



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
FEBRUARY 21, 2019
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 SEPTEMBER 20, 2018 REGULAR MEETING**
 - 2.2 NOVEMBER 15, 2018 REGULAR MEETING**

These minutes were approved with amendment at the January 17, 2019 regular meeting. After review of the recording of the November 15, 2018 meeting, it was determined that the minutes were correct as written and presented.
 - 2.3 JANUARY 17, 2019 REGULAR MEETING**
- 3. OLD BUSINESS**
 - 3.1 HDC 2018-49: GILLETTE & ASSOCIATES, INC., AGENT FOR ALACHUA GROUP LLC, 201 ALACHUA STREET**

Certificate of Approval (COA) to construct a miniature golf course with associated customer service building and deck. (*Quasi-Judicial*)
 - 3.2 HDC 2019-01: COTNER ASSOCIATES, INC. ARCHITECTS, AGENT FOR JAMES D. & CONSTANCE N. SCOTT, 123 S. 7TH STREET**

Certificate of Approval (COA) to expand a rear addition, demolish a non-contributing accessory structure, and construct a new accessory structure. (*Quasi-Judicial*)
 - 3.3 HDC 2019-06 (PREVIOUSLY HDC 2018-43): COTNER ASSOCIATES, INC, AGENT FOR DAVID PEYTON PAGE JR. & KIMBERLY PRUITT PAGE, 224 N. 2ND STREET**

Certificate of Approval (COA) to demolish a single-family residential structure, located in the CRA and adjacent to the Downtown Historic District. (*Quasi-Judicial*)
 - 3.4 HDC 2019-07 (PREVIOUSLY HDC 2018-44): COTNER ASSOCIATES, INC., AGENT FOR DAVID PEYTON PAGE JR. & KIMBERLY PRUITT PAGE, 224 N. 2ND STREET**

Conceptual Certificate of Approval (COA) to construct two mixed-use, 3-story structures containing commercial and residential units totaling approximately 10,000 square feet. (*Quasi-Judicial*)
- 4. NEW BUSINESS**

- 4.1 **HDC 2019-02: JOHNSON HOMEBUILDERS, INC., AGENT FOR ROLAND BOARDMAN, BLOCK 15 LOTS 1, 2, & 5 (OLD TOWN)**
Certificate of Approval (COA) to construct a 1,960 sq. ft. primary structure and a 338 sq.ft. accessory structure. *(Quasi-Judicial)*
- 4.2 **HDC 2019-03: GREG & ANDREA POWER, BLOCK 23 LOT 4 (OLD TOWN)**
Certificate of Approval (COA) to construct an approximately 940 sq. ft. commercial primary structure. *(Quasi-Judicial)*
- 4.3 **HDC 2019-04: CHISM DEVELOPMENT COMPANY, AGENT FOR TUP REAL ESTATE HOLDINGS LLC., 14 N. 2ND STREET**
Conceptual Certificate of Approval (COA) to construct a three-story, mixed use primary structure. *(Quasi-Judicial)*
- 4.4 **HDC 2019-05: RICE ARCHITECT, AGENT FOR SOUNDS AND SUDS LAB LLC, 120 S. 8TH STREET**
Certificate of Approval (COA) for the exterior renovation of a non-contributing primary structure. *(Quasi-Judicial)*

5. STAFF APPROVED CERTIFICATE OF APPROVALS

- 5.1 **HDC SA 2018-83: ISLAND ART ASSOCIATION, 18 N. 2ND STREET:** Amendment to previously approved staff approval to include removal of rotten parapet.
- 5.2 **HDC SA 2018-87: JASON LATHROP/ARCTIC AIR, AGENT FOR JOHN GIBBON/FLIP THE SPRINGS, LLC, 818 SAN FERNANDO STREET:** Disconnect & re-connect A/C unit. Unit to remain in existing location.
- 5.3 **HDC 2018-06: JOHN DODD, AGENT FOR ROBERT AND LISA SALA, 1130 WHITE STREET:** Amendment to previously approved Board approval to change roof color to: GAF Timberline Cool Series -- Antique Slate.
- 5.4 **HDC SA 2019-01: CHARLES HARPER, AGENT FOR ANTHONY JONES/ISLANDER SAILING, 714 BEECH STREET:** Addition of 810 square inches to existing free standing sign using aluminum composite material by Max Metal.
- 5.5 **HDC SA 2019-02: JAMES MCINTYRE, 1009 WHITE STREET:** Paint primary structure to match new garage and guest house. Body: Valspar 2008-5A La Fonda Copper; Trim: Valspar 2008-5B La Fonda Sombrero.
- 5.6 **HDC SA 2019-03: CHADWICK JACKSON WYKLE, 310 ESCAMBIA STREET:** Restoration of 3 historic windows and 1 non-historic window.
- 5.7 **HDC SA 2019-0006: CITY OF FERNANDINA BEACH, 516 S. 10TH STREET:** Replace entry doors on S, E, & W elevations w/custom milled mahogany doors by Anderson. Design based on original photographs.

- 5.8 **HDC SA 2019-0007: JOSEPH W. BAKER, 28 S. 7TH STREET:** Repair & replace front porch boards using same style tongue & groove hardwood as existing.
- 5.9 **HDC SA 2019-0008: SUSAN & DAVID MORGAN, 314 S. 7TH STREET:** Repair of railing, painting of exterior, and window repair.
- 5.10 **HDC SA 2019-0009: ROOFCRAFTERS ROOFING, INC, AGENT FOR DEBORAH BUNNER, 221 N. 4TH STREET:** Remove old roofing system and replace with new GAF Timberline Architectural Shingles in Oyster Gray.
- 5.11 **HDC SA 2019-0010: MIKE MATTHEWS, AGENT FOR WATSON REALTY CORP, 116 CENTRE STREET**
Repaint cracked & peeling exterior, using same color as existing.
- 5.12 **HDC SA 2019-0011: CMR ISLAND PROPERTIES, LLC, 22 S. 8TH STREET**
Installation of screening on roof top.

6. BOARD BUSINESS

- 6.1 [Florida Trust for Historic Preservation Nominations](#)
- 6.2 **National Historic Preservation Month**

7. STAFF REPORT

- 7.1 **Historic Pavement - Hexagonal Pavers**
TEDxSavannah: How Historic Street Pavement Modernized the City, presented by Robin Williams
Link: <http://youtu.be/OHaYaa5Zc1Y>
- 7.2 **Historic District Council Workshop: Old Town**
March 27, 2019, 5:00 PM, Commission Chambers
- 7.3 **Meeting date change:** Due to a scheduling conflict with the FL Trust Conference, the regular May meeting date has been rescheduled from May 16 to May 23.

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR MARCH 21, 2019.

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.



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
SEPTEMBER 20, 2018**

1. CALL TO ORDER – 5:00

Mr. Cumella explained that the applicant for item 3.4 requested to move the item to new business to be heard with the other two cases of the same address and that all three cases be heard together, but voted on separately. The request was granted by voice vote.

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta	Robert Erickson
Angela Jones Conway	Michael Spino
Benjamin Morrison (Alt 1)	Michael Harrison (Chair)

MEMBERS ABSENT:

Ricky Escalante (Alt 2)

OTHERS PRESENT

Tammi Bach, City Attorney
Sal Cumella, Historic Preservation Planner
Samantha Rogic, Recording Secretary

APPROVAL OF MINUTES

- 1.1 June 21, 2018 Regular Meeting
- 1.2 August 1, 2018 Special Meeting

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Conway, to approve both minutes as presented.

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

2. OLD BUSINESS

- 2.1 **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)*

Jose Miranda, representative to the applicant, provided information and details specific to the requested variance and conceptual approval of the primary structure.

Paul Palmer, 414 Broome Street, inquired on the purpose of the variance request being heard by the HDC rather than going through the Context Sensitive Review process, and asked for clarification regarding modern setbacks vs. historic setbacks.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Pozzetta to approve HDC case number 2018-17 without conditions; AND that the HDC make the following

findings of fact and conclusions of law part of the record: That HDC case 2018-17, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

- 2.2 **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)*

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Pozzetta, to approve HDC case number 2018-20 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-20, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant conceptual approval at this time.

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

- 2.3 **HDC 2018-42: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH - 505 BROOME STREET** *Variance from Land Development Code section 7.01.04(B)6 Parking Standards & Parking Lot Design: On Street Parking. (Quasi-Judicial)*

Mr. Miranda requested that the item be continued to the November 15, 2018 regular meeting. The requested was granted by unanimous voice vote.

- 2.4 **Postponed to October 18, 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)*

- 2.5 **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)*

Bill Kavanaugh, representative to the applicant, was available to answer questions from the Board.

Jennifer Harrison, 820 Someruelus Street, offered that historic homes should front the street and inquired on the front steps of the structure.

Peggy Lehosit, 1016 San Fernando Street, inquired on the address of the property.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Pozzetta, to approve HDC case number 2018-37 without conditions; AND 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 substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

- 2.6 **HDC 2018-06: ROBERT D. & LISA ANN SALA - 1130 WHITE STREET** *Amendment to previously approved Certificate of Approval (COA) to allow for relocation of proposed accessory dwelling. (Quasi-Judicial)*

Bob Sala, the applicant, provided information and details specific to the proposed amendment.

Jennifer Harrison, expressed concerns with the location of the driveway.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Erickson, to approve this amendment to HDC case number 2018-06 with the condition that the driveway receive staff approval; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-06, with comments, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

3. NEW BUSINESS

- 3.1 **HDC 2018-39: WILLIAM LORD - 23 S. 5TH STREET** *Certificate of Approval (COA) to construct a 2-car garage with unfinished storage/studio space above; construct new porch and breezeway at south elevation; infill existing porch at north elevation with windows; install new shell driveway. (Quasi-Judicial)*

William Lord, the applicant, provided information and details specific to the proposed request.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Conway, to approve HDC case number 2018-39 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-39, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

- 3.2 **HDC 2018-40: ALACHUA GROUP, LLC - 201 ALACHUA STREET** *Certificate of Approval (COA) to demolish a non-contributing primary structure. (Quasi-Judicial)*

Tim Poynter, the applicant, provided information and details specific to the requested action.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Spino, to approve HDC case number 2018-40 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-40, as presented, is substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

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

- 3.3 **HDC 2018-41: ROBERT & DEBORAH WESTHOUSE - 1122 WHITE STREET** *Certificate of Approval (COA) to construct a 1,166 square foot, 1-story dwelling. (Quasi-Judicial)*

Robert Westhouse, the applicant, provided information and details specific to the request.

Deborah Westhouse, applicant, provided details on the proposed home.

Peggy Lehosit, 1016 San Fernando Street, spoke in support of the proposed setback.

Jennifer Harrison, spoke in support of the proposed setback, and spoke to tree preservation.

Member Pozzetta motion to continue to October 18, 2018 regular meeting, with condition that provide with details of lattice work that will detail calling out porch column design, show railings on stairs and provide callout on details of railing, details on callout of window and door trim, show roof being metal roof, show features on site plan as discussed – trees, stairs, ac unit, and outdoor shower elements.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Erickson, to continue HDC case number 2018-41 to the October 18, 2018 regular meeting with the condition that the applicant provide details of lattice work that will call out detail to the porch column design, show railings on stairs and provide callout on details of railing, details on callout of window and door trim, show roof of being metal roof, show features on site plan as discussed: trees, stairs, ac unit, and outdoor shower elements; AND I that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-41, with comments, 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.

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

4. STAFF-APPROVED CERTIFICATES OF APPROVAL

- 4.1 HDC SA 2017-63: JAMES & WENDY GRANTHAM - 202 S. 6TH STREET - AMENDMENT to previously approved COA: 6 month extension.**
- 4.2 HDC SA 2018-58: JEREMIAH GLISSON, AGENT FOR CITY OF FERNANDINA BEACH - 25 N. 4TH STREET - Installation of Tremco roofing on portion of the Library building (white).**
- 4.3 HDC SA 2018-59: DARREN ALLEN, AGENT FOR GARY FASANO - 306 CENTRE STREET - Exterior installation of sandwich board, steel tables, and aluminum chairs.**
- 4.4 HDC SA 2018-60: JEREMIAH GLISSON, AGENT FOR CITY OF FERNANDINA BEACH - 25 N. 4TH STREET - Installation of two Nova Charge electric vehicle charging stations.**
- 4.5 HDC SA 2018-61: FRED VOSS, AGENT FOR ROBERTO PESTANIA - 22 & 20 S. 4TH STREET - Extension of patio using Low Country Brick Pavers in color Canyon.**
- 4.6 HDC SA 2018-62: RICHARD MARK BOYLES, AGENT FOR FIRST PRESBYTERIAN CHURCH OF FERNANDINA BEACH, INC. - 510 ALACHUA STREET - Installation of new midspan beam and piers in crawlspace area.**

5. BOARD BUSINESS

- 5.1 REAPPOINTMENT OF MICHAEL HARRISON**
The Board recommended the reappointment of Michael Harrison for City Commission consideration.
- 5.2 NOMINATION AND APPOINTMENT OF CHAIR**
Member Pozzetta nominated Member Spino as Chair.
Approved by unanimous voice vote.

