADDRESS	FLANAGAN MICHAEL T(JT/RS)(M/C)
	310 ESCAMBIA ST
	FERNANDINA BEACH, FL 32034
LOCATION ADDRESS	310 ESCAMBIA ST
	FERNANDINA BEACH 32034
SHORT LEGAL	BLOCK 18 LOTS 14 15 & PT OF 16 IN OR 2144/441 CITY OF FDNA BEACH

PARCEL NUMBER	00-00-31-1800-0018-0140
TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
MILLAGE	19.9307
PROPERTY USAGE	SINGLE FAMILY
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	$49,376
LAND VALUE AGRICULTURAL	$0
TOTAL BUILDING VALUE	$95,469
TOTAL MISC VALUE	$1,560
JUST OR CLASSIFED TOTAL VALUE	$146,405
ASSESSED VALUE	$146,405
EXEMPT VALUE	$0
TAXABLE VALUE	$146,405

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	60	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	2,135	1,368	2	1	ASB SIDING	ABOVE AVG.	AIR DUCTED	FORCED AIR	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-1-SG-AV	0 X 0	2	1910
FP-1-SG-AV	0 X 0	109	1990
BRICK	0 X 0	74	1980

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
08/25/2017	2144/441	2144/441	100	QC	U	Y	WYKLE CHADWICK J & MICHAEL TROY FLANAGAN JTRS	WYKLE CHADWICK J & MICHAEL TROY FLANAGAN M/C
11/15/2013	1890/72	1890/72	207000	WD	Q	Y	INGEBRIGTSEN CATHERINE	WYKLE CHADWICK J & MICHAEL TROY FLANAGAN
02/12/2007	1478/302	1478/302	330000	WD	Q	Y	BURROUGHS H E	INGEBRIGTSEN CATHERINE
09/01/1983	399/342	399/342	42000	WD	Q	Y		
01/01/1976	230/429	230/429	22500	WD	Q	Y		

INSTR # 201726187, Book 2144, Page 441 Doc Type D, Pages 3, Recorded 09/01/2017 at 12:53 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $27.00

AFTER RECORDING RETURN TO:
Closing USA, LLC
903 Elmgrove Road
Rochester, NY 14624
File No. CL17002757ILD

This document prepared by:
HEATHER MAYER, ESQ.
3109 Spring Glen Rd., Suite 303
Jacksonville, FL 32207
716-634-3405

Parcel ID No.: 00-00-31-1800-0018-0140

Deed Doc Stamps Due: $0.70

QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of August, 20 17., by and between **Chadwick J. Wykle and Michael Troy Flanagan, now married to each other, who both acquired title as single, as joint tenants with rights of survivorship,** a mailing address of 310 Escambia Street, Fernandina Beach, FL 32034, hereinafter referred to as Grantor(s) and **Chadwick J. Wykle and Michael Troy Flanagan, married to each other, as joint tenants with rights of survivorship,** a mailing address of 310 Escambia Street, Fernandina Beach, FL 32034, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in NASSAU County, FLORIDA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 310 Escambia Street, Fernandina Beach, FL 32034

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Instrument No. 201332233, Book 1890, Page 72, Recorded: 11/20/2013

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 25th day of August, 2017.

Chadwick J. Wykle

Michael Troy Flanagan

Signed, sealed and delivered in the presence of:

Witnesses:

Signature
Print Name: Pauline Evelyn Rozier

Signature
Print Name: Barbara Hurley

STATE OF FLA
COUNTY OF NASSAU

The foregoing instrument was acknowledged by me this 25 day of August, 2017 by: Chadwick J. Wykle and Michael Troy Flanagan, who is/are personally known by me or who has/have produced: FLA Drivers Lic. as identification.

Notary Public (SEAL)
State of FLA
My commission expires: 5-10-21

PAULINE EVELYN ROZIER
Notary Public - State of Florida
Commission # GG 103717
My Comm. Expires May 10, 2021
Bonded through National Notary Assn.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

LEGAL DESCRIPTION

ALL that certain land situate in Nassau County, Florida, viz:

Lot 14, Lot 15 and a portion of Lot 16, Block 18, City of Fernandina Beach (formerly named Fernandina), Nassau County, Florida, as shown on 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), being more particularly described as follows:

FOR a point of reference commence at a found 5/8" iron rod located at the northeast corner of Lot 18, Block 18, according to the plat of said City of Fernandina Beach;

THENCE North 82°56'15" West, along the north line of said Block 18, a distance of 64.83 feet to the point of beginning;

THENCE continue North 82°56'15" West, along the north line of said Block 18, a distance of 59.85 feet to the northwest corner of Lot 14, Block 18, according to the plat of said City of Fernandina Beach;

THENCE South 07°13'34" West, along the west line of said Lot 14, a distance of 99.95 feet to the southwest corner of said Lot 14;

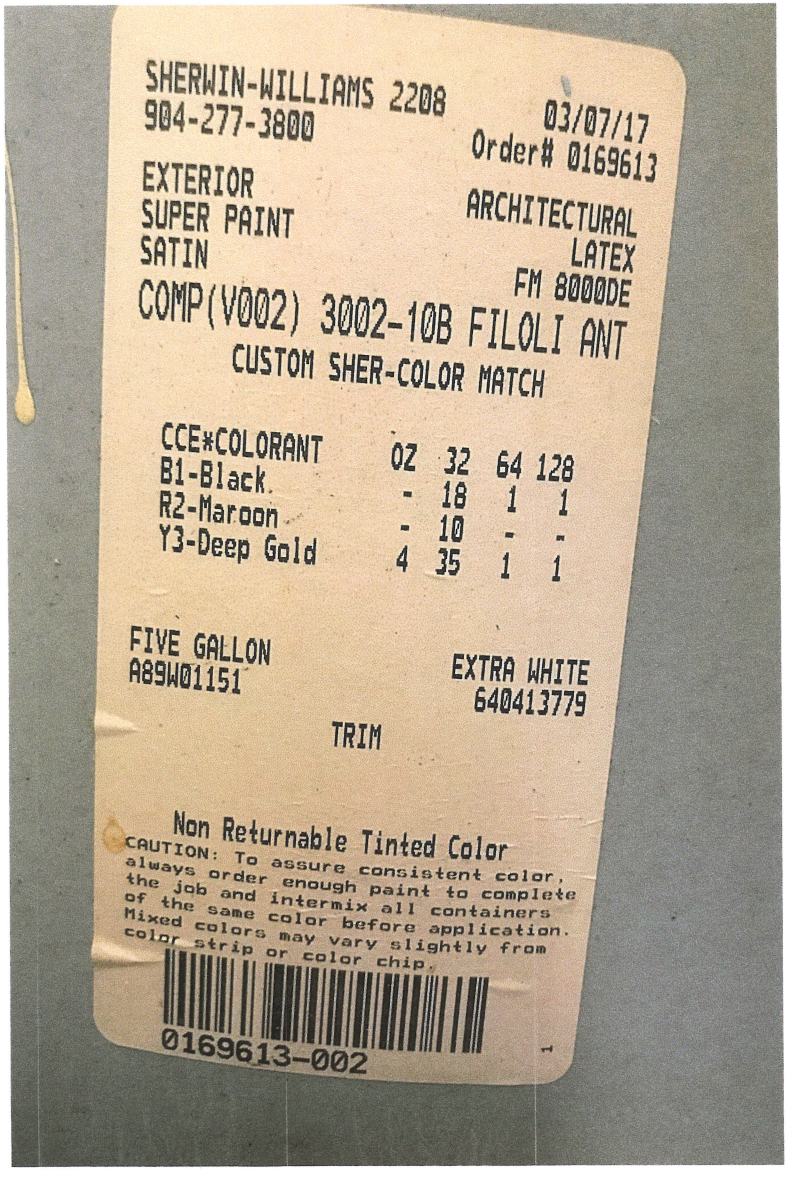
THENCE South 82°54'06" East, along the south line of Lot 14, Lot 15 and Lot 16, Block 18, according to the plat of said City of Fernandina Beach, a distance of 59.63 feet;

THENCE North 07°21'08" East a distance of 99.99 feet to the point of beginning.

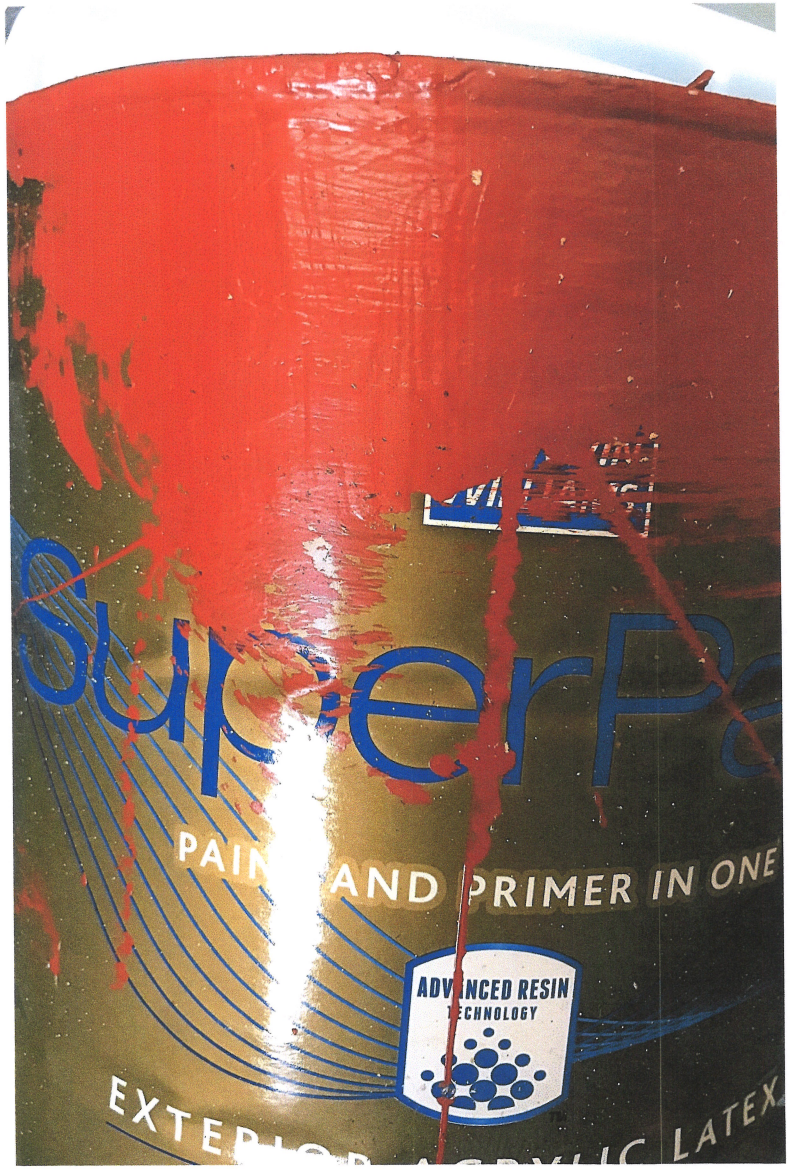
Tax ID/APN#: 00-00-31-1800-0018-0140

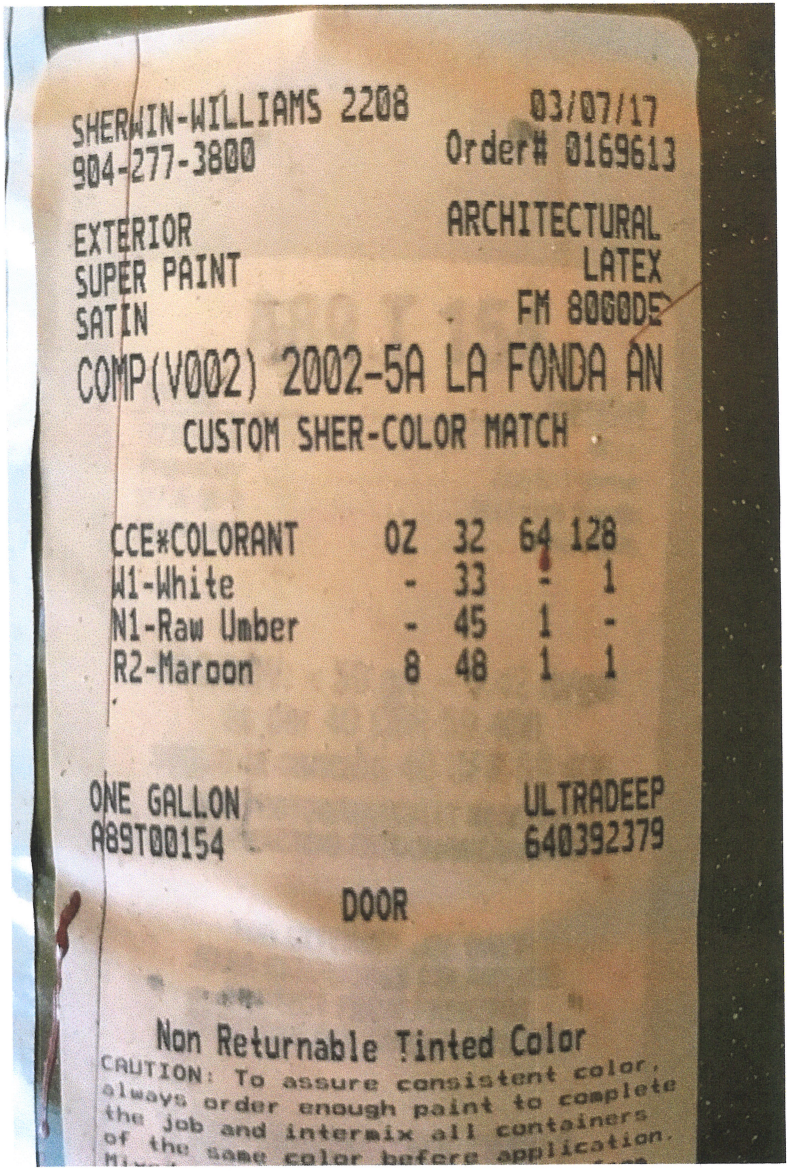
310 ESCAMBIA ST.
EXTERIOR COLOR:
HORIZONTAL SIDING

310 TSGAMBIA ST.
EXTERIOR COLOR:
TRIM / SOFFITS



310 ESCAMBIA ST.
EXTERIOR COLOR:
WINDOWS / DOORS.





STEEL RESIDENTIAL GARAGE DOORS

CLOPAY GALLERY® COLLECTION

★★★★★ 4.6 (27) 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

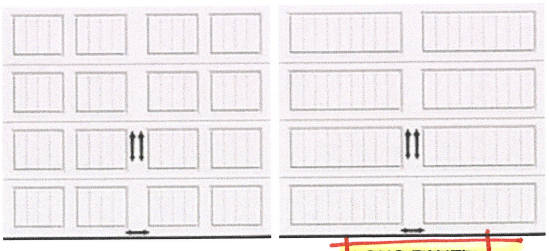
ADD TO IDEA BOOK

OVERVIEW | DESIGN OPTIONS | CONSTRUCTION | BROCHURE | INSTALLATION & CARE

ENTER TO WIN $1,000! +

310 ESCAMBIA ST.

DOOR DESIGNS

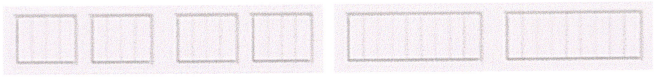


SHORT PANEL LONG PANEL

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.

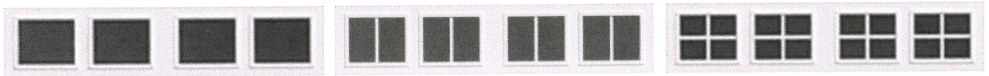
TOP SECTIONS

SOLID TOP SECTIONS



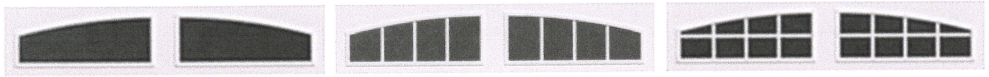
SHORT SOLID LONG SOLID

TOP SECTIONS WITH WINDOWS



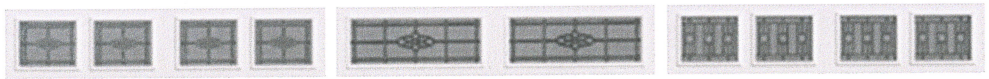
PLAIN SHORT REC12 SQ22

PLAIN LONG REC14 SQ24



ARCH1 PLAIN ARCH1 WITH VERTICAL GRILLE14 ARCH1 WITH GRILLE24

ARCH2 PLAIN ARCH2 WITH GRILLE24 ARCH2 WITH VERTICAL GRILLE14



KRISTIN SHORT KRISTIN LONG TRENTON SHORT

TRENTON LONG CLAYTON SHORT CLAYTON LONG

WROUGHT IRON SHORT* WROUGHT IRON LONG* WROUGHT IRON ARCH*

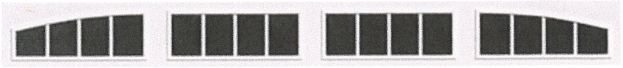
DOUBLE TOP SECTIONS

ENTER TO WIN $1,000!

310 ESCAMBIA ST.

ARCH3 PLAIN

ARCH3 WITH GRILLES

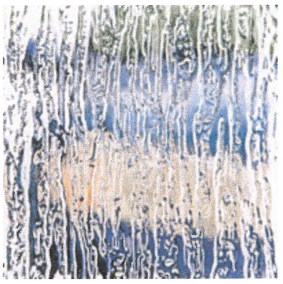


ARCH3 WITH VERTICAL GRILLES

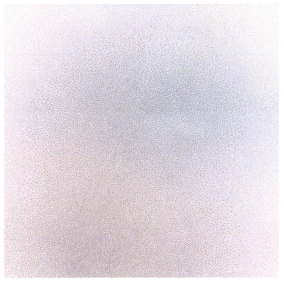
*Acrylic window designs.
Note for Double Top Sections: These are specific to double car doors, in addition to options above.

SPECIALITY GLASS OPTIONS

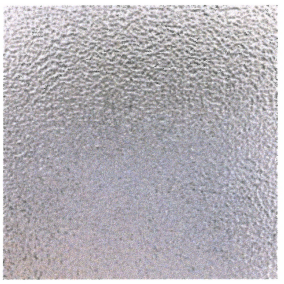
SEEDED



RAIN



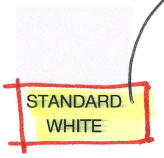
FROSTED



OBSCURE

COLORS

PAINT RED TO MATCH DOORS/WINDOWS



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*

ULTRA-GRAIN OAK SLATE FINISH*

ColorBlast available (Click for details).

*Available on select models. For more information regarding color availability, click here

REQUEST COLOR SAMPLES

HARDWARE DESIGNS

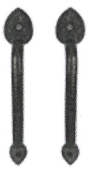
CLAVOS

DIAMOND CLAVOS

ROUND CLAVOS

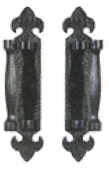
HANDLES

SPADE LIFT HANDLES (INCLUDED)



SPEAR LIFT HANDLES

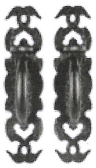
COLONIAL LIFT HANDLES



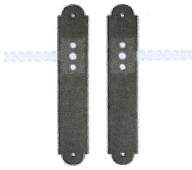
OLDE DOOR PULL HANDLES

ENTER TO WIN $1,000!

310 ESCAMBIA ST.

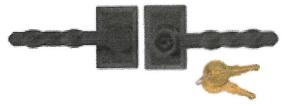


GATE LATCH HANDLES



ESCUTCHEON PLATE(S)

TWISTED "T" HANDLE



TWISTED "L" HANDLES

HINGES

SPADE STRAP HINGE

SPEAR STRAP HINGE

COLONIAL STRAP HINGE

PLATES

SPEAR STEP PLATE

SPADE STEP PLATE (INCLUDED)

COLONIAL STEP PLATE

★★★★★ 4.6 | 27 Reviews

Authentic Reviews

Search topics and reviews

Reviews

Write a review

Rating Snapshot

Select a row below to filter reviews.

5★	23
4★	1
3★	0
2★	1
1★	2

Average Customer Ratings

Overall ★★★★★	4.6
Quality/Durability	4.6
Overall Value	4.7
Appearance/Design	4.7

1–8 of 27 Reviews

Sort ☰

Dissatisfied Customer

Cincinnati, Ohio

Review **1**
Votes **4**

Age **45 to 54**

Gender **Male**

Insulation Type: **1-3/8" Intellicore® polyurethane (R-Value 12.9)**

★★★★★ · 23 days ago

Cheap Window Panels

The window grids are flimsy looking, especially on the outside windows. At the time of purchase, I was told that the grids could come on the interior garage side of the double pane glass. Clopay sent single pane glass instead of double pane glass and the grids had to be put on the outside, where they look like the wind could blow them off because they are cheap plastic. When I contacted Clopay about this particular issue, I got the run around. Dissatisfied Customer.

Cons Quality, Door Design, Appearance

No, I do not recommend this product.

Helpful? Yes · 4 | No · 1 Report

I am Handy (Wo)Man

Quality/Durability

Overall Value

Appearance/Design

Response from Clopay Garage Doors:

Justin - Sr. Product Manager · **Marketing** · 22 days ago

ENTER TO WIN $1,000!

310 ESCAMBIA ST.

WEST NEIGHBOR

EAST NEIGHBOR

NE CORNER

WEST NEIGHBOR

310 ESCAMBIA STREET.

SE CORNER

NORTH ELEVATION
(ESCAMBIA STREET).

DRAWING INDEX

A-1	CODE INFO & SITE PLAN
A-2	SPECIFICATIONS
A-3	SPECIFICATIONS
A-4	FLOOR PLANS & ELEVATIONS
A-5	SECTIONS & DETAILS
S-0	GENERAL NOTES
S-1	FOUNDATION & FRAMING
E-1	ELECTRICAL PLANS

WYKLE-FLANAGAN ACCESSORY

310 ESCAMBIA STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Cotner Associates Inc
A r c h i t e c t s
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6724

Revisions		
No.	Description	Date

These drawings and specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

PROGRESS PRINTS

Issue Date	Issued To/For	Restrictions
04-24-18	HDC Review	Review Only

WYKLE-FLANAGAN ACCESSORY

310 ESCAMBIA STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

NOTE: DRAWING SCALES 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA
Project: 181605 Released:

SITE PLAN & CODE INFO

Plan North | Sheet Number A-1

Page 01 of XX

AREAS CALCS

CONDITIONED AREA:
LEVEL II = 250 S.F.
UNCONDITIONED AREA:
LEVEL I = 250 S.F.

WIND DESIGN / OTHER PER FBC 2017

WIND ZONE: 128 mph
EXPOSURE: C
IMPORTANCE FACTOR: I
RICK CATEGORY PER ASCE 7-10: 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: 9' - 2" ABV GRADE
PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): 9' - 4" ABV GRADE
PROPOSED ELEVATION OF GRADE ADJACENT TO STRUCTURE: ELEV 29.0'
AVERAGE ROOF HEIGHT: 20' - 8-1/2"
NUMBER OF STORIES: TWO
ZONING DESIGNATION: R-2
SETBACKS PER ZONING: 25' front / 5'-0" side / 5' rear
TOTAL NEW CONDITIONED AREA: 259 sq. ft.
TOTAL NEW UNCONDITIONED AREA: 259 sq. ft.
LOT AREA: 6,100 S.F. +/-

WIND COMPLIANCE STATEMENT

THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 1609.3(2007) FLORIDA ADMINISTRATIVE CODE.

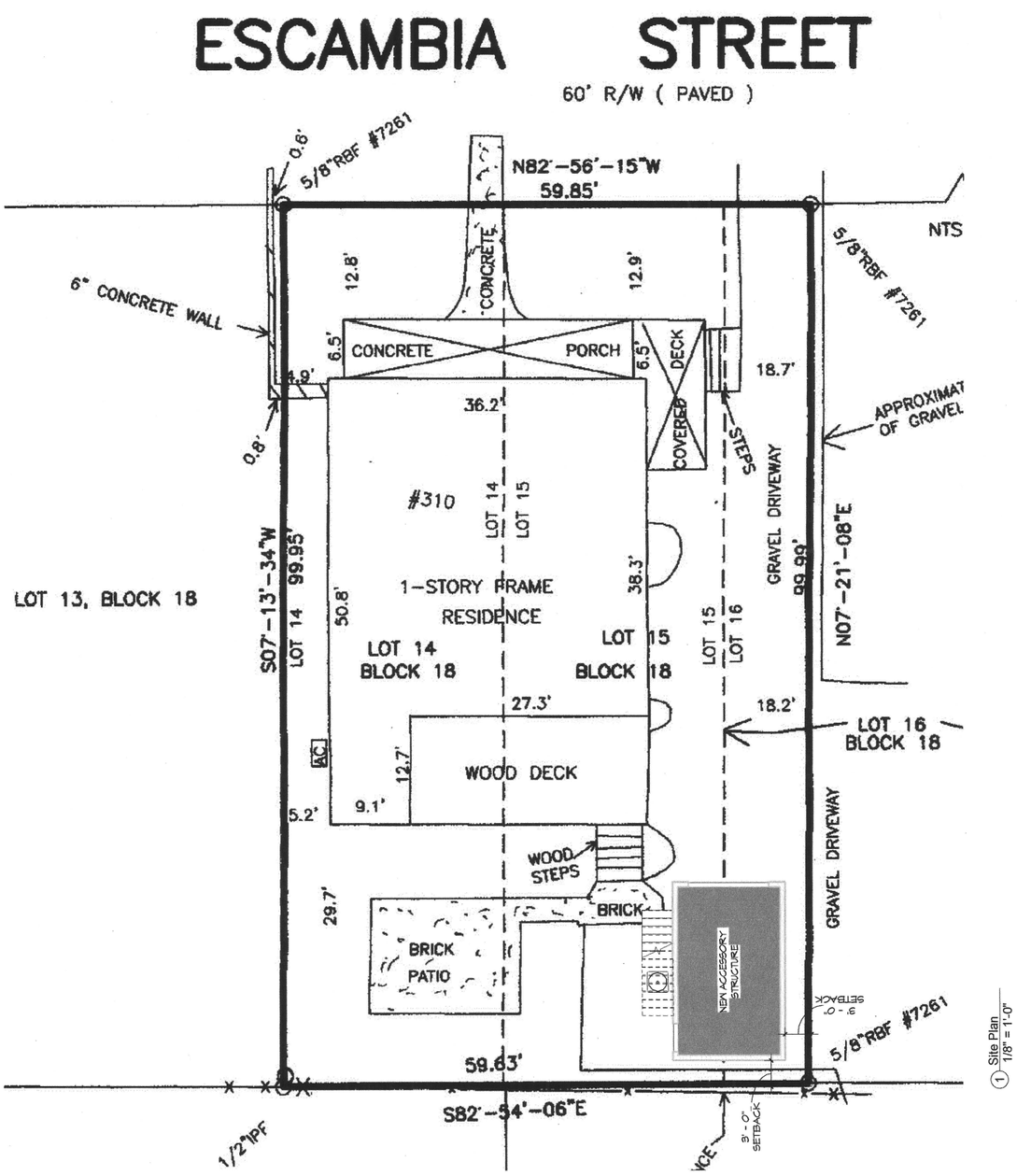
THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, ANALYTICAL PROCEDURE, OF THE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF: 128 MILES PER HOUR.

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.

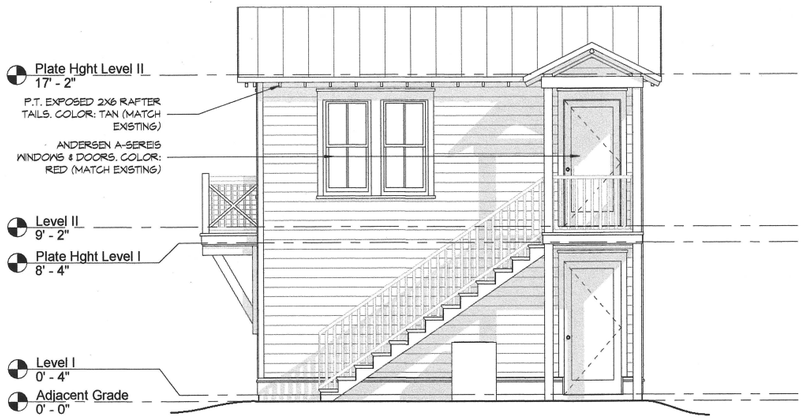
I HEREBY CERTIFY THAT THIS STRUCTURE, AS DESIGNED AND DETAILED BY COTNER ASSOCIATES, INC., ARCHITECTS, CONFORMS TO THE FLORIDA BUILDING CODE 2017 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986.

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 CONTRACTORS, SUBCONTRACTORS, OR OTHERS DURING THE COURSE OF CONSTRUCTION.

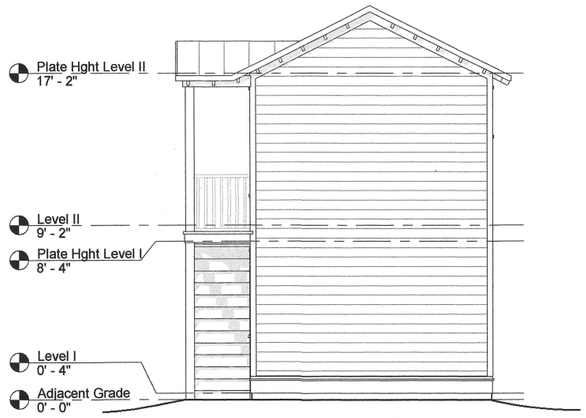
JOHN M. COTNER, A.I.A. #AR0012646 DATE



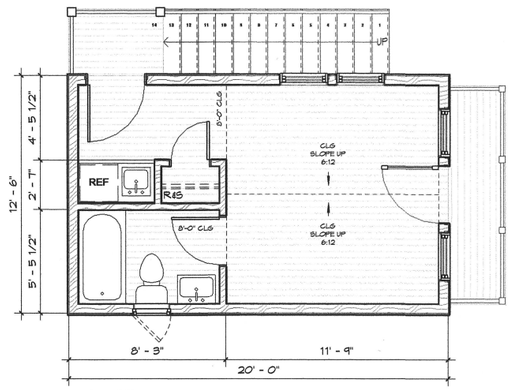
1 Site Plan
1/8" = 1'-0"



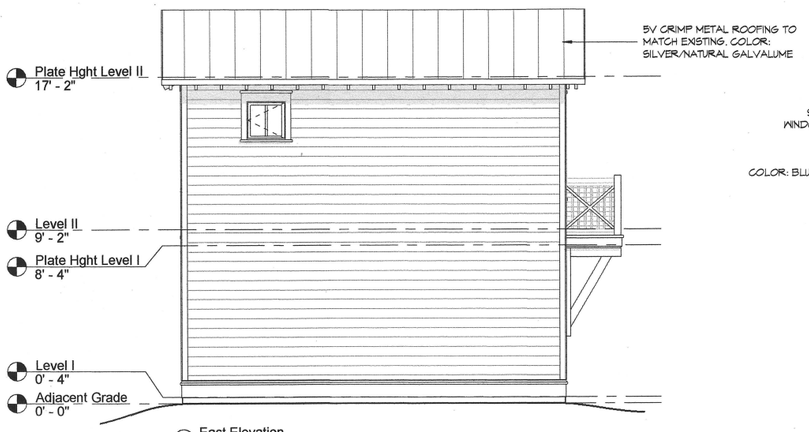
6 West Elevation
1/4" = 1'-0"



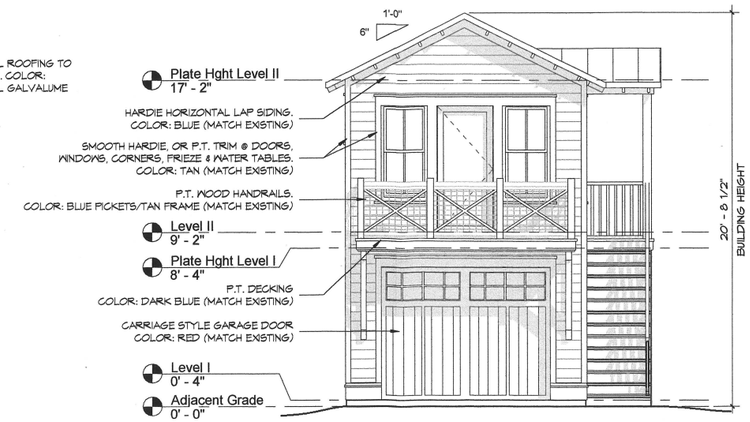
5 South Elevation
1/4" = 1'-0"



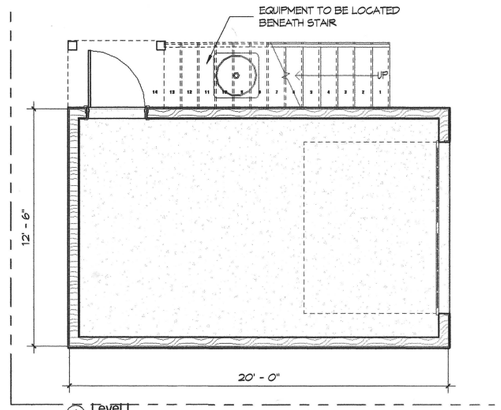
2 Level II
1/4" = 1'-0"



4 East Elevation
1/4" = 1'-0"



3 North Elevation
1/4" = 1'-0"



1 Level I
1/4" = 1'-0"

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions

No.	Description	Date

PROGRESS PRINTS

Issue Date	Issued To/For	Restrictions
04-24-18	HDC Review	Review Only

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WYKLE-FLANAGAN ACCESSORY

310 ESCAMBIA STREEY
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

Project: 181605 | Released:

PLANS & ELEVATIONS

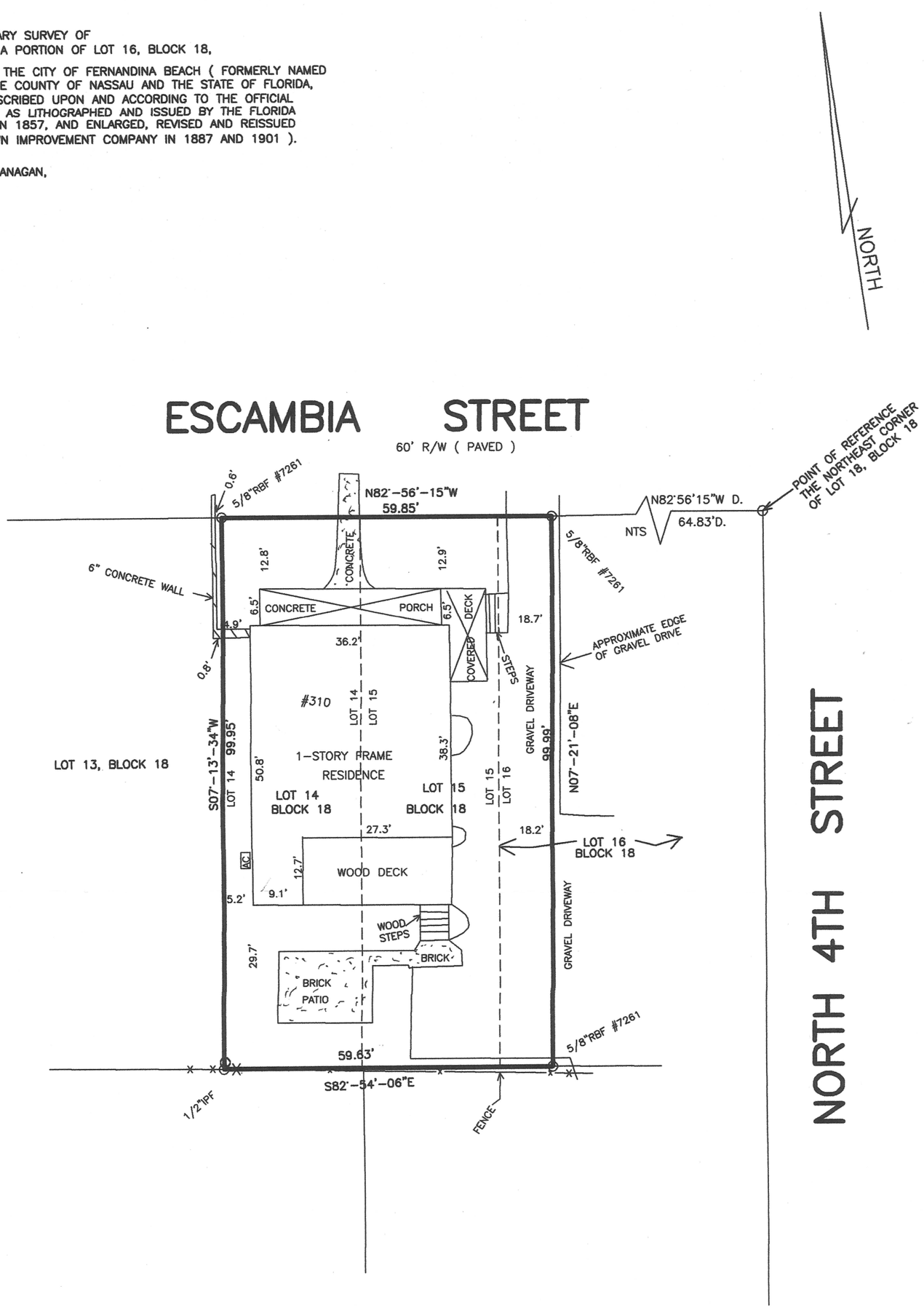
Plan North | Sheet Number

A-4

MAP SHOWING BOUNDARY SURVEY OF
LOT 14, LOT 15 AND A PORTION OF LOT 16, BLOCK 18,

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: MICHAEL FLANAGAN,



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.

LICENSED BUSINESS NO. 6412

2-12-18

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON O.R.B. 2144 PAGE 443

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237F DATED 8-02-17.

DATE OF SURVEY: JANUARY 20, 2018
SCALE 1"=20'
JOB NO. 1801-10 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 POINT OF TANGENCY - PT
CENTERLINE - ℄ OFFICIAL RECORDS BOOK - O.R.B.
POWER LINE ---P----
PLAT - P.
FIELD MEASURED - FM.
RECORD - R. DEED - D.
POWER POLE ⟍O
CONCRETE - CONC.
FENCE ----X----
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC

HDC 2018-22

EXHIBIT 2

Florida Master Site File 8NA00685

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00685
Recorder # 126
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) 310 Escambia 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
310		Escambia	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 ;16;UNSP
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1
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) >> Clapboard
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Other
Other Roof Material(s) asbestos shingles
Roof Secondary Structure(s) (dormers etc) >> Shed extension
Other Roof Secondary Structure(s)
Number of Chimneys 2
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) east ridge, west ridge

HISTORICAL STRUCTURE FORM

8NA00685

DESCRIPTION (continued)

Window Descriptions 2/2, 6/6

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) North

Porch Roof Types(s) hip

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: SOME of this category Residential: SOME of this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features) shed

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1900

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;1900;

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

Idividually 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

8NA00685

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 ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/13/2007

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"

NA00685-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;16;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Clapboard
Asbestos

> **Roof types:**
Gable

> **Roof materials:**
Other

> **Roof secondary structures (dormers etc):**
Shed extension

> **Change status/year changed/date noted/nature:**

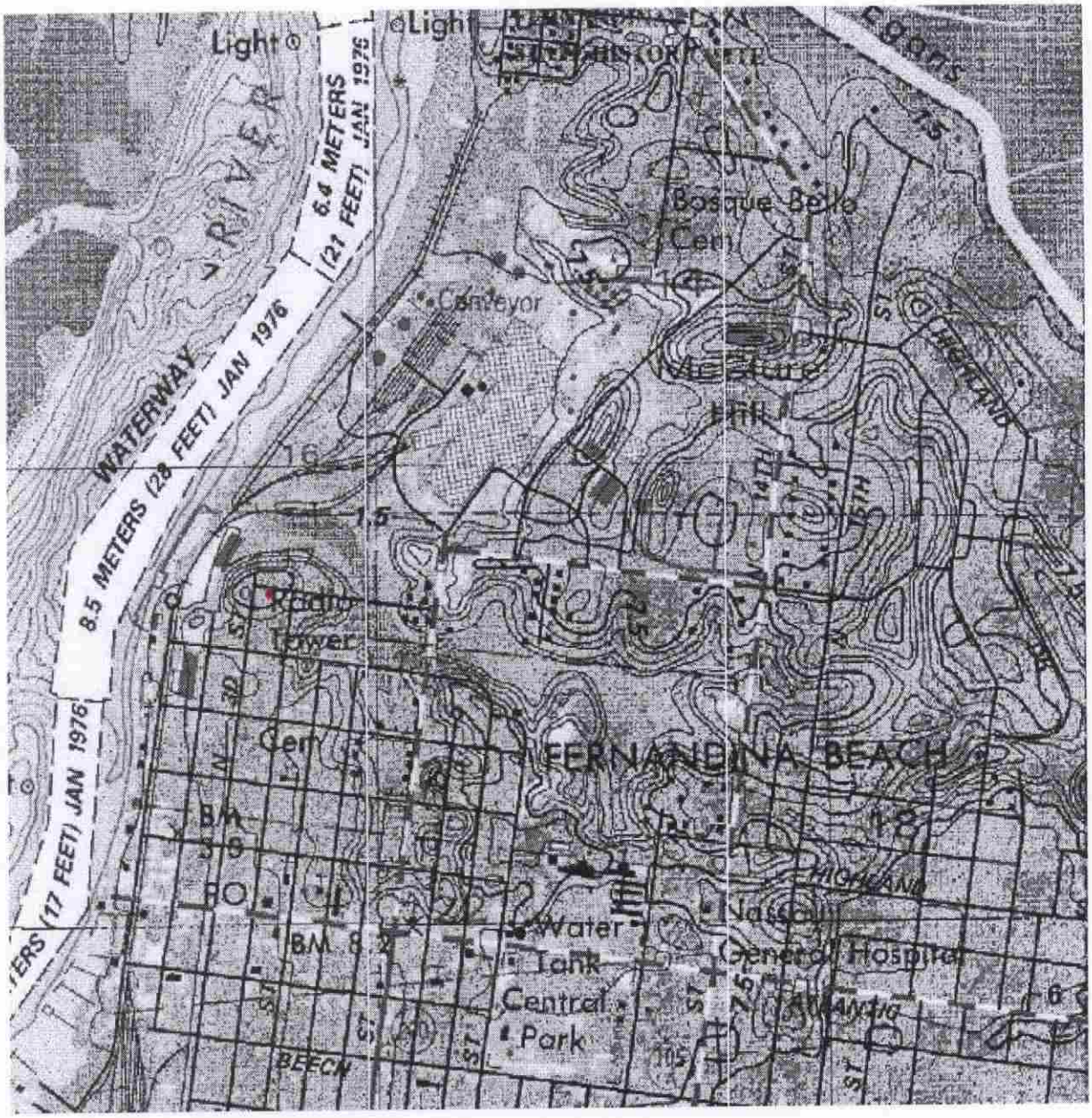
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

> **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)]:**

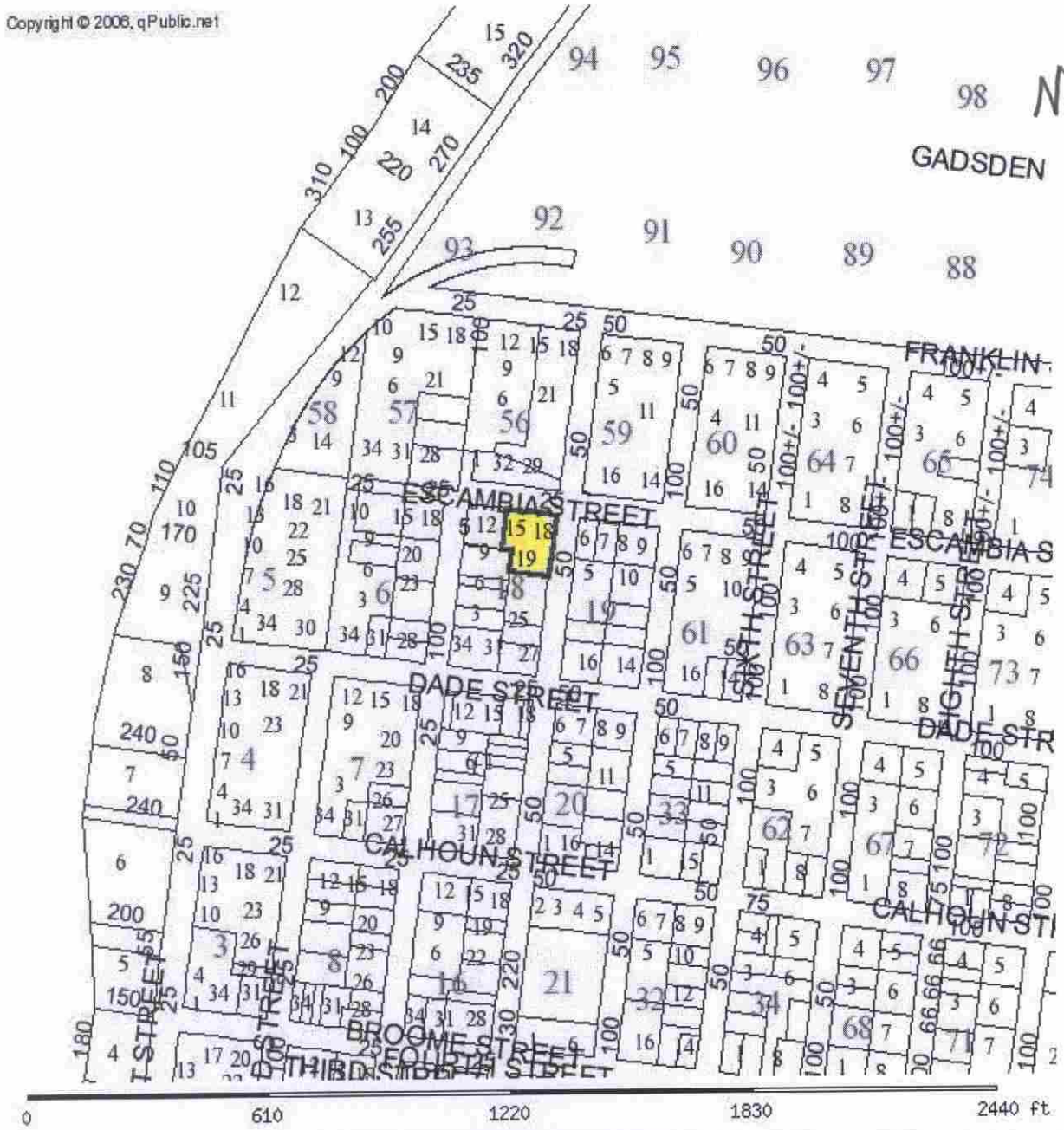

Light
Light
6.4 METERS (21 FEET) JAN 1976
WATERWAY
8.5 METERS (28 FEET) JAN 1976
(17 FEET) JAN 1976
Bosque Bello Cem
Conveyor
Radio Tower
Cem
FERNANDINA BEACH
BM 3.9
PO
BM 8.2
Water Tank
Central Park
Nassau General Hospital
HIGHLAND
BEECH

NA685

126

126

NA685



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0018-0140
GIS CALCULATED ACREAGE	0.4
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	INGEBRIGTSEN CATHERINE
Mailing Address	302 NORTH 3RD STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	310 ESCAMBIA ST
2006 PROPOSED VALUES	
Land Value	65,400
Ag Land Value	0

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 685

SITE NAME: 310 Escambia St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 310 Escambia St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 18 13,14
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
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: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+ 1909
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 338

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # "folk house"

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: cornerboards
asbestos: shingles
STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story veranda, 5-bay, access N, 3rd bay, hip roof; porch altered
ORIENTATION: N

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset: ridge # W: offset: ridge

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: composition shingles: diamond

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 1

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:

CONTINUATION SHEET:

310 Escambia St. is located within a subdivision known as the City of Fernandina. The subvision was layed-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 pre-1926, it is a one-story frame vernacular residential building. It is noteworthy for its double pile, central hall plan. It has been significantly altered by use of asbestos shingle siding.

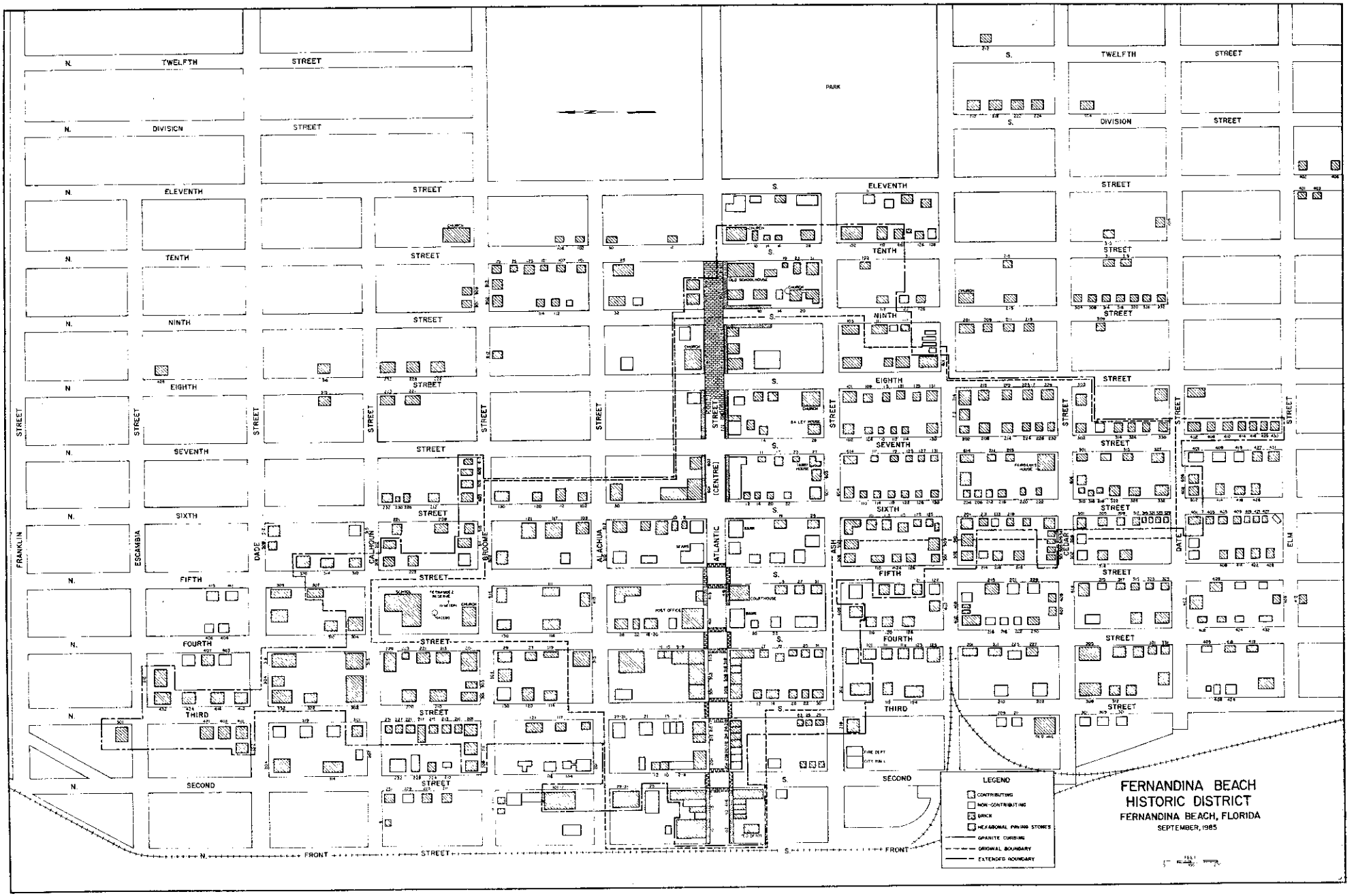

N. TWELFTH STREET
N. DIVISION STREET
N. ELEVENTH STREET
N. TENTH STREET
N. NINTH STREET
N. EIGHTH STREET
N. SEVENTH STREET
N. SIXTH STREET
N. FIFTH STREET
N. FOURTH STREET
N. THIRD STREET
N. SECOND STREET
N. FRONT STREET
S. TWELFTH STREET
S. DIVISION STREET
S. ELEVENTH STREET
S. TENTH STREET
S. NINTH STREET
S. EIGHTH STREET
S. SEVENTH STREET
S. SIXTH STREET
S. FIFTH STREET
S. FOURTH STREET
S. THIRD STREET
S. SECOND STREET
S. FRONT STREET
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC
ASH STREET
CEDAR STREET
DATE STREET
ELM
PARK
(CENTRE)
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985

Figure 24

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-24
JUNE 21, 2018

Owner/Applicant:	Cotner Associates, Inc. Architects, 316 Centre Street LLC				
Property Address:	316 Centre Street				
Requested action:	Certificate of Approval (COA) to rehabilitate a contributing primary structure				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Commercial				
FL Master Site File #	8NA01101				
Year Built:	1914 (FLMSF)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Commercial	C-3	c.1900	
	South	Parking	C-3	c.2000	
	East	Commercial	C-3	c.2016	
	West	Commercial	C-3	c.1900	

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Rehabilitation of this structure was previously approved through HDC 2016-26. The contributing building's interiors were removed and later additions demolished. That use of that structure has changed during the process and the applicant seeks to submit a new rehabilitation plan to reflect the changes in use. The building will now house a combination of restaurant, retail, and office space.

