



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
AUGUST 16, 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. OLD BUSINESS**
 - 2.1 HDC 2018-04: CHISM DEVELOPMENT COMPANY, AGENT FOR MEGAN CHISM, 711 GARDEN STREET**
Amendments to previously approved Certificate of Approval (COA) for changes to roof, windows, and foundation. (*Quasi-Judicial*)
 - 2.2 *POSTPONED TO SEPTEMBER 20, 2018 REGULAR MEETING***
HDC 2018-17: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH - 505 BROOME STREET
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*)
 - 2.3 *POSTPONED TO SEPTEMBER 20, 2018 REGULAR MEETING***
HDC 2018-20: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH - 505 BROOME STREET
Conceptual Certificate of Approval (COA) to construct an approximately 5,978 sf primary structure and associated parking lot. (*Quasi-Judicial*)
 - 2.4 *POSTPONED TO SEPTEMBER 20, 2018 REGULAR MEETING***
HDC 2018-33: SCOTT & JULIE JONES, 908 WHITE STREET
Conceptual Certificate of Approval (COA) to construct a two-story, single family dwelling and two-story accessory structure. (*Quasi-Judicial*)
- 3. NEW BUSINESS**
 - 3.1 HDC 2018-34: CATHERINE THARIN, LOT 14 & S. 1/2 OF LOT 10, BLOCK 9, OLD TOWN (SOMERUELUS STREET)**
VARIANCE from Land Development Code Section 8.01.01(K) Lot Visibility Corridors: Mid-Lot Corridors. (*Quasi-Judicial*)
 - 3.2 HDC 2018-35: DEREK & KATHERINE L. DAHLGREN, AGENT FOR ANNE B. KAVANAUGH, LOTS 3 & 4, BLOCK 19 OLD TOWN (CORNER OF NEW ST. & LADIES ST.)**
Certificate of Approval (COA) to construct a two-story, single-family dwelling and one-story accessory structure. (*Quasi-Judicial*)

- 3.3 **HDC 2018-36: PJD'S AMELIA LLC, AGENT FOR STARK BUILDING, 12 S. 2ND STREET**
Conceptual Certificate of Approval (COA) to extend an existing second floor deck over accessory structure and existing pergola. (*Quasi-Judicial*)
- 3.4 **HDC 2018-37: J. TANDY MORTON, AGENT FOR OLD TOWN PROPERTIES, LOTS 11 & 12, BLOCK 19, OLD TOWN**
Certificate of Approval (COA) to construct a two-story, single-family dwelling. (*Quasi-Judicial*)
- 3.5 **HDC 2018-38: OLD TOWN PROPERTIES, LOTS 11 & 12, BLOCK 19, OLD TOWN**
VARIANCE from Land Development Code Section 7.01.08 Visibility at Intersections. (*Quasi-Judicial*)

4. STAFF-APPROVED CERTIFICATES OF APPROVAL

- 4.1 **HDC SA 2018-37: LARISSA KWIATKOWSKI/ALICIA WATSON, 818 SAN FERNANDO STREET**
AMENDMENT to change shingle color to Weatherwood.
- 4.2 **HDC SA 2018-45: MELVIN BOWLING, 919 SAN FERNANDO STREET**
AMENDMENT to change shutter color from natural wood finish, to white paint.
- 4.3 **HDC SA 2018-52: MARLA J. MCDANIEL, 12 SOUTH 6TH STREET**
Paint exterior of home: Parsley Snips - BM635 in satin finish.
- 4.4 **HDC SA 2018-53: BUCHANAN BUILDERS, INC., AGENT FOR NASSAU COUNTY COURTHOUSE, 416 CENTRE STREET**
Replace deteriorating fountain with new fountain identical in style.
- 4.5 **HDC SA 2018-54: JAMES TAYLOR, AGENT FOR DAVID REESE, 118 CENTRE STREET**
Install TPO 60mil single ply roofing system in white.
- 4.6 **HDC SA 2018-55: BRENT KNOTT, AGENT FOR THE AMELIA HOSPITALITY GROUP, 117 CENTRE STREET**
Install scroll bracket and double sided MDO sign.
- 4.7 **HDC SA 2018-56: GRANT WORSLEY, 504 BEECH STREET**
Repaint exterior in existing color: Briarwood
- 4.8 **HDC SA 2018-57: JOHN A. GHOLSON, 1102/1110 LADIES STREET**
Construct picket fence: Pressure treated wood, in color white.

5. BOARD BUSINESS

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 20, 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.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-04 AMENDMENT
AUGUST 16, 2018

Owner/Applicant:	Chism Development Company, agent for Megan Chism			
Property Address:	711 Garden Street			
Requested action:	Certificate of Approval (COA) to construct a 1,405sq.ft. 2-story primary structure w/192 sq.ft 1-story accessory structure.			
Current zoning:	OT-1			
FLUM land use category:	High-Density Residential			
Existing uses on the site:	Vacant			
FL Master Site File #	N/A			
Year Built:	N/A			
Contributing Status:	Non-Contributing			
Adjacent Properties:	North	Single-Family Residential	OT-1	c.2001
	South	Vacant	I-2	
	East	Single-Family Residential	OT-1	c.1815 per FMSF#8NA687
	West	Vacant	OT-1	

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The proposed two-story single family home was granted a Certificate of Approval at the HDC's April 19, 2018 meeting.

The applicant is requesting to amend the COA to include the following revisions:

1. Change the dimension of the window opening on the north end of the west elevation;
2. Change foundation infill to 1x6 slats with $\frac{3}{4}$ " spacing;
3. Change to front porch roof design; and
4. Expansion of depth of front porch to 9'.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

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

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

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.07 Old Town Historic District One (OT-1)

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

2.02.03 Historic District Overlays

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

4.02.03 Standards for Buildings and Building Placement

A. Encroachment

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

C. Standards for building height:

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

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

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

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

6. Maintaining materials within the district or on the landmark site;
7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

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

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

the dimensions set out for these buildings but not by number.

- g. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.
- h. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- i. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- j. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- k. Lot visibility corridors- The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building

- elements shall demonstrate a mid-lot visibility corridor at the lot lines.
4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.
 5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

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

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

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

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

Avoid:

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

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

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

4.7 Sideyard Corridors: Five foot minimum requirement.

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

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

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

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

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

ANALYSIS:

The requested amendments are consistent with the LDC, SOIS, and OT Preservation and Development Guidelines.

STAFF RECOMMENDATION:

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

Staff recommends APPROVAL of this amendment to HDC 2018-04.

MOTION TO CONSIDER:

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

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

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

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-04 Amendment Application & Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-04

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: _____	BY: _____
PAYMENT: \$ _____ TYPE _____	
APPLICATION #:	
HDC CASE #:	
APPLICATION COMPLETE: Y _____ N _____	
PRE-CONFERENCE: Y _____ N _____ DATE _____	

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

* Request amendment to HDC-2018-04

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: <u>711 Garden St</u>		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1580-0002-0061</u>		
Zoning District: _____ Lot / Block Number (optional) <u>Lot 6</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>Megan Chism</u>	
Corporation or Company (if applicable)	
Street Address	
<u>711 Garden Str.</u>	
City State Zip	
<u>Fernandina, FL 32034</u>	
Telephone Number	
<u>904-557-6878</u>	
Email Address	
<u>chism0371@yahoo.com</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
<u>Wayne Chism</u>	
Corporation or Company (if applicable)	
<u>Chism Development Company</u>	
Street Address	
<u>9701D Elk Creek Ct.</u>	
City State Zip	
<u>Fernandina, FL 32034</u>	
Telephone Number	
<u>904-491-0728</u>	
Email Address	
<u>Chism712@aol.com</u>	

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

Request amendment to HDC-2018-04

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

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

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

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

CERTIFICATION

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

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

8/1/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



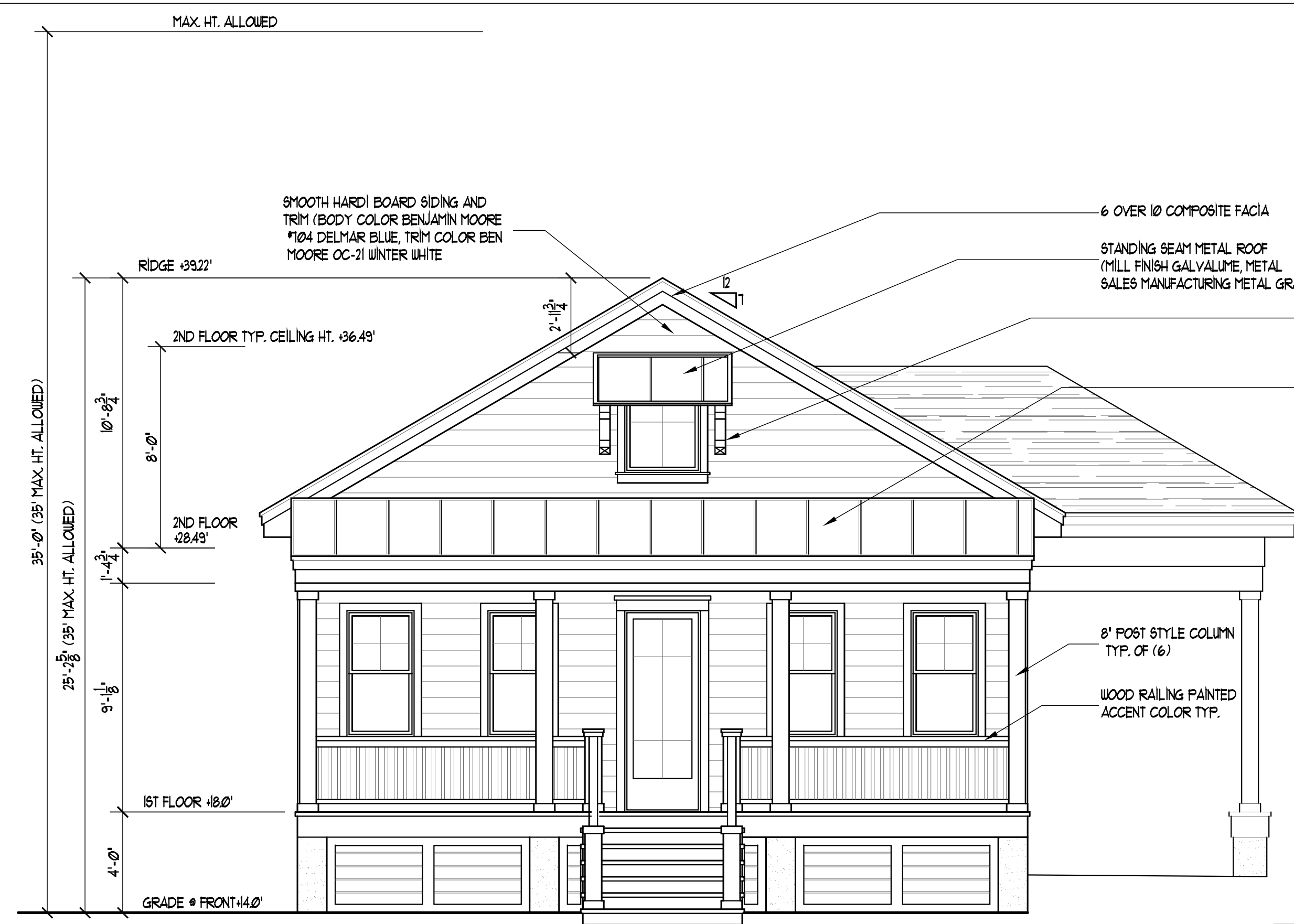
Subscribed and sworn to before me this 1st day of August, 2018.

[Signature]
Notary Public: Signature

Dina L. Fansler
Printed Name

3/29/19
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



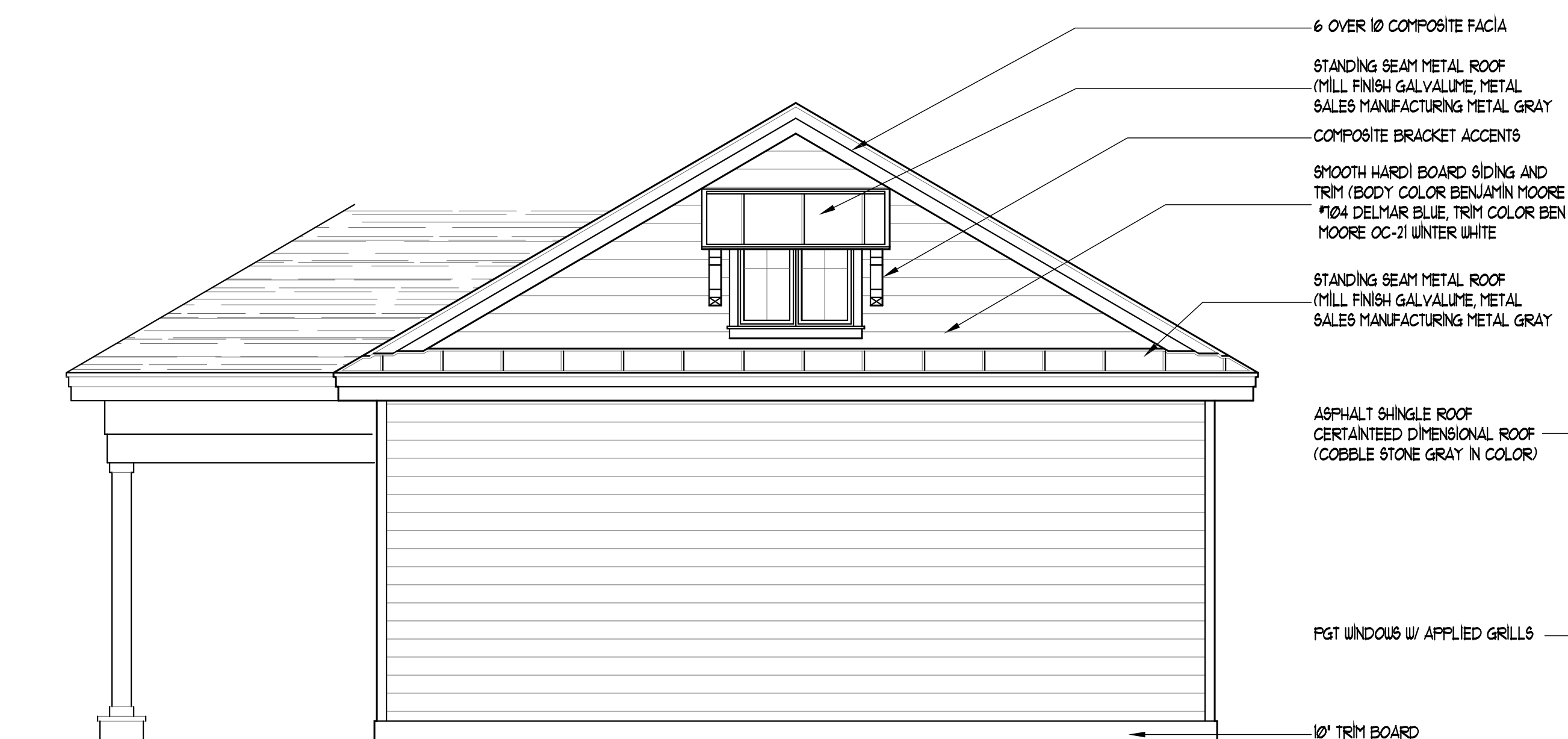
SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

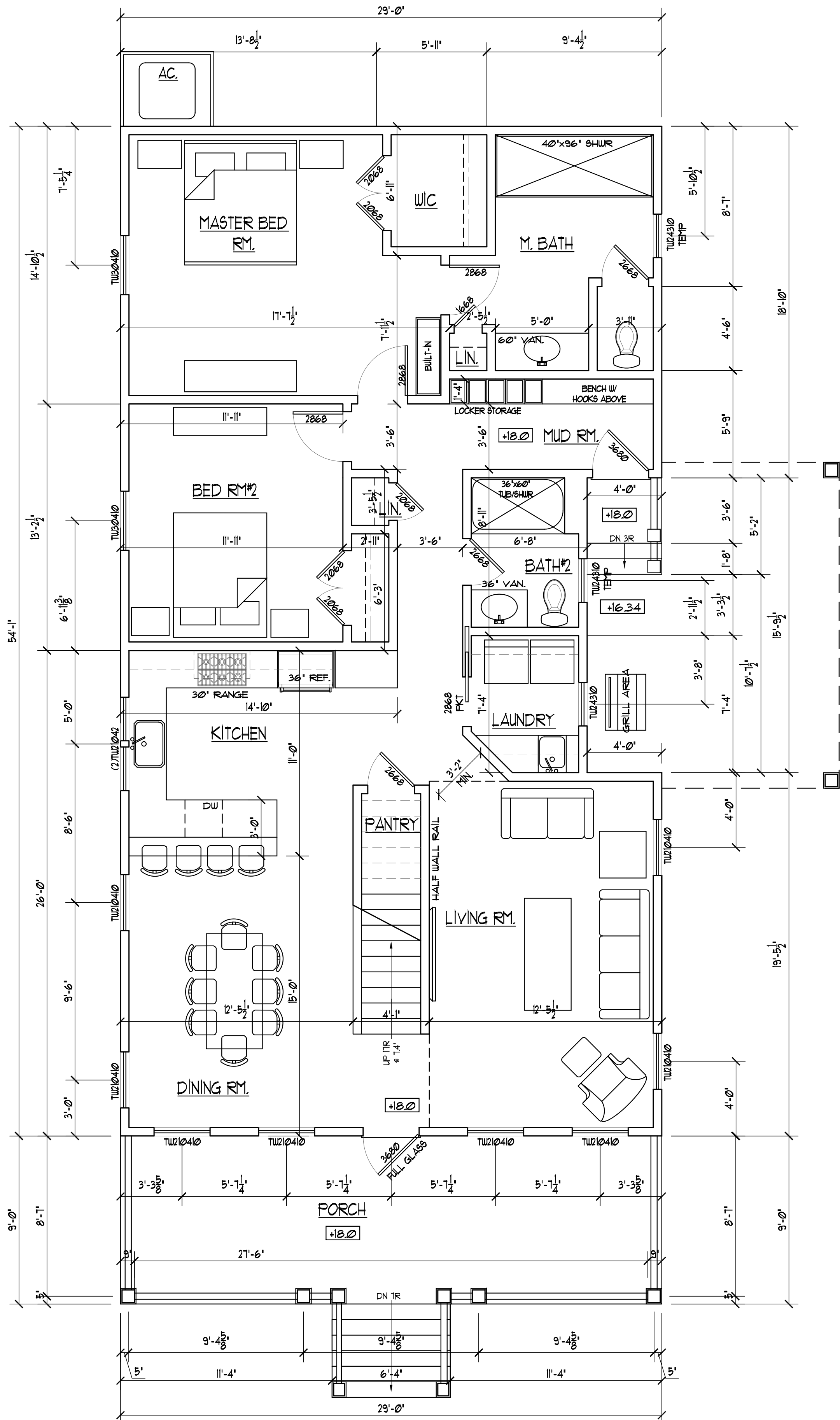


WEST ELEVATION

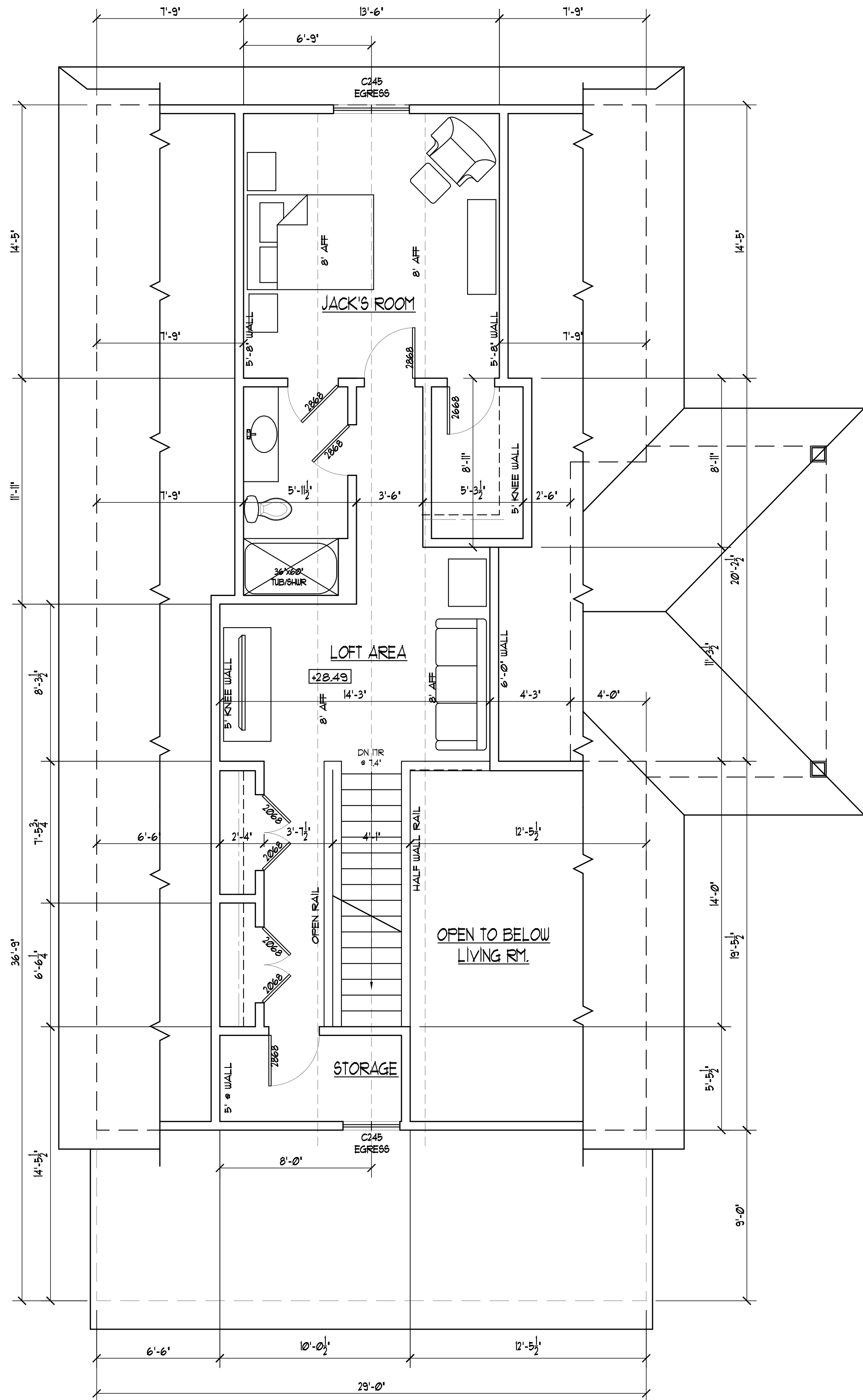
1/4" = 1'-0"

MEGAN HOUSE

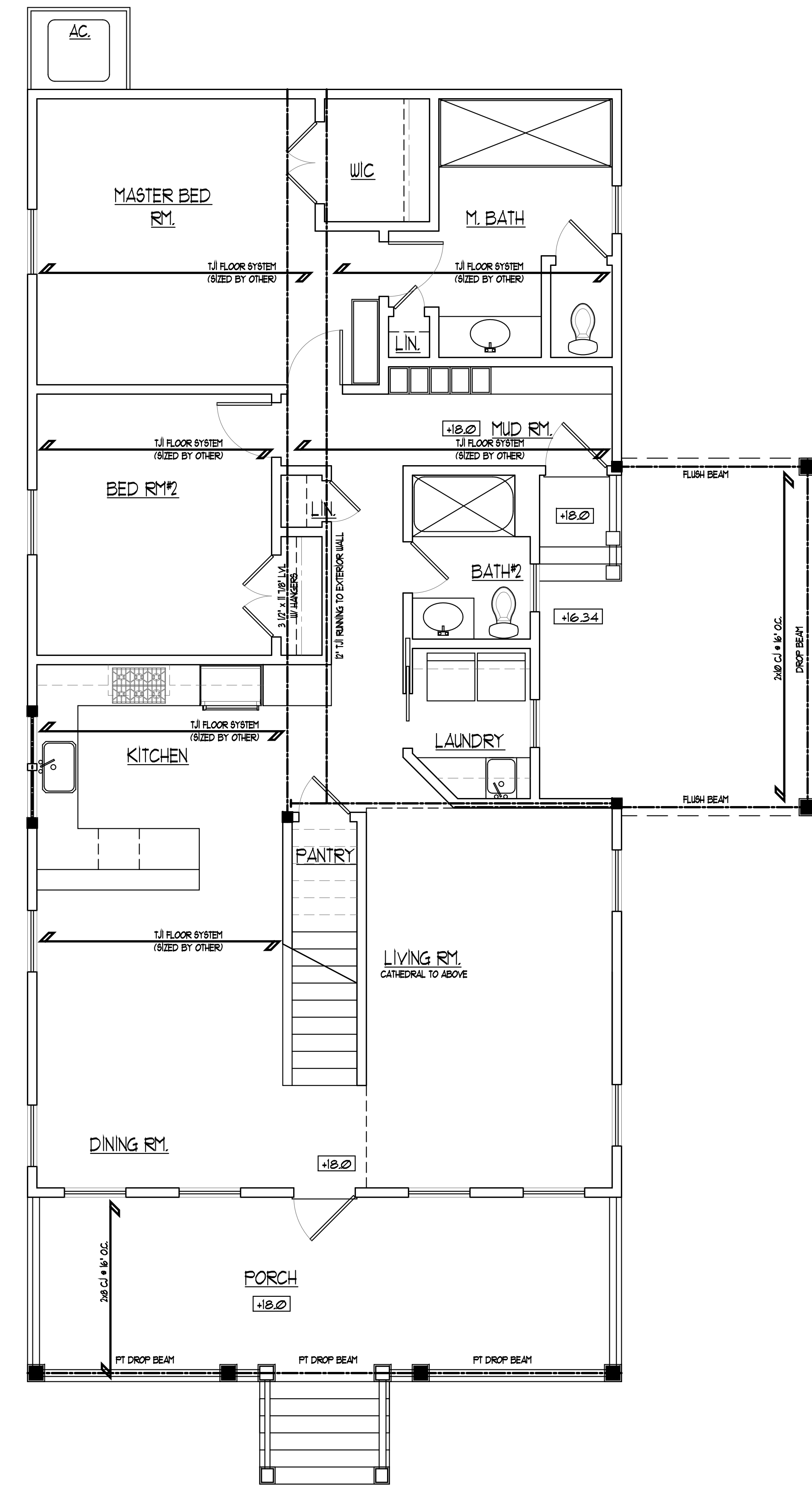
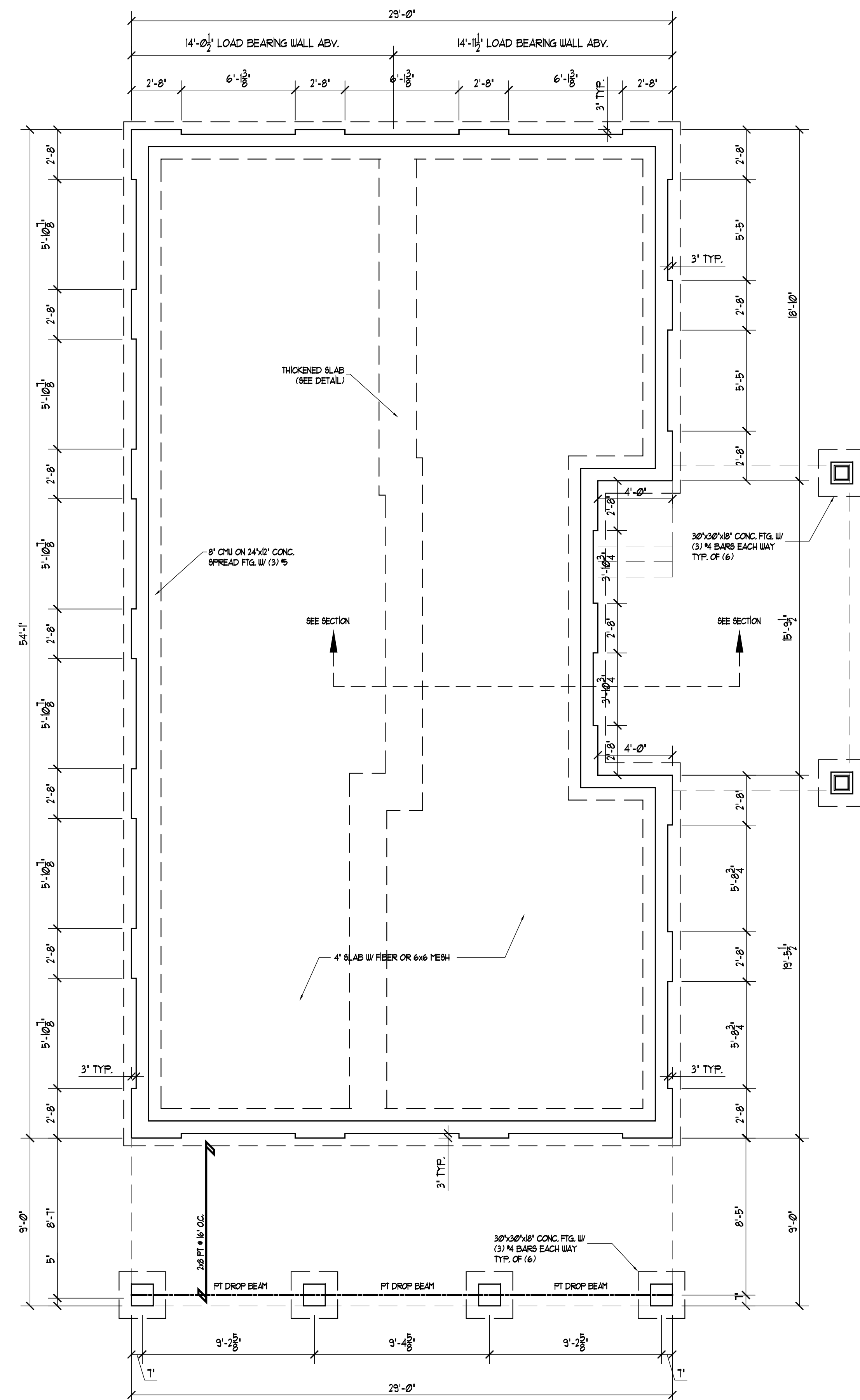
ELEVATIONS

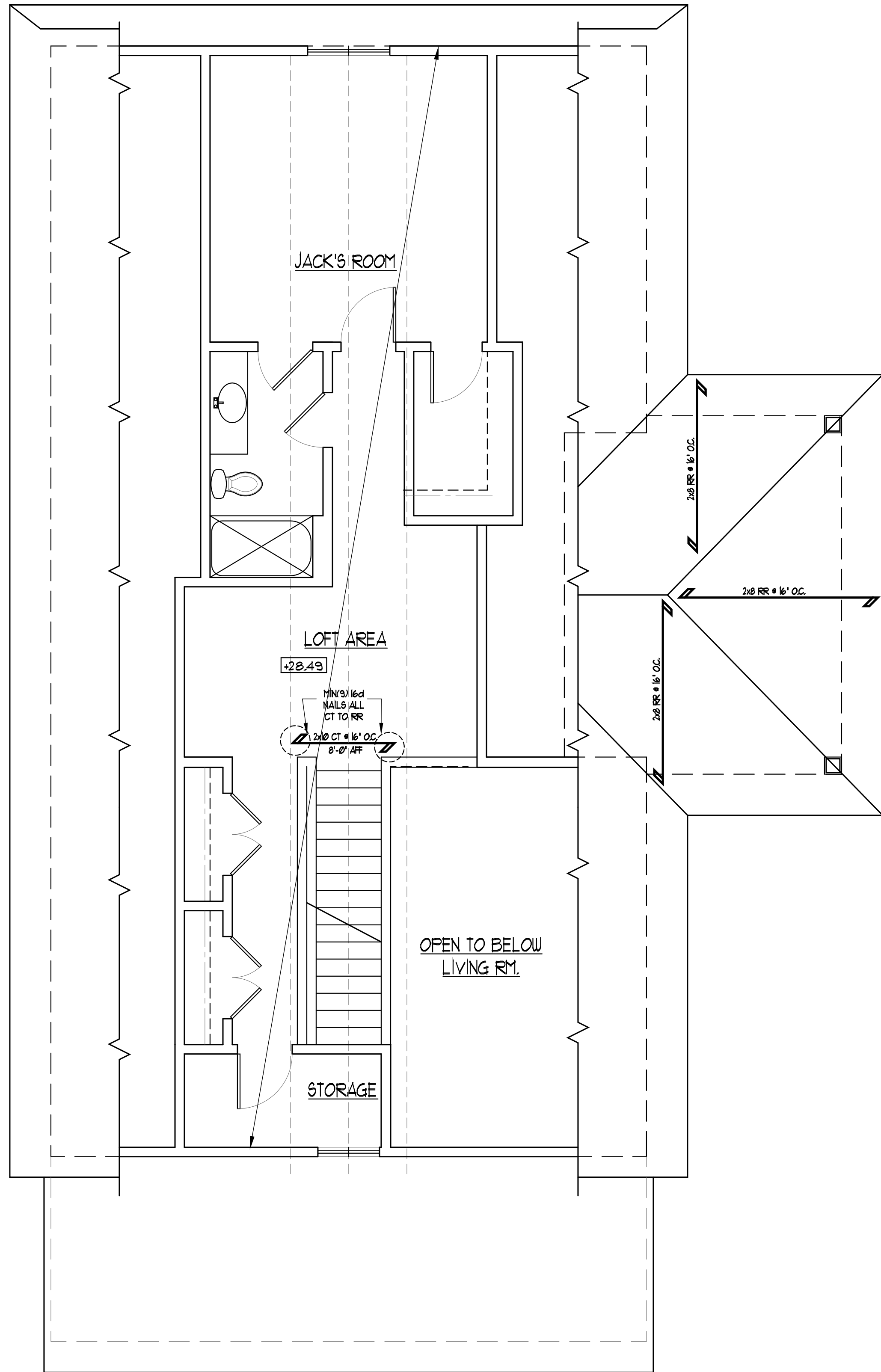


FIRST FLOOR PLAN
NOTE: WINDOWS ARE PGT WINDOWS UNLESS NOTED OTHERWISE
1,405 SF HABITABLE
1/4" = 1'-0"