Member Morrison nominated Member Pozzetta as Vice Chair.
Approved by unanimous voice vote.

6. STAFF REPORT

Mr. Cumella provided information on the Halloween Cemetery Training and announced the rescheduling of the Old Town Walking Tour Workshop to date uncertain.

7. PUBLIC COMMENT

8. ADJOURNMENT – 7:33 PM

DRAFT

Samantha Rogic, Recording Secretary

Michael Harrison, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
NOVEMBER 15, 2018**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta (Vice Chair)
Michael Harrison
Michael Spino (Chair)

Benjamin Morrison (Alt1)
Ricky Escalante (Alt 2)

MEMBERS ABSENT:

Angela Conway
Robert Erickson

OTHERS PRESENT

Tami Bach, City Attorney
Sal Cumella, Historic Preservation Planner
Samantha Rogic, Recording Secretary

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta to seat Alternate Members Morrison and Escalante as voting members.

Motion passed by unanimous voice vote.

2. APPROVAL OF MEETING MINUTES

2.1 October 18, 2018 Regular Meeting

Member Harrison noted that item 4.3 in the October 18, 2018 minutes reads “Town Street” and should read “Towngate Street”. He also noted that in his farewell proclamation he would like included that he “thanked the board for their help and support”.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta to approve the October 18, 2018 minutes as amended.

Motion passed by unanimous voice vote.

3. OLD BUSINESS

3.1 *CONTINUED TO JANUARY 17, 2019 REGULAR MEETING*

HDC 2018-33: SCOTT & JULIE JONES, 908 WHITE STREET

Certificate of Approval (COA) to construct a two-story, single-family dwelling and two-story accessory structure. (*Quasi-Judicial*)

3.2 HDC 2018-36: PJD'S AMELIA LLC, AGENT FOR STARK BUILDING, 12 S. 2ND STREET

Certificate of Approval (COA) to extend an existing second floor deck over accessory structure. (*Quasi-Judicial*)

David Voorhees, the applicant, provided information and details specific to the request.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta, to approve HDC case number 2018-36 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-36, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

3.3 ***CONTINUED TO JANUARY 17, 2019 REGULAR MEETING****

HDC 2018-42: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET

Variance from Land Development Code section 7.01.04(B)6 Parking Standards & Parking Lot Design: On Street Parking. (Quasi-Judicial)

3.4 **HDC 2018-45: DONALD SKIPPER, AGENT FOR TIMOTHY J. & PATRICIA L. GREEN, 1119 SOMERUELUS STREET**

Certificate of Approval (COA) to construct a 1-story, 2,047 square foot primary structure and a 500 square foot detached accessory structure with two carports. (*Quasi-Judicial*)

Tim and Patricia Green, owners of the property, provided information and details specific to the request.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to deny HDC case number 2018-45 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-45, as presented, 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.

Vote upon passage of the motion was taken by ayes and nays, and was as follows:

Member Harrison:	Aye
Member Pozzetta:	Nay
Member Morrison:	Aye
Member Escalante:	Nay
Chair Spino:	Nay

Motion failed.

ACTION TAKEN: A motion was made by Member Escalante, seconded by Member Pozzetta, to approve HDC case number 2018-45 with the condition that the owners provide a more specific layout of the driveway through the property, with presentation to staff; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-45, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays, and was as follows:

Member Harrison:	Nay
Member Pozzetta:	Aye
Member Morrison:	Nay
Member Escalante:	Aye
Chair Spino:	Aye

Motion passed.

- 3.5 **HDC 2018-46: GARY A. & PHYLLIS M. PONGETTI, 1102 WHITE STREET (LOTS 11 & 12)**
Certificate of Approval (COA) to construct a 1-story, 1,311 square foot primary structure and a 450 square foot detached accessory structure. (*Quasi-Judicial*)

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Morrison, to approve HDC case number 2018-49 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-49, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

Correction for record: Member Harrison incorrectly referenced HDC 2018-49 in discussion and motion. All Board members agreed that the discussion, motion, and subsequent vote was intended for HDC 2018-46: Gary A. & Phyllis M. Pongetti, 1102 White Street (Lots 11 & 12), not HDC 2018-49 as stated.

4. NEW BUSINESS

- 4.1 ***CONTINUED TO APRIL 18, 2019 REGULAR MEETING***
HDC 2018-47: MICHAEL & JENNIFER HARRISON, 800 SOMERUELUS STREET
Certificate of Approval (COA) to construct a 1,520 square foot primary structure with a detached 480 square foot accessory dwelling. (*Quasi-Judicial*)
- 4.2 **HDC 2018-49: GILLETTE & ASSOCIATES, INC., AGENT FOR ALACHUA GROUP LLC., 201 ALACHUA STREET**
Conceptual Certificate of Approval (COA) to construct a miniature golf course with associated customer service buildings and deck. (*Quasi-Judicial*)

Asa Gillette, agent to the owner, provided information and details specific to the proposed request.

Tim Poynter, owner, provided additional information.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve HDC case number 2018-49 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-49, as presented, is substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

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

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

- 5.1 **HDC SA 2018-67: LOUIS S. THARIN, 412 N. 3RD STREET**
Replace walkway with old brick to match original brick walkway.
- 5.2 **HDC SA 2018-68: POZZI ENTERPRISES, STEVEN & CAROLYN POZZI, 300 ASH STREET**
Install water treatment cylinder (10"x 64") and small recharge tank (10" x 20") located next to the electric box (gray).
- 5.3 **HDC SA 2018-69: BRUCE MEGER, 213 N. 6TH STREET**
Install 6ft wood fence on south side of property with first 25ft being 4ft high and install 4ft high black aluminum fence on east frontage of property.

- 5.4 **HDC SA 2018-70: LUCA MISCIASCI/614 CENTRE LLC, 614 CENTRE STREET**
Install acrylic 18" Red lettering on frontage wall sign.
- 5.5 **HDC SA 2018-71: ANNE & BILL KAVANAUGH, 112 N. 6TH STREET**
Re-roof using Georgia Metals, 24 Gauge, Snap Lock Galvalume in Silver (FL product approval # 17353-rl)
- 5.6 **HDC SA 2018-72: JOHN D. SMITH, AGENT FOR MUFFIE AUSTIN, 325 S. 6TH STREET**
Replace existing windows with Pella 850 Series Aluminum Clad Double Hung Windows in White.
- 5.7 **HDC SA 2018-74: PEPPERS / LOS ARRAYANES INC., 530 CENTRE STREET**
Install 2 new projecting signs on existing brackets and pavers and retaining wall at west elevation.
- 5.8 **HDC SA 2018-75: GARY LEPIERRE, AGENT FOR PATRICIA TOUNDAS, 101 CENTRE STREET**
Re-roof using Tamko 30 Year Architectural Torch in White (FL approval #1956.6)
- 5.9 **HDC SA 2018-76: ROOFCRAFTERS ROOFING, LLC, AGENT FOR EILEEN MOORE, 208 S. 7TH STREET**
Re-roof using McElroy 26 Gauge 5v in Silver (FL approval #11560.12)
- 5.10 **HDC SA 2018-77: CARLOS SERRANO, CELEBRATION CHURCH, 416 ALACHUA STREET**
Reduce logo sticker (2x4) and parking lot sign (4x4) to 2x2. Design to remain the same.
- 5.11 **HDC SA 2018-79: GREG POWER, AGENT FOR MARIA CATON, 714 SAN FERNANDO STREET**
Replace damaged 2x2 ballusters with 3x3 ballusters in White.
6. **BOARD BUSINESS**
7. **STAFF REPORT**
Mr. Cumella spoke to the Historic Resources Survey Update Report and informed the Board that the December HDC meeting has been cancelled.
8. **PUBLIC COMMENT**
9. **ADJOURNMENT – 6:29 PM**

Samantha Rogic, Recording Secretary

Michael Spino, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JANUARY 17, 2019**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta (Vice Chair)
Michael Harrison
Michael Spino (Chair)

Benjamin Morrison (Alt1)
Ricky Escalante (Alt 2)
Robert Erickson

MEMBERS ABSENT:

Angela Conway

OTHERS PRESENT

Tami Bach, City Attorney
Sal Cumella, Historic Preservation Planner
Samantha Rogic, Recording Secretary

In Member Conway's absence, Member Escalante was seated for HDC 2018-50 and HDC 2019-01.
Member Morrison was seated for HDC 2018-33.

2. APPROVAL OF MEETING MINUTES

2.1 November 15, 2018 Regular Meeting

ACTION TAKEN: A motion was made by Member Harrison to amend the minutes to reflect that it was Chair Spino who made the motion to seat alternate Members Escalante and Morrison as voting members, and to approve the minutes as amended.

Member Pozzetta seconded the motion. Motion passed by unanimous voice vote.

3. OLD BUSINESS

3.1 HDC 2018-33: SCOTT & JULIE JONES, 908 WHITE STREET

Certificate of Approval (COA) to construct a two-story, single-family dwelling and two-story accessory structure. (*Quasi-Judicial*)

Scott Jones, 123 West Hirth Road, owner of the subject property, was available to answer questions from the board.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta, to approve HDC case number 2018-33 with the condition that the porch railing be no more than 36" in height; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-33, with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

Chair Spino reopened the public hearing.

Beverly Traeye spoke to her families' long history in Old Town. She spoke fondly of the subject lot and requested that the tree not be torn down.

3.2 *ITEM POSTPONED UNTIL FEBRUARY 21, 2019*

HDC 2018-42: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET

VARIANCE from Land Development Code Section 7.01.04(B)6 Parking Standards & Parking Lot Design: On Street Parking. (*Quasi-Judicial*)

4. NEW BUSINESS

4.1 HDC 2018-50: TAMMI L. KOSACK, 322 N. 3RD STREET

Certificate of Approval (COA) to install a rooftop solar array. (*Quasi-Judicial*)

Tammi Kosack, 322 N. 3rd Street, owner and applicant, was available to answer questions from the board.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Harrison, to approve HDC case number 2018-50 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-50, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.2 HDC 2019-01: COTNER ASSOCIATES, INC. ARCHITECTS, AGENT FOR JAMES D. & CONSTANCE N. SCOTT, 123 S. 7TH STREET

Conceptual Certificate of Approval (COA) to expand a rear addition, demolish a non-contributing accessory structure, and construct a new accessory structure. (*Quasi-Judicial*)

Benjamin Morrison, 2107 Whitfield Drive, agent for the owners, provided information and details specific to the request.

Jim Haskett, 122 S. 6th Street, spoke in support of the request.

Jim Shroads, 119 S. 7th Street, spoke in support of the request.

James Scott, owner of the property, was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Escalante, to approve conceptually HDC case number 2019-01 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-01, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant conceptual approval at this time.

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

4.3 PRESENTATION: Defensible Decision Making and Sunshine Laws by City Attorney Bach.
Item was postponed to the March 21 regular meeting of the HDC.