This contributing structure dates to sometime between 1884 and 1897 according to the Sanborn Fire Insurance Maps. As evidenced in the historic photos (Exhibit 3), the building consists of a traditional 2-part commercial block design. It originally featured large display windows on bulkheads and what appear to be cast iron columns at the first floor with recessed entry door. The storefront was divided by the columns into three bays, with a door and arched transom window to the right, as an access to the second floor. Above the storefront was a decorative cornice that matched elements of the upper pediment. The second floor featured two ganged 1/1 windows in the center flanked by single 1/1 arched windows on each side. The top of the building featured a decorative pediment. The brickwork was highlighted as a decorative feature and appears to have had bricks of different color or painted accent bricks to highlight the decorative features.

According to historic photos, the building underwent a renovation sometime between 1965 and 1970 (Exhibit 3). This renovation included the addition of brick veneer over the original façade. This veneer obscured all of the architectural details of the original building, presumably to give it a more "modern" appearance. Also notable in the photo from this period is a new storefront and removal of the original columns, bulkheads, and windows.

Due to the insensitive restorations that occurred in the late 1960s, there is not a great deal of historic fabric left in this building. The original brick walls will be maintained and highlighted as a feature of this rehabilitation. The non-historic brick veneer on the façade will be painted. Paint colors will be approved at a later date through the COA staff approval process. This rehabilitation will allow the contributing building to continue to serve the community and remain a vital part of the Centre Street streetscape.

The proposed project aims to rehabilitate the structure to accommodate multiple uses including a restaurant, retail and office space. The building lost much of its architectural detailing when the brick veneer façade was installed. Because it is unknown how the veneer is attached to the historic brick, and the condition of the historic brick underneath, the applicant has decided to leave the brick veneer in place. The proposal will accent the façade by replicating some of the features that existed historically. Some of these features include simulated cast iron elements on storefront and plaster stucco arch heads and parapet geometry. The storefront will feature wood doors, with transoms above, and a Kawneer aluminum and glass curtain wall. This is a modern interpretation of the large storefront windows that were historically on this building. The façade of the infill building to the east will be removed and replaced with an aluminum gate. This will serve as the entrance new dining space located behind the historic structure. This space will be enclosed with a series of skylights and connect to the adjoining *Amelia Tavern* restaurant to the east. A new two story addition will be constructed at the rear of the property, which will serve both this property and have a walkway connecting it to the adjacent *Amelia Tavern* building.

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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Two-Part Commercial Block (pg)

Several commercial buildings in downtown Fernandina Beach can be characterized in form as "Two-Part" commercial blocks. These are buildings that have two primary components – storefronts and upper facades. Original storefronts are largely transparent and consist of display windows resting on bulkheads, transoms, and entrances with glass and wood doors. Upper facades have one or more floors of windows and decorative detailing such as brick corbelling, or terra cotta panels and cornices at rooflines.

In addition to stylistic influences, Fernandina Beach's commercial buildings can be categorized by their block type. These One– and Two-part Commercial Block building types were common in small and mid-size communities throughout the country in the 19th and early 20th centuries. Richard Longstreth's publication, The Buildings of Main Street, outlines these commercial building types based on their two separate components, storefronts and upper facades.

The purpose of a storefront was to allow for visibility of merchandise. Advances in technology in the mid-19th century allowed for essentially transparent storefronts. Cast iron columns and pilasters replaced wood frame and were load-bearing of the upper masonry wall, maximizing the display window area.

Recessed entrances increased display area, too, and had transoms above glass and wood doors. Upper facades on Two-Part Commercial Blocks had windows to allow natural light into upper floors, and exterior masonry walls were often embellished with decorative brickwork. The roofline was capped with a cornice of corbelled brick, wood, or sheet metal. Sheet metal, readily formed into custom design, was especially popular for commercial buildings.

The use of cast iron for storefronts extended into the early 20th century. After 1910, most storefronts were built with steel lintels to support the upper facade masonry. A variety of materials was used in storefront construction, including glass along with brick piers, marble, glazed tile, and brick bulkheads, and metals like copper and bronze.

Upper facades of commercial buildings generally became more functional and less decorative. Arched windows gave way to rectangular windows, and the use of sheet metal for window and roof cornices gradually declined. Different patterns, colors, and textures of brick and concrete provided decoration to upper facades. Downtown Fernandina Beach retains many original storefronts and storefront elements that should be preserved. Where modern storefronts have been added, restoration is encouraged, or remodeling that is in

keeping with historic storefront configurations. Upper facade changes have often included covering windows with brick or wood panels, removal of cornices, and concealment of details beneath added metal panels. Future rehabilitation of commercial buildings should include the repair or replacement of upper floor elements to maintain and enhance the building's character.

The most important changes to the Fernandina Beach Historic District since it was first listed on the National Register in 1973 have taken place along Centre Street. In 1977 street improvements were undertaken which included the planting of palms and landscaping, the installation of mini-plazas and benches, and the construction of parking bays. These improvements were completed in 1978. Renovation and restoration efforts have been undertaken on a number of buildings along Centre Street and the adjoining residential neighborhoods.

STOREFRONTS (pg. 51)

Storefronts are defining elements of the commercial buildings in the historic district. Historic storefronts should be retained, visible, maintained and, if needed, repaired.

1. Retain and maintain historic storefronts and their component elements, such as display windows, bulkheads, transoms, doors, cornices, pillars, and pilasters.
2. Ensure that historic storefronts and their component elements remain visible.
3. Repair deteriorated or damaged storefronts or elements so that the storefront retains its historic appearance.
4. Replace missing storefronts or elements so that they replicate the original storefront or other historic examples, or replace with compatible modern examples.
5. The installation of temporary storm shutters to protect storefronts is appropriate as long as they are reversible and do not result

INFILL BUILDINGS (pg. 57)

Ensuring the integrity of the historic district requires attention to new construction and its compatibility with respect to visual and historic characteristics. The following guidelines address the many factors involved in determining the appropriateness of proposed new buildings. Apply each guideline in terms of the new building's relationship to adjacent historic buildings. For instance, if brick walls are the dominant characteristic in the existing streetscape, the compatibility of color and materials of the new building is highly important. In other areas, where colors and materials vary, conformity of materials is less significant, and other factors such as height and roof shape may be more important.

1. Construct new buildings to a height compatible with existing adjacent buildings. New buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publically accessible areas.
2. Construct new buildings with façade proportions, including the height-to- width ratio, similar to and compatible with others on existing adjacent buildings.
3. New buildings should be compatible with adjacent buildings in terms of setback.
4. Match the degree of new design's complexity with that of existing adjacent buildings. The area's dominant architecture should dictate the degree of simplicity or complexity for a new building.
5. With respect to height-to-width ratios, design new buildings' windows and doors in relation to the

proportions of existing adjacent buildings visible from public areas.

6. Design new buildings with solid-to-void rhythms and open-to-solid proportions compatible with those used in existing adjacent buildings.
7. Select materials and textures for new buildings that relate to the extent such materials and textures are used in the surrounding area and on existing adjacent buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered.
8. Select colors for a new building that relate to the use of color in the surrounding area and on existing adjacent buildings. In areas where strong continuity of color is a factor, the continued use of existing colors should be strongly considered.
9. Relate architectural details and articulation to that of existing buildings. Such details may include lintels, cornices, arches, chimneys, and ironwork.
10. Design new buildings to be compatible with the historic and architectural character of the area while also recognizing them as products of their own time. By following a majority of the above guidelines, a new building can be designed that respects its historic neighbors without simply duplicating them.
11. Windows should be designed with divided lights and not have snap-in or flush muntin bars.

UTILITIES AND ENERGY RETROFITTING (pg. 66)

Utilities such as garbage containers and mechanical systems are important to the functionality of buildings and the district. Locate theses mechanical systems, solar panels and also air conditioning and heating units at rear facades or on rooftops, where they are not readily visible from the street. Paint conduits to blend with the color of the building.

1. Locate garbage containers behind buildings.
2. Locate mechanical systems behind or on top of buildings, set back or behind a parapet, where they will not be visible from the street.
3. Rear elevations are also the appropriate location for meters, conduits, and other equipment.
4. Minimize the visibility of window unit systems by locating them on the side or rear elevations.
5. Owners of commercial buildings are encouraged to paint their roofs with reflective coatings to reduce energy costs.
6. The installation of solar panels or solar shingles is appropriate for commercial buildings as long as these panels or shingles are not readily visible from the street and are concealed behind roof parapet walls.
7. The installation of solar panels on rear elevations not readily visible from the street is also appropriate in the downtown area.
8. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are not readily visible from the street and do not detract from a building's architectural character.

ANALYSIS:

Land Development Code

Meets Requirements ☒ Does Not Meet Requirements ☐

Notes:

Secretary of the Interior's Standards for Rehabilitation

Meets Requirements ☒ Does Not Meet Requirements ☐

Notes:

Downtown Historic District Guidelines

Meets Requirements ☒ Does Not Meet Requirements ☐

Notes:

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 2018-24

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-24 **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 2018-24, 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 2018-24 Application and Backup Materials**

EXHIBIT 2 **Historic Photos**

EXHIBIT 3 **FL Master Site File NA01101**

EXHIBIT 4 **NPS Preservation Brief 11: Storefronts**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-24

EXHIBIT 1

Application and Backup Materials

OFFICE USE ONLY
REC'D: 4/27/18 BY: SJC
PAYMENT: $ _____ TYPE _____
APPLICATION #: _____
HDC CASE #: 2018-24
APPLICATION COMPLETE: Y___ N___
PRE-CONFRENCE: Y✓ N___ DATE 4/27/18

BOARD MEETING DATE: June 21, 2018
PLANNER: _____ DATE: _____
___ APPROVED ___ DENIED

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APR 27 AM 11:45

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval:	Conceptual ____	or Final X

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 Search*

Street Address: 316 CENTRE STREET
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0013-0300
Zoning District: C3 Lot / Block Number (optional) _____

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	316 CENTRE STREET LLC
Corporation or Company (if applicable)	316 CENTRE STREET LLC
Street Address	9000194 GATEWAY BLVD. STE. 101
City State Zip	FERNANDINA BEACH FL 32034
Telephone Number	
Email Address	ROBERT@HOGANASSESSMENTS.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	COTNER ASSOCIATES, INC.
Corporation or Company (if applicable)	COTNER ASSOCIATES, INC.
Street Address	9 SOUTH 3RD STREET
City State Zip	FERNANDINA BEACH FL 32034
Telephone Number	904-277-4593
Email Address	JOHN@COTNERASSOCIATES.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.

TWO STORY STRUCTURE NEXT TO THE TAVERN TO THE WEST. THE ORIGINAL 1884 BLDG (WEST PORTION OF PROPERTY) WILL REMAIN INTACT WITH EFFORTS TO RESTORE DETAILS AS CLOSE AS POSSIBLE TO HISTORIC FINDINGS. THE "ALLEY" INFILL AS WELL AS ADDITION TO REAR (SOUTH) HAVE BEEN DEMOLISHED AND WILL BE RECONSTRUCTED MAINTAINING THE APPEARANCE OF INFILL VIA MATERIAL, PLANE AND COLOR VARIATION.

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.

THIS IS A MODIFICATION TO THE ORIGINAL APPROVED APPLICATION. THE USE IS CHANGING FROM A RESTAURANT TO MIXED USE WITH COMBINATION OF OFFICE, RETAIL & RESTAURANT SPACES. IT IS STILL THE INTENT TO PAINT THE SIMULATED BRICK & RESTORE THE BRACKETS, DETAILS & FACADE TO BE HISTORICALLY ACCURATE. THE PROJECT INCLUDES 4215 S.F. OF CONDITIONED AREA, 550 S.F. OF ENCLOSED UNCONDITIONED AREA AND 1901 S.F. OF COVERED TERRACE (BEER GARDEN).

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		PAINTED FAUX BRICK PAINTED SMOOTH STUCCO		TBD
Doors	KAWNEER	ALUMINUM STOREFRONT		DARK BRONZE
Windows	KAWNEER MARVIN	ALUMINUM STOREFRONT WOOD CLAD DBL HUNG		DARK BRONZE
Roofing		T.P.O.		NATURAL WHITE
Fascia/Trim	HARDIE	HARDIE TRIM		TBD
Foundation	NA			
Shutters	NA			
Porch/Deck	NA			
Fencing		P.T. SYP HOG BOARD @ SERVICE		TBD
Driveways/Sidewalks		BRICK PAVERS		RED / BURNT UMBER BLEND
Signage	TBD			
Other	GATES & GUARDRAILS SKYLIGHTS	ALUMINUM KALWALL		DARK BRONZE

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.

4-27-18
Date

Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 27th day of April, 2018.

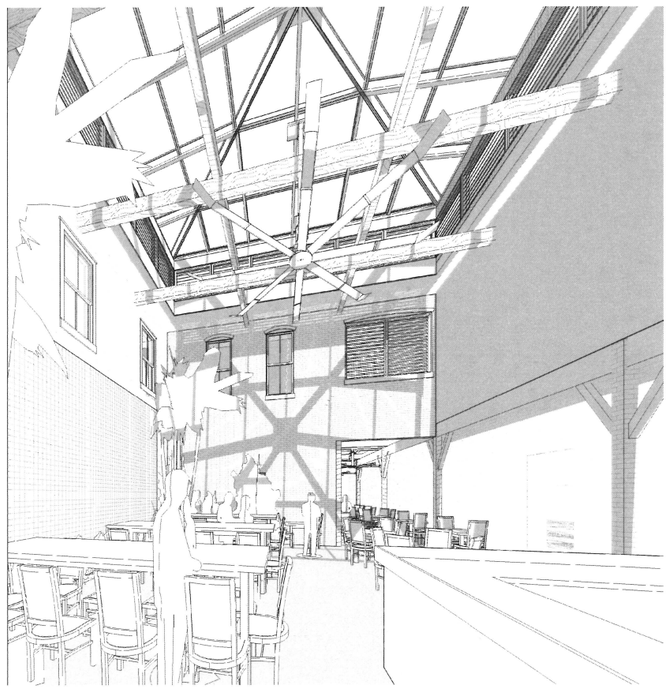
Carol J. Rauer
Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

CAROL JOY RAUER
Notary Public - State of Florida
Commission # GG 199160
My Comm. Expires Jul 16, 2022
Bonded through National Notary Assn.



Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions

No.	Description	Date

PROGRESS PRINTS

Issue Date	Issued To/For	Restrictions
4-25-18	HDC FOR REVIEW	REVIEW

Not Published + All Rights Reserved
These drawings and designs are and shall remain the property of the Architect whether the project for which they are made is executed or not. The reproduction, publication or use of these plans without the Architect's written consent is forbidden. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions. Any unauthorized use of these drawings will be at the sole risk of the unauthorized user and will obligate the unauthorized user to indemnify and hold the Architect harmless from any claims arising from such unauthorized use. Any unauthorized use shall also obligate the unauthorized user to pay the Architect's fees for any and all services performed by the Architect in connection with the unauthorized use. Submission or distribution of these drawings to meet official regulations is not to be construed as publication in derogation of the Architect's reserved rights. Ownership of the Instruments of Service, including these drawings, shall remain with the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. No property rights are conveyed to the Owner or to any other person or entity by the preparation or delivery of these drawings. Any use of these drawings, in whole or in part, for any purpose or project other than the project for which they were prepared is prohibited. Any such use or reuse, without the prior written consent of the Architect, will be at the sole risk of the user and will obligate the user to indemnify and hold the Architect harmless from any claims arising from such use or reuse. Any use or reuse of these drawings without the prior written consent of the Architect will entitle the Architect to compensation for services performed in connection with such use or reuse.

316 Centre Street
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

Project: 181508 Released:

Plan North

Sheet Number

Page of

2 North / South Building Section 3
1/4" = 1'-0"

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions

No.	Description	Date

PROGRESS PRINTS

Issue Date	Issued To/For	Restrictions
4-25-18	HDC FOR REVIEW	REVIEW

Not Published + All Rights Reserved
These drawings and specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

316 Centre Street
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

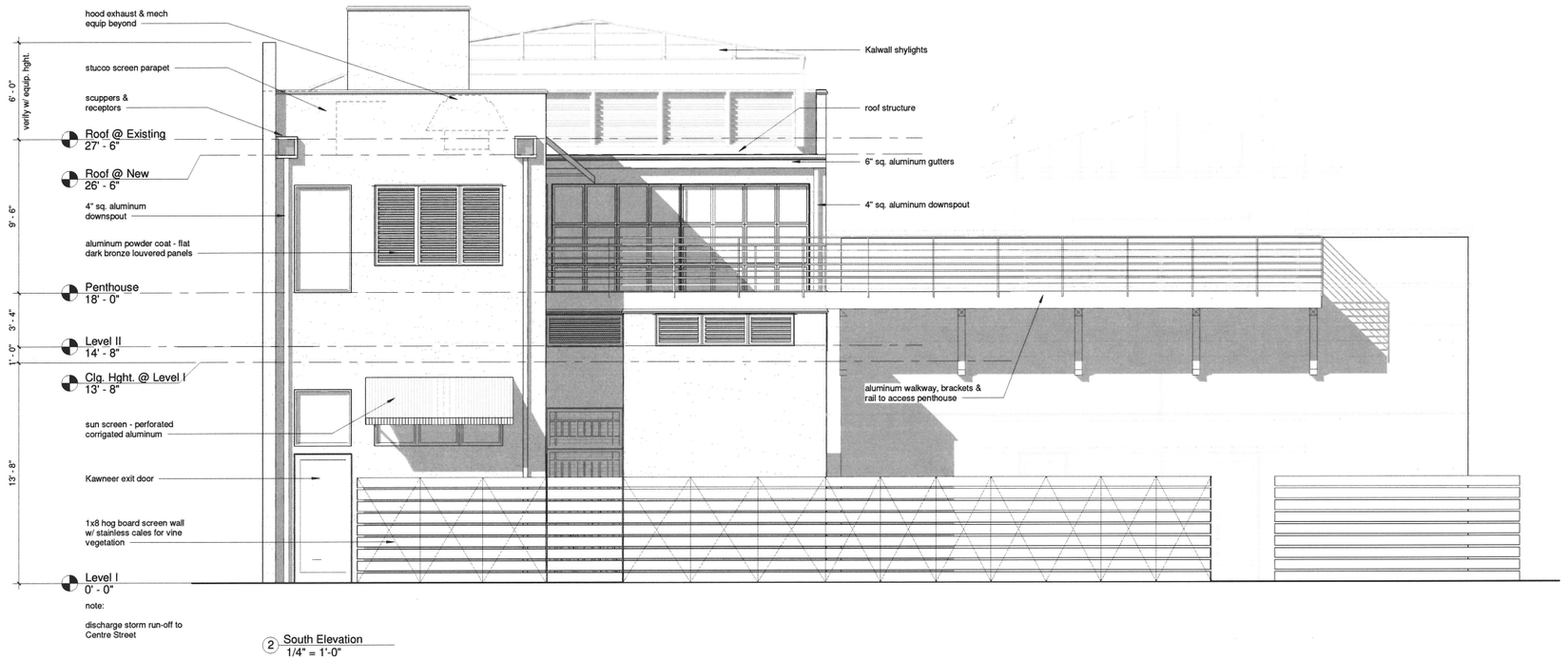
NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

Project: 181508 Released:

Building Sections

Plan North

Sheet Number
A-7



2 South Elevation
1/4" = 1'-0"

1 North Elevation
1/4" = 1'-0"

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions		
No.	Description	Date

PROGRESS PRINTS

Issue Date	Issued To/For	Restrictions
4-25-18	HDC FOR REVIEW	REVIEW

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NASSAU COUNTY, FLORIDA

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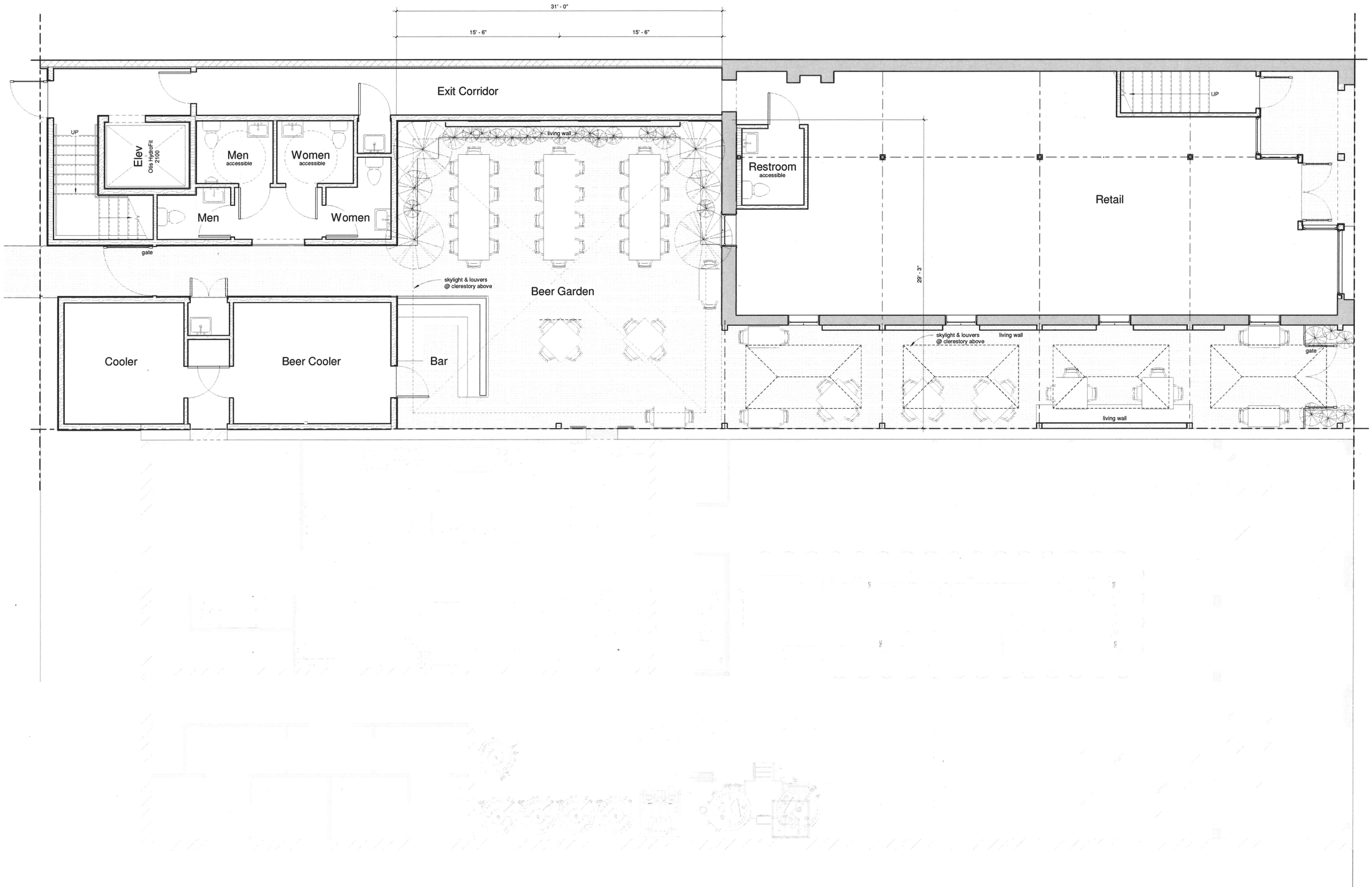
Project: 181508 | Released:

Elevations

Plan North | Sheet Number A-5



1 Level I
1/4" = 1'-0"

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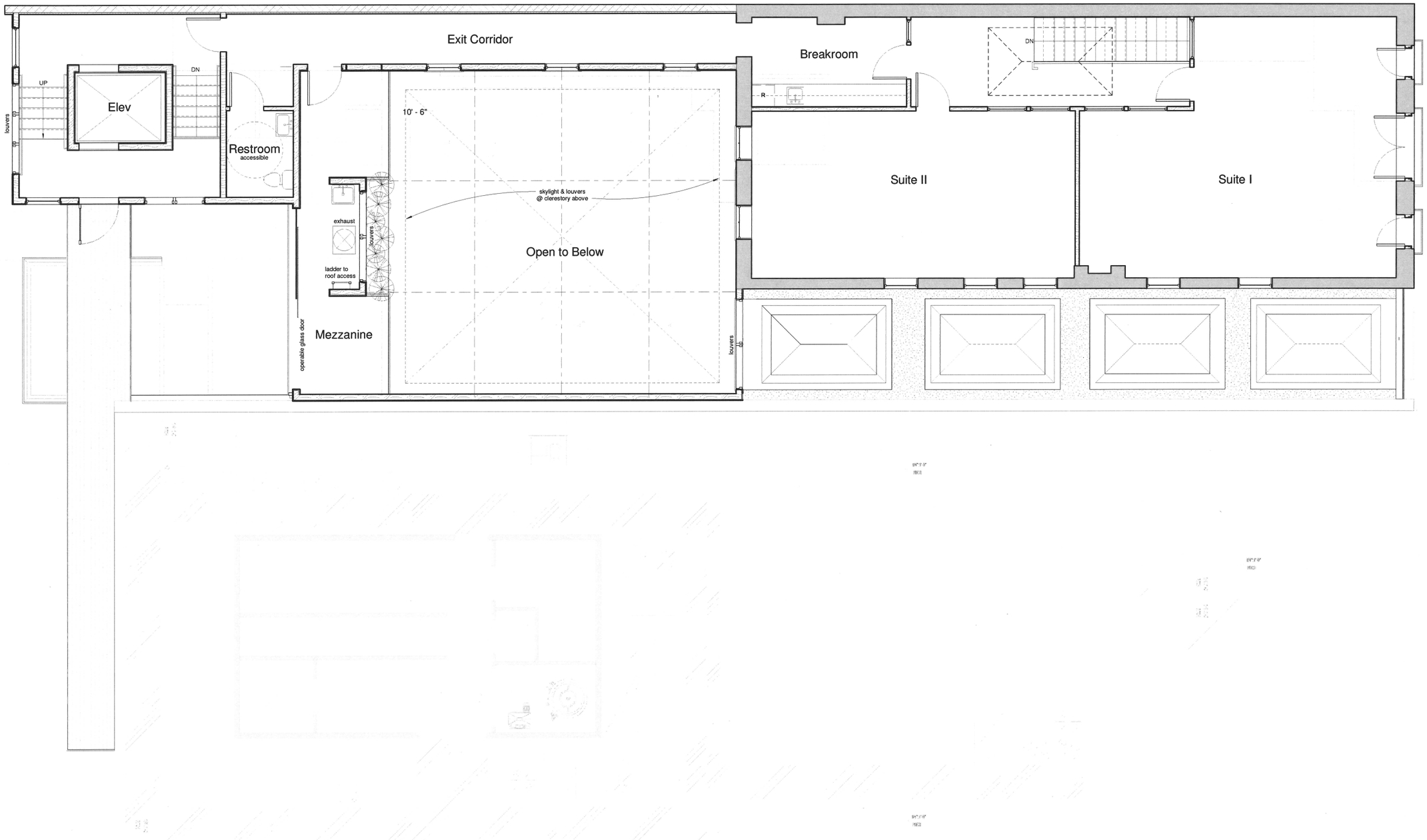
Level I Floor Plan

Plan North

Sheet Number
A-2



2 Level II
1/4" = 1'-0"

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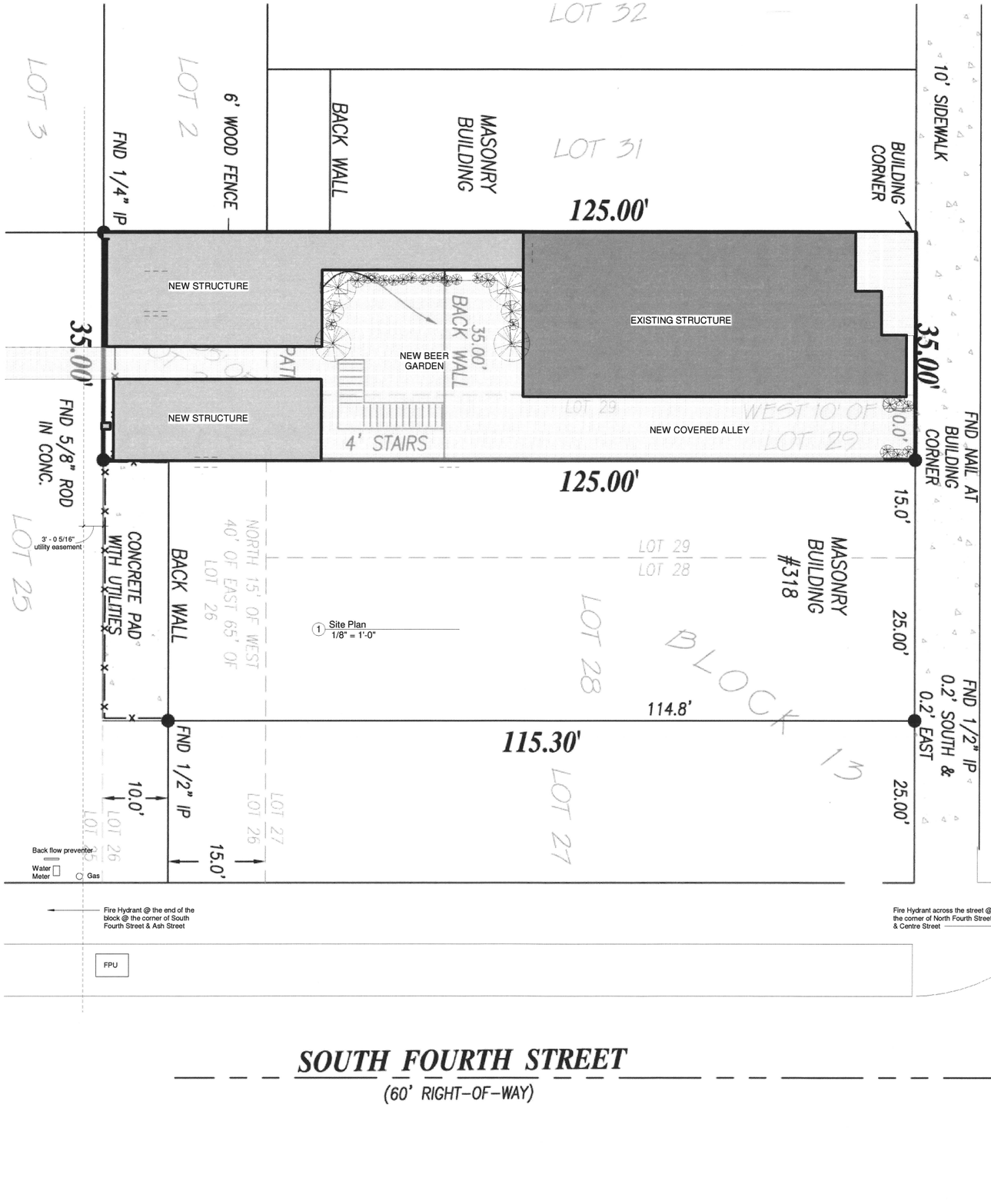
Project: 181508 Released:

Level II Floor Plan

Plan North

Sheet Number
A-3



① Site Plan
1/8" = 1'-0"

AREA CALCS

CONDITIONED AREA:

LEVEL I = 2348 S.F.
LEVEL II = 1867 S.F.
TOTAL = 4215 S.F.

ENCLOSED UNCONDITIONED AREA:

LEVEL I = 218 S.F.
LEVEL II = 332 S.F.
TOTAL = 550 S.F.

COVERED TERRACES:

LEVEL I = 1661 S.F.
LEVEL II = 240 S.F.
TOTAL = 1901 S.F.

WIND DESIGN / OTHER PER FBC 2017

WIND ZONE: 128 mph

EXPOSURE: C

IMPORTANCE FACTOR: 2

METHOD OF OPENING PROTECTION: IMPACT GLAZING

DESIGN PRESSURE: 50 PSF OR GREATER +/-

TYPE OF CONSTRUCTION: V

FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: "X"

PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: Exist'g

PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): Exist'g

PROPOSED ELEVATION OF GRADE IMMED. ADJACENT TO STRUCTURE: Exist'g

ROOF HEIGHT: Exist'g

NUMBER OF STORIES: Two

ZONING DESIGNATION: C-3

SETBACKS PER ZONING: Zero

CONDITIONED AREA: 4215 sq. ft.

ENCLOSED UNCONDITIONED AREA: 550 sq. ft.

COVERED TERRACES: 1901 sq. ft.

LOT AREA: 4375 sq. ft.

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 MINIMUN 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 BUILDING, 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.

JOHN M. COTNER, A.I.A. #AR0012646 DATE

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions

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NASSAU COUNTY, FLORIDA

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Project: 181508 Released:

Site Plan & Code Info

Plan North

Sheet Number A-1

HDC 2018-24

EXHIBIT 2

Historic Photos

EXHIBIT 2

Historic Photographs

1880s

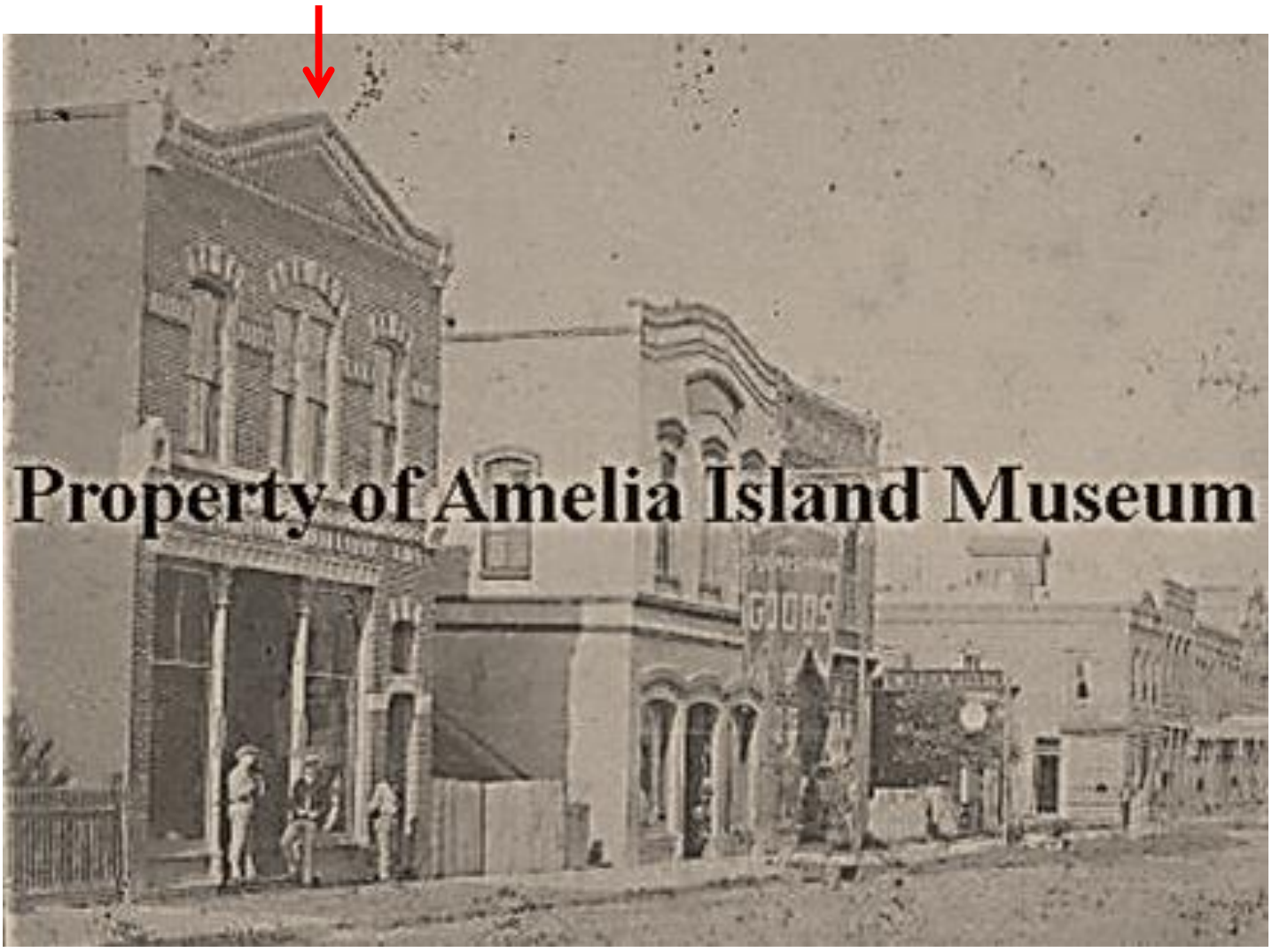


EXHIBIT 2

1907

1965-1970

HDC 2018-24

EXHIBIT 3

Florida Master Site File 8NA01101

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA01101
Recorder # 10
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? ~~NO~~ YES

GENERAL INFORMATION

Site Name (address if none) Carolyn's on Centre
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
316		Centre	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 Masonry Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Brick
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Brick
Other Exterior Fabric(s)
Roof Type(s) >> Flat
Other Roof Type(s)
Roof Material(s) >> Tar & gravel
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01101

DESCRIPTION (continued)

Window Descriptions 2/2,1/1 , 6/6, fixed

Main Entrance Description (stylistic details)

Porches: #open ____ #closed ____ #incised ____ Location(s)

Porch Roof Types(s)

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)

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed? ____

Narrative Description (optional)

HISTORY

Construction year 1900

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;1900;

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

Idividually 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) Because the resource retains much of its historic integrity and stands within the historic district, it appears to be potentially eligible as a contributor to the historic district.

HISTORICAL STRUCTURE FORM

8NA01101

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: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/14/2007

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"

NA01101-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP

> **Structural system(s):**
Brick

> **Foundation types:**
Continuous

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Brick
Stucco

> **Roof types:**
Flat

> **Roof materials:**
Tar & gravel

> **Roof secondary structures (dormers etc):**

> **Change status/year changed/date noted/nature:**

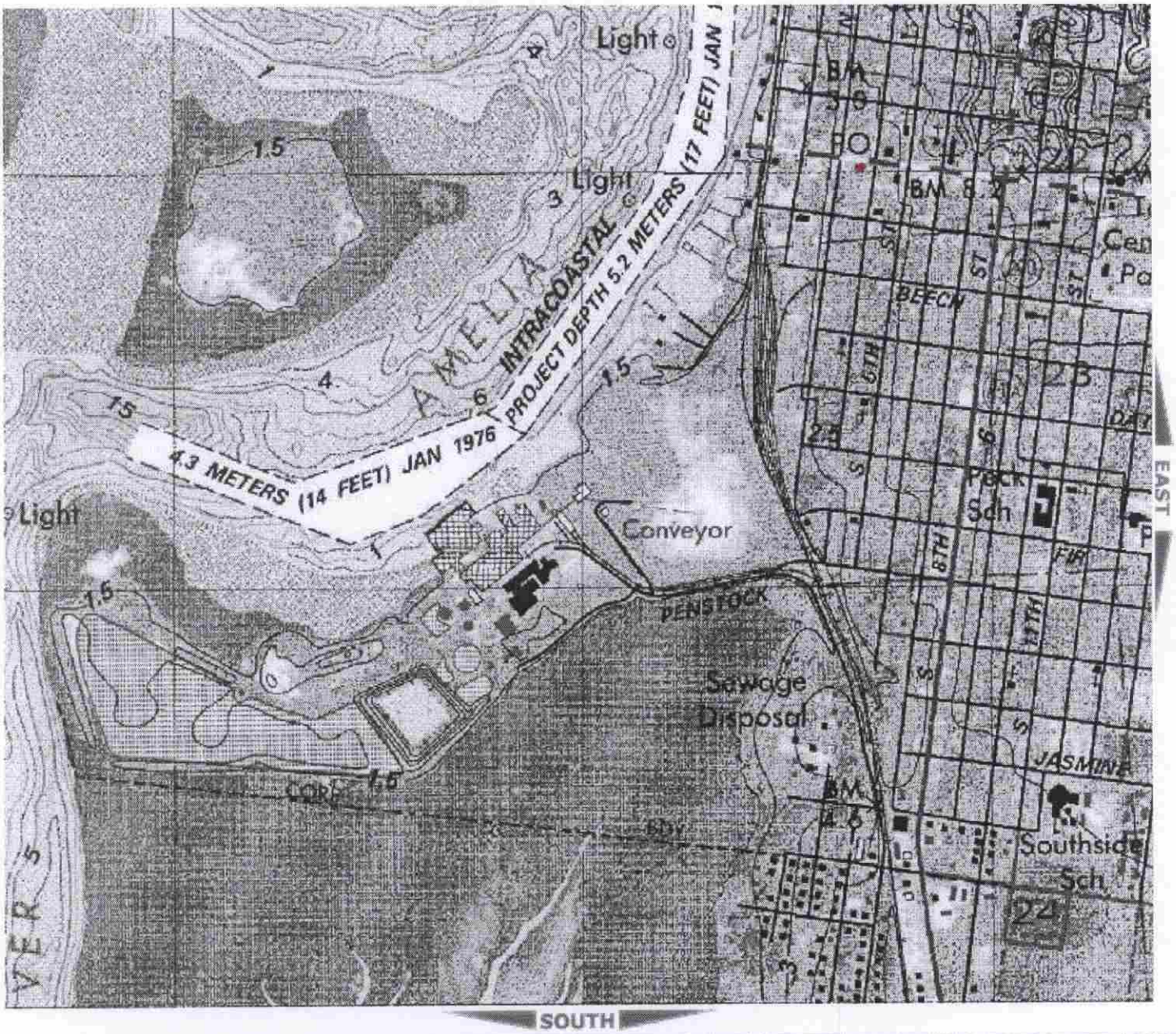
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

> **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)]:**

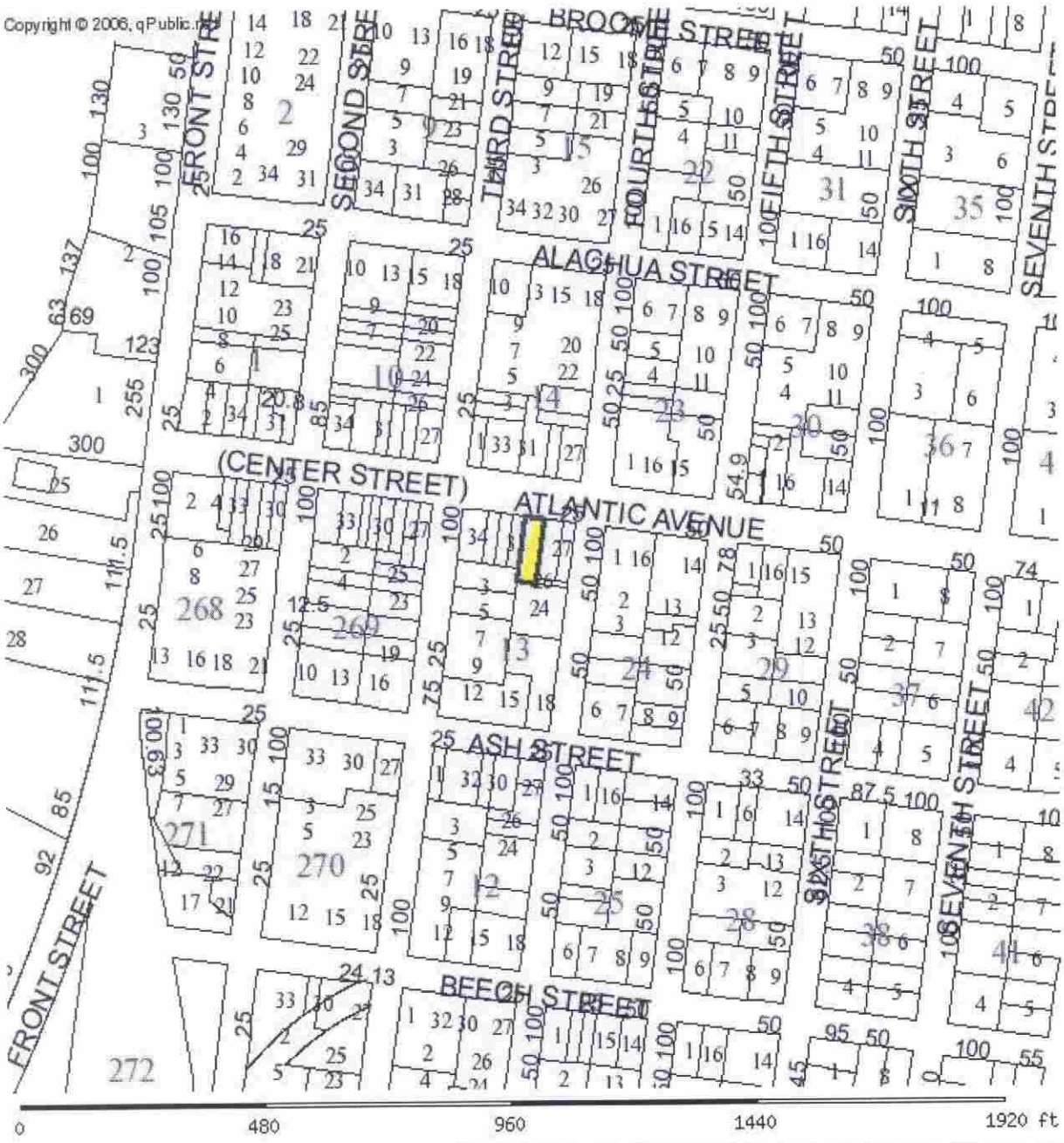

Light
Light
Light
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS (17 FEET) JAN
4.3 METERS (14 FEET) JAN 1976
Conveyor
PENSTOCK
Sewage
Disposal
Pack
Sch
Southside
Sch
BEECH
JASMINE
EAST
SOUTH

NA1161

10

10

NA1101



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0013-0300
GIS CALCULATED ACREAGE	0.1
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	HILL BARBARA C &
Mailing Address	GEORGE FERGUSON COX PO BOX 220; FERNANDINA BEACH, FL 320350220
Situs/Physical Address	316 CENTRE ST
2006 PROPOSED VALUES	
Land Value	285,285

1884
THREE HOUR PARKING
316
CAROLYN'S
on Centre
CAFE AND BAR
OPEN

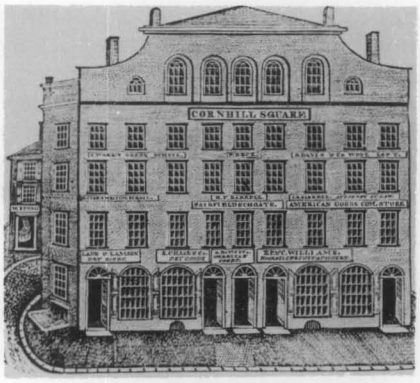
HDC 2018-24

EXHIBIT 4

NPS Preservation Brief 11: Storefronts

EXHIBIT 5

11 PRESERVATION BRIEFS



Rehabilitating Historic Storefronts

H. Ward Jandl

U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services

The storefront is the most important architectural feature of many historic commercial buildings. It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character.

As more and more people come to recognize and appreciate the architectural heritage of America's downtowns, however, a growing interest can be seen in preserving the historic character of commercial buildings. The sensitive rehabilitation of storefronts can result not only in increased business for the owner but can also provide evidence that downtown revitalization efforts are succeeding (see figure 1).

Once a decision is made to rehabilitate a historic commercial building, a series of complex decisions faces the owner, among them:

- if the original storefront has survived largely intact but is in a deteriorated condition, what repairs should be undertaken?
- if the storefront has been modernized at a later date, should the later alterations be kept or the building restored to its original appearance or an entirely new design chosen?
- if the building's original retail use is to be changed to office or residential, can the commercial appearance of the building be retained while accommodating the new use?

This Preservation Brief is intended to assist owners, architects, and planning officials in answering such questions about how to evaluate and preserve the character of historic storefronts. In so doing, it not only addresses the

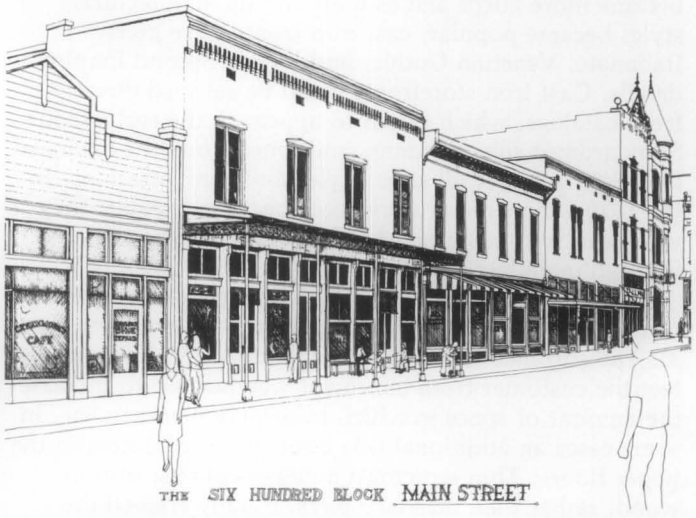


Figure 1. *Inappropriate storefront alterations over the years—metal cladding, oversized signs and canopies—have detracted from the character of this historic district in Van Buren, Arkansas. A carefully considered rehabilitation plan for Main Street, including the removal of poorly designed signs, false fronts and the selection of an appropriate exterior paint color palette, serves to enhance the visual environment and preserves the district's sense of time and place. Photo above: Bob Dunn; Drawing, David Fitts*

basic design issues associated with storefront rehabilitation, but recommends preservation treatments as well. Finally, although the Brief focuses on storefront rehabilitation, it is important to review this specific work in the broader context of preserving and maintaining the overall structure. Money spent on storefront rehabilitation may be completely wasted if repair and maintenance problems on the rest of the building are neglected.

Historical Overview

Commercial establishments of the 18th and early 19th centuries were frequently located on the ground floor of buildings and, with their residentially scaled windows and doors, were often indistinguishable from surrounding houses. In some cases, however, large bay or oriel windows comprised of small panes of glass set the shops apart from their neighbors. Awnings of wood and canvas and signs over the sidewalk were other design features seen on some early commercial buildings. The ground floors of large commercial establishments, especially in the first decades of the 19th century, were distinguished by regularly spaced, heavy piers of stone or brick, infilled with paneled doors or small paned window sash. Entrances were an integral component of the facade, typically not given any particular prominence although sometimes wider than other openings.