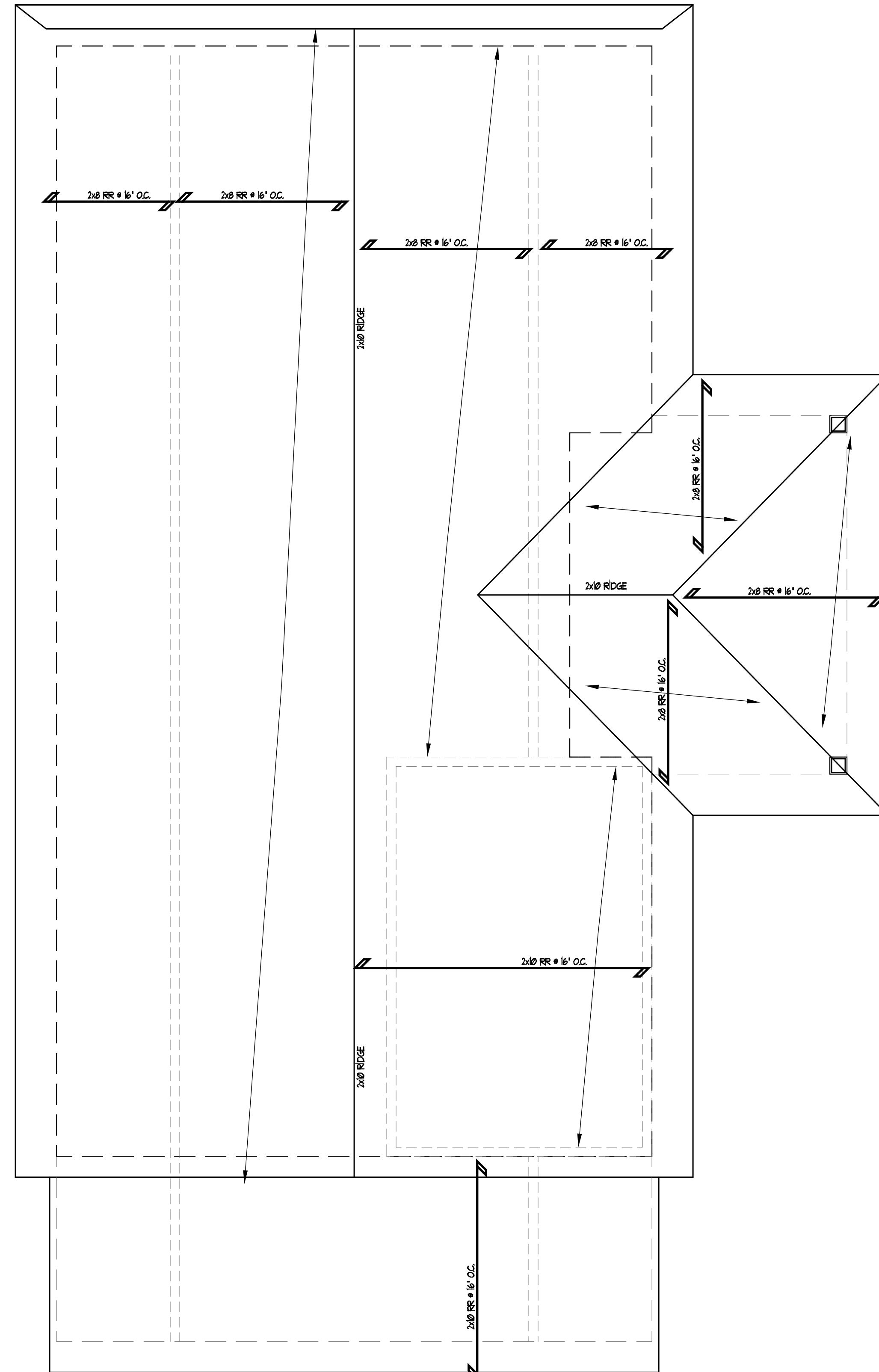


SECOND FLOOR PLAN
NOTE: WINDOWS ARE PGT WINDOWS UNLESS NOTED OTHERWISE
605 SF * OR ABV. 1'-0" AFF
1/4" = 1'-0"

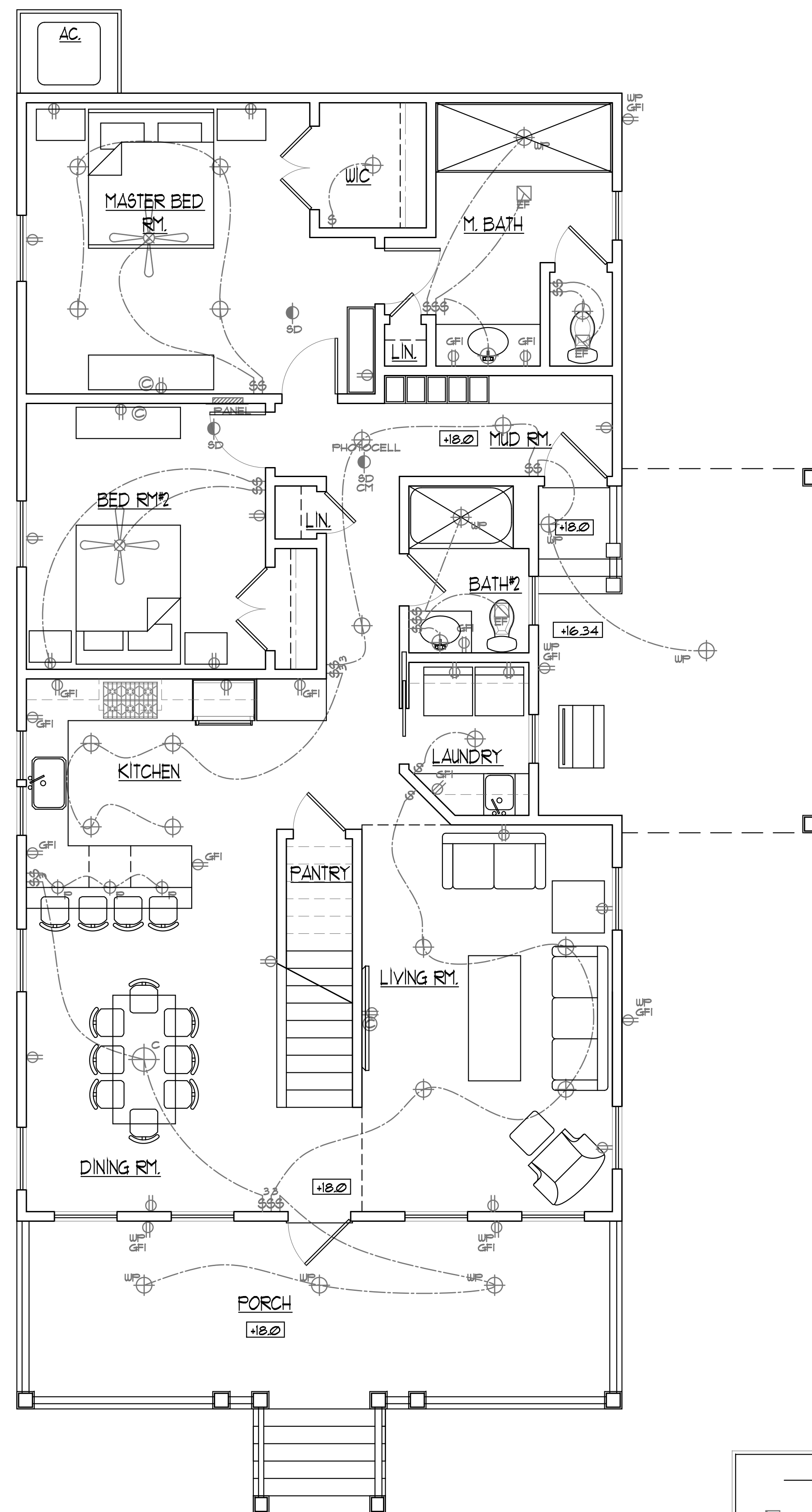




SECOND FLOOR PLAN



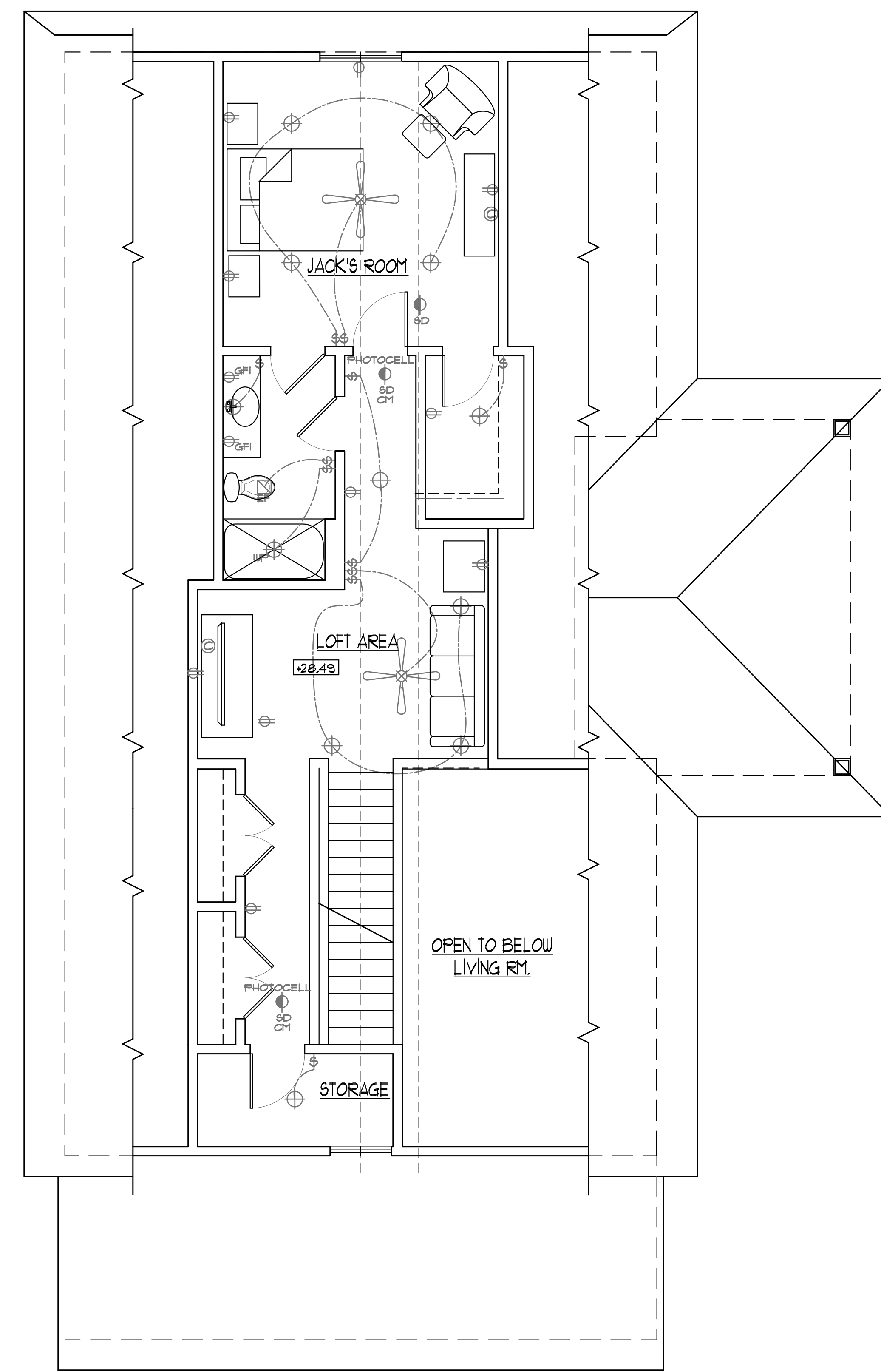
ROOF PLAN



FIRST FLOOR PLAN

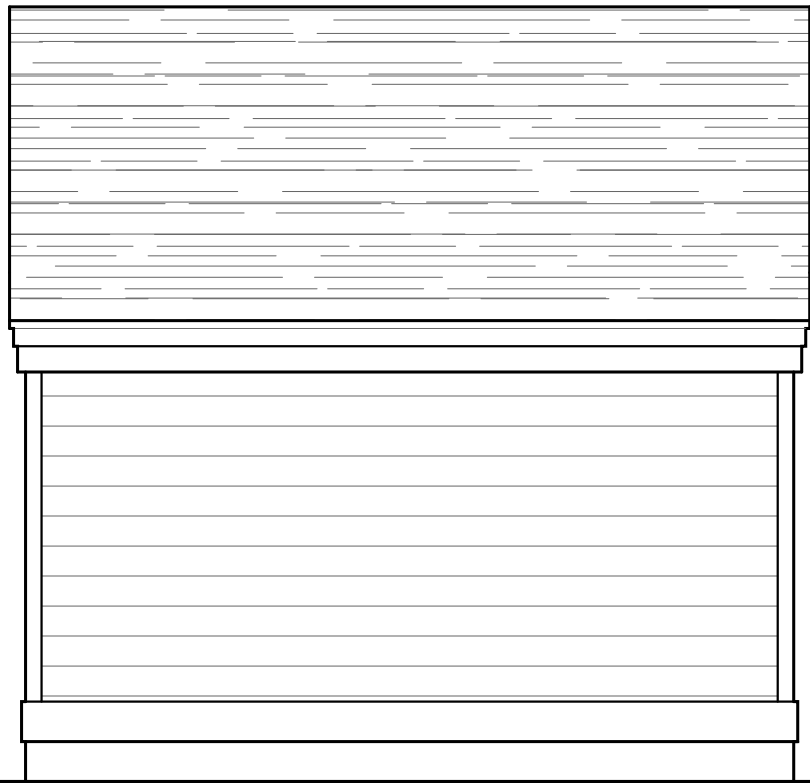
NOTE:
- CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS
- SD's MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES, BATHROOM DOORS W/ TUB / SHOWER, & HVAC SUPPLY OUTLETS, TYP.

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



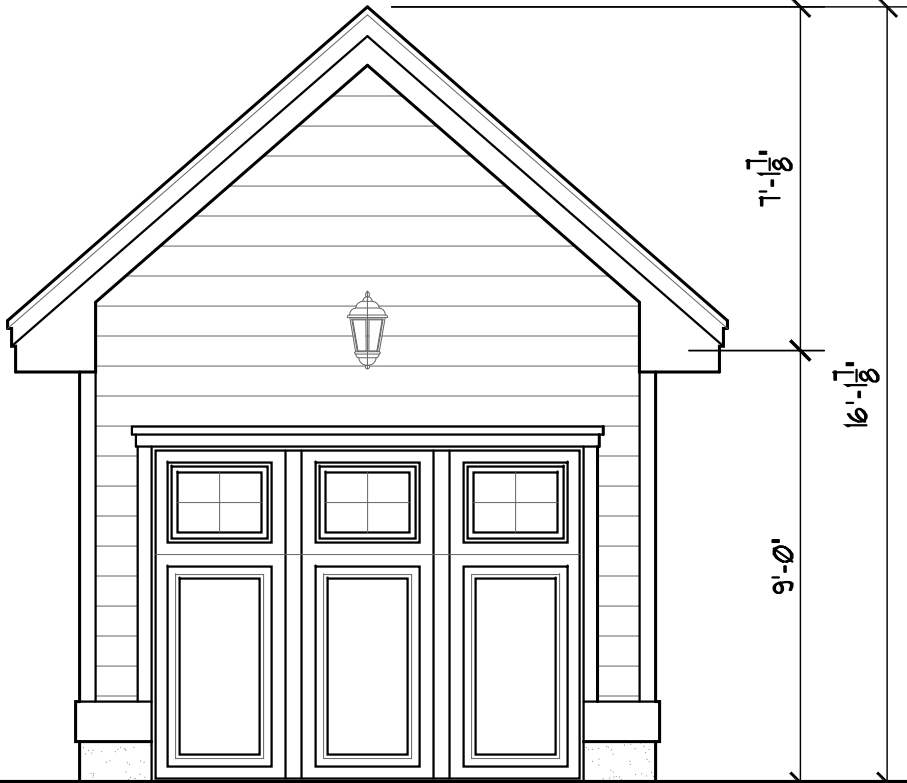
SECOND FLOOR PLAN

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



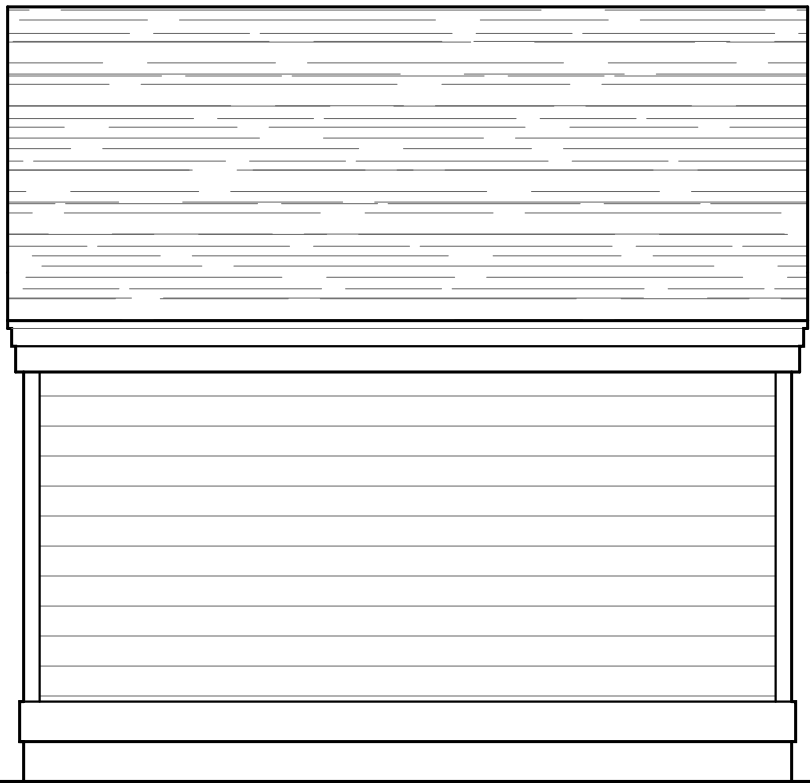
SHED WEST ELEVATION

1/4" = 1'-0"



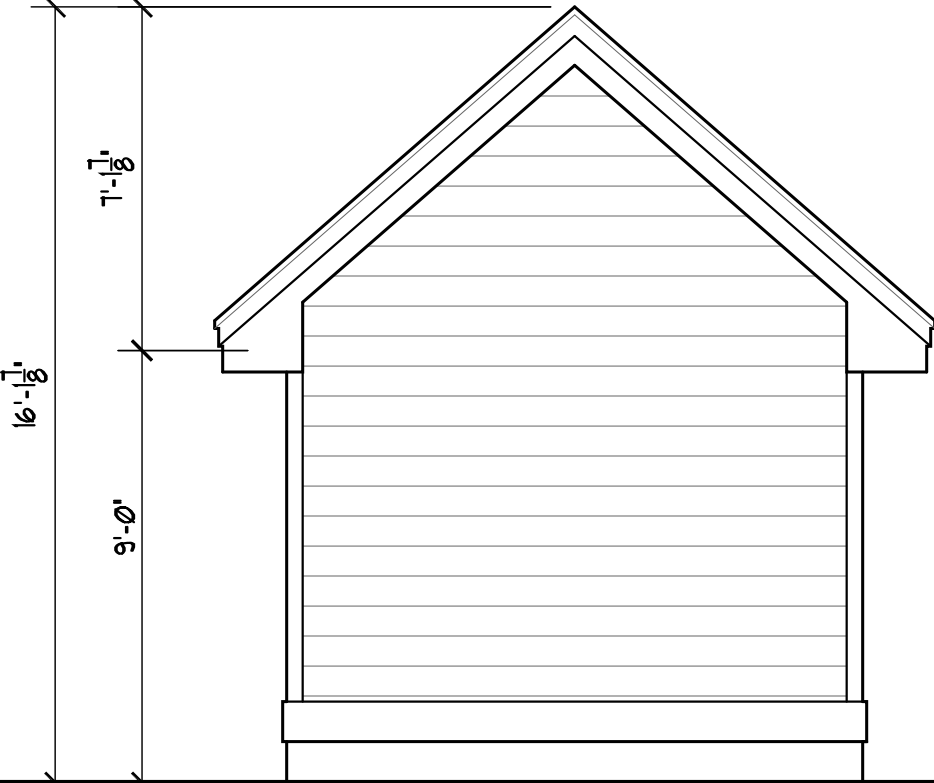
SHED SOUTH ELEVATION

1/4" = 1'-0"



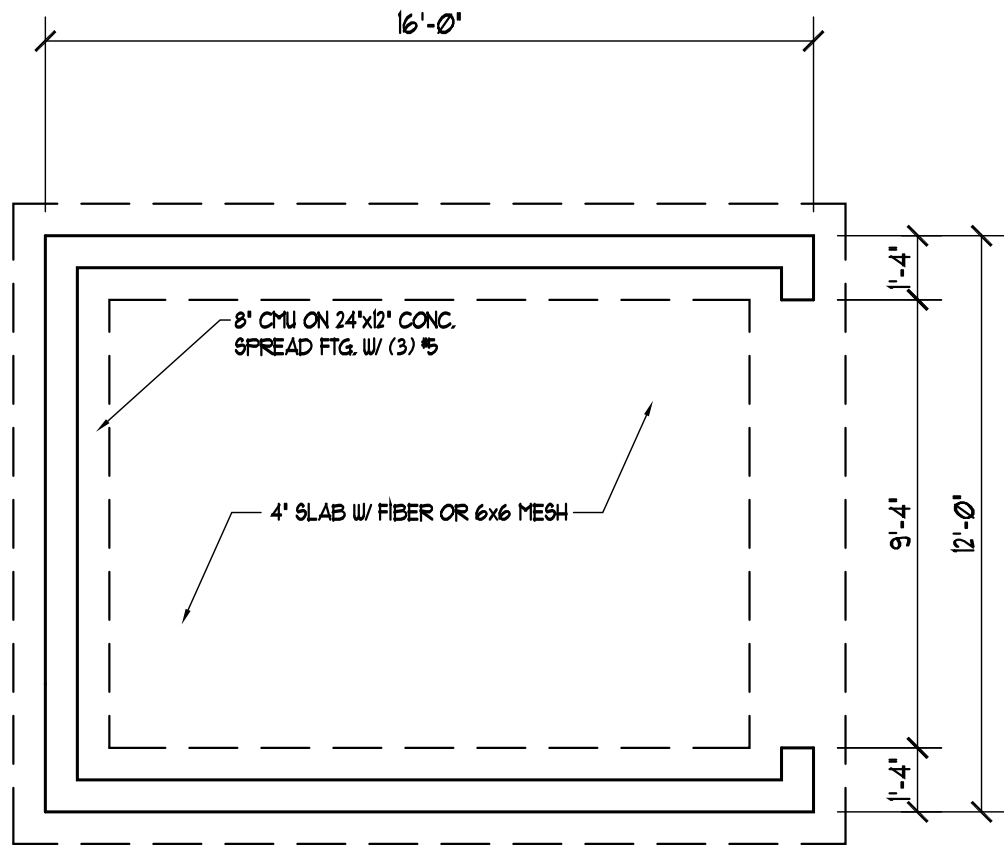
SHED EAST ELEVATION

1/4" = 1'-0"



SHED NORTH ELEVATION

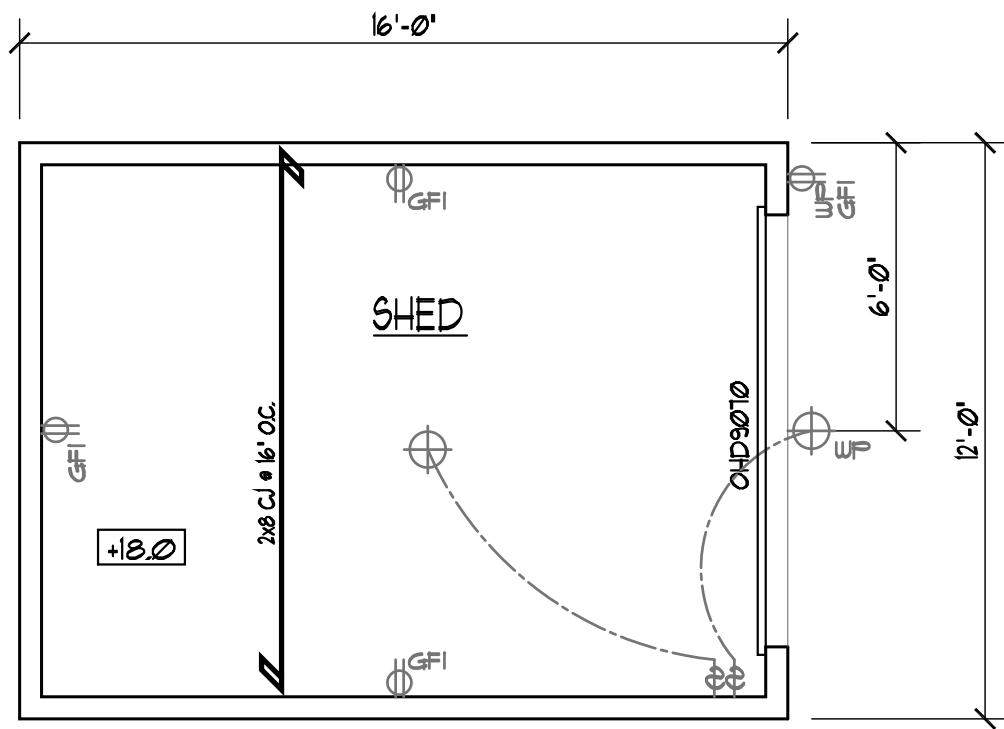
1/4" = 1'-0"



SHED FOUNDATION PLAN

MONO SLAB

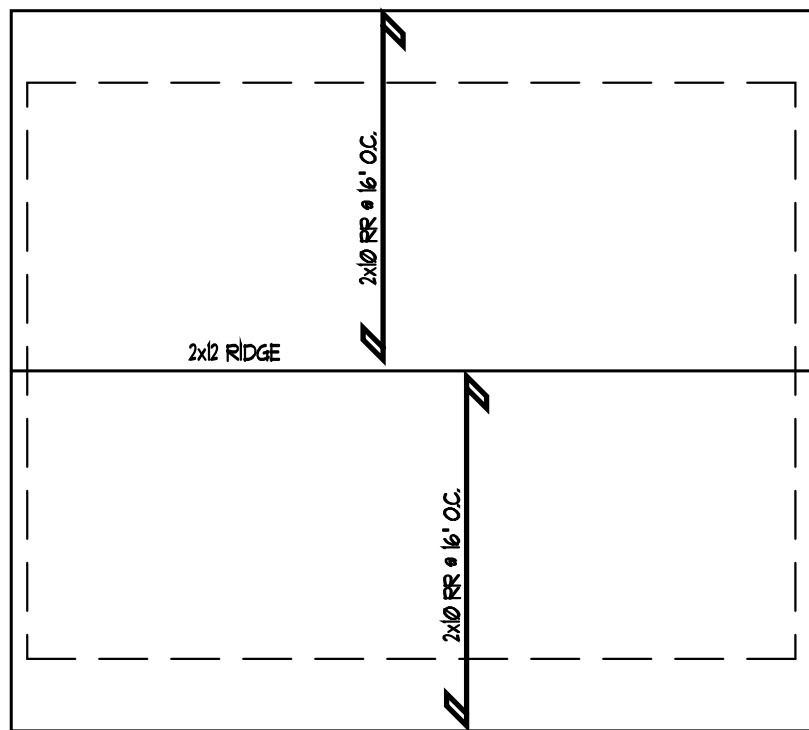
1/4" = 1'-0"



SHED FLOOR PLAN

132 SF

1/4" = 1'-0"



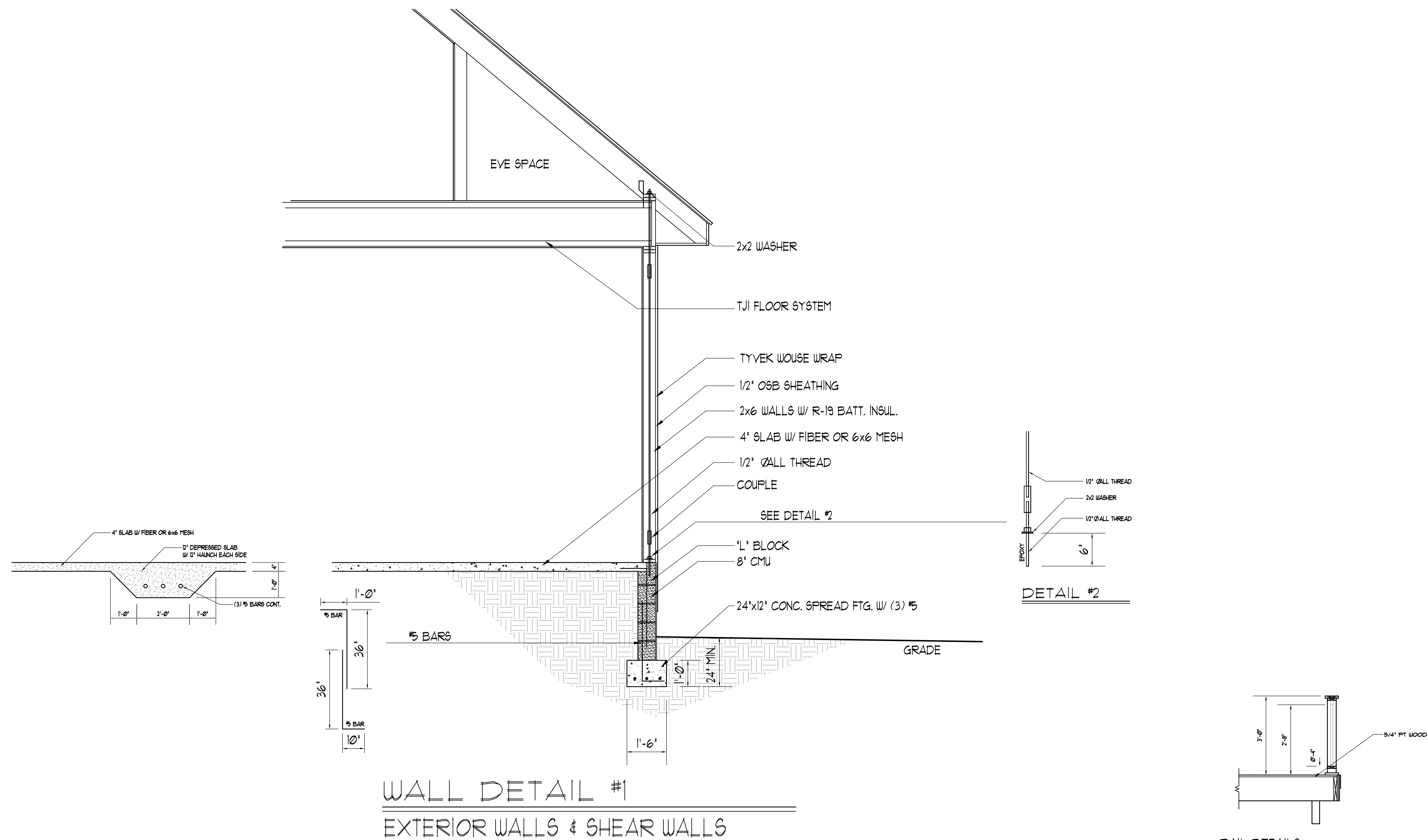
SHED ROOF PLAN

1/4" = 1'-0"