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

DRAFT

- 5.1 **HDC 2018-05: JOHN DODD, AGENT FOR LANCE & LISA PERNA, 1133 WHITE STREET** Staff approved amendment to Board approved COA: Change paint color to SW Pure White (7005)
- 5.2 **HDC 2018-07: THE JOHN STOKES COMPANY, AGENT FOR DAVIS & YAYOI BURBANK, 804 WHITE STREET** Staff approved amendment to Board approved COA: Change paint color to SW6523 Denim.
- 5.3 **HDC SA 2018-78: MICHAEL & JENNIFER HARRISON, 820 SOMERUELES STREET** Render CMO piers with two coats of stucco (finish: sand, color: charcoal); Replace lattice with 1x6 PT board, running horizontally; Repaint front door in color SW7047 Porpoise.
- 5.4 **HDC SA 2018-80: FASTSIGNS, AGENT FOR AMELIA SCHOOLHOUSE INN, 914 ATLANTIC AVENUE** Install freestanding main sign 72" in height and 20sf in size.
- 5.5 **HDC SA 2018-81: RICHARD BOYLES/HYGEMA HOUSE BUILDERS, AGENT FOR MARILYN LEIBMAN, 201 N. FRONT STREET** Replace sill beam using existing support post.
- 5.6 **HDC SA 2018-82: DESIGN IT WRAPS, AGENT FOR DOROTHEA STILLWELL, 31 S. 5TH STREET** Install hanging sign from existing mounts (MDO wood with vinyl applied)
- 5.7 **HDC SA 2018-83: ISLAND ART ASSOCIATION, 18 N. 2ND STREET** Re-roof using AMCO Torch Membrane in Black; Re-locate HVAC to back of building. Install on raised, pressure treated wood platforms.
- 5.8 **HDC SA 2018-84: VERONICA M. WALLACE, 1011 WHITE STREET** Repair shutters, 2 wood porch posts, gutters, and wood fencing using same material/colors as existing.
- 5.9 **HDC SA 2018-86: CAROL M. HOMEYER, 131 S. 6TH STREET** Repair/Replace wood siding, deck, and stairs using same material and colors as existing.
- 5.10 **HDC SA 2018-88: WRIGHT RUNWAY, LLC, 311 CENTRE STREET** Install tile over cement walkway.
- 5.11 **HDC SA 2018-89: JOHN GIBBONS / FLIP THE SPRINGS, LLC, 818 SAN FERNANDO STREET** Replace 10 windows with Integrity Wood-Ultrex Traditional Double Hung windows, replace window trim, replace 1 door with Craftsman 6 lite, replace 1 door with Ext Sgl 3/0 x 6/8 Fir, repaint exterior using SW Black Magic and SW High Reflective White.
- 5.12 **HDC SA 2018-90: MIKE MCCLOSKEY, AGENT FOR D&M LLC, 802 ASH STREET** Repair/repaint existing wood windows; Replace alley metal door with new Hollow Metal Entry Door: FL Product Approval #14102103 in White.
- 5.13 **HDC SA 2018-91: GARY WICKLESS, AGENT FOR FERNANDINA PORT DEVELOPMENT, 501 N 3RD STREET** Replace 2 support beams and 1 railing section board for board. Colors to match existing.

6. BOARD BUSINESS

7. STAFF REPORT

Mr. Cumella gave a brief presentation on demolition guidelines.

- 7.1 **Regulations for Keeping Chickens on Private Property - (Ord. 2019-XX). Scheduled to be heard by the City Commission January 15, 2019.**

DRAFT

7.2 **Historic Preservation Trust Fund** - Resolution scheduled to be heard by the City Commission on February 5, 2019.

8. **PUBLIC COMMENT**

9. **ADJOURNMENT – 6:39 PM**

Samantha Rogic, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-49
FEBRUARY 21, 2018

Owner/Applicant:	Gillette & Associates, Inc., agent for Alachua Group, LLC				
Property Address:	201 Alachua Street				
Requested action:	Certificate of Approval (COA) to construct a miniature golf course with associated customer service building and deck.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Vacant				
FL Master Site File #	8NA01116 (previous structure on site)				
Year Built:	1955 (NCPA) Parcel now vacant				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	C-2; R-2	c.1940;1930	
	South	Parking Lot	C-2	c.2001	Public Parking Lot
	East	Commercial	C-3	c.1987	"Arte's Pizza"
	West	Commercial (vacant)	C-3	c.1882	"C.H.Huot's 1882 Building"

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The C-3 zoned non-contributing structure with associated parking was approved for demolition at the September 20, 2018 regular HDC meeting.

A variance from Land Development Code section 6.02.24 *Standards for Outdoor Amusements* was granted at the August 1, 2018 regular HDC meeting.

The property lies partially within the Waterfront Community Redevelopment Area (CRA). This is identified as area 4.4 *East of Front Street Area* in the CRA Guidelines.

Conceptual Approval for this project was granted the November 15, 2019 regular meeting of the HDC.

The applicant is seeking final approval to construct a miniature golf course with associated customer service building.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

6.02.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES

6.02.24 *Recreation, Outdoor Amusements*

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

Table 6.02.24(E). Standards for Outdoor Amusements

Development Feature	Standard
Minimum land area	2 acres
Minimum setback for buildings Abutting residential zoning districts	200 feet
Abutting nonresidential zoning districts	100 feet
Minimum setback for parking lots and access drives, when abutting residential zoning districts	200 feet
Access requirements	Arterial street
Minimum buffer	2 times the buffer specified in Section 4.05.05, plus a solid fence or wall
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties
Outside storage and loading areas	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 200 feet from any residentially zoned property
Refuse and solid waste containers	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines
Sanitation facilities, temporary or permanent	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines

Table 7.01.04(A). Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Business and commercial activities, including retail sales, and business activities not otherwise specified	1 space per 300 ft ² of gross floor area

8.01.02 Amelia River Waterfront Community Redevelopment Area

- A. Purpose It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas.
- B. The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.
- C. Site design standards specified in the overlay supersede the requirements for the underlying zoning district. Specific site design requirements that are not covered by the overlay shall follow the standards of the underlying zoning district.
- D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following

standards:

1. All new construction that is a water dependent or water related use is exempt from Section 3.01.03(J) and Section 3.03.03(B) 1.
2. Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade, as established in 4.02.03(C). The maximum height of all structures shall not exceed thirty (30) feet in height above the BFE. Permissible roof forms shall be in compliance with the adopted CRA Design Guidelines.
3. Properties that have obtained the Waterfront Mixed Use Future Land Use designation are eligible for land uses in addition to those permitted in the Waterfront Industrial zoning and are specified in Tables 2.03.02 and 2.03.03. Floor area ratio shall not exceed 0.75. The floor area ratio shall be calculated based on the developable land area and shall include portions of the site which remain submerged. Residential units are permitted if the property has a FLUM category of WMU and the units are located above a non-residential use. Stand-alone residential units are prohibited.
4. Developers of Office, Commercial, and/or Waterfront Industrial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A). The fee shall be set annually by the City Commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide two spaces per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking.
5. Front and rear yard setbacks are not required. In order to preserve view corridors and pedestrian access to the Amelia River, side yard setbacks and breaks between structures shall be provided as follows:
 - a. View Corridors
 1. A 15-foot side yard setback on each side yard is required for water lots located to the north of Centre Street (water lots 1 through 9). These locations provide for alignment with existing east-west rights-of-ways at Alachua, Broome and Calhoun Streets.
 2. Water lots to the south of Centre Street (water lots 25 through 40) shall provide a 30-foot minimum view corridor between buildings.
 3. These view corridors shall remain open to the sky and shall not include any parking areas, accessory structures or mechanical equipment.
 - b. Pedestrian Access
 1. Publicly accessible pedestrian access to the water shall be integrated into the project's site design. These accessways shall provide a minimum width of ten (10) feet and shall occur at the view corridor locations. Access ways may vary in size and design as necessary to complement the overall project design. To encourage architectural variety and visual interest, certain encroachments and structural elements may be permitted within the accessways subject to compliance with the adopted CRA Design Guidelines. These accessways may be dedicated to public use through easements or dedication of right-of-way, or they may be retained under private ownership. In either case, these accessways shall remain open to and accessible by the public. If deemed necessary for security purposes, accessway closures may be permitted based on the posted operational hours of City beach access parking (exclusive of Main Beach or Seaside Parks).

- E. Properties located within the CRA east of Front Street are subject to the following standards:
1. Facades up to thirty (30) feet in height shall have a front yard setback no more than ten (10) feet.
 2. Facades up to forty-five (45) feet in height shall be recessed from the first thirty (30) feet of façade a minimum of ten (10) feet. Awnings, pergolas, or covered balconies may encroach into this setback, but shall not extend beyond the first thirty (30) feet of facade. Elements utilized to cover balconies shall not be a part of the main roof structure. Balcony enclosures (i.e., sun rooms, screened enclosures) shall be prohibited.
 3. CRA properties located on the east side of North 2nd Street which share a property line with residentially-zoned, non-CRA properties shall meet the following standards:
 - a. Building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
 - b. Buildings shall provide a front yard setback of no more than ten (10) feet. Facade elements above thirty (30) feet shall not be required to be recessed as provided in (2) above.
 - c. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.05(B).
 - d. All projects shall maintain a twenty (20) foot rear yard setback for principal structures.
 4. Flat roofs are permitted but must provide a parapet up to 42 inches high in order to hide mechanical equipment.
 5. Floor area ratio and density are established in the underlying zoning district.
 6. Only one primary structure is permitted per lot of record.
 7. Accessory structures must comply with the standards of the underlying zoning district as well as Section 5.01.00 of this LDC.
 8. Side yard setbacks are not required.
 9. Developers of Office, Retail, or other Commercial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A.) The fee shall be set annually by the City commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide one space per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking. Parking is not permitted in the front yard, but is permitted in the side or rear yard. Parking is also permitted beneath structures.
 10. CRA properties located east of Front Street which carry the Central Business District future land use designation/C-3 zoning, and are not within the Coastal High Hazard Area (CHHA) are eligible to participate in a Density Bonus Incentive Program as described in Section 4.01.02.

8.01.03 Signage in the Historic Districts and Community Redevelopment Area

In an effort to protect the Historic District designations within the City of Fernandina Beach, the specific provisions in this article shall take precedence where conflicts arise in this sign code.

- A. Two (2) permanent on-site signs per business, are permissible, limited to projecting, wall, awning, or freestanding signs, and subject to the following standards:

1. Signs shall not project more than five (5) feet from the face of the building;
 2. Projecting signs may project over sidewalk or pedestrian areas only at no less than seven and one half (7 ½) feet above sidewalk level;
 3. The top of a projecting sign shall be not more than sixteen (16) feet above the sidewalk level;
 4. A projecting sign shall not be closer than two (2) feet to a vertical line extending upward from the curb;
 5. A projecting sign shall not exceed twelve (12) square feet (ft²) in area.
 6. A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet . One side of the sign may be no more than two (2) feet in height or width.
 7. Awning sign lettering is limited to one square foot per linear foot of the awning or canopy, up to a maximum of ten (10) square feet.
 8. Freestanding, ground or pole signs are permissible only for properties with a minimum front or side yard setback of eight (8) feet. Freestanding, ground and pole signs are limited to a maximum of twenty (20) square feet in sign face area and six (6) feet in height.
- B. Permanent window lettering is permissible in addition to permanent signage and sandwich boards/easel signs shall not exceed an aggregate area equal to twenty-five percent (25%) of the glass area on which the signage is placed.
- C. Sandwich boards or easel signs are permissible in addition to window lettering and permanent signage and are subject to the following standards:
1. Limited to one (1) sandwich board or easel sign per business;
 2. The sandwich board sign shall comply with standards set forth in 5.03.10(E), and shall not utilize plastic or vinyl changeable copy.
 3. Easels displaying signs may be no more than 4' 6" high and the sign face may not exceed 6 square feet. Top of sign may not project above top of easel or 4'6" above the ground.
 4. The sign shall be placed between the store front and the edge of curb with a minimum five (5) feet of sidewalk left for pedestrian travel.
 5. The sign shall require a Certificate of Approval and the approval of the Historic District Council.
- D. Multi-Tenant Signs (reserved)
- E. Side Street Business Location Signs, private under public control located within public rights of way at street intersections, are subject to the following:
1. Limited to one directional intersection (1) sign per business where a valid local business tax receipt has been obtained except as exempted by Florida Statute 205.192 and Municipal Code Section 74-92;
 2. Must be located at the nearest intersection to the location of the business on existing directional intersection signage posts;
 3. Side Street Business Location signs are allocated on a 1st come 1st served basis and may not exceed seven (7) signs located at existing signage posts;
 4. Signs are limited to 5 inches tall by 28 inches wide (5"x28");
 5. Signs are limited to a green background with white writing;
 6. Must apply for a sign permit as set forth in 5.03.03; and
 7. Must be removed when business ceases operation and/or closes.
- F. Signs shall use stone, brick, wood, or metal, or modern materials that have the appearance of these materials. No plastic or vinyl shall be utilized to create the signs, with the exception of plastic or vinyl used for lettering or graphics on permanent, non-changeable copy signs.
- G. All permanent signs affixed to private property shall require a Certificate of Approval and the approval

of the Historic District Council, except for temporary special event signs, exempt signs, public directional or information signs, street number signs, and temporary signage placed on scaffolding during construction.