The ready availability of architectural cast iron after the 1840's helped transform storefront design as architects and builders began to experiment using iron columns and lintels at the ground floor level. Simultaneous advances in the glass industry permitted manufacturing of large panes of glass at a reasonable cost. The combination of these two technical achievements led to the storefront as we know it today—large expanses of glass framed by thin structural elements. The advertisement of the merchant and his products in the building facade and display windows quickly became critical factors in the competitive commercial atmosphere of downtowns. In the grouping of these wide-windowed facades along major commercial streets, the image of America's cities and towns radically changed.

The first cast iron fronts were simple post-and-lintel construction with little decoration. As iron craftsmen became more adept and as more ornate architectural styles became popular, cast iron fronts were given Italianate, Venetian Gothic, and French Second Empire details. Cast iron storefronts could be selected directly from catalogs, which began to appear in the early 1850's. Standardized sills, columns, and lintels could be arranged to create fronts of all sizes, styles and configurations. In the 1870's sheet metal storefronts became popular; they were also sold in standardized sizes and configurations through manufacturers' catalogs (see figure 2).

The typical 19th century storefront consisted of single or double doors flanked by display windows (see figure 3). The entrance was frequently recessed, not only to protect the customer from inclement weather but to increase the amount of space in which to display merchandise. In some cases an additional side door provided access to the upper floors. Thin structural members of cast iron or wood, rather than masonry piers, usually framed the storefront. The windows themselves were raised off the ground by wood, cast iron or pressed metal panels or bulkheads; frequently, a transom or series of transoms (consisting of single or multiple panes of glass) were

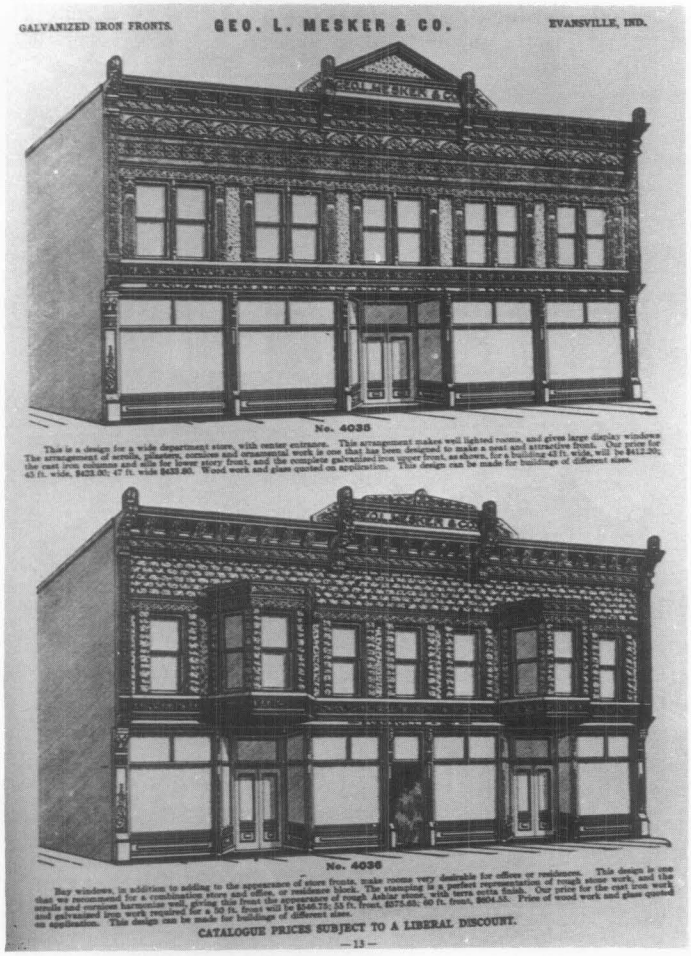


Figure 2. *These 19th century galvanized iron storefronts could be purchased from George L. Mesker & Co. in Evansville, Indiana.*

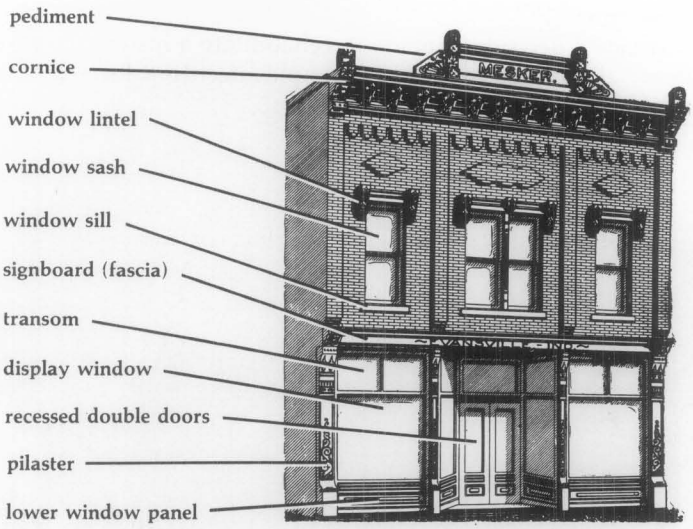


Figure 3. *Become familiar with the architectural features typical of historic commercial buildings. A close look at a storefront's construction materials, features and relationship to the upper stories will help in determining how much of the original facade remains.*

This particular storefront is No. 4016 in the George L. Mesker and Company catalog of 1905. One of Mesker's most popular designs, it featured cast-iron sills, columns and lintels, galvanized iron lintel and main cornice, window caps and pediment.

placed above each window and door. The signboard above the storefront (the fascia covering the structural beam) became a prominent part of the building. Canvas awnings, or in some cases tin or wooden canopies, often shaded storefronts of the late 19th century. Iron fronts were frequently put onto existing buildings as a way of giving them an up-to-date appearance. Except for expanding the display window area to the maximum extent possible and the increasing use of canvas awnings, few major technical innovations in storefront design can be detected from the 1850's through 1900.

The first decades of the 20th century saw the growing use of decorative transom lights (often using small prismatic glass panes) above display windows; in some cases, these transoms could be opened to permit air circulation into the store. Electric incandescent lights enabled storeowners to call attention to their entrance and display windows and permitted nighttime shopping. In the 1920's and 1930's a variety of new materials were introduced into the storefront, including aluminum and stainless steel framing elements, pigmented structural glass (in a wide variety of colors), tinted and mirrored glass, glass block and neon. A bewildering number of proprietary products also appeared during this period, many of which went into storefronts including Aklo, Vitrolux, Vitrolite, and Extrudalite. Highly colored and heavily patterned marble was a popular material for the more expensive storefronts of this period. Many experiments were made with recessed entries, floating display islands, and curved glass. The utilization of neon lighting further transformed store signs into elaborate flashing and blinking creations. During this period design elements were simplified and streamlined; transom and signboard were often combined. Signs utilized typefaces for the period, including such stylized lettering as "Broadway," "Fino" and "Monogram." Larger buildings of this period, such as department stores, sometimes had fixed metal canopies, with lighting and signs as an integral component of the fascia (see figure 4).

Because commercial architecture responds to a variety of factors—environmental, cultural, and economic, distinct regional variations in storefronts can be noted. Fixed metal canopies supported by guy wires, for example, were common in late 19th and early 20th century storefronts in southern states where it was advantageous to have shaded entrances all year long. Such a detail was less common in the northeast where moveable canvas awnings predominated. These awnings could be lowered in summer to keep buildings cooler and raised in winter when sunlight helps to heat the building.

Evaluating the Storefront

The important key to a successful rehabilitation of a historic commercial building is planning and selecting treatments that are sensitive to the architectural character of the storefront. As a first step, it is therefore essential to identify and evaluate the existing storefront's construction materials; architectural features; and the relationship of those features to the upper stores (see figure 5). This evaluation will permit a better understanding of the storefront's role in, and significance to, the overall design of the building. A second and equally important step in planning the rehabilitation work is a careful examination of the storefront's physical conditions to determine the extent and nature of rehabilitation work needed (see figure 6). In most cases, this examination is best undertaken by a qualified professional.

Figure 4. *This storefront in New York City designed by Raymond Loewy typifies the streamlined look of the 1930's. Added to an earlier buiding, the front utilizes glass, stainless steel and neon to make a modern statement. This is a good example of a later storefront which has acquired significance and should be retained in any rehabilitation.*

Figure 5. *In some cases, as in the storefront on the extreme left, it is a simple matter to determine original appearance by looking at neighboring storefronts. Removal of the board and batten fasciaboard, pent roof, and "colonial" style door, all of which could be undertaken at minimal cost, would restore the original proportions and lines of the building. Photo: Day Johnston*

Guidelines for Rehabilitating Existing Historic Storefronts

1. Become familiar with the style of your building and the role of the storefront in the overall design. Don't "early up" a front. Avoid stock "lumberyard colonial" detailing such as coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small paned windows except where they existed historically.
2. Preserve the storefront's character even though there is a new use on the interior. If less exposed window area is desirable, consider the use of interior blinds and insulating curtains rather than altering the existing historic fabric.
3. Avoid use of materials that were unavailable when the storefront was constructed; this includes vinyl and aluminum siding, anodized aluminum, mirrored or tinted glass, artificial stone, and brick veneer.
4. Choose paint colors based on the building's historical appearance. In general do not coat surfaces that have never been painted. For 19th century storefronts, contrasting colors may be appropriate, but avoid too many different colors on a single facade.

Figure 6. *Storefronts of the 1940's, 50's, and 60's were frequently installed by attaching studs or a metal grid over an early front and applying new covering materials. If the existing storefront is a relatively recent addition with little or no architectural merit, begin by removing the covering materials in several places as was done here. If this preliminary investigation reveals evidence of an earlier front, such as this cast-iron column, carefully remove the later materials to assess the overall condition of the historic storefront. The black mastic visible on the lower masonry panels was used for installing pigmented structural glass. Some attachment methods for modern facings, such as mastic or metal lath, may have seriously damaged the original fabric of the buiding, and this must be taken into account in the rehabilitation process. Photo: Bob Dunn*

The following questions should be taken into consideration in this two-part evaluation:

Construction Materials, Features, and Design Relationships

Storefront's Construction Materials: What are the construction materials? Wood? Metal? Brick or other masonry? A combination?

Storefront's Architectural Features: What are the various architectural features comprising the storefront and how are they arranged in relationship to each other?

- Supporting Columns/Piers:
  What do the columns or piers supporting the storefront look like? Are they heavy or light in appearance? Are they flush with the windows or do they protrude? Are they all structural elements or are some columns decorative?
- Display Windows and Transoms:
  Are the display windows and transoms single panes of glass or are they subdivided? Are they flush with the facade or are they recessed? What is the proportion of area between the display windows and transom? Are there window openings in the base panels to allow natural light into the basement?
- Entrances:
  Are the entrances centered? Are they recessed? Is one entrance more prominent than the others? How is the primary retail entrance differentiated from other entrances? Is there evidence that new entrances have been added or have some been relocated? Are the doors original or are they later replacements?
- Decorative Elements:
  Are there any surviving decorative elements such as molded cornices, column capitals, fascia boards, brackets, signs, awnings or canopies? Is there a belt-course, cornice, or fascia board between the first and second floor? Are some elements older than others indicating changes over time?

Storefront's Relationship to Upper Stories: Is there a difference in materials between the storefront and upper stories? Were the storefront and floors above it created as an overall design or were they very different and unrelated to each other?

It is also worthwhile to study the neighboring commercial buildings and their distinctive characteristics to look for similarities (canopies, lighting, signs) as well as differences. This can help determine whether the storefront in question is significant and unique in its own right and/or whether it is significant as part of an overall commercial streetscape.

Physical Condition

Mild Deterioration: Do the surface materials need repair? Is paint flaking? Are metal components rusting? Do joints need recaulking where materials meet glass windows? Mild deterioration generally requires only maintenance level treatments.

Moderate Deterioration: Can rotted or rusted or broken sections of material be replaced with new material to match the old? Can solid material (such as Carrara glass) from a non-conspicuous location be used on the historic facade to repair damaged elements? Do stone or brick components need repointing? Is the storefront watertight with good flashing connections? Are there leaky gutters or air conditioner units which drip condensation on the storefront? Is caulking needed? Moderate deterioration generally requires patching or splicing of the existing elements with new pieces to match the deteriorated element.

Severe Deterioration: Have existing facing materials deteriorated beyond repair through vandalism, settlement, or water penetration? Is there a loss of structural integrity? Is the material rusted through, rotted, buckling, completely missing? Are structural lintels sagging? Are support columns settled or out of alignment? Severe deterioration generally requires replacement of deteriorated elements as part of the overall rehabilitaton.

In evaluating whether the existing storefront is worthy of preservation, recognize that good design can exist in any period; a storefront added in 1930 *may* have greater architectural merit than what is replaced (see figure 4). In commercial historic districts, it is often the diversity of

styles and detailing that contribute to the character; removing a storefront dating from 1910 simply because other buildings in the district have been restored to their 1860's appearance may not be the best preservation approach. If the storefront design is a good example of its period and if it has gained significance over time, it should be retained as part of the historical evolution of the building (this architectural distinctiveness could also be an economic asset as it may attract attention to the building).

Deciding a Course of Action

The evaluation of the storefront's architectural features and physical condition will help determine the best course of action in the actual rehabilitation work. The following recommendations, adapted from the Secretary of the Interior's "Standards for Rehabilitation" and the accompanying interpretive guidelines, are designed to ensure that the historic commercial character of the building is retained in the rehabilitation process.

If the original or significant storefront exists, repair and retain the historic features using recommended treatments (see following sections on rehabilitating metal, wood and masonry storefronts as well as the guidelines for rehabilitating existing historic storefronts found on page 3).

If the original or significant storefront no longer exists or is too deteriorated to save, undertake a contemporary design which is compatible with the rest of the buiding in scale, design, materials, color and texture; or undertake an accurate restoration based on historical research and physical evidence (see section on "Replacement Storefronts"). Where an original or significant storefront no longer exists and *no* evidence exists to document its early appearance, it is generally preferable to undertake a contemporary design that retains the commercial "flavor" of the building. The new storefront design should not draw attention away from the historic building with its detailing but rather should respect the existing historic character of the overall building. A new design that copies traditional details or features from neighboring buildings or other structures of the period may give the building a historical appearance which blends in with its neighbors but which never, in fact, existed. For this reason, use of conjectural designs, even if based on similar buildings elsewhere in the neighborhood or the availability of different architectural elements from other buildings or structures, is generally not recommended.

Rehabilitating Metal Storefronts

Rehabilitating metal storefronts can be a complex and time-consuming task. Before steps are taken to analyze or treat deteriorated storefronts, it is necessary to know which metal is involved, because each has unique properties and distinct preservation treatments. Storefronts were fabricated using a variety of metals, including cast iron, bronze, copper, tin, galvanized sheet iron, cast zinc, and stainless steel. Determining metallic composition can be a difficult process especially if components are encrusted with paint. Original architect's specifications (sometimes available from permit offices, town halls, or records of the original owner) can be important clues in this regard and should be checked if at all possible.

Iron—a magnetic, gray-white malleable metal, readily susceptible to oxidation. Cast iron, most commonly found in storefronts, is shaped by molds and can withstand great compressive loads. Rolled sheet iron, sometimes galvanized with zinc, also was used in storefront construction. Stainless steel began to appear in storefronts after 1930.

Zinc—a medium-hard, bluish-white metal, widely used as a protective coating for iron and steel. It is softer than iron and is nonmagnetic.

Copper—a nonmagnetic, corrosion-resistant, malleable metal, initially reddish-brown but when exposed to the atmosphere turns brown to black to green.

Bronze and brass—nonmagnetic, abrasive-resistant alloys combining copper with varying amounts of zinc, lead, or tin. These copper alloys, more commonly found in office buildings or large department stores, range in color from lemon yellow to golden brown to green depending on their composition and are well suited for casting (see figure 7).

Aluminum—a lightweight, nonmagnetic metal commonly found on storefronts dating from the 1920's and 30's. Its brightness and resistance to corrosion has made it a popular storefront material in the 20th century.

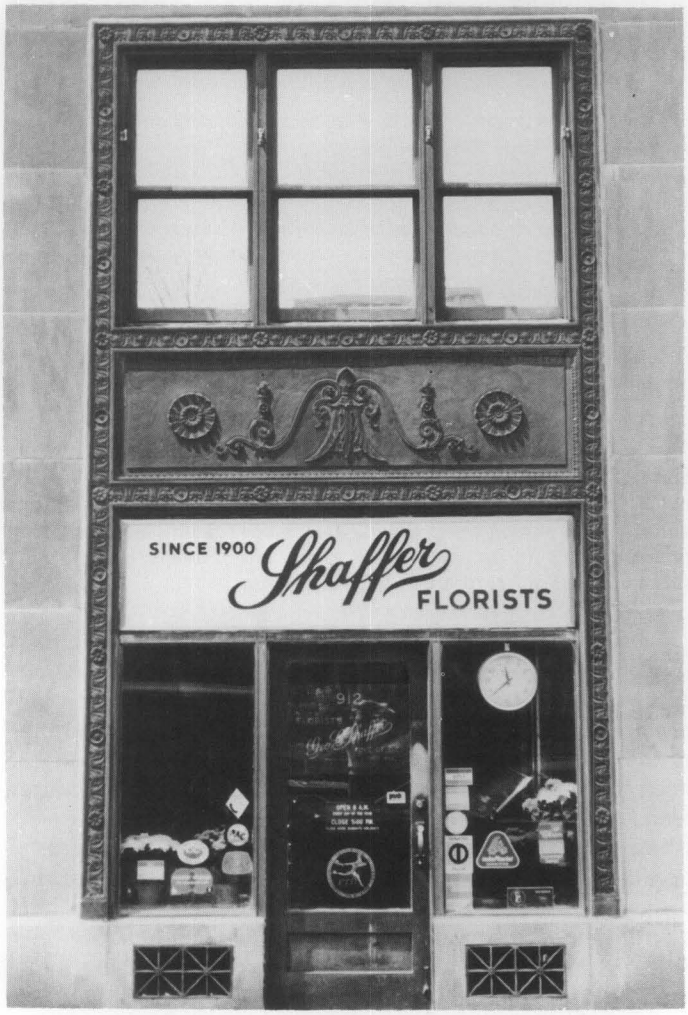


Figure 7. *Part of a large office building constructed in Washington, D.C. in 1928, this finely detailed bronze storefront is typical of many constructed during this period. It should be noted that the original grilles, spandrel panel and window above are all intact. Photo: David W. Look, AIA*

Repair and Replacement of Metal

Simply because single components of a storefront need repair or replacement should not be justification for replacing an entire storefront. Deteriorated metal architectural elements can be repaired by a variety of means, although the nature of the repair will depend on the extent of the deterioration, the type of metal and its location, and the overall cost of such repairs. Patches can be used to mend, cover or fill a deteriorated area. Such patches should be a close match to the original material to prevent galvanic corrosion. Splicing—replacement of a small section with new material—should be undertaken on structural members only when temporary bracing has been constructed to carry the load. Reinforcing—or bracing the damaged element with additional new metal material—can relieve fatigue or overloading in some situations.

If metal components have deteriorated to a point where they have actually failed (or are missing), replacement is the only reasonable course of action. If the components are significant to the overall design of the storefront, they should be carefully removed and substituted with components that match the original in material, size and detailing (see figure 8).

Figure 8. *When the Grand Opera House in Wilmington, Delaware, was rehabilitated, missing cast-iron columns were cast of aluminum to match the original; in this particular case, because these columns do not carry great loads, aluminum proved to be successful substitute. Photo: John G. Waite*

Before going to the expense of reproducing the original, it may be useful to check salvage yards for compatible components. Missing parts of cast iron storefronts can be replaced by new cast iron members that are reproductions of the original. New wooden patterns, however, usually need to be made if the members are large. This procedure tends to be expensive (it is usually impossible to use existing iron components as patterns to cast large elements because cast iron shrinks 1/5 inch per foot as it cools). In some situations, less expensive substitute materials such as aluminum, wood, plastics, and fiberglass, painted to match the metal, can be used without compromising the architectural character of the resource.

Cleaning and Painting

Cast iron storefronts are usually encrusted with layers of paint which need to be removed to restore crispness to the details. Where paint build-up and rust are not severe problems, handscraping and wire-brushing are viable cleaning methods. While it is necessary to remove all rust before repainting, it is not necessary to remove all paint. For situations involving extensive paint build-up and corrosion, mechanical methods such as low-pressure gentle dry grit blasting (80-100 psi) can be effective and economical, providing a good surface for paint. Masonry and wood surfaces adjacent to the cleaning area, however, should be protected to avoid inadvertent damage from the blasting. It will be necessary to recaulk and putty the heads of screws and bolts after grit blasting to prevent moisture from entering the joints. Cleaned areas should be painted immediately after cleaning with a rust-inhibiting primer to prevent new corrosion. Before any cleaning is undertaken, local codes should be checked to ensure compliance with environmental safety requirements.

Storefronts utilizing softer metals (lead, tin), sheet metals (sheet copper), and plated metals (tin and terneplate) should not be cleaned mechanically (grit blasting) because their plating or finish can be easily abraded and damaged. It is usually preferable to clean these softer metals with a chemical (acid pickling or phosphate dipping) method. Once the surface of the metal has been cleaned of all corrosion, grease, and dirt, a rust-inhibiting primer coat should be applied. Finish coats especially formulated for metals, consisting of lacquers, varnishes, enamels or special coatings, can be applied once the primer has dried. Primer and finish coats should be selected for chemical compatibility with the particular metal in question.

Bronze storefronts, common to large commercial office buildings and major department stores of the 20th century, can be cleaned by a variety of methods; since all cleaning removes some surface metal and patina, it should be undertaken only with good reason (such as the need to remove encrusted salts, bird droppings or dirt). Excessive cleaning can remove the texture and finish of the metal. Since this patina can protect the bronze from further corrosion, it should be retained if possible. If it is desirable to remove the patina to restore the original surface of the bronze, several cleaning methods can be used: chemical compounds including rottenstone and oil, whiting and ammonia, or precipitated chalk and ammonia, can be rubbed onto bronze surfaces with a soft, clean cloth with little or no damage. A number of commercial cleaning companies successfully use a combination of 5% oxalic acid solution together with *finely* ground India pumice powder. Fine glass-bead blasting (or peening) and crushed walnut shell blasting also can be acceptable mechanical methods if carried out in controlled circumstances under low (80-100 psi) pressure. Care should be taken to protect any adjacent wood or masonry from the blasting.

The proper cleaning of metal storefronts should not be considered a "do-it-yourself" project. The nature and condition of the material should be assessed by a competent professional, and the work accomplished by a company specializing in such work.

Rehabilitating Wooden Storefronts

The key to the successful rehabilitation of wooden storefronts is a careful evaluation of existing physical conditions. Moisture, vandalism, insect attack, and lack of maintenance can all contribute to the deterioration of wooden storefronts. Paint failure should not be mistaken-

ly interpreted as a sign that the wood is in poor condition and therefore irreparable. Wood is frequently in sound physical condition beneath unsightly paint. An ice pick or awl may be used to test wood for soundness—decayed wood that is jabbed will lift up in short irregular pieces; sound wood will separate in long fibrous splinters.

Repair and Replacement of Wood

Storefronts showing signs of physical deterioration can often be repaired using simple methods. Partially decayed wood can be patched, built up, chemically treated or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life.

To repair wood showing signs of rot, it is advisable to dry the wood; carefully apply a fungicide such as pentachlorophenol (a highly toxic substance) to all decayed areas; then treat with 2 or 3 applications of boiled linseed oil (24 hours between applications). Afterward, fill cracks and holes with putty; caulk the joints between the various wooden members; and finally prime and paint the surface.

Partially decayed wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate porous decayed wood and then harden. The consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Where components of wood storefronts are so badly deteriorated that they cannot be stabilized, it is possible to replace the deteriorated parts with new pieces (see figure 9). These techniques all require skill and some expense, but are recommended in cases where decorative elements, such as brackets or pilasters, are involved. In some cases, missing edges can be filled and rebuilt using wood putty or epoxy compounds. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair.

Figure 9. *Rather than replace an entire wooden storefront when there is only localized deterioration, a new wooden component can be pieced-in, as seen here in this column base. The new wood will need to be given primer and top coats of a high quality exterior paint—either an oil-base or latex system. Also wood that is flaking and peeling should be scraped and hand-sanded prior to repainting. Photo: H. Ward Jandl*

Repainting of Wood

Wooden storefronts were historically painted to deter the harmful effects of weathering (moisture, ultraviolet rays from the sun, wind, etc.) as well as to define and accent architectural features. Repainting exterior woodwork is thus an inexpensive way to provide continued protection from weathering and to give a fresh appearance to the storefront.

Before repainting, however, a careful inspection of all painted wood surfaces needs to be conducted in order to determine the extent of surface preparation necessary, that is, whether the existing layers of paint have deteriorated to the point that they will need to be partially or totally removed prior to applying the new paint.

As a general rule, removing paint from historic exterior woodwork should be avoided unless absolutely essential. Once conditions warranting removal have been identified, however, paint can be removed to the next sound layer using the gentlest method possible, then the woodwork repainted. For example, such conditions as mildewing, excessive chalking, or staining (from the oxidization of rusting nails or metal anchorage devices) generally require only thorough surface cleaning prior to repainting. Intercoat peeling, solvent blistering, and wrinkling require removal of the affected layer using mild abrasive methods such as hand scraping and sanding. In all of these cases of limited paint deterioration, after proper surface preparation the exterior woodwork may be given one or more coats of a high quality exterior oil finish paint.

On the other hand, if painted wood surfaces display continuous patterns of deep cracks or if they are extensively blistering and peeling so that bare wood is visible, the old paint should be completely removed before repainting. (It should be emphasized that because peeling to bare wood—the most common type of paint problem—is most often caused by excess interior or exterior moisture that collects behind the paint film, the first step in treating peeling is to locate and remove the source or sources of moisture. If this is not done, the new paint will simply peel off.)

There are several acceptable methods for total paint removal, depending on the particular wooden element involved. They include such thermal devices as an electric heat plate with scraper for flat surfaces such as siding, window sills, and doors or an electric hot-air gun with profiled scraper for solid decorative elements such as gingerbread or molding. Chemical methods play a more limited, supplemental role in removing paint from historic exterior woodwork; for example, caustic or solvent-base strippers may be used to remove paint from window muntins because thermal devices can easily break the glass. Detachable wooden elements such as exterior shutters, balusters and columns, can probably best be stripped by means of immersion in commercial dip tanks because other methods are too laborious. Care must be taken in rinsing all chemical residue off the wood prior to painting or the new paint will not adhere.

Finally, if the exterior woodwork has been stripped to bare wood, priming should take place within 48 hours (unless the wood is wet, in which case it should be permitted to dry before painting). Application of a high quality oil type exterior primer will provide a surface over which either an oil or latex top coat can be successfully used.

Rehabilitating Masonry Storefronts

Some storefronts are constructed of brick or stone, and like their metal and wooden counterparts, also may have been subjected to physical damage or alterations over time. Although mortar may have disintegrated, inappropriate surface coatings applied, and openings reduced or blocked up, careful rehabilitation will help restore the visual and physical integrity of the masonry storefront.

Repair and Replacement of Masonry

If obvious signs of deterioration—disintegrating mortar, spalling bricks or stone—are present, the causes (ground moisture, leaky downspouts, etc.) should be identified and corrected. Some repointing may be necessary on the masonry surface, but should be limited to areas in which so much mortar is missing that water accumulates in the mortar joints, causing further deterioration. New mortar should duplicate the composition, color, texture, and hardness, as well as the joint size and profile of the original. Badly spalling bricks may have to be replaced. Deteriorated stone may be replaced in kind, or with a matching substitute material; in some cases where not visually prominent, it may be covered with stucco, possibly scored to resemble blocks of stone.

Cleaning Masonry

Inappropriate cleaning techniques can be a major source of damage to historic masonry buildings. Historic masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and always with the gentlest means possible, such as water and a mild detergent using natural bristle brushes, and/or a non-harmful chemical solution, both followed by a low-pressure water rinse.

It is important to remember that many mid-19th century brick buildings were painted immediately or soon after construction to protect poor quality brick or to imitate stone. Some historic masonry buildings not originally painted were painted at a later date to hide alterations or repairs, or to solve recurring maintenance or moisture problems. Thus, whether for reasons of historical tradition or practicality, it may be preferable to retain existing paint. If it is readily apparent that paint is not historic and is a later, perhaps unsightly or inappropriate treatment, removal may be attempted, but only if this can be carried out without damaging the historic masonry. Generally, paint removal from historic masonry may be accomplished successfully only with the use of specially formulated chemical paint removers. No abrasive techniques, such as wet or dry sandblasting should be considered. If non-historic paint cannot be removed without using abrasive methods, it is best to leave the masonry painted, although repainting in a compatible color may help visually.

Removing unsightly mastic from masonry presents a similarly serious problem. Its removal by mechanical means may result in abrading the masonry, and chemical and heat methods may prove ineffective, although solvents like acetone will aid in sofening the hardened mastic. If the mastic has become brittle, a flat chisel may be used to pop it off; but this technique, if not undertaken with care, may result in damaging the masonry. And even if total removal is possible, the mastic may have permanently stained the masonry. Replacement of these masonry sections marred by mastic application may be one option in limited situations; individual pieces of stone or bricks that have been damaged by inappropriate alterations may be cut out and replaced with new pieces that duplicate the original. However, since an exact match will be nearly impossible to achieve, it may be necessary to paint the repaired masonry in order to create a harmonious facade. Replacement of a large area with new materials may not be acceptable as it may give the building a new, non-historic appearance inappropriate to the building style and period.

Designing Replacement Storefronts

Where an architecturally or historically significant storefront no longer exists or is too deterioriated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape (see figure 10). For example, just because upper floor windows are arched is not sufficient justification for designing arched openings for the new storefront. The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided. The guidelines on page 8 can assist in developing replacement storefront designs that respect the historic character of the building yet meet current economic and code requirements.

Guidelines for Designing Replacement Storefronts

1. *Scale:* Respect the scale and proportion of the existing building in the new storefront design.
2. *Materials:* Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
3. *Cornice:* Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
4. *Frame:* Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
5. *Entrances:* Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
6. *Windows:* The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
7. *Secondary Design Elements:* Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

Figure 10. *(A) This existing storefront, added in the 1950's to a late 19th century brick building, extends beyond the plane of the facade; faced with anodized aluminum and permastone, it does not contribute to the architectural and historic character of the building. (B) This replacement design uses "lumberyard colonial" detailing, such as barn-type doors, shutters, small paned windows, and a wood shake pent roof. The design, detailing, and choice of materials are clearly inappropriate to this commercial building. (C) This replacement design retains the 1950's projecting canopy but symmetrical placement of the doors relates well to the second floor windows above; this contemporary design is compatible with the scale and character of the building. (D) This replacement design accurately restores the original appearance of the building; based on historical research and physical evidence, it too is an acceptable preservation approach. Drawings: Sharon C. Park, AIA*

A restoration program requires thorough documentation of the historic development of the building prior to initiating work. If a restoration of the original storefront is contemplated, old photographs and prints, as well as physical evidence, should be used in determining the form and details of the original. Because storefronts are particularly susceptible to alteration in response to changing marketing techniques, it is worthwhile to find visual documentation from a variety of periods to have a clear understanding of the evolution of the storefront. Removal of later additions that contribute to the character of the building should not be undertaken.

Other Considerations

Pigmented Structural Glass

The rehabilitation of pigmented structural glass storefronts, common in the 1930's, is a delicate and often frustrating task, due to the fragility and scarcity of the material. Typically the glass was installed against masonry walls with asphaltic mastic and a system of metal shelf angles bolted to the walls on three-foot centers. Joints between the panels were filled with cork tape or an elastic joint cement to cushion movement and prevent moisture infiltration.

The decision to repair or replace damaged glass panels should be made on a case-by-case basis. In some instances, the damage may be so minor or the likelihood of finding replacement glass so small, that repairing, reanchoring and/or stabilizing the damaged glass panel may be the only prudent choice. If the panel is totally destroyed or missing, it may be possible to replace with glass salvaged from a demolition; or a substitute material, such as "spandrel glass," which approximates the appearance of the original. Although pigmented structural glass is no longer readily available, occasionally long-established glass "jobbers" will have a limited supply to repair historic storefronts.

Awnings

Where based on historic precedent, consider the use of canvas awnings on historic storefronts (see figure 11). Awnings can help shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight hitting the store window, although buildings with northern exposures will seldom functionally require them. Today's canvas awnings have an average life expectancy of between 4 and 7 years. In many cases awnings can disguise, in an inexpensive manner, later inappropriate alterations and can provide both additional color and a strong store identification. Fixed aluminum awnings and awnings simulating mansard roofs and umbrellas are generally inappropriate for older commercial buildings. If awnings are added, choose those that are made from soft canvas or vinyl materials rather than wood or metal; be certain that they are installed without damaging the building or visually impairing distinctive architectural features and can be operable for maximum energy conservation effect.

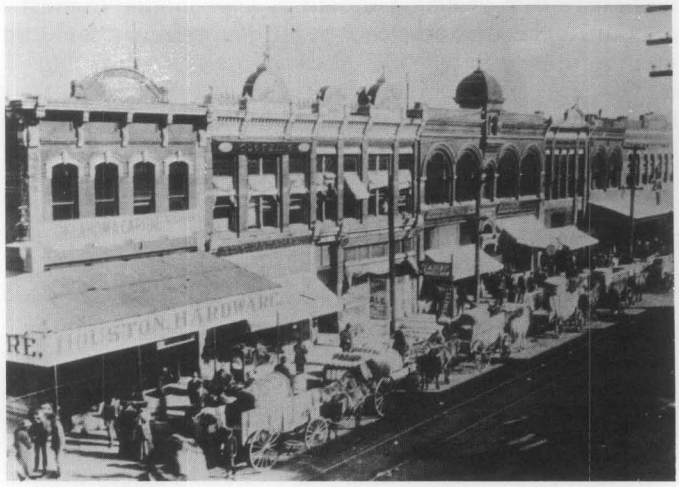


Figure 11. *Try to locate old photographs or prints to determine what alterations have been made to the storefront and when they were undertaken. Awnings were common elements of storefronts at the turn of the century. They can be equally useful today.*

Signs

Signs were an important aspect of 19th and early 20th century storefronts and today play an important role in defining the character of a business district. In examining historic streetscape photographs, one is struck by the number of signs—in windows, over doors, painted on exterior walls, and hanging over (and sometimes across) the street. While this confusion was part of the character of 19th century cities and towns, today's approach toward signs in historic districts tends to be much more conservative. Removal of some signs can have a dramatic effect in improving the visual appearance of a building; these include modern backlit fluorescent signs, large applied signs with distinctive corporate logos, and those signs attached to a building in such a way as to obscure significant architectural detailing. For this reason, their removal is encouraged in the process of rehabilitation. If new signs are designed, they should be of a size and style compatible with the historic building and should not cover or obscure significant architectural detailing or features. For many 19th century buildings, it was common to mount signs on the lintel above the first story. Another common approach, especially at the turn of the century, was to paint signs directly on the inside of the display windows. Frequently this was done in gold leaf. New hanging signs may be appropriate for historic commercial buildings, if they are of a scale and design compatible with the historic buildings. Retention of signs and advertising painted on historic walls, if of historic or artistic interest (especially where they provide evidence of early or original occupants), is encouraged.

Paint Color

Paint analysis can reveal the storefront's historic paint colors and may be worth undertaking if a careful restoration is desired. If not, the paint color should be, at a minimum, appropriate to the style and setting of the building. This also means that if the building is in a historic district, the color selection should complement the building in question as well as other buildings in the block. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases the color or colors chosen for a storefront should be used on other painted exterior detailing (windows, shutter, cornice, etc.) to unify upper and lower portions of the facade.

Windows

Glass windows are generally the most prominent features in historic storefronts, and care should be taken to ensure that they are properly maintained. For smaller paned windows with wooden frames, deteriorated putty should be removed manually, taking care not to damage wood along the rabbet. To reglaze, a bead of linseed oil-based putty should be laid around the perimeter of the rabbet; the glass pane pressed into place; glazing points inserted to hold the pane; and a final seal of putty beveled around the edge of the glass. For metal framed windows, glazing compound and special glazing clips are used to secure the glass; a final seal of glazing compound then is often applied. If the glass needs replacing, the new glass should match the original in size, color and reflective qualities. Mirrored or tinted glass are generally inappropriate replacements for historic storefronts. The replacement of cracked or missing glass in large windows should be undertaken by professional glaziers.

Code Requirements

Alterations to a storefront called for by public safety, handicapped access, and fire codes can be difficult design problems in historic buildings. Negotiations can be undertaken with appropriate officials to ensure that all applicable codes are being met while maintaining the historic character of the original construction materials and features. If, for instance, doors opening inward must be changed, rather than replace them with new doors, it may be possible to reverse the hinges and stops so that they will swing outward.

Summary

A key to the successful rehabilitation of historic commercial buildings is the sensitive treatment of the first floor itself (see figure 12). Wherever possible, significant storefronts (be they original or later alterations), including windows, sash, doors, transoms, signs and decorative features, should be repaired in order to retain the historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should nonetheless be preserved—either through an accurate restoration based on historic research and physical evidence or a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. The sensitive rehabilitation of historic storefronts will not only enhance the architectural character of the overall building but will contribute to rejuvenating neighborhoods or business districts as well.

Figure 12. *This photograph of three late 19th century commercial buildings clearly shows the impact of preserving and rehabilitating storefronts. The one on the right has been totally obscured by a "modern" front added in the 1950's. Although inappropriate alterations have taken place on the left storefront, it is still possible to determine the original configuration of the doors and display windows. The storefront in the middle has remained intact. Although in need of some minor maintenance work, the appeal of the original design and materials is immediately apparent.*

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Special thanks go to Kay D. Weeks and Sharon C. Park, AIA, for providing technical and editorial direction in the development of this Preservation Brief. The following individuals are also to be thanked for reviewing the manuscript and making suggestions: Norman Mintz, New York, N.Y.; Judith Kitchen, Columbus, Ohio; Jim Vaseff, Atlanta, Georgia,; and Tom Moriarity, Washington, D.C. Finally thanks go to Technical Preservation Service Branch staff members, especially Martha A. Gutrick, Michael J. Auer and Anne E. Grimmer, whose valuable comments were incorporated into the final text and who contributed to the publication of the brief.

This publication has been prepared pursuant to the Economic Recovery Tax Act of 1981 which directs the Secretary of the Interior to certify rehabilitations of historic buildings that are consistent with their historic character; the advice and guidance provided in this brief will assist property owners in complying with the requirements of this law.

Preservation Briefs 11 has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcomed and can be sent to Mr. Nelson at the above address.

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Cover drawing: This woodcut of the Joy Building, built in 1808 in Boston, shows early storefronts with shutters; note the profusion of signs covering the facade, advertising the services of the tenants.

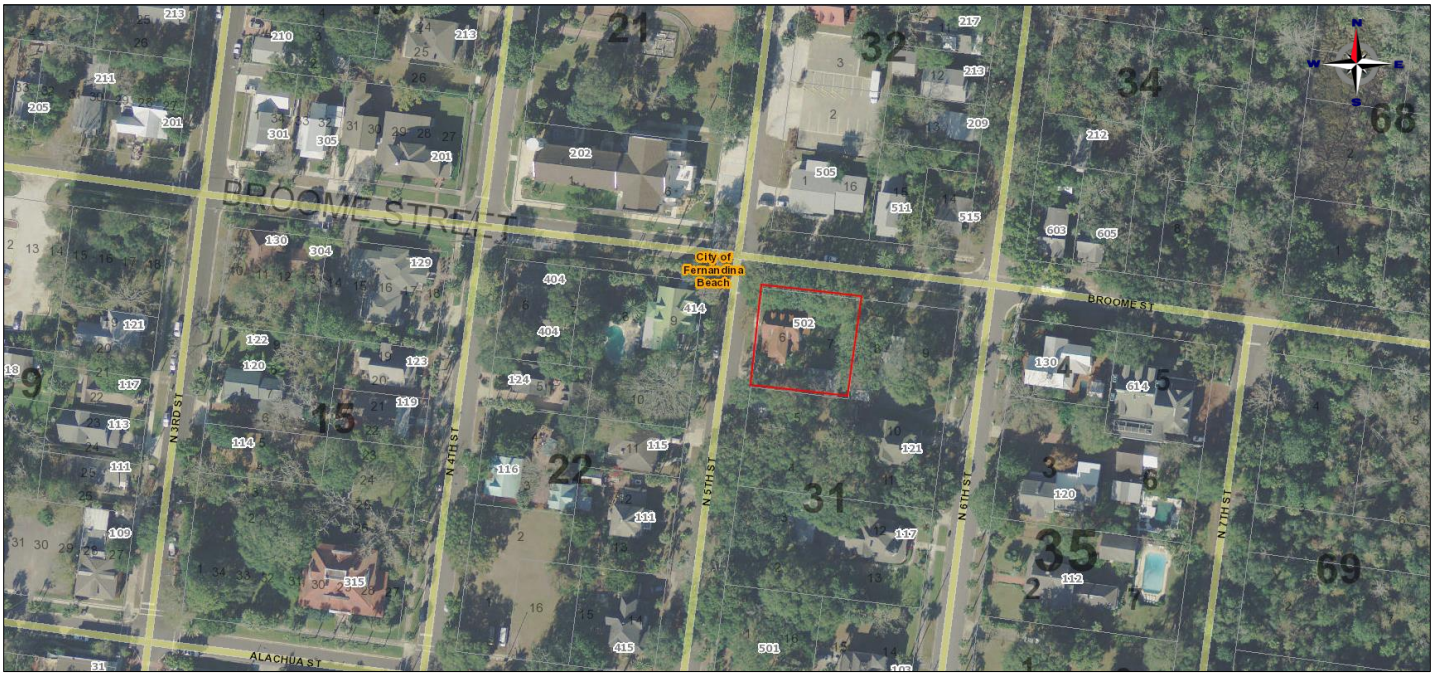
September 1982

For sale by the Superintendent of Documents, U.S. Government Printing Office
Washington, D.C. 20402

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-25
JUNE 21, 2018

Owner/Applicant:	John H. Dodd, Architect, Inc., agent for Marvin E. & Agnes White Swails				
Property Address:	502 Broome Street				
Requested action:	Certificate of Approval (COA) to construct a 1-story addition and fence.				
Current zoning:	R-2				
FLUM land use category:	Medium-Density Residential				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00615				
Year Built:	1884 (NCPA)				
Contributing Status:	Contributing				
Adjacent Properties:	North	S.F. Residential	R-2	c.1973	St. Michael's Church Offices
	South	S.F. Residential	R-2	c.1900	
	East	S.F. Residential	R-2	c.1900	
	West	S.F. Residential	R-2	c.1900	

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 one-story addition to accommodate a new kitchen, master suite, and covered porch. The applicant is also seeking to construct a wood 4-foot tall shadowbox fence across the front of the side-yard on the east side 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 ☐

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.

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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

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 than the new addition will complement this historic character.
7. Place new additions on rear or side elevations where not visible from the street.

ANALYSIS:

Land Development Code

Meets Requirements ☒ Does Not Meet Requirements ☐

Notes: N/A

Secretary of the Interior's Standards for Rehabilitation

Meets Requirements ☒ Does Not Meet Requirements ☐

Notes: N/A

Downtown Historic District Guidelines

Meets Requirements ☒ Does Not Meet Requirements ☐

Notes: N/A

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 2018-25

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-25 **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 2018-25, 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 2018-25 Application and Backup Materials**

EXHIBIT 2 **Florida Master Site File 8NA00615**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-25

EXHIBIT 1

Application & Backup Materials

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ _____ TYPE _____

APPLICATION #: _____

HDC CASE #: _____

APPLICATION COMPLETE: Y____ N____

PRE-CONFRENCE: Y____ N____ DATE _____

BOARD MEETING DATE: _____

PLANNER: _____DATE: _____

____ **APPROVED** ____ **DENIED**

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

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 Search*

Street Address: 502 Broome St

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0031-0060

Zoning District: R-2 Lot / Block Number (optional) LOTS 6 &7/Block 31

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	SWAILS MARVIN E & AGNES WHITE
Corporation or Company (if applicable)	
Street Address	502 BROOME ST
City State Zip	Fernandina Beach Fl 32034
Telephone Number	(865) 599-9137
Email Address	maswails@me.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	John Dodd
Corporation or Company (if applicable)	John H. Dodd, Architect, Inc.
Street Address	2775 Racheal Avenue
City State Zip	Fernandina Beach, Fl 32034
Telephone Number	904 583 4044
Email Address	johnnydodd@bellsouth.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.

Existing 2-story residence; wood framed with lap siding

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-story addtion of kitchen, master suite, and covered porch; new fence

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		Andersen		
Windows		Andersen		
Roofing		Shingles (match exst'g)		
Fascia/Trim		Match exst'g details		
Foundation		Cmu stem wall/piers w/ stucco		
Shutters		n/a		
Porch/Deck		Wood decking		
Fencing		See Owner's picture		
Driveways/Sidewalks		n/a		
Signage				
Other				

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

MAP OF BOUNDARY SURVEY

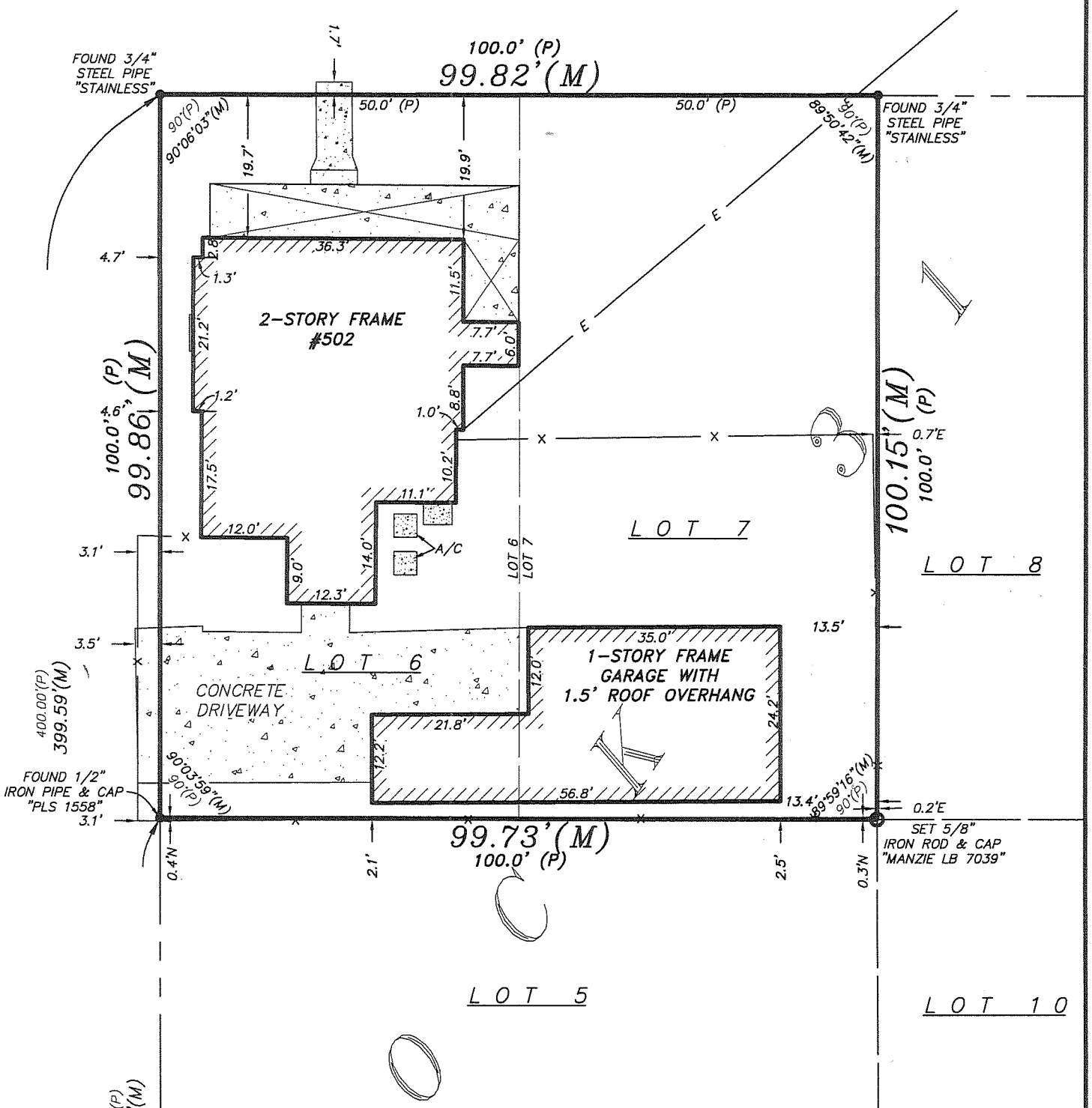
ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY CITY OF FERNANDINA), COUNTY OF NASSAU, STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS LOTS NUMBERED SIX (6) AND SEVEN (7) IN BLOCK NUMBERED THIRTY-ONE (31), WHICH SAID LOTS EACH MEASURE FIFTY BY ONE HUNDRED FEET AND TOGETHER MEASURE AND FRONT ONE HUNDRED FEET ON BROOME STREET, WHICH BOUNDS THEM ON THE NORTH, FROM WHENCE THEY EXTEND AT RIGHT ANGLES SOUTH TO A DEPTH OF ONE HUNDRED FEET, SAID LOT SIX (6) BEING BOUND ON THE WEST BY FIFTH STREET.

PREPARED FOR:
AGNES WHITE

MANZIE & DRAKE
LAND SURVEYING

BROOME STREET
(60-FOOT RIGHT-OF-WAY)

NORTH FIFTH STREET
(60-FOOT RIGHT-OF-WAY)



LEGEND

A/C = AIR CONDITIONER
℄ = CENTERLINE
-x-x- = CHAIN LINK FENCE
= CONCRETE FLATWORK
—E—E— = AERIAL UTILITY WIRES
(P)=PLAT
(M)=MEASURED
○= 5/8" IRON ROD & CAP (LB 7039) SET

COPYRIGHT © 2008 BY MANZIE AND DRAKE LAND SURVEYING

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Angles shown hereon are based on recovered monumentation.
5) "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."
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120172 0004 E. Dated 05-18-1992. 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 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7) Unless otherwise noted measured angles and distances are the same as Plat or Deed angles and distances.
8) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

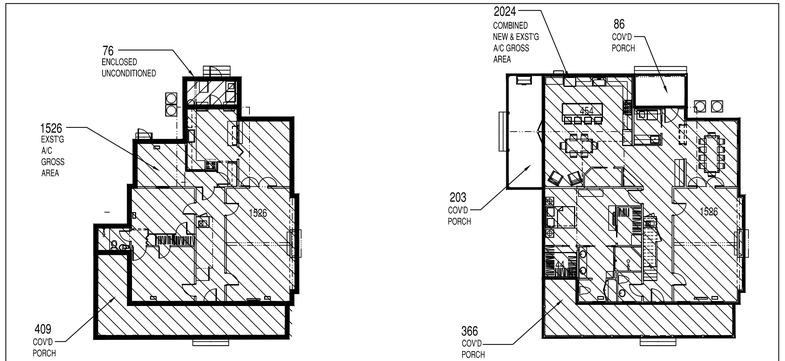
BY: _____ 04.15.08

☐ MICHAEL A. MANZIE, P.L.S. 4069
☑ FRANK L. BOWEN, P.S.M. 2477
☐ MARK G. HILL, P.S.M. 5879

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: 17279 DATE: 04-08-08 CADD: WKD
F.B. NO: X-218 PAGE NO: 49 FIELD CREW: MH FILE NO: A-2568



EXST'G AREA-
1st FLOOR
1/16"=1'

NEW AREA-
1st FLOOR
1/16"=1'

ALTERATION LEVEL: 2

GENERAL NOTES WIND CRITERIA: 128 MPH EXPOSURE: C

- CODES: FLORIDA BUILDING CODE, 2017 (6th EDITION) RISK CATEGORY 2 BUILDING

- DRAWINGS: THESE DRAWINGS PROVIDE THE INTENT AND GENERAL DESCRIPTION OF THE WORK, THE CONTRACTOR SHALL PROVIDE NECESSARY MATERIALS AND WORK FOR A COMPLETELY FINISHED PROJECT. CONSULT WITH THE OWNER IN THE EVENT OF DISCREPANCY OR UNCERTAINTY TO CLARIFY SCOPE OF WORK PRIOR TO BID.