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

MEGAN HOUSE

WALL SECTION



RAIL DETAILS

SCALE: VARIES
DATE: 7-27-18

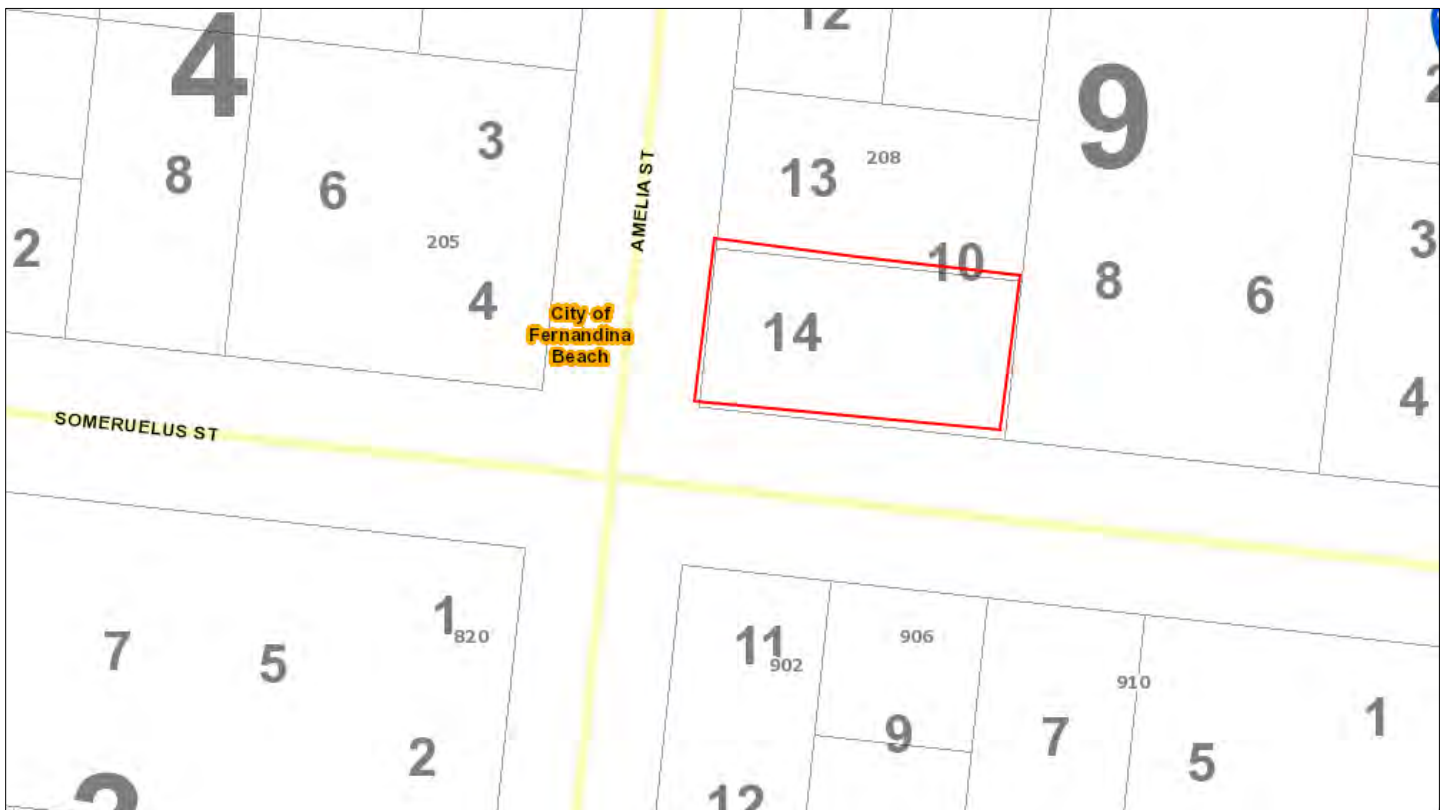
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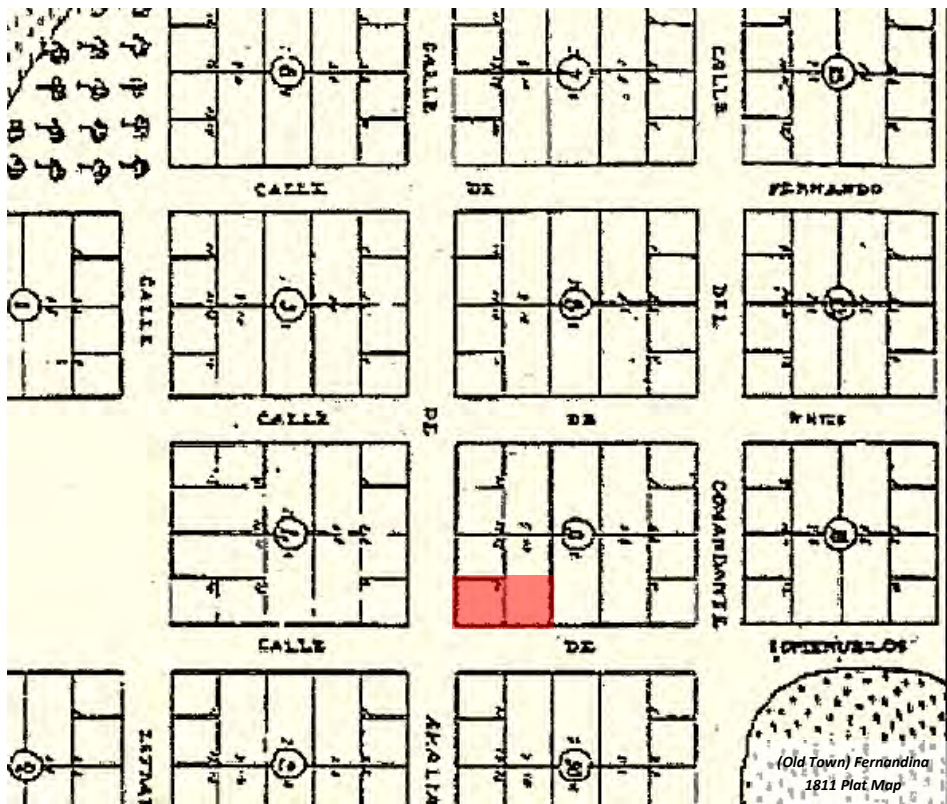


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-34
AUGUST 16, 2018

Owner/Applicant:	Catherine Tharin				
Property Address:	Lot 14 & S. ½ of Lot 10, Block 9, Old Town (Someruelus Street)				
Requested action:	Variance from Land Development Code Section 8.01.01.03(K) <i>Lot Visibility Corridors</i>				
Current zoning:	OT-1				
FLUM land use category:	Old Town 1				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	N/A				
Adjacent Properties:	North	Single-Family Residential	OT-1	c.1938	
	South	Vacant	OT-1		
	East	Vacant	OT-1		
	West	Single-Family Residential	OT-1	c.1950	

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a variance from LDC 8.01.01.03(K) *Lot Visibility Corridors*, specifically the side-yard corridor.

For **side yard corridors** there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.

Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.

The parcel consists of Lot 14 (media peonia) & the S. ½ of Lot 10 (peonia) of Block 9, Old Town (Someruelus Street). The parcel is oriented contrary to the 1811 platting due to the fact that the adjoining home was sited across lots 13 and the northern half of lot 10 in the 1930s. As such, there is a side yard corridor of 10' that runs through the center of the property that must remain open.

The applicant is requesting a variance from this section of the land development code to allow this lot to have the same buildable area as is common of other lots in Old Town.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

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

K. Lot visibility corridors

The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.

1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.
5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

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.

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	<i>"The visibility of the historic lot division on the east-west orientation does not exist on block 9 due to the citing of house at 208 Amelia St. The variance requested is consistent with this condition."</i>	Due to the construction of the home at 208 Amelia Street in the 1930's and the reorientation of the parcels, lot 14 and the remaining ½ of lot 10 are restricted in the buildable area. Special conditions and circumstances do exist on this parcel 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. These special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	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	<i>"There are other buildings within the district with the same variance (Estrada, Amelia, White)."</i>	Granting the variance does constitute a special privilege that is denied by the LDC to other properties located in Old Town in that it allows a home to be oriented counter to the original platting and Design Guideline's recommendations.	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.	<i>"Literal interpretation would prevent construction of a home of similar scale and building elements as are typical in this community."</i>	Literal interpretation of the mid-lot corridor requirement would limit the buildable area of the parcel, thus depriving the applicant of the rights commonly enjoyed by other properties in Old Town.	YES
4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>"Variance to the midlot setback allows the property to be developed with placement and scale that is consistent with the district."</i>	No variance is required to build on the parcel. The unique circumstances of this property do limit the buildable area of this parcel, forcing a building constructed on the parcel to have a smaller footprint than the average home in Old Town. The variance requested will allow for a building area similar to most other lots in Old Town, but is not required to make possible the reasonable use of the land.	NO

5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>“The variance request is to allow construction of a home that is consistent with the siting and scale of the neighborhood.”</i>	Two of the stated goals of the Old Town Fernandina Preservation and Development Guidelines are to: -Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat in order to make a spatial connection to the history of Old Town. And - Design buildings and landscape to reinforce the order of the historic city plan. Granting the variance would not be in harmony with the intent and purpose of the Land Development Code and Comprehensive Plan, but could be mitigated through the siting of a future structure and the use of architectural features to recognize the mid-lot corridor.	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.	<i>“The variacne request is consistent with the existing adjacent property and is not detrimental.”</i>	Staff finds that the request would not cause injury to public health, safety, or welfare, and would not cause injury to the area involved.	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 Response

"The variance requested allows for development of design for new construction. The variance requested would allow design that is consistent with the scale and siting of houses and structures existing in the community. The requested variance allows design that is consistent with the siting of the historic house on the adjacent property. The adjacent house was built in approximately 1930, prior to the adoption of the applicable section of the LDC. The variance requested has no adverse effect on the historical plotting, as the east-west lines are already obscured on the southwest section of block 9. Applying a literal interpretation of the east west setback requirement to this parcel would prohibit the construction of a home that is in harmony with the district."

Staff Response

Staff finds that granting this variance would not further the stated goals of the Old Town Fernandina Preservation and Development Guidelines:

- Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat in order to make a spatial connection to the history of Old Town.
- Design buildings and landscape to reinforce the order of the historic city plan.

Another consideration for the Board to discuss is the fact that this parcel does have special circumstances that have long existed and were not created by the current owner.

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 2018-34

If the Board finds that enough evidence has been presented to grant approval of this variance, staff suggests that the approval be granted with the condition that the 10' side yard visibility corridor follow the guidelines for mid-lot corridors: "...the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC)."

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-34 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 2018-34, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-34 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

OFFICE USE ONLY

REC'D: 7/16/18 BY: RR
 PAYMENT: \$ 650 TYPE: # 1011
 APPLICATION #: 2018-001143
 CASE #: HDC 2018-34
 BOARD MEETING DATE: 8/16/18



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: Catherine Tharin
 Mailing Address: 432 N 3rd St Fernandina Beach
 Telephone: 904 252 6631 Fax: _____
 Email: cbt432@yahoo.com

Agent Name: none
 Mailing Address: _____
 Telephone: _____ Fax: _____
 Email: _____

PROPERTY INFORMATION

Street Address: Someruelus Street
 Parcel Identification Number(s): 00-00-31-1590-0009-0101
 Lot Number: 14 and south 1/2 of 10 Block Number: 9

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 8.01.01 - K - 3, east-west setback

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

Obtain variance to east-west setback requirement
for the parcel comprised of lot 14 and south 1/2 of lot 10,
shown on tax map as lot 14

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.

The visibility of the historic lot division on the east-west orientation does not exist on block 9 due to citing of house at 208 Amelia St. The variance requested is consistent with this condition.

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.

There are other buildings within the district with the same variance (Estrada, Amelia, White)

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 would prevent construction of a home of similar scale and building elements as are typical in this community.

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

Variance to the mid lot setback allows the property to be developed with placement and scale that is consistent with the district

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

The variance request is to allow construction of a home that is consistent with the siting and scale of the neighborhood.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(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)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
 ss }
COUNTY OF NASSAU }

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: _____

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.

The variance request is consistent with the existing adjacent property and is not detrimental

☒ 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.

7-16-18

Catharine Bohan

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

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

Angela D. Lester

Notary Public: Signature

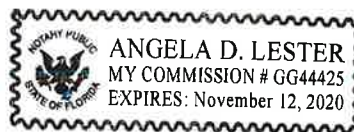
Angela D. Lester

Printed Name

11/12/20

My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: FLDL



Catherine Tharin

Parcel 00-00-31-1580-0009-0101, Someruelus Street

Synopsis of reasons for request

The requirement for an east west setback for visibility prohibits building a home of similar scale and character as those existing in the district. The parcel is 93' east/ west and 46' north/south. This lot is atypical for the district, in that the peonia extends from Amelia Street to the mid-block of block 9. This orientation is consistent with the adjoining property at 208 Amelia Street.

This variance request is made by the owner to establish the feasibility of building on this parcel. There is currently no design established for the home, and there is currently no request for approval of any specific building plan.

Catherine Tharin

Parcel 00-00-31-1580-0009-0101, Someruelus Street

Application for variance from the LDC, Appendix A

The variance requested allows for development of design for new construction. The variance requested would allow design that is consistent with the scale and siting of houses and structures existing in the community. The requested variance allows design that is consistent with the siting of the historic house on the adjacent property. The adjacent house was built in approximately 1930, prior to adoption of the applicable section of the LDC. The variance requested has no adverse effect on the historical plotting, as the east-west lines are already obscured on the southwest section of block 9.

Applying a literal interpretation of the east west setback requirement to this parcel would prohibit the construction of a home that is in harmony with the district.

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
00-00-31-1580-0009-0101	2017	REAL ESTATE	9287	002	

THARIN CATHERINE B
432 N 3RD STREET
FERNANDINA BEACH, FL 32034

SOMERUELUS

**BLOCK 9 S1/2 OF LOT 10 &
ALL LOT 14
IN OR 1309/1649
OLD TOWN**

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	52,203	0	52,203	312.01
PUBLIC HEALTH	0.0000	52,203	0	52,203	0.00
TRANSPORTATION	0.5902	52,203	0	52,203	30.81
AI BEACH RENOURISHMENT MSTU	0.1021	52,203	0	52,203	5.33
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	59,946	0	59,946	44.84
CAPITAL OUTLAY	1.5000	59,946	0	59,946	89.92
SUPPL DISCRETIONARY	0.0000	59,946	0	59,946	0.00
SCHOOL BOARD LOCAL EFFORT	4.3500	59,946	0	59,946	260.77
ST JOHNS RIVER MGMT DIST	0.2724	52,203	0	52,203	14.22
FL INLAND NAVIGATION DIST	0.0320	52,203	0	52,203	1.67
MOSQUITO CONTROL DISTRICT	0.1495	52,203	0	52,203	7.80
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	52,203	0	52,203	313.22
VOTER APPROVED DEBT	0.2097	52,203	0	52,203	10.95
TOTAL MILLAGE				19.9307	
				AD VALOREM TAXES	\$1,091.54

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY		RATE		AMOUNT	
NON-AD VALOREM ASSESSMENTS					\$0.00
COMBINED TAXES AND ASSESSMENTS		\$1,091.54			
If Paid By Please Pay	Nov 30, 2017 \$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
00-00-31-1580-0009-0101	2017	REAL ESTATE	9287	002	

RETURN WITH
PAYMENT

THARIN CATHERINE B
432 N 3RD STREET
FERNANDINA BEACH, FL 32034

SOMERUELUS

**BLOCK 9 S1/2 OF LOT 10 &
ALL LOT 14
IN OR 1309/1649
OLD TOWN**

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 Paid By Please Pay	Nov 30, 2017 \$0.00				
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Paid 11/27/2017

Receipt # ACG-17-00025073

\$1,047.88

Paid By THARIN, CATHERINE BOWLING



N↑

Lot 14

South 1/2
of lot 9

Mid-block

06/14/2018 18:55

Someruelus Street



Someruelus Street

Amelia Street

06/14/2018 18:56

EXACTA

LAND SURVEYORS

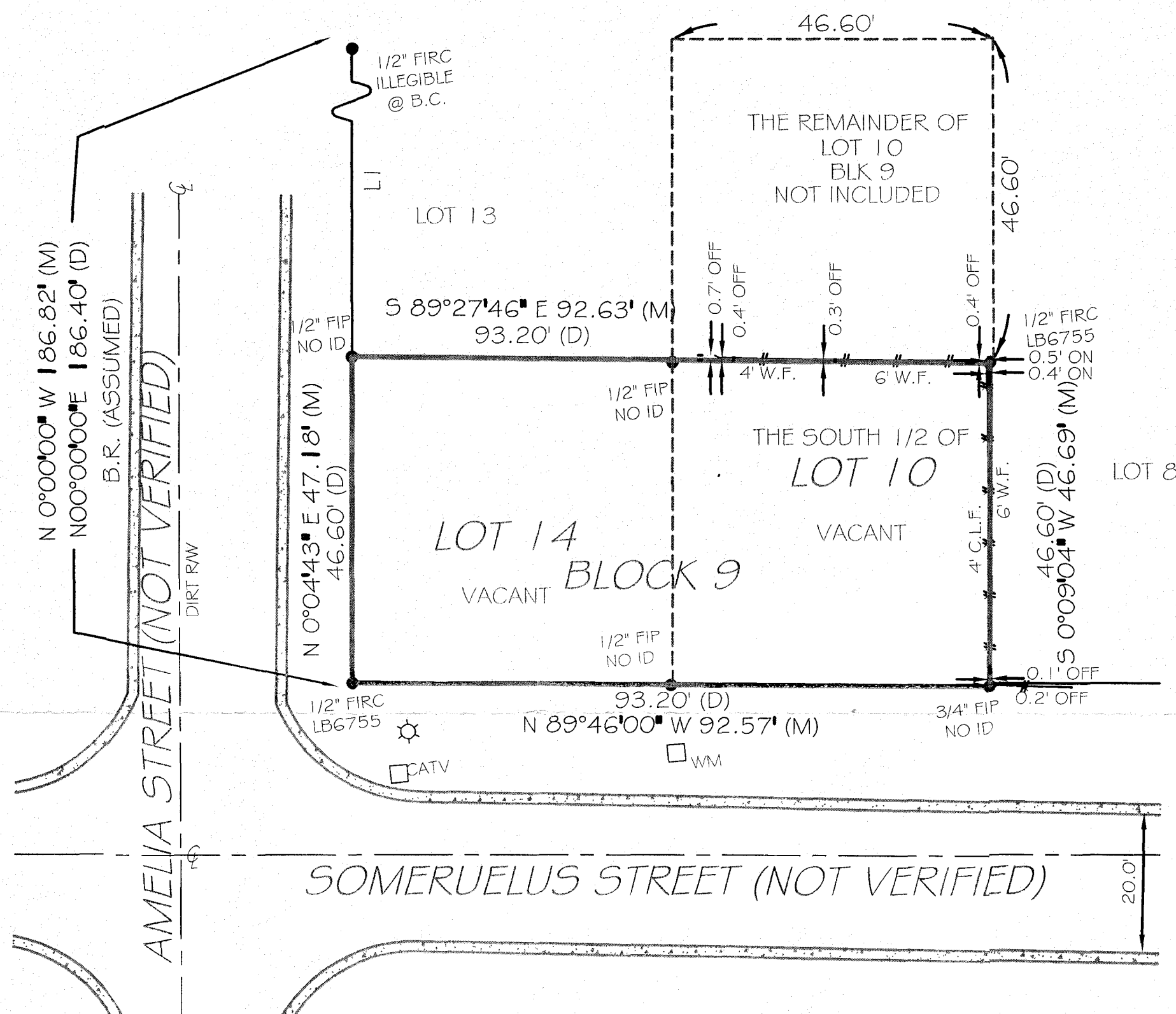
Serving all of Florida



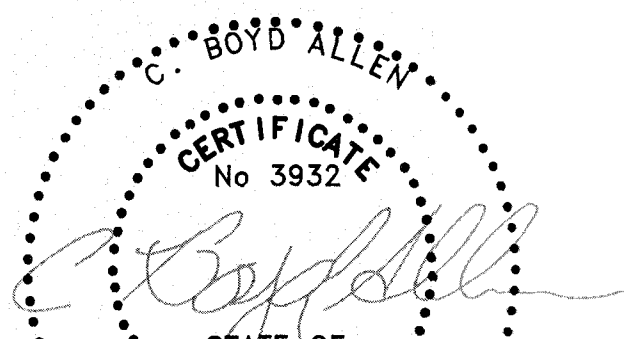
SURVEY NUMBER: 1806.4815

REVISION DATE(S): (REV.0 7/12/2018)

TABLE:
LI 139.80' (D)
S 0°01'36" E 139.64' (M)



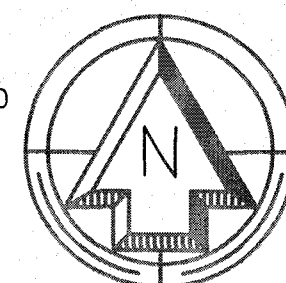
SURVEYOR'S NOTES
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.
NOTE - FENCE EXISTS; FENCE OWNERSHIP NOT DETERMINED.
PLEASE REVIEW FENCE LOCATION ON DRAWING.



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Measurers, Chapter 5J-17 of the Florida Administrative Code.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, DATED 08/02/17.

DATE: 07/12/18

SELLER:

CERTIFIED TO: VOID UNLESS CERTIFIED

This is page 1 of 2 and is not valid without all pages.



Florida Land Title Association

AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, INC.

11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913
LB# 7337 | P: 866.735.1916 | F: 866.744.2882

Please Email Dr. [redacted] to: 2132 E9th St., Suite 310; Cleveland, OH 44115



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-35
AUGUST 16, 2018

Owner/Applicant:	Derek & Katherine L. Dahlgren, agent for Anne B. Kavanaugh				
Property Address:	Lots 3 & 4, Block 19 Old Town (Corner of New St. & Ladies St.)				
Requested action:	Certificate of Approval (COA) to construct a two-story, single-family dwelling and one-story accessory structure.				
Current zoning:	OT-2				
FLUM land use category:	Old Town 2				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Vacant	OT-2		
	South	Single-Family Residential	OT-1	c.1946	
	East	Vacant	OT-2		
	West	Vacant	OT-2		

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 a Certificate of Approval (COA) to construct a 1851 sq. ft. two-story, single-family dwelling and 260 one-story accessory structure.

Lots 3 & 4 of Block 19 are two media peonias.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

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

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

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

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

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

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

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

4.4 Residential Building Design:

Recommendations:

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

Avoid:

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

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

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

4.7 Sideyard Corridors: Five foot minimum requirement.

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

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

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

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

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	James Hardie Cementitious lap siding (smooth) 6" and 4" exposure	<i>BoothBay Blue</i>
Doors	Anderson A Series Frenchwood hinged patio doors; Front Door – Steve and Sons	White Mahogany Stained
Windows	Anderson 400 Series	White
Roofing	Gulf Coast 5V crimped metal	Galvalume, unpainted
Fascia/Trim	James Hardie - Hardietrim smooth; HardiSoffit, vented, smooth;	<i>Artic White</i>
Foundation	Pier and beam with crawl space, wood grilles	Grey concrete, <i>Charleston Green SW 6994</i> grilles
Shutters	LAS Enterprises Colonial Standard Shutter	<i>Charleston Green SW 6994</i>
Porch/Deck	Pressure treated 5/4 pine, second floor screened	Trim – White; Deck - natural
Fencing	None	
Driveways/ Sidewalks	Crushed Shell	
Signage	None	
Other		

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District. The site will also include a two-story accessory dwelling.
- **Lot Density** – Total lot coverage is 32% which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches and breezeway are not included in the 45% lot coverage maximum per section 4.4 of the Old Town Design Guidelines.
- **Mechanical** – Per LDC 4.02.03(A)7, “*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.*” Mechanical equipment is noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Parking** – Driveway to be accessed off of unimproved right-of-way at New Street. Driveway to be crushed shell in material.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Ladies Street, which is appropriate. Home is sited 15' from front property line.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Heights of the structures are not called out on the plans submitted, but appear to be under the maximum 35' height allowable for the primary structure and maximum 24' height allowable for the accessory structures. The applicant will be required to verify this with staff before COA is issued.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a metal roof with natural finish. Cementitious siding will be smooth in finish.

- **Foundation** – The project will be constructed on a pier foundation with wood lattice infill between piers. Piers are indicated to have a smooth stucco finish.
- **Windows** – The windows that are proposed to be Anderson 400 Series, 6/6 with exterior grilles. Staff notes that the elevation also indicates what appear to be 2 2/2 windows at the second floor of the right elevation. Staff recommends that these windows match the 6/6 used throughout the project. The windows also lack the shutters that appear on the rest of the home. Staff recommends the use of shutters on these two windows as well.
- **Doors** – Front door is a Steve and Sons mahogany door. Patio doors will be Anderson A Series patio doors.
- **Accessory structure** – the accessory garage structure has a footprint of 260 square feet which is under the 500 square foot maximum. It will match the primary structure in design and materials.

Other Notes –

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

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2018-35 with the following condition:

1. Applicant submits total heights as staff approval before COA can be issued.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-35 **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 2018-35, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-35 Application and Backup Materials

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Salvatore J. Cumella".

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-35

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: 7/19/18	BY: SSC
PAYMENT: \$ 150	TYPE 1#3671
APPLICATION #: 2018-001166	
HDC CASE #: 2018-35	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐ DATE	

BOARD MEETING DATE: Aug. 16 th 2018
PLANNER: _____ DATE: _____
APPROVED ☐ DENIED ☐

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final ☒
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☐ Sign	☐ Demolition
☐ Variance	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: Block 19, Lots 3 & 4 at New Street & Ladies Street		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): 00-00-31-1580-0019-0030		
Zoning District: Residential OT-1 Lot / Block Number (optional) _____		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name Kavanaugh Anne B	
Corporation or Company (if applicable) -	
Street Address 112 North 6th St	
City State Zip Fernandina Beach, FL 32034	
Telephone Number 904-753-3158	
Email Address captwhk@comcast.net	

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 Derek & Katherine L Dahlgren	
Corporation or Company (if applicable)	
Street Address 485 Cherokee Pt Dr	
City State Zip Canton, GA 30114	
Telephone Number 770-560-3574	
Email Address dahlgrenderek@gmail.com	

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

Vacant

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.

2 story residence, 1851 total square feet heated, single car garage detached, 260 sqft. All structures to have the same finishes and material types.

Front door to be Steve and Sons Mahogany Wood. Mahogany stain on outside.

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	James Hardie	Hardie plank siding, smooth, 6" and 4" exp.	FL 13192.1	Boothbay Blue
Doors	Anderson	Anderson A-Series, Frenchwood	FL 13074.1	White
		hinged patio doors		
Windows	Anderson	Anderson 400 Series	FL 1091.1	White
		6 over 6 w/ exterior grilles		
Roofing	Gulf Coast	5V Crimped metal roof	FL 11651.1	Galvalume, unpainted
Fascla/Trim	James Hardie	Hardie Trim, Smooth		Artic White
		Hardie Soffit, Vented, smooth		Artic White
Foundation		Peer and beam with crawl space, wood grilles		Grey concrete, Charleston Green grilles
				SW 6994
Shutters	LAS Enterprises	Colonial Standard Shutter	FL 15338-R1	Charleston Green SW 6994
Porch/Deck		Pressure treated 5/4 pine, second floor screened		Trim-White, Deck-Natural
Fencing		None		
Driveways/Sidewalks		Crushed shell		
Signage		None		
Other				

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

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

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

Revised January 2018

Page 8 of 8

CERTIFICATION

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

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

7/13/18
Date

[Signature]
Signature of Applicant

[Signature]

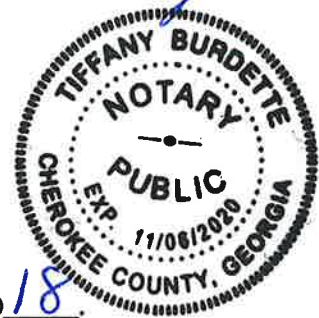
STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 13th day of July, 2018.

[Signature]
Notary Public: Signature

Tiffany Burdette
Printed Name

11/06/20
My Commission Expires



Personally Known X 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 OLD TOWN PROPERTIES
(print name of property owner(s))

hereby authorize: DEREK DAHLGREN & KATHERINE L. Dahlgren
(print name of agent)

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

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

Anne B. Kavanaugh
(Signature of owner)

(Signature of owner)

ANNE B. KAVANAUGH
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

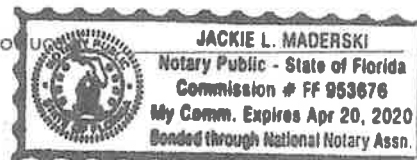
Subscribed and sworn to before me this 12th day of July, 2018.

Jackie L. Maderski
Notary Public: Signature

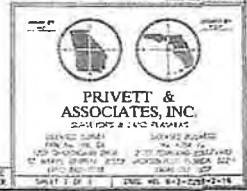
Jackie L. Maderski
Printed Name

April 20, 2020
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced _____



FOR: ANNE B AND WILLIAM H. KAVANAUGH



NO STATE IS NOT VALID WITHOUT THE SIGNATURE AND SEAL

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0019-0030	REAL ESTATE	9342	002	

R

Legal Description

LADIES
FERNANDINA BEACH 32034

BLK 19 LOTS 3 & 4 OLD TOWN S/D UNR



KAVANAUGH ANNE B
112 N 6TH STREET
FERNANDINA BEACH, FL 32034

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	34,088		34,088	203.74
TRANSPORTATION	.5902	34,088		34,088	20.12
AI BEACH RENOURISHMENT MSTU	.1021	34,088		34,088	3.48
SCHOOL BOARD					
BASIC DISCRETIONARY	.7480	39,144		39,144	29.28
CAPITAL OUTLAY	1.5000	39,144		39,144	58.72
SCHOOL BOARD LOCAL EFFORT	4.3500	39,144		39,144	170.28
ST JOHNS RIVER MGMT DIST	.2724	34,088		34,088	9.29
FL INLAND NAVIGATION DIST	.0320	34,088		34,088	1.09
MOSQUITO CONTROL DISTRICT	.1495	34,088		34,088	5.10
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	34,088		34,088	204.53
VOTER APPROVED DEBT	.2097	34,088		34,088	7.15
TOTAL MILLAGE	19.9307		TOTAL AD VALOREM TAXES		\$712.78



Sign up to get bills by e-mail!

www.nassautaxes.com

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS		\$0.00
TOTAL COMBINED TAXES AND ASSESSMENTS		\$712.78



Scan to view bill online

If Paid By --	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay--	684.27	691.40	698.52	705.65	712.78

If Paid By --	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay--	684.27	691.40	698.52	705.65	712.78

R

PAY IN U.S. FUNDS TO: JOHN M. DREW, TAX COLLECTOR • 88130 LICENCE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 461-7100

RETURN WITH PAYMENT

KAVANAUGH ANNE B
112 N 6TH STREET
FERNANDINA BEACH, FL 32034

LADIES
FERNANDINA BEACH 32034

BLK 19 LOTS 3 & 4 OLD TOWN S/D UNR

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0019-0030	REAL ESTATE	9342	002	

1 0009342 2017 8



SW 6994
Greenblack

We picked Sherwin
Williams Charleston
Green for the shutters.
It is a discontinued
color and this is the
color match for it.

770-253-0010



Johns Manville



FRENCHWOOD® HINGED INSWING PATIO DOORS

Andersen® 400 Series Frenchwood® hinged patio doors not only open your home to the world outside, they bring the beauty of nature inside. With traditional design and modern performance, these doors give you the choice of four interiors, including unfinished pine, oak and maple, or a low-maintenance white finish. For added style, a wide range of grille, hardware and art glass options are available.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents, repels water and provides long-lasting protection
- Wood panel members exterior are coated with a urethane finish
- The sill features three-piece construction of solid oak and aluminum fortified by Fibrex® material

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series Frenchwood® hinged patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Four exterior color options
- Unfinished pine, oak, maple or factory-finished white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

EXTERIOR COLORS



400 SERIES FRENCHWOOD® HINGED INSWING PATIO DOORS

GLASS OPTIONS

- Low-E4® tempered glass
- Low-E4 SmartSun™ tempered glass
- Low-E4 Sun tempered glass

Additional glass options are available. Contact your Andersen dealer.

ART GLASS

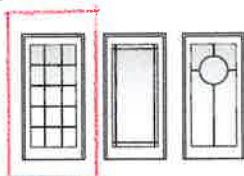
A wide range of art glass patterns are available to add beauty to your home.