- H. Wall graphics are prohibited in the Downtown Historic District. Legacy signs are permissible.
- I. Signs shall be mounted in such a way to minimize damage to historic materials. On masonry buildings, bolts should extend through mortar joints and not through masonry units. On frame buildings, mounting brackets and bolts should be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration. Signs shall not be placed upon a structure in any manner so as to disfigure or conceal any window opening, door or significant architectural feature or detail of any building, or in such a manner that requires changes to building materials.
- J. External lighting of signs through gooseneck lamps is permitted.
- K. In addition to signs prohibited within City limits as defined in LDC Section 5.03.05, the following signs are not permitted in the historic districts or CRA:
 - 1. Signs with fluorescent or day-glow coloring.
 - 2. Neon signs, or LED signs that mimic neon signs, over two (2) square feet in size.
 - 3. Pixelated LED signs.
 - 4. Internally lit signs.
 - 5. Changeable copy signs with plastic or vinyl lettering or graphics, including sandwich board and easel signs.
 - 6. Signs painted on or attached to trees, shrubbery, lamp posts, hydrants, traffic signs, stairways, benches, refuse containers, landscape planters, or telephone or utility poles.

DESIGN GUIDELINES FOR THE WATERFRONT COMMUNITY DEVELOPMENT AREA

1.5 Using the Guidelines for Project Planning

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

4.4 East of Front Street Design Area

Building Heights and Setbacks

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

Guidelines

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

Building Style

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

- 1. Simple geometric forms and simple plans with all sides of the building being designed
- 2. Complexity achieved by assembly of simple shapes, modulating mass with insets or projections at entryways and corners or to denote entry and changes in function

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

Awnings and Canopies

Historic photographs of Fernandina reveal that awnings were used where needed to protect shop interiors from the sun, mostly on the south side of the street. Flat-roofed fixed canopies and awnings can be decorative as well as functional, and should be designed to complement the architecture. Today, as in the past, their greatest value is energy conservation through protection of spaces from unwanted heat gain. Over the last 100 years several types of awnings and canopies, such as retractable fabric awnings which roll or fold back toward the façade, stationary fabric awnings on a fixed pipe system, fixed canopies with sloping roofs and, less extensively, fixed canopies with flat roofs and railings (like small balconies) have been utilized in Fernandina. These designs are still appropriate for new construction in this design area:

Guidelines

1. The scale of the awning, i.e., height, length, depth, and overall bulk shall be compatible with the building storefront.
2. Awnings should fit within the storefront space and not cover side piers, lintels, or other important architectural elements of the structure.
3. The color of awnings should complement facade colors; solid colors or stripes are historically appropriate.
4. Awnings should project no more than 4 to 6 feet from the façade.
5. Awnings illuminated from behind are not acceptable as this illumination detracts from the overall character of the facade. Interior lighted awnings shall be permitted if the lighting system is encased or screened from view underneath.
6. Signage and graphics applied to awnings shall be reviewed for color, scale, and overall design compatibility. Large letter sizes and message areas shall not be permitted on awnings.

Avoid

1. Awnings made of reflective, high-gloss, brightly colored materials.
2. Awning that cover distinctive architectural features of the building.
3. Awnings with a curved profile (A curved form maybe acceptable if directly related to a key architectural element such as seen in the rounded corner awning in fig 4.60).

Enclosing a setback space

Enclosing a setback space on the upper floor of a structure is an acceptable option to allow for control of sun, wind, privacy, and to introduce visual variety along the street. These spaces are also referred to as “loggias” or “porches.”

Guidelines

1. These spaces shall be non-air-conditioned areas designed to adapt to the varying climatic

conditions of Fernandina.

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	James Hardie – Hardie Reveal Panel System, E-series	Navaho Beige
Doors	Anderson – E Series	Harvest Gold
Windows	Quickserve Corp – Commercial pass-through horizontal window	Dark bronze
Roofing	Peterson Aluminum Corp. – Metal Roofing. R-36GA panel	Arcadia Green
Fascia/Trim	James Hardie - Hardietrim	Chestnut Brown
Foundation	Slab on grade	
Shutters	Atlantic Premium Shutters – louvered Bahama Shutters & board and batten shutters	Federal Brown (365)
Porch/Deck	SYP PT	Natural (no paint)
Fencing	1x vertical boards	Tan (match Hardie panels)
Driveways/ Sidewalks	N/A	
Signage	Rectangular custom wall sign as shown on plans	
Other		

Archaeological Sensitivity – Although this is a previously developed site, land adjacent to rivers are areas where archeological resources often exist. 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.

Building Heights and Setbacks – Height is measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C)1. The total building height at peak of roof over the covered deck is **25’10”**. This height is within the allowable maximum and does not trigger any additional CRA design requirements.

Parking – Parking is required for the portion of the property that lies within the CRA boundary at a rate of 1 space per 300 ft² of gross floor area, per LDC 7.01.04(A). Developers of Commercial uses may pay a fee in lieu of providing the required parking, as established in LDC 8.01.02(D)4. The fee in lieu calculation will be handled through the review process of the Technical Review Committee (TRC), which is concurrently underway.

Mechanical Equipment – HVAC equipment is located on the east side of the primary structure and is screened from view by the proposed wooden fence. The proposal does not include any additional mechanical, such as roof vents for the kitchen, or electrical equipment that may be necessary for the function of the lighting or water features. If any mechanical is required beyond the HVAC that is shown, HDC approval will be required to demonstrate that it is properly screened.

Setbacks & Buffers – A variance from Land Development Code section 6.02.24 *Standards for Outdoor Amusements* was granted at the August 1, 2018 regular HDC meeting relating to required setbacks. The northeast corner of this C-3 zoned property is adjacent to a residentially zoned R-2 property. The use of properly landscaped and maintained buffer areas can reduce the potential incompatibility of adjacent land uses, maintain open space, protect established residential neighborhoods, and enhance community identity. In order to minimize negative effects between adjacent zoning districts, LDC 4.05.12 requires a landscaped buffer area to be provided. While variance HDC 2018-27 eliminated the requirement for increased setbacks, the project has included the required standard landscape buffer between the C-3 and R-2 zoning districts as follows:

LDC Table 4.05.12 (B). Types and Plant Requirements for Buffers		
Buffer Type	Minimum Width (ft.)	Required Plants per 100 Linear Feet of Property Line
C	15	Two (2) shade trees Four (4) understory trees Continuous unbroken hedge, planted in a double-staggered row to form a solid visual screen within one (1) year of planting

Lighting – This project will include lighting for the playing area of the golf course. Lighting studies of the proposed lighting design have been conducted to ensure the lighting will not intrude upon adjacent residentially zoned properties.

Loudspeakers or paging systems – No loudspeaker or paging systems are being proposed.

Outside storage and loading areas – There are no proposed outside storage or loading areas for this site.

Refuse and solid waste containers – This project will utilize roll off carts for waste disposal. The carts will be stored behind the building, which is screened from view by a wooden fence.

Sanitation facilities, temporary or permanent – restrooms are to be provided within the primary building, with access from the patio.

Signage – Signage is proposed as a wall sign on the southern elevation. The sign will require separate HDC approval showing compliance with dimensional, material, and design standards.

Building Style – The proposed building style is consistent with the patterns of commercial architecture as outlined in the CRA guidelines. The structures utilize simple geometric forms combined to achieve complexity. Materially, the structure is utilizing modern materials that replicate traditional materials, such as wood. The roof will be metal, similar to surrounding properties. The primary structure has a small footprint and utilizes roofed outdoor patios to create openness and embrace the climate. The primary structure is one story and the

connected roofed deck is located behind the structure to create a stepped back effect from the street elevation.

Neighborhood Context – As requested during the Conceptual review of this project, the applicant has included the elevations of adjacent structures. This shows the relationship of the new project to the existing neighborhood and demonstrates that this project will be in keeping with the massing and scale of surrounding structures.

Materials – the proposed structures utilize modern materials that replicate traditional materials such as wood, as well as wood and metal that are compatible with the materials of the CRA and Historic District. Information has not been provided as to the materials that will be utilized on the mini-golf course itself. These details must be provided before a final approval can be granted.

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 Waterfront Community Redevelopment Area Guidelines.

Staff recommends:

APPROVAL of HDC 2018-49 with the following conditions:

1. Materials for mini-golf course area, such as ground surface treatment, decorative elements, lighting, etc. be approved as a staff approval before final COA be issued.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-49 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 2018-49, as presented, is or is not substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-49 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-49

EXHIBIT 1

Application & Backup Materials



OFFICE USE ONLY	
REC'D: <u>1/18/19</u>	BY: <u>SJC</u>
PAYMENT: \$ _____	TYPE _____
APPLICATION #:	
HDC CASE #: <u>2018-49</u>	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐ DATE <u>1/18/19</u>	

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

BOARD MEETING DATE: <u>2/22/18</u>
PLANNER: _____ DATE: _____
____ APPROVED ____ DENIED

APPROVAL TYPE:	☐ Staff Approval
	☒ Board Approval: Conceptual _____ or Final <u>X</u>
PROJECT TYPE:	
☒ New Construction	☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair	☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>201 Alachua Street</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1800-0009-0010</u>	
Zoning District: <u>C-3</u> Lot / Block Number (optional) _____	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name Timothy Poynter	
Company (if applicable) Alachua Group LLC	
Street Address 3967 First Avenue	
City State Zip Fernandina Beach, FL 32034	
Telephone Number 904-415-6533	
Email Address tpoynter@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 Asa Gillette	
Company (if applicable) Gillette & Associates, Inc.	
Street Address 20 South 4th Street	
City State Zip Fernandina Beach, FL 32034	
Telephone Number 904-261-8819	
Email Address asa@gilletteassociates.com	

PROJECT DESCRIPTION (REQUIRED)

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

The site is currently vacant. The existing building has been demolished. Remaining on the site is a small asphalt parking area along with a few trees.
All items on the site will be removed except for trees shown on the site plan.

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

The proposed site will consist of two structures. An enclosed service area and a covered deck system. The site will also contain an 18-hole miniature golf Course. The enclosed structure will be constructed of wood with Hardie Board and Batt wall systems and Hardie Board covered columns and headers. The open/covered deck areas will consist of Hardie Board wrapped columns and headers with exposed wood railing and exposed wood decking. Stair system will be exposed wood.

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 Reveal Panel	19901.1	Navaho Beige
		System		
Doors	Andersen	E-Series	25570.4	Harvest Gold
Windows	QuikServe	Commercial Pass-Through	23327.1	Dark Bronze
	Corp.	Horizontal Window		
Roofing	Petersen Aluminum	Metal Roofing	23953	Arcadia Green
	Corporation	R-36 GA Panel		
Fascia/Trim	James Hardie	HardieTrim	N/A	Chestnut Brown
		Batten Boards		
Foundation	N/A	Slab on Grade slab	N/A	N/A
		& foundation system		
Shutters	Atlantic Premium	Louvered Bahama	5480.1	Federal Brown (635)
	Shutters	Board & Batten		
Porch/Deck	Varies	Pressure Treated Lumber	N/A	Natural (no paint)
	(southern yellow pine)			
Fencing	Varies	1x Vertical Boards	N/A	Tan (match Hardie panels)
	(southern yellow pine)			
Driveways/Sidewalks	N/A	N/A	N/A	N/A
Signage	N/A	Rectangular custom wall sign	N/A	N/A
		as shown on plans		
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the historic district council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
AG	Proof of ownership (copy of deed or tax statement)	
AG	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
AG	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
AG	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
AG	Photographs of the existing site and existing buildings if any, including views from the street.	
AG	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
AG	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
AG	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
AG	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
AG	New construction applications <u>must</u> show context of project within existing streetscape.	
AG	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

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

1-17-19

Signature of Applicant

[Handwritten Signature]

STATE OF FLORIDA

ss }

COUNTY OF NASSAU



Subscribed and sworn to before me this 16th day of January, 20 19.

Notary Public: Signature

[Handwritten Signature]

Printed Name

Tamra Krueger

My Commission Expires

11/21/21

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 Timothy Poynter
(print name of property owner(s))

hereby authorize: Gillette & Associates, Inc.
(print name of agent)

to represent me/us in processing an application for: HDC Approval Application
(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)
Timothy M. Poynter
(Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

SS }



Subscribed and sworn to before me this 5th day of October, 2018.