- DEVIATIONS FROM DRAWINGS: ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR OR CONTRACTORS DURING THE COURSE OF CONSTRUCTION. DEVIATIONS FROM DRAWINGS ARE AT CONTRACTOR(S) RISK UNLESS APPROVED IN WRITING OR WITH SEALED SUPPLEMENTARY DRAWINGS OR SEALED CORRESPONDENCE FROM THE ARCHITECT.

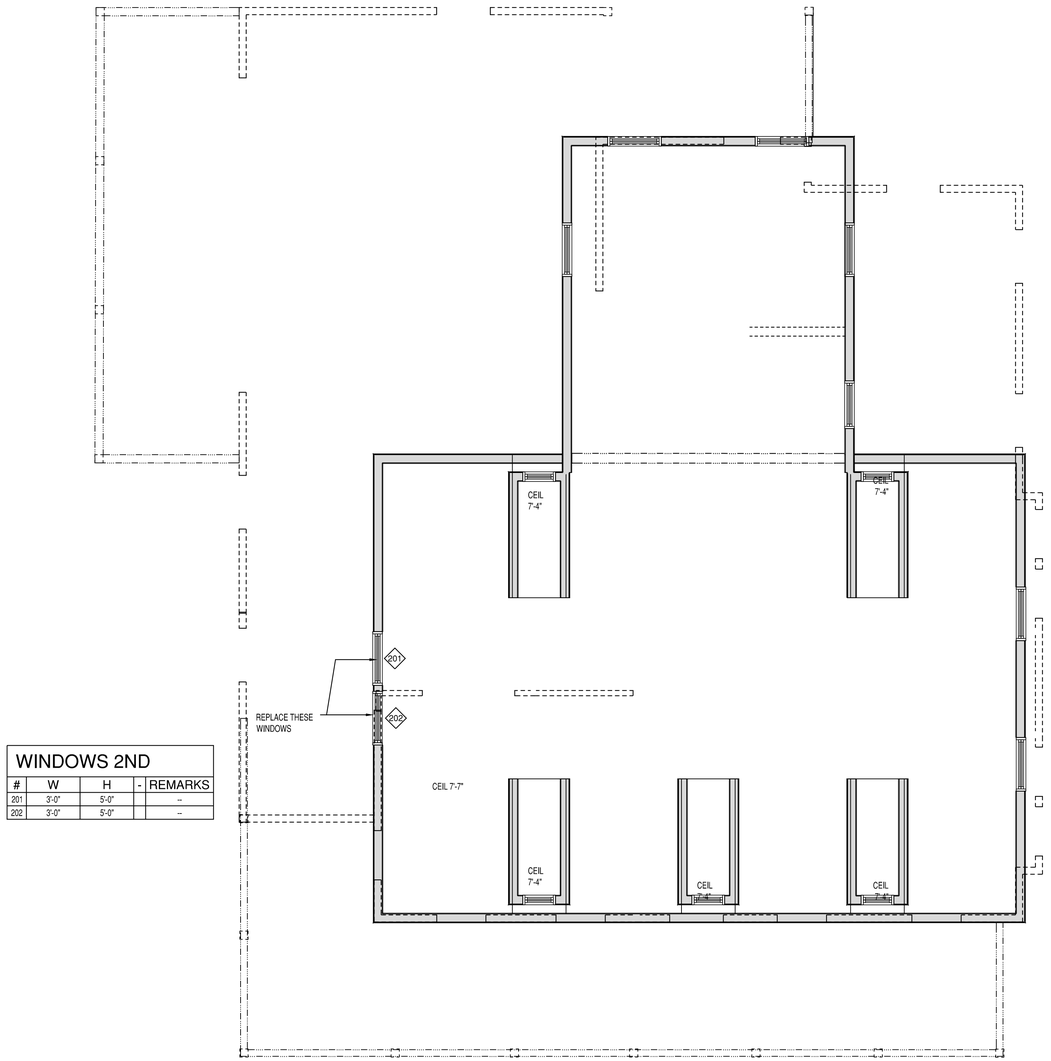
- CONTRACTOR'S & OWNER'S PERMIT DOCUMENT NOTE: THESE DRAWINGS ARE TO BE CONSIDERED A "CONTRACTOR'S PERMIT DOCUMENT" AND ARE NOT INTENDED TO COVER ALL AREAS OF CONTRACTUAL AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR. SPECIFIC MATERIAL, FINISHES, FIXTURES, ALLOWANCES, ETC. NOT COVERED BY THESE PLANS SHOULD BE INCLUDED IN THE WRITTEN AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.

- ARCHITECT'S ROLE: CONSTRUCTION OBSERVATION AND PROJECT ADMINISTRATION ARE NOT PART OF ARCHITECT'S SCOPE OF WORK. ANY SITE VISITS BY ARCHITECT HAVE NO IMPLICATION OF ARCHITECT PERFORMING CONSTRUCTION OBSERVATION, UNLESS A WRITTEN AGREEMENT EXISTS FOR THIS PURPOSE.

- SERVICE DUCTING: PROVIDE BATH EXHAUST FANS, DRYER, AND RANGE EXHAUST DUCTING TO EXTERIOR DISCHARGE TYP.

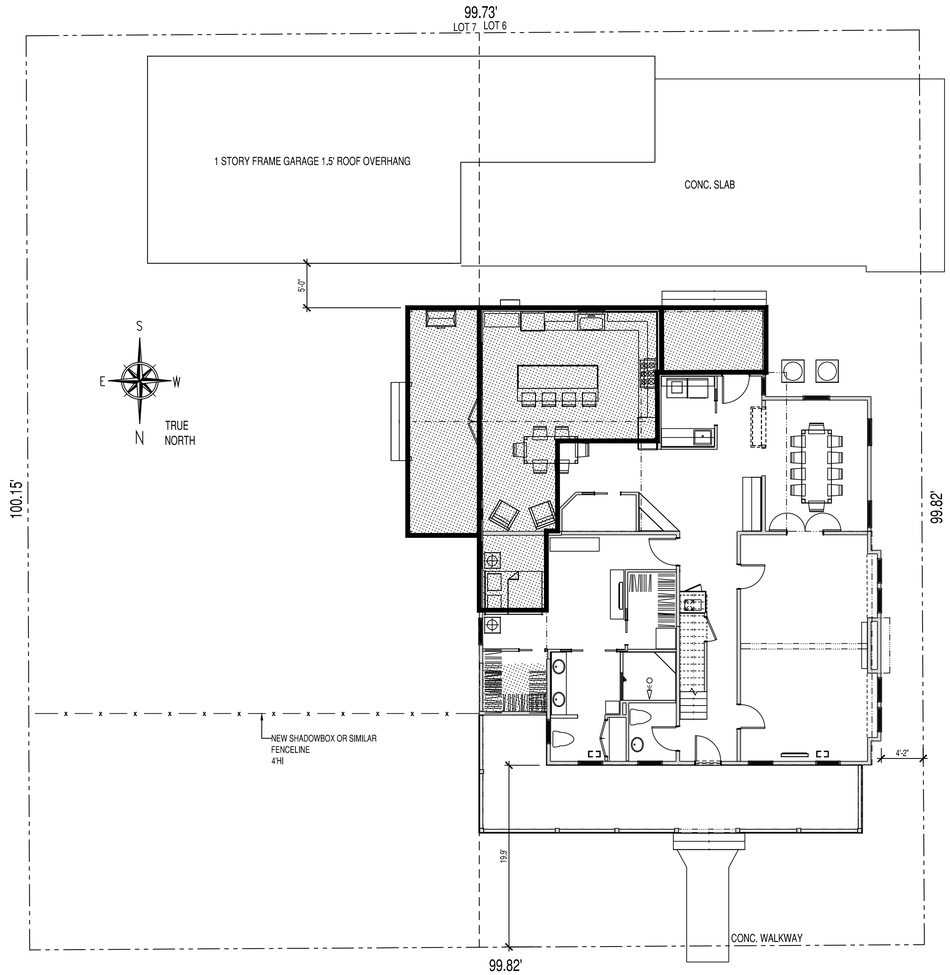
01_C-1_Site Plan_Swails_502 Broome St_preliminary pricing_3-20-18.pdf
02_A-1.1_1st Plan Noted_Swails_502 Broome St_preliminary pricing_3-20-18.pdf
03_A-1.2_1st Plan Dimensioned_Swails_502 Broome St_preliminary pricing_3-20-18.pdf
04_A-2.1_Elevations New_Swails_502 Broome St_preliminary pricing_3-20-18.pdf
05_A-2.2_Elevations Exst'g_Swails_502 Broome St_preliminary pricing_3-20-18.pdf
06_A-3.1_Perspectives New_Swails_502 Broome St_preliminary pricing_3-20-18.pdf
07_A-3.2_Perspectives Exst'g_Swails_502 Broome St_preliminary pricing_3-20-18.pdf
08_S-1_Foundation Plan_Swails_502 Broome St_preliminary pricing_3-20-18.pdf
09_S-2_Roof Framing Plan_Swails_502 Broome St_preliminary pricing_3-20-18.pdf

INDEX



WINDOWS 2ND				
#	W	H	-	REMARKS
201	3'-0"	5'-0"		--
202	3'-0"	5'-0"		--

EXST'G
2nd FLOOR PLAN
1/4"=1'



BROOME STREET
60' R/W (PAVED)

SITE PLAN
1/8"=1'

NOTE TO BIDDERS
PRELIMINARY PRICING NOTE
THESE DRAWINGS ARE FOR PRELIMINARY PRICING AND BUDGETING PURPOSES, AND NOT ALL DETAILS ARE PROVIDED AT THIS TIME.
SOME DRAWINGS TO BE COMPLETED/FINALIZED AT LATER TIME and MISSING FROM THIS SET:
- FOUNDATION DETAILS & FLOOR FRAMING DETAILS
- ROOF FRAMING DETAILS
- ELECTRICAL LIGHTING PLANS
- THREADED ROD UPLIFT RESISTANCE LAYOUT
- SECTIONS & OTHER MINOR DETAILS

John H. Dodd
ARCHITECT, INC.
FL:AR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHNYDODD@BELLSOUTH.NET

Issue Date of Progress Prints*	
Issued Date:	Issued to/for:
3-20-18	PRELIMINARY PRICING

ALSO KNOWN AS :
WOLFF HOUSE
CIRCA 1885

SWAILS RESIDENCE REMODEL
502 BROOME ST., FERNANDINA BEACH, FLORIDA

GRAPHIC SCALE
1/4" = 1'-0"
0 2 4 6 8 10 15 20 25 30 35 40 45 50

SITE PLAN
North / Elev Key
Sheet
C-1

ARCHITECTURAL LEGEND

NOTE: SOME SYMBOLS INDICATED IN LEGEND MAY NOT OCCUR IN DRAWINGS

ON EXST'G FLOOR PLANS
- EXST'G 2X4 (3½") WOOD STUD WALL
- EXST'G 2X6 (5½") WOOD STUD WALL

ON NEW FLOOR PLANS (EXST'G WALLS)
- EXST'G 2X4 (3½") WD STUD WALL
- EXST'G 2X6 (5½") WD STUD WALL

(HATCH IS TURNED ON IN EXST'G DRAWINGS & OFF IN PROPOSED DRAWINGS)

- 2X4 (3½") WD STUD WALL W/ ½" GB B.S. (U.N.O.) & INSULATION @ ALL EXTERIOR AND ATTIC WALLS
- 2X6 (5½" WD STUD WALL W/ ½" GB B.S. (U.N.O.) & INSULATION @ ALL EXTERIOR AND ATTIC WALLS
- 2X4 THERMAL -OR- SOUND INSULATED INTERIOR WALL ½" WD STUD WALL W/ ½" GB B.S. (U.N.O.) & ACOUSTIC INSULATION (SOUND BATTS) BETW. EA. STUD

CABINETS & MILLWORK

CLOTHES- CONTRACTOR TO COORD. CLOSTOR — UPPER CABINET — SPLASH — LOWER CABINET — UPPER CABINET

CONT. BATT INSULATION RESISTANCE VALUE

ROD CONNECTORS SEE S-0.0 FOR DETAILS

CONTINUOUS (UNINTERRUPTED) THREADED ROD UPLIFT-RESISTANCE CONNECTOR

WINDOW LEGEND

FIXED | SINGLE -OR- DOUBLE HUNG | SINGLE CASEMENT | DOUBLE CASEMENT | AWNING | TRANSOM

FIX | SH/DH | CSMT | CSMT | AWN | TRAN

DOOR LEGEND

SWING | POCKET | SLIDING | BIFOLD

FACTORY MULL

WINDOWS AND/OR DOORS FACTORY JOINED AT JAMB

NOTE: IF WINDOW OR DOOR IS NOT DIMENSIONED ON FLOORPLAN, CENTER ALONG WALL LENGTH, TYP.

EQ. EQ. EQ. EQ.

FLOOR LEVEL CHANGES

UP — CHANGE IN FINISH FLOOR ELEVATION
HATCH REPRESENTS FLOOR VERT DISTANCE OF STEP — RAISED CURB
UP

TOILET

30" MIN. CLR. PER CODE

ROOF LINE LEGEND

- RIDGELINE
- HIP & VALLEY
- FASCIA - EAVE TERMINATION
- RAKE - GABLE TERMINATION
- ROOF SLOPE TRANSITION

SHOWER HEAD — HANDHELD — SHOWER VALVE — RECESSED SOAP SHELF — FD FLOOR DRAIN — HB HOSE BIB

DOORS

#	W	H	-	REMARKS
1	2'-8"	6'-8"		--
2	3'-0"	6'-8"		--
3	3'-0"	8'-0"		--
4	2'-8"	8'-0"		--
5	5'-0"	8'-0"		--
6	4'-0"	8'-0"		--
7	3'-0"	8'-0"		--
8	2'-8"	8'-0"		--
101	6'-0"	8'-0"		--
102	3'-0"	8'-0"		--

NOTE: NEW WINDOWS AT NEW AREAS
EXST'G WINDOWS TO REMAIN, UNLESS NOTED OTHERWISE

WINDOWS

#	W	H	-	REMARKS
1	3'-0"	5'-8"		--
2	3'-0"	5'-8"		--
3	4'-0"	5'-6"		--
4	8'-0"	2'-6"		--
5	4'-0"	5'-6"		--
6	8'-0"	2'-6"		--
7	3'-0"	4'-8"		--

NOTE TO BIDDERS
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- ROOF FRAMING DETAILS
- ELECTRICAL LIGHTING PLANS
- THREADED ROD UPLIFT RESISTANCE LAYOUT
- SECTIONS & OTHER MINOR DETAILS

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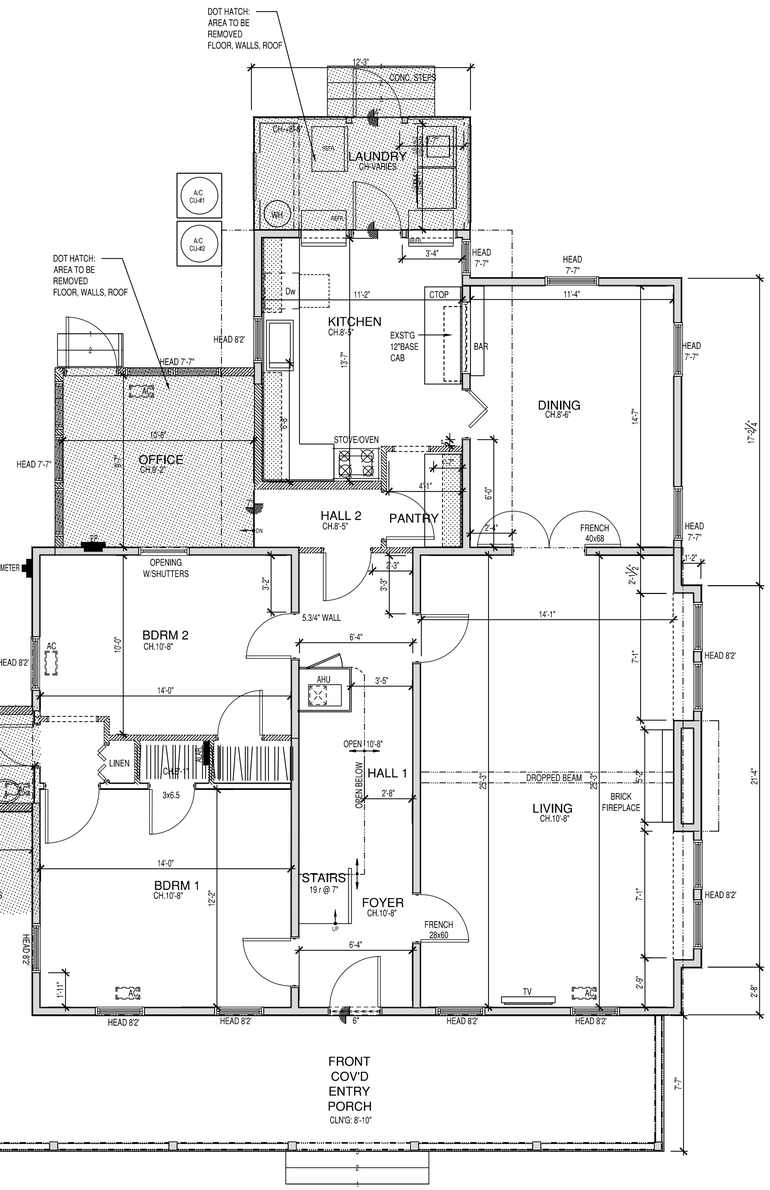
GRAPHIC SCALE 1/4"=1'-0"

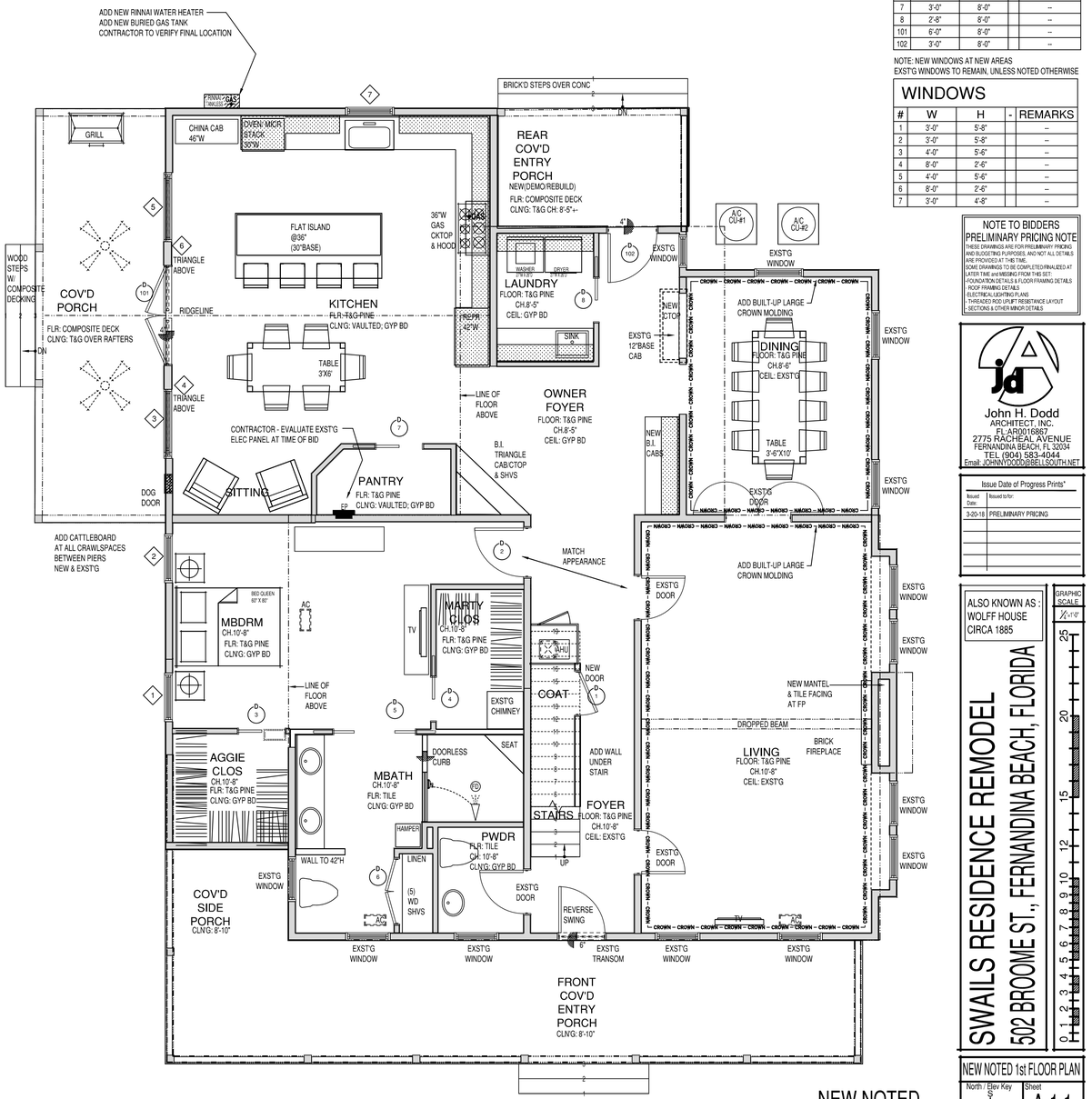
SWAILS RESIDENCE REMODEL
502 BROOME ST., FERNANDINA BEACH, FLORIDA

NEW NOTED 1st FLOOR PLAN

North / Elev Key — Sheet A-1.1



EXST'G
1st FLOOR PLAN
¼": 1'-0"



NEW NOTED
1st FLOOR PLAN
¼": 1'-0"

ARCHITECTURAL LEGEND

NOTE: SOME SYMBOLS INDICATED IN LEGEND MAY NOT OCCUR IN DRAWINGS

ON EXST'G FLOOR PLANS
- EXST'G 2X4 (3½") WOOD STUD WALL
- EXST'G 2X6 (5½") WOOD STUD WALL

ON NEW FLOOR PLANS (EXST'G WALLS)
- EXST'G 2X4 (3½") WD STUD WALL
- EXST'G 2X6 (5½") WD STUD WALL

(HATCH IS TURNED ON IN EXST'G DRAWINGS & OFF IN PROPOSED DRAWINGS)

- 2X4 (3½") WD STUD WALL W/ ½" GB B.S. (U.N.O.) & INSULATION @ ALL EXTERIOR AND ATTIC WALLS
- 2X6 (5½" WD STUD WALL W/ ½" GB B.S. (U.N.O.) & INSULATION @ ALL EXTERIOR AND ATTIC WALLS
- 2X4 THERMAL -OR- SOUND INSULATED INTERIOR WALL W/ ½" GB B.S. (U.N.O.) & ACCUSTIC INSULATION (SOUND BATTS) BETW. EA. STUD

CABINETS & MILLWORK

CLOTHES- CONTRACTOR TO COORD. CLOS STOR; UPPER CABINET; SPLASH; LOWER CABINET; UPPER CABINET

ROD CONNECTORS (SEE S-5.0 SCH DETAILS)
- CONTINUOUS (UNINTERRUPTED) THREADED ROD UPLIFT-RESISTANCE CONNECTOR

CONT. BATT INSULATION RESISTANCE VALUE

FLOOR LEVEL CHANGES
- CHANGE IN FINISH FLOOR ELEVATION
- HATCH REPRESENTS FLOOR
- VERT DISTANCE OF STEP
- RAISED CURB

TOILET (30" MIN. CLR. PER CODE)

ROOF LINE LEGEND
- RIDGELINE
- HIP & VALLEY
- FASCIA - EAVE TERMINATION
- RAKE - GABLE TERMINATION
- ROOF SLOPE TRANSITION

WINDOW LEGEND: FIXED; SINGLE -OR- DOUBLE HUNG; SINGLE CASEMENT; DOUBLE CASEMENT; AWNING; TRANSOM

DOOR LEGEND: SWING; POCKET; SLIDING; BIFOLD

FACTORY MULL: WINDOWS AND/OR DOORS FACTORY JOINED AT JAMB

NOTE: IF WINDOW OR DOOR IS NOT DIMENSIONED ON FLOORPLAN, CENTER ALONG WALL LENGTH, TYP.

SHOWER HEAD; HANDHELD; SHOWER VALVE; RECESSED SOAP SHELF; FD FLOOR DRAIN; HB HOSE BIB

DOORS

#	W	H	-	REMARKS
1	2'-8"	6'-8"		--
2	3'-0"	6'-8"		--
3	3'-0"	8'-0"		--
4	2'-8"	8'-0"		--
5	5'-0"	8'-0"		--
6	4'-0"	8'-0"		--
7	3'-0"	8'-0"		--
8	2'-8"	8'-0"		--
101	6'-0"	8'-0"		--
102	3'-0"	8'-0"		--

WINDOWS

#	W	H	-	REMARKS
1	3'-0"	5'-8"		--
2	3'-0"	5'-8"		--
3	4'-0"	5'-6"		--
4	8'-0"	2'-6"		--
5	4'-0"	5'-6"		--
6	8'-0"	2'-6"		--
7	3'-0"	4'-8"		--

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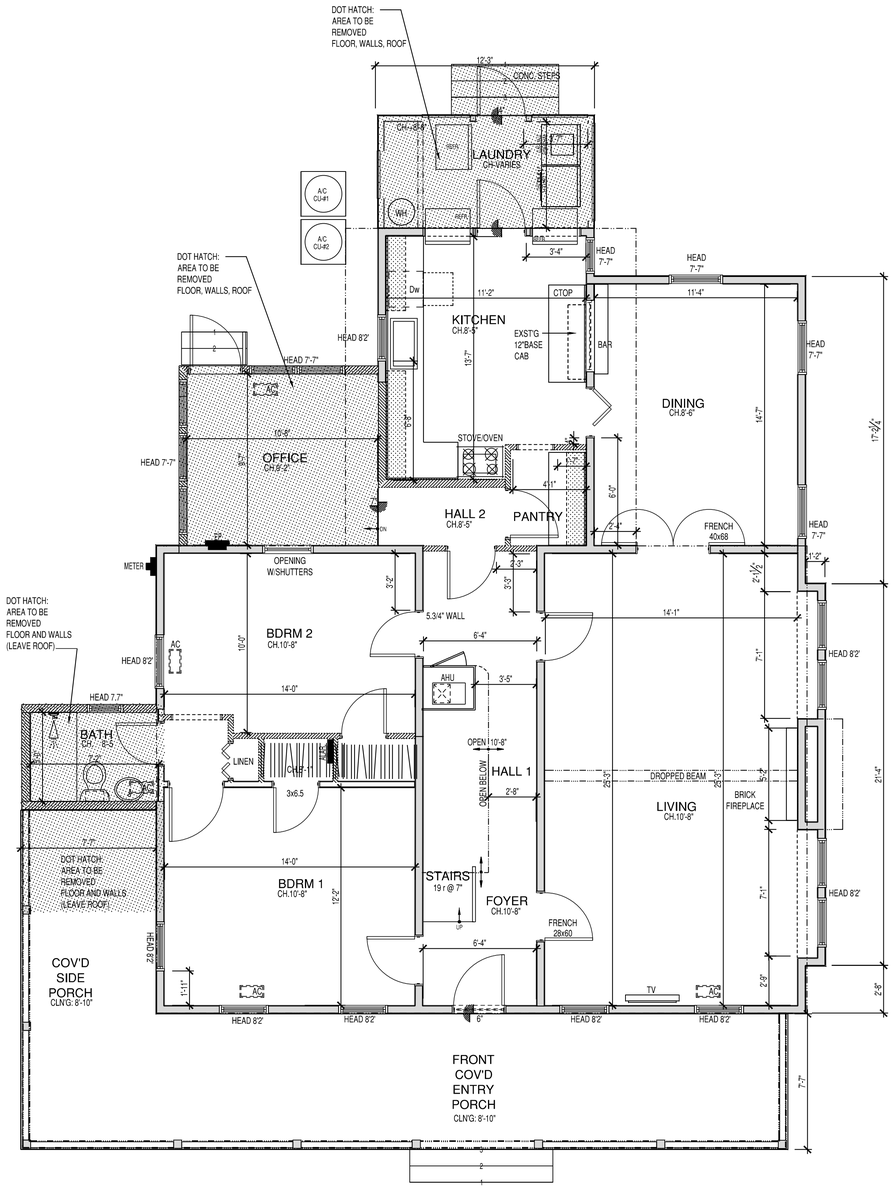
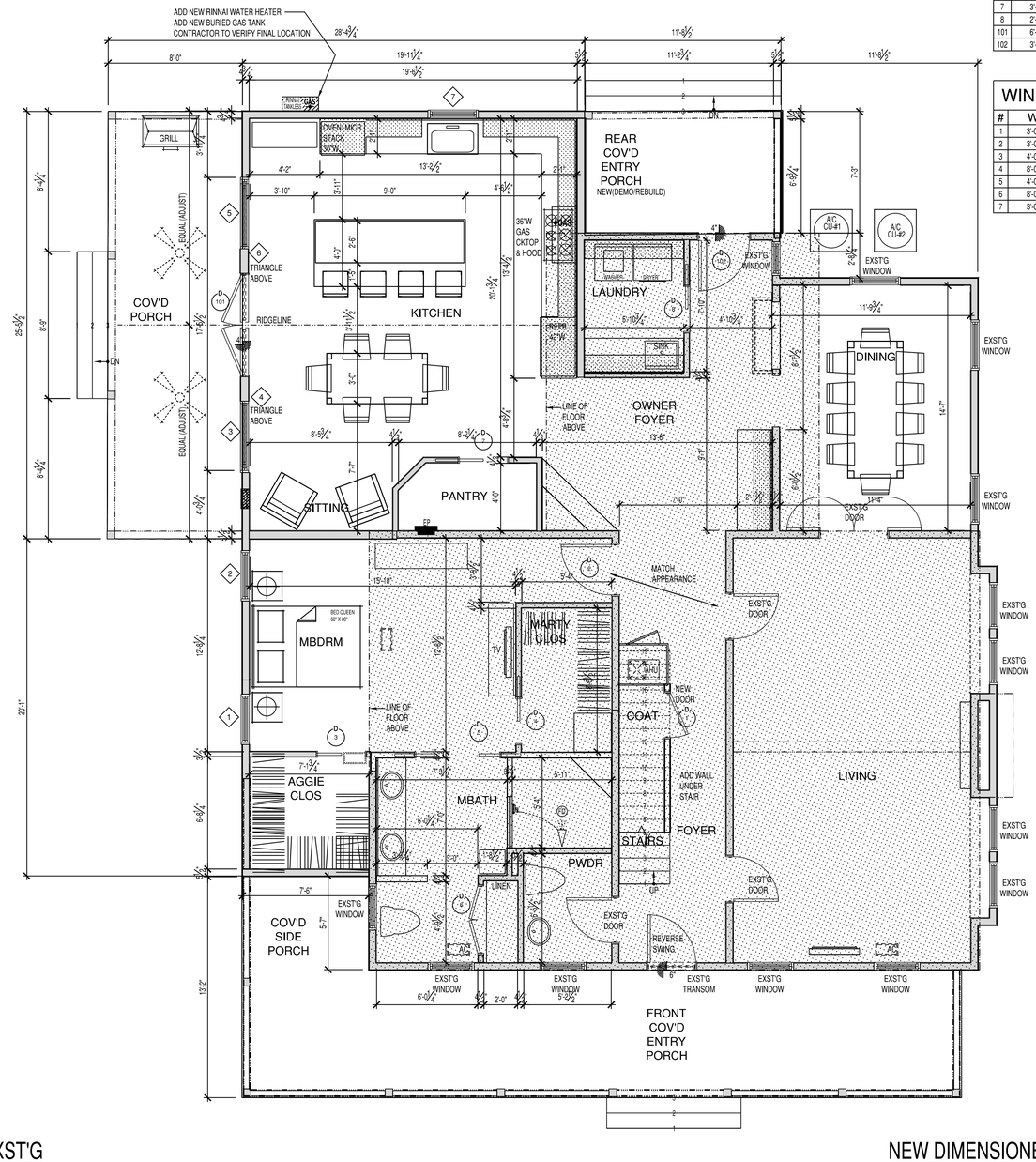


EXST'G
1st FLOOR PLAN
¼": 1'-0"



NEW DIMENSIONED
1st FLOOR PLAN
¼": 1'-0"

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GRAPHIC SCALE ¼"=1'-0"

NEW DIMENSIONED 1st FLOOR PLAN

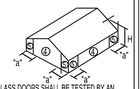
North / Elev Key

Sheet A-1.2

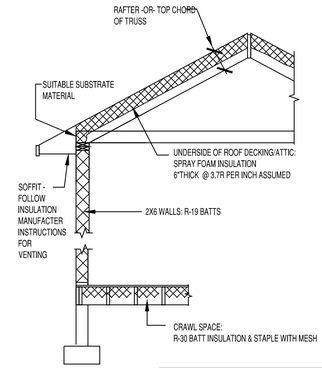
DESIGN PRESSURE - OPENINGS

TRIBUTARY AREA (S.F.)	INTERIOR ZONE		EDGE STRIP "a" = 3'	
	POS. (+)	NEG. (-)	POS. (+)	NEG. (-)
5	26.1	28.2	26.1	29.9
10	25.2	27.3	25.2	27.3
20	24.7	26.6	24.7	27.2
50	24.2	25.1	24.2	26.3
100	23.4	24.4	23.4	25.7
200	22.9	23.7	22.9	24.6

1. DESIGN WIND PRESSURES REPRESENT THE NET PRESSURE (SUM OF EXTERNAL AND INTERNAL PRESSURES) APPLIED NORMAL TO WALL SURFACES.
2. LINEAR INTERPOLATION BETW. VALUES OF TRIBUTARY AREA IS PERMISSIBLE.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE EXTERIOR WALL SURFACE, RESPECTIVELY.
4. ALL COMPONENT AND CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN THE TABLE.
5. COMPONENT AND CLADDING ELEMENTS WITHIN A DISTANCE OF "a" FROM OUTSIDE CORNERS OF THE BUILDING SHALL BE DESIGNED FOR THE EDGE STRIP PRESSURES. OTHERWISE, USE INTERIOR ZONE PRESSURES. IF UNCERTAINTY EXISTS, CONSULT WITH ARCHITECT FOR DIRECTION IN WRITING.

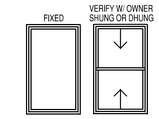


- STANDARDS/LABELING: EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL INDENTIFING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR MIAMI-DADE NOTICE OF ACCEPTANCE TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATION: ANSI / AAMA / NWWDA 101/I.S. 2-97

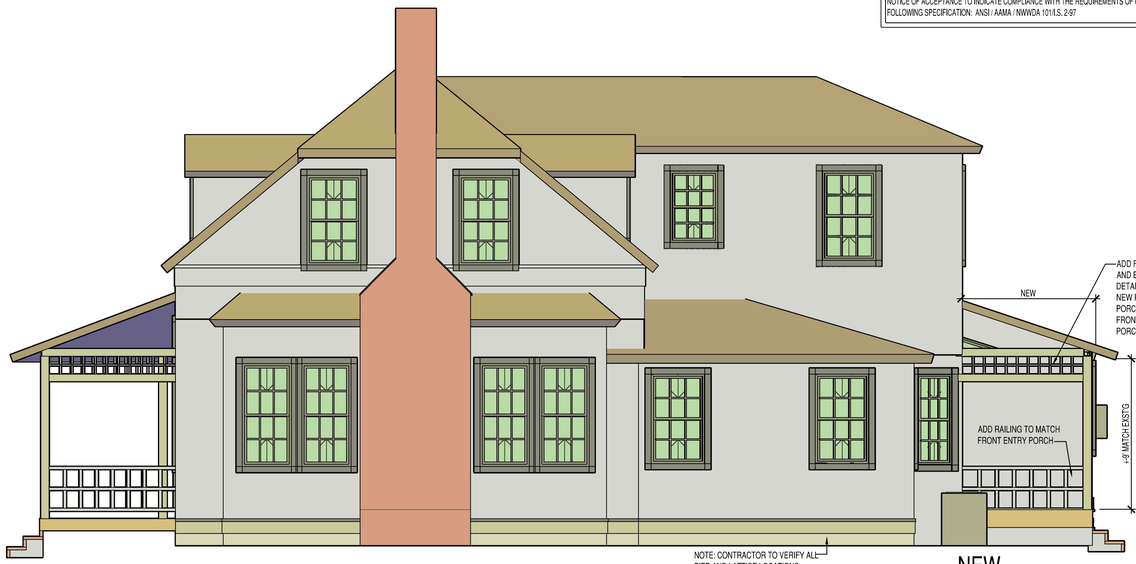


INSULATION DETAILS

TEMPERED (SAFETY) GLASS:
Doors: All glass or panels in fixed, operable, swinging, sliding and bifold doors must be constructed from safety glass, regardless of size. In addition, any glass located adjacent to a door within a 24-inch arc of the door must be constructed from safety glass if the bottom edge of the glass is less than 60 inches above the walking surface. The only exception to these rules is decorative glass, and any glass opening too small for a 3-inch ball to pass through.
Windows: Fixed or operable windows must include safety glass if they measure larger than 9 feet square, the bottom edge is less than 18 inches above the floor, the top edge is more than 36 inches above the floor, and there is a walking surface within 36 inches of the glass. Tempered glass is not required unless all four of these conditions are met.
Stairs
Tempered glass must be used for all glass adjacent to stairs, ramps and landings if the glass is located within 36 inches of a walking surface, and the exposed surface of the glass is less than 60 inches above any walkway. Finally, all glazing on surfaces adjacent to stairs must be made from safety glass when the surface sits within 60 inches of the bottom tread, and the glass is less than 60 inches above the nose of the bottom tread.
Wet Areas
The higher risk of slips and falls in wet areas means most glass located in bathrooms or near a hot tub or sauna must be constructed from safety glass. All glass in the bathroom or around a hot tub or sauna must consist of safety glass if the bottom edge is less than 60 inches above a standing or walking surface, such as the shower floor. In outdoor areas around a hot tub, all glazing must be constructed from safety glass if the bottom of the glass is less than 60 inches above the walkway and also within 60 inches of the edge of the water.

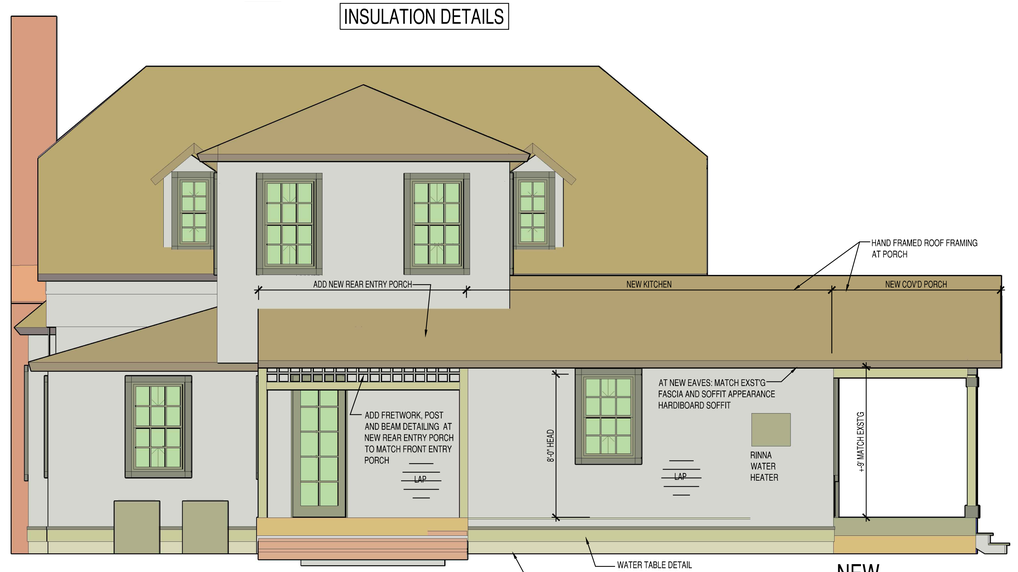


WINDOW LEGEND



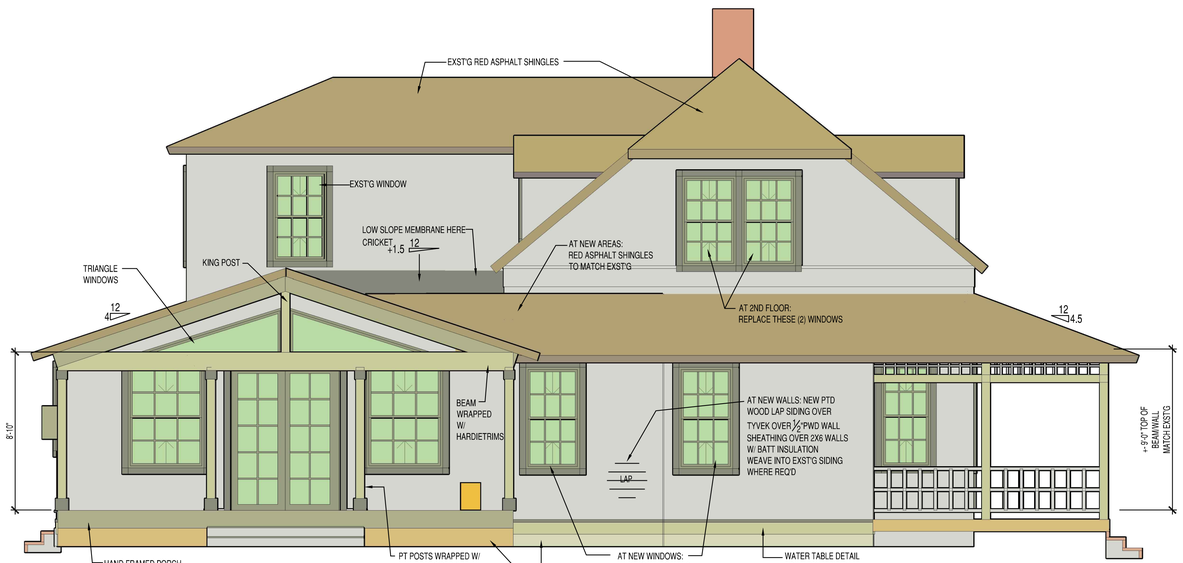
NEW WEST ELEVATION

1/4"=1'



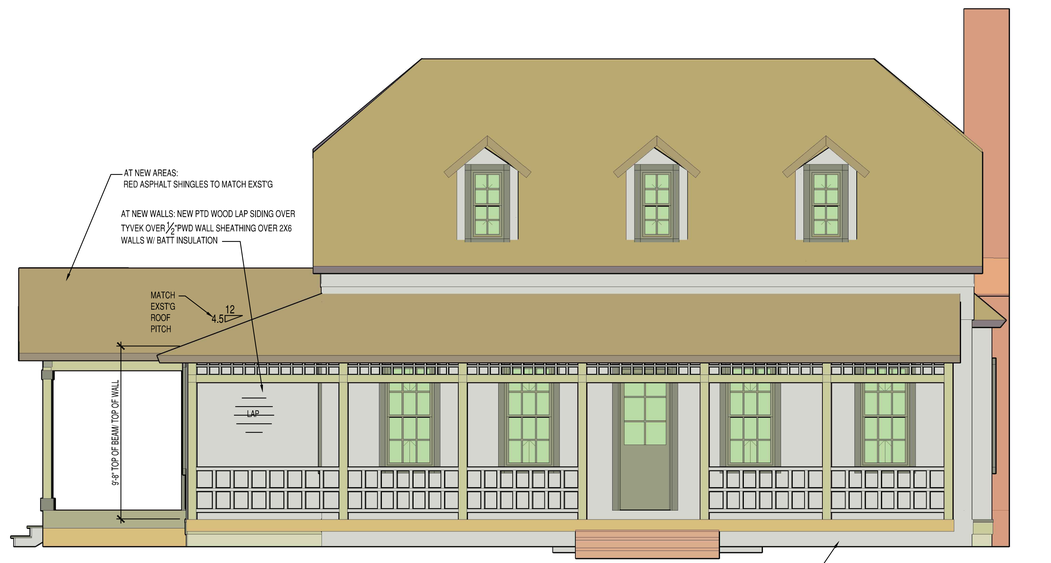
NEW SOUTH ELEVATION

1/4"=1'



NEW EAST ELEVATION

1/4"=1'



NEW NORTH ELEVATION

1/4"=1'

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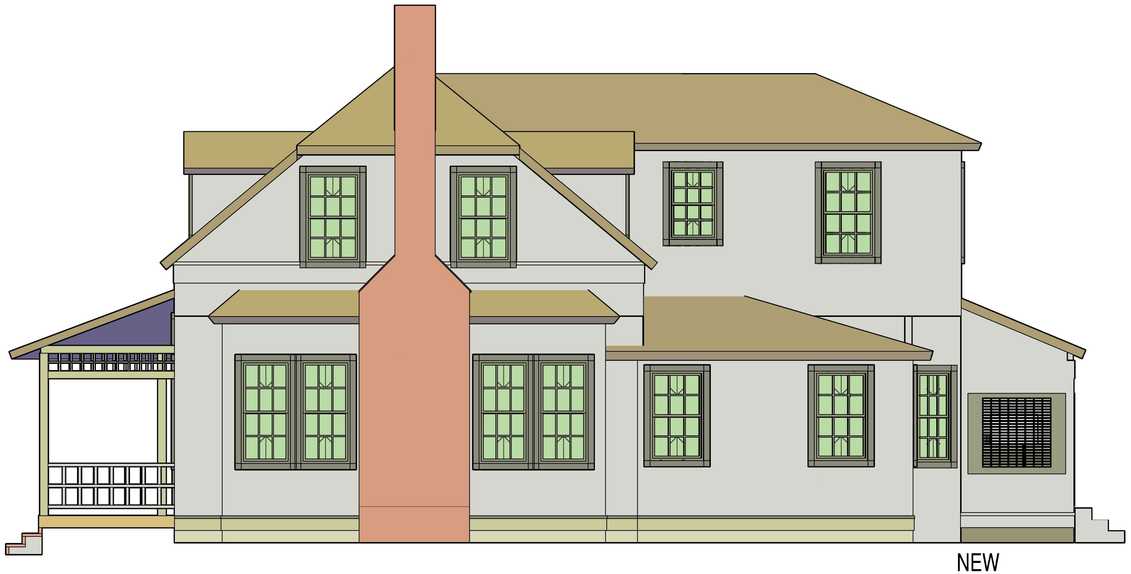
GRAPHIC SCALE 1/4"=1'-0"

PERSPECTIVES-NEW

North / Elev Key

Sheet A-3.1



NEW
WEST ELEVATION
1/4"=1'

NEW
SOUTH ELEVATION
1/4"=1'

NEW
EAST ELEVATION
1/4"=1'

NEW
NORTH ELEVATION
1/4"=1'

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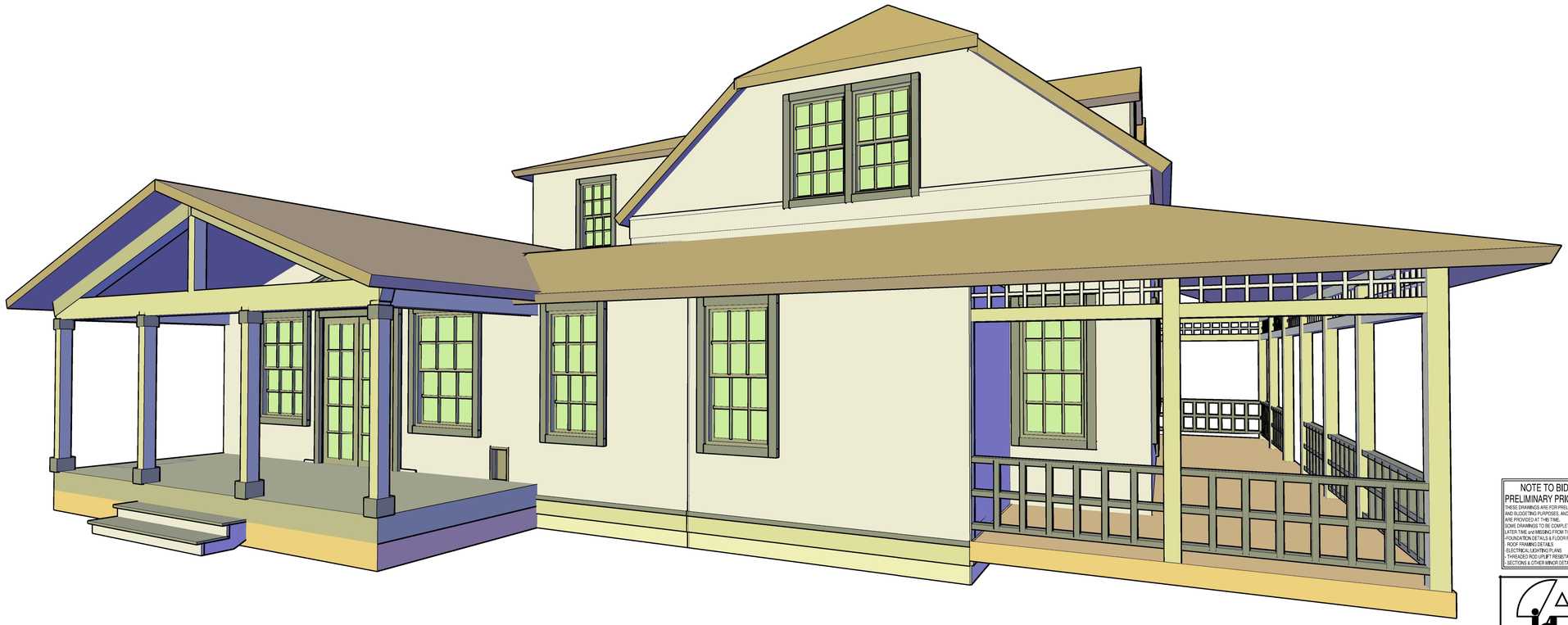
GRAPHIC SCALE
1/4"=1'-0"
0 1 2 3 4 5 6 7 8 9 10 12 15 20 25