PATTERNED GLASS

Available in four attractive patterns ideal for letting light into the home while obscuring vision.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



INTERIOR OPTIONS



*Prefinished White Interiors are only available on units with White exteriors. Naturally occurring variations in grain, color and texture of wood make each door one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

EXTERIOR TRIM

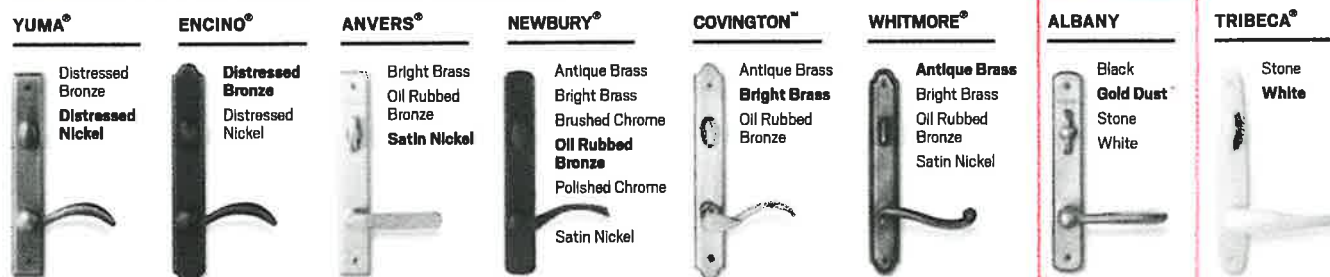
Available in 11 colors to complement your exterior.

ADDITIONAL FEATURES

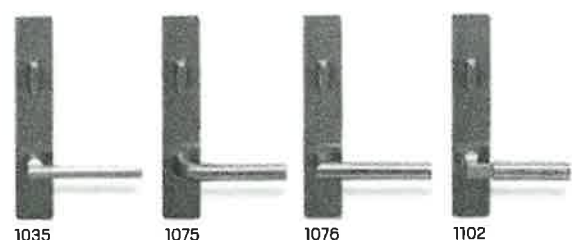
- Available in one-, two- and three-panel configurations
- Multi-point locking system that seals the doors tight at the top, center and bottom
- A thermal barrier in the sill reduces conductive heat loss and limits condensation on the inside
- Quality construction with mortise-and-tenon dowel joints
- Extensive array of options and accessories, including sidelights and transom windows
- Adjustable hinges with ball-bearing pivots for smooth, frictionless movement

HARDWARE STYLES**

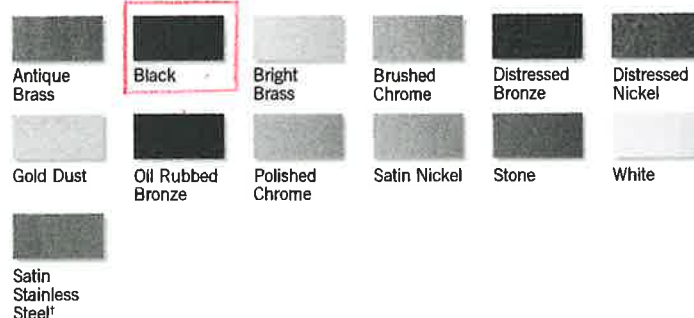
Bold name denotes finish shown.



FSB hardware available in Satin Stainless Steel.



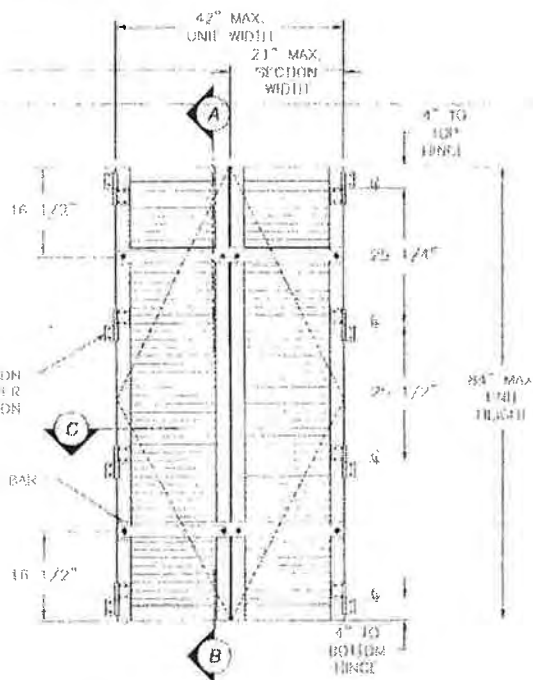
HARDWARE FINISHES



**Hardware sold separately. †Available on FSB hardware only. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes feature a 10-year limited warranty. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples. "FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co. "Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2018 Andersen Corporation. All rights reserved. 03/18



For more information or to find a dealer, visit andersenwindows.com/200series or call 877.577.7655.



COLONIAL STANDARD SHUTTER
EXTERIOR VIEW

DESIGN PRESSURE RATING	IMPACT RATING
±50PSF	LARGE AND SMALL MISSILE IMPACT

MISSILE LEVEL D, WIND ZONE 4

TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
1 - 2	ELEVATIONS, ANCHORING AND NOTES
3 - 4	BILL OF MATERIALS AND COMPONENTS
4 - 5	CROSS SECTIONS
6 - 7	INSTALLATION DETAILS

NOTES:

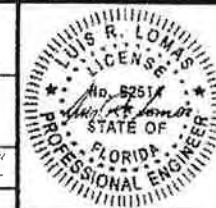
- 1) THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- 2) WOOD FRAMING AND MASONRY OPENING TO BE CROWNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 3) ALLOWABLE STRESS INCREASE OF 1/3 WAS NOT USED IN THE DESIGN OF THE PRODUCT. SHOWN HEREIN WIND LOAD DURATION FACTOR OF 1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
- 4) SHUTTER FRAME AND BLADES MATERIAL: ALUMINUM 6063 T6.
- 5) APPROVED IMPACT PROTECTIVE SYSTEM IS NOT REQUIRED FOR THIS PRODUCT IN WIND BORNNE DIERRE REGIONS.
- 6) FOR ANCHORING INTO MASONRY USE 1/4" HW LAGBOLTS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2 5/16" MINIMUM EMBED DISTANCE AND 1 3/4" MINIMUM SEPARATION. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- 7) FOR ANCHORING INTO WOOD FRAMING OR 2X BRICK OR THROUGH BRICK VENEER INTO WOOD FRAMING OR 2X BRICK USE #10 WOOD SCREW WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- 8) FOR ANCHORING INTO MASONRY/CONCRETE USE 1/4" LAGBOLT WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- 9) ALL FASTENERS TO BE CORROSION RESISTANT.
- 10) INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATE WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH LISTED BELOW.
 - A. WOOD - MINIMUM SPECIFIC GRAVITY OF 0.542
 - B. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI
 - C. MASONRY - STRENGTH CONFORMANCE TO ASTM C 90, GRADE N, TYPE I (OR GREATER).

SIGNED: 02/14/2012

LAS ENTERPRISES
2413 L & A ROAD
METAIRIE, LA 70001

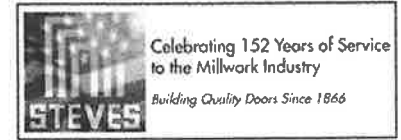
COLONIAL SHUTTER
BI-FOLD AND STANDARD - LMI & SMI
STANDARD ELEVATION, ANCHORING AND NOTES

DRAWN	DATE	REV
TJH	08-01234	-
SCALE: NTS	DATE: 05/05/11	SHEET: 1 OF 7



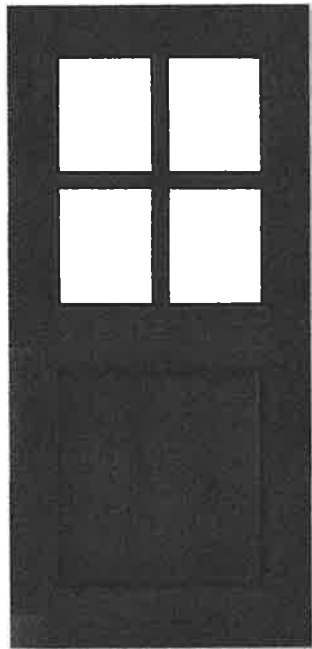


HISTORY INSPIRATION FAQ NEWS CAREERS CONTACT HOME
INTERIOR DOORS EXTERIOR DOORS RESOURCES



EXTERIOR DOORS » WOOD DOORS »

PREMIUM WOOD - CLASSIC 4 LITE ASHVILLE



ADDITIONAL PHOTOS:



BLEND THE RICH LOOK OF WOOD WITH EXCEPTIONAL DURABILITY

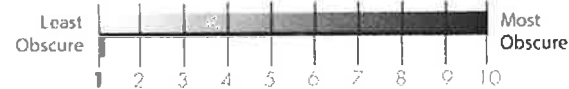
A wood door is more than a door. It's a statement from warm to bold to elegant, creating a strong impression that carries into the room and throughout your home.

Steve's & Sons builds doors in a wide selection of styles, so it's easy to choose exterior doors that achieve the look you want.

Founded in 1866, Steve's & Sons commitment to quality continues. For superior craftsmanship and beautiful doors that will complement your home's décor, trust your style to Steve's & Sons.

Note: All 3'0" x 6'8" doors are 35-3/4" x 79" and square edge.

GLASS PRIVACY RATING:



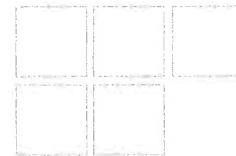
Specifications

Thicknesses Available:
1-3/4"

Door Widths Available:
3'0"

Door Heights Available:
6'8"

Finishes/Surfaces Available:



Wood Species Available:



Additional Notes

Available backer glass:
Clear (No Bevel) Only (1 Privacy Rating)

➤ Interior Doors
➤ Exterior Doors
➤ Inspiration
➤ Resources

➤ History
➤ Contact Us
➤ FAQ
➤ News & Events
➤ Careers



STEVE'S DOORS

CONTACT US



PREMIUM WOOD ENTRY DOORS



Blend the Rich Look of Wood with Exceptional Durability

A wood door is more than a door. It's a statement from warm to bold to elegant, creating a strong impression that carries into the room and throughout your home.

Steves & Sons builds doors in a wide selection of styles, so it's easy to choose exterior doors that achieve the look you want.

Founded in 1866, Steves & Sons commitment to quality continues. For superior craftsmanship and beautiful doors that will complement your home's décor, trust your style to Steves & Sons.

Note: All doors are full size (36" x 80") and square edge.

Two Wood Species from which to Choose

Unfinished Mahogany



Unfinished Knotty Alder



*Many Finishes are Available for each Wood Species**

Mahogany

Rosewood



Hickory



Rustic Hickory



Chestnut



Rustic Chestnut



PRIVACY RATING OF GLASS



Knotty Alder

Natural



Autumn Wheat



Rustic Autumn Wheat



**Due to variations in the printing process and finishing, actual door and finish may vary.*

400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

OUR MOST POPULAR DOUBLE-HUNG WINDOW

Providing a classic blend of engineering and craftsmanship along with energy efficiency, the 400 Series tilt-wash double-hung window is our best-selling window.

Classic Styling

The thinner profile on these windows is the perfect balance of modern and traditional design.

Interior Options

Choose from unfinished stain-grade Pine or low-maintenance pre-finished White interiors.



Tilt-In Feature

Easily tilt your sash in to clean your windows from inside your home.

Narroline® Window Conversion Kit

If your home has Andersen® Narroline® windows that were made after 1967, our quick conversion kit can easily turn them into convenient, tilt-wash double-hung windows.

Designed for Every Application

Available for easy replacement, insert windows are built to help save you time and money with minimal disruption to your home. Available in three sill angle options for a weathertight fit.



For new construction or remodeling projects, full-frame windows are available. These offer the maximum visible glass area and are a good option when wanting to change the size or shape of the existing window opening.

Long-Lasting,* Weathertight Performance

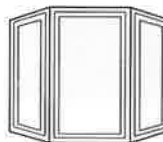
Our Perma-Shield® exterior cladding protects the unit and offers low maintenance. Dual-layer weatherstripping helps seal out dust, wind and water.



This product available with Stormwatch® protection, including impact-resistant glass.

Consider Bay & Bow Windows

Bay and bow window combinations are available for this product.



Available for insert windows.

GRILLE OPTIONS

When replacing or remodeling, grilles play an important role in preserving the style of your home. That might mean making a casement look like a double-hung or matching existing grille patterns. With Andersen, the options are endless.

Colonial Upper Sash



Standard Prairie



Diamond



Your Pattern Here

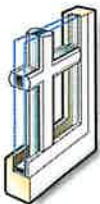


To see all options and
design your own window

Visit andersenhomedepot.com.

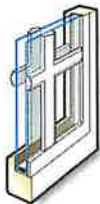
Grille Configurations

Full Divided Light



Give your window an authentic look with full divided light grilles that are permanently applied to the interior and exterior of your window with a spacer between the glass.

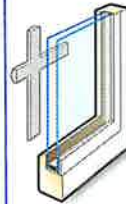
Permanent Exterior
Permanent Interior with Spacer



Permanent Exterior
Permanent Interior
Permanent Exterior
Removable Interior

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles, available in natural wood or prefinished white.



Removable
Interior Grille



Finelight™ Grilles
Between-the-Glass

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or 3/4" profile.

EXTERIOR TRIM OPTIONS

For more curb appeal, add optional Andersen® exterior trim to match or complement your windows.



Styles



2" Brick Mould

Dove Gray trim
Terratone window



3 1/2" Flat

Dark Bronze trim
White window



4 1/2" Flat

Canvas trim
Forest Green window

Head Trim Options



Decorative Drip
Cap



2" Cornice

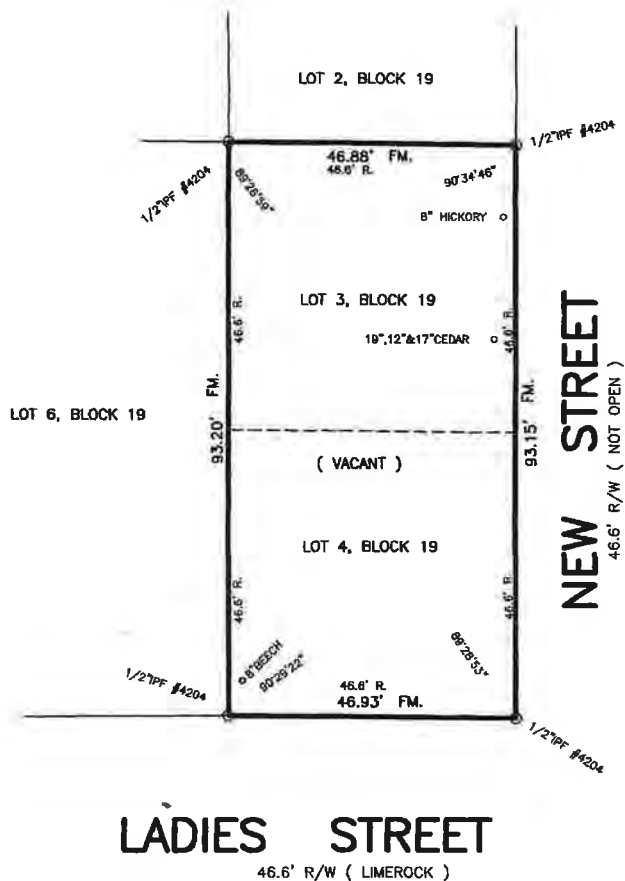


3 5/8" Cornice

MAP SHOWING BOUNDARY SURVEY
LOTS 3 AND 4, BLOCK 19, OLD TOWN,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

NORTH



COASTAL LAND SURVEYORS
& MAPPERS, INC.

34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

James C. Peacock
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2385
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

LICENSED BUSINESS NO. 6412

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NB229G
DATED 8/2/17

DATE OF SURVEY:
SCALE 1"=20'
JOB NO. 1807-01 F.B.348

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF CURVE - PC
CENTERLINE - C
POWER LINE - P
PLAT - P.
FIELD MEASURED - FM.
RECORD - R. DEED - D.
POWER POLE - O
CONCRETE - CONC.
LINE OF - L
RIGHT-OF-WAY - R/W
POINT OF TANGENCY - PT
POINT OF REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - O.R.B.

It's time to build something timeless.



Installed on more than 8 million homes* from coast to coast, James Hardie® products are built to withstand the most extreme conditions. Enjoy the warm, natural character of wood with unprecedented peace of mind. It's easy to see what makes James Hardie the market leader.

Unique Formulation

James Hardie® HZ5® products are specifically engineered for harsh northern climates. During manufacturing, proven and refined raw materials are chemically bonded with proprietary additives to enhance moisture resistance and increase product strength.

Finishing Technology

Revolutionary ColorPlus® Technology provides the ultimate in aesthetics and performance. Our innovative color process applies a consistent, baked-on finish that provides years of lasting beauty and fade resistance.

Complete Exterior™

Diversified products defined by durability, lower maintenance, superior aesthetics and an array of design options. Provide homeowners peace of mind with exceptional warranties through a single manufacturer.

Finishing touches

ColorPlus® Technology Accessories

TOUCH-UP KITS

Specially formulated to match ColorPlus Technology finishes, our Touch-up Kits offer resistance to aging, color change and chalking. Included in the kits, Touch-up Pens conceal nailheads and very small nicks and scratches.

COLOR MATCHED CAULK

OSI® QUAD® MAX sealant offers a high performance sealant solution to color match James Hardie's ColorPlus products.

Accessories

FLAT TABS

Reduce nail holes and improve the aesthetic of trim applications around windows, doors and band boards.

CORNER TABS

Use corner tabs to reduce the appearance of nail holes that would detract from the finished look of corner trim installations.

HARDIEWRAP® WEATHER BARRIER

Moisture management starts with the wrap. Our weather barrier, flex flashing, seam tape and pro-flashing deliver the performance that you've come to expect from James Hardie products.

Visit jameshardiepros.com for the latest installation instructions and useful job-site tips in our Industry-Leading Best Practice Guide.



Achieve authentic character and UNCOMPROMISING PERFORMANCE.



MIDWEST
Color and Product Avail



We build character. | jameshardie.com

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*Estimate based on total James Hardie siding sales through 2016 and average housing unit size.

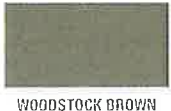


ColorPlus® Technology
Color Selection

PLANK, PANEL, BATTEN AND SHINGLE COLORS

				
ARCTIC WHITE	NAVAJO BEIGE	COBBLE STONE	PEARL GRAY	LIGHT MIST
				
SAIL CLOTH	SANDSTONE BEIGE	MONTEREY TAUPE	GRAY SLATE	BOOTHBAY BLUE
				
WOODLAND CREAM	AUTUMN TAN	WOODSTOCK BROWN	AGED PEWTER	EVENING BLUE
				
HEATHERED MOSS	KHAKI BROWN	TIMBER BARK	NIGHT GRAY	IRON GRAY
				
MOUNTAIN SAGE	CHESTNUT BROWN	COUNTRYLANE RED	RICH ESPRESSO	DEEP OCEAN

TRIM AND SOFFIT COLORS

				
ARCTIC WHITE	SAIL CLOTH	NAVAJO BEIGE	KHAKI BROWN	WOODSTOCK BROWN
				
COBBLE STONE	AUTUMN TAN	SANDSTONE BEIGE	MONTEREY TAUPE	TIMBER BARK
				
PEARL GRAY				

HardiePlank®

Thickness 5/16 in.
Length 12 ft. planks

SELECT CEDARMILL®

Woodstock Brown					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in. 12 in.*
Exposure	4 in.	5 in.	6 in.	7 in.	8 in. 10.75 in.
ColorPlus	✓	✓	✓	✓	✓
Primed	✓	✓	✓	✓	✓



SMOOTH

Countrylane Red					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in. 12 in.*
Exposure	4 in.	5 in.	6 in.	7 in.	8 in. 10.75 in.
ColorPlus	✓	✓	✓	✓	✓
Primed	✓	✓	✓	✓	✓



BEADED CEDARMILL®

Light Mist					
Width	8.25 in.				
Exposure	7 in.				
ColorPlus	✓				
Primed	✓				



BEADED SMOOTH

Heathered Moss					
Width	8.25 in.				
Exposure	7 in.				
ColorPlus	✓				
Primed	✓				



HardiePanel®

Thickness 5/16 in.

SELECT CEDARMILL®

Navajo Beige			
Size	4 ft. x 8 ft.	4 ft. x 9 ft.	4 ft. x 10 ft.
ColorPlus	✓		✓
Primed	✓	✓	✓



SMOOTH

Evening Blue			
Size	4 ft. x 8 ft.	4 ft. x 9 ft.	4 ft. x 10 ft.
ColorPlus	✓		✓
Primed	✓	✓	✓



STUCCO

Navajo Beige			
Size	4 ft. x 8 ft.	4 ft. x 9 ft.	4 ft. x 10 ft.
ColorPlus	✓		✓
Primed	✓	✓	✓



SIERRA 8

Not available with ColorPlus Technology			
Size	4 ft. x 8 ft.	4 ft. x 9 ft.	4 ft. x 10 ft.
ColorPlus			
Primed	✓	✓	✓



HardieShingle®

Thickness 1/4 in.

STAGGERED EDGE PANEL

Sandstone Beige	
Size	48 in. x 15.25 in.
Exposure	6 in.
ColorPlus	✓
Primed	✓



STRAIGHT EDGE PANEL

Iron Gray	
Size	48 in. x 15.25 in.
Exposure	7 in.
ColorPlus	✓
Primed	✓



HALF ROUNDS®

Not available with ColorPlus Technology	
Size	48 in. x 15.25 in.
Exposure	7 in.
ColorPlus	
Primed	✓



HardieSoffit®

Thickness 1/4 in.

VENTED CEDARMILL®

Sail Cloth			
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus	✓	✓	✓
Primed	✓	✓	✓



VENTED SMOOTH

Sail Cloth			
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus	✓	✓	✓
Primed	✓	✓	✓



NON-VENTED CEDARMILL®

Sail Cloth			
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in. 48 in.
ColorPlus	✓	✓	✓
Primed	✓	✓	✓



NON-VENTED SMOOTH

Sail Cloth			
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in. 48 in.
ColorPlus	✓	✓	✓
Primed	✓	✓	✓



BEADED PORCH PANEL

Arctic White	
Length	8 ft.
Width	48 in.
ColorPlus	✓
Primed	✓



HardieTrim®

Length 12 ft. boards

4/4 NT3® SMOOTH & ROUGHSAWN

Arctic White					
Thickness	.75 in.				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
ColorPlus	✓	✓	✓	✓	✓
Primed	✓	✓	✓	✓	✓



5/4 NT3® SMOOTH & ROUGHSAWN

Arctic White					
Thickness	1 in.				
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in. 11.25 in.
ColorPlus	✓	✓	✓	✓	✓
Primed	✓	✓	✓	✓	✓



CROWN MOULDING

Arctic White		
Thickness	.75 in.	
Width	3.25 in.	5.25 in.
ColorPlus	✓	✓
Primed	✓	✓



Give homes a durable, rich and consistent color. Our field-applied hardie paint can match

Our advanced ColorPlus® Technology finishes deliver the ultimate in durability and performance. Our products are painted at the factory. Multiple color are baked onto the board for a vibrant, consistent finish for character, adhesion and fast

Colors shown are as accurate as possible. Please request a sample for true color.

Product availability varies. For more details, please visit jameshardie.com

HardieShingles are available in Cedar, Spruce, Fir, and Redwood.

ROOM AND WINDOW SIZE KEY

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

DRAWING NUMBER

SHEET NUMBER

ROOM TITLE

KITCHEN

10' CLG WOOD

CEILING HEIGHT

FLOOR FINISH

DRAWING TITLE

1

DETAIL OR ELEVATION NUMBER

14.00'

14.00' = ELEVATION ABOVE SEA LEVEL

• REVISION NUMBER

• REVISION CLOUD

• PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUCT AIR OUTLET
	1/2 INCH INLET
	WATER PROOF OUTLET
	GAS OUTLET
	QUARTERED OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	MICROSWITCH
	TELEPHONE JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOR LIGHT
	FLORESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

An architectural line drawing of a two-story house. The main structure has a gabled roof with vertical siding. The second floor features three windows with dark shutters. The first floor has a central door with a small porch and two windows with dark shutters. To the right, there is a side extension with a balcony on the second floor and a set of stairs leading up to it. The drawing is in black and white, showing the outlines and some shading.

0	COVER SHEET
1	SITE + FOUNDATION PLANS
2	FIRST, SECOND + ROOF PLANS
3	ELEVATIONS
4	WALL SECTIONS + DETAILS
5	ELECTRICAL LAYOUTS
G	GARAGE
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

AREA CALCULATIONS:

FIRST FLOOR HEATED = 1142 S.F.

SECOND FLOOR HEATED = 704 S.F.

TOTAL HEATED = 1851 S.F.

SCREENED PORCH = 224 S.F.

COVERED PORCH = 224 S.F.

LOT AREA CALCULATIONS:

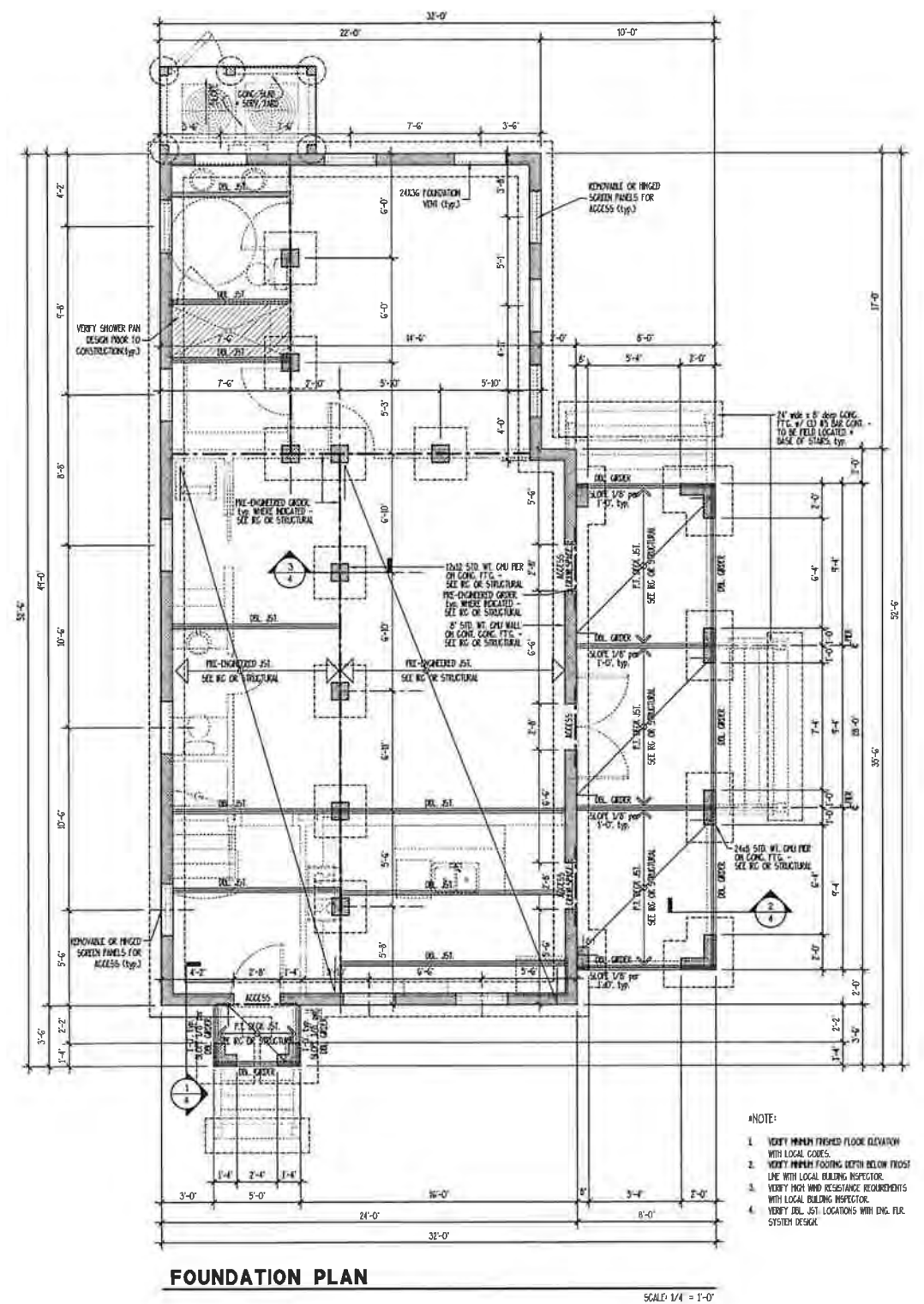
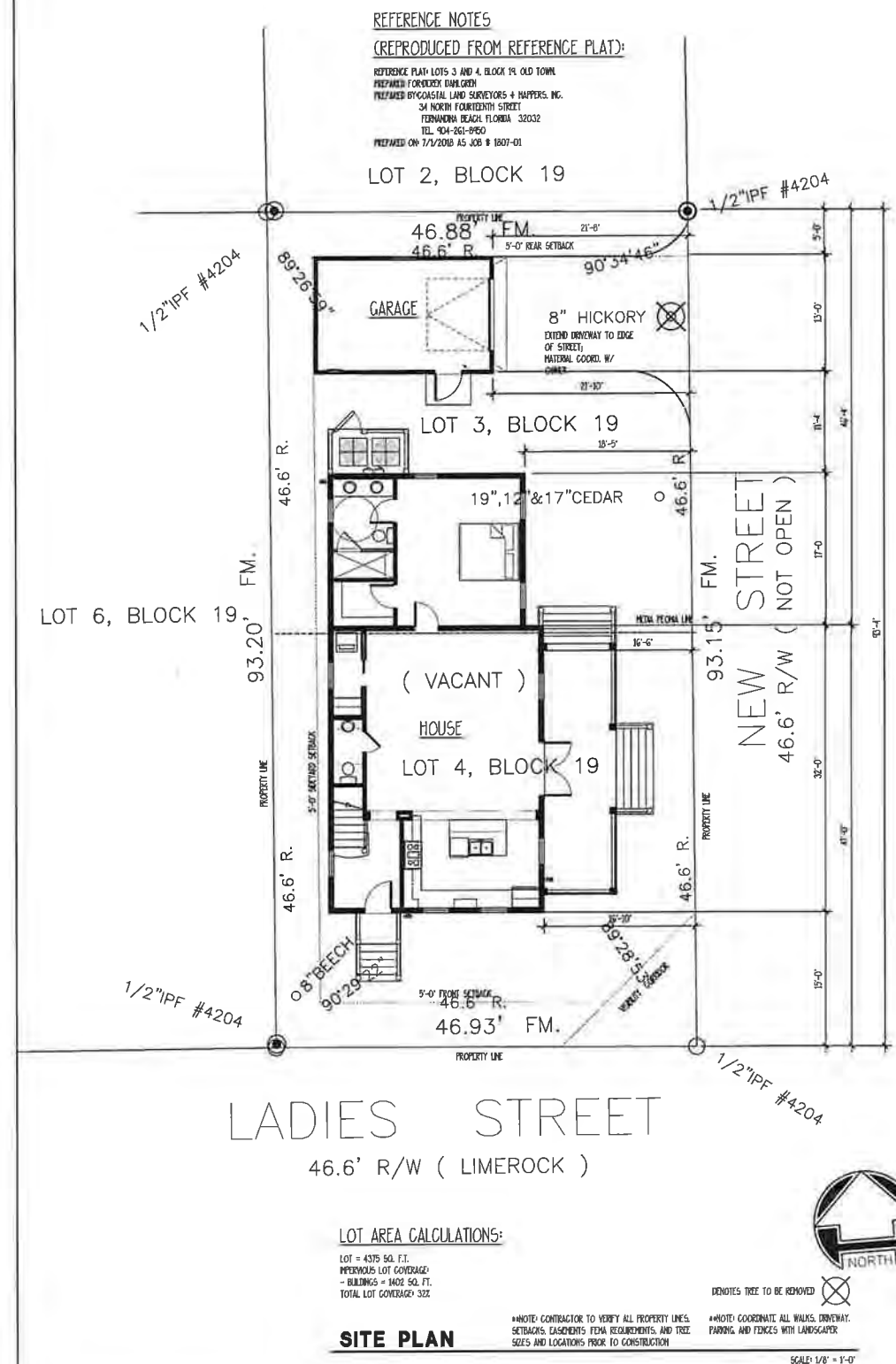
LOT = 4375 SQ. FT.

IMPERVIOUS LOT COVERAGE =

BUILDINGS = 1402 SQ. FT.