Notary Public: Signature

Tamra Krueger
Printed Name

11/21/21
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

Record and Return to: / Prepared by:
Law Offices of Jacobs & Associates, P.A.,
961687 Gateway Boulevard, Suite 201-I
Fernandina Beach, Florida 32034
File Number: 2018137-ALACHUA
Consideration: \$780,000.00

Corporate Warranty Deed

This Indenture, made , June 28, 2018 A.D. **Between ALACHUA LAND & CATTLE, LLC, a Florida limited liability company** whose post office address is: POBox 1189, Fernandina Beach, Florida 32035 a corporation existing under the laws of the State of Florida, Grantor and **ALACHUA GROUP, LLC, a Florida Limited Liability Company**, whose post office address is: 3967 First Avenue, Fernandina Beach, FL 32034, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

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

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

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

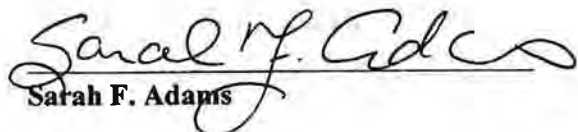
Parcel Identification Number: **00-00-31-1800-0009-0010**

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

**ALACHUA LAND & CATTLE, LLC,
a Florida limited liability company**

Signed and Sealed in Our Presence:


Sarah F. Adams

By: 
Brian A. Harpster
Its: Managing Member

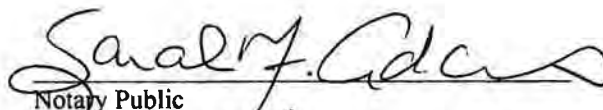

Elizabeth Rawson

(Corporate Seal)

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me this 28th day of June, 2018, by **Brian A. Harpster, the Managing Member of ALACHUA LAND & CATTLE, LLC, a Florida limited liability company A corporation existing under the laws of the State of Florida**, on behalf of the corporation. He is personally known to me or has produced as identification.


Notary Public
My Commission Expires::



Exterior Fabric

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



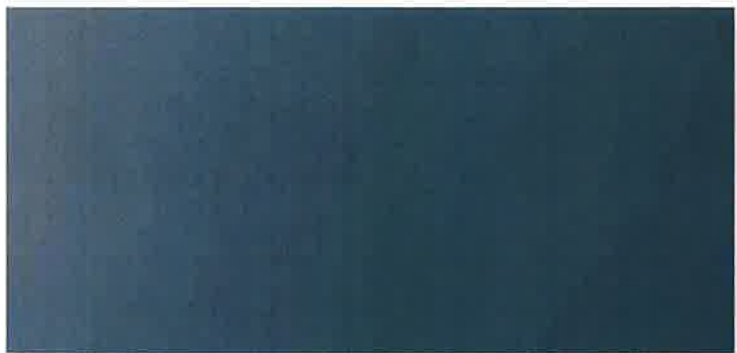
True to the tradition of
PERFORMANCE AND BEAUTY.



SELECT CEDARMILL[®]

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



SMOOTH

Evening Blue

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



STUCCO

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



SIERRA 8

Not available with ColorPlus Technology

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

*4 ft. x 9 ft. is not a standard size and is only available in select markets.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com

HardieSoffit®

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

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

VENTILATION BENEFITS

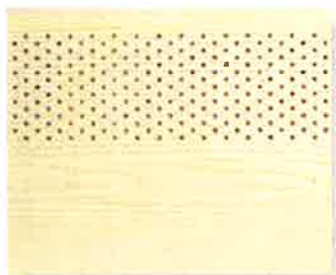
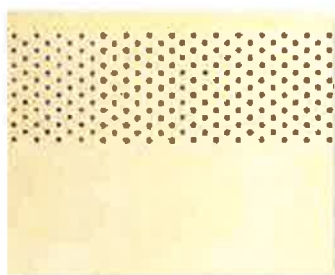
Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

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

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

HardieSoffit®
16 in. Vented
Smooth
Arctic White

For complete confidence
EVERY DETAIL MATTERS.



VENTED SMOOTH & CEDARMILL®

Sail Cloth

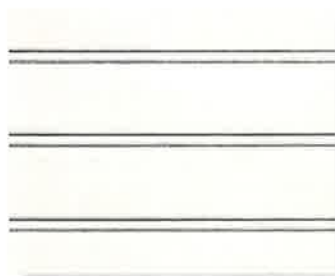
Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100



NON-VENTED SMOOTH & CEDARMILL®

Sail Cloth

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



BEADED PORCH PANEL**

Arctic White

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

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

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

*12 in. x 16 in. x 24 in. panels only available coiled

**Beaded Porch Panel is available in Arctic White only. See jameshardiepros.com for more details.

***Minimum Vented Soffit Calculations: Based on 2015 ASHRAE 62.1-2015 requirements for minimum outdoor air supply rate and 70% total attic space required ventilation rate. Minimum 1:500 ratio of Vented Soffit to Attic Space is required. For more information, visit jameshardiepros.com. Always consult a building professional to confirm attic ventilation needs. Climate and building code requirements apply.

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

PLANK, PANEL, BATTEN AND SHINGLE COLORS



ARCTIC WHITE



COBBLE STONE



HEATHERED MOSS



PEARL GRAY



LIGHT MIST



SAIL CLOTH



MONTEREY TAUPE



MOUNTAIN SAGE



GRAY SLATE



BOOTHBAY BLUE



WOODLAND CREAM



AUTUMN TAN



WOODSTOCK BROWN



AGED PEWTER



EVENING BLUE



NAVAJO BEIGE



KHAKI BROWN



TIMBER BARK



NIGHT GRAY



IRON GRAY



SANDSTONE BEIGE



CHESTNUT BROWN



COUNTRYLANE RED



RICH ESPRESSO



Color Selection

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

TRIM AND SOFFIT COLORS



PLANK COASTAL COLORS*



*Colors are shown as a guide only. Actual colors may vary slightly due to lighting and other factors.
© 2018 The Home Depot. All rights reserved.

HardieTrim®

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

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

HardieTrim®
5/4 x 3.5 in.
Khaki Brown

HardiePlank®
6.25 in. Smooth
Navajo Beige

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

HARDIETRIM® BOARDS

4/4 RUSTIC GRAIN
Autumn Tan



4/4 SMOOTH
Autumn Tan



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

5/4 RUSTIC GRAIN
Autumn Tan



5/4 SMOOTH
Autumn Tan



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

CROWN MOULDING
Arctic White



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

HARDIETRIM® BATTEN BOARDS

RUSTIC GRAIN®
Autumn Tan



SMOOTH
Autumn Tan



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

* 1 1/4 in. board - only available pre-primed

Doors



Hinged Patio Doors

E-Series hinged patio doors make a dramatic statement and add great ventilation. Their contemporary or traditional styling options fit well with any home's style. Made of wood protected by an aluminum exterior, it's our fully customizable hinged patio door.



Contemporary option with 3-11/16" stiles and rails shown

DURABLE

- Virtually maintenance-free and exteriors that never need painting and won't crack, peel, flake or blister*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

ENERGY-EFFICIENT

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

BEAUTIFUL

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more

OPTIONS & ACCESSORIES

- Smart home options including VeriLock® security sensors and Yale® Assure Lock®
- Stormwatch® protect for coastal areas
- Blinds & shades between the glass



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

EXTERIOR COLOR OPTIONS

Colony White	White	Abalone	Balsa White	Canvas	Maple Syrup	Harvest Gold	Prairie Grass	Flagstone	Sandtone
Pebble Tan	Carmel	Terratone	Hot Chocolate	Bourbon	Acorn	Coffee Bean	Cocoa Bean	Sierra Bronze	Dark Bronze
Clay Canyon	Red Rock	Cardinal	Bing Cherry	Fire Engine Red	Cinnamon Toast	Olive	Sage	Billiard Green	Moss
Forest Green	Mallard Green	Spearmint	Aquamarine	Patina	Sky Blue	Country Blue	Blue Denim	Watercolor Blue	Caribbean Blue
Slate	Moody Blue	Stormy Blue	Dove Gray	Harbor Mist	Yorktown Pewter	Smokey Gray	Mystic Gray	Dark Ash	Black

Anodized Finishes

Clear Anodized	Champagne	Light Bronze	Medium Bronze	Copper	Dark Bronze	Black
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Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

INTERIOR OPTIONS

Wood Species

Pine	Mixed Grain Douglas Fir	Oak	Maple	Alder	Hickory	Mahogany*	Vertical Grain Douglas Fir	Walnut	Cherry
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Interior Finishes & Painted Options

Clear Coat	Wheat	Autumn Oak	Golden Hickory	Honey	Cinnamon	Russet	Mocha	Espresso	White
Birch Bark	Primed (for paint)	Canvas	Sandtone	Terratone	Forest Green	Dark Bronze	Dove Gray	Prairie Grass	Red Rock
Cocoa Bean	Black	Anodized Silver							

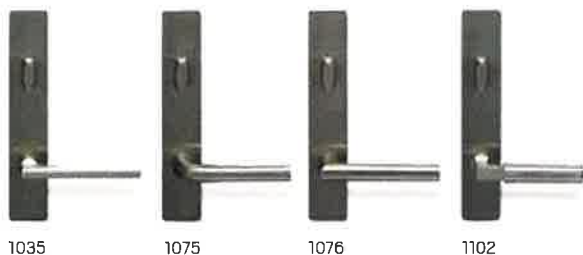
HARDWARE STYLES**

Bold name denotes finish shown.

YUMA®	ENCINO®	ANVERS®	NEWBURY®	COVINGTON™	WHITMORE®	ALBANY	TRIBECA®
Distressed Bronze Distressed Nickel	Distressed Bronze Distressed Nickel	Bright Brass Oil Rubbed Bronze Satin Nickel	Antique Brass Bright Brass Brushed Chrome Oil Rubbed Bronze Polished Chrome Satin Nickel	Antique Brass Bright Brass Oil Rubbed Bronze	Antique Brass Bright Brass Oil Rubbed Bronze Satin Nickel	Black Gold Dust Stone White	Stone White

FSB® **NEW!**

FSB hardware available in Satin Stainless Steel.



Andersen.
ARCHITECTURAL
COLLECTION

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

*The mahogany name is representative of non-endangered African mahoganies. **Hardware sold separately. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes feature a 10-year limited warranty.

"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

Windows

SELF-CLOSING & MANUAL OPERATION WINDOWS

SINGLE SLIDERS



STANDARD FEATURES

- Shipped fully-assembled and ready to install
- Warranty backed with Nationwide Service Centers
- 1/4" clear tempered safety glass
- Weather resistant and sealed to protect from the elements
- Dark bronze or clear anodized aluminum
- Corrosion resistant material: anodized aluminum and #304-#316 finish stainless steel
- Security locking systems
- Maximum security hook-bolt locks
- Automatically lock when unit is closed
- Right or left hand units

OPTIONAL FEATURES

- Custom colors available
- Reduced service openings for areas requiring 432 sq. inches
- Custom transoms and overall window sizes
- Various glazing options (B/R, Insulated, Tinted, etc)

MODEL SC-4040, IFSC-4040, SC-4030, IFSC-4030, SC-3030, IFSC-3030

Self-closing horizontal sliders meet all health code requirements. These self-closing units are mounted flush to the exterior wall. By simply releasing the window after serving the customer, the door panel closes automatically. With an offset in the base, and gliding on a top-hung ball bearing system, these sliders are the smoothest windows on the market. All IFSC Models are fully glazed with 5/8" insulated glass.

Service Opening: 4040's: 20-1/4"(w) x 41"(h)

4030's: 20-1/4"(w) x 29"(h)

3030's: 14-1/2"(w) x 29"(h)



SC-4040

MAXIMUM SECURITY LOCKING SYSTEM

Each Quikserv single-sliding window offers a heavy duty maximum security lock. This hook bolt lock helps to prevent outside intrusion. An easy to grasp thumb-turn allows for ease in operation while locking the unit.