SWAILS RESIDENCE REMODEL
502 BROOME ST., FERNANDINA BEACH, FLORIDA

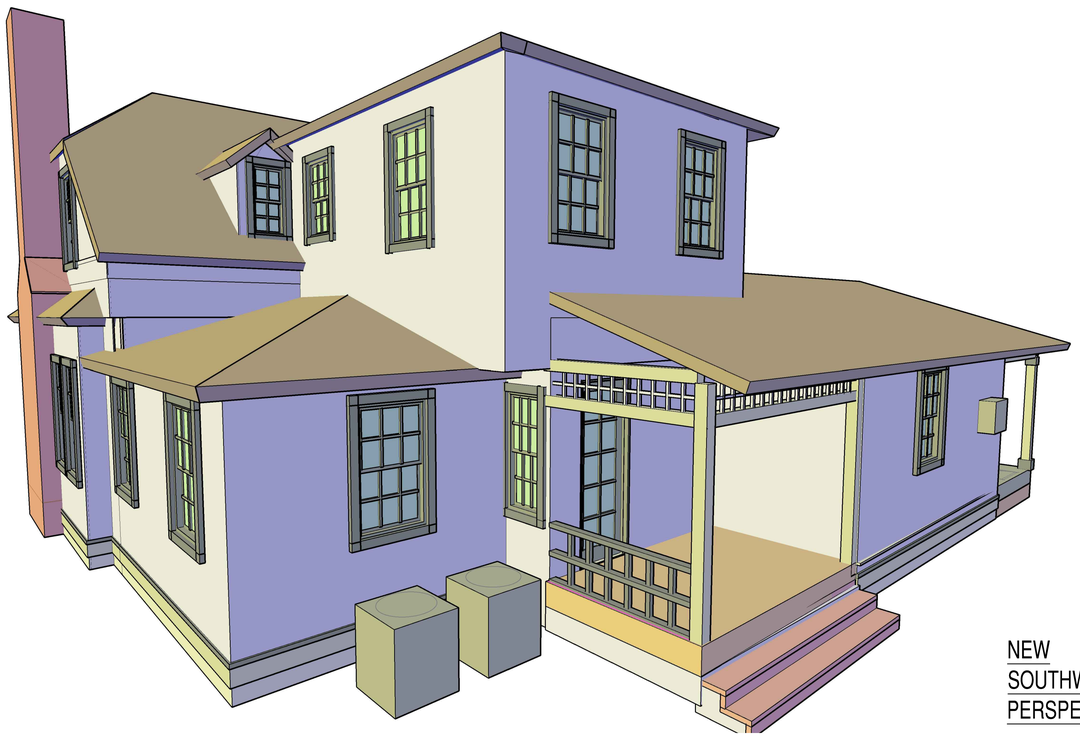
PERSPECTIVES-NEW

North / Elev Key: S E W N

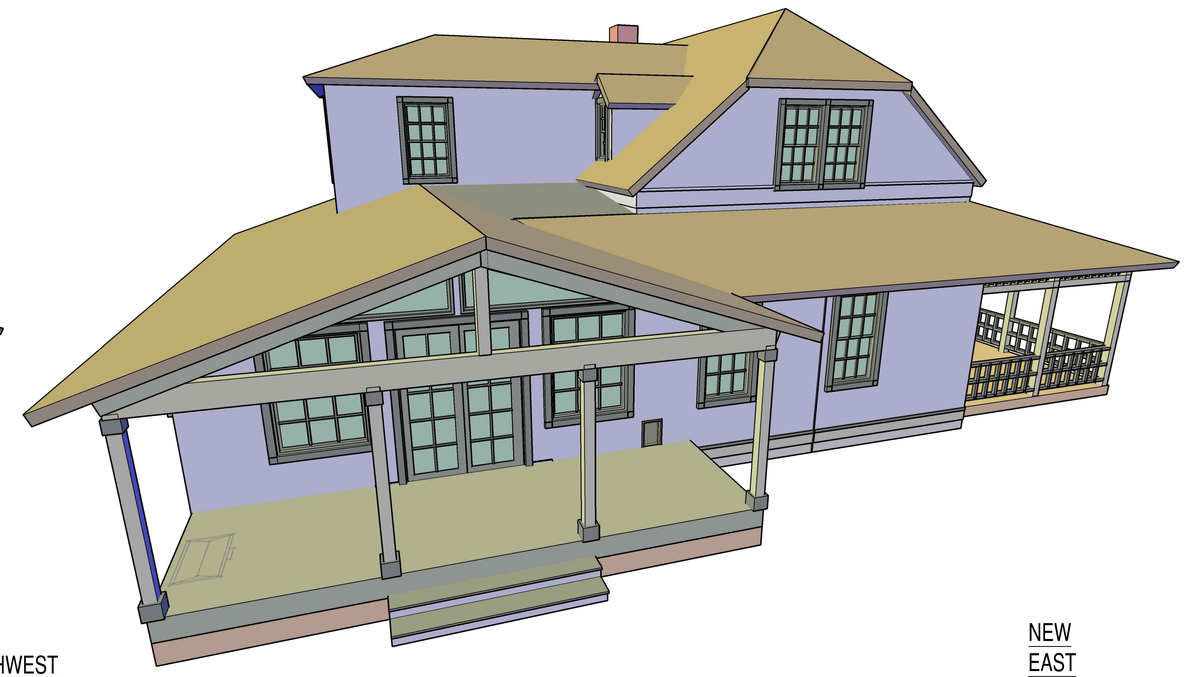
Sheet: A-3.1



NEW
NORTHEAST
PERSPECTIVE



NEW
SOUTHWEST
PERSPECTIVE



NEW
EAST
PERSPECTIVE

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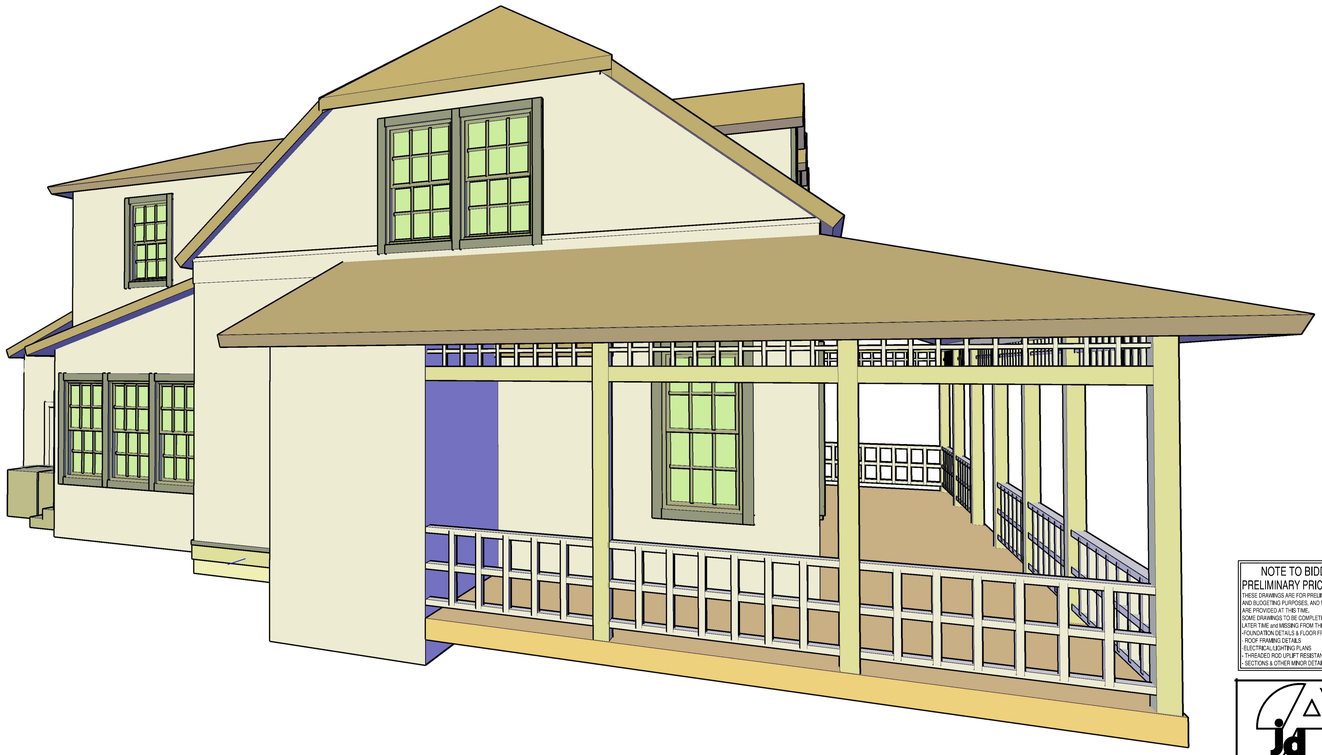
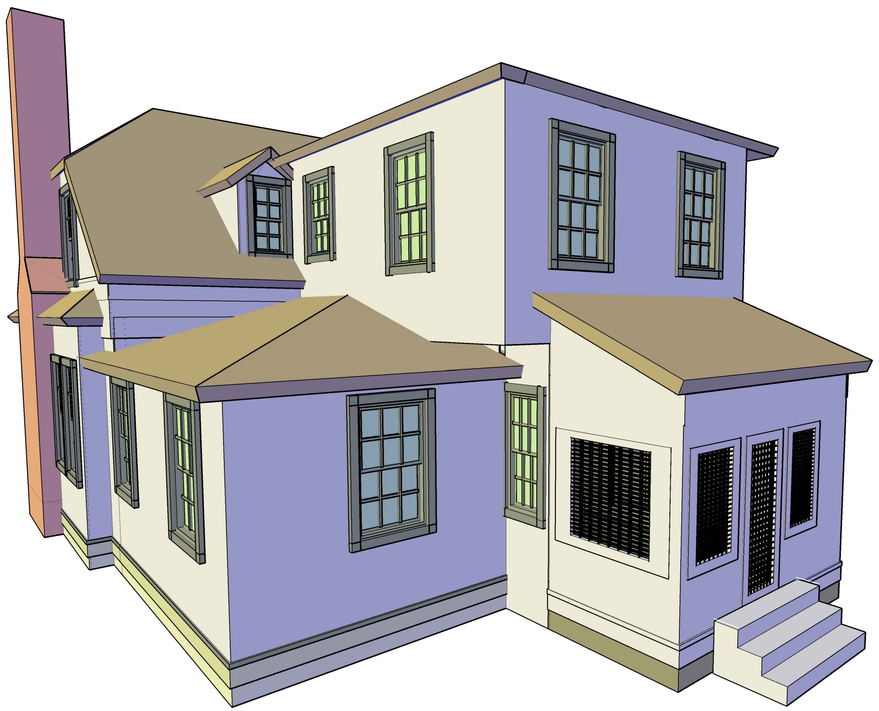
PERSPECTIVES-NEW

North / Elev Key

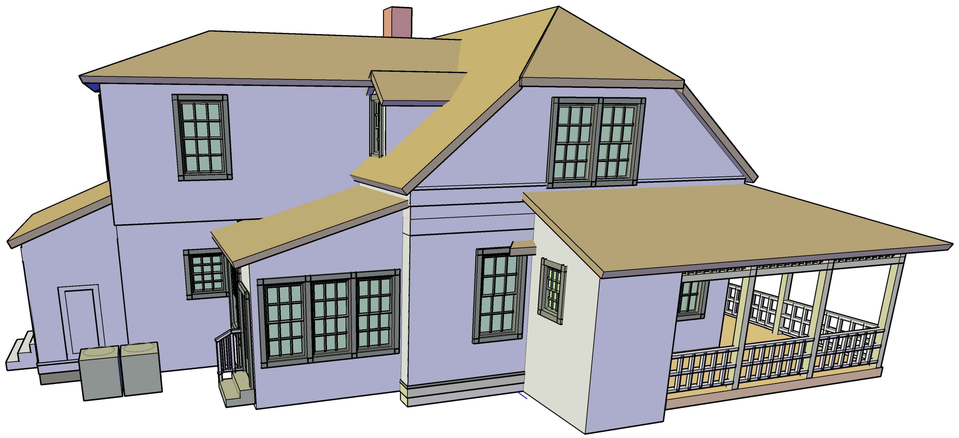
Sheet A-3.1



EXST'G
NORTHEAST
PERSPECTIVE



EXST'G
SOUTHWEST
PERSPECTIVE



EXST'G
EAST
PERSPECTIVE

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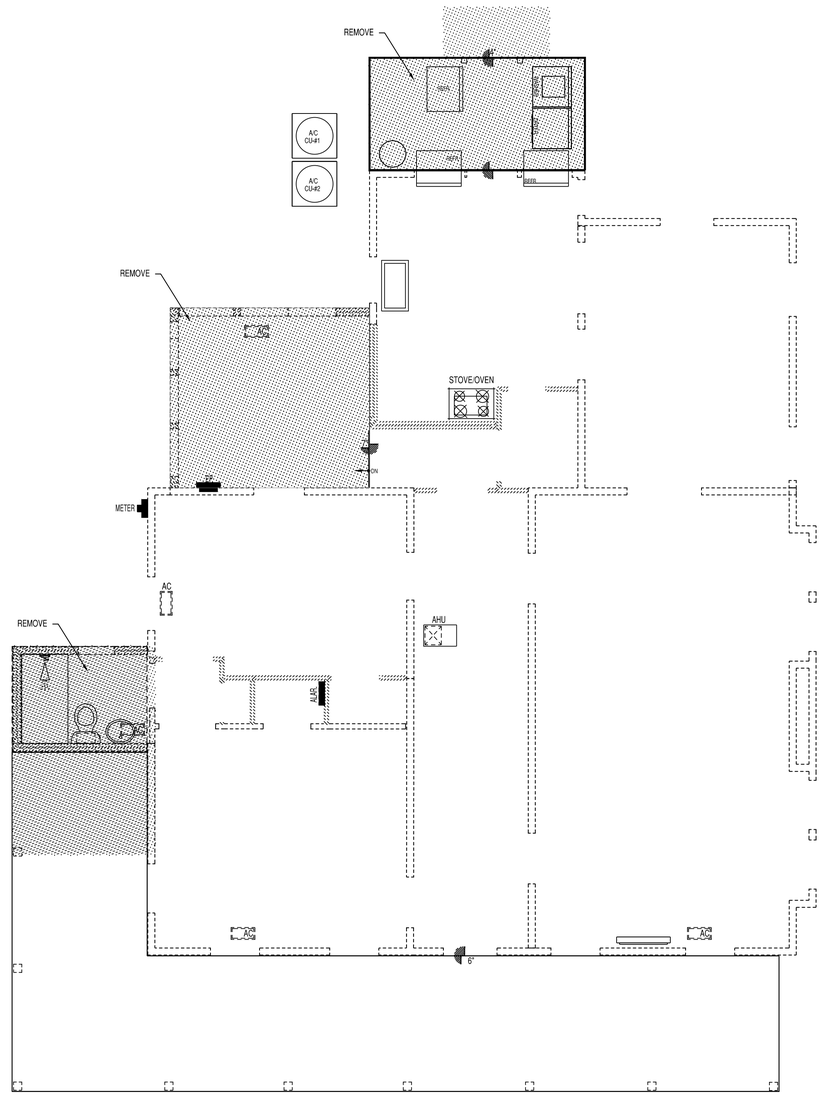
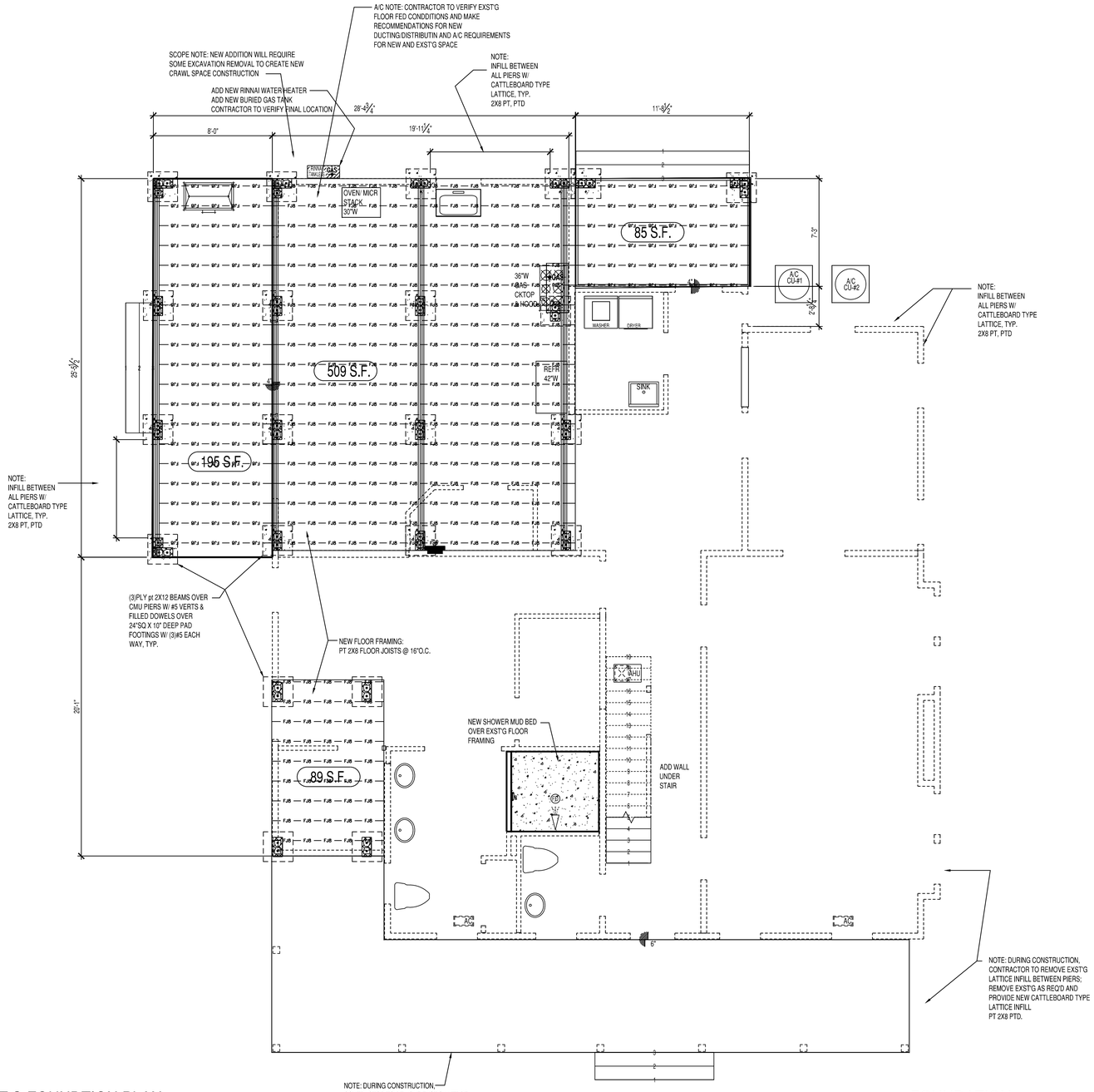
PERSPECTIVES-EXST'G

North / Elev Key

Sheet A-3.2



EXST'G FOUNDTION PLAN
AREAS FOR REMOVAL
1/4": 1'-0"



FOUNDATION PLAN
1/4":1'

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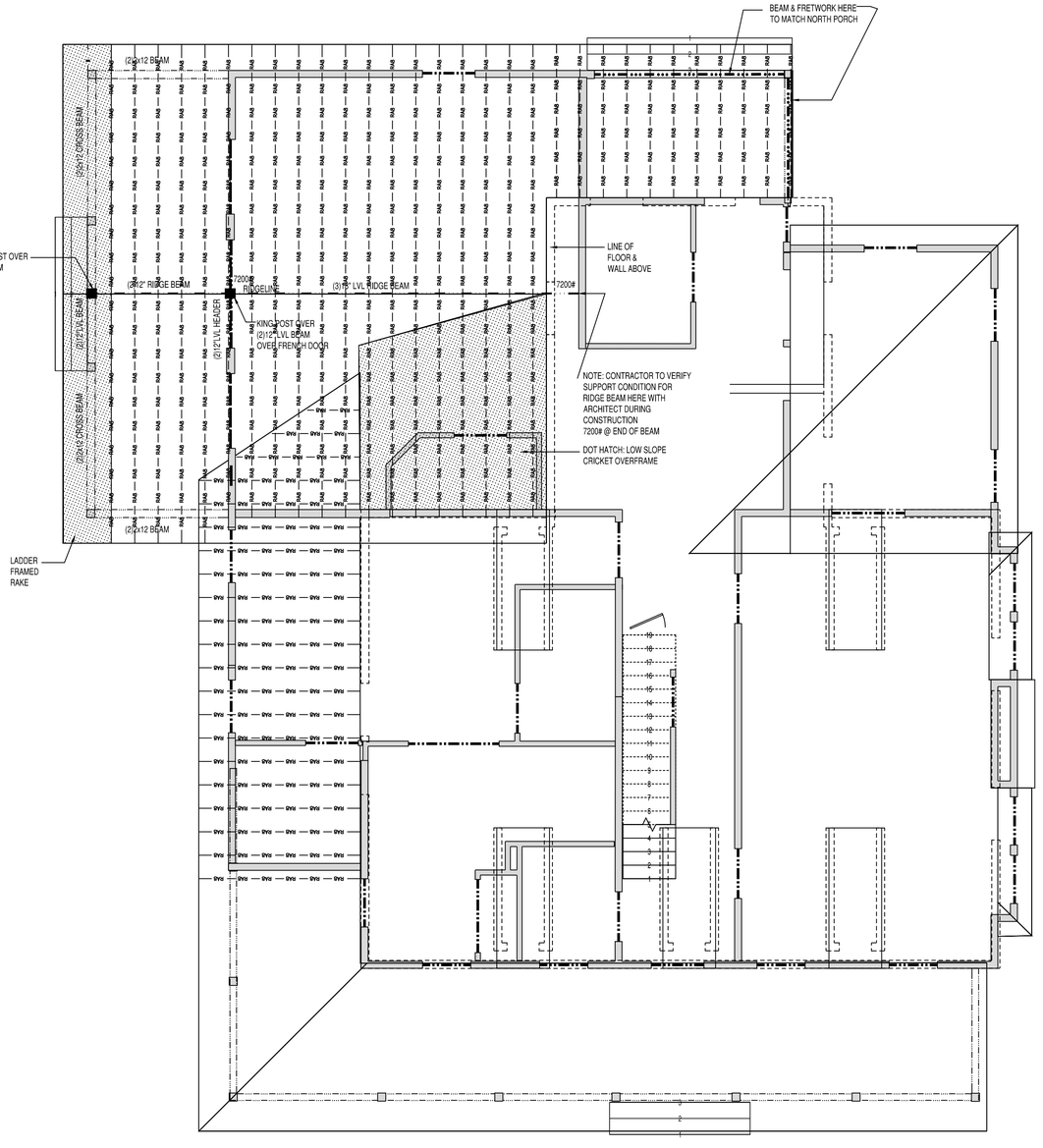
GRAPHIC SCALE 1/4"=1'-0"

FOUNDATION PLAN
North / Elev Key
Sheet S-1



ROOF FRAMING PLAN

1/4":1'

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FERNANDINA BEACH, FL 32034
TEL. (904) 583-4044
Email: JOHNHYDOD@BELLSOUTH.NET

Issue Date of Progress Prints*

Issued Date:	Issued to for:
3-20-18	PRELIMINARY PRICING

ALSO KNOWN AS :
WOLFF HOUSE
CIRCA 1885

SWAILS RESIDENCE REMODEL
502 BROOME ST., FERNANDINA BEACH, FLORIDA

GRAPHIC SCALE
1/4":1'-0"
0 1 2 3 4 5 6 7 8 9 10 12 15 20 25

ROOF FRAMING PLAN

North / Elev Key

Sheet S-2

HDC 2018-25

EXHIBIT 2

Florida Master Site File #8NA00615

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00615
Recorder # 142
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) Waas-Wolff-White House 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
502		Broome	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 Frame Vernacular Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1.5
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) >> Clapboard
Other Exterior Fabric(s)
Roof Type(s) >> Jerkin head
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Other
Other Roof Secondary Structure(s) square bay
Number of Chimneys 2
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) south slope, west exterior

HISTORICAL STRUCTURE FORM

8NA00615

DESCRIPTION (continued)

Window Descriptions 6/6 metal sash

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) North

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) garage

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1925

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;1925;

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

Idividually 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

8NA00615

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 ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/15/2007

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"

NA00615-200703

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:**
Clapboard
Wood shingles

> **Roof types:**
Jerkin head

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Other
Hip extension

> **Change status/year changed/date noted/nature:**

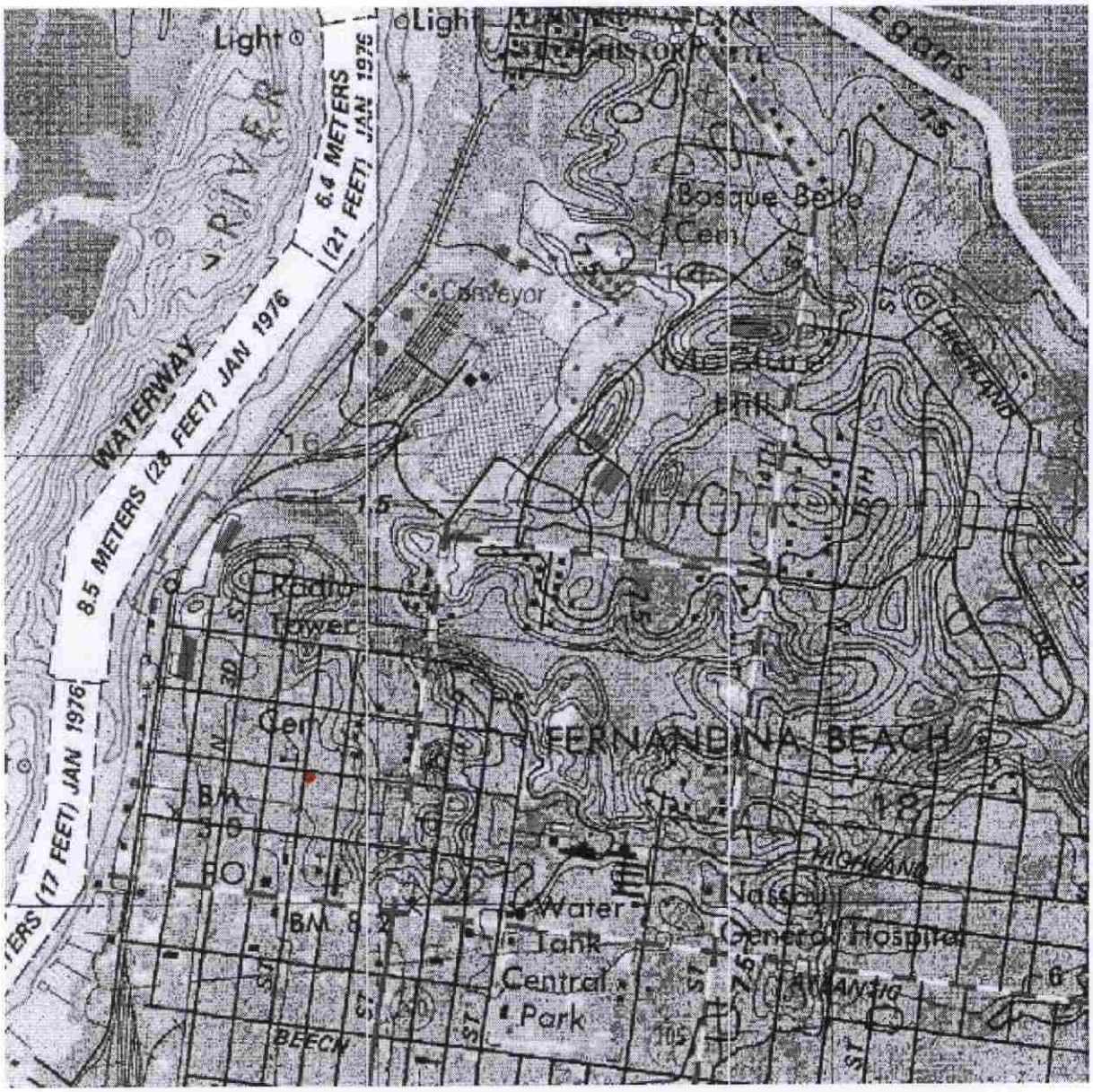
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1925;

> **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)]:**

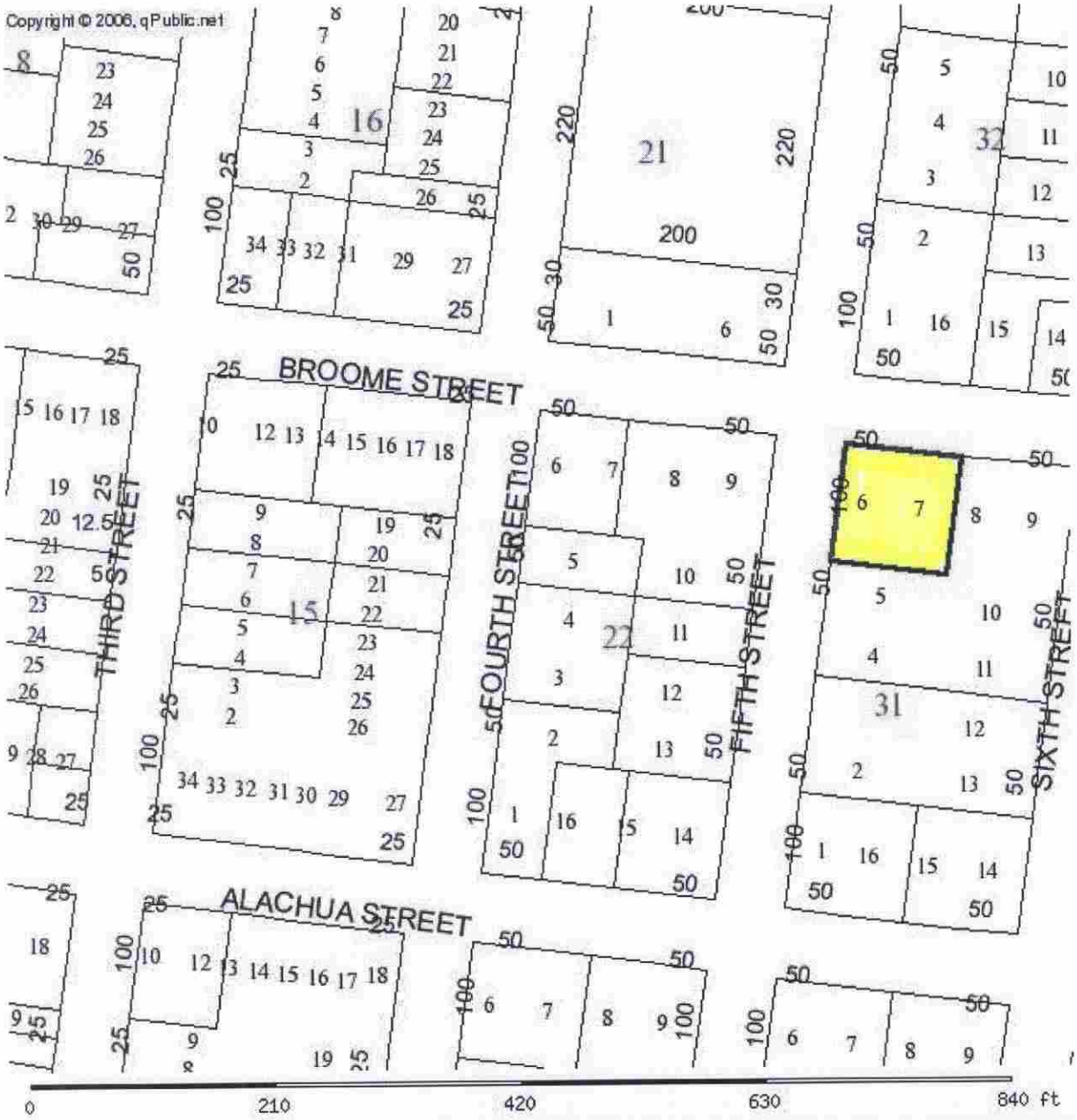

Light
Light
6.4 METERS
(21 FEET) JAN 1976
WATERWAY
8.5 METERS (28 FEET) JAN 1976
(17 FEET) JAN 1976
Bosque Bello
Cem
Conveyor
Radio
Tower
Cem
FERNANDINA BEACH
BM
PO
BM 8.2
Water
Tank
Central
Park
Nassau
General Hospital
HIGHLAND
BEECH

NA615

142

142

NA615

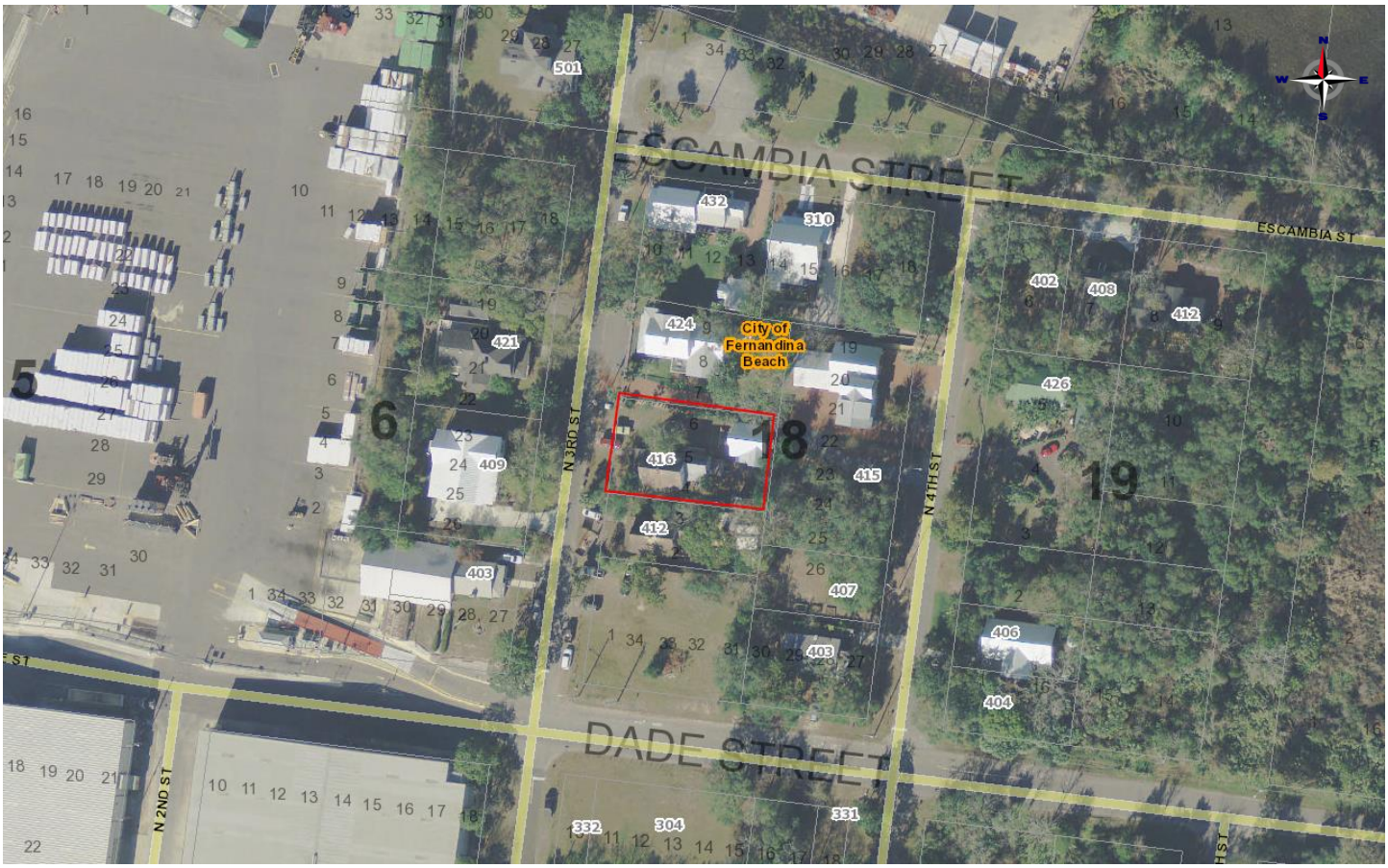


PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0031-0060
GIS CALCULATED ACREAGE	0.23
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	WHITE MARY AGNES &
Mailing Address	AGNES LOUISA SWAILS (JTROS) 502 BROOME ST; FERNANDINA BEACH, FL 32034
Situs/Physical Address	502 BROOME ST
2006 PROPOSED VALUES	
Land Value	150,000

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-26
JUNE 21, 2018

Owner/Applicant:	Cotner Associates, Inc. Architects, agent for George A. & Daphne C. Moeller				
Property Address:	416 N 3rd Street				
Requested action:	Certificate of Approval (COA) for the demolition of a 1-story addition; construction of a 2-story addition; and replacement of roof w/Galvalume metal roof.				
Current zoning:	MU-1				
FLUM land use category:	Mixed Use				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00271				
Year Built:	1903 (NCPA)				
Contributing Status:	Contributing				
Adjacent Properties:	North	S.F. Residential	MU-1	c.1900	
	South	S.F. Residential	MU-1	c.1900	
	East	S.F. Residential	R-2	c.2014	
	West	S.F. Residential	MU-1	c.2007	

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 remove a later addition at the rear and construct a new two-story addition of 443 square feet. A 190 square foot covered porch will be constructed at the rear of the new addition. All roofing is to be replaced with 5-v crimp galvalume metal roof. Materials will match existing in design and color.

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.

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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

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 than the new addition will complement this historic character.
7. Place new additions on rear or side elevations where not visible from the street.

ANALYSIS:

Land Development Code

Meets Requirements ☒ Does Not Meet Requirements ☐

Notes: N/A

Secretary of the Interior's Standards for Rehabilitation

Meets Requirements ☒ Does Not Meet Requirements ☐

Notes: N/A

Downtown Historic District Guidelines

Meets Requirements ☒ Does Not Meet Requirements ☐

Notes: N/A

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 2018-26

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-26 **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 2018-26, 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 2018-26 Application and Backup Materials**

EXHIBIT 2 **Florida Master Site File 8NA00271**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-26

EXHIBIT 1

Application & Backup Materials

OFFICE USE ONLY
REC'D: 5/18 BY: _____
PAYMENT: $ 150 - TYPE CK 22053
APPLICATION #: 2018-000840
HDC CASE #: 2018-26
APPLICATION COMPLETE: Y ✓ N___ KG
PRE-CONFRENCE: Y ✓ N___ DATE 5/18/18

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

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

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

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 Search*

Street Address: 416 N 3RD STREET
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0018-0040 & 00-00-31-1800-0018-0060
Zoning District: MU-1 Lot / Block Number (optional) Lots 4,5,6 Block 18

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	GEORGE A. & DAPHNE C. MOELLER JR.
Corporation or Company (if applicable)	
Street Address	416 N. 3RD STREET
City State Zip	FERNANDINA BEACH, FL 32034
Telephone Number	904.742.7969
Email Address	GEORGEALT@HOTMAIL.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	JOHN COTNER
Corporation or Company (if applicable)	COTNER ASSOCIATES, INC. ARCHITECTS
Street Address	9 S 3RD STREET.
City State Zip	FERNANDINA BEACH, FL 32034
Telephone Number	904.277.4593
Email Address	JOHN@COTNERASSOCIATES.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.

EXISTING CONTRIBUTING STRUCTURE WITH WOOD LAP AND CEDER SHINGLE SIDING, BRICK PIER FOUNDATION, AND ASBESTOS DIAMOND TAB SHINGLE ROOFING, LOCATED NEAR THE PORT AT THE NORTHERNMOST END OF 3RD 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.

REMOVAL OF PREVIOUSLY BUILT REAR FACING ADDITION AND THE CONSTRUCTION OF A NEW TWO-STORY, 443 SQUARE FOOT CONDITION ADDITION WITH 190 SQUARE FEET OF COVERED PORCH. MATERIALS AND COLORS TO MATCH EXISTING CONTRIBUTING STRUCTURE. ALL ROOFING TO BE REPLACED WITH 5V GALVALUME METAL ROOFING TO MATCH EXISTING ACCESSORY STRUCTURE.

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		WOOD LAP SIDING AND CEDAR SHINGLE (MATCH CONFIGURATION)		Yellow (LAP) White (CEDAR) MATCH EXISTING.
Doors	ANDERSEN	A-SERIES FRENCH WOOD HINGED PATIO DOOR		WHITE (MATCH EXISTING)
Windows	ANDERSEN	400 SERIES (OR REPLACEMENT) TO MATCH EXISTING		WHITE (MATCH EXISTING)
Roofing		5-V GALVALUME METAL (MATCH ACCESSORY BLDG.)		NATURAL
Fascia/Trim		NO. 1 P.T. PINE		WHITE (MATCH EXISTING)
Foundation		BRICK PIERS P.T. CROSS LATTICE		MATCH EXISTING NATURAL (MATCH EXIST.)
Shutters		N/A		
Porch/Deck		NO. 1 P.T. PINE		MATCH EXISTING.
Fencing		N/A		
Driveways/Sidewalks		N/A		
Signage		N/A		
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.*

5-18-18
Date

Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 18th day of May, 2018.

Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

CAROL JOY RAUER
Notary Public - State of Florida
Commission # GG 199160
My Comm. Expires Jul 16, 2022
Bonded through National Notary Assn.

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE George A Jr & Daphne C Moeller
(print name of property owner(s))

hereby authorize: Cotner Associates, Inc. Architects
(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 of owner)

(Signature of owner)

George A. Moeller, Jr.
(Print name of owner)

Daphne C. Moeller
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

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

Notary Public: Signature

Amber Massengill
Printed Name

10/20/19
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

AMBER MASSENGILL
MY COMMISSION #FF929303
EXPIRES: OCT 20, 2019
Bonded through 1st State Insurance

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).

COTNER ASSOCIATES, INC.
9 SOUTH THIRD STREET
FERNANDINA BEACH, FL 32034
PHONE 904/277-4593 FAX 277-6734
E-MAIL: ARCH@COTNERASSOCIATES.COM

LETTER OF TRANSMITTAL

TO: Kelly Gibson/Sal	**FROM:** John M. Cotner, AIA
COMPANY:	**DATE:** 5/18/18
FAX NUMBER:	**TOTAL NO. OF PAGES INCLUDING COVER:** Twenty-five (25)
PHONE NUMBER:	**PROJECT NUMBER:** 00824.01
RE: Moeller Residence – 416 N 3rd Street	**VIA:** Deliver

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY

Please find the following:

Completed application for HDC
Check# 22053 for $150.00 HDC review fee
Proof of Ownership
Certified survey
11 x 17Set of plans
Photos

Plans include:

1) Site plan
2) Level 1 – Existing plan, Demolition plan, Renovated plan
3) West & North Elevations
4) East & South Elevations
5) Perspectives

NASSAU

A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search | Sales Search | Nassau Home

OWNER NAME	MOELLER GEORGE A JR & DAPHNE C
MAILING ADDRESS	416 N 3RD ST
	FERNANDINA BEACH, FL 32034
LOCATION ADDRESS	416 3RD ST N
	FERNANDINA BEACH 32034
SHORT LEGAL	BLK 18 LOTS 4,5 & 6 PT OR 1488/1549 CITY OF FDNA BEACH

PARCEL NUMBER	00-00-31-1800-0018-0040
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	$61,875
LAND VALUE AGRICULTURAL	$0
TOTAL BUILDING VALUE	$130,774
TOTAL MISC VALUE	$1,894
JUST OR CLASSIFED TOTAL VALUE	$194,543
ASSESSED VALUE	$153,268
EXEMPT VALUE	$50,000
TAXABLE VALUE	$103,268

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	50	FF	21-3N-28E
SFR 000100	25	FF	21-3N-28E

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	1,907	1,645	3	1	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900	SHOW SKETCH
ACCESORY U	1,352	624	0	1	ABOVE AVG.		AIR DUCTED	FORCED AIR	2017	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-2-SG-AV	0 X 0	1	1910
FP-2-SG-AV	22 X 4	88	1960
WD DECK A	11 X 18	198	2004
STRG-L-TN	7 X 10	70	2004

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
03/29/2007	1488/1549	1488/1549	245000	WD	Q	Y	GRIFFIN PAUL S & PAMELA R REA	MOELLER GEORGE A JR & DAPHNE C
01/09/2004	1200/1654	1200/1654	165000	WD	Q	Y	FOUNTAIN JAMES L JR	GRIFFIN PAUL S & PAMELA R REA
09/06/2002	1079/896	1079/896	29250	QC	U	Y	WALTERS COURTNEY L	FOUNTAIN JAMES L JR
12/29/2000	964/894	964/894	126000	WD	Q	Y	FRASER SARAH J DAVIDSON & JOHN	FOUNTAIN JAMES L JR & COURTNEY WALTERS (JTROS
03/22/1999	875/851	875/851	100500	WD	Q	Y	KENYON LESLIE J	DAVIDSON JAMES N & SARA JEAN (JTROS)
12/11/1995	746/104	746/104	58500	WD	Q	Y	JONES BRIAN LEE	KENYON LESLIE J

INSTR # 200710549, OR Book 1488, Page 1549, Pages 2, Recorded 03/29/2007 at 09:36 AM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $1715.00 Rec. Fee $18.50

Return to: (enclose self-addressed stamped envelope)
Name: **Olde Towne Title Company**

Address: **21 North 3rd Street**
Fernandina Beach,Florida 32034

This Instrument Prepared by:

Address: **Olde Towne Title Company**
21 North 3rd Street
Fernandina Beach, Florida 32034

Property Appraisers Parcel Identification (Folio) Number(s):
00-00-31-1800-0018-0040 &

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **27th** day of **March 2007**, BETWEEN

Paul S. Griffin and Pamela R. Rea husband and wife

whose post office address is: **4560 Dudley Lane, Atlanta**

of the County of , State of **Georgia 30327**, grantor, and

George A. Moeller, Jr. and Daphne C. Moeller husband and wife

whose post office address is: **416 North 3rd Street, Fernandina Beach**

of the County of **Nassau**, State of **Florida 32034**, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100——————————($10.00)** Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in **Nassau** County, 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 FURTHER KNOWN AND DESCRIBED ON 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:

LOTS FOUR (4), FIVE (5), AND SIX (6), BLOCK EIGHTEEN (18).

Olde Towne Title Company
P.O. Box 1351
Fernandina Beach, FL 32035

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Jessica D. Grey
Witness Jessica D. Grey

Ashley Ahern
Witness
ASHLEY AHERN

Paul S. Griffin (Seal)
Paul S. Griffin

Pamela R. Rea (Seal)
Pamela R. Rea

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 23rd day of **March 2007** by **Paul S. Griffin and Pamela R. Rea, Husband and Wife**

who is personally known to me or who has produced **drivers license**

as identification.

TYLER DUNN NOTARY PUBLIC FULTON COUNTY, GEORGIA My Comm. Expires August 21, 2010

My Commission expires:

(Seal)

Notary Public

GREATLAND ■ To Order Call: 1-800-530-9393 ☐Fax 616-791-1131

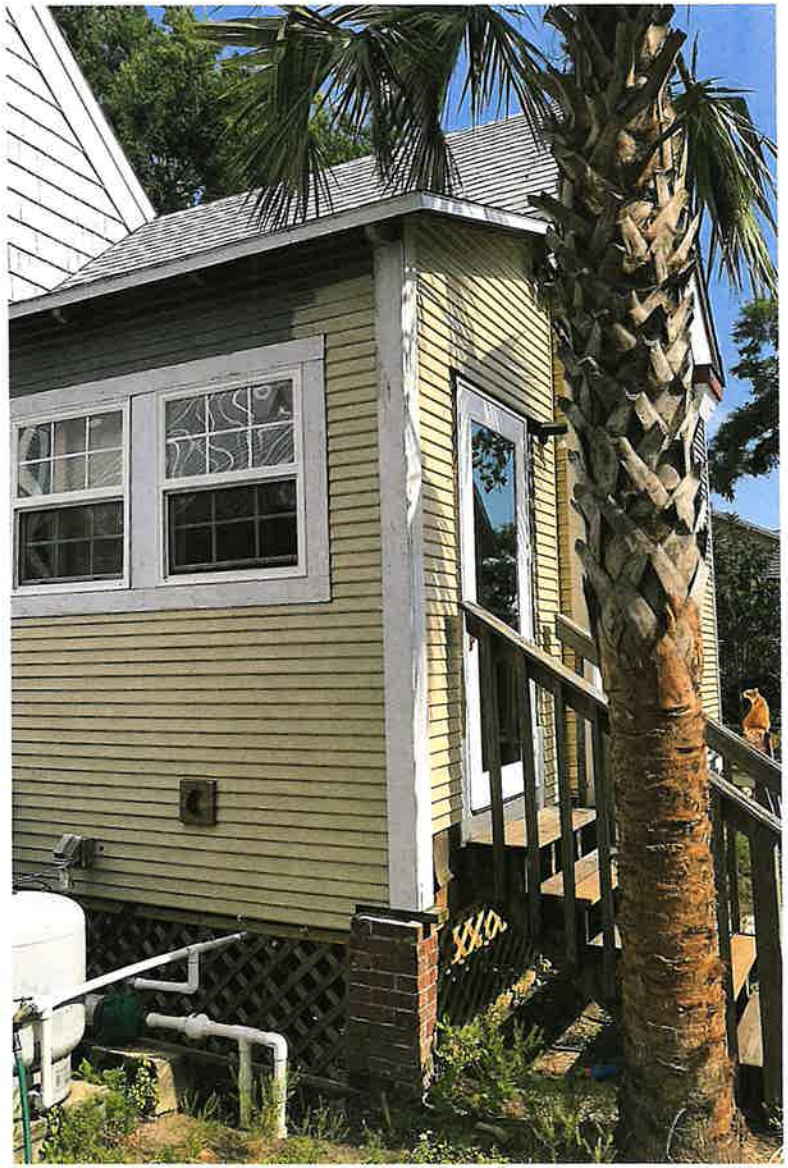
FRONT (STREET ELEVATION)

416 N 3RD ST.

SOUTH (SOUTHEAST)

SOUTH SIDE

416 N 3RD ST.



EAST / SOUTH EAST

EAST / SOUTHEAST.

416 N 3RD ST.

NORTH / NORTHEAST.

REAR (EAST)

416 N. 3RD ST.

NORTH

NORTH

416 N 3RD ST.

MAP OF BOUNDARY 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 FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED IN 1897 AND 1901) AS:

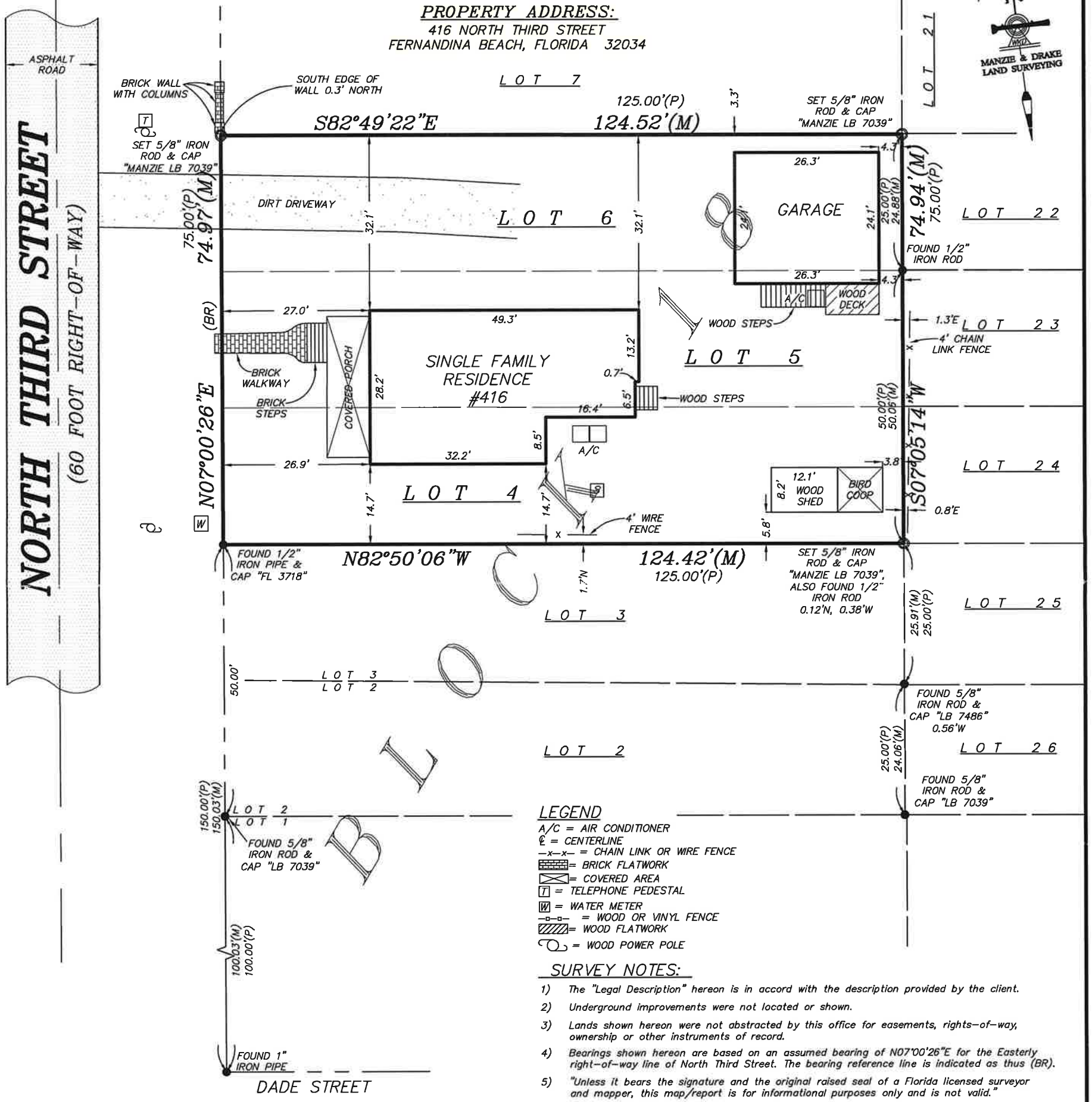
LOTS FOUR (4), FIVE (5) AND SIX (6), BLOCK EIGHTEEN (18).