TOTAL LOT COVERAGE: 322

LOT 3 + 4, BLOCK 18; LADY + STREET STREET
CITY OF FERNANDINA BEACH, FLORIDA

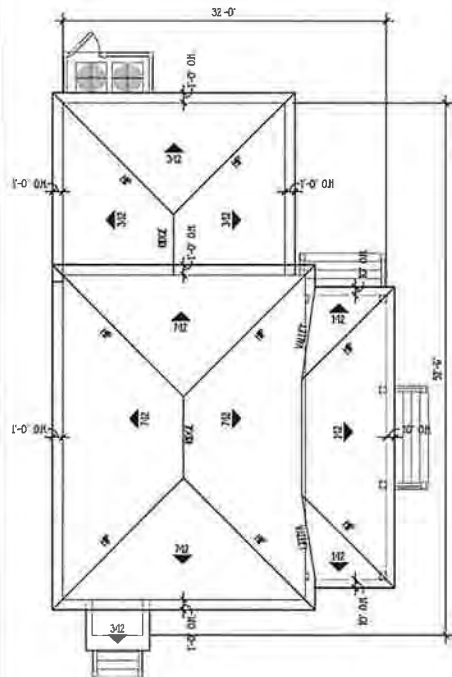


DAHLGREN RESIDENCE
LOT 3 + 4, BLOCK 18, LADY + STREET STREET
CITY OF FERNANDINA BEACH, FLORIDA

ALLISON RAMSEY
Architects
Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THE PLAN HAS BEEN REVIEWED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, AS APPLIED TO THE CITY OF FERNANDINA BEACH, FLORIDA. THE REVIEW WAS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE REVIEWER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE PLAN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE PLAN. THE REVIEWER IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF THE FLORIDA BUILDING CODE OR ANY OTHER APPLICABLE LAWS OR REGULATIONS. THE REVIEWER IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THE PLAN. THE REVIEWER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT IN CONNECTION WITH THE REVIEW OR FOR ANY OTHER REASON.

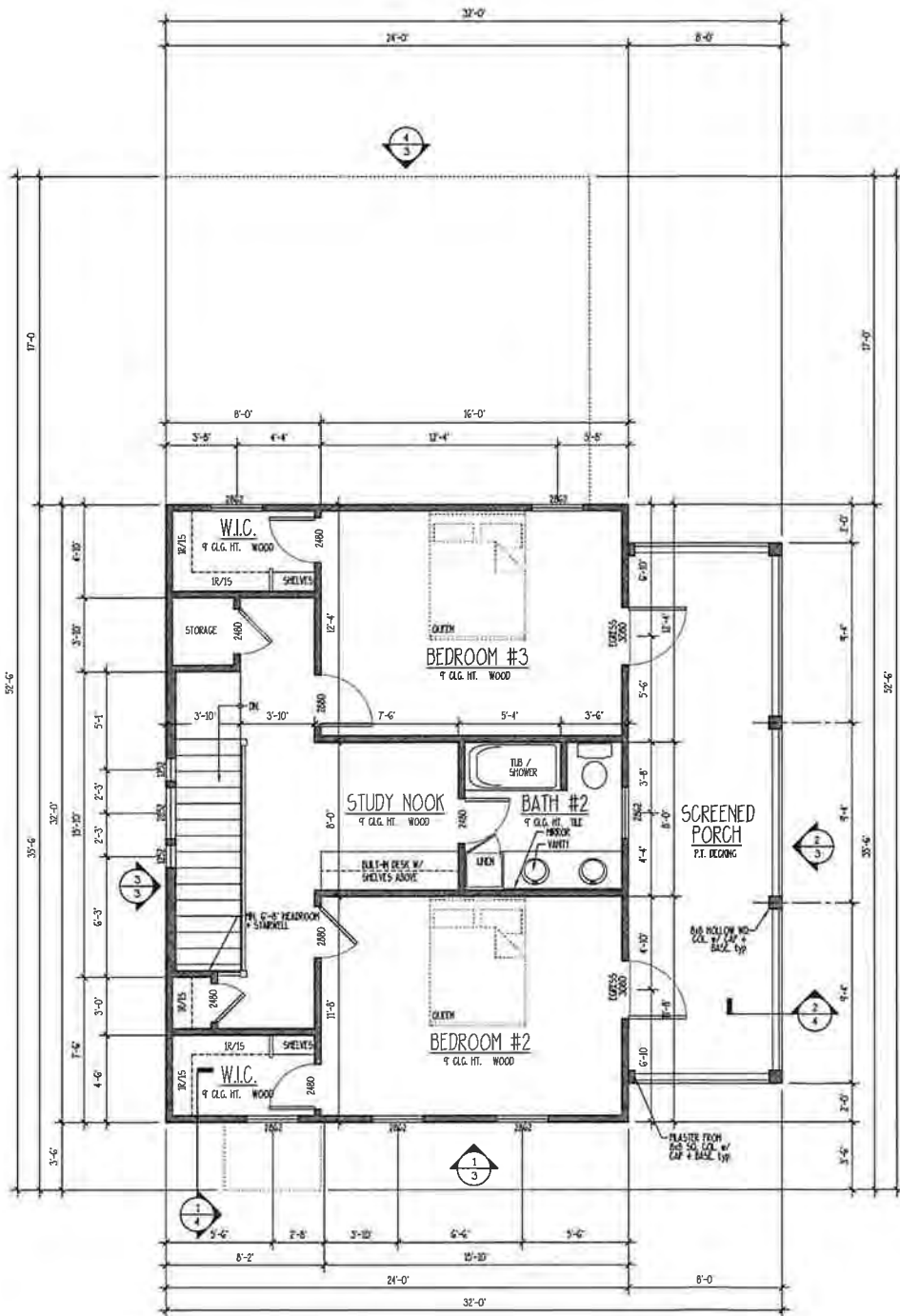
DATE	7/10/2018
JOB NO.	1807
DRAWN BY	AR
CHECKED BY	AR
DATE	10/30/2018



ROOF PLAN

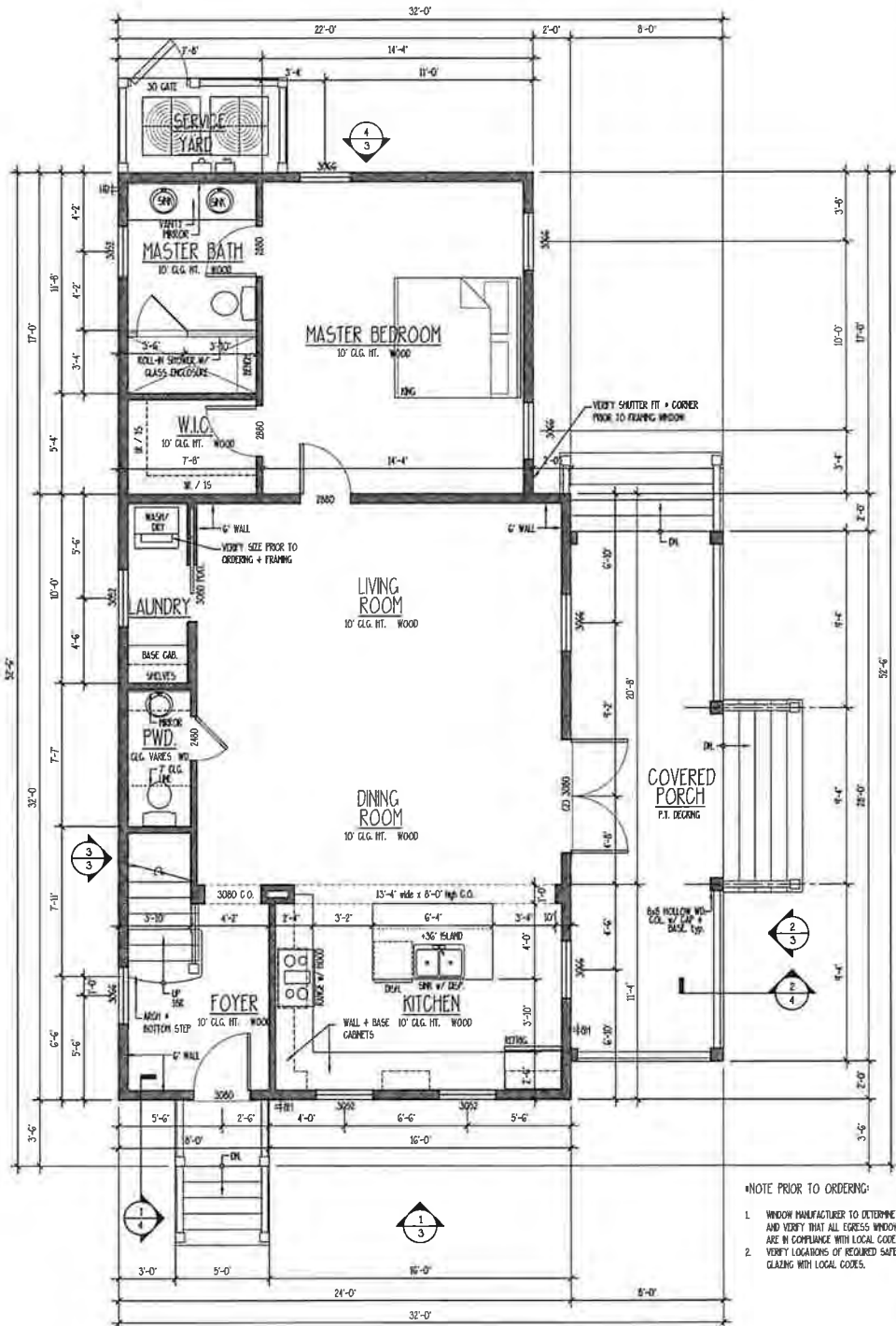
NOTE: ROOF VENTS (WHY OR OTHERWISE) NEED TO BE LOCATED AS INDICATED. AS POSSIBLE, ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. COVERED WHEN POSSIBLE. ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.

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



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

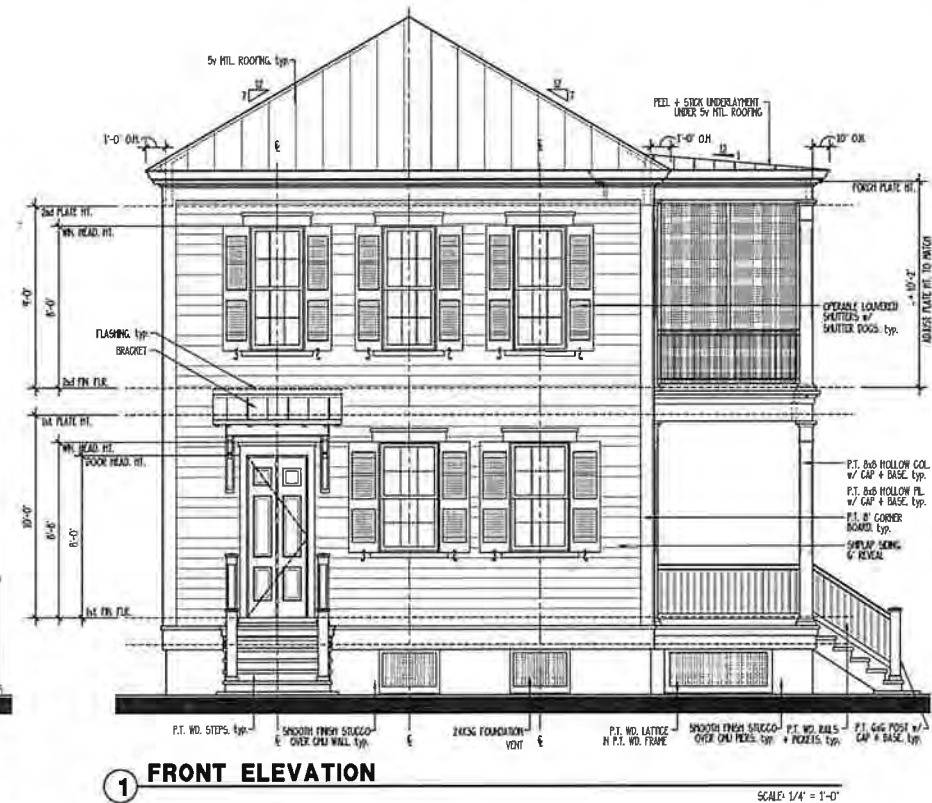
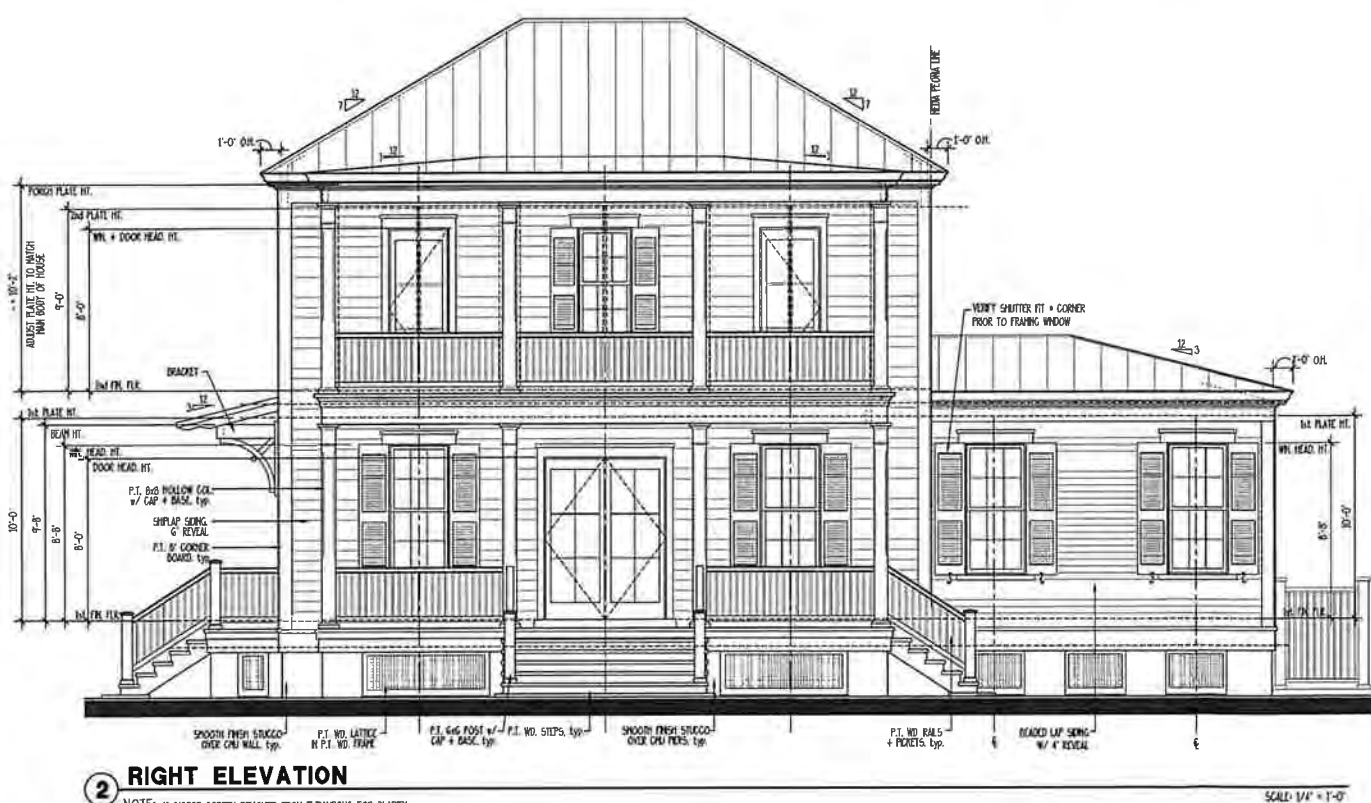
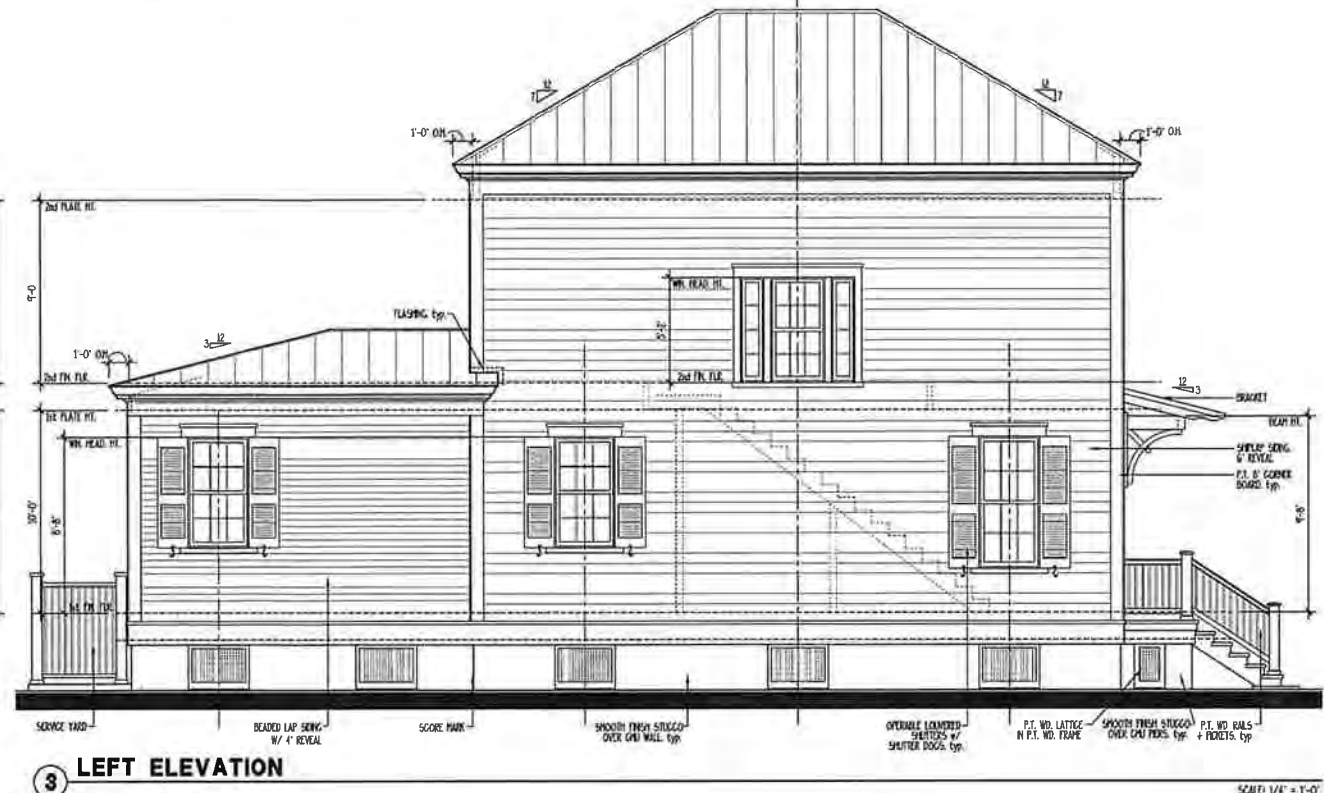
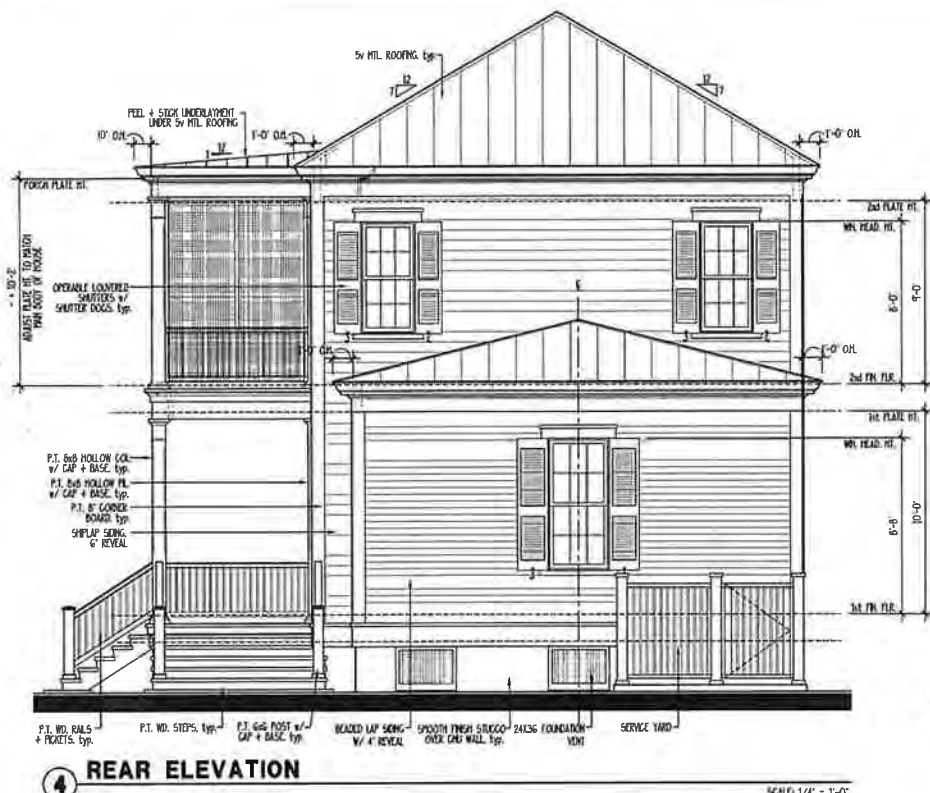
NOTE PRIOR TO ORDERING:
1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL GLASS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLASSING WITH LOCAL CODES.

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DATE:	7/11/2018
DRAW NO.:	10330
DRAW BY:	HR
DATE:	10/30/2018

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CITY OF FERNANDINA BEACH, FLORIDA



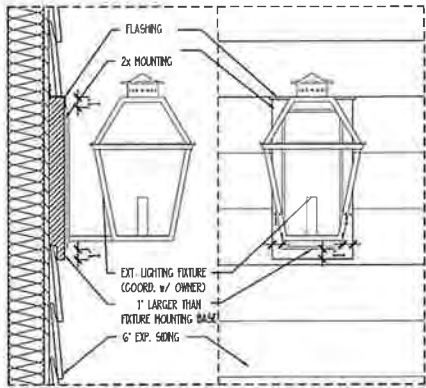
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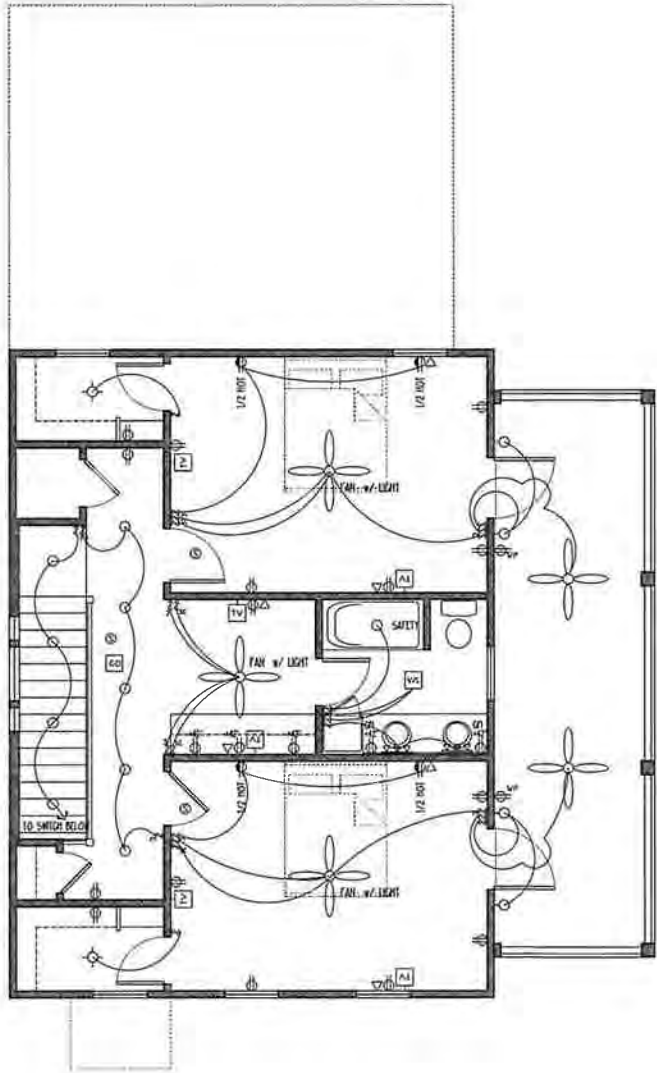
DATE:	7/17/2019
DRAW NO.	10332
DRAW BY:	RT
DRAWN BY:	10332.dwg



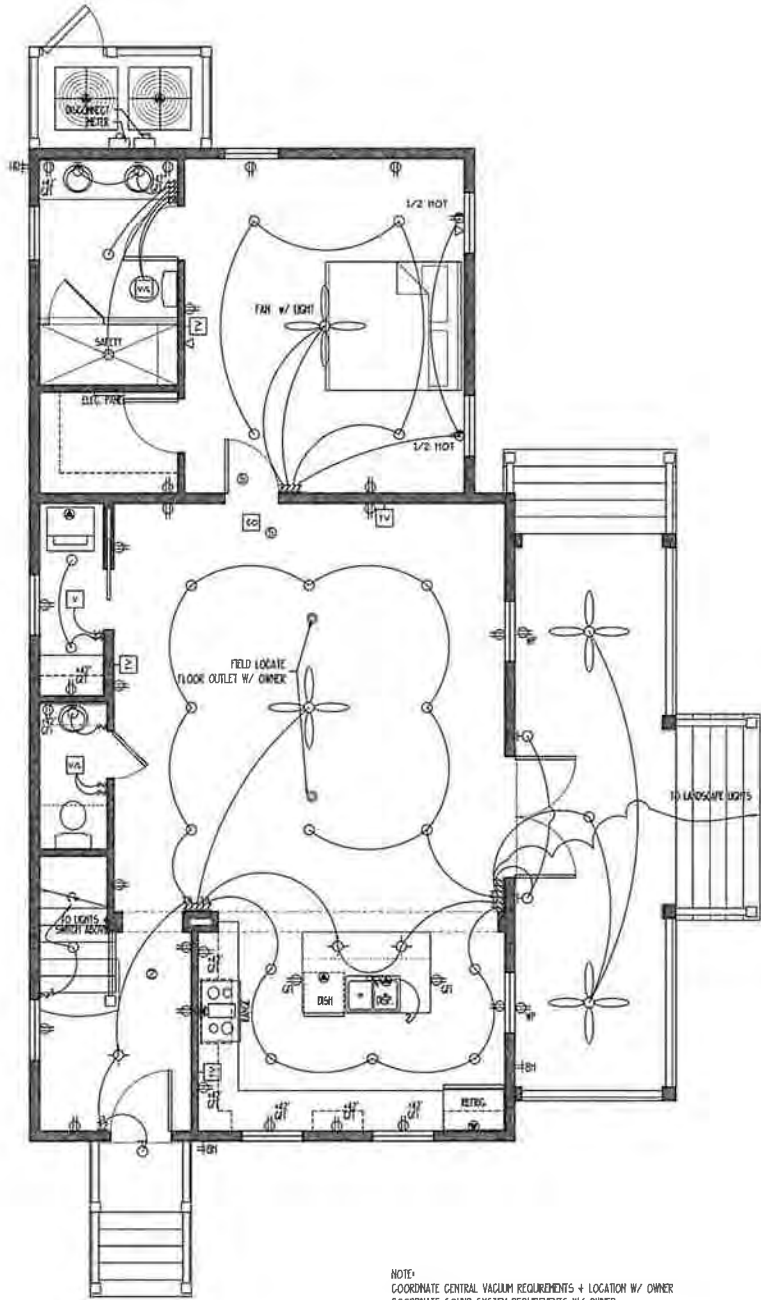
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	DUPLEX OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT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



1 EXTERIOR LIGHTING MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"



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



NOTE:
COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER

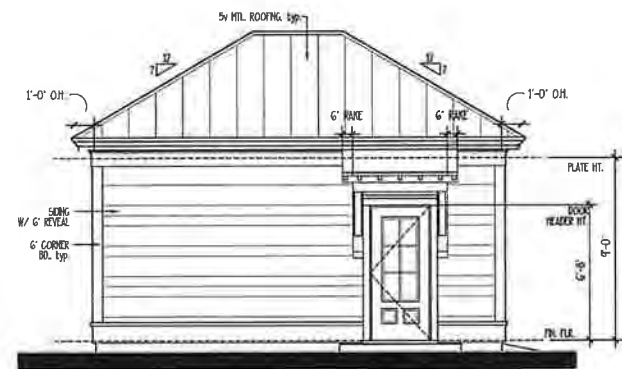
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

DAHLGREN RESIDENCE
LOT 3 + 4, BLOCK 18-J LADY + STREET STREET
CITY OF FERNANDINA BEACH, FLORIDA

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Architects
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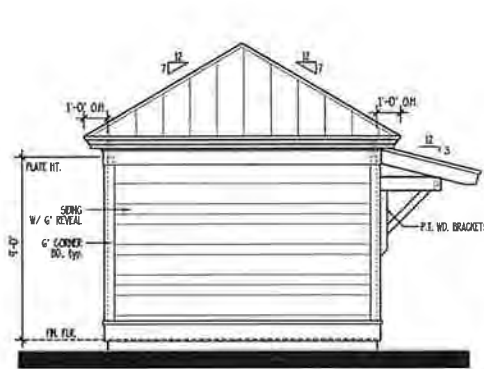
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DATE:	7/11/2018
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DWG. BY:	RT
CHK. NAME:	18306.dwg



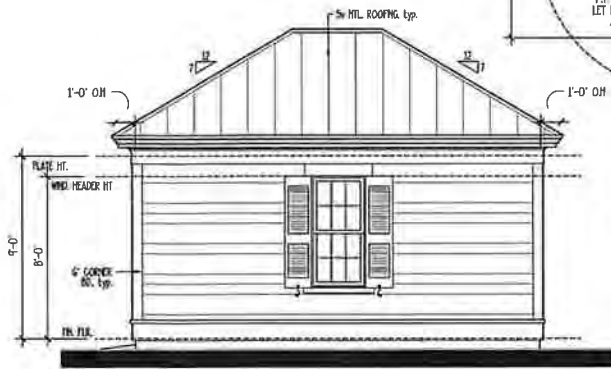
4 LEFT ELEVATION

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



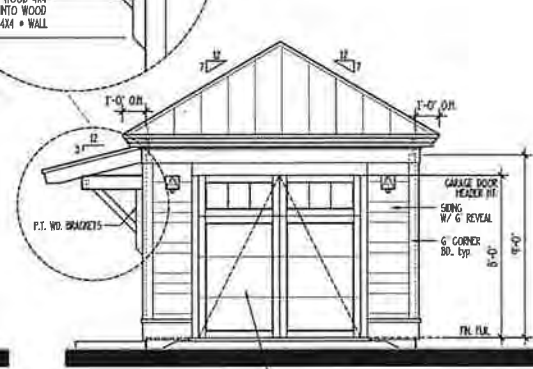
3 REAR ELEVATION

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



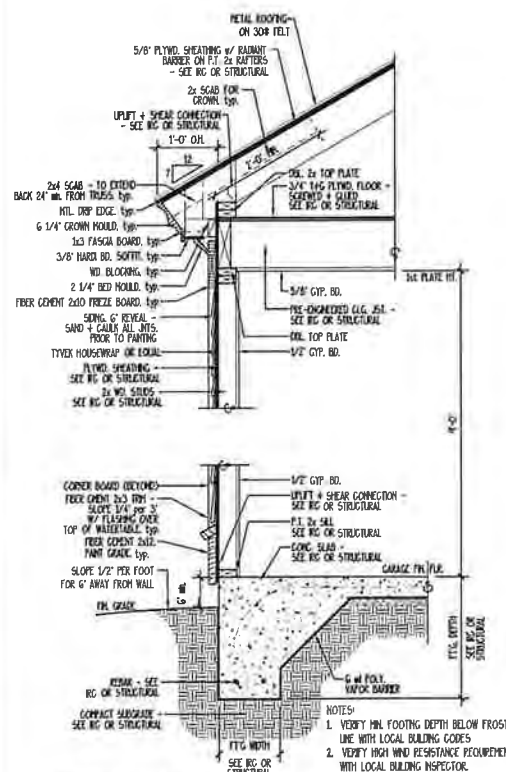
2 RIGHT ELEVATION

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



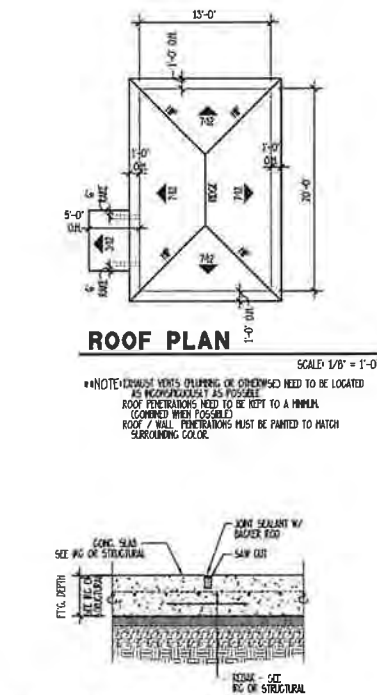
1 FRONT ELEVATION

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



6 TYPICAL GARAGE WALL SECTION

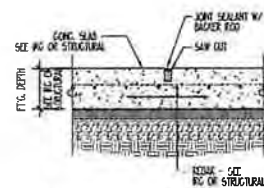
SCALE: 3/4" = 1'-0"



ROOF PLAN

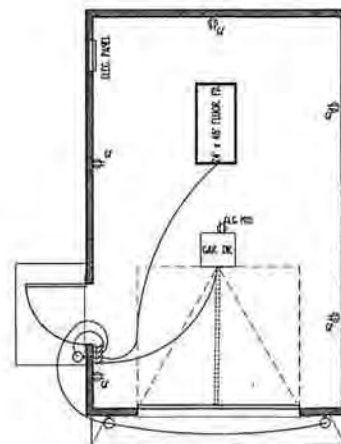
SCALE: 1/8" = 1'-0"

NOTE: ROOF JOISTS OR OTHERS NEED TO BE LOCATED AS NECESSARY. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COVERED WHEN POSSIBLE). ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.