MAXIMUM SECURITY
LOCKING SYSTEM

QUIKSERV

we put more in – you get more out

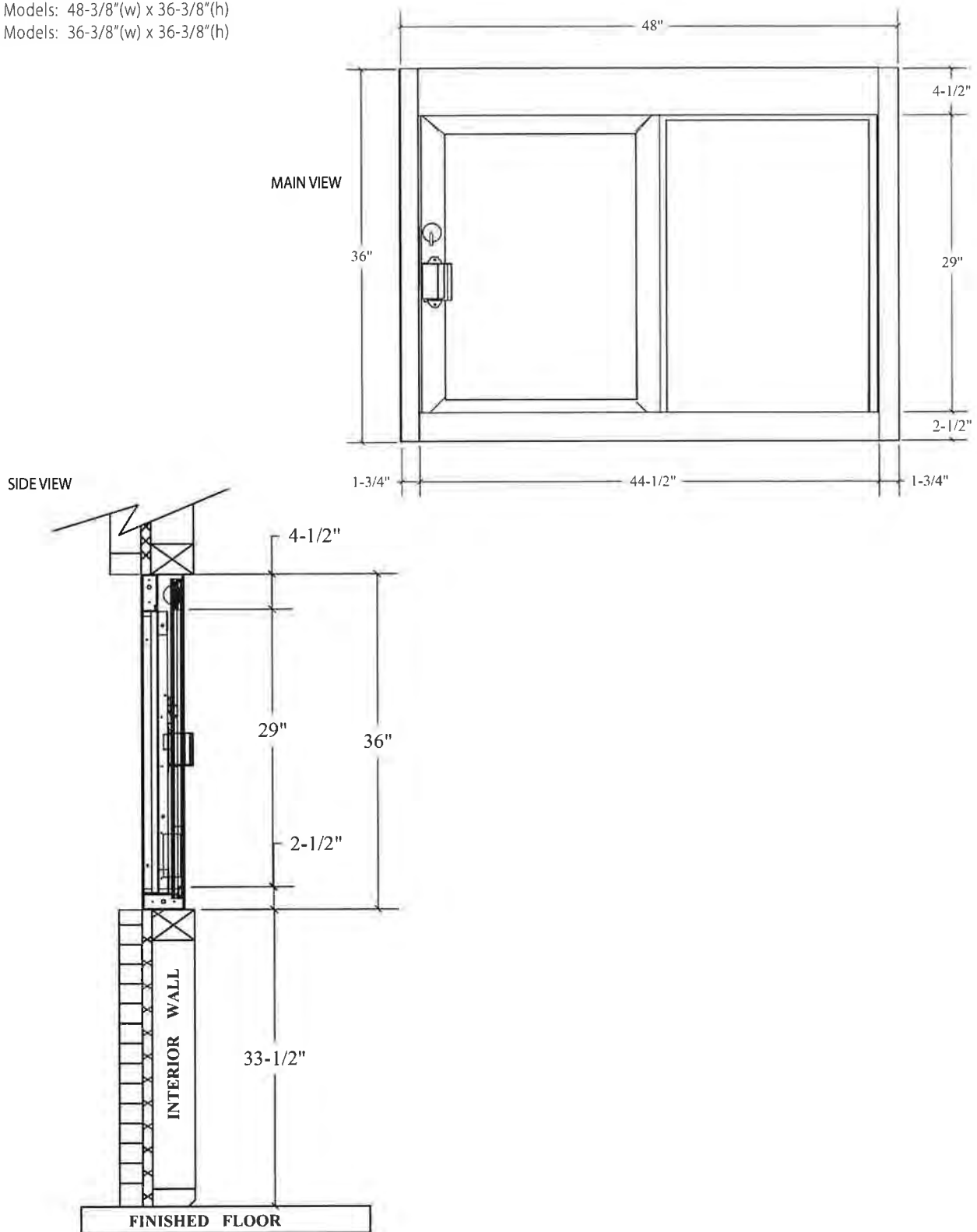
MODEL SC-4040, IFSC-4040, SC-4030, IFSC-4030, SC-3030, IFSC-3030

ROUGH OPENING

4040 Models: 48-3/8"(w) x 48-3/8"(h)

4030 Models: 48-3/8"(w) x 36-3/8"(h)

3030 Models: 36-3/8"(w) x 36-3/8"(h)



ALL QUIKSERV PRODUCTS ARE SHIPPED FULLY-ASSEMBLED and READY TO INSTALL. EACH ELECTRICAL UNIT IS SHIPPED WITH A FOUR FOOT (4') BX DROP.

QUIKSERV CORP. • 11441 BRITTMORE PARK DRIVE • HOUSTON, TX 77041 • 800-388-8307 • 713-849-5882 • FAX 713-849-5708 • www.quikserv.com

Roofing



PAC-CLAD®

P E T E R S E N

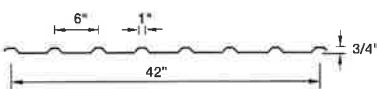
Architectural Metal Roof, Wall and
Perimeter/Roof Edge Systems



R-36 PANEL

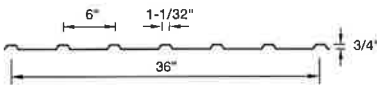


M-42 PANEL*

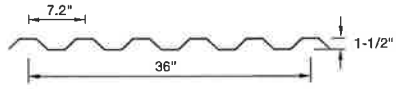


Note: Made only in Tyler, Texas facility

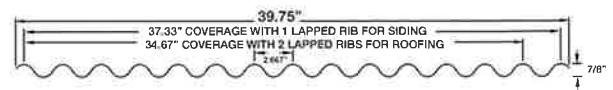
M-36 PANEL*



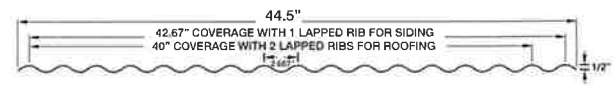
7.2 PANEL



7/8" CORRUGATED



1/2" CORRUGATED



*Note: The M-36 and M-42 panels are not intended for use in the construction of metal buildings or structural roof applications. Please consult with Petersen regarding the application of this panel. A complete specification is available online at pac-clad.com

Photo at left:
Moving Everest Charter School, Chicago, IL
Installing contractor: WBR Roofing
Architect: TEAM A
Photographer: Tom Harris © Hedrich Blessing
Profile: 7/8" Corrugated Panels, smooth and perforated
Color: Charcoal

PAC-CLAD® COLOR CHART

TRIM

PAC-CLAD products are available in prime quality aluminum (.032 - .063), 24 gauge G-90 galvanized steel and 22 gauge Galvalume steel, finished with a 70% PVDF (Kynar) finish on the top side, with a washcoat on the bottom. Other metals available include mill finish aluminum, bare galvanized steel, stainless steel, Galvalume Plus and anodized aluminum.

A strippable vinyl film can be applied to coil, flat sheet or fabricated parts to protect painted surfaces. Vinyl masking is recommended where extra handling is expected. NOTE: Film must be removed immediately after installation.

FINISH WARRANTY

Life expectancy is 30-years plus on 70% PVDF-finished materials. A 30-year, non-prorated warranty covering color fade, chalking and film integrity is available at no extra charge. Warranty terms vary slightly for Cardinal Red, Award Blue, Weathered Steel and Weathered Copper.

PAC-CLAD METALLICS

Petersen can supply metallic finishes with the economy of a one-pass, two-coat system at a moderate additional cost. These colors are ideal for all building envelope applications. A PAC-CLAD metallic 30-year, non-prorated finish warranty applies. Proper orientation is required as this is a directional finish.

COMMITMENT TO SUSTAINABILITY

PAC-CLAD products provide unmatched aesthetics and performance, plus an element of sustainability. Where possible, Petersen products include a high percentage of recycled material, which lowers their environmental footprint. Additionally, PAC products are 100% recyclable which may reduce the solid waste stream to landfills.

Petersen also offers the industry's widest range of 45 colors, most of which feature outstanding SRI (Solar Reflectance Index) values for improved cooling and energy savings performance. PAC-CLAD offers 29 finishes that are rated by the Cool Roof Ratings Council, and 31 colors that are Energy Star®-approved. In addition, 30 PAC-CLAD finishes have an SRI of 29 or higher for steep slope roofs, to allow a building to qualify for credits in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Refer to pacgreeninfo.com for more information on sustainable cool metal roofing.

SHERWIN-WILLIAMS.
Coil Coatings

Petersen Aluminum has been a proud partner with Sherwin-Williams Coil Coatings since 1972

NOTE: Colors below are not exact representations of actual PAC-CLAD colors. Ask a PAC representative for a color-chip chart or painted metal samples before making final color selection.

STANDARD COLORS



* Denotes PAC-CLAD Cool Color

PREMIUM COLORS



PAC-CLAD® COLOR AVAILABILITY

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				ENERGY STAR
					24 GA.	22 GA.	.032	.040	.050	.063	
AGED BRONZE	0.28	0.86	N/A	27	✓						
ALMOND	0.53	0.87	0.52	62	✓	✓	✓	✓	✓		★
ARCADIA GREEN	0.30	0.88	0.30	31	✓		✓				★
AWARD BLUE	0.21	0.86	0.20	18	✓		✓		✓		
BERKSHIRE BLUE*	0.26	0.87	0.25	25	✓						
BLACK ALUMINUM**	0.20	0.86	0.19	17			✓	✓	✓	✓	
MATTE BLACK STEEL*	0.23	0.87	0.22	21	✓	✓					
BONE WHITE	0.65	0.86	0.64	78	✓	✓	✓	✓	✓	✓	★
BURGUNDY	0.23	0.87	0.22	21	✓		✓		✓		
BURNISHED SLATE	0.29	0.85	N/A	28	✓						
CARDINAL RED	0.36	0.86	0.36	38	✓		✓		✓		★
CHARCOAL	0.26	0.87	0.26	25	✓		✓		✓		★
CITYSCAPE	0.43	0.87	0.43	48	✓	✓	✓	✓	✓		★
COLONIAL RED	0.32	0.88	0.32	34	✓		✓	✓	✓		★
DARK BRONZE	0.26	0.88	0.26	26	✓	✓	✓	✓	✓	✓	★
EVERGREEN	0.25	0.86	0.23	24	✓		✓				★
FOREST GREEN	0.10	0.87	0.10	5	✓	✓	✓	✓	✓		
GRANITE*	0.36	0.87	0.36	39	✓	✓	✓	✓	✓		★
GRAPHITE	0.27	0.86	N/A	26	✓						
HARTFORD GREEN	0.09	0.88	0.09	4	✓		✓	✓	✓		
HEMLOCK GREEN	0.30	0.85	0.31	30	✓		✓		✓		★
HUNTER GREEN	0.26	0.86	0.25	25	✓		✓				★
INTERSTATE BLUE	0.13	0.87	0.12	8	✓		✓		✓		
MANSARD BROWN	0.28	0.85	0.28	27	✓	✓	✓	✓	✓		★
MEDIUM BRONZE	0.25	0.88	0.24	24	✓	✓	✓	✓	✓	✓	★
MIDNIGHT BRONZE	0.06	0.88	N/A	0	✓			✓			
MILITARY BLUE	0.29	0.87	0.28	29	✓		✓				★
MUSKET GRAY	0.28	0.87	0.27	28	✓	✓	✓		✓		★
PATINA GREEN	0.34	0.86	0.33	35	✓		✓				★
SANDSTONE	0.46	0.87	0.46	52	✓	✓	✓	✓	✓	✓	★
SIERRA TAN	0.31	0.87	0.31	32	✓	✓	✓	✓	✓		★
SLATE BLUE	0.23	0.87	0.22	21	✓		✓				★
SLATE GRAY	0.35	0.88	0.34	38	✓	✓	✓	✓	✓		★
STONE WHITE	0.67	0.85	0.65	80	✓	✓	✓	✓	✓	✓	★
TEAL	0.26	0.87	0.26	25	✓		✓				★
TERRA COTTA	0.36	0.88	0.35	39	✓		✓		✓		★
PAC-CLAD PREMIUM COLORS											
AGED COPPER	0.25	0.87	0.24	24	✓		✓		✓		★
ANODIC CLEAR	0.55	0.80	N/A	62				✓			
CHAMPAGNE	0.40	0.82	0.36	42	✓		✓	✓	✓		★
COPPER PENNY	0.45	0.87	0.44	51	✓		✓	✓	✓		★
SILVER	0.48	0.81	0.46	53	✓	✓	✓	✓	✓		★
SILVERSMITH	0.52	0.81	N/A	58				✓			
WEATHERED COPPER	0.45	0.88	N/A	51	✓						
WEATHERED STEEL	0.32	0.89	N/A	34	✓						
WEATHERED ZINC	0.25	0.82	0.24	22	✓	✓	✓		✓		★
ZINC	0.30	0.88	0.29	31	✓		✓	✓	✓		★
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)											
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					★

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.