CERTIFIED TO:

GEORGE A. MOELLER, JR. & DAPHNE MOELLER
CBC NATIONAL BANK
ANDREA F. LENNON, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:

416 NORTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034



LEGEND

A/C = AIR CONDITIONER
℄ = CENTERLINE
—x—x— = CHAIN LINK OR WIRE FENCE
= BRICK FLATWORK
= COVERED AREA
T = TELEPHONE PEDESTAL
W = WATER METER
= WOOD OR VINYL FENCE
= WOOD FLATWORK
= WOOD POWER POLE

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on an assumed bearing of N07°00'26"E for the Easterly right-of-way line of North Third Street. The bearing reference line is indicated as thus (BR).
5) "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."
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237F, Dated 12/17/2010. 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.
7) 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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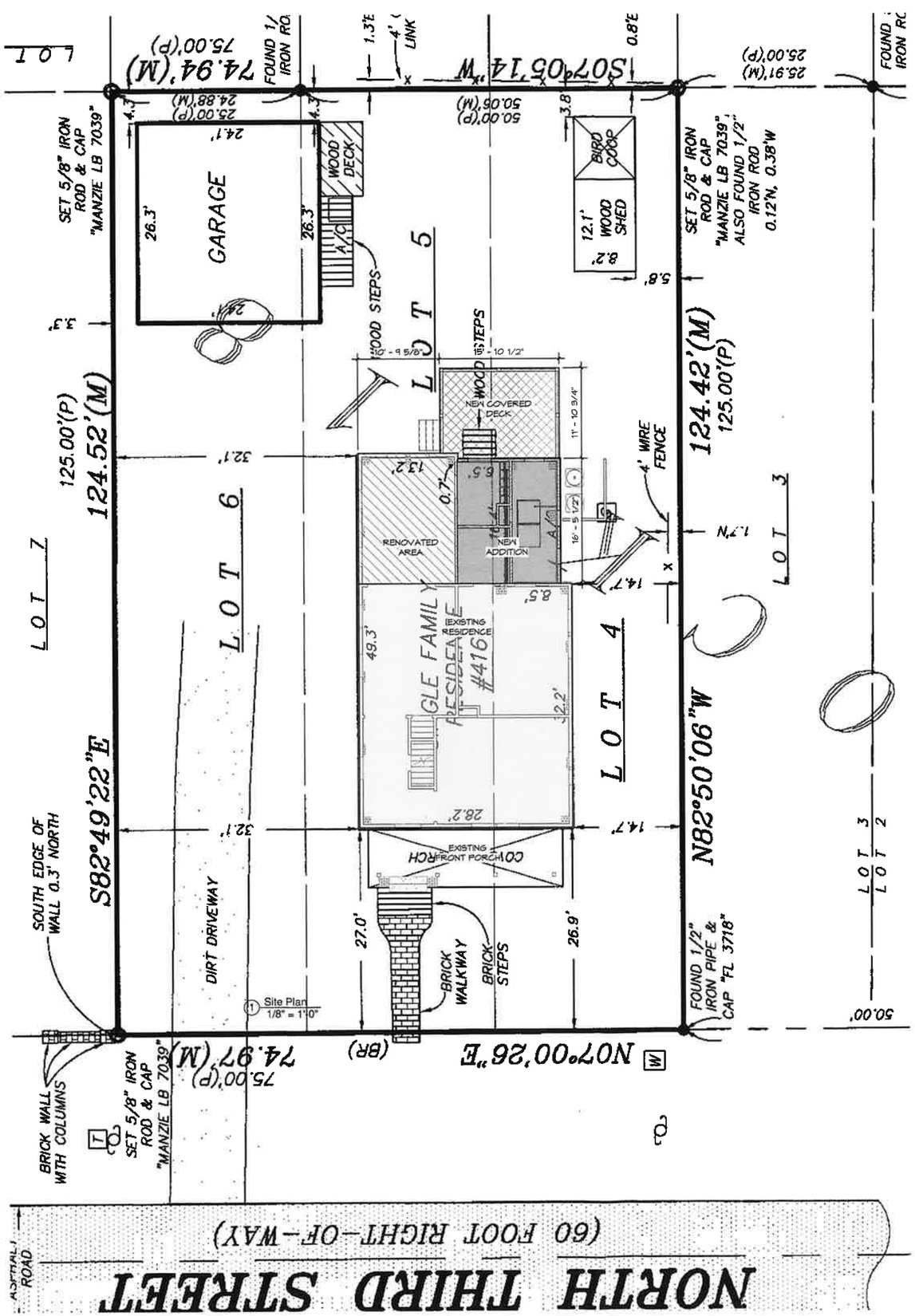
THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

☐ MICHAEL A. MANZIE, 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: 20006 DATE: 06/20/17 CADD: BH
F.B. NO: X-310 PAGE NO: 17 FIELD CREW: SS FILE NO: A-4312



AREAS CALCS

CONDITIONED AREA:

LEVEL I EXISTING	= 1,240 S.F.
LEVEL II EXISTING	= 513 S.F.
EXISTING TOTAL	= 1,753 S.F.
LEVEL I PROPOSED	= 1,357 S.F.
LEVEL II PROPOSED	= 839 S.F.
PROPOSED TOTAL	= 2,196 S.F.

COVERED PORCHES

LEVEL I EXISTING	= 160 S.F.
EXISTING TOTAL	= 160 S.F.
LEVEL I PROPOSED	= 350 S.F.
PROPOSED TOTAL	= 350 S.F.

WIND DESIGN / OTHER PER FBC 2017

WIND ZONE: 128mph

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: EXISTING

PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): EXISTING

PROPOSED ELEVATION OF GRADE IMMED. ADJACENT TO STRUCTURE: 22'-0" AVG. +/-

AVERAGE ROOF HEIGHT: 26'-8" +/- MAX ROOF PEAK (EXISTING)

NUMBER OF STORIES: TWO

ZONING DESIGNATION: MU-1

SETBACKS PER ZONING: Front: 0'-0" / Side: 10'-0" (ONE SIDE)/ Rear: 10'-0"

TOTAL NEW CONDITIONED AREA: 2,196 sq. ft.

TOTAL NEW UNCONDITIONED AREA: EXISTING ATTIC

TOTAL NEW COVERED PORCH AREA: 350 sq. ft.

LOT AREA: 5,000 sq. ft. +/-

LOT COVERAGE: 50% +/- (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 1988.

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. #AR0012846 DATE

Cotner Associates Architects
9 South Third Street
Fernandina Beach, Florida
PH (904)277-4393 FAX (904)

Revisions		
No.	Description	Date

PROGRESS PRINTS

Issue Date	
05-15-18	Restrictions Review Only
05-16-18	Client Review
	BDC Approval

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MOELLER RESIDENCE
416 N. 3RD STREET
FERNANDINA BEACH

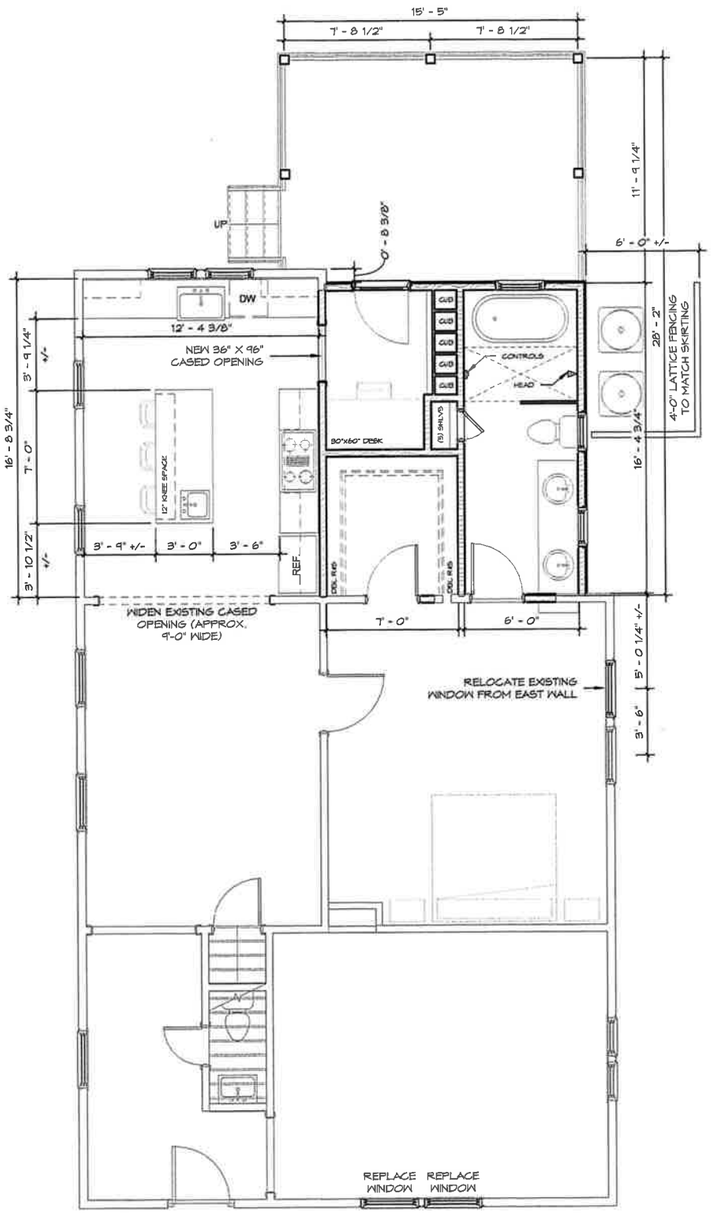
NOTE: DRAWING SCALE IS 1/2 OF LISTED IF PRINTED ON 11X17

Project: 181368 Released

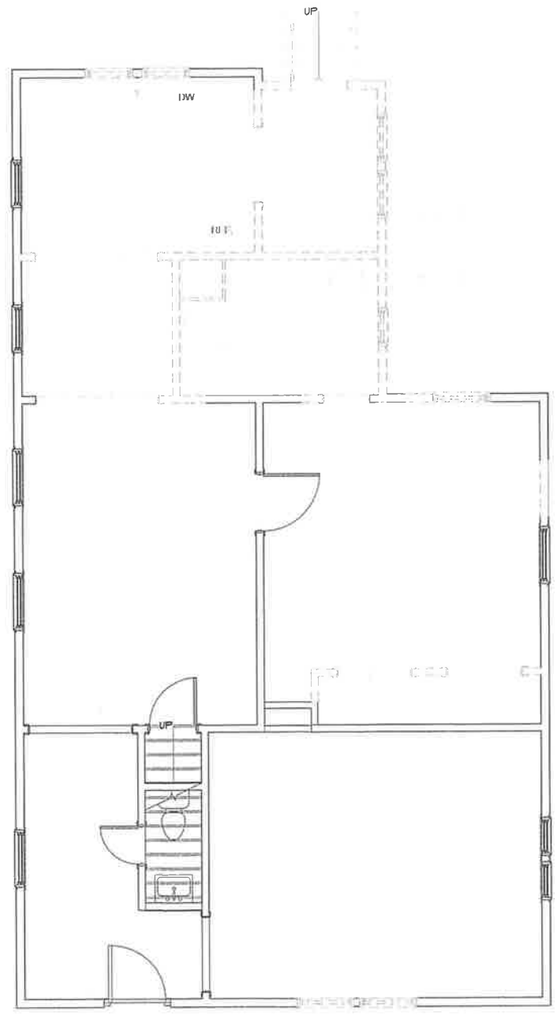
SITE & CODE IN

Plan North Sheet N

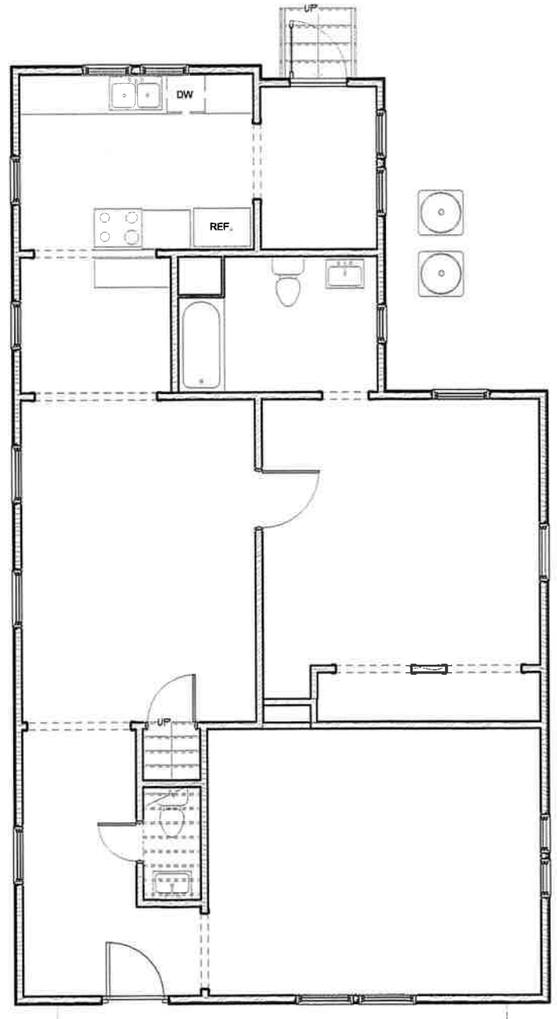
A-



3 Renovated Level I
1/4" = 1'-0"



2 Demolition Level I
1/4" = 1'-0"



1 Existing Level I
1/4" = 1'-0"

Cotner Associates
Architec
9 South Third Stree
Fernandina Beach, Florida
PH (904)277-4593 FAX (904)

Revisions

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05-18-18	DRC Approval	Review Only

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MOELLER RESIDENCE

416 N. 3RD STREET
FERNANDINA BEACH

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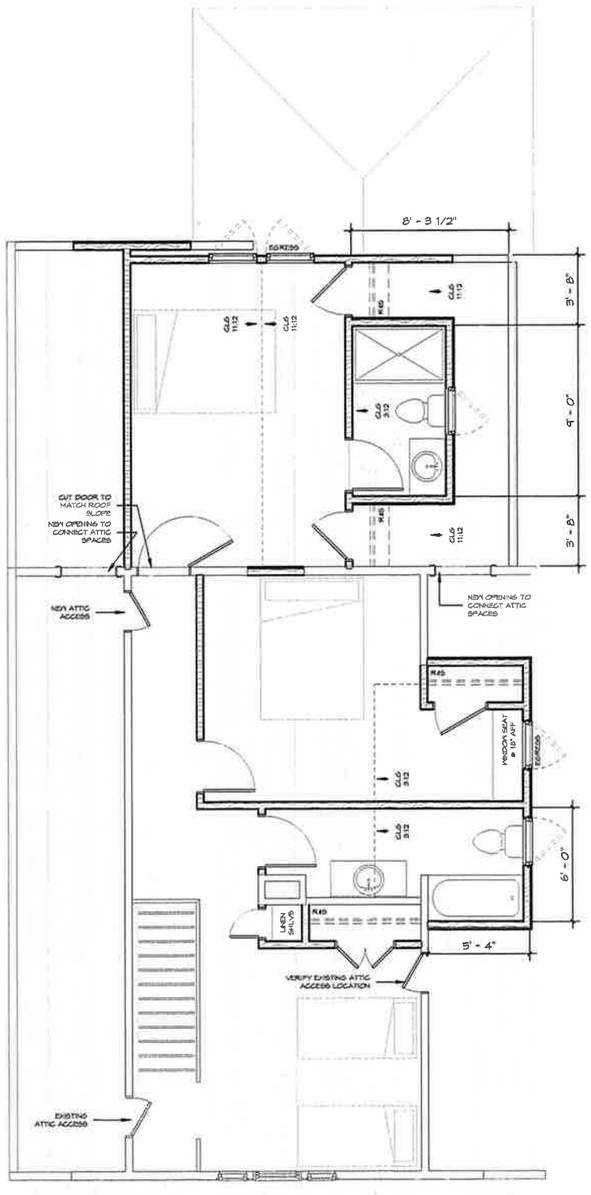
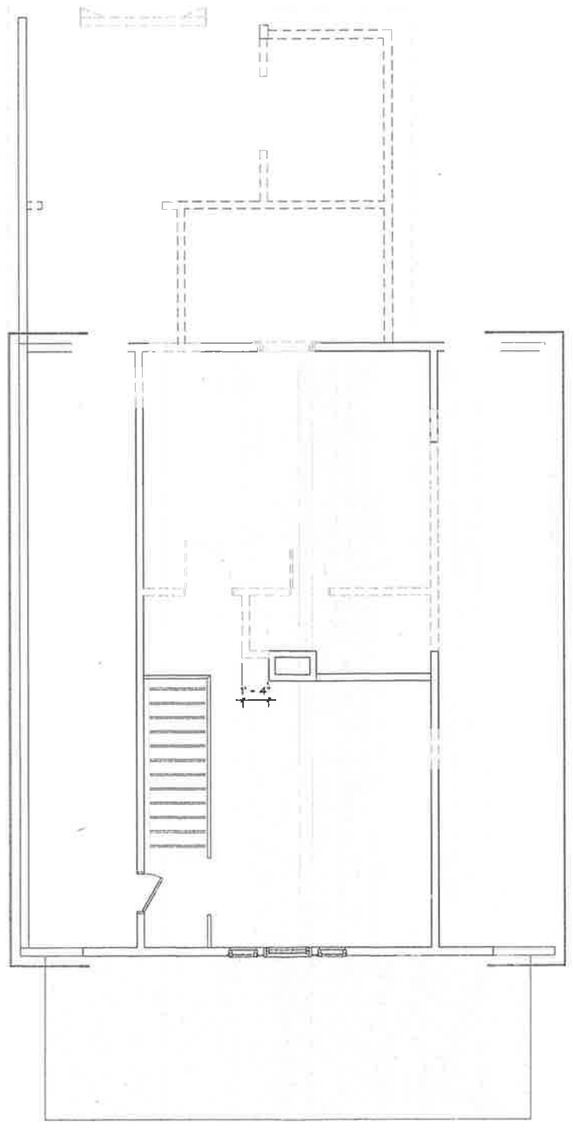
LEVEL ONE

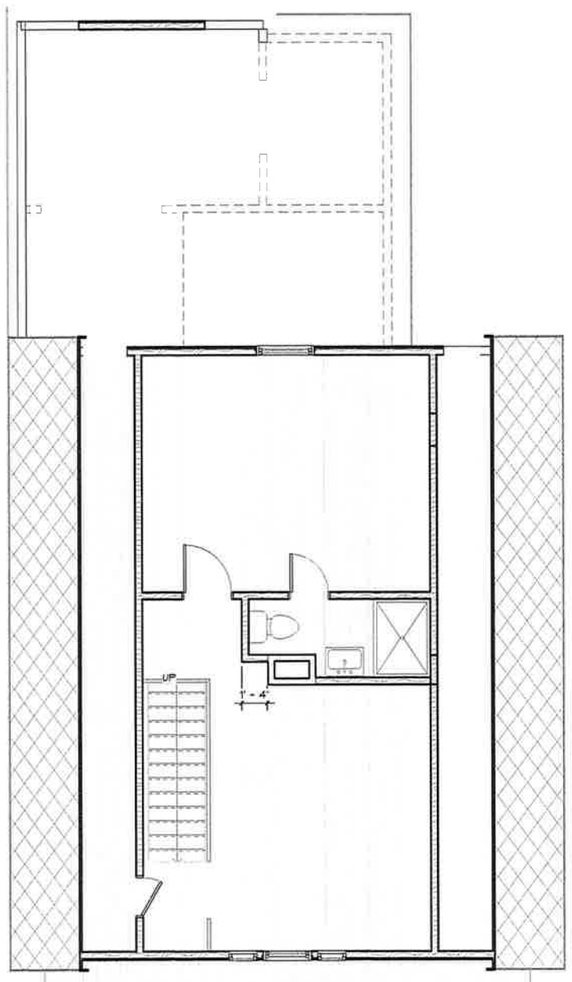
Plan North | Sheet No. A-



3 Renovated Level II
1/4" = 1'-0"



2 Demolition Level II
1/4" = 1'-0"



1 Existing Level II
1/4" = 1'-0"

Cotner Associates
Architec
9 South Third Stree
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PH (904)277-4393 FAX (904)

Revisions		
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416 N. 3RD STREET
FERNANDINA BEACH

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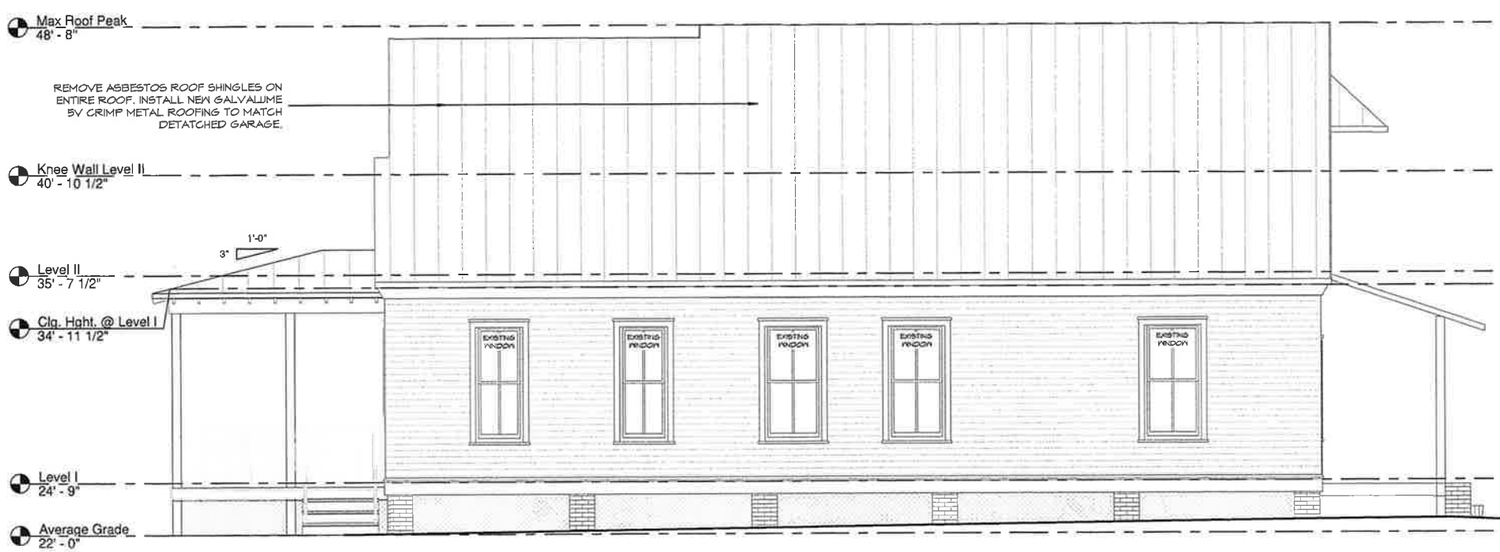
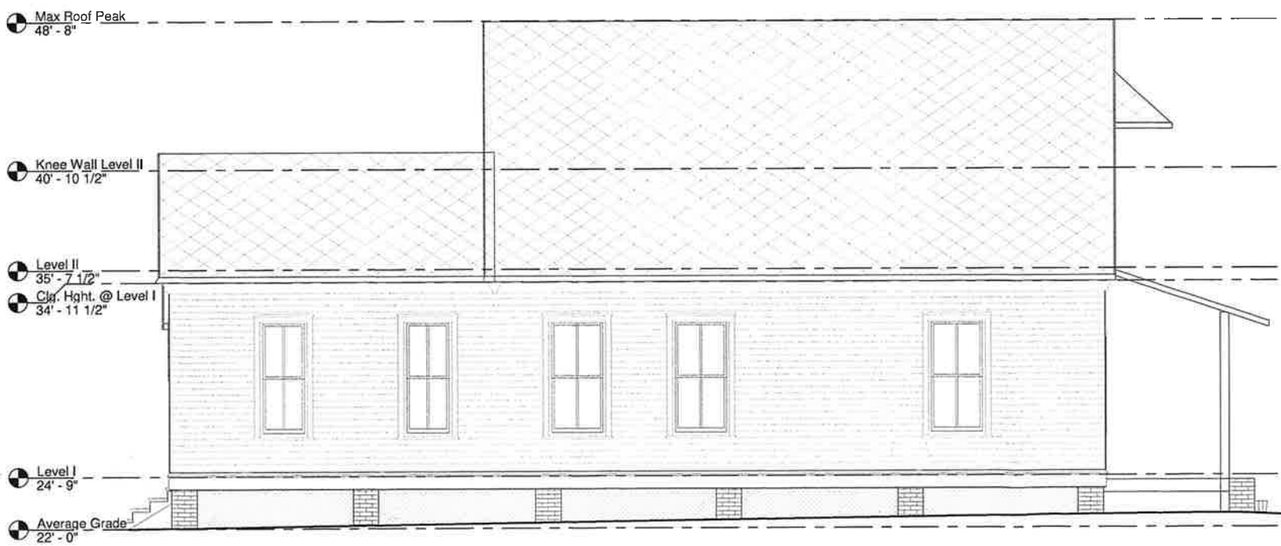
Plan North | Sheet Nu

Page



4 Proposed North Elevation
1/4" = 1'-0"

3 Proposed West Elevation
1/4" = 1'-0"



2 Existing North Elevation
1/4" = 1'-0"

1 Existing West Elevation
1/4" = 1'-0"

Cotner Associates
Architec
9 South Third Stree
Fernandina Beach, Florida
PH (904)277-4593 FAX (904)

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416 N. 3RD STREET
FERNANDINA BEACH

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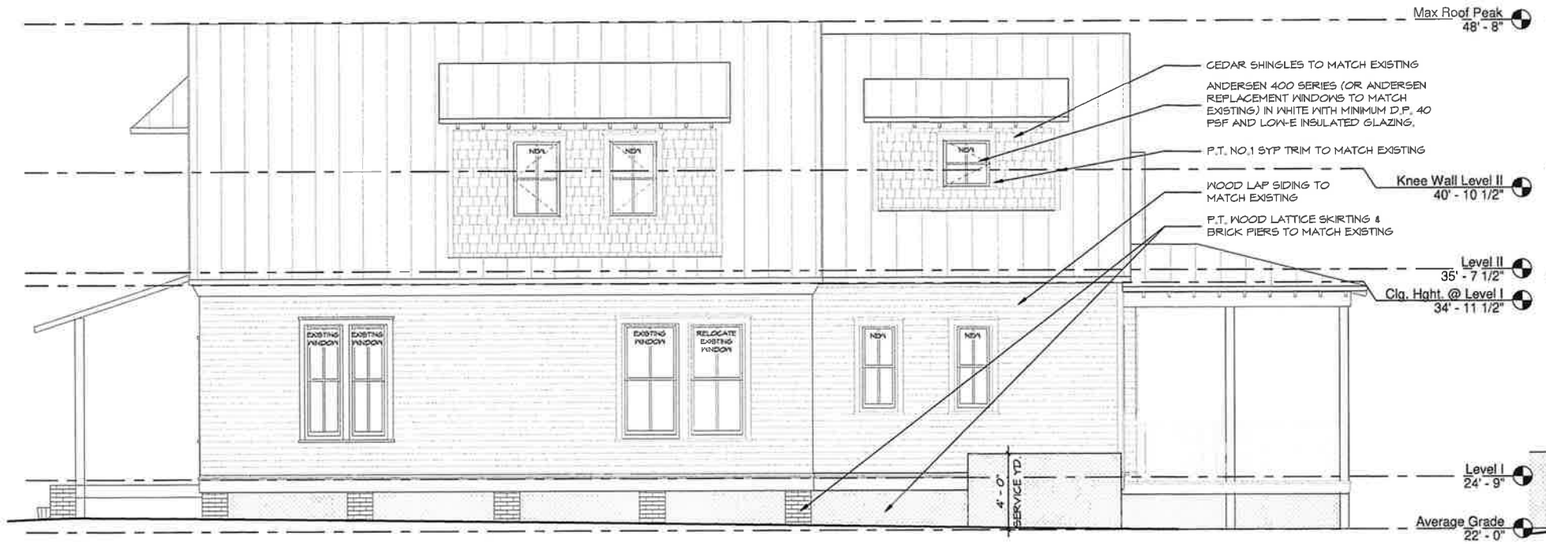
WEST & NORTH E

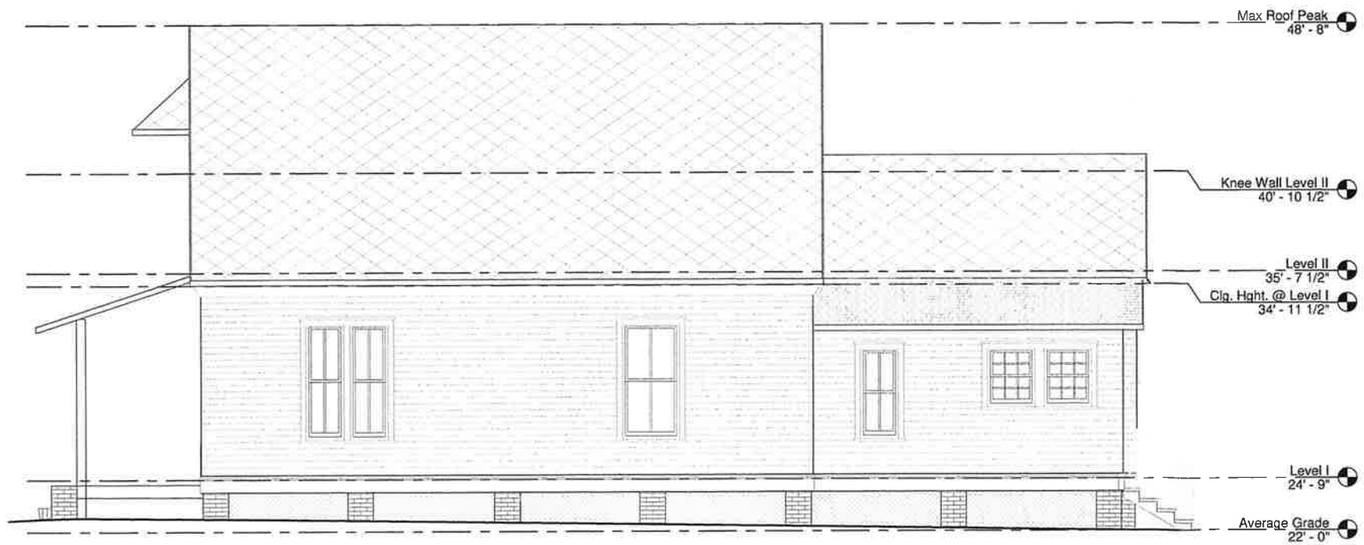
Plan North | Sheet N

A-



4 Proposed South Elevation
1/4" = 1'-0"

3 Proposed East Elevation
1/4" = 1'-0"



2 Existing South Elevation
1/4" = 1'-0"

1 Existing East Elevation
1/4" = 1'-0"

Cotner Associates
Architec
9 South Third Stree
Fernandina Beach, Florida
PH (904)277-4593 FAX (904)

Revisions

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PROGRESS PRINTS

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MOELLER RESIDENCE

416 N. 3RD STREET
FERNANDINA BEACH

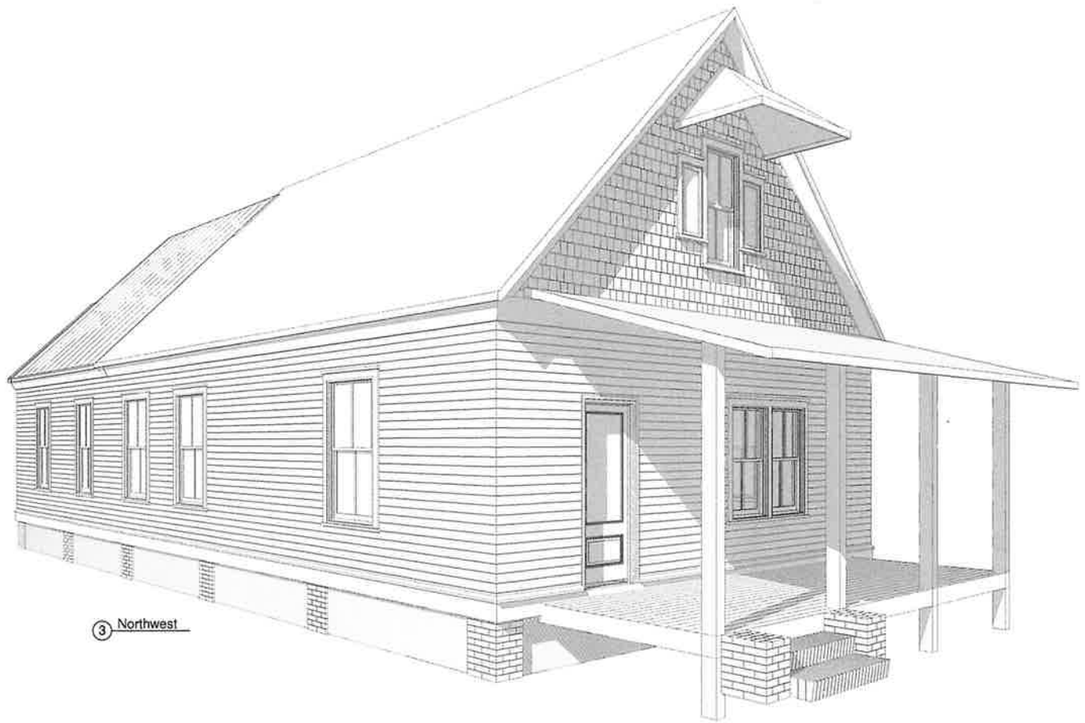
NOTE: DRAWING SCALE IS 1/2 OF
LISTED IF PRINTED ON 11X17 P

Project: 181368 | Released

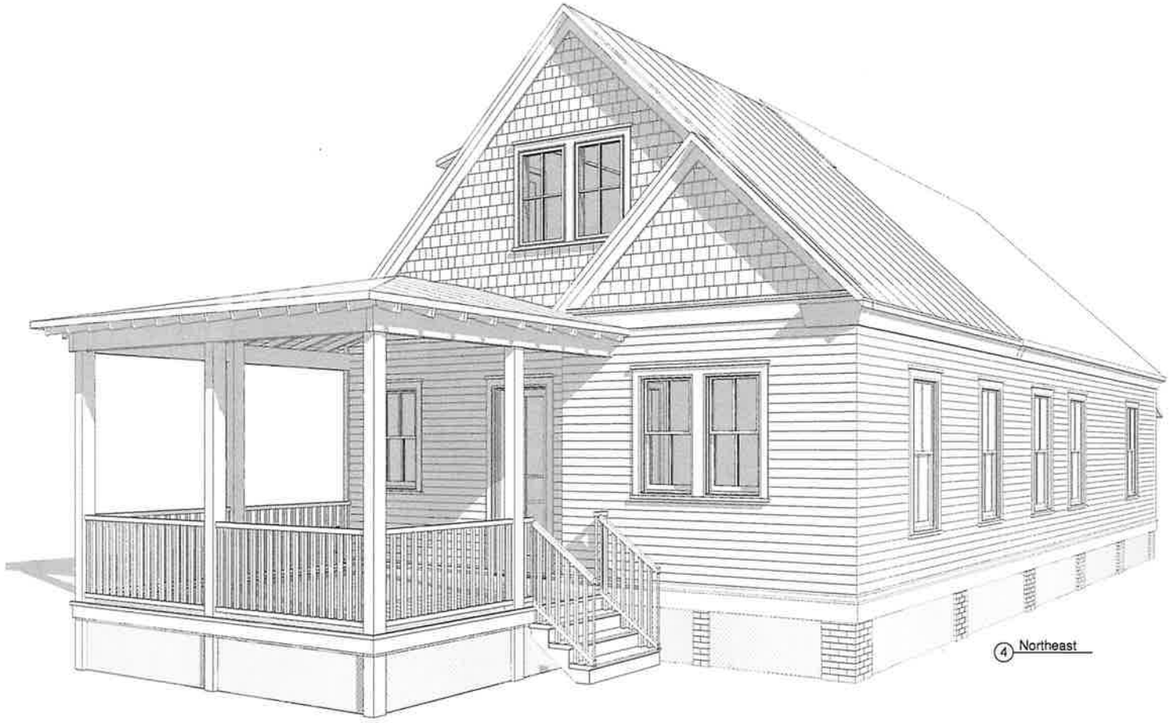
EAST & SOUTH E

Plan North | Sheet Nu

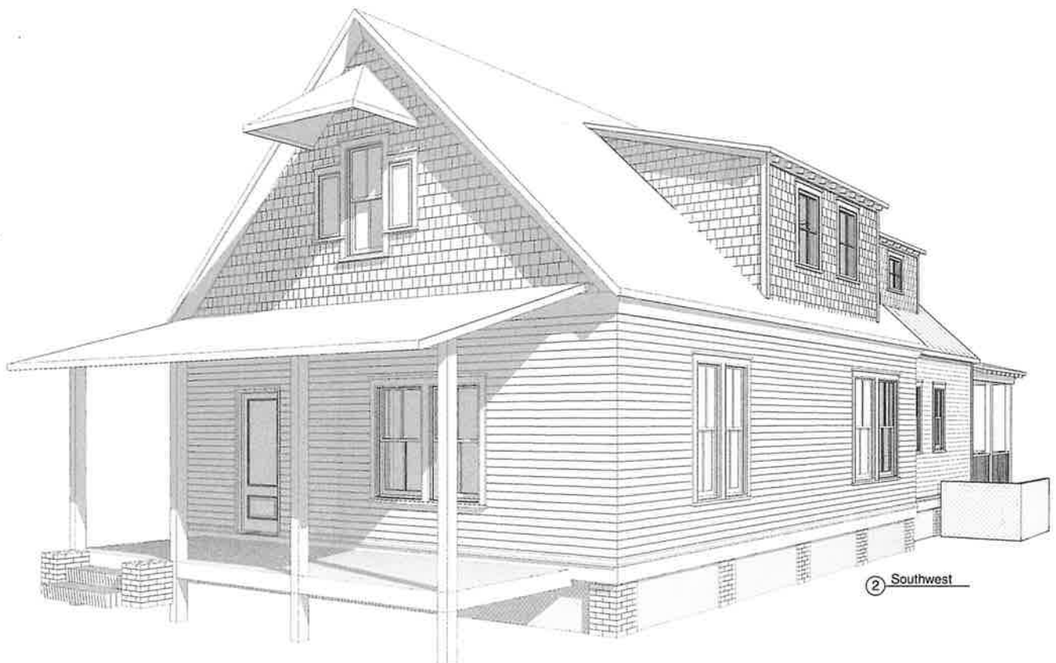
A-



3 Northwest



4 Northeast



2 Southwest

1 Southeast

Cotner Associates
Architec
9 South Third Stree
Fernandina Beach, Florid
PH (904)277-4393 FAX (904)

Revisions

No.	Description	Date

PROGRESS PRINTS

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416 N. 3RD STREET
FERNANDINA BEACH

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PERSPECTIVE

Plan North

Sheet No. A-

HDC 2018-26

EXHIBIT 2

Florida Master Site File #8NA00271

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00271
Recorder # 121
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) 416 North 3rd 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
416	North	3rd	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 Frame Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 1.5
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) false beveling
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s) asbestos shingles
Roof Secondary Structure(s) (dormers etc) >> Gable extension
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) central ridge

HISTORICAL STRUCTURE FORM

8NA00271

DESCRIPTION (continued)

Window Descriptions 2/2, 1 light casement

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) west

Porch Roof Types(s) shed

Exterior Ornament

Interior Plan Other Interior Plan

Condition Fair

Structure Surroundings

Commercial: SOME of this category Residential: SOME of 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 1900

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;1900;

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

Idividually 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

8NA00271

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 ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE Computer Entry Date: 5/13/2007

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"

NA00271-200703

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:**
Drop siding
Other

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Gable extension

> **Change status/year changed/date noted/nature:**

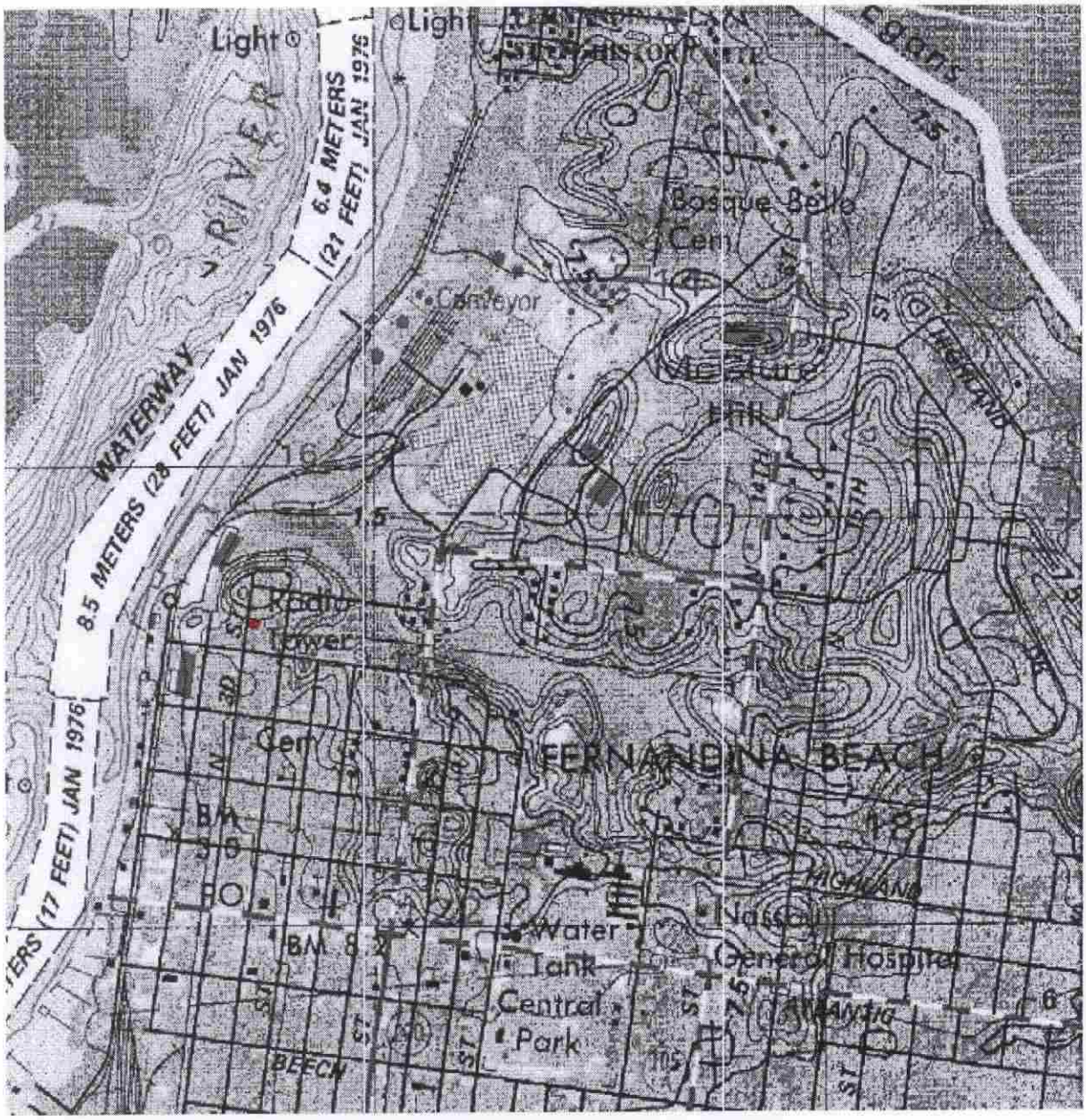
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

> **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)]:**

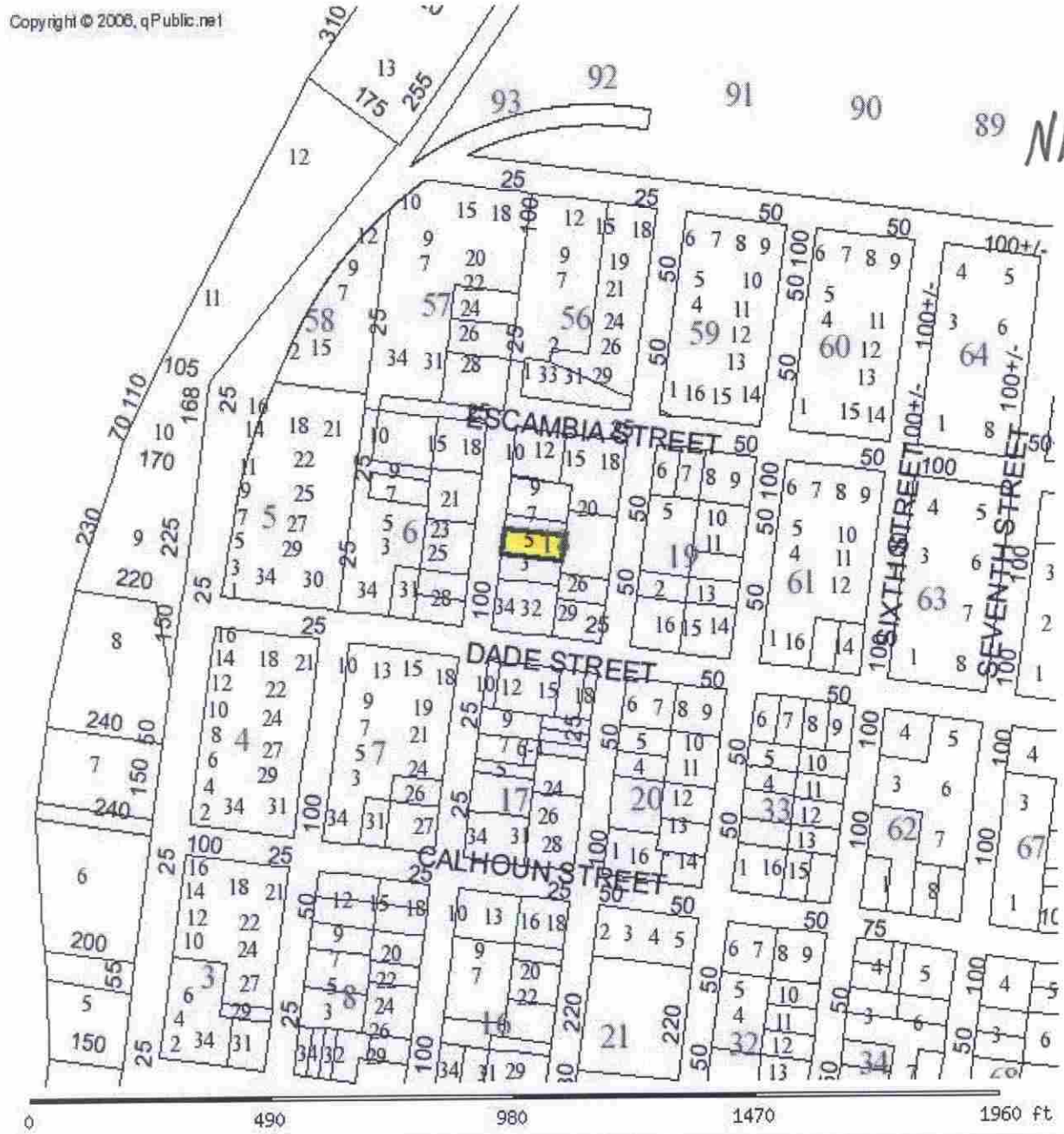

Light
Light
6.4 METERS (21 FEET) JAN 1976
WATERWAY
8.5 METERS (28 FEET) JAN 1976
(17 FEET) JAN 1976
Bosque Bello Cem
Conveyor
Radio Tower
Cem
FERNANDINA BEACH
BM
PO
BM
Water Tank
Central Park
Nassau General Hospital
HIGHLAND
BEECH

NA271

121

121

NA 271



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0018-0040
GIS CALCULATED ACREAGE	0.14
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	MOELLER GEORGE A JR & DAPHNE C
Mailing Address	416 NORTH 3RD STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	416 NORTH 3RD ST
2006 PROPOSED VALUES	
Land Value	68,125
Ag Land Value	0

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 271

SITE NAME: 416 N. 3rd St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 416 N. 3rd St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 18 4
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME: Collins, Lawrence J. & Linda K.
ADDRESS: 416 N. 3rd 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: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
x EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
GOOD		UNALTERED	DATES c.+ 1903
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 29

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # Neoclassical influence

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: novelty siding

STRUCTURAL SYSTEM(S): wood: balloon

PORCHES: W/1-story end with columns, 2-bay, access W, 2nd bay
ORIENTATION: W

FOUNDATION: piered: brick: lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: center: ridge

WINDOW TYPE: DHS, 2/2, wood #
DHS, 1/1, paired, wood
CHIMNEY: brick

ROOF SURFACING: composition shingles: diamond

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1.5

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:

CONTINUATION SHEET:

416 N. 3rd St. is located within a subdivision known as the City of Fernandina. The subvision was layed-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. 1903, it is a one-and-a-half-story frame vernacular residential building. It is noteworthy for its hipped awning over the second story window. Its size and design are similar to 412 N. 3rd St. It has been significantly altered by the replacement entrance door and by porch alterations.