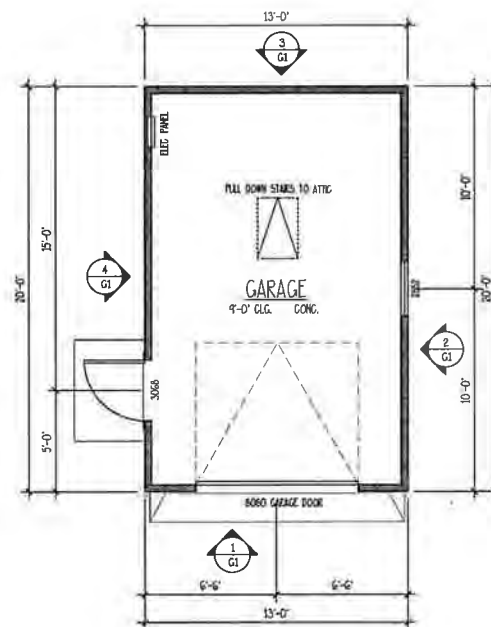
5 SAW CUT CONT. JNT.

SCALE: 3/4" = 1'-0"



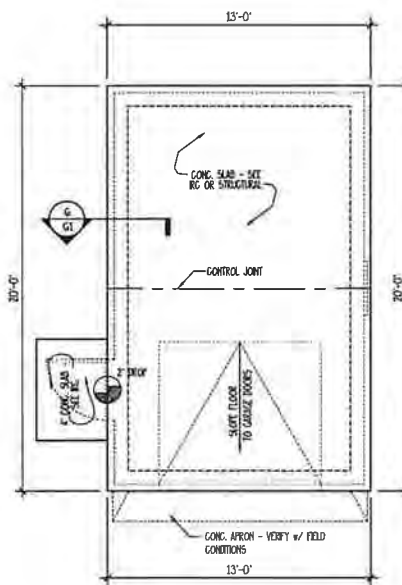
ELECTRICAL PLAN

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



FLOOR PLAN

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



FOUNDATION PLAN

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

DAHLGREN RESIDENCE

LOT 3 + 4, BLOCK 18, LADY + STREET STREET
CITY OF FERNANDINA BEACH, FLORIDA

ALLISON RAMSEY
Architects
1003 Charles St.
Beaufort, SC 29902
(843) 984-0559
www.allisonramseyarchitect.com

THIS PLAN SET IS THE PROPERTY OF ALLISON RAMSEY ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALLISON RAMSEY ARCHITECTS, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS PLAN SET IS A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES. THE USER OF THIS PLAN SET AGREES TO HOLD ALLISON RAMSEY ARCHITECTS, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN SET. THE USER OF THIS PLAN SET AGREES TO HOLD ALLISON RAMSEY ARCHITECTS, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN SET.

DATE:	7/2/2018
JOB NO.	18030
DWG. BY:	AR
DWG. NAME:	18030.dwg

G1

Copyright © 2012



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-36
AUGUST 16, 2018

Owner/Applicant:	PJD's Amelia, LLC, agent for Stark Building LLC				
Property Address:	12 S. 2 nd Street				
Requested action:	Conceptual Certificate of Approval (COA) to extend an existing second floor deck over accessory structure and existing pergola.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Bar				
FL Master Site File #	8NA00647				
Year Built:	1884 (NCPA)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Retail/Office	C-3	c. 1876	Chandlery Building
	South	Restaurant	C-3	c. 1914	
	East	Retail	C-3	c. 1981	
	West	Retail/Office	C-3	c. 1900	

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



CONCEPTUAL APPROVAL

This proposal is being brought before the Historic District Council for Conceptual Approval. Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to expand an existing wooden deck at the southeast corner of the property. The deck would go over the existing one-story contributing accessory building.

The commercial masonry vernacular accessory structure was constructed in 1884 to serve as the water closet for the Stark Building, and is a contributing structure to the Downtown Historic District.

“The Stark Building originally housed Gustav Stark’s confectionary on the first floor and the family’s residence on the second. The Starks, who were natives of Switzerland, had lost their previous business in the 1883 fire. Stark was a prominent businessman and civic leader. He was one of the pioneer merchants of Fernandina, arriving in 1857, about the time when the town was laid out by the Florida Railroad. He also was Treasurer of Nassau County and a city councilman during the 1880’s.” – from Florida Master Site File 8NA00647

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the

Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.

- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
1. Scale, including height and width;
 2. Setbacks;
 3. Orientation and site coverage;
 4. Alignment, rhythm, and spacing of buildings;
 5. Form and detail, considering the link between old and new buildings;
 6. Maintaining materials within the district or on the landmark site;
 7. Maintaining quality within the district or on the landmark site;
 8. Facade proportions and window patterns;
 9. Entrances and porch projections;
 10. Roof forms; and
 11. Horizontal, vertical, or non-directional emphasis.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Decks (pg 61)

Decks are not historic elements. As modern features, they should be designed and placed to minimize their impact on district appearance.

1. Place decks on rear elevations or in other locations that are out of view from the street.
2. Paint decks in modest colors as to not be obtrusive.
3. Design decks that are simple in appearance.

ANALYSIS:

The proposed deck design is appropriately sited to the rear and side of the Stark Building and will be not be obtrusive. The only visible change from the street view will be the front railing of the deck above where there is currently a pergola over the outdoor seating area. The pergola and new deck are situated back from the face of the building and sidewalk 13feet.

The deck will be made of wood and will be stained, sealed, or painted to increase longevity.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2018-36

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-31 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 2018-31, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2018-36 Application and Backup Materials**

EXHIBIT 2 **Florida Master Site File 8NA00647**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-36

EXHIBIT 1

Application & Backup Material



OFFICE USE ONLY
REC'D: 7/20/18 BY: SJC
PAYMENT: \$ 3200.00 TYPE 1450
APPLICATION #: 2018-001175
HDC CASE #: 2018-36
APPLICATION COMPLETE: Y ☒ N
PRE-CONFERENCE: Y ☐ N ☐ DATE

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

JUL 20 PM 1:49

BOARD MEETING DATE: Aug 16, 2018
PLANNER: DATE:
APPROVED ☐ DENIED ☐

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual ☒ or Final ☐
PROJECT TYPE:		
☐ New Construction	☐ Addition	☐ Alteration
☐ Relocation	☐ Demolition	☐ Variance
☐ Repair	☐ Paint	☐ Fence
☐ Sign	☐ Re-roof	☒ Other: Deck
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: 12 S. 2ND Street		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): 60-00-31-1800-0269-0010		
Zoning District: Lot / Block Number (optional)		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable) STAR Building	
Street Address 14 Sand Point Place	
City, State Zip Fernandina Beach FL 32034	
Telephone Number 904 432-7629	
Email Address jfergus02002@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) PJD'S AMELIA LLC	
Street Address 12 S. 2ND Street	
City, State Zip Fernandina Beach FL 32034	
Telephone Number 904 556 1759	
Email Address zanmaddox@mac.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.

We currently have an outside patio consisting of 25 seats for the beer + wine garden.

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.

We are proposing to construct a upper deck which will be an enlargement to an existing upper deck. The proposed deck would extend over the existing building that houses our bar equipment and extend over the existing Arbor. The proposed deck would end at the same location as the existing Arbor.

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	N/A			
Doors	N/A			
Windows	N/A			
Roofing	N/A			
Fascia/Trim	N/A			
Foundation	N/A			
Shutters				
Porch/Deck		pressure treated Lumber		
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.

7/20/18

Date



Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Alexandra Maddox
Commission # GG086474
Expires: March 23, 2021
Bonded thru Aaron Notary

Subscribed and sworn to before me this _____ day of July, 2018.



Notary Public: Signature

Alexandra Maddox

Printed Name

3/23/21

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 STARK Building
(print name of property owner(s))

hereby authorize: David Voorhees / PSD's Amelia LLC
(print name of agent)

to represent me/us in processing an application for: C.O.A
(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.

Jonathan Ferguson
(Signature of owner)

(Signature of owner)

Jonathan Ferguson
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Alexandra Maddox
Commission # GG086474
Expires: March 23, 2021
Bonded thru Aaron Notary

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

Alexandra Maddox

Notary Public: Signature

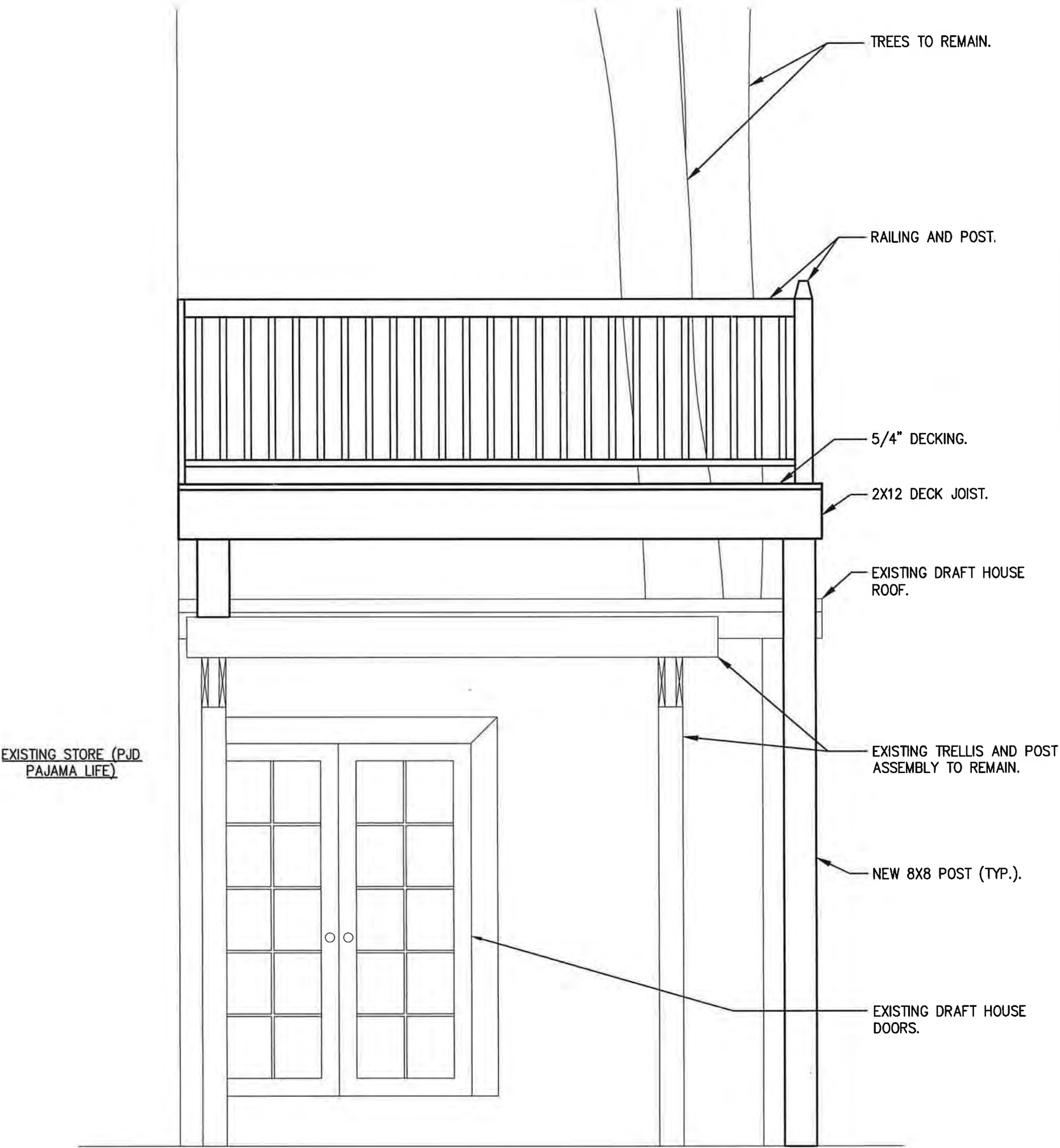
Alexandra Maddox

Printed Name

3/23/21

My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

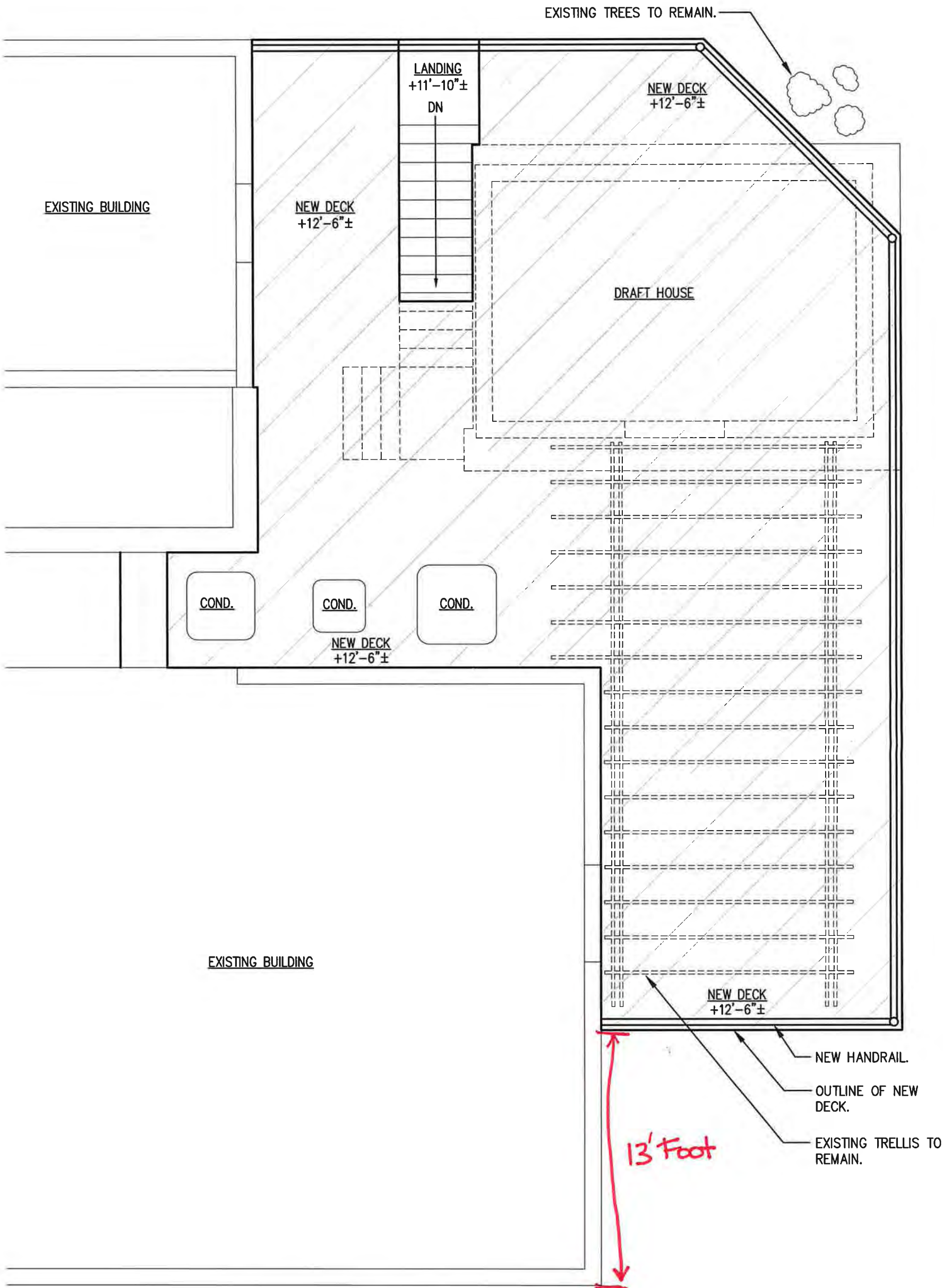


NEW DECK - WEST ELEVATION

SCALE: 1/2"=1'-0"

DATE	PROJECT NAME	DWG DESCRIPTION	DWG I.D.
7/18/18	PJD BEER & WINE GARDEN 12 SOUTH 2ND STREET FERNANDINA BEACH, FL 32034	NEW DECK - WEST ELEVATION	A-3
SCALE 1/2" = 1'-0"			

<u>DATE</u> 7/18/18	<u>PROJECT NAME</u> <i>PJD BEER & WINE GARDEN 12 SOUTH 2ND STREET FERNANDINA BEACH, FL 32034</i>	<u>DWG DESCRIPTION</u> <i>EXISTING DECK DEMO - PLAN VIEW</i>	<u>DWG I.D.</u> <i>A-1</i>
<u>SCALE</u> 1/4" = 1'-0"			



- NOTES:
1. NEW DECK FLOOR SHALL BE 12'-6" ABOVE GRADE.
 2. HATCHED AREA REPRESENTS NEW DECK FOOTPRINT.

NEW DECK LAYOUT - PLAN VIEW
SCALE: 1/4"=1'-0"

DATE	PROJECT NAME	DWG DESCRIPTION	DWG I.D.
7/18/18	PJD BEER & WINE GARDEN	NEW DECK LAYOUT - PLAN VIEW	A-2
SCALE	12 SOUTH 2ND STREET		
1/4" = 1'-0"	FERNANDINA BEACH, FL 32034		









TAMPA BAY
TBBC
BREWING CO

AUTHORIZED
PERSONNEL
ONLY



PJD'S
BEER AND WINE GARDEN

NO
ALCOHOL
BEYOND
THIS
POINT

Please
NO
SMOKING

R
D
ESS
BREWERY

LATIN DU MONDE

UNIBROU

LATIN DU MONDE

HDC 2018-36

EXHIBIT 2

Florida Master Site File 8NA00647



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00647**

Recorder # **60**

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) **Starke Building**

Multiple Listing (DHR only)

Other Names

>> **Amelia Island office Supply**

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
202-204		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)

>> **Stucco**

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 **10**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **North, West, and East exterior**

HISTORICAL STRUCTURE FORM

8NA00647

DESCRIPTION (continued)

Window Descriptions 2/2 light 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: ALL this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1884

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

>> Other; 1884;

Other Structure Uses Office supply

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?

Individually Eligible for National Register?

Potential Contributor to NR District?

NO

YES

Name of Local Register if Eligible

>> Community planning & development

Area(s) of historical significance

Other Historical Associations

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00647

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: 5/6/2007

Form Comments: _____

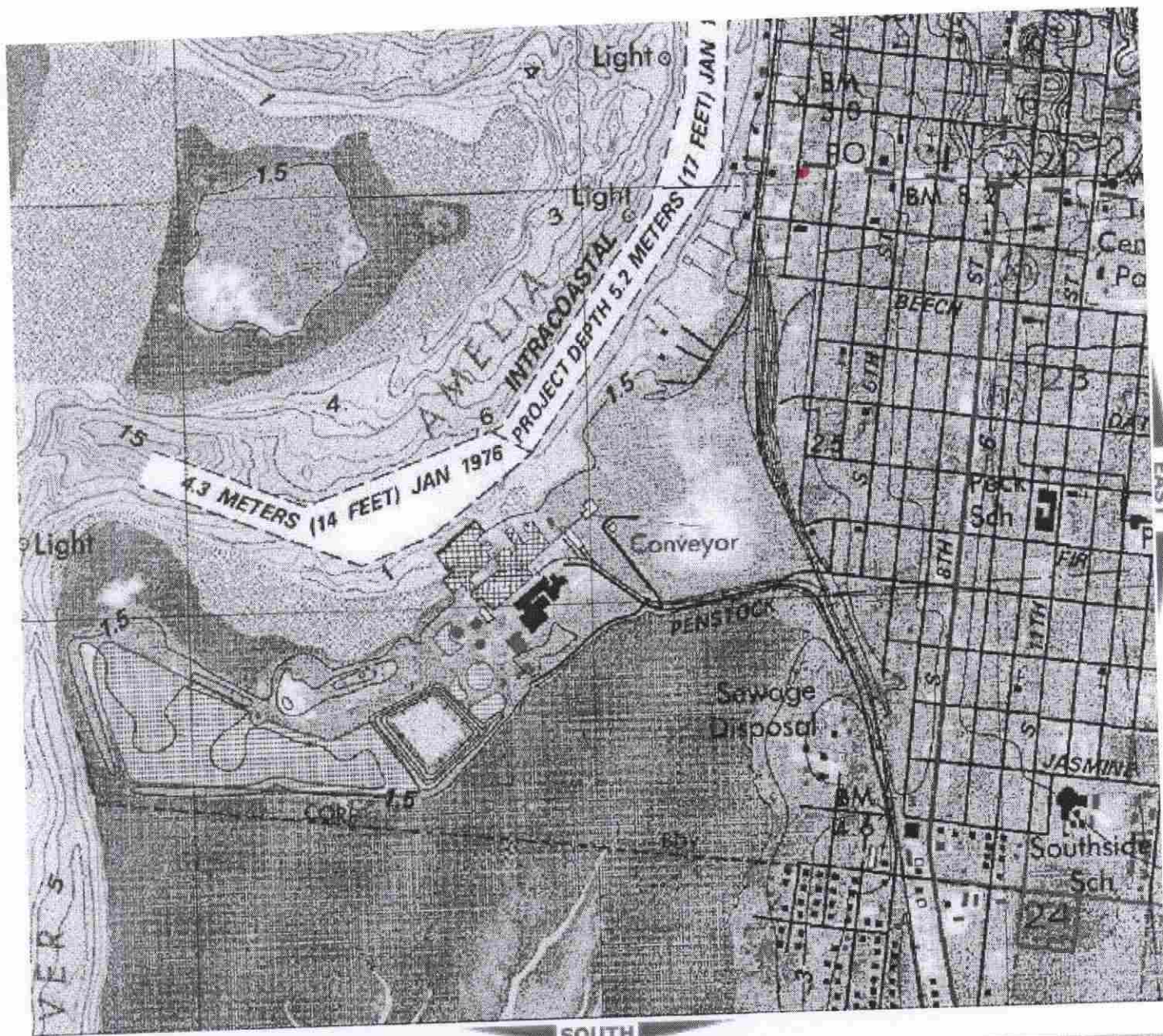
REQUIRED PAPER ATTACHMENTS

- (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"

NA00647-200703

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:**
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:**
Other;1884;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local tax records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Amelia Island office Supply
Wadsworth Fine Men's Wear

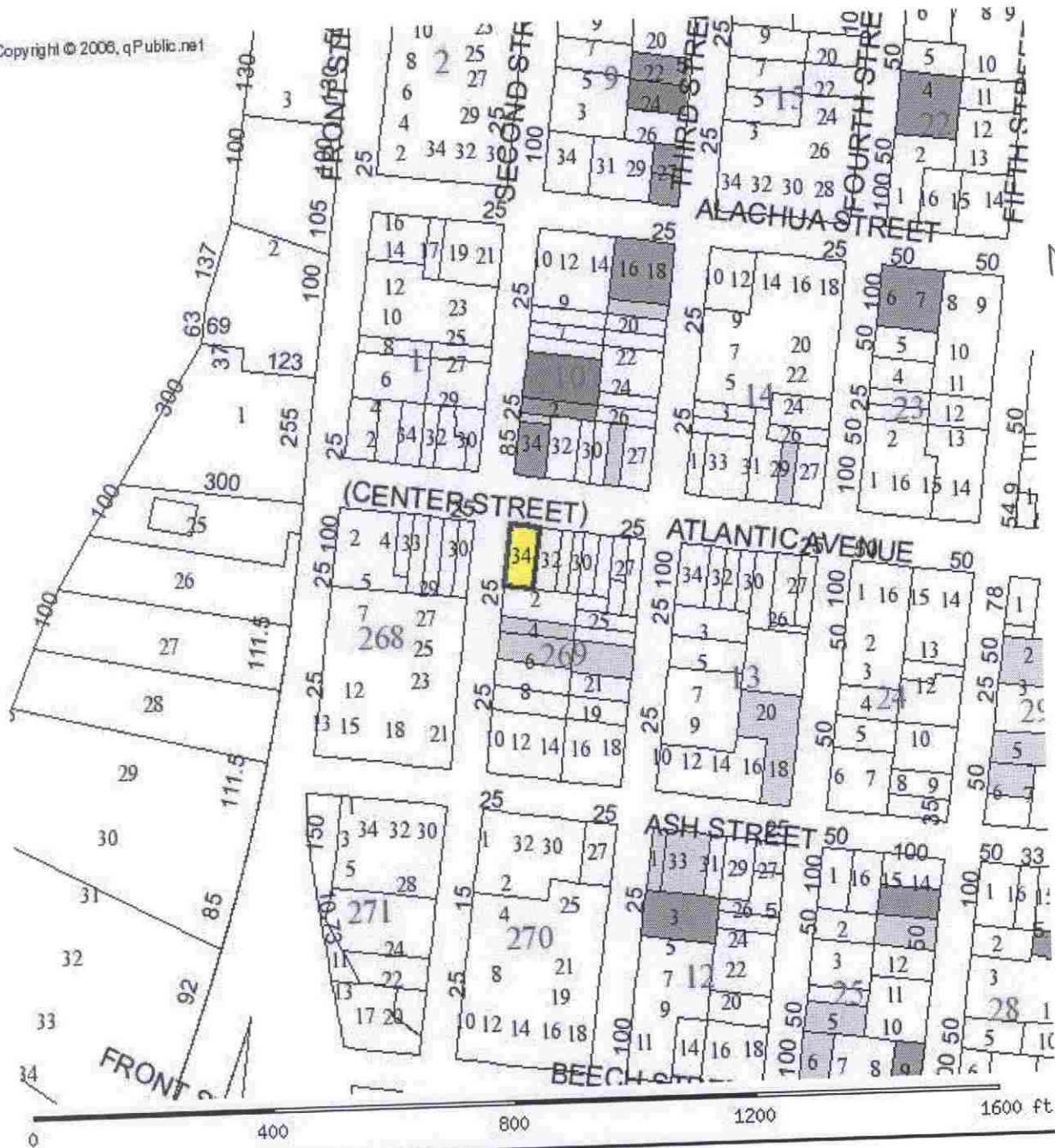


NA647

60

Nassau County Parcel Maps

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0269-0010
GIS CALCULATED ACREAGE	0.12
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	CAMBRIDGE SOUTH INC
Mailing Address	PO BOX 8312 FERNANDINA BEACH, FL 320358312
Situs/Physical Address	202 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. **8 NA 647**

SITE NAME: Stark Building / **AMELIA TS. OFFICE** SURVEY DATE: 09/30/85
ADDRESS OF SITE: 202-204 Centre St. **SUPPLY**
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 269 1,34
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Comfort, Dale & Stearns, Fredrick W.

ADDRESS: Fernandina Beach, FL 32034

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: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT	x	ALTERED	ORIGINAL USE commercial
x GOOD		UNALTERED	PRESENT USE commercial
FAIR	x	ORIGINAL SITE	DATES pre-1925 1984
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 19th Century

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 305

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: scored

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: N

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset on wall # E: offset on wall

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick (stuccoed)

NO. OF CHIMNEYS 2

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:

Centre and North Second Streets were the focal points of commercial development in Fernandina during the late 19th century. The commercial buildings along Centre and North Second Streets are significant for their architecture, which frequently includes features associated with the Italianate style. They embody a period and type of architecture rarely found in the state of Florida. Furthermore, they have additional significance as a result of their associations with many of the pioneer merchants, chandlers, lumber factors, bankers and other businessmen who fostered the economic development of Fernandina during its most intense period of growth.

During the 1870's and 1880's, the two streets began developing the physical appearance which they largely retain today. Brick commercial blocks began displacing wood-frame structures to a significant degree. The use of brick as a building material was, as in many communities, made imperative by fire. Major conflagrations in 1876 and 1883 destroyed wooden structures from the docks to Third Street and from South Second Street to South Third.

Constructed in 1884 204 Centre Street or the Stark Building is a two story masonry vernacular, commercial building. It is noteworthy for its corbeled brick cornice and parapet. It has been significantly altered by modifications to its original first floor storefront and by stuccoing its original brick surface.

On Centre Street another significant period of construction followed the 1883 fire. At that time virtually all of the buildings on Centre Street from South Second to South Third Street had been destroyed as a consequence of the fire. They were replaced by new brick buildings which almost uniformly date from the years 1884 and 1885. They include the Stark and City Mart Buildings. The Stark Building originally housed Gustav Stark's confectionary on the first floor and the families residence on the second. The Starks, who were natives of Switzerland, had lost their previous business in the 1883 fire. Stark was a prominent businessman and civic leader. He was one of the pioneer merchants of Fernandina, arriving there in 1857 about the time the town was laid out by the Florida railroad. He also was Treasurer of Nassau County and a city councilman during the 1880's.

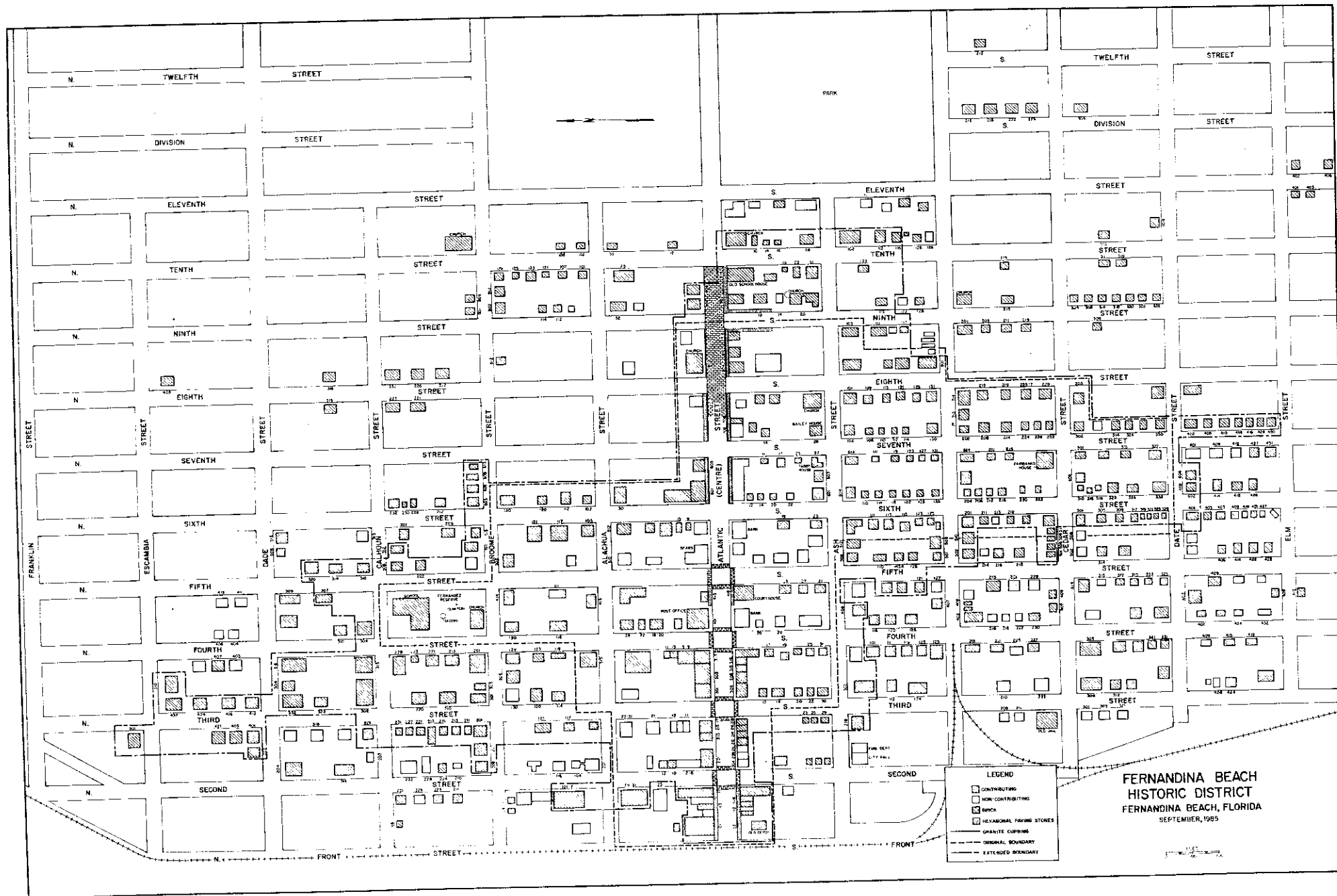


Figure 24





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-37
AUGUST 16, 2018

Owner/Applicant:	J. Tandy Morton, agent for Old Town Properties				
Property Address:	Lots 11 & 12, Block 19, Old Town				
Requested action:	Certificate of Approval (COA) to construct a two-story, single-family dwelling.				
Current zoning:	OT-2				
FLUM land use category:	Old Town 2				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Vacant	OT-2		
	South	Vacant	OT-1		
	East	Vacant	OT-2		
	West	Vacant	OT-2		

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 a Certificate of Approval (COA) to construct a 1,791 sq. ft. two-story, single-family dwelling with attached carport.