*Low Gloss/Low Sheen, 70% PVDF finish. ** Appearance differs for Black Aluminum and Matte Black Steel.

ENERGY STAR PERFORMANCE CRITERIA

Emissivity uses ASTM C1371. Reflectivity uses ASTM C1549.

TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING

- ▶ South Florida Exposure. Color (ASTM D 2244): No more than 5ΔE Hunter units at 20 years. Chalk (ASTM D 4214): Rating no less than 8 at 20 years; Film integrity - 20 years.
- ▶ Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours Chalk, per ASTM D 4214, rating of 6 or better. Color per ASTM D 2244 < 5ΔE (Hunter Units) color change.

- ▶ Humidity Resistance (ASTM D 2247): Galvalume or HDG: 100% RH, 2000 hours - No field blistering; Aluminum: 100% RH, 3000 hours - No field blisters.
- ▶ Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours Galvalume or HDG: 1000 hours - Creep from scribe no more than 1/16", no field blisters.
- ▶ Chemical/Acid Pollution Resistance (ASTM D 1308): Pass.
- ▶ T-Bend (ASTM D 4145): 1T - 3T with no loss of adhesion.
- ▶ Pencil hardness (ASTM D 3363): HB - 2H.
- ▶ Specular Gloss (ASTM D 523) @ 60 degree: Typical - 20 - 35.

- ▶ Abrasion Resistance (ASTM D 968): 67 +/- 10 liters.
- ▶ Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion.
- ▶ Reverse Impact (ASTM D 2794): Galvalume or HDG: 2x metal thickness inch-pounds; no loss of adhesion. Aluminum: 1.5x metal thickness inch-pounds; no loss of adhesion.
- ▶ Flame Test (ASTM E 84): Class A Coating.

Shutters



Bahama

Atlantic's Bahama shutters bring refreshingly clean, versatile design. Inspired by the elegant functionality of shutters found throughout the Caribbean, Bahama shutters block out intense UV rays that can damage interiors, while allowing soft ambient light and refreshing breezes to pass through. Their airy, relaxed design offers a sophisticated privacy solution. Bahama shutters can be paired with various shutter styles to deliver a dramatic look. These shutters are a longtime favorite in coastal and tropical locales.



The Architectural Collection



Standard



Additional Rail



Additional Vertical Mullion

The **Classic** Collection

Board and Batten | Custom Color

Board and Batten

With bold dimension and solid, colorful character, Board and Batten shutters distinguish homes with Old-World charm and a flourish of rustic style. These shutters offer a classic aesthetic for a variety of homes. Board and Batten shutters are a favorite choice for picturesque forest and lake homes. Popular options include z-bars, extra battens and arch or radius tops. To ensure historical accuracy, vertical grooves are approximately every 4 inches.



Standard



Z-Bar



Extra Batten

The **Classic** Collection

Board and Batten | Walnut 641



No Battens



Arch or Radius Top



Color



Black 632

Charleston Green 653

Rookwood Shutter Green 654

Roycraft Bottle Green 655

Evergreen 638

Rookwood Dark Green 656

Forest Green 633

Pine 644

Midnight Sky 639

Deep Sea Blue 637

Tempest Blue 666

Hamilton Blue 667

Harbor 645

Cascade 647

Plum Creek 643

Bordeaux 640



Visually Striking Colors to Set you Apart.

- Roycraft Copper Red 668
- Board and Batten Red 650
- Federal Brown 635
- Polished Mahogany 657
- Rookwood Medium Brown 658
- Walnut 641
- Craftsman Brown 659
- White 631
- Roycraft Pewter 663
- Pewter 646
- Roycraft Mist Gray 664
- Chelsea Gray 662
- Hammered Silver 661
- Sand 642
- Weathered Shingle 660



Actual colors may vary from printed representation.

ARCHITECTURAL COLLECTION – COMBINATION

Rails: Structural PVC with smooth outer skin

Panels: Structural PVC with smooth outer skin

Louvers: Pultruded Structural Fiberglass

Stiles: Pultruded Structural Fiberglass

Paint Finish: Two-part Urethane

Thickness: 1-1/4"

Width: 12"-30" (in 1/8" increments)

Rail widths, if specified, may vary slightly due to louver/slat positioning

Height: 24"-108" (in 1/8" increments)

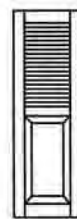
Vertical Stile: 2-1/4"

Top Rail: 4"

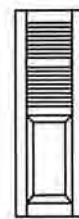
Middle Rail: 4"

Bottom Rail: 4"

Additional Rail: 3-3/8" or may vary 1-1/4" increments



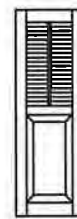
Standard



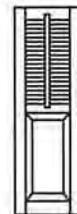
Additional
Rails



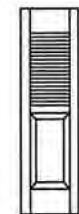
Extra
Panels



Vertical Mullion



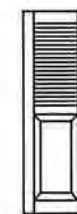
Faux Tilt
Rod



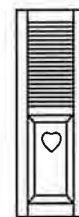
Custom Top
or Bottom Rail



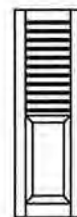
Solid Panel
Arch Top



Rabbeted
Edge



Cut-out



Bahama Louver
Spacing

ARCHITECTURAL COLLECTION – BAHAMA

Rails: Pultruded Structural Fiberglass

Slats: Pultruded Structural Fiberglass

Stiles: Pultruded Structural Fiberglass

Paint Finish: Two-part Urethane

Thickness: 1-1/4"

Width: 12"-119" (in 1/8" increments)

Height: 18-1/2"-119" (in 1-1/2" increments)

Vertical Stile: 2-1/4"

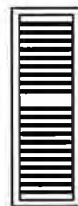
Top Rail: 2-1/4"

Middle Rail: 2.75"

Bottom Rail: 2-1/4"

Louver Angle: 36°

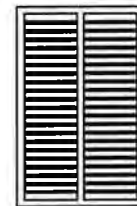
Prop Arm Angle: 30°



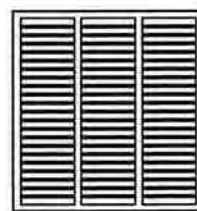
Less than 30"
With Mid-Rail



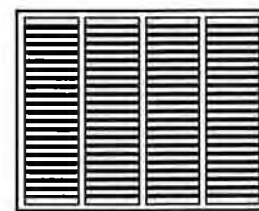
Less than 30"



30" to less than 60"



60" to less than 90"



90" to less than 120"

Widths from 30" – 59.875" require 1 vertical mullion which is automatically added.

Widths from 60" – 89.875" require 2 vertical mullions which are automatically added.

Widths from 90" – 119" require 3 vertical mullions which are automatically added.

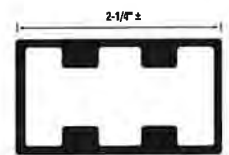
Additional vertical mullions, rails and colonial louver spacing available upon request.

5/16" ±



1-1/2" ±

2-1/8" ±



1-1/8" ±

Wall Thickness 9/32" ±

Wall Thickness 9/32" ±

CLASSIC COLLECTION – BOARD AND BATTEN

Rails: Proprietary Exterior Grade Composite Wood

Panel: Proprietary Exterior Grade Composite Wood

Stiles: Proprietary Exterior Grade Composite Wood

Primer: Marine Grade

Paint Finish: Two-part Urethane

Thickness: 1", Batten is 1/2"

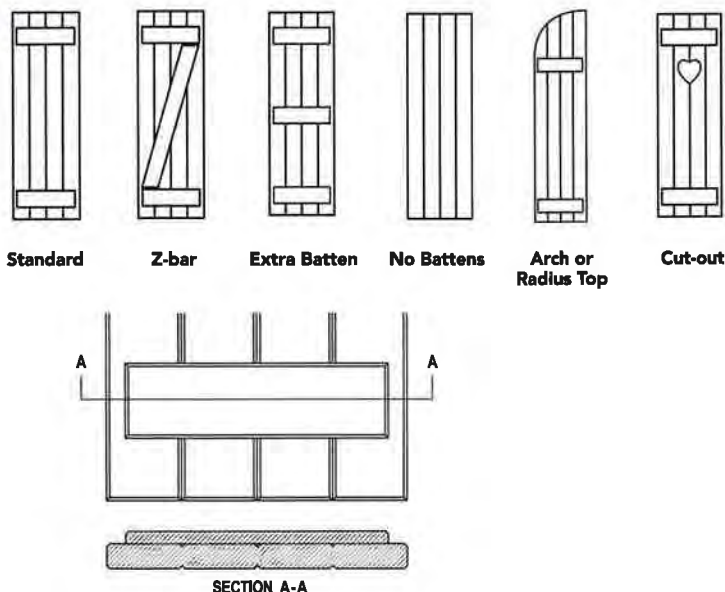
Width: 9"–24" (in 1/8" increments)

Height: 13-1/2"–84" (in 1/8" increments)

Batten Height: 4"

Batten Width: 1-1/2" Less than shutter width

Board Width: Grooves are cut approximately every 4"



PROSERIES

Atlantic's ProSeries shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries shutters come ready to be painted with any high-quality exterior paint of your choice. Each shutter is machine sanded and finished with a single coat of marine-grade primer reducing your time in applying a finish coat of paint.

ProSeries shutters are available in four different styles.

- Louver, Raised Panel, Flat Panel, Board and Batten.
- Quarter Round Arch Tops are available on all styles.

ProSeries shutters are available in the following sizes.

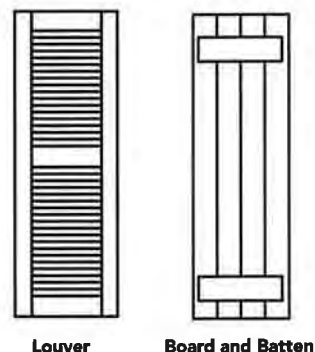
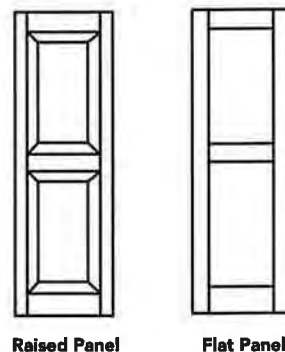
- Widths 12" to 24" in 1/2" increments.
- Heights 30" to 84" in 1" increments.

ProSeries shutters are primed only and should receive a finish coat of paint.

- Any good quality exterior grade finish paint should be used.
- Each shutter should be scuffed with a fine grit sandpaper prior to application of the finish paint coat.

Hardware for ProSeries Shutters is provided separately.

ProSeries shutters are backed by a 3 year structural warranty.



TRADITIONAL HARDWARE



Pintel on Plate

- Sold in pairs
- Pintel plate size - 1-1/2" x 3-1/2" x 1/8"
Pin diameter - 3/8"
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4", 3-1/2"



Jamb Pintel Offset - 1/2", 1", 2"

- Sold in pairs
- Stainless steel with a matte black powder coat finish



4" Lag Pintel

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Pin diameter: 3/8"



Pintel Shim

- Sold as each
- Shim is 1/4" thick and stackable
- Black polyamide plastic



10" Strap Hinge

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



10" Back Plate

- Sold in pairs
- Stainless steel with a matte black powder coat finish



12" Strap Hinge

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4"



12" Back Plate

- Sold in pairs
- Stainless steel with a matte black powder coat finish



6" L-Hinge

- Sold in same size pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



6" L-Hinge Back Plate

- Sold in pairs
- Stainless Steel with a matte black powder coat finish



Flat Hinge

- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



Flat Hinge Back Plate

- Sold in pairs
- Stainless Steel with a matte black powder coat finish



CERTIFICATE OF APPROVAL

HISTORIC DISTRICT COUNCIL

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH, FLORIDA 32034

904-310-3135 • www.fbfl.us/historicdistrict

***THIS DOCUMENT MUST BE POSTED AT ALL TIMES UNTIL
PROJECT IS COMPLETED.***

ISSUED TO:

Gillette & Associates, agent
Alachua Group, LLC
201 Alachua Street
Fernandina Beach, FL
32034

FOR: HDC 2018-49

Conceptual Certificate of Approval
(COA) to construct a miniature golf
course with associated customer service
buildings and deck.