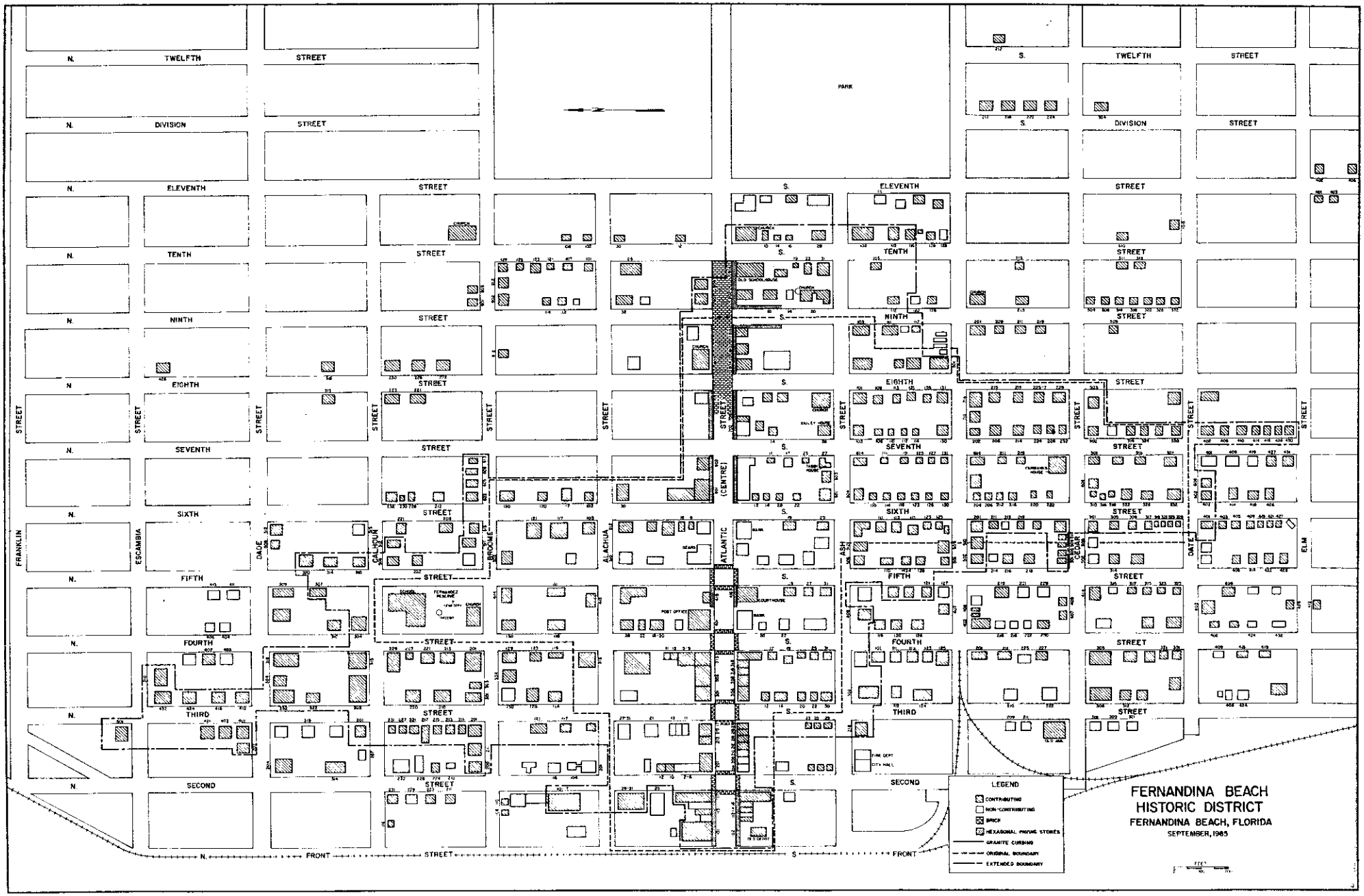

N. TWELFTH STREET
N. DIVISION STREET
N. ELEVENTH STREET
N. TENTH STREET
N. NINTH STREET
N. EIGHTH STREET
N. SEVENTH STREET
N. SIXTH STREET
N. FIFTH STREET
N. FOURTH STREET
N. THIRD STREET
N. SECOND STREET
S. TWELFTH STREET
S. DIVISION STREET
S. ELEVENTH STREET
S. TENTH STREET
S. NINTH STREET
S. EIGHTH STREET
S. SEVENTH STREET
S. SIXTH STREET
S. FIFTH STREET
S. FOURTH STREET
S. THIRD STREET
S. SECOND STREET
PARK
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC STREET
ASH STREET
DATE STREET
ELM STREET
N. FRONT STREET
S. FRONT STREET
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985

Figure 24

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-27
JUNE 21, 2018

Owner/Applicant:	Rogers Towers, P.A. C/O Alachua Group, LLC, agent for Alachua Land & Cattle, LLC				
Property Address:	201 Alachua Street				
Requested action:	Variance from Land Development Code sections 6.02.24 *Standards for Outdoor Amusements*				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Retail (vacant)				
FL Master Site File #	8NA01116				
Year Built:	1955 (NCPA)				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	C-2; R-2	c.1940;1930	
	South	Parking Lot	C-2	c.2001	Public Parking Lot
	East	Commercial	C-3	c.1987	"Arte's Pizza"
	West	Commercial (vacant)	C-3	c.1882	"C.H.Huot's 1882 Building"

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

Google Earth

Google Earth

Google Earth

CRADG
Design Areas
East of Front Street
North Waterfront
Public Waterfront Park
South Waterfront
CRA Public ROW Resources
DADE ST
CALHOUN ST
BROOME ST
ALACHUA ST
CENTRE ST
N 3RD ST
N 2ND ST
N FRONT ST
N 4TH ST
N 5TH ST
N 6TH ST

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This C-3 zoned property is a non-contributing structure with associated parking. The main part of the primary structure was built in 1955 with numerous later additions. The property lies partially within the Waterfront Community Redevelopment Area (CRA). This is identified as area 4.4 *East of Front Street Area* in the CRA Guidelines.

Variances are being requested from the Land Development Code section 6.02.24, which are supplemental standards for the specific use of Recreation, Outdoor Amusement. The applicant is seeking the variance in order to construct a miniature golf course with snack shop, ice cream shop, or food stand. If granted the variance, the applicant would be required to return to the HDC to seek a demolition COA to remove the existing structures, as well as a COA for the design of the miniature golf course and associated structures.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

6.02.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES

6.02.24 *Recreation, Outdoor Amusements*

A. Outdoor amusements are allowable in the C-2, C-3, W-1, I-W, PI-1, and REC zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
B. Outdoor amusements may include miniature golf, archery ranges, pony rides, climbing walls, batting cages, and similar activities.
C. Snack shops, ice cream shops, or food stands may be permissible in association with outdoor amusements.
D. Outdoor amusements may be freestanding, or two (2) or more amusements may be combined in a unified development site.
E. The site design standards for outdoor amusements are shown in Table 6.02.24(E):

Table 6.02.24(E). *Standards for Outdoor Amusements*

Development Feature	Standard
Minimum land area	2 acres
Minimum setback for buildings Abutting residential zoning districts	200 feet
Abutting nonresidential zoning districts	100 feet
Minimum setback for parking lots and access drives, when abutting residential zoning districts	200 feet
Access requirements	Arterial street
Minimum buffer	2 times the buffer specified in Section 4.05.05, plus a solid fence or wall
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties

Outside storage and loading areas	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 200 feet from any residentially zoned property
Refuse and solid waste containers	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines
Sanitation facilities, temporary or permanent	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines

10.02.00 VARIANCES

10.02.01 ***Generally***

A. Within the Historic District Overlays and the CRA Overlay, the HDC may authorize a variance from the design and improvement standards of the LDC and may issue exceptions from the CRA design guidelines where the required findings of Section 10.02.00 are met.
B. The BOA may authorize a variance from the design and improvement standards of the
C. LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
D. Limitations on the grant of a variance
    1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
    2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
    3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
    4. A variance shall not change the requirements for concurrency.
    5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
    6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
    7. A variance shall not be granted for procedure or process components of this Land Development Code.
    8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

10.02.02 ***Required Findings for a Grant of a Variance***

A. In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC shall find that all of the following criteria apply:
    1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.
    2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege

that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.
5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.
6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

B. The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 10.02.02(A).

10.02.03 ***Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area***

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in Section 10.02.02(A):

A. That a variance is necessary to maintain the historic character of property through demonstrating that:
   1. A variance would not be contrary to the public interest, safety, or welfare.
   2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.
   3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.
   4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.
   5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.
   6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.
B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate

adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.
2. The variance would not significantly diminish the historic character of the Historic District or Site.
3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.
4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

10.02.04 ***Procedures for Variances***

A. Applications
   1. An application for a variance shall include the information required for all applications, as set forth in Section 11.01.03 and City established policies, as amended from time to time.
   2. An application for a variance shall include a statement explaining how the variance request conforms to all requirements listed in Section 10.02.02 (A).
   3. An application for a variance for development subject to site plan review and approval shall be decided by the BOA or HDC prior to completion of the site plan review process.

B. Review of applications
   1. An application for a variance shall be reviewed by the City Manager for compliance with the requirements set forth in Section 10.02.02(A). The City Manager shall prepare a compliance report to the BOA or HDC.
   2. A public hearing shall be scheduled before the BOA or the HDC.
   3. Notice shall be provided pursuant to the requirements of Section 11.02.00.
   4. The BOA or HDC shall conduct the public hearing in accordance with the procedures set forth in Section 11.04.00.
   5. The BOA or HDC shall approve, deny, or approve with conditions the application for variance, based upon findings regarding conditions set forth in Section 10.02.02(A).
   6. The City Manager shall issue a written order to the applicant when final action is taken by the BOA or HDC.

C. Expiration of variance approval Any variance authorized by the BOA or HDC, for which action has not commenced within one (1) year from the date on which the decision of the BOA or HDC is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect. See LDC Section 11.00.04(D) for extension allowances.

D. Appeals on a Variance.
   1. Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 30 days after the filing of the decision at the office of the board; otherwise the decision of the board will be final.

ANALYSIS:

Table 6.02.24(E). ***Standards for Outdoor Amusements***

Development Feature	Standard	Included in Variance Request
Minimum land area	2 acres	Yes, applicant seeks to create a miniature golf course on this parcel which is approximately .40 acres
Minimum setback for buildings Abutting residential zoning districts	200 feet	Due to size of parcel, applicant is seeking variance from setbacks, but has not specified a proposed setback
Abutting nonresidential zoning districts	100 feet	Due to size of parcel, applicant is seeking variance from setbacks, but has not specified a proposed setback
Minimum setback for parking lots and access drives, when abutting residential zoning districts	200 feet	Applicant is not seeking variance from parking setback
Access requirements	Arterial street	Applicant seeks a variance from this requirement as Alachua is not an arterial road
Minimum buffer	2 times the buffer specified in Section 4.05.05, plus a solid fence or wall	Applicant is seeking a variance from the 2x buffer requirement, but has not specified a proposed buffer
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses	Applicant is not seeking a variance from lighting standards
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties	Applicant is not seeking a variance from loudspeaker/ paging system standards
Outside storage and loading areas	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 200 feet from any residentially zoned property	Applicant is not seeking a variance from outside storage and loading area standards.
Refuse and solid waste containers	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines	Applicant is seeking a variance from setback of refuse containers, but not screening requirement
Sanitation facilities, temporary or permanent	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines	Applicant is not seeking a variance from standards for sanitation facilities

Criteria	Applicant Response	Staff Analysis	Meets Criteria
1. Special Conditions Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	*"Table 6 .02.20(E) requires a minimum land area of two acres for Outdoor Amusements.Most blocks within the City of Fernandina Beach are 200' X 400' which is 80,000 SF (<2 acres) . A miniature golf course can be easily constructed on less than 2 acres. Further, the double buffer and refuse setback requirements restrict uses of most properties."*	The supplemental standards do not reflect the urban form of the city for purposes of this type of use.	YES
2. Special Privilege Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	*"Other properties within this zoning district can apply for a variance to allow for Outdoor Amusements so no special privilege is conferred by approving this variance.."*	Granting the variance does not confer a special privilege, as this Outdoor recreational use is permitted within the C-3 zoning district. The variance requested pertains to supplemental standards and not particular uses within the zoning district.	YES
3. Literal Interpretation Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	*"Literal interpretation of 6 .02.20, in particular Table 6 .02.20 (E) make it nearly impossible to locate Outdoor Amusements within the City of Fernandina Beach. The 200' setback from residential eliminates any typical downtown block. Requiring access from an arterial street also limits the location. The 2 acre minimum lot size is the most restrict ive."*	Literal interpretation of the LDC would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. The variance requested pertains to supplemental standards and not particular uses within the zoning district. A literal interpretation would make it difficult to locate outdoor amusements within the city.	NO
4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	*"The variance is to allow the construction of the miniature golf course on the subject property with an accessory building for food service . The aspects of 6.02.20 relating to lighting, loudspeakers , and screening of refuse containers will be maintained."*	This is the minimum variance that would be needed to achieve this use on most properties within the city.	YES

5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan	*"Granting the variance will be in harmony with the general intent and purpose of the Land Development Code because Outdoor Amusements are allowed in the C-3 zoning district and the FLUM designation is Central Business District which allows for "commercial retail" and "restaurants".*	Although a permissible use, the supplemental standards do not support this use a being in general harmony with intent and purpose of the Land Development Code and Comprehensive Plan.	NO
6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	*"Granting the variance is compatible with surrounding properties, which are primarily commercial in nature (restaurants) and a parking lot with residential to the north (zoned commercial) with an R-2 zoned residential property to the northeast, and will not cause injury to the area involved or otherwise be detrimental to the public health, safety, welfare, or environment."*	The area surrounding the property is commercial in nature, with the exception of an adjacent residential property at the northeast corner. Granting the variance is compatible with the surrounding properties and other commercial uses that are permitted on this site without supplemental standards.	YES
10.02.03 *Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area* In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria filled out in the above application.			
Applicant did not respond to additional criteria			

Staff finds that although the applicant does not meet criteria for literal interpretation and general harmony, the HDC may wish to consider granting this variance if it finds that the supplemental standards created for the Recreation, Outdoor Amusements category do not adequately take into account this specific use.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, does not meet all 6 criteria, and as such, must recommend denial.

Staff recommends:

DENIAL of HDC 2018-27

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-27 **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 2018-27, as presented, **is or is not** substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-27 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-27

EXHIBIT 1

Application & Backup Materials

ROGERS | TOWERS
ATTORNEYS AT LAW

Jon C. Lasserre

JLasserre@rtlaw.com

960185 Gateway Boulevard • Suite 203
Amelia Island, Florida 32034

904 . 261 . 5618 Main
904 . 396 . 0663 Fax
www.rtlaw.com

May 21, 2018

Mr. Jacob Platt
204 Ash Street
Fernandina Beach, Florida 32034

RE: VARIANCE APPLICATION
ALACHUA LANDAND CATTLE, LLC

Dear Jacob:

Please note that our client represents Alachua Group, LLC in the enclosed application for a variance from the Land Development Code ("LDC"). We are seeking to lessen the supplemental standards associated with outdoor amusements to allow them within the C-3 zoning district. Specifically, our client seeks to develop a minature golf course on the subject property.

As you are aware, the supplemental standards contained within Table 6.02.20(E) exist to provide for restrictions to situate outdoor amusements. Listed outdoor amusement uses in the LDC are minature golf courses, batting cages, archery ranges, climbing walls, and pony rides. The setbacks and land area requirements provided in the table are designed to be restrictive by keeping certain outdoor amusement uses appropriately distanced from residential or other uses. This seems entirely appropriate in certain cases, particularly concerning an archery range (public safety) or a pony ride (odors). However, the distance restrictions seem overly restrictive concerning a less potentially invasive use such as a miniature golf course, which is what our client seeks to develop.

The supplemental standards sought to be relaxed by this application are:

1. Minimum land area of two acres;
2. Minimum setbacks for buildings from both residential and non-residential;
3. Requirement of access from an arterial road;
4. Minimum buffer of 2X the ordinary requirement; and
5. Refuse setback (but not screening).

The other supplemental standards required within LDC 6.02.20 will be met by the applicant.

The variance process is in place to be sure that these uses are situated within appropriate areas following the public's opportunity to be heard on the matter and their opinions shared. We hope that the Board of Adjustments will make a distinction between the certain uses outlined in the LDC for outdoor amusements.

If you have any questions regarding this variance application, please contact me any time.

Sincerely,

Jon C. Lasserre, Esq.

Encl.

Cc: Client w/ Encl.

PLANNING

BOA

Variance

Revised 03/01/18

USE THIS FORM TO: Apply for a variance from requirements in the Land Development Code (LDC). Variances are demonstrations of hardship as to why a project cannot meet the requirements.

FEES: $650. The fee is payable upon application.

IMPORTANT NOTES: To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the applicable planner prior to submitting your application. Completed Board applications are due 30 days prior to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council. Cases in all other areas of the City are heard by the Board of Adjustment. Variance procedures are found in LDC Section 10.02.04.

KEY CONTACTS: The Planning Department will guide your application from start to finish, engaging other City departments or agencies as needed.

2018 Board of Adjustment Meeting Schedule

Meetings are held the 3rd Wednesday of the month at 5:00pm.

Application Deadline (4:30pm)	Dec 18 2017	Jan 22 2018	Feb 19 2018	Mar 19 2018	Apr 16 2018	May 21 2018	June 18 2018	Jul 16 2018	Aug 20 2018	Sep 17 2018	Oct 22 2018	Nov 19 2018	Dec 17 2018	Jan 21 2019	Feb 18 2019
Meeting Date	Jan 17 2018	Feb 21 2018	Mar 21 2018	Apr 18 2018	May 16 2018	June 20 2018	Jul 18 2018	Aug 15 2018	Sep 19 2018	Oct 17 2018	Nov 21 2018	Dec 19 2018	Jan 16 2019	Feb 20 2019	Mar 20 2019

2018 Historic District Council Meeting Schedule

Meetings are held the 3rd Thursday of the month at 5:00pm.

Application Deadline (4:30pm)	Dec 20 2017	Jan 17 2018	Feb 14 2018	Mar 16 2018	Apr 20 2018	May 18 2018	June 22 2018	Jul 20 2018	Aug 17 2018	Sep 21 2018	Oct 19 2018	Nov 16 2018	Dec 21 2018	Jan 18 2019	Feb 22 2019
Meeting Date	Jan 18 2018	Feb 15 2018	Mar 15 2018	Apr 19 2018	May 17 2018	June 21 2018	Jul 19 2018	Aug 16 2018	Sep 20 2018	Oct 18 2018	Nov 15 2018	Dec 20 2018	Jan 17 2019	Feb 21 2019	Mar 21 2019

APPLICATION REQUIREMENTS
VARIANCE APPLICATIONS

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 FILING A VARIANCE REQUEST:

- ☐ Signed, sealed, scaled survey of the property no older than two years from date of application
- ☐ Proof of ownership (copy of deed or tax statement)
- ☐ Completed agent authorization, if needed
- ☐ Synopsis letter of reasons for request
- ☐ Materials as needed to illustrate nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to scale.)

The following limitations on the grant of a variance apply:

1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
4. A variance shall not change the requirements for concurrency.
5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
7. A variance shall not be granted for procedure or process components of this Land Development Code.
8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

You will receive a staff report one week before your meeting.

APPEALS: Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within thirty (30) days after the filing of the decision at the office of the Board; otherwise, the decision of the Board shall be final.

STAFF CONTACT:

BOA: Jacob Platt
Planner II
jplatt@fbfl.org
904.310.3135

HDC: Sal Cumella
Preservation Planner II
scumella@fbfl.org
904.310.3135

OFFICE USE ONLY

REC'D: 5/28/18 BY: SJC

PAYMENT: $ 650.00 TYPE: ✓ # 23541

APPLICATION #: 2018-000846

CASE #: HDC 2018-27

BOARD MEETING DATE: June 21, 2018

APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: Alachua Land & Cattle, LLC, a Florida limited liability company

Mailing Address: 990 South Fletcher Avenue, Fernandina Beach, Florida 32034

Telephone: (904) 710-5884 Fax: (904) 321-1646

Email: karoblo@yahoo.com

Agent Name: Rogers Towers, P.A. C/O Alachua Group, LLC

Mailing Address: 960185 Gateway Blvd., Suite 203, Fernandina Beach, Florida 32034

Telephone: (904) 261-5618 Fax: (904) 396-0663

Email: JLasserre@RTlaw.com

PROPERTY INFORMATION

Street Address: 201 Alachua Street, Fernandina Beach, Florida 32034

Parcel Identification Number(s): 00-00-31-1800-0009-0010

Lot Number: 1 & 29-34 Block Number: 9

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): ~~6.02.20~~ 6.02.24 Recreation, outdoor amusements

Brief description of work proposed (use additional sheets if necessary):

Construct miniature golf course with snack shop, ice cream shop, or food stand.

In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

Table 6.02.20(E) requires a minimum land area of two acres for Outdoor Amusements. Most blocks within the City of Fernandina Beach are 200' X 400' which is 80,000 SF (< 2 acres). A miniature golf course can be easily constructed on less than 2 acres. Further, the double buffer and refuse setback requirements restrict uses of most properties.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

Other properties within this zoning district can apply for a variance to allow for Outdoor Amusements so no special privilege is conferred by approving this variance.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

Literal interpretation of 6.02.20, in particular Table 6.02.20(E) make it nearly impossible to locate Outdoor Amusements within the City of Fernandina Beach. The 200' setback from residential eliminates any typical downtown block. Requiring access from an arterial street also limits the location. The 2 acre minimum lot size is the most restrictive.

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.

The variance is to allow the construction of the miniature golf course on the subject property with an accessory building for food service. The aspects of 6.02.20 relating to lighting, loudspeakers, and screening of refuse containers will be maintained.

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.

Granting the variance will be in harmony with the general intent and purpose of the Land Development Code because Outdoor Amusements are allowed in the C-3 zoning district and the FLUM designation is Central Business District which allows for "commercial retail" and "restaurants"

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

Granting the variance is compatible with surrounding properties, which are primarily commercial in nature (restaurants) and a parking lot with residential to the north (zoned commercial) with an R-2 zoned residential property to the northeast, and will not cause injury to the area involved or otherwise be detrimental to the public health, safety, welfare, or environment.

☐ **If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.**

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

05/21/2018 _____
Date

_____
Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 21 day of May, 2018.

Jennifer T. Athavale _____ Jennifer T. Athavale 9-30-18
Notary Public: Signature Printed Name My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

JENNIFER T. ATHAVALE
MY COMMISSION # FF 164419
EXPIRES: September 30, 2018
Bonded Thru Notary Public Underwriters

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Alachua Land & Cattle, LLC
(print name of property owner(s))

hereby authorize: Rogers Towers, P.A. C/O Alachua Group, LLC
(print name of agent)

to represent me/us in processing an application for: a variance to the land development code
(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)
~~Brian A. Harpster~~ Elizabeth A. Rawson
Its: Manager
(Print name of owner)

(Signature of owner)
(Print name of owner)

STATE OF ~~FLORIDA~~ Florida
COUNTY OF ~~NASSAU~~ Nassau ss

Subscribed and sworn to before me this 21st day of May, 2018.

Notary Public: Signature

Taran R. Jackson
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL Driver's License

TARAN R. JACKSON
Notary Public - State of Florida
Commission # GG 197301
My Comm. Expires Aug 17, 2019
Bonded through National Notary Assn.

APPENDIX A
HISTORIC DISTRICT AND COMMUNITY REDEVELOPMENT AREA VARIANCE CRITERIA

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria filled out in the above application. **Please provide responses, as applicable, on a separate sheet of paper.**

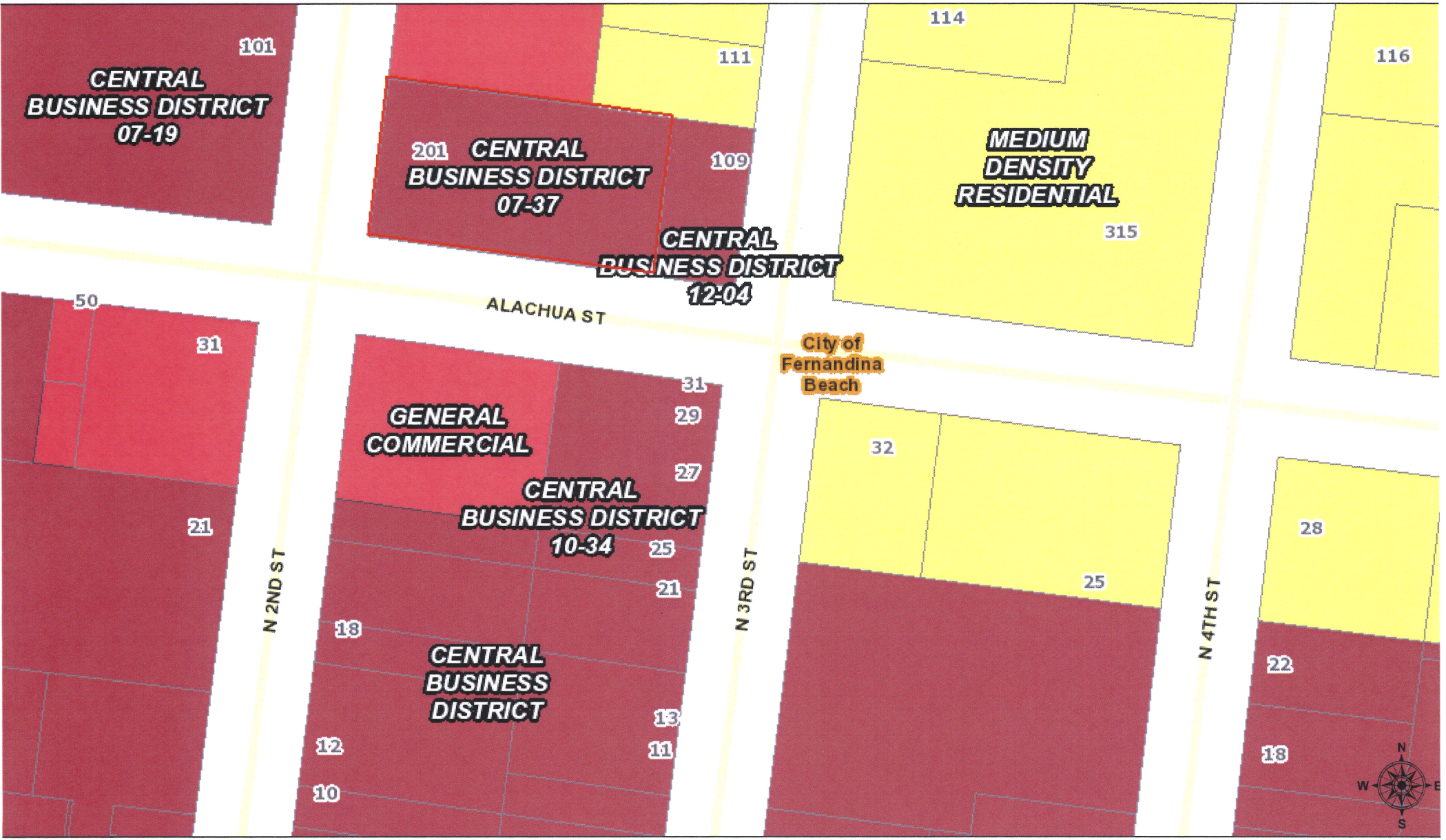
A. That a variance is necessary to maintain the historic character of property through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.
2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.
3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.
4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.
5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.
6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.
2. The variance would not significantly diminish the historic character of the Historic District or Site.
3. That the variance requested is the minimum necessary to effect the adaptive reuse of an existing structure or site.
4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

201 Alachua FLUM



May 21, 2018

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

201 Alachua Zoning

May 21, 2018

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

INSTR # 201024306, Book 1698, Page 108 Doc Type D, Pages 5, Recorded 09/07/2010 at 03:56 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $2310.00 Rec. Fee $44.00

RECORD AND RETURN TO:

Anthony A. Anderson, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

Consideration: $330,000.00
FA 10-36

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of and effective the 3rd day of September, 2010, by and between **SYNOVUS BANK, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Coast Community Bank** (the "Grantor"), and **ALACHUA LAND & CATTLE LLC, a Florida limited liability company** ("Grantee"), whose address for purposes of notice hereunder is 10 North 2nd Street, Fernandina Beach, Florida 32034.

W I T N E S S E T H:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Nassau, State of Florida (the "Land"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED BY REFERENCE HEREIN.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, appurtenances, and fixtures now or hereafter a part of the Land (collectively, the "Property"), subject to those matters set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

To have and to hold the Property in fee simple forever.

GRANTOR AND GRANTEE ACKNOWLEDGE AND AGREE THAT, EXCEPT FOR THE GRANTOR'S EXPRESS COVENANTS, REPRESENTATIONS AND WARRANTIES SET FORTH IN THIS SPECIAL WARRANTY DEED, THE SALE OF THE PROPERTY IS WITHOUT ANY WARRANTY, AND THAT GRANTOR HAS MADE NO, AND EXPRESSLY AND SPECIFICALLY DISCLAIMS ANY AND ALL, REPRESENTATIONS, GUARANTIES OR WARRANTIES, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW OR RELATING TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, OF OR RELATING TO: (A) THE OWNERSHIP, USE, INCOME, POTENTIAL, EXPENSES, OPERATION, CHARACTERISTICS OR CONDITION OF THE PROPERTY OR ANY PORTION THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF SUITABILITY, HABITABILITY, MERCHANTABILITY, DESIGN OR FITNESS FOR ANY SPECIFIC PURPOSE OR A PARTICULAR PURPOSE; (B) THE NATURE, MANNER OR CONDITION (PHYSICAL, STRUCTURAL OR OTHERWISE) OF

THE PROPERTY, OR THE SURFACE OR SUBSTANCE THEREOF, WHETHER OR NOT OBVIOUS, VISIBLE OR APPARENT; (C) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OR ABSENCE OF OR CONTAMINATION BY HAZARDOUS MATERIALS, OR THE COMPLIANCE OF THE PROPERTY WITH ALL REGULATIONS OR LAWS PERTAINING TO HEALTH OR THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO, ENVIRONMENTAL LAWS; AND (D) THE SOIL CONDITIONS, DRAINAGE, FLOODING CHARACTERISTICS, UTILITIES OR OTHER CONDITIONS EXISTING IN, ON OR UNDER THE PROPERTY.

Furthermore, Grantee does hereby release and forever discharge Grantor, its directors, shareholders, officers, employees, legal representatives, agents and assigns, from any and all actions, causes of action, claims and demands for, upon or by reason of any damage, loss or injury which heretofore have been or which hereafter may be sustained by Grantee resulting from or arising out of the presence of any hazardous materials or other environmental contamination on or in the vicinity of the Property, including the soil and/or groundwater (hereinafter referred to as the "Claims"). Grantee expressly waives, without limitation, any Claims for contribution under the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, unless resulting from the acts or omissions of Grantor, during its period of ownership of the Property (and not caused by the Grantee following the conveyance evidenced hereby). This release applies to all such Claims whether the actions causing the presence of hazardous materials on or in the vicinity of the Property occurred before or after the conveyance evidenced hereby. This release extends and applies to, and also covers and includes, all statutory or common law Claims the Grantee may have against the Grantor. The provisions of any State, Federal, or Local law or statute providing in substance that releases shall not extend to claims, demands, injuries or damages which are unknown or unsuspected to exist at the time, to the person executing such release, are hereby expressly waived.

Except as otherwise set forth in this Special Warranty Deed or in the Permitted Exceptions, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Pamela Gordon
Print Name: Pamela Gordon

Robin C. Fowler
Print Name: Robin C. Fowler

"GRANTOR"

SYNOVUS BANK, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Coast Community Bank

By: _____
Name: James M. Townsend

Title: President/CEO of the First Coast Community Bank Division of Synovus Bank

Address: 1750 South 14th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 3rd day of September, 2010, by James M. Townsend, the President of the First Coast Community Bank Division of Synovus Bank, on behalf of the bank. He *(check one)* ☑ is personally known to me, or ☐ has produced a valid driver's license as identification.

Robin C. Fowler
Notary Public, State of Florida
Name: Robin C. Fowler
My Commission Expires: 6-4-11
My Commission Number is: 681936

ROBIN C. FOWLER
Notary Public - State of Florida
My Commission Expires Jun 4, 2011
Commission # DD 681936

EXHIBIT "A"

LEGAL DESCRIPTION

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 IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOTS 1, 29, 30, 31, 32, 33 AND 34, IN BLOCK 9.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Any rights, interest or claims affecting the land which a correct survey would disclose and which are not shown by the public records.
2. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land, and any adverse claim to all or part of the land that is or was previously under water.
3. Taxes and assessments for the year 2010 and subsequent years, which are not yet due and payable, and taxes and assessments levied and/or assessed subsequent to the date hereof.

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-28
JUNE 21, 2018

Owner/Applicant:	Nancy Rossiter				
Property Address:	214/216 S. 7th Street				
Requested action:	Variance from Land Development Code sections 4.02.03(E) *Standards for Building Heights and Setbacks;* 4.02.01(J) *Design Standards for Lots;* & 11.01.05(F) *Requirements for Subdivision Plats (Preliminary and Final)*				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00106 (Swan-Kelly House); 8NA00461 (Kelly Carriage House)				
Year Built:	1891 (Swan-Kelly House); 1926 (Kelly Carriage House)				
Contributing Status:	Contributing; Contributing				
Adjacent Properties:	North	Single-Family Residential	R-2	c.1910	
	South	Single-Family Residential	R-2	c.1930	
	East	Commercial	C-3	c.1900	
	West	Single-Family Residential	R-2	c.1900	

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 Swann-Kelly House was built in 1889 by Samuel A. Swann as the residence of his son, Donovan Swann. In 1907 it was sold to D.A. Kelly. He and his brother owned and ran a prosperous ship's chandlery at Centre and 2nd. Mr. Kelly, his wife, "Miss Dora", and their sons, Dan and Redmond lived there for many years. The Kelly carriage house was constructed in 1926 as a single story garage. The 1949 Sanborn maps describe a two story structure which indicates either the second story was an addition or an entirely new structure was built in the same location sometime between the years of 1926 and 1949. Both structures are listed as contributing to the Downtown Historic District.

The original property holdings included adjoining properties to the south and totaled an ownership configuration of 200 by 100. The site contained the original 1889 home and three accessory structures; including the Kelly carriage house. A 65x100 foot parcel of land was divided from the original property holdings sometime after 1949 as a home was constructed at 224 S. 7th Street in 1965. This resulted in the current 135x100 foot parcel of land. At present, the property contains the original 1889 Swann house (214 S. 7th Street) and the Kelly carriage house (216 S. 7th Street).

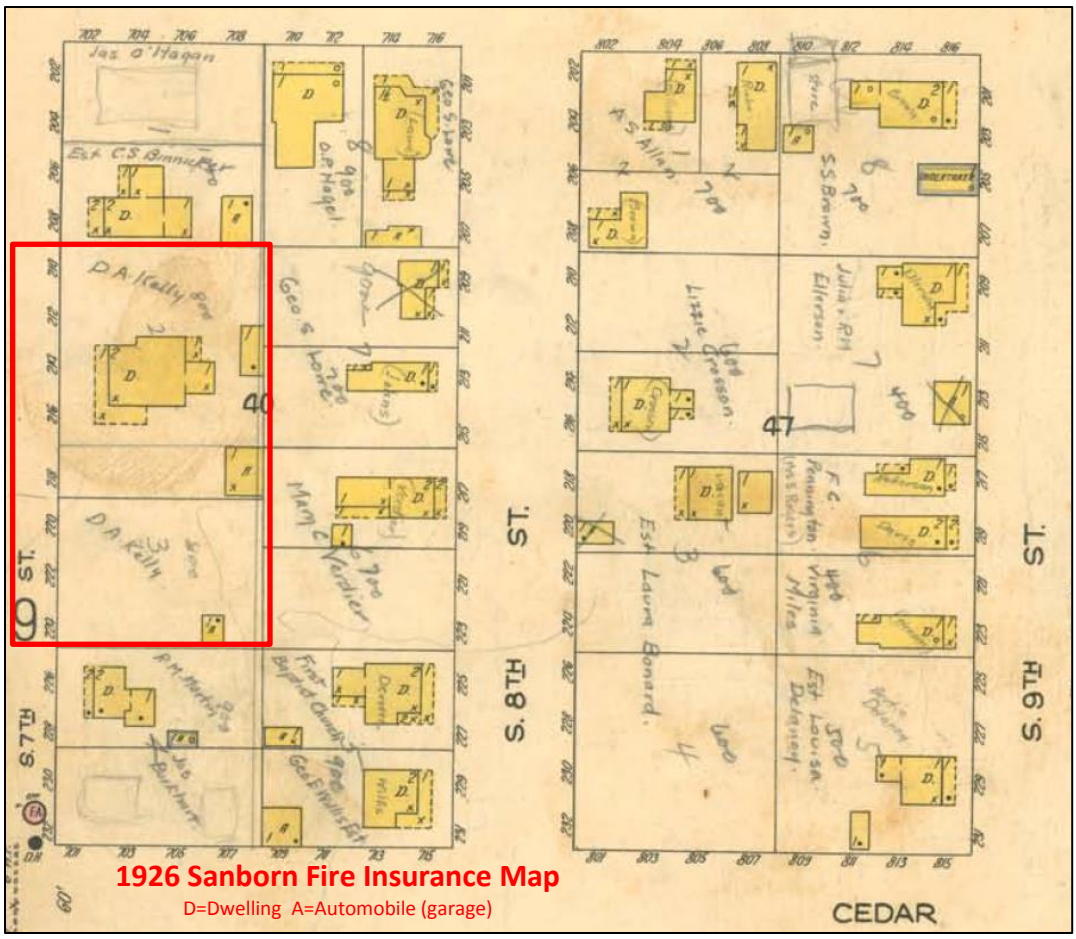
Under the current Land Development Code, the Kelly carriage house is considered as an accessory dwelling. Situated on the rear (0.8ft.) and side (2.1ft.) property lines, the carriage house is considered a non-conforming structure and use, as it does not meet current setback requirements of three feet, contains separated utility meters, an independent address, and is used to generate rental income for the property owner. *(Reference: LDC Section 5.01.04)*

The applicant is seeking variances from the Land Development Code in order to:

1. create two lots 92.50x100ft for the Swann House and a 42.50x100 ft. lot with the carriage house; and
2. enable the carriage house to serve as a principal structure on the newly created lot.

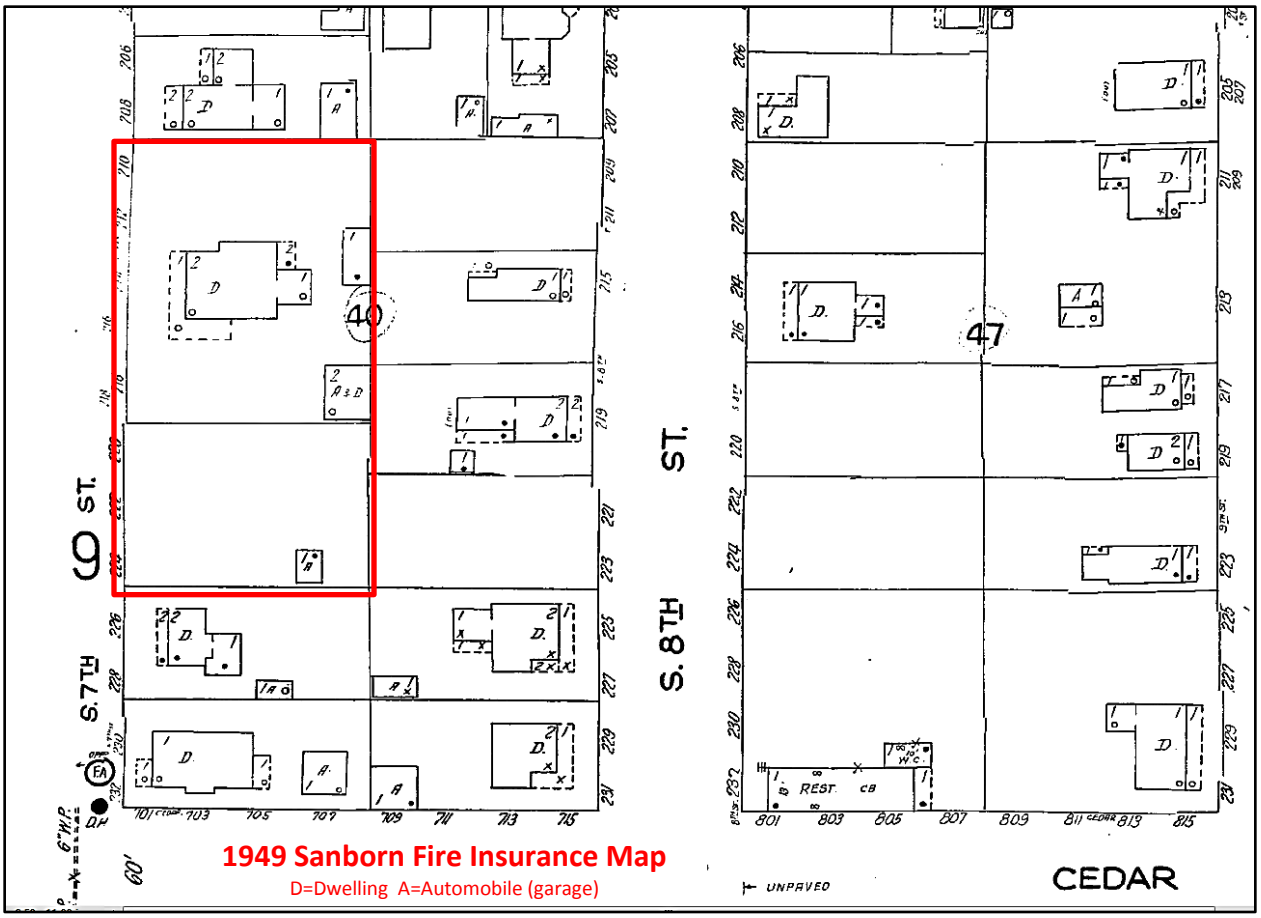
To accomplish this action, the applicant requests consideration of variances from the following sections of the Land Development:

- 4.02.03(E) Standards for Building Heights and Setbacks;
- 4.02.01(J) Design Standards for Lots; and
- 11.01.05(F) Requirements for Subdivision Plats (Preliminary and Final).



1926 Sanborn Fire Insurance Map

D=Dwelling A=Automobile (garage)



1949 Sanborn Fire Insurance Map

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN: GOAL 11 HISTORIC PRESERVATION ELEMENT

Policy 11.01.11.
The City shall ensure administrative processes and fees encourage and incentivize the reuse and rehabilitation of historic resources.

Policy 11.03.01.
The City shall explore strategies for preservation of historic resources and properties, including, but not limited to:

a. Incentives for maintenance, restoration and rehabilitation, and stabilization of historic, cultural or archaeological resources;
b. Incentives for productive and adaptive reuse of historic structures;
c. Incentives for private ownership and responsible stewardship of these resources;

Policy 11.09.01.
The City shall encourage historic preservation as a sustainable building practice that encourages reuse of existing resources and helps reduce energy consumed and waste created as part of the demolition and building process.

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

4.02.00 DESIGN STANDARDS FOR BASE ZONING DISTRICTS

4.02.01 *Standards for Lot Design*

Table 4.02.01(J) *Design Standards for Lots*

Zoning District	Minimum Lot Width (ft.)	Maximum Impervious Surface Ratio for Lots (%)	Maximum Floor Area Ratio for Lots (%) (Note 1)
R-2	50 (Note 4)	75	50

Notes:
1. For RE, R-1, R-2, R-3, OT-1, and OT-2, the FAR standard applies to any permissible commercial uses.
4. Development is permissible on lots which were platted before the effective date of this LDC and have a minimum width of twenty-five (25) feet.

4.02.03 *Standards for Buildings and Building Placement*

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]
R-2	35	25	10% of lot width	20	15

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.

10.02.00 VARIANCES

10.02.01 *Generally*

A. Within the Historic District Overlays and the CRA Overlay, the HDC may authorize a variance from the design and improvement standards of the LDC and may issue exceptions from the CRA design guidelines where the required findings of Section 10.02.00 are met.
B. The BOA may authorize a variance from the design and improvement standards of the
C. LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
D. Limitations on the grant of a variance
    1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
    2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
    3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
    4. A variance shall not change the requirements for concurrency.
    5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
    6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
    7. A variance shall not be granted for procedure or process components of this Land Development Code.
    8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

10.02.02 *Required Findings for a Grant of a Variance*

A. In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC shall find that all of the following criteria apply:
    1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.
    2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.
    3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
    4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.
    5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.
    6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

B. The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 10.02.02(A).

10.02.03 ***Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area***

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in Section 10.02.02(A):

A. That a variance is necessary to maintain the historic character of property through demonstrating that:
    1. A variance would not be contrary to the public interest, safety, or welfare.
    2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.
    3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.
    4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.
    5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.
    6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.
B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:
    1. A variance would not be contrary to the public interest, safety, or welfare.
    2. The variance would not significantly diminish the historic character of the Historic District or Site.
    3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.
    4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

10.02.04 ***Procedures for Variances***

A. Applications
    1. An application for a variance shall include the information required for all applications, as set forth in Section 11.01.03 and City established policies, as amended from time to time.
    2. An application for a variance shall include a statement explaining how the variance request conforms to all requirements listed in Section 10.02.02 (A).
    3. An application for a variance for development subject to site plan review and approval shall be decided by the BOA or HDC prior to completion of the site plan review process.
B. Review of applications
    1. An application for a variance shall be reviewed by the City Manager for compliance with the requirements set forth in Section 10.02.02(A). The City Manager shall prepare a compliance report to the BOA or HDC.
    2. A public hearing shall be scheduled before the BOA or the HDC.
    3. Notice shall be provided pursuant to the requirements of Section 11.02.00.
    4. The BOA or HDC shall conduct the public hearing in accordance with the procedures set forth in Section 11.04.00.
    5. The BOA or HDC shall approve, deny, or approve with conditions the application for variance, based upon findings regarding conditions set forth in Section 10.02.02(A).
    6. The City Manager shall issue a written order to the applicant when final action is taken by the BOA or HDC.
C. Expiration of variance approval Any variance authorized by the BOA or HDC, for which action has not commenced within one (1) year from the date on which the decision of the BOA or HDC is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect. See LDC Section 11.00.04(D) for extension allowances.
D. Appeals on a Variance.
    1. Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 30 days after the filing of the decision at the office of the board; otherwise the decision of the board will be final.

11.01.05 ***Requirements for Subdivision Plats (Preliminary and Final)***

F. Specific requirements for minor subdivisions
    1. A minor subdivision is an alteration of a common property boundary between two (2) platted lots (also called a lot line adjustment); the division of a parcel into two (2) lots; or the combining of two (2) or more lots into one (1) lot.
    2. A lot line adjustment may increase or decrease the lot areas, but shall not result in a lot that does not comply with the density, dimension, or other design requirements of this LDC.
    3. A lot line adjustment shall not create a nonconforming situation with regard to a lot or any structures located on a lot.
    4. Lot combinations and creation of two (2) lot subdivision shall comply with density, dimension, and other design requirements of this LDC.
    5. A minor subdivision is exempt from the platting requirements set forth for preliminary and final plats in this section.
    6. An application for a minor subdivision shall include the following information in addition to the information required in Section 11.01.03:

a. Existing and proposed legal descriptions, including existing easements and rights-of-way;
b. Proposed points of ingress and egress to each lot;
c. Existing and proposed dimensions of the lots; and
d. Applicable zoning district and site design requirements pursuant to this LDC

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 ☒

ANALYSIS:

Criteria	Applicant Response	Staff Analysis	Meets Criteria
1. Special Conditions Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	*"Yes, special conditions and circumstances exist that are peculiar to the land and structure such as rental restrictions that apply to accessory structures."*	Staff finds that this property is similarly configured and built in a manner that reflects the character of properties which surround it whereby a principal structure historic structure has subordinate accessory strucutre such as a carriage house. The requested lot configuration results in a smaller than usual lot for the R-2 zoning district at 42.5 feet. The City recognizes non-conforming uses and permits their continuance as long as that use does not lapse for a period greater than 180 days. As such, the use of the structure for rental purposes would be permitted to continue. A special condition for the propperty does not exist.	NO
2. Special Privilege Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	*"Granting the variance does not confer a special privilege. There are many other structures in the Historic District that are on narrow lots."*	The applicant is correct that there are several examples of substandard lot widths in the R-2 zoning district, these are however an exception to the standard (505, 509, 511 Cedar Street or 110, 112, 114 S. 7th Street). Properties carrying the same R-2 zoning district along the S. 7th Street block face are typically larger than the minimum required 50 foot lot width. Approval would grant a special privilege to the property that is uncommon for surrounding properties within the same district and in the same area.	NO

3. Literal Interpretation Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	*"Literal interpretation of the provisions of the LDC would deprive us of the rights enjoyed by other properties, as the carriage house, as an accessory structure cannot be rented."*	Income generation as a basis for requesting a variance is expressly denied by the LDC (10.02.01(6)). As previously stated, nonconforming uses are permitted to continue. The literal interpretation of use of accessory structures is not the issue for which the applicant is requesting a variance, instead the applicant requests creation of a substandard lot width which then creates a nonconforming structure on the resulting lots. The literal interpretation of the Code does not deprive the applicant of rights enjoyed by others within the same zoning district.	NO
4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	*"The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, and building."*	The applicant's request is the minimum necessary to meet density requirements in order to establish a new lot of record within the R-2 zoning district.	YES
5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	*"Yes, granting the variance will be in harmony with the general intent and purpose of the LDC and Comprehensive Plan. Granting the variance will make the property more in harmony with the houses on small lots in the neighborhood (ie 110 S. 7th Street)."*	Granting this variance would allow a historic property and its historic accessory structure to be separated into independent lots. The requested action for side yard setback variances results in a non-conforming principal structure and no driveway access or parking. To remedy the latter concern, it is likely the owner will request a new curb cut and driveway for access on the northern portion of the resulting lot onto S. 7th Street. Staff finds the requested action is not in general harmony with the properties which immediately surround this site as most of them are much larger than the minimum required and contain historic accessory structures on the same property in a similar configuration as 214 and 214 S. 7th Street. Further, the resulting effect of the requested action is separation of two structures which are documented to have existed as a single development site since at least 1926.	NO

6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	*"Granting the variance is compatible with surrounding properties, will not cause injury to the area involved or otherwise be detrimental to the public health, safety, welfare or environment. We are only seeking to make better use of an existing structure."*	Staff finds that the request would not cause injury to public health, safety, or welfare, but the action does result in a non-compatible development form with properties on the same block face and those directly across the street.	NO

10.02.03 *Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area*

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria filled out in the above application.

Criteria	Applicant Response	Staff Analysis	Meets Criteria
A. That a variance is necessary to maintain the historic character of property through demonstrating that:			
1. A variance would not be contrary to the public interest, safety, or welfare.	*"Yes, the variance requested will be compatible with surrounding properties, will not cause injury or be detrimental to public interest, safety, or welfare. There are at least ten properties in the immediate area that are on lots that are 25-45 feet in width. This change will be in the best interest of the public interest as it will create an adaptive use of housing without creating additional impact on the area."*	The variance would not be contrary to the safety or welfare of the public.	YES

2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.	*"Yes, special conditions exist. The house located at 216 S 7th Street is considered an accessory structure, and because of this designation, it cannot be rented (5.01.04 Accessory Dwellings). Granting the variance and changing 216 S 7th Street to a primary structure is the best adaptive use of the structure."*	Neither financial hardship nor economic considerations are permissible arguments for the granting of a variance. No special conditions exist as a result of the historic setting, its location, nature, or the character of the land. The applicant's request would result loss of the historic context under which these structures were built. Further, separation of the two structures could result in later requests to build forward of the current carriage house in order to gain additional square footage in a principal structure. The argument for adaptive reuse of the historic structure is flawed because the structure is accessory to a principal structure for which it was constructed. The structure can and should be retained as ancillary to the Swann House without need for "adaptive reuse." The alteration of lot configuration puts at risk the future appearance of the carriage house as a subordinate structure.	NO

3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.	*"Yes, literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site. Many of the houses in the Historic District are on smaller lots."*	Although the applicant has demonstrated that smaller lots existing within the surrounding area, the applicant fails to acknowledge where the smaller lot configurations utilized accessory structures. The contrary exists. Most of the substandard lots within the area contained historic principal structures. The literal interpretation of the code does not prevent the ability to preserve the historic character of the property.	NO
4. The variance requested is the minimum necessary to preserve the historic character of a historic site of a historic district.	*Yes, the variance requested is the minimum needed to preserve the historic character of a historic site or of a historic district.*	The applicant's request is the minimum needed in order to separate the lots.	YES
5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.	*"No alterations to existing structures are being requested. We are only requesting to change the designation of an existing structure so its adaptive use is best for the long-term viability of the structure."*	N/A	N/A

6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.	*"This is not a case of new construction."*	N/A	
Criteria	**Applicant Response**	**Staff Analysis**	**Meets Criteria**
B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:			
1. A variance would not be contrary to the public interest, safety, or welfare.	*"Yes, the variance requested will be compatible with surrounding properties, will not cause injury or be detrimental to public interest, safety, or welfare. There are at least ten properties in the immediate area that are on lots that are 25-45 feet in width. This change will be in the best interest of the public interest as it will create an adaptive use of housing without creating impact."*	The variance would not be contrary to the safety or welfare of the public.	