Lots 11 & 12 of Block 19 are two media peonias.

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* ☐

7.01.08 Visibility at Intersections

- A. In order to provide a clear view of intersecting rights-of-way and/or private driveways, there shall be a triangular area of clear visibility formed by the two (2) intersecting rights-of-way, driveways, or combination thereof.
- B. The horizontal dimensions of sight areas are defined as triangular areas formed by the intersecting right-of-way lines and a straight line joining the right-of-way lines at points which are as follows: 1. In C-1, C-2, C-3, I-1, I-A, I-W, PI-1 RE, R-1, R-2, R-3, OT-1, OT-2, and MU-1 zoning districts, fifteen (15) feet from the point of intersection of the right-of-way lines.
- C. The vertical dimensions of sight areas are defined as that vertical space between the heights of eighteen (18) inches and ten (10) feet in elevation above the nearest edge of the street pavement of a paved street or above the nearest edge of the riding surface of an unpaved street.
- D. Within the clear visibility triangle area, no fence, wall, sign, structure, slope or embankment, parked vehicle, hedge, foliage or other planting, and other object or structure shall be placed, erected, or maintained which will obstruct visibility.
- E. All landscaping shall comply with the most current edition of the FDOT Roadway and Traffic Design Standard, regarding visibility triangles. Tree trunks, palms, and supporting columns or posts shall be permitted within the clear area, provided that their location does not itself create a traffic hazard and the area is free of limbs and foliage. Landscaping, except grass or ground cover, shall not be located closer than three (3) feet from the edge of any driveway pavement.
- F. The requirements of this section shall not be deemed to prohibit any necessary retaining wall.
- G. Streetlights and street name signposts shall also be permitted, provided that illuminating fixtures or nameplates are not within the prescribed clear space.

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

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

- A. A peonia is a lot within the Old Town Historic District. The peonia lot is 46.5 feet by 93 feet or 4,324.5 square feet.
- B. Construction of a dwelling unit on a media (one-half (½) of a peonia) peonia shall require that such media peonia be joined with an abutting media peonia or peonia in order to comply with the maximum density established in Section 4.01.01.
- C. General requirements
 - 1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
 - 2. Purpose

In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the

context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.

3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.
- D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
- E. No more than one (1) primary building shall be placed on one (1) peonia.
- F. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
- G. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.
- H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- K. Lot visibility corridors. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots

on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.

3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.
5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

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

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

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

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

Avoid:

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

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

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

4.7 Sideyard Corridors: Five foot minimum requirement.

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

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

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

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

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	James Hardie Artisan Cementitious lap siding (smooth)	<i>Repose Gray SW 7015</i>
Doors	Stewart Brannen, ¾ lite	<i>Pure White SW 7005</i>
Windows	Windsor. 2/2 exterior grille Next Dimensional Classic	White
Roofing	Gulf Coast 5V crimped metal	Galvalume, unpainted
Fascia/Trim	James Hardie - Hardietrim smooth; HardiSoffit, vented, smooth;	<i>Pure White SW 7005</i>
Foundation	Pier and beam with crawl space, wood grilles	Grey concrete, <i>Charleston Green SW 6994</i> grilles
Shutters	New Horizon wood louvered shutters	<i>Naval SW 6244</i>
Porch/Deck	Pressure treated	<i>PPG Dixie Gray</i>
Fencing	None	
Driveways/ Sidewalks	Crushed Shell	
Signage	None	
Other		

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District. The site will also include a two-story accessory dwelling.
- **Lot Density** – Total lot coverage is 41% which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches, breezeways and carports are not included in the 45% lot coverage maximum per section 4.4 of the Old Town Design Guidelines.
- **Mechanical** – Per LDC 4.02.03(A)7, “*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.*” Mechanical equipment is noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Visibility Triangle** – SW corner of the home encroaches into the 15’ visibility triangle that is required for corner lots per LDC 7.01.08. The applicant has applied for a variance from this section of the Land Development Code concurrently with this application (HDC 2018-38).
- **Parking** – Driveway to be accessed off of unimproved right-of-way at Commandant Street. The driveway to be crushed shell in material.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Ladies Street, which is appropriate. Home is sited 5’ 4 5/8” from front property line.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Heights of the structures are not called out on the plans submitted, but appear to be under the maximum 35’ height allowable for the primary structure and maximum 24’ height allowable for the accessory structures. The applicant will be required to verify this with staff before COA is issued.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a metal roof with natural finish. Cementitious siding will be smooth in finish.
- **Foundation** – The project will be constructed on a pier foundation with 5/4x6 PT boards spaced 1” apart as infill between piers. Piers are indicated to have a cement stucco finish.
- **Windows** – The windows that are proposed to be vinyl Windsor 2/2 exterior grill next dimension classic. This window has not been previously evaluated by the HDC for use in the historic districts. From the material submitted, it appears that the grilles would be grille-between-glass (GBG) for single or double-hung windows. GBG windows are not permitted within the historic district. Grilles must be simulated divided lite, in which the grilles are located on the exterior surfaces of the glass. The windows will feature New Horizon wood louvered shutters painted *Naval* SW6244. Staff notes that three windows on the east elevation stand out in that they do not have shutters. Staff recommends adding shutters to this windows for consistency.
- **Doors** – Front door is a Stewart Brannen Millworks, ¾ lite door painted *Pure White* SW 7005.

Other Notes –

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

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2018-37 with the following conditions:

1. Applicant submits total heights as staff approval before COA can be issued;
2. Shutters be added to the three windows on the 1st floor of the east elevation; and
3. Approval be conditional on approval of HDC 2018-38 for the Variance from Land Development Code section 7.01.08 *Visibility at Intersections*

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-37 **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 2018-37, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-37 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-37

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: 7/20/18	BY: SSC
PAYMENT: \$ 150.00	TYPE: #123
APPLICATION #: 2018-001177	
HDC CASE #: 2019-37	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐	DATE: 7/19/18

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

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final ☒
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☐ Sign	☐ Re-roof
☐ Demolition	☐ Variance	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>Ladies Street Blk. 19</u>		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1580-0019-0120</u>		
Zoning District: _____ Lot / Block Number (optional) <u>19, Lots 11 & 12</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable)	
<u>Old Town Properties</u>	
Street Address	
<u>112 N. 6th Street</u>	
City State Zip	
<u>Fernandina Beach, FL 32034</u>	
Telephone Number	
<u>904-261-3158</u>	
Email Address	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
<u>J. Tandy Morton</u>	
Corporation or Company (if applicable)	
Street Address	
<u>254 S. Fletcher</u>	
City State Zip	
<u>Fernandina Beach, FL 32034</u>	
Telephone Number	
<u>912-282-2277</u>	
Email Address	
<u>tandy.morton@gmail.com</u>	

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

Vacant land

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

New construction
1930 sq. ft HTD Low Country Cottage

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	James Hardie	Artisan lap siding Smooth	FL#10477-8.7	SW 7015 Repose Gray
Doors	Stewart Brannen	3/4 glass		SW 7005 Pure White
Windows	Windsor	2 over 2 exterior grill Next Dimension Classic	FL#14884.3	White
Roofing	Gulf Coast	5v Crimp metal		Gulfalume
Fascia/Trim	James Hardie	Hardie Trim Smooth		SW 7005 Pure White
Foundation		Peer & beam with crawl space-wood grills		
Shutters	New Horizon	Wood Louver Shutters		S.W. 6244 NAVAL
Porch/Deck		pressure treated wood		PPG Dixie Gray
Fencing		None		
Driveways/Sidewalks		Crushed Shell		
Signage		None		
Other		None		

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

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

hereby authorize: J. TANDY MORTON
(print name of agent)

to represent me/us in processing an application for: HDL / SINGLE FAMILY HOME
(type of application)

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

Anne B. Kavanaugh
(Signature of owner)

(Signature of owner)

ANNE B. KAVANAUGH
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

}
ss

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

Jackie L. Maderski
Notary Public: Signature

Jackie L. Maderski
Printed Name

April 20, 2020
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced _____



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.

Date

7/12/18

Signature of Applicant

J. Jandy Mark

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

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

Jackie L. Maderski

Notary Public: Signature

Jackie C. Maderski

Printed Name

April 20, 2020

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID #



TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0019-0120	REAL ESTATE	9344	002	

R

Legal Description

LADIES
FERNANDINA BEACH 32034

BLK 19 LOTS 11 & 12 OLD TOWN S/D UNR



KAVANAUGH ANNE B
112 N 6TH STREET
FERNANDINA BEACH, FL 32034

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	34,088		34,088	203.74
TRANSPORTATION	.5902	34,088		34,088	20.12
AI BEACH RENOURISHMENT MSTU	.1021	34,088		34,088	3.48
SCHOOL BOARD					
BASIC DISCRETIONARY	.7480	39,144		39,144	29.28
CAPITAL OUTLAY	1.5000	39,144		39,144	58.72
SCHOOL BOARD LOCAL EFFORT	4.3500	39,144		39,144	170.28
ST JOHNS RIVER MGMT DIST	.2724	34,088		34,088	9.29
FL INLAND NAVIGATION DIST	.0320	34,088		34,088	1.09
MOSQUITO CONTROL DISTRICT	.1495	34,088		34,088	5.10
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	34,088		34,088	204.53
VOTER APPROVED DEBT	.2097	34,088		34,088	7.15
TOTAL MILLAGE	19.9307		TOTAL AD VALOREM TAXES		\$712.78



Sign up to get bills by e-mail!

www.nassautaxes.com

NON-AD VALOREM ASSESSMENTS

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

TOTAL NON-AD VALOREM ASSESSMENTS \$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS \$712.78



Scan to view bill online

If Paid By →	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay →	684.27	691.40	698.52	705.65	712.78

If Paid By →	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay →	684.27	691.40	698.52	705.65	712.78

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

RETURN WITH PAYMENT

KAVANAUGH ANNE B
112 N 6TH STREET
FERNANDINA BEACH, FL 32034

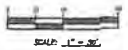
LADIES
FERNANDINA BEACH 32034

BLK 19 LOTS 11 & 12 OLD TOWN S/D UNR

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0019-0120	REAL ESTATE	9344	002	



FOR: ANNE B. AND WILLIAM H. KAVANAUGH



PRIVETT & ASSOCIATES, INC.
SURVEYORS & LAND PLANNERS

BIRMINGHAM OFFICE	JACKSONVILLE OFFICE
1205 UNIVERSITY DRIVE	100 KINGS AVE.
TT BAYVIEW, ALABAMA 35205	JACKSONVILLE, FLORIDA 32201
(205) 243-3128	(904) 243-2020

SUBMIT 1 OF 1 **DWG. NO. 6-2-2223-2-18**







Achieve a distinctive look with
UNCOMPROMISING PERFORMANCE.

artisan

Siding | Trim™

Artisan® Lap Siding

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie® siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

- Distinctively deep shadow lines
- Ability to miter corners
- Tongue and groove joints provide low profile seams
- Available in ColorPlus® Technology

Length: 12 ft.
Thickness: 5/8 in.
Width: 5.252 in. (4 in. exposure)
7.25 in. (6 in. exposure)
8.25 in. (7 in. exposure)
Weight: 4.55 lbs./sq. ft.
Texture: Smooth and Woodgrain
Nail line is 1 in. from the top edge of the board

Artisan® Accent Trim

Artisan accent trim is designed to deliver superior performance and durability compared to other wood-based products.

- Easily installed with 2.5 in. finishing nails
- Thicker trim to complement your Artisan lap siding
- Available in ColorPlus® Technology

Length: 12 ft.
Thickness: 1½ in.
Width: 4 in. (3.5 in. actual)
6 in. (5.5 in. actual)
Weight: 8 lbs./sq. ft.
Texture: Smooth

Warranty

James Hardie doesn't prorate our siding and trim substrate warranty coverage. We stand behind our siding 100% for 30 years and trim for 15 years.

ColorPlus Technology finishes come with a 15-year limited warranty.



Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted
Date Validated
Date Pending FBC Approval
Date Approved

11/15/2017
12/18/2017
12/26/2017
02/13/2018

Summary of Products

FL #	Model, Number or Name	Description
10477.1	Artisan® Lap Siding	5/8 inch thick fiber-cement lap siding with tongue and groove end joints. Installation Instructions FL10477 R7 II Artisan-LAP-Install-Instr.pdf FL10477 R7 II NOA 15-0122.03 Artisan.pdf FL10477 R7 II RIO-2705-17 Artisan lap siding.pdf FL10477 R7 II RIO-2707-17 Artisan Lap and Lock Joint System to CMU.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: Yes Evaluation Reports FL10477 R7 AE NOA 15-0122.03 Artisan.pdf FL10477 R7 AE RIO-2705-17 Artisan lap siding.pdf FL10477 R7 AE RIO-2707-17 Artisan Lap and Lock Joint System to CMU.pdf Created by Independent Third Party: Yes
10477.2	Artisan® Siding with Lock Joint System	5/8 inch thick fiber-cement siding with interlocking horizontal and vertical joints Installation Instructions FL10477 R7 II Artisan-Lock-Joint-Install-Instr.pdf FL10477 R7 II NOA 17-0724.01.pdf FL10477 R7 II RIO-2706-17 Artisan Lock Joint System.pdf FL10477 R7 II RIO-2707-17 Artisan Lap and Lock Joint System to CMU.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL10477 R7 AE NOA 17-0724.01.pdf FL10477 R7 AE RIO-2706-17 Artisan Lock Joint System.pdf FL10477 R7 AE RIO-2707-17 Artisan Lap and Lock Joint System to CMU.pdf Created by Independent Third Party: Yes

[Back](#) [Next](#)

Contact Us : 2601 Blair Stone Road, Tallahassee, FL 32309 Phone: 850-487-1624

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Product Approval Accepts:



Credit Card
Safe



SW 7005
Pure White

255-C1

SW 7015
Repose Gray

244-C1

SW 6244
Naval

253-C6



WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

Next Dimension Classic

Features and Benefits

- Thick, multi-chambered vinyl extrusions are optimized for superior weathering, durability and color retention
- 4" frame width on double hungs and 3-7/16" frame width on single hungs and sliders with integral extruded nail fin for strength and ease of installation; Classic single hungs and sliders are available in a non-brickmould 3-1/4" standard frame
- Air spaces in chambers provide superior energy efficiency
- Fusion-welded frame and sash for strong, leak-resistant construction
- Locking mechanism and check rail interlock to create a tight seal between vent and fixed sash for improved weather performance
- Block and tackle balances provide years of smooth operation
- Integral lift/pull handle located on bottom rail for easy access and operation
- Integral weep system for sleek appearance; no flaps, sponges or screens
- Tilt sash for easy cleaning
- Sloped sill on single hung and double hung, and pocketed sill on slider, provide a traditional appearance
- Available with simulated divided lite or inner grille
- Multi-level profile for attractive architectural sightlines
- Jamb extensions offered as a kit or applied
- Vent latch option available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Custom and special glass types available
- Super Spacer® technology provides excellent thermal performance and sound absorption*
- Hot melt butyl secondary seal creates a moisture and gas barrier for improved durability and longevity

Sizes

Available in hundreds of standard and custom sizes

Colors

Available in standard white or clay, with seven additional painted exterior colors to choose from

Grilles

- 3/4" profiled aluminum grilles are color matched to the unit and installed within the insulated glass airspace providing the look of authentic divided lite and allows for easy cleaning
- 5/8" and 7/8" putty simulated divided lite grilles are available in direct set and radius windows

Hardware

Available in white or clay; color matched to window

Frame

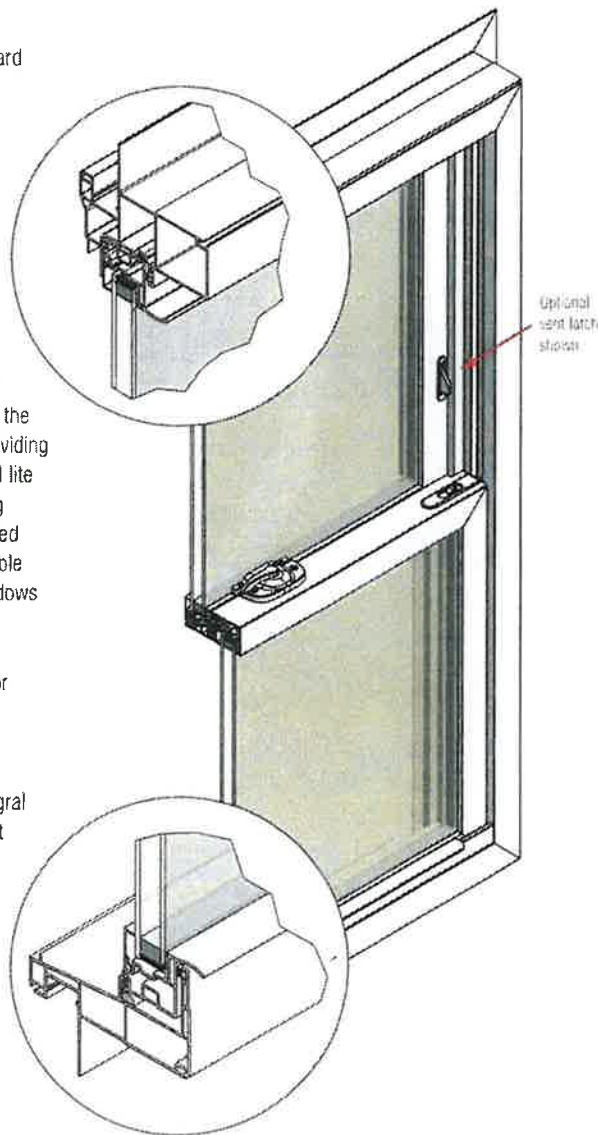
- Brickmould profile with integral J-channel provides an offset that allows for more nail fin exposure and easier installation available on all Classic products
- Non-brickmould standard frame available on double hung

Warranty

Lifetime Limited Warranty**
10-year warranty on glass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



FL# 14884.3

*Certain sizes, shapes or glazings may be alternate IG system

**See Next Dimension warranty for more details



EXPOSED SCREW ROOF SYSTEM



GulfCoast
SUPPLY & MANUFACTURING

5VCRIMP

PREMIUM METAL ROOFING

MIAMI DADE COUNTY
APPROVED

CLASSIC BEAUTY MEETS MODERN ENGINEERING

The 5V Crimp roofing panel is the timeless look of authentic Florida in a strong, durable and energy efficient roofing system.

Its 24" panel width and exposed fastener application make 5V Crimp one of our most economical roofing options. The distinctive design featuring alternating single and double ribs provide the old Florida look, while the screw pattern provides engineering to protect your home in the strongest of storms.

7/16"
↑
↓





*Timeless
Craftsmanship
Today's Technology*

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About Us (<http://www.brannenmillwork.com/brannenmillwork-2018/wooden-doors-and-windows/>)

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World-Class Custom Windows and Doors for America's Luxury Homes

TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc. assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.

2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.

3. A purchase of blue-line prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.

4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.

5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.

7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.

8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.

9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.

10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.

11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.

12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.

14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time, therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.

15. **DISCLAIMER OF WARRANTIES** To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.

16. **LIMITATION OF LIABILITY** Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

17. This agreement shall be construed in accordance with South Carolina law.

18. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State or Federal Court located in Beaufort or Charleston Counties in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.

2. Larger scale drawings supersede smaller scale drawings.

3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.

4. Use materials appropriate to the application for maximum life and optimum appearance.

MORTON RESIDENCE

LOTS 11 & 12, BLOCK 19 LADIES STREET

DRAWING INDEX

- C COVER SHEET / GENERAL INFORMATION
- S 1.0 FOUNDATION PLAN & FRAMING PLANS
- A 1.0 FLOOR PLANS
- A 1.1 ROOF PLAN
- A 2.0 ELEVATIONS
- A 2.1 BUILDING SECTION
- A 3.0 WALL DETAILS
- E 1.0 ELECTRICAL PLANS

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS

CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUBFLOOR
ADJ	ADJ
@	AT
BFE	BASE FLOOD ELEVATION
CONT	CONTINUOUS
CNTR	CENTER
CONST	CONSTRUCTION
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DIA	DIAMETER
DBL	DOUBLE
DEG	DEGREES
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FL	FLOOR
FT	FEET
FOS	FACE OF STUD
FOB	FACE OF BLOCK
GYP	GYPSUM
HB	HOSE BIBB
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT	HEIGHT
H/C	HANDICAP
HDR	HEADER
HORZ	HORIZONTAL

INT	INTERIOR
IN	INCHES
JST	JOIST
MIN	MINIMUM
MAX	MAXIMUM
NIC	NOT IN CONTRACT
OPN'G	OPENING
OC	ON CENTER
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PNT	PAINT
R	RISER
ROW	RIGHT OF WAY
REQ'D	REQUIRED
REM	REMOVE
SOFT	SQUARE FEET
TOB	TOP OF BLOCK
TOS	TOP OF STUD
TRD	TREAD
TRTD	TREATED
VERT	VERTICAL
GALV	GALVANIZED
SS	STAINLESS STEEL

PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER FAMILIAR WITH THE SITE AND PROJECT PRIOR TO CONSTRUCTION.

DATE:

JULY 20, 2018

MDG

MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET, NO. 2 • BEAUFORT, SC 29906

info@moserdesigngroup.com

PHONE (843) 379-5630 FAX (843) 379-5631

REVISIONS:

PROJECT:

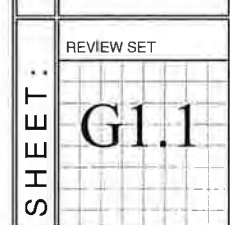
A RESIDENCE FOR:
TANDY & WANDA MORTON
LOTS #11 & 12, BLK 19 LADIES STREET
OLDTOWN, FERNANDINA BEACH, FLORIDA

SHEET:

01-20-2018

REVIEW SET

FOE, TANG, MARTIN



- GENERAL NOTES**
1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.
 2. Builder or local licensed structural engineer to verify and/or specify all stopping connections meet or exceed all applicable building codes.
- CONCRETE**
1. All concrete work shall be in accordance with A.C.I. 301, unless otherwise noted.
 2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" ± 1".
 3. Admixtures shall not be permitted without written approval of the Engineer.
 4. Formwork shall be clean and free of defects.
 5. Minimum concrete cover shall be as follows: Poured on ground = 3". Formed in contact with ground = 2".
- MASONRY WALLS**
1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.
 2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).
- REINFORCING STEEL**
1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.
 2. Welded wire fabric shall conform to ASTM A-185.

- FOUNDATION NOTES**
1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.
 2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

- STRUCTURAL WOOD**
1. Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated. Use stainless steel or manufacturer approved anchors and fasteners for corrosion resistance. No galvanized fasteners are to be used in contact with pressure-treated members.
 2. Roof framing to be engineered roof trusses, all connections, sizes and spacing to be detailed by manufacturer. Connection of the truss to building is the responsibility of builder/owner and shall be designed by others.
 3. Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.
 4. Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.
 5. Metal exposed to the weather, including nails, flashing and drip edges, shall be galvanized, unless otherwise noted.

- FRAMING NOTES**
1. Wood framing & blocking shall be s.p. pine, spruce, or fir, stud grade or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking lumber shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.
 2. All joists installed crown up unless noted otherwise.
 3. Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.
 4. Provide solid blocking between joists above frame walls and beams.
 5. Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.
 6. Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.
 7. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" o.c.
 8. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.
 9. Bird-mouth rafters to fit beams and walls as indicated on the details. Tie each rafter to frame wall or beam with specified "Simpson" hurricane anchor.
 10. Wall Types
 - a. Typical interior partition walls shall be 2x4 studs (5 1/2" thick) @ 16" o.c. unless noted.
 - b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.
 - c. Plumbing wall to be 2x8 studs (5 1/2" thick) @ 16" o.c.
 - d. Notch maximum 25% of Stud depth.
 - e. Bored hole maximum 40% Stud depth.
 11. All exterior stud walls to have 5/8" APA Exterior ply sheathing.
 12. Typical header to be (3) 2x8's over doors & windows.
 13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.
 14. Coordinate truss design with rough frame opening for pull down attic stair.

NOTE:

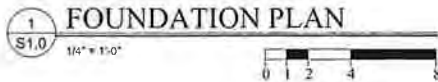
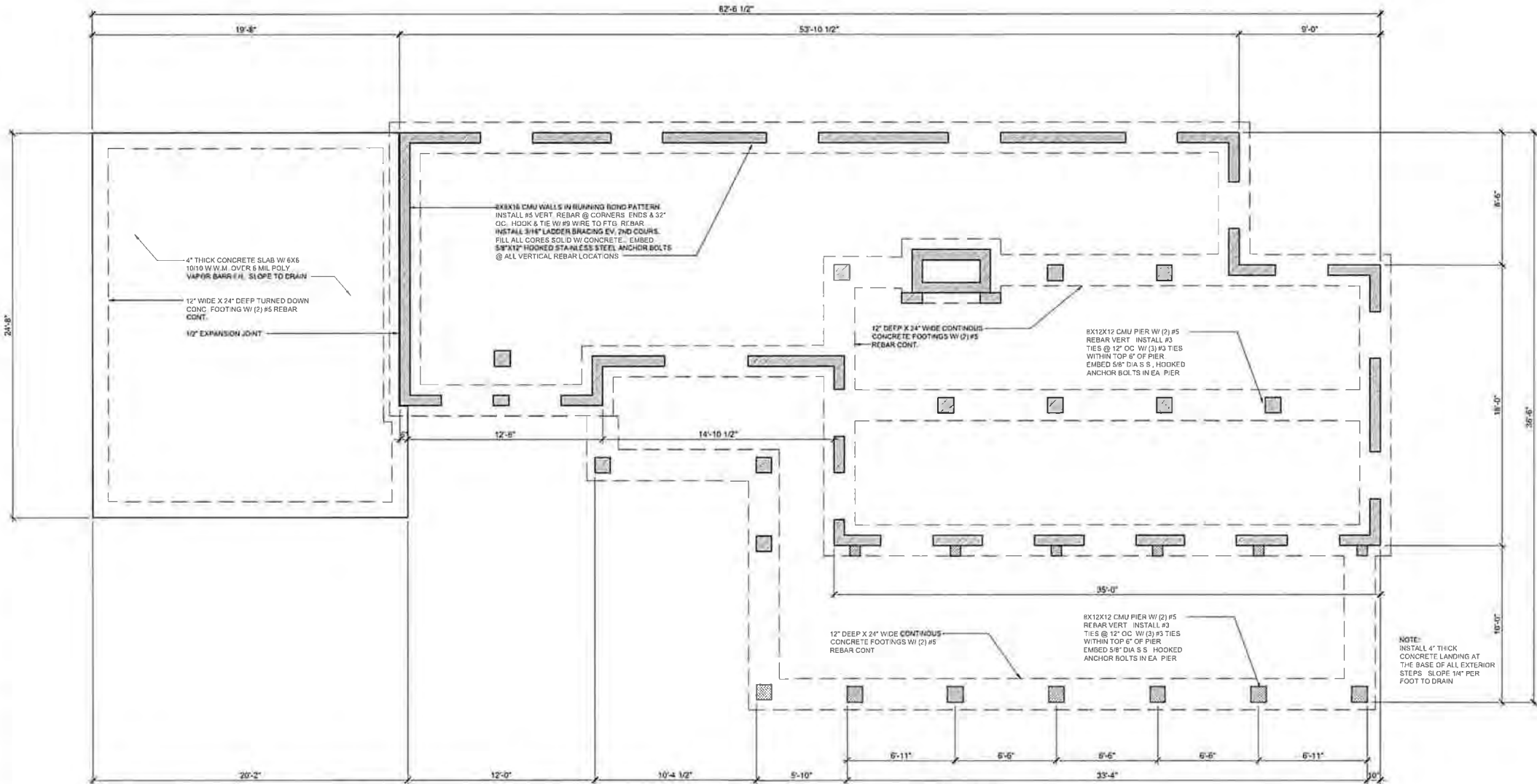
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

DO NOT CONSTRUCT FOUNDATION AS SHOWN.

Soil conditions and Flood Elevations vary significantly and foundation work must be suitable to the site specific requirements. The actual foundation requirements should be designed by others, and, if required by the Building Official, a scientific soil investigation may be required in order to determine the most suitable foundation system.



LEGEND

INDICATES PRIMARY CMU PIER OR FOUNDATION WALL SIZE AS NOTED ON PLAN ABOVE.

INDICATES CMU W/ TOP 4" BELOW PRIMARY CMU HEIGHT

DATE:	JULY 20, 2018
	
PROJECT:	MOSER DESIGN GROUP, INC.
	RESIDENTIAL DESIGNERS
SHEET:	17 MARKET, NO. 2 • BEAUFORT, SC 29506
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REVISIONS:	PHONE (843) 379-5630 FAX (843) 379-5631
PROJECT:	A RESIDENCE FOR:
	TANDY & WANDA MORTON
REVIEW SET	LOTS #11 & 12, BLK 19 LADIES STREET
	OLDTOWN, FERNANDINA BEACH, FLORIDA
SHEET:	S 1.0



Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 38" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.