2. The variance would not significantly diminish the historic character of the Historic District or site.	*"The variance would not significantly diminish the historic character of the Historic District or site. The house located at 216 S 7th Street is considered an accessory structure, and because of this designation, it cannot be rented (5.01.04 Accessory Dwellings). Granting the variance and changing 216 S 7th Street to a primary structure is the best adaptive use of the structure which already has separate utilities, its own street number, etc."*	Neither financial hardship nor economic considerations are permissible arguments for the granting of a variance. No special conditions exist as a result of the historic setting, its location, nature, or the character of the land. The applicant's request would result loss of the historic context under which these structures were built. Further, separation of the two structures could result in later requests to build forward of the current carriage house in order to gain additional square footage in a principal structure.	
3. That the variance requested is the minimum necessary to effect the adaptive reuse of an existing structure or site.	*"Yes, the variance is the minimum necessary effect the adaptive reuse of an existing structure or site."*	The applicant's request is the minimum needed in order to separate the lots.	
4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.	*"We are not creating or demolishing an existing structure."*	N/A	

STAFF RECOMMENDATION:

For the reasons provided in a analysis, Staff finds that the requested action, as presented, **is not** consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines. **Staff recommends: DENIAL of HDC 2018-28**

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-28 **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 2018-28, 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 2018-28 Application and Backup Materials**

EXHIBIT 2 **Florida Master Site File #8NA00106 (Swan-Kelly House)**

EXHIBIT 3 **Florida Master Site File #8NA00461 (Kelly Carriage House)**

Respectfully Submitted,

Kelly N. Gibson, AICP
Planning Manager

OFFICE USE ONLY

REC'D: 5/28/18 BY: STC

PAYMENT: $ 650 TYPE: ~~CK~~ 799 VISA

APPLICATION #: 2018-000851

CASE #: HDC SA 2018-28

BOARD MEETING DATE: June 21, 2018

APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: Nancy Rossiter

Mailing Address: 214 S. 7th Street, Fernandina Beach, FL 32034

Telephone: 401-419-8920 Fax: _____

Email: NRossiter@Juno.com

Agent Name: N/A

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: 214 S. 7th St / 216 S. 7th Street, Fernandina Beach, FL

Parcel Identification Number(s): 00-00-31-1800-0040-0020

Lot Number: 2 + N35 of 3 Block Number: 40

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 11.01.5(F); Table 4.02.01(J); Table 4.02.03(E)

Brief description of work proposed (use additional sheets if necessary):

See attached

In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

Yes, Special Conditions and Circumstances exist that are peculiar to the land and Structure such as rental restrictions that apply to accessory structures.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

Granting the variance does not confer a Special privilege. There are many other structures in the Historic District that are on narrow lots.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

Literal Interpretation of the provisions of the LDC would deprive us of the rights enjoyed by other properties as the carriage house, as an accessory structure, cannot be rented.

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.

The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure and building.

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.

Yes, granting the variance will be in harmony with the general intent and purpose of the LDC and Comprehensive plan. Granting the variance will make the property more in harmony with the houses on small lots in the neighborhood (ie 110 S. 7th Street).

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

Granting the variance is compatible with surrounding properties, will not cause injury to the area involved or otherwise be detrimental to the public health, safety, welfare or environment. We are only seeking to make better use of an existing structure.

☑ **If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.**

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

6-12-18
Date

Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU } ss

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

Karen M Austin
Notary Public: Signature

Karen M Austin
Printed Name

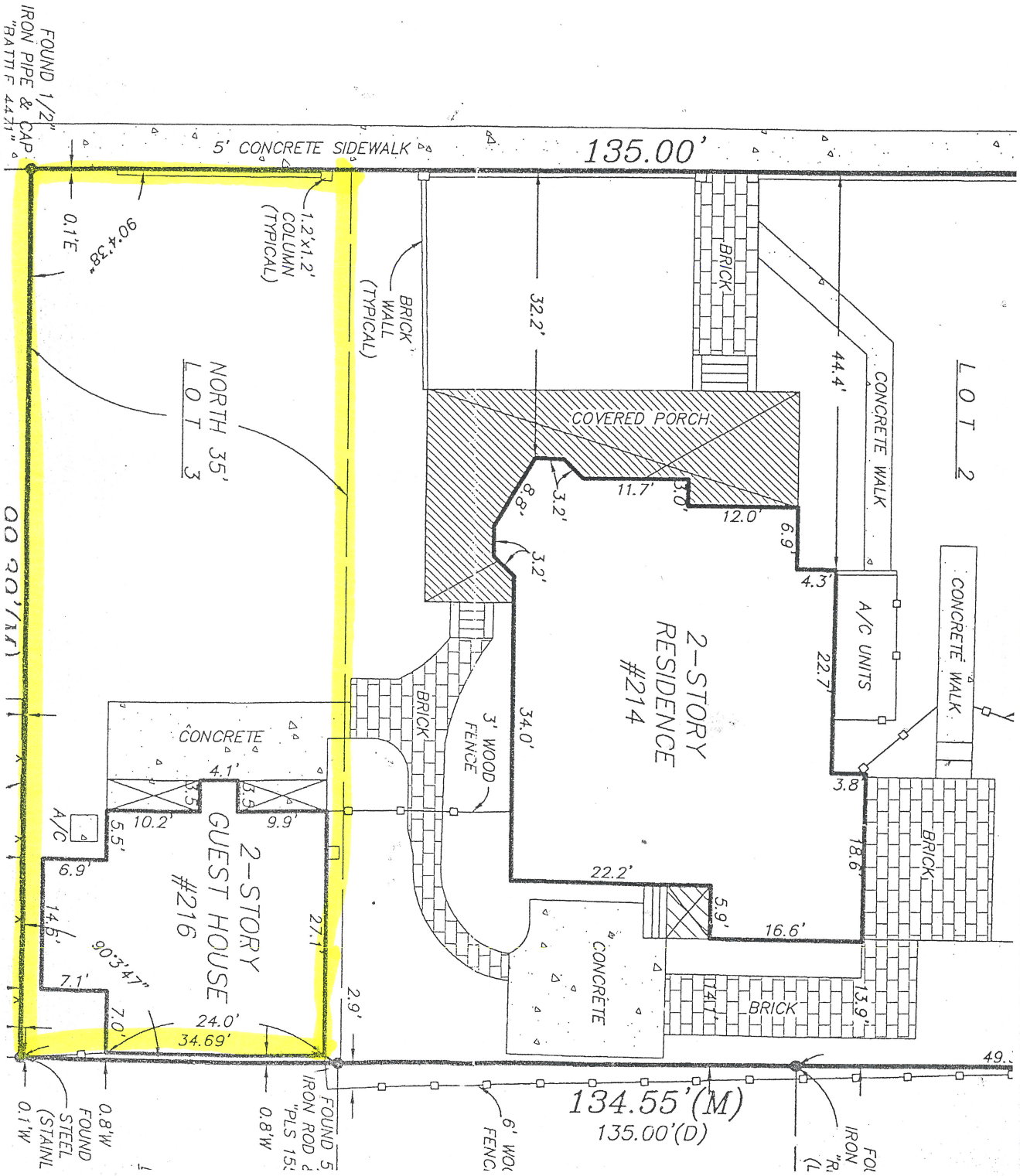
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL 808-0 exp 8-28-22

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 126104

SOUTH SEVENTH STREE

(60-FOOT RIGHT-OF-WAY)



JOHN M. DREW, CFC

NASSAU COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0040-0020	2017	REAL ESTATE	11538	002	

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

214 S 7TH

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

2017 Paid Real Estate

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	398,325	50,000	348,325	2,081.87
TRANSPORTATION	0.5902	398,325	50,000	348,325	205.58
AI BEACH RENOURISHMENT MSTU	0.1021	398,325	50,000	348,325	35.56
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	398,325	25,000	373,325	279.25
CAPITAL OUTLAY	1.5000	398,325	25,000	373,325	559.98
SCHOOL BOARD LOCAL EFFORT	4.3500	398,325	25,000	373,325	1,623.96
ST JOHNS RIVER MGMT DIST	0.2724	398,325	50,000	348,325	94.88
FL INLAND NAVIGATION DIST	0.0320	398,325	50,000	348,325	11.15
MOSQUITO CONTROL DISTRICT	0.1495	398,325	50,000	348,325	52.07
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	398,325	50,000	348,325	2,089.95
VOTER APPROVED DEBT	0.2097	398,325	50,000	348,325	73.04
TOTAL MILLAGE	19.9307			AD VALOREM TAXES	$7,107.29

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
	NON-AD VALOREM ASSESSMENTS	$0.00

COMBINED TAXES AND ASSESSMENTS	$7,107.29

If Received By	Apr 30, 2018				
Please Pay	$0.00				

JOHN M. DREW, CFC

NASSAU COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0040-0020	2017	REAL ESTATE	11538	002	

RETURN WITH PAYMENT

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

214 S 7TH

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

2017 Paid Real Estate

PLEASE PAY IN U.S. FUNDS TO JOHN M. DREW, CFC TAX COLLECTOR -86130 LICENSE ROAD, FERNANDINA BEACH FL 32034 , OR ONLINE AT WWW.NASSAUTAXES.COM

If Received By	Apr 30, 2018				
Please Pay	$0.00				

Paid 04/03/2018 Effective Date 04/02/2018 Receipt # TLM-17-00078198 $7,107.29 Paid By ROSSITER NANCY E

214/216 S 7th Street Project Synopsis:

The dwellings located at 214 and 216 S 7th Street are currently considered part of the same property (00-00-31-1800-0040-0020; BLOCK 40 LOTS 2 & N35 FT OF 3 IN OR 1751/1527 CITY OF FDNA BEACH). The current owner is applying to subdivide the property, as they are both distinct residences with separate lots, utilities, street /mailing addresses, etc. 214 S 7th Street (The "Swann Kelly House") sits on 135' of land. The guest house located at 216 S 7th Street sits on its own lot and meets property density requirements for being its own lot.

Reasons for granting this variance include:

1. Changing 216 S 7th street to a primary residence makes sense for the long-term viability of the structure as due to its accessory nature, it cannot be rented (see 5.01.04*). Not many families need a house with seven bedrooms. The structure already has separate utility meters and a separate street address. Zillow also lists separate values for each of the houses.
2. Adapting the use of 216 S 7th Street to primary structure is not creating a new structure; it is using what already exists and no additional impact will be created (i.e. parking).
3. If 216 S 7th Street became a primary structure, it would fit into the smaller footprint of houses in the surrounding area and hence be more affordable for people desiring to live in the downtown area.
4. As stated above, 216 S 7th Street meets the property density requirements.

***5.01.04 Accessory Dwellings**

A. Accessory dwelling units are intended to provide non-remunerated housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered an apartment, hotel, or other kind of multi-family use.

Brief description of work proposed:

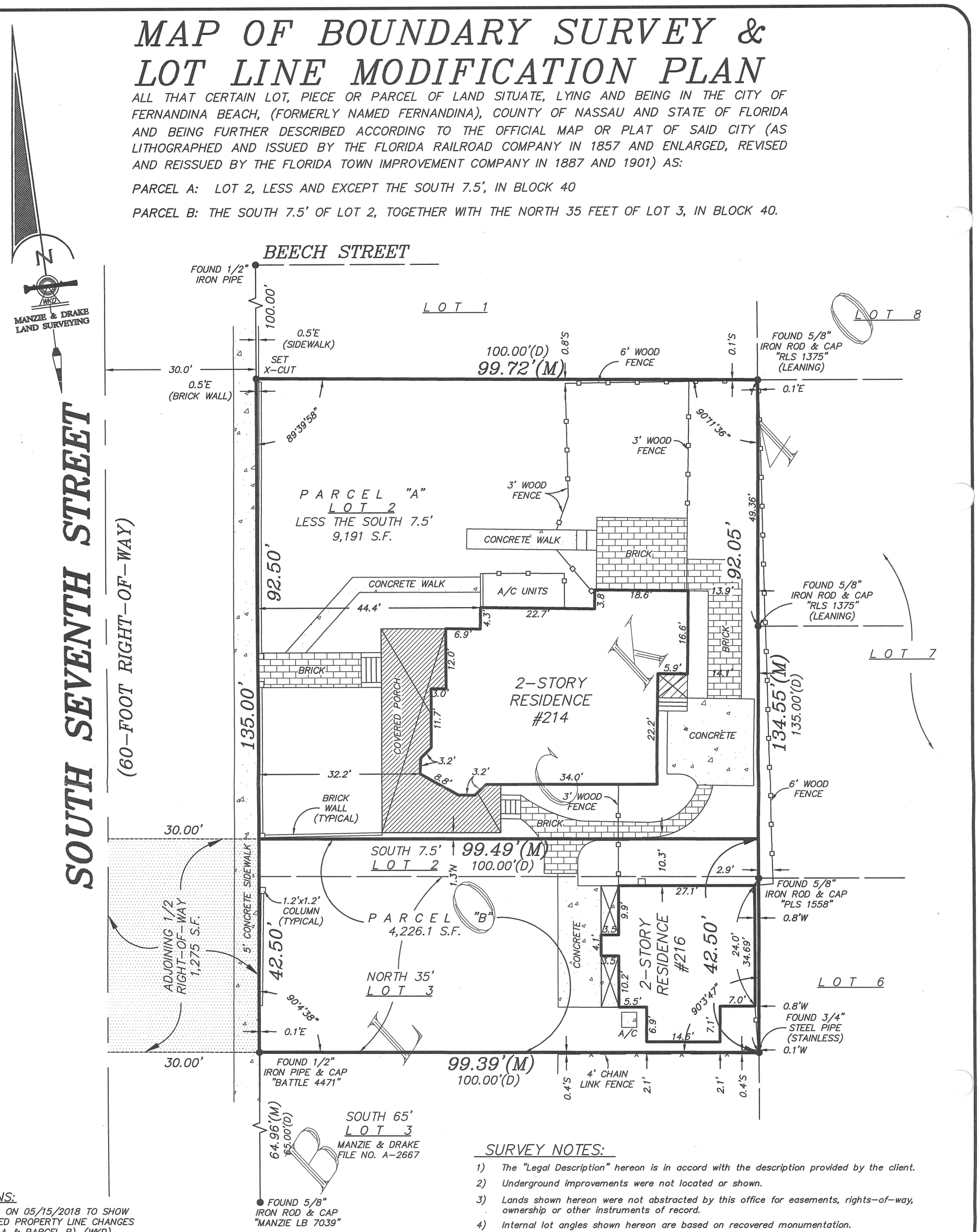
Subdivide North 35' of lot 3 & 7.5' of lot 2 with residence.

MAP OF BOUNDARY SURVEY & LOT LINE MODIFICATION PLAN

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:

PARCEL A: LOT 2, LESS AND EXCEPT THE SOUTH 7.5', IN BLOCK 40

PARCEL B: THE SOUTH 7.5' OF LOT 2, TOGETHER WITH THE NORTH 35 FEET OF LOT 3, IN BLOCK 40.



REVISIONS:

1. REVISED ON 05/15/2018 TO SHOW PROPOSED PROPERTY LINE CHANGES (PARCEL A & PARCEL B). (WKD)

LEGEND

A/C = AIR CONDITIONER
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
= CONCRETE FLATWORK
(M) = MEASURED
(D) = DEED
—▫—▫— = WOOD FENCE
= WOOD FLATWORK
S.F. = SQUARE FEET

PREPARED FOR:

NANCY ROSSITER

PROPERTY ADDRESS:

214 & 216 SOUTH SEVENTH STREET
FERNANDINA BEACH, FL 32034

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Internal lot angles shown hereon are based on recovered monumentation.
5) "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."
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 G, Dated 08/02/2017. 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.
7) 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.

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

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, P.L.S. 4069

5/15/18

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: 18090 DATE: 7/28/11 CADD: WKD
F.B. NO: X-246 PAGE NO: 70 FIELD CREW: JR FILE NO: A-3023AB

HISTORIC DISTRICT AND COMMUNITY REDEVELOPMENT AREA VARIANCE CRITERIA

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria filled out in the above application. Please provide responses, as applicable, on a separate sheet of paper.

A. That a variance is necessary to maintain the historic character of property through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

Yes, the variance requested will be compatible with surrounding properties, will not cause injury or be detrimental to public interest, safety, or welfare. There are at least ten properties in the immediate area that are on lots that are 25-45 feet in width. This change will be in the best interest of the public interest as it will create an adaptive use of housing without creating additional impact on the area.

2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

Yes, special conditions exist. The house located at 216 S 7th Street is considered an accessory structure, and because of this designation, it cannot be rented (5.01.04 Accessory Dwellings). Granting the variance and changing 216 S 7th Street to a primary structure is the best adaptive use of the structure.

3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

Yes, literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site. Many of the houses in the Historic District are on smaller lots.

4. The variance requested is the minimum necessary to preserve the historic character of a historic site of a historic district.

Yes, the variance requested is the minimum needed to preserve the historic character of a historic site or of a historic district.

5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

No alterations to existing structures are being requested. We are only requesting to change the designation of an existing structure so its adaptive use is best for the long-term viability of the structure.

6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

   This is not a case of new construction.

B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

   Yes, the variance requested will be compatible with surrounding properties, will not cause injury or be detrimental to public interest, safety, or welfare. There are at least ten properties in the immediate area that are on lots that are 25-45 feet in width. This change will be in the best interest of the public interest as it will create an adaptive use of housing without creating impact.

2. The variance would not significantly diminish the historic character of the Historic District or site.

   The variance would not significantly diminish the historic character of the Historic District or site. The house located at 216 S 7th Street is considered an accessory structure, and because of this designation, it cannot be rented (5.01.04 Accessory Dwellings). Granting the variance and changing 216 S 7th Street to a primary structure is the best adaptive use of the structure which already has separate utilities, its own street number, etc.

3. That the variance requested is the minimum necessary to effect the adaptive reuse of an existing structure or site.

Yes, the variance is the minimum necessary effect the adaptive reuse of an existing structure or site.

4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

We are not creating or demolishing an existing structure.

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00106
Recorder # 289
Field Date 3-20-07
Form Date 3-30-07
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Kelly House
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
214	South	7th	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 ;23;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) >> Hip
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Hip dormer
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) central ridge

HISTORICAL STRUCTURE FORM

8NA00106

DESCRIPTION (continued)

Window Descriptions 1/1,2/2, light casement 24

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: SOME of this category Residential: SOME of this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features) garage apartment

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1910

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;1910;

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

Idividually 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

8NA00106

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 ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/4/07

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"

NA00106-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Drop siding
Wood shingles

> **Roof types:**
Hip

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Hip dormer
Gable dormer
Shed extension
Cone tower

> **Change status/year changed/date noted/nature:**

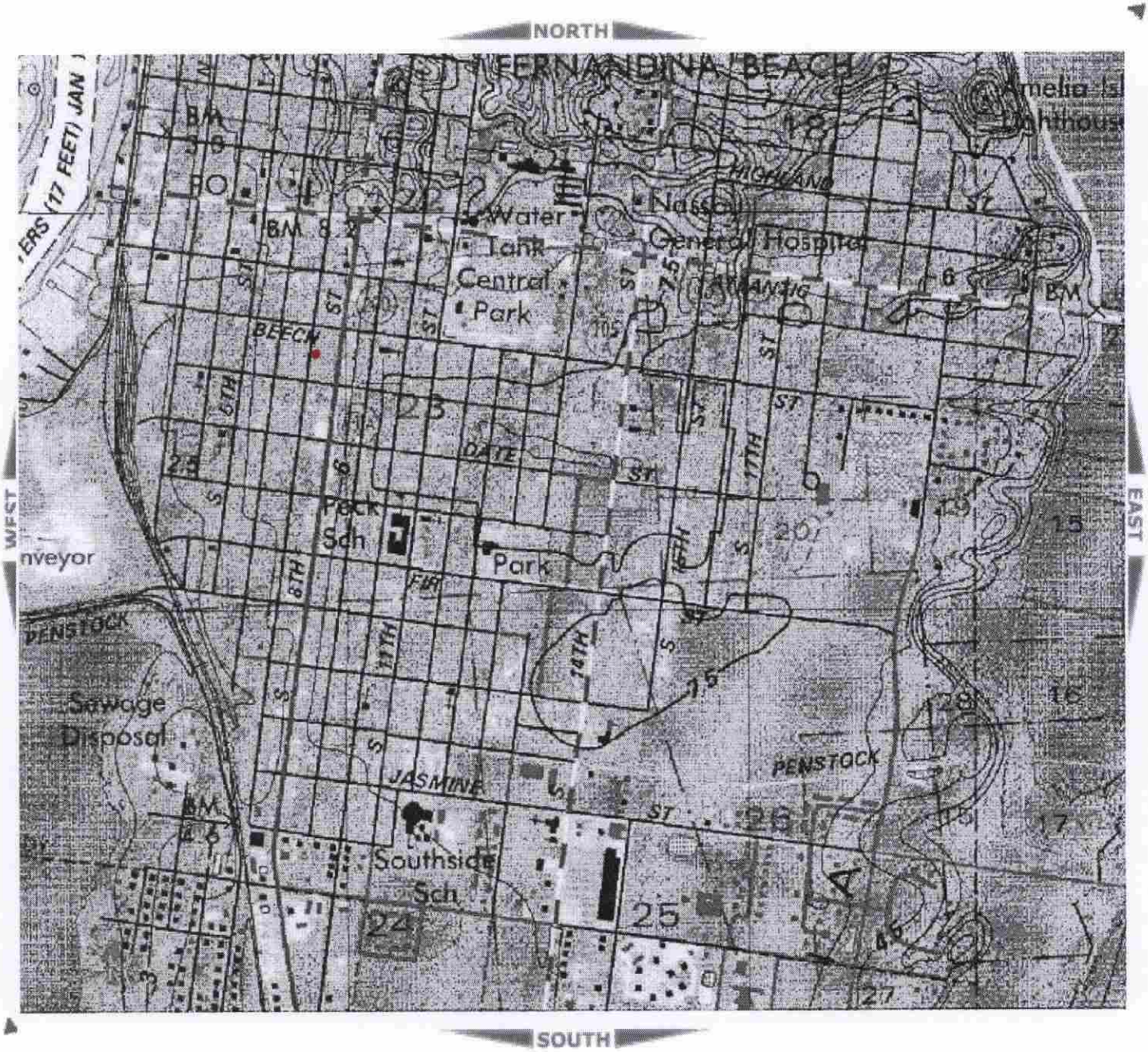
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1910;

> **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)]:**

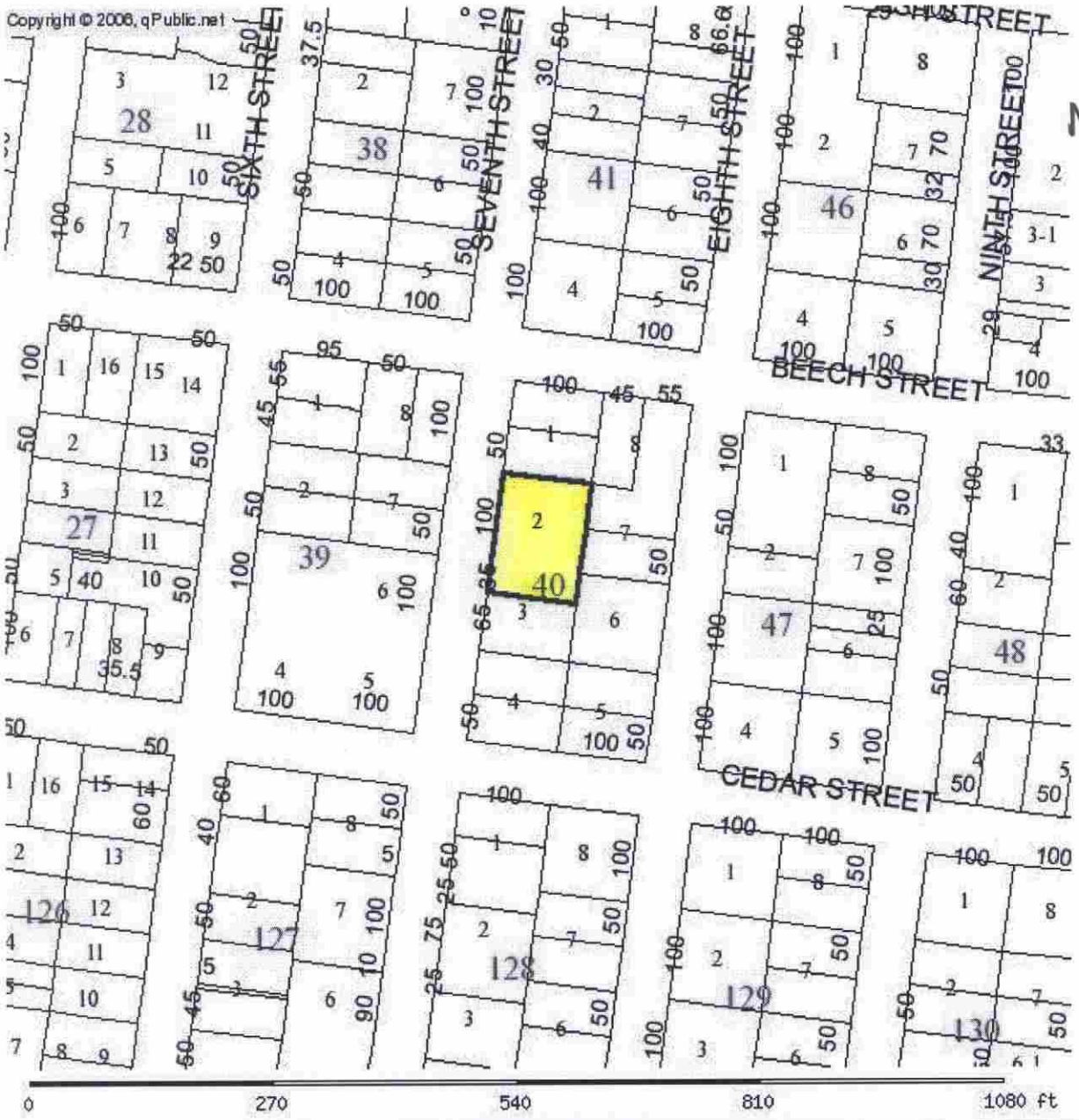

NORTH
FERNANDINA BEACH
Amelia Isl
Lighthouse
HIGHLAND
Water
Tank
Central
Park
Nassau
General Hospital
ATLANTIC
BEECH
DATE
Peck
Sch
Park
FIR
PENSTOCK
Sewage
Disposal
JASMINE
Southside
Sch
PENSTOCK
WEST
EAST
SOUTH

NA106

289

289

NA106



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0020
GIS CALCULATED ACREAGE	0.31
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	GRAZIER VICTORIA S
Mailing Address	214 SOUTH 7TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	214 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	202,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

106

SITE NO. 8NA ~~459~~

SITE NAME: 214 S. 7th St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 214 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 40 2
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME: Hall, Lois
ADDRESS: 214 S. 7th 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: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+ 1891
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 19th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

See Continuation Sheet

RECORD NUMBER 185

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: shingle

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding, staggered shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W&S/W/1-story veranda, balcony, 4/1-balcony, access
W,3rd bay/W;turned posts,shed roof,veranda/balcony
ORIENTATION: W

FOUNDATION: piers: brick, lattice

ROOF TYPE: hip #
gable
SECONDARY ROOF STRUCTURE(S): dormer: hip, shed #
cross gable # turret: pavilion/cone
CHIMNEY LOCATION: S: offset: ridge

WINDOW TYPE: DHS, 2/2, wood; paired #
DHS, 1/1, wood
CHIMNEY: stucco

ROOF SURFACING: metal, sheet: pressed

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 1

NO. OF STORIES 2.5

NO. OF DORMERS: 2

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

214 S. 7th St. is located within a subdivision known as the City of Fernandina. The subvision was layed-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. 1891, it is a two-and-a-half-story frame vernacular residential building. It is noteworthy for its shingled surface, and turret.

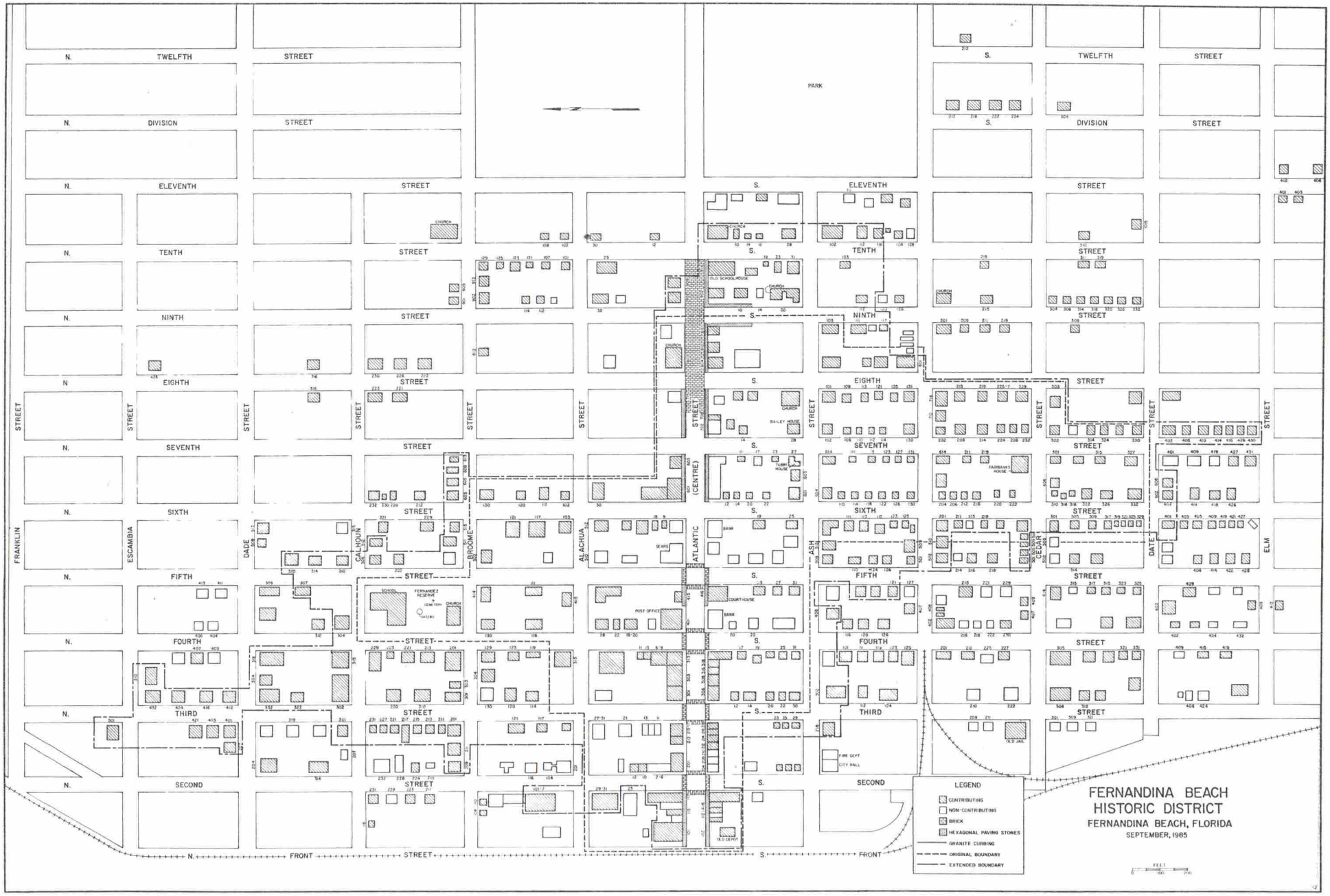
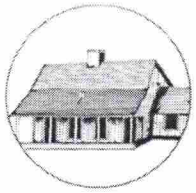

N. TWELFTH STREET
N. DIVISION STREET
N. ELEVENTH STREET
N. TENTH STREET
N. NINTH STREET
N. EIGHTH STREET
N. SEVENTH STREET
N. SIXTH STREET
N. FIFTH STREET
N. FOURTH STREET
N. THIRD STREET
N. SECOND STREET
N. FRONT STREET
S. TWELFTH STREET
S. DIVISION STREET
S. ELEVENTH STREET
S. TENTH STREET
S. NINTH STREET
S. EIGHTH STREET
S. SEVENTH STREET
S. SIXTH STREET
S. FIFTH STREET
S. FOURTH STREET
S. THIRD STREET
S. SECOND STREET
S. FRONT STREET
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
(CENTRE)
ALACHUA STREET
ATLANTIC
ASH STREET
CEDAR STREET
DATE STREET
ELM STREET
PARK
CHURCH
OLD SCHOOL HOUSE
BAILEY HOUSE
TABBY HOUSE
FAIRBANKS HOUSE
SEARS
BANK
COURTHOUSE
POST OFFICE
FERNANDEZ RESERVE
CEMETERY
SCHOOL
FIRE DEPT
CITY HALL
OLD JAIL
OLD DEPOT
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985
FEET

Figure 24

Gathered from Database: 9.8.2009

Page 1

☑ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA00106
Field Date _____
Form Date _____
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) KELLY HOUSE — Multiple Listing (DHR only) _____
Survey Project Name _____ — Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
214	S	7TH	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
City / Town (within 3 miles) FERNANDINA BEACH In City Limits? ☐ yes ☐ no ☐ unknown County Nassau
Township 3N Range 28E Section 21 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # _____ Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private residence — From (year): ORIG — To (year): ORIG
Current Use Private residence — From (year): PRES — To (year): PRES
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☐ no ☐ unknown Date: _____ Original address _____
Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
Exterior Fabric(s) 1. Poured tabby 2. _____ 3. _____
Roof Type(s) 1. _____ 2. _____ 3. _____
Roof Material(s) 1. _____ 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) _____

Distinguishing Architectural Features (exterior or interior ornaments) _____

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 NA00106

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☐good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☐FMSF record search (sites/surveys) ☐library research ☐building permits ☐Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☐property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS) ☐historic photos ☐interior inspection ☐HABS/HAER record search
☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☐no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☐no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed) _____

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

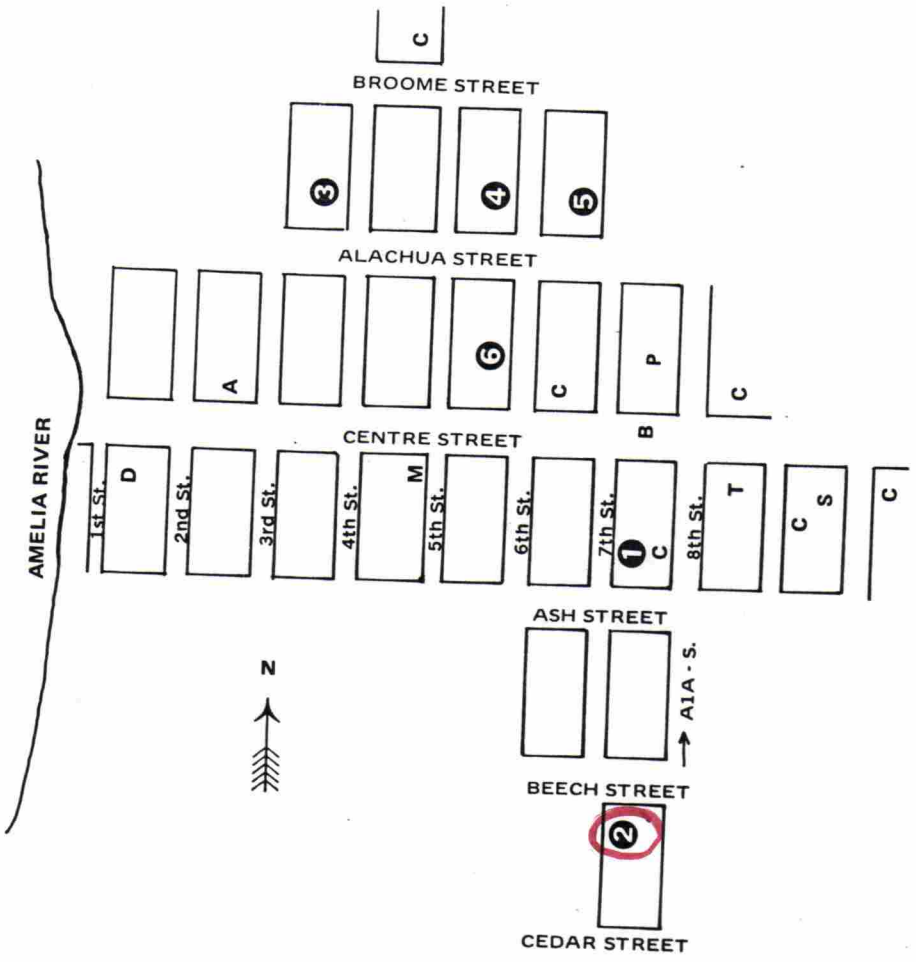
RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Na 106



P — Parking lot at 8th and Centre
T — Tickets, programs. Restoration sales of guidebook, prints, post cards.
B — Bus stop for tour transportation.
M — Madrigal concerts at Courthouse
A — Art show on Centre between 2nd and 3rd
D — Depot and new Mini-park
C — Churches open to welcome you
S — The Old Schoolhouse

RESTROOMS are open to visitors at Topsy's Gulf Station, Hoyt House (Ticket sales center), The Old Schoolhouse, United Memorial Methodist Church (side entrance) and Boater's Lounge at the Docks.

#2 *The Kelly House, 214 S. 7th Street*

Residence of Mr. and Mrs. Dennis Covert
Hostesses: Hibiscus Garden Club

Though it is named for a later owner, the Kelly House was built in 1889 by Samuel A. Swann and was the residence of his son, Donovan Swann. It was sold in 1900 to James Bacon and in 1904 to James W. Rodgers and was rented for a while by the Capt. William Bogart family. In 1907, the house and adjoining lot were acquired for $3500 by D. A. Kelly, who had a very prosperous ship's chandlery at the corner of Centre and 2nd Streets. Through the decades, he and his wife, "Miss Dora", were prominent in the community. Their two sons, Dan and Redmond, grew up in this house.

After ownership by the Drews and the Van Goidtsnovens, the house was purchased in 1975 by the Coverts. They did all the restoration work themselves, which included refinishing the extensive woodwork from a near-black to its present natural tone.

The house is outstanding for its original stained glass windows lining the stairwell and the intricacy of the woodwork. All door frames carry floral decorations at the corners, while those in other Fernandina homes of the period carry a circular design. Notice, on the first floor, three fireplaces—all with different mantels—working from one chimney.

Upstairs, the light fixture and exercise equipment in the hall stem from Miss Dora's day, and shutters in the master bedrooms are believed to be originals. While a number of antiques were acquired locally, the Coverts brought their great master bed from their last location. The cast iron stove in the boys' bedroom is not hooked up, but the small iron stove in the kitchen regularly supplies heat on chilly mornings.

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # NA00461
Recorder # 506
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) 216 South 7th 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
216	South	7th	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 ;23;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Slab
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Sheet metal:3V crimp
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Shed extension
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) north exterior

HISTORICAL STRUCTURE FORM

8NA00461

DESCRIPTION (continued)

Window Descriptions 1/1

Main Entrance Description (stylistic details)

Porches: #open ____ #closed ____ #incised ____ Location(s)

Porch Roof Types(s)

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 1889

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;1889;

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

Idividually 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

8NA00461

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 ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/12/2007

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"

NA00461-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Drop siding

> **Roof types:**
Gable

> **Roof materials:**
Sheet metal:3V crimp

> **Roof secondary structures (dormers etc):**
Shed extension

> **Change status/year changed/date noted/nature:**

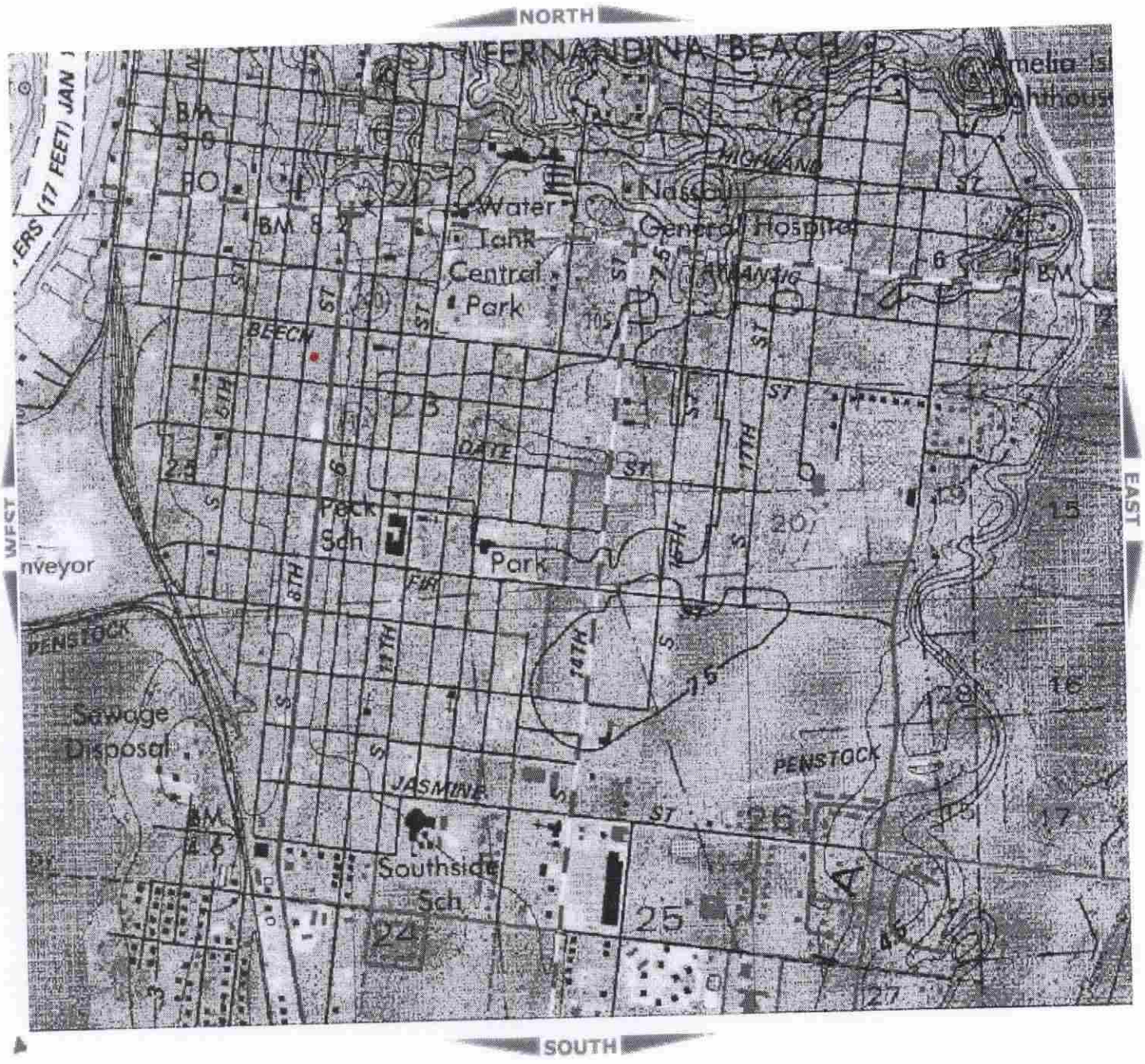
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1889;

> **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)]:**

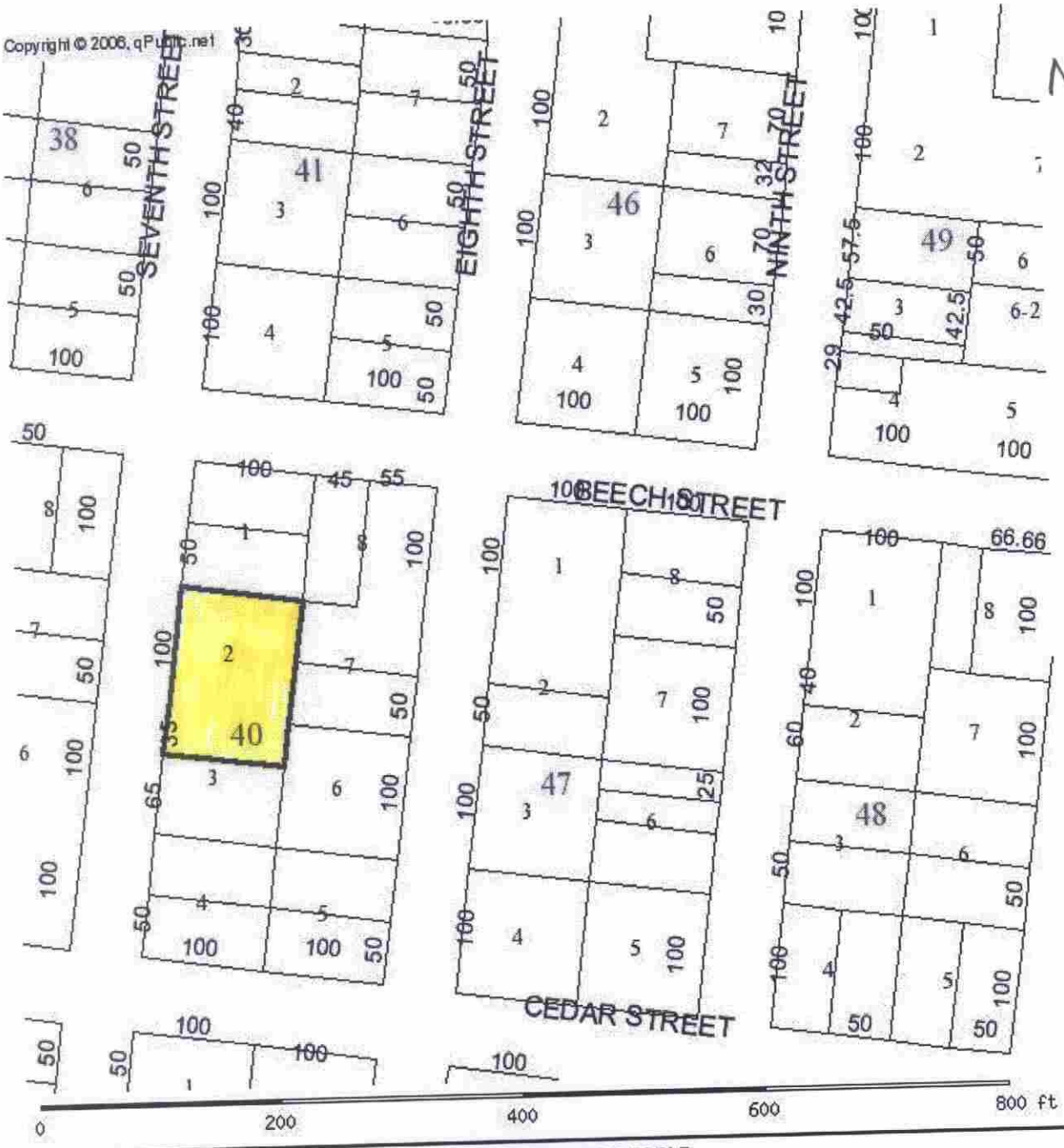

NORTH
FERNANDINA BEACH
Amelia Isl
Lighthouse
HIGHLAND
Water
Tank
Nassau
General Hospital
Central
Park
BEECH
DATE
ST
Peck
Sch
Park
FIR
PENSTOCK
Sewage
Disposal
JASMINE
ST
Southside
Sch
PENSTOCK
WEST
EAST
SOUTH

506

NA461

Nassau County Parcel Maps

506
NA461



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0020
GIS CALCULATED ACREAGE	0.31
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	GRAZIER VICTORIA S
Mailing Address	214 SOUTH 7TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	214 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	202,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 461

SITE NAME: 216 S. 7th St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 216 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 40 2
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE garage
	EXCELLENT	x ALTERED	PRESENT USE pvt. residence
x	GOOD	UNALTERED	DATES pre-1926
	FAIR	x ORIGINAL SITE	CULTURE/PHASE American
	DETERIORATED	RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

See Continuation Sheet

RECORD NUMBER 187

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: square

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: platform

PORCHES: S/2-story tiered, 1-bay, shed roof

ORIENTATION: W

FOUNDATION: slab: concrete, poured

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: N: offset: lateral slope

WINDOW TYPE: DHS, 1/1, wood

CHIMNEY: brick

ROOF SURFACING:

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

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:

CONTINUATION SHEET:

216 S. 7th St. is located within a subdivision known as the City of Fernandina. The subvision was layed-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. 1926, it is a two-story frame vernacular residential building, that was originally used as a garage.

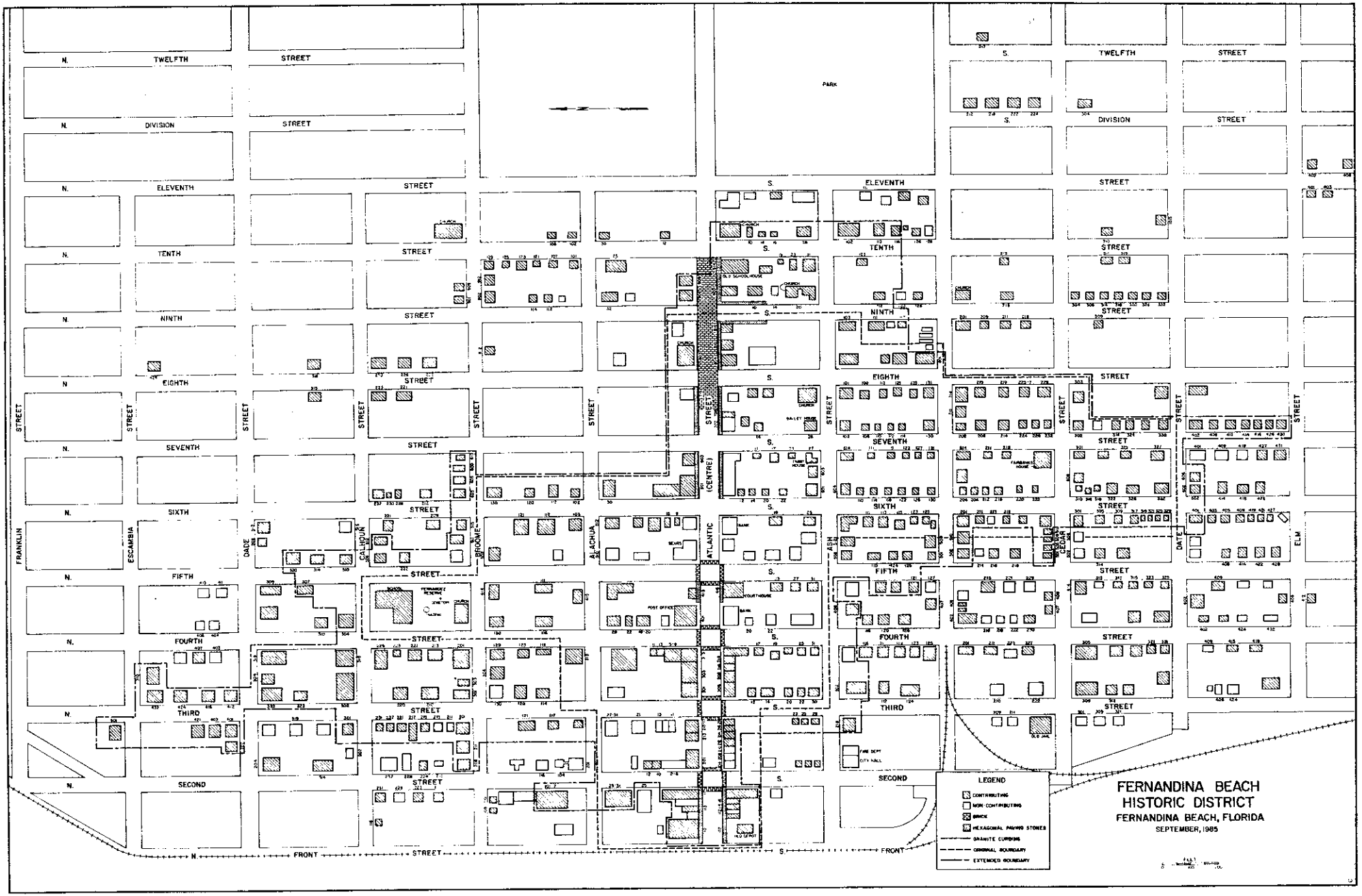

FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985
LEGEND
CONTRIBUTING
NON CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
TWELFTH STREET
DIVISION STREET
ELEVENTH STREET
TENTH STREET
NINTH STREET
EIGHTH STREET
SEVENTH STREET
SIXTH STREET
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FRONT STREET
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC (CENTRE) STREET
ASH STREET
CEDAR STREET
DATE STREET
ELM STREET
PARK
N.
S.

Figure 24