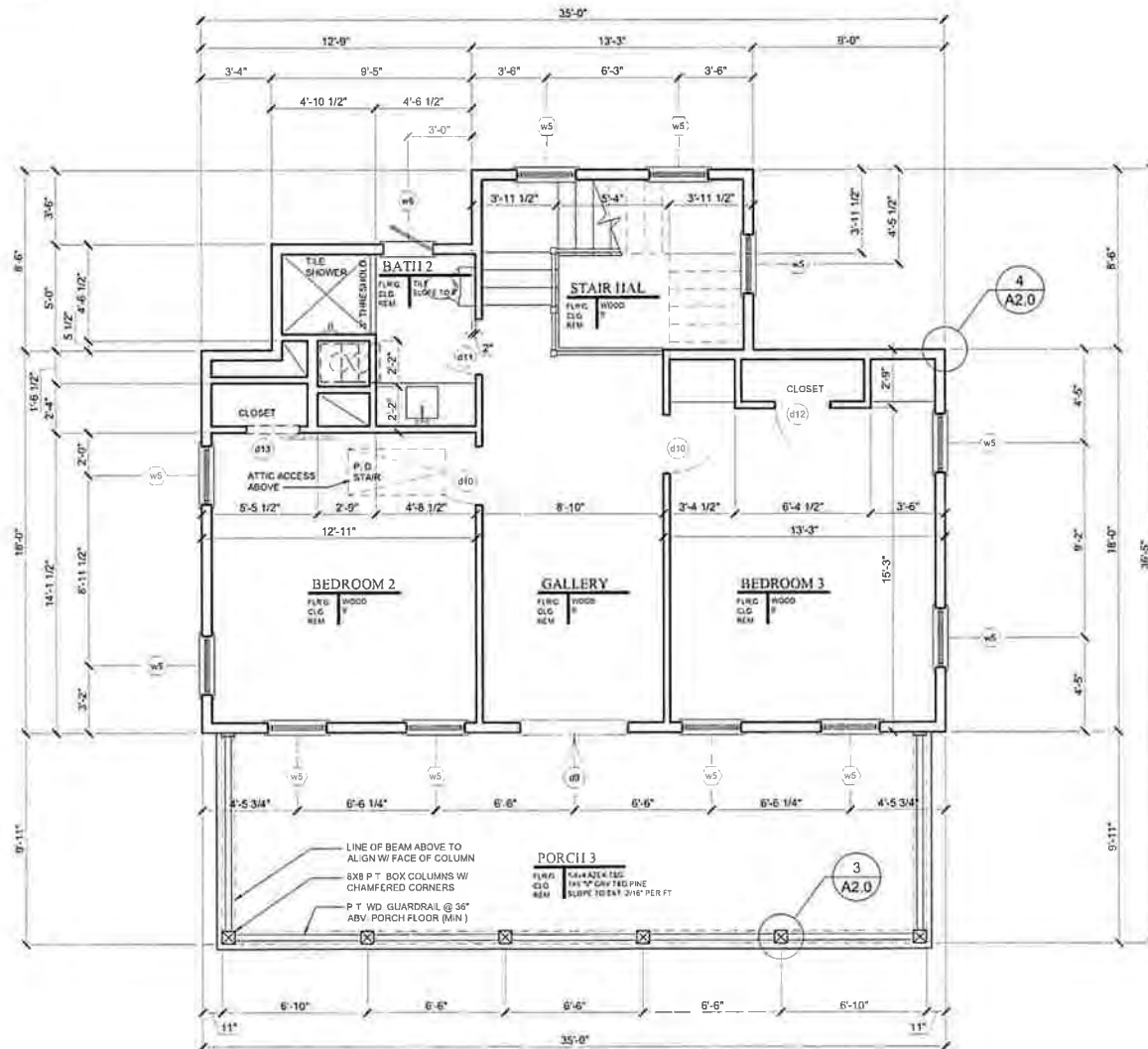


A2.0

DR ID	Width	Height	Quantity	Material	Partials	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware	Remarks
FIRST FLOOR													
d1	3'-0"	6'-8"	1	Mahogany	1 Flat	2/3 2 lite	1	Swing	17 1/2"	3 lite	8'-6"	Entry	1-1/2" mult Direct Set Transom
d2	5'-0"	6'-8"	1	Mahogany	1 Flat	2/3 4 lite	2	French	17 1/2"	2 lite	8'-0"	Entry	1-1/2" mult Direct Set Transom
d3	2'-6"	8'-0"	1	Solid Core	4 Flat	-	1	Swing	-	-	8'-2 1/2"	Passage	
d4	2'-9"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	17 1/2"	2 lite	8'-6"	Passage	1-1/2" mult Direct Set Transom
d5	2'-6"	5'-0"	3	Solid Core	4 Flat	-	1	Swing	-	-	8'-2 1/2"	Closest	
d6	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	17 1/2"	2 lite	8'-6"	Passage	1-1/2" mult Direct Set Transom
d7	2'-0"	8'-0"	1	Solid Core	4 Flat	-	1	Swing	-	-	8'-2 1/2"	Closest	
d8	4'-0"	6'-8"	2	P.T. Wood	4 Flat	-	2	French	-	-	6'-10 1/2"	Closest	Field built
SECOND FLOOR													
d9	5'-0"	6'-8"	2	Mahogany	1 Flat	2/3 4 lite	1	French	17 1/2"	2 lite	8'-6"	Entry	1-1/2" mult Direct Set Transom
d10	2'-6"	6'-8"	2	Solid Core	4 Flat	-	2	Swing	-	-	6'-10 1/2"	Passage	
d11	2'-6"	5'-6"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d12	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closest	
d13	3'-6"	6'-11"	1	Solid Core	4 Flat	-	1	Sliding	-	-	6'-10 1/2"	Closest	30" cased opening, btm door hardware

[illegible]

Note:
Consult Manufacturer for Rough Opening sizes
See elevations for shutter allocations


$$1/4" = 1'-0"$$


1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.
2. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.
3. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.
4. Sheetrock accessories shall be equal to USG. All exposed corners and joints shall edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to USG C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.

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WATERFRONT BUILDING
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SUITE 2000
BAYVIEW, ONTARIO M2H 3B9
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[illegible]

the 1950s, the 1960s, and the 1970s. The 1950s were characterized by a strong emphasis on the military and the space program, while the 1960s saw a shift towards the environment and the civil rights movement. The 1970s were marked by a focus on the economy and the energy crisis. The 1980s saw a resurgence of the military and the space program, while the 1990s were characterized by a strong emphasis on the environment and the civil rights movement. The 2000s saw a shift towards the economy and the energy crisis, while the 2010s were marked by a focus on the military and the space program. The 2020s saw a resurgence of the military and the space program, while the 2030s were characterized by a strong emphasis on the environment and the civil rights movement.

PROJECT:

A RESIDENCE FOR:

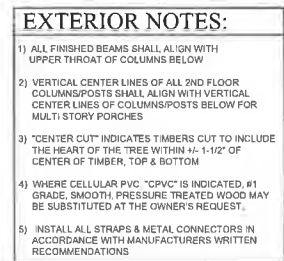
TANDY & WANDA MORTON
LOTS #11 & 12, BLK 19 LADIES STREET
OLDTOWN, FERNANDINA BEACH, FLORIDA

different edge cases with different technological skills and the elements may not fit neatly with the codes appearing in a contractor's bidding schedule. "The real trick is to be able to communicate with the proper contractor," says Hays. "It is a matter of being able to talk to the right people."

SHEET:

REVIEW SET

A2.1



Architectural drawing of the West Elevation of a two-story house. The drawing shows a gabled roof with a chimney, a front porch with columns and railings, and a side porch. Dimensions are provided for various parts of the house, including roof pitch (12/8), porch height (9'-0"), and window heights. A list of materials and construction details is provided on the right side of the drawing.

Dimensions:

- Roof Pitch: 12/8
- Porch Height: 9'-0"
- Window Height: 11'-2"
- Window Height: 10'-1"
- Window Height: 9'-0"
- Window Height: 7'-4"
- Window Height: 2'-4"

Materials and Construction Details:

- 5/8" CRMP METAL ROOFING
- 5/4"X4 CPVC OR HARDE FASCIA ON SEALED PAINTED EXPOSED RAFTER TAILS
- PT BOX BEAM
- 8X8 PT BOX COLUMNS W/ CHAMFERED EDGES
- 2X4 PT "CROSS BUCK" GUARDRAIL, 36" HIGH TALL W/ SAFETY, HARDWARE MESH BACKING
- CPVC OR HARDE SKIRT TRIM ON EXPOSED PT TIMBER PORCH FLOOR FRAMING
- PT BOX BEAM
- 16X16 PT BOX COLUMNS W/ CHAMFERED EDGES
- 2X4 PT "CROSS BUCK" GUARDRAIL, 36" HIGH TALL W/ SAFETY, HARDWARE MESH BACKING TOP @ 36" ABOVE PORCH FLOOR
- PT STEPS AND HANDRAIL TO GRADE
- 5/4"X4 PT 2X4 PORCH FLOORING
- 1X4 ON 1X12 HARDE SKIRT BOARD
- 5/4"X8 PT BOARDS SPACED 1" APART
- CEMENT STUCCO ON CMU PIER

WEST ELEVATION

2
A3.0

1/4" = 1'-0"

0 1 2 4 8

FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.

FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0". BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.

JULY 20, 2018



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REVISIONS:

These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.

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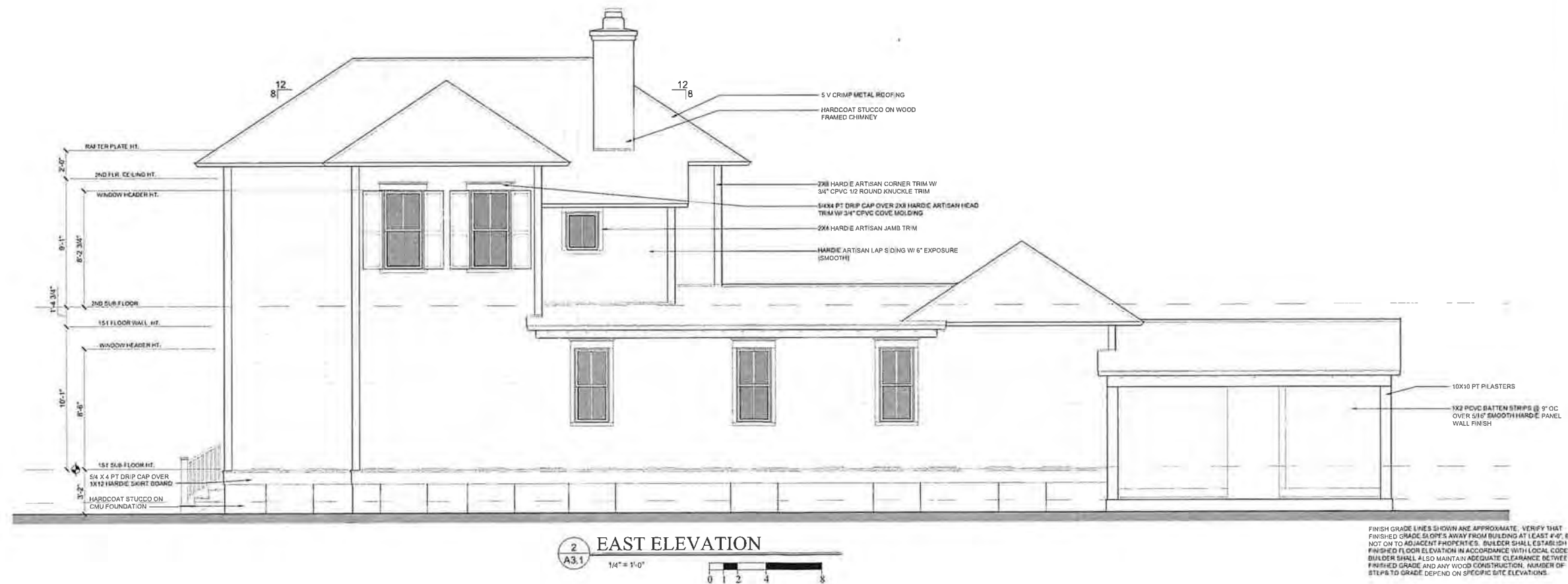
PROJECT:
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LOTS #11 & 12, BLK 19 LADIES STREET
OLDTOWN, FERNANDINA BEACH, FLORIDA

Building codes can vary for different geographic locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction authorities to ascertain the suitability of these plans for that site and, if necessary, make any changes or modifications required to always make the responsibility of the purchaser and the purchaser's construction advisors.

REVIEW SET

SET: A 3.0



FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE IS 5' OR 5" AWAY FROM BUILDING AT LEAST 4"0", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-38
AUGUST 16, 2018

Owner/Applicant:	Old Town Properties				
Property Address:	Lots 11 & 12, Block 19, Old Town				
Requested action:	Variance from Land Development Code Section 7.01.08 Visibility at Intersections				
Current zoning:	OT-2				
FLUM land use category:	Old Town 2				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	N/A				
Adjacent Properties:	North	Vacant	OT-2		
	South	Vacant	OT-1		
	East	Vacant	OT-2		
	West	Vacant	OT-2		

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a variance from Land Development Code section 7.01.08 *Visibility at Intersection* which states that “In order to provide a clear view of intersecting rights-of-way and/or private driveways, there shall be a triangular area of clear visibility formed by the two (2) intersecting rights-of-way, driveways, or combination thereof.”

This parcel is located at the corner of Ladies Street and Commandant Street, which is an unimproved right of way that terminates before reaching Eagan’s Creek Lane, which is a private road.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

7.01.08 Visibility at Intersections

- A. In order to provide a clear view of intersecting rights-of-way and/or private driveways, there shall be a triangular area of clear visibility formed by the two (2) intersecting rights-of-way, driveways, or combination thereof.
- B. The horizontal dimensions of sight areas are defined as triangular areas formed by the intersecting right-of-way lines and a straight line joining the right-of-way lines at points which are as follows: 1. In C-1, C-2, C-3, I-1, I-A, I-W, PI-1 RE, R-1, R-2, R-3, OT-1, OT-2, and MU-1 zoning districts, fifteen (15) feet from the point of intersection of the right-of-way lines.
- C. The vertical dimensions of sight areas are defined as that vertical space between the heights of eighteen (18) inches and ten (10) feet in elevation above the nearest edge of the street pavement of a

paved street or above the nearest edge of the riding surface of an unpaved street.

- D. Within the clear visibility triangle area, no fence, wall, sign, structure, slope or embankment, parked vehicle, hedge, foliage or other planting, and other object or structure shall be placed, erected, or maintained which will obstruct visibility.
- E. All landscaping shall comply with the most current edition of the FDOT Roadway and Traffic Design Standard, regarding visibility triangles. Tree trunks, palms, and supporting columns or posts shall be permitted within the clear area, provided that their location does not itself create a traffic hazard and the area is free of limbs and foliage. Landscaping, except grass or ground cover, shall not be located closer than three (3) feet from the edge of any driveway pavement.
- F. The requirements of this section shall not be deemed to prohibit any necessary retaining wall.
- G. Streetlights and street name signposts shall also be permitted, provided that illuminating fixtures or nameplates are not within the prescribed clear space.

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 LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
- C. 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.

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
<u>1. Special Conditions</u> 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	<i>"The Old Town Guidelines were developed in 199 to preserve the Spanish grid that was platted in 1811 according to the Law of the Indies, Due to the Spanish measurements, size of the lots, visibility corridors and the restrictions in place, the guidelines were written to allow porches and columns to project into the visibility triangle on corner lots. The practice of having porches in the visibility triangle has been practiced since 1860 and continues today."</i>	Special conditions do exist in that Commandant Street is an unimproved right of way that terminates in a dead end. Currently the unimproved right of way would serve as access for four properties.	YES
<u>2. Special Privilege</u> 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	<i>"The applicant would not be granted any special privilege because throughout Old Town there are old and new dwellings that have porches in the visibility triangle per the HDC Guidelines for Old Town." (see 4, A,B,C,D,&E in Exhibit 1)</i>	Granting the variance does constitute a special privilege, in that other properties cannot build in the visibility triangle contrary to the requirements stated in LDC 7.01.08	NO
<u>3. Literal Interpretation</u> 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.	<i>"Yes, a literal interpretation would not allow the applicants porch to be in the visibility triangle. There are numerous properties in Old Town that enjoy the right to have a porch in the same zoning district."(see attachments in Exhibit 1)</i>	Literal interpretation of the provision would allow the applicants the same rights commonly enjoyed by other properties located in this zoning district.	NO

<u>4. Minimum Variance</u> The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>“Allowing the porch in the visibility triangle is the minimum variance needed. This allows the dwelling to be built to the zero lot line. This encourages their use to define the private space and public space of Old Town.” (see C#6 in Exhibit 1)</i>	No variance is needed to make possible the reasonable use of the land. This corner parcel could easily accommodate the proposed home with slight changes to the porch that would be in keeping with the standards set forth in LDC 7.01.08 visibility at intersections	NO
<u>5. General Harmony</u> Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>“My understanding of the Historic District of Old Town is that the District is part of the Comp Plan. By granting the variance, the intent of the Guidelines will be fulfilled which will preserve the unique nature of Old Town, which will then comply with the Comp. Plan.”</i>	The requirement to maintain the visibility triangle as stated in LDC 7.01.08 is not contrary to the proper siting of new construction, which is emphasized by the Old Town Preservation and Development Guidelines “to reinforce the order of the historic city plan.” Both goals are required and attainable through thoughtful design, as has been shown on numerous new construction projects on corner lots in Old Town. Granting the variance will not be in harmony with the general intent and purpose of the LDC and Comp Plan.	NO
<u>6. Public Interest</u> 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.	<i>“Throughtout Old Town old and new homes have porches that extend into the visibility triangle. Old Town is unique dirt roads and shell roads. Ladies and Commandant is a 3-way stop – Commandant is a dead end with no thru traffic. Traffic is limited to homeowners and tourist.”</i>	Although unique in that it is a dead end unimproved right of way which will likely be traveled far less than thru streets, the visibility corridor is still required for public health and safety.	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.

Applicant Response (see Exhibit 1)

Staff Response

Staff acknowledges that the current Guidelines state that “connecting or landscape elements should be built to the zero lot line” in its discussion of *Frontage Corridors* (pg. 61), while remaining silent on how this would be effected by the requirement to maintain the visibility triangle. Staff agrees with the applicant that the unique characteristics of Old Town should be considered when considering this variance.

When evaluating LDC 10.02.03 *Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area*, staff finds that:

- Special Conditions do exist because of the historic setting, location, nature, or character of the land which are not applicable to other lands which are not designated as historic sites, nor listed in the National Register of Historic Places.
- Literal interpretation of LDC 7.01.08 does conflict with the guidance provided by the Old Town Fernandina Preservation and Development Guidelines.
- The variance requested would be the minimum variance that would be required to build in a manner that is encouraged by the Guidelines.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, does not meet all 6 criteria, and as such, must recommend denial, but encourages the Board to discuss the additional criteria and how it relates to maintaining the historic character of the site.

Staff recommends: DENIAL of HDC 2018-38

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-38 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 2018-38, 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 2018-38 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-38

EXHIBIT 1

Application & Backup Materials

OFFICE USE ONLY

REC'D: 7/26/18 BY: KG
PAYMENT: \$ 1050 TYPE: ✓ # 1200
APPLICATION #: 2018-001214
CASE #: HDC 2018-38
BOARD MEETING DATE: Aug. 16, 2018



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: Old Town Properties
Mailing Address: 112 N 6th St
Telephone: 904 753-3158 Fax: _____
Email: Captwhk@comcast.net

Agent Name: William Kavanaugh
Mailing Address: 112 N 6th St
Telephone: 904 753-3158 Fax: _____
Email: captwhk@comcast.net

PROPERTY INFORMATION

Street Address: Commadant and Ladies St
Parcel Identification Number(s): 00-00-31-1580-0019-0120
Lot Number: 11 & 12 Block Number: 19

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): LDC 7.01.08

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

Construct 2 story dwelling on 2 media peonias on the corner of Ladies and Commadant.

Commadant is unimproved and a dead end lane with no thru traffic. (#3 and 3A, #5) 5-7/6

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.

(See #1 & #2 Attachments) The Old Town Guidelines were developed in 1999 to preserve the Spanish grid that was platted in 1811 according to the Law of the Indies. Due to the Spanish measurements, size of the lots, visibility corridors and the restrictions in place, the guidelines were written to allow porches and columns to project into the visibility triangle on corner lots. The practice of having porches in the visibility triangle has been practiced since 1860 and continues today.

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.

The applicant would not be granted any special privilege because throughout Old Town there are old and new dwellings that have porches in the visibility triangle per the HDC Guidelines for Old Town.

(See # 4,A, B, C D & E)

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.

Yes, a literal interpretation would not allow the applicants porch to be in the visibility triangle. There are numerous properties in Old Town that enjoy the right to have a porch in the same zoning district.

(See above attachments)

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

Allowing the porch in the visibility triangle is the minimum variance needed. This allows the dwelling to be built to the zero lot line. This encourages their use to define the private space and public space of Old Town.

C# 6)

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

My understanding of the Historic District of Old Town is that the District is part of the Comp Plan. By granting the variance, the intent of the Guidelines will be fulfilled which will preserve the unique nature of Old Town.

Which will then comply with comp 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.

Through out OLD TOWN OLD & NEW HOMES have porches that extend into the visibility triangle. OLD TOWN is unique dirt & shell roads, Ladies & Commodore is a 3-way stop - immediate a dead end with no thru traffic. Traffic is limited to home owners & tourist.

☒ 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.

7/26/2018
Date

Anne B. Kavanaugh
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 26th day of July, 2018.

Jackie L. Maderski
Notary Public: Signature

Jackie L. Maderski
Printed Name

April 20, 2020
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE DID TOWN PROPERTIES
(print name of property owner(s))

hereby authorize: William KAVANAUGH
(print name of agent)

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

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

Anne B. Kavanaugh
(Signature of owner)

(Signature of owner)

Anne B. Kavanaugh
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 26th day of July, 2018.

Jackie L. Maderski
Notary Public: Signature

Jackie L. Maderski
Printed Name

April 20, 2020
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



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.

Visibility Triangle Old Town



WILLIAM KAVANAUGH <captwhk@comcast.net>

8:57 AM

To captwhk@comcast.net

Board of Adjustments and the Historic District Council

The variance requested is actually asking for a variance that was part of the Old Town Preservation and Development Guidelines that were created in 1999 to preserve the Spanish grid that was platted in 1811.

The attached pages from the original guidelines speak to the setbacks, corner lots and and porches. The reason for the five foot setbacks and the porches being allowed in the visibility triangle was to encourage porches and a community where neighbors could interact. "It is recommended that Building, Connecting or Landscape Elements be built to the zero lot line. This encourages their use to define the private space of the lot and the public space of the street". Please see the drawing from the Guidelines #1 showing corner lots and what is acceptable and unacceptable.

Old Town is a unique zoning district. No where in the State of Florida is there a grid consisting of Spanish lots, platted according to the Law of the Indies and part of the National Register of Historic Places. The Spanish Grid in Old Town is pristine, unchanged from the time it was platted in 1811. To place the Old Town Historic District into LDC 7.01.08 without clarifying that porches are allowed in the visibility triangle is against the intent of the Old Town Preservation and Development Guidelines.

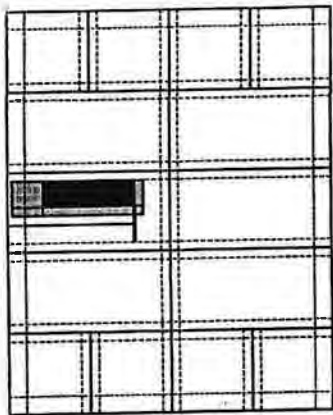
Please see the pictures included in this request. There are numerous homes that have porches in the visibility triangle. Pre 1860, 1870 and to the present. They all conform to the Old town guidelines and preserve their intent. To the best of my knowledge there has never been a collision of vehicles at intersections in Old Town.

Hopefully this request for a variance will bring to notice the need to modify the LDC so the unique character of Old Town will be preserved and not become another cookie cutter subdivision that are prevalent on our Island.

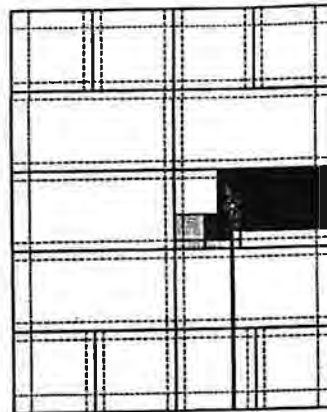
INDEX FOR VARIANCE REQUEST

1. Old Town Preservation and Development Guideline
Drawings showing corner lots and what is acceptable
2. Design Guidelines description of Frontage corridors
3. Photographs of intersection of Ladies and Commadant
4. Photographs of dwellings in Old Town having porch in visibility triangle
5. Elevations showing dwelling proposed for Blk 19 lots 11 & 12
6. Drawing showing porch in visibility triangle
7. Signed and sealed survey
8. Proof of ownership

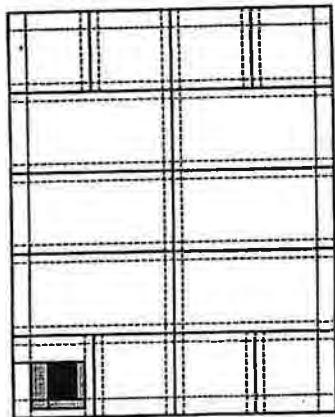
1



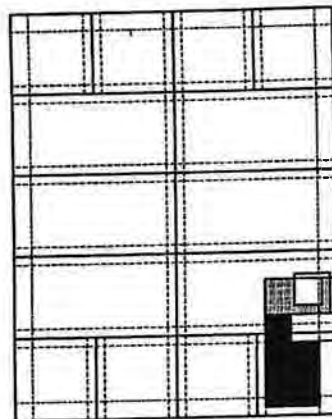
Acceptable.



Not acceptable.



Acceptable.



Not acceptable.

CORNER LOT SHOWING what is acceptable

2

2.4 DESIGN GUIDELINES

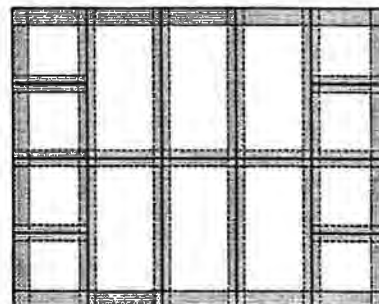
Building Elements

2.43 Lot Visibility Corridors

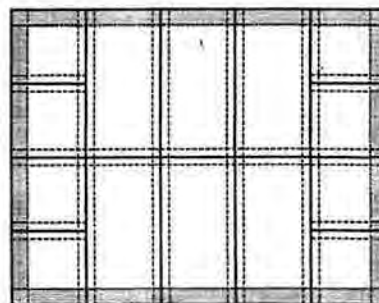
The term *Visibility Corridor* is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the town at any given time. The Visibility Corridors are subdivided into Frontage Corridors, Sideyard Corridors and Mid-Lot Corridors.

2.44 Frontage Corridors

The Frontage Corridor is a Zero Lot Line with a 10' maximum setback. It is recommended that Building, Connecting or Landscape Elements be built to the zero lot line. This encourages their use to define the private space of the lot and the public space of the street. Out Buildings may not be located on the frontage portion of *peonias* or the corner *media peonia* lots. The board may elect to consider well-designed garage spaces over which principle living space is located provided that all other recommendations of building scale and placement are met.



Visibility corridors per block.



Frontage corridor.



LADIES & Commandant
3



LADIES & Commandant
3A



Estrada 7 SAN FERNANDO

#4



NEW 3 LADIES

4 A



A 4B



Amelia & White

#4C



#4D



4 E





FRANKLIN & 14th

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay online @ www.nassautaxes.com

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0019-0120	REAL ESTATE	9344	002	

R



KAVANAUGH ANNE B
112 N 6TH STREET
FERNANDINA BEACH, FL 32034

Legal Description

LADIES
FERNANDINA BEACH 32034
BLK 19 LOTS 11 & 12 OLD TOWN S/D UNR

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	34,088		34,088	203.74
TRANSPORTATION	.5902	34,088		34,088	20.12
AI BEACH RENOURISHMENT MSTU	.1021	34,088		34,088	3.48
SCHOOL BOARD					
BASIC DISCRETIONARY	.7480	39,144		39,144	29.28
CAPITAL OUTLAY	1.5000	39,144		39,144	58.72
SCHOOL BOARD LOCAL EFFORT	4.3500	39,144		39,144	170.28
ST JOHNS RIVER MGMT DIST	.2724	34,088		34,088	9.29
FL INLAND NAVIGATION DIST	.0320	34,088		34,088	1.09
MOSQUITO CONTROL DISTRICT	.1495	34,088		34,088	5.10
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	34,088		34,088	204.53
VOTER APPROVED DEBT	.2097	34,088		34,088	7.15
TOTAL MILLAGE	19.9307		TOTAL AD VALOREM TAXES		\$712.78



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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS		\$0.00
TOTAL COMBINED TAXES AND ASSESSMENTS		\$712.78



**Scan to
view bill
online**

If Paid By →	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay →	684.27	691.40	698.52	705.65	712.78

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

If Paid By →	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay →	684.27	691.40	698.52	705.65	712.78

R

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

RETURN WITH PAYMENT

KAVANAUGH ANNE B
112 N 6TH STREET
FERNANDINA BEACH, FL 32034

LADIES
FERNANDINA BEACH 32034
BLK 19 LOTS 11 & 12 OLD TOWN S/D UNR

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0019-0120	REAL ESTATE	9344	002	

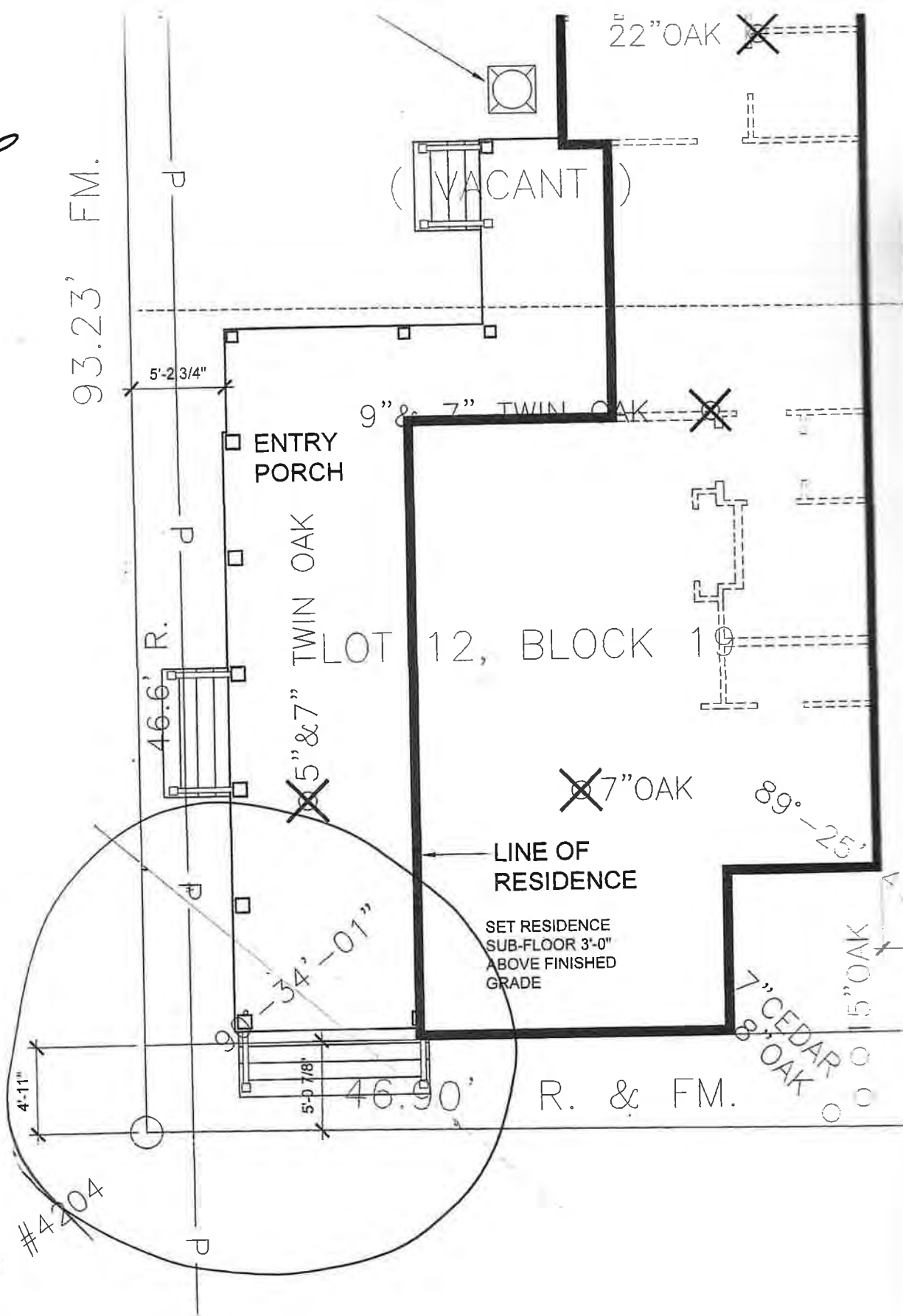
1 0009344 2017 4



COMMANDANT

#6

1/2" IPF #4204



1 ADIF S

S

MAP SHOWING BOUNDARY SURVEY OF
LOTS 11 AND 12, BLOCK 19, OLD TOWN.

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: TANDY MORTIN,



LADIES STREET

46.6' R/W (LIMEROCK)

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

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 N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 229G

DATED 8/2/17

DATE OF SURVEY: JUNE 21, 2018

SCALE 1"=20'

JOB NO. 1806-21 F.B. 348

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAIR 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 - CL
POWER LINE - P
PLAT - P
FIELD MEASURED - FM.
RECORD - R.
DEED - D.
POWER POLE - O
CONCRETE - CONC.
FENCE - F
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - O.R.B.

#15

- EXTERIOR NOTES:**
- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW
 - 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES
 - 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN $\pm 1-1/2"$ OF CENTER OF TIMBER, TOP & BOTTOM
 - 4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
 - 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS



1 ENTRY ELEVATION (South)
1/4" = 1'-0"



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



FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS

DATE: JULY 20, 2018

MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
17 MARKET, NO. 2 - BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630 FAX (843) 379-5631

REVISIONS:

These preliminary plans are for the exclusive use of the purchaser, and neither the purchaser nor the architect shall be responsible for the construction of the building. The purchaser shall be responsible for obtaining all necessary permits and for the construction of the building. The architect shall be responsible for the design of the building. The purchaser shall be responsible for the construction of the building. The architect shall be responsible for the design of the building.

PROJECT: A RESIDENCE FOR: TANDY & WANDA MORTON
LOTS #11 & 12, BLK 19 LADIES STREET
OLDTOWN, FERNANDINA BEACH, FLORIDA

SHEET: REVIEW SET
A3.0