DATE ISSUED:

November 15, 2018

Salvatore Cumella,

Historic Preservation Planner

On Behalf of the Historic District Council

DATE EXPIRES:

November 15, 2019

Please be advised it is the owner and/or agent's responsibility to notify staff of any potential changes from the approved COA that arise and obtain approval prior to commencing the changes.



**FINDINGS OF FACT
CERTIFICATE OF APPROVAL
HISTORIC DISTRICT COUNCIL
FERNANDINA BEACH, FLORIDA**

Whereas, the Fernandina Beach Historic District Council shall in all cases heard by the Council make written findings of fact and conclusions of law that support the Council's decisions in accordance with Section 8.01.01 of the Land Development Code, STANDARDS FOR DEVELOPMENT IN THE HISTORIC DISTRICT OVERLAYS;

Whereas, the **FERNANDINA BEACH HISTORIC DISTRICT COUNCIL** has held a public hearing on **November 15, 2018** and has given consideration to the following application:

Case Number: HDC 2018-49
Applicant: Gillette & Associates, Inc., agent for Alachua Group, LLC
Property Location: 201 Alachua Street
Requested Action: Conceptual Certificate of Approval (COA) to construct a miniature golf course with associated customer service buildings and deck.

Whereas, the Fernandina Beach Historic District Council, having given consideration to the application as per Section 8.03.03 of the Land Development Code, makes the following findings of fact and conclusions of law based on the following:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

6.02.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES

6.02.24 Recreation, Outdoor Amusements

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

Table 6.02.24(E). Standards for Outdoor Amusements

Development Feature	Standard
---------------------	----------

Minimum land area	2 acres
Minimum setback for buildings Abutting residential zoning districts	200 feet
Abutting nonresidential zoning districts	100 feet
Minimum setback for parking lots and access drives, when abutting residential zoning districts	200 feet
Access requirements	Arterial street
Minimum buffer	2 times the buffer specified in Section 4.05.05, plus a solid fence or wall
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties
Outside storage and loading areas	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 200 feet from any residentially zoned property
Refuse and solid waste containers	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines
Sanitation facilities, temporary or permanent	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines

Table 7.01.04(A). Parking Space Requirements	
Type of Use or Activity	Minimum Number of Spaces
Business and commercial activities, including retail sales, and business activities not otherwise specified	1 space per 300 ft ² of gross floor area

8.01.02 Amelia River Waterfront Community Redevelopment Area

- A. Purpose It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas.
- B. The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.
- C. Site design standards specified in the overlay supersede the requirements for the underlying zoning district. Specific site design requirements that are not covered by the overlay shall follow the standards of the underlying zoning district.
- D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:

1. All new construction that is a water dependent or water related use is exempt from Section 3.01.03(J) and Section 3.03.03(B) 1.
2. Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade, as established in 4.02.03(C). The maximum height of all structures shall not exceed thirty (30) feet in height above the BFE. Permissible roof forms shall be in compliance with the adopted CRA Design Guidelines.
3. Properties that have obtained the Waterfront Mixed Use Future Land Use designation are eligible for land uses in addition to those permitted in the Waterfront Industrial zoning and are specified in Tables 2.03.02 and 2.03.03. Floor area ratio shall not exceed 0.75. The floor area ratio shall be calculated based on the developable land area and shall include portions of the site which remain submerged. Residential units are permitted if the property has a FLUM category of WMU and the units are located above a non-residential use. Stand-alone residential units are prohibited.
4. Developers of Office, Commercial, and/or Waterfront Industrial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A). The fee shall be set annually by the City Commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide two spaces per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking.
5. Front and rear yard setbacks are not required. In order to preserve view corridors and pedestrian access to the Amelia River, side yard setbacks and breaks between structures shall be provided as follows:

a. View Corridors

1. A 15-foot side yard setback on each side yard is required for water lots located to the north of Centre Street (water lots 1 through 9). These locations provide for alignment with existing east-west rights-of-ways at Alachua, Broome and Calhoun Streets.
2. Water lots to the south of Centre Street (water lots 25 through 40) shall provide a 30-foot minimum view corridor between buildings.
3. These view corridors shall remain open to the sky and shall not include any parking areas, accessory structures or mechanical equipment.

b. Pedestrian Access

1. Publicly accessible pedestrian access to the water shall be integrated into the project's site design. These accessways shall provide a minimum width of ten (10) feet and shall occur at the view corridor locations. Access ways may vary in size and design as necessary to complement the overall project design. To encourage architectural variety and visual interest, certain encroachments and structural elements may be permitted within the accessways subject to compliance with the adopted CRA Design Guidelines. These accessways may be dedicated to public use through easements or dedication of right-of-way, or they may be retained under private ownership. In either case, these accessways shall remain open to and accessible by the public. If deemed necessary for security purposes, accessway closures may be permitted based on the posted operational hours of City beach access parking (exclusive of Main Beach or Seaside Parks).

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

1. Facades up to thirty (30) feet in height shall have a front yard setback no more than ten (10) feet.
2. Facades up to forty-five (45) feet in height shall be recessed from the first thirty (30) feet of façade a minimum of ten (10) feet. Awnings, pergolas, or covered balconies may encroach into this setback, but shall not extend beyond the first thirty (30) feet of facade. Elements utilized to cover balconies shall not be a part of the main roof structure. Balcony enclosures (i.e., sun rooms, screened enclosures) shall be prohibited.
3. CRA properties located on the east side of North 2nd Street which share a property line with residentially-zoned, non-CRA properties shall meet the following standards:
 - a. Building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
 - b. Buildings shall provide a front yard setback of no more than ten (10) feet. Facade elements above thirty (30) feet shall not be required to be recessed as provided in (2) above.
 - c. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.05(B).
 - d. All projects shall maintain a twenty (20) foot rear yard setback for principal structures.
4. Flat roofs are permitted but must provide a parapet up to 42 inches high in order to hide mechanical equipment.
5. Floor area ratio and density are established in the underlying zoning district.
6. Only one primary structure is permitted per lot of record.
7. Accessory structures must comply with the standards of the underlying zoning district as well as Section 5.01.00 of this LDC.
8. Side yard setbacks are not required.
9. Developers of Office, Retail, or other Commercial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A.) The fee shall be set annually by the City commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide one space per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking. Parking is not permitted in the front yard, but is permitted in the side or rear yard. Parking is also permitted beneath structures.
10. CRA properties located east of Front Street which carry the Central Business District future land use designation/C-3 zoning, and are not within the Coastal High Hazard Area (CHHA) are eligible to participate in a Density Bonus Incentive Program as described in Section 4.01.02.

8.01.03 Signage in the Historic Districts and Community Redevelopment Area

In an effort to protect the Historic District designations within the City of Fernandina Beach, the specific provisions in this article shall take precedence where conflicts arise in this sign code.

- A. Two (2) permanent on-site signs per business, are permissible, limited to projecting, wall, awning, or freestanding signs, and subject to the following standards:
 1. Signs shall not project more than five (5) feet from the face of the building;
 2. Projecting signs may project over sidewalk or pedestrian areas only at no less than seven and one half (7 ½) feet above sidewalk level;
 3. The top of a projecting sign shall be not more than sixteen (16) feet above the sidewalk level;

4. A projecting sign shall not be closer than two (2) feet to a vertical line extending upward from the curb;
 5. A projecting sign shall not exceed twelve (12) square feet (ft²) in area.
 6. A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet. One side of the sign may be no more than two (2) feet in height or width.
 7. Awning sign lettering is limited to one square foot per linear foot of the awning or canopy, up to a maximum of ten (10) square feet.
 8. Freestanding, ground or pole signs are permissible only for properties with a minimum front or side yard setback of eight (8) feet. Freestanding, ground and pole signs are limited to a maximum of twenty (20) square feet in sign face area and six (6) feet in height.
- B. Permanent window lettering is permissible in addition to permanent signage and sandwich boards/easel signs shall not exceed an aggregate area equal to twenty-five percent (25%) of the glass area on which the signage is placed.
- C. Sandwich boards or easel signs are permissible in addition to window lettering and permanent signage and are subject to the following standards:
1. Limited to one (1) sandwich board or easel sign per business;
 2. The sandwich board sign shall comply with standards set forth in 5.03.10(E), and shall not utilize plastic or vinyl changeable copy.
 3. Easels displaying signs may be no more than 4' 6" high and the sign face may not exceed 6 square feet. Top of sign may not project above top of easel or 4' 6" above the ground.
 4. The sign shall be placed between the store front and the edge of curb with a minimum five (5) feet of sidewalk left for pedestrian travel.
 5. The sign shall require a Certificate of Approval and the approval of the Historic District Council.
- D. Multi-Tenant Signs (reserved)
- E. Side Street Business Location Signs, private under public control located within public rights of way at street intersections, are subject to the following:
1. Limited to one directional intersection (1) sign per business where a valid local business tax receipt has been obtained except as exempted by Florida Statute 205.192 and Municipal Code Section 74-92;
 2. Must be located at the nearest intersection to the location of the business on existing directional intersection signage posts;
 3. Side Street Business Location signs are allocated on a 1st come 1st served basis and may not exceed seven (7) signs located at existing signage posts;
 4. Signs are limited to 5 inches tall by 28 inches wide (5"x28");
 5. Signs are limited to a green background with white writing;
 6. Must apply for a sign permit as set forth in 5.03.03; and
 7. Must be removed when business ceases operation and/or closes.
- F. Signs shall use stone, brick, wood, or metal, or modern materials that have the appearance of these materials. No plastic or vinyl shall be utilized to create the signs, with the exception of plastic or vinyl used for lettering or graphics on permanent, non-changeable copy signs.
- G. All permanent signs affixed to private property shall require a Certificate of Approval and the approval of the Historic District Council, except for temporary special event signs, exempt signs, public directional or information signs, street number signs, and temporary signage placed on scaffolding during construction.
- H. Wall graphics are prohibited in the Downtown Historic District. Legacy signs are permissible.

- I. Signs shall be mounted in such a way to minimize damage to historic materials. On masonry buildings, bolts should extend through mortar joints and not through masonry units. On frame buildings, mounting brackets and bolts should be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration. Signs shall not be placed upon a structure in any manner so as to disfigure or conceal any window opening, door or significant architectural feature or detail of any building, or in such a manner that requires changes to building materials.
- J. External lighting of signs through gooseneck lamps is permitted.
- K. In addition to signs prohibited within City limits as defined in LDC Section 5.03.05, the following signs are not permitted in the historic districts or CRA:
 - 1. Signs with fluorescent or day-glow coloring.
 - 2. Neon signs, or LED signs that mimic neon signs, over two (2) square feet in size.
 - 3. Pixelated LED signs.
 - 4. Internally lit signs.
 - 5. Changeable copy signs with plastic or vinyl lettering or graphics, including sandwich board and easel signs.
 - 6. Signs painted on or attached to trees, shrubbery, lamp posts, hydrants, traffic signs, stairways, benches, refuse containers, landscape planters, or telephone or utility poles.

DESIGN GUIDELINES FOR THE WATERFRONT COMMUNITY DEVELOPMENT AREA

1.5 Using the Guidelines for Project Planning

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

4.4 East of Front Street Design Area

Building Heights and Setbacks

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

Guidelines

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

Building Style

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

- 1. Simple geometric forms and simple plans with all sides of the building being designed
- 2. Complexity achieved by assembly of simple shapes, modulating mass with insets or projections at entryways and corners or to denote entry and changes in function
- 3. The body of the buildings defined with brick, stone, or stucco over block construction
- 4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies
- 5. Simple roof forms, predominately flat and edged by a parapet, with breaks in the cornice line only to mark entryways, changes in function or important corners

6. Street level commercial feature greater areas of glass making the building appear lighter and more transparent. Awnings of treated fabric or metal may cover pedestrian spaces

Awnings and Canopies

Historic photographs of Fernandina reveal that awnings were used where needed to protect shop interiors from the sun, mostly on the south side of the street. Flat-roofed fixed canopies and awnings can be decorative as well as functional, and should be designed to complement the architecture. Today, as in the past, their greatest value is energy conservation through protection of spaces from unwanted heat gain. Over the last 100 years several types of awnings and canopies, such as retractable fabric awnings which roll or fold back toward the façade, stationary fabric awnings on a fixed pipe system, fixed canopies with sloping roofs and, less extensively, fixed canopies with flat roofs and railings (like small balconies) have been utilized in Fernandina. These designs are still appropriate for new construction in this design area:

Guidelines

1. The scale of the awning, i.e., height, length, depth, and overall bulk shall be compatible with the building storefront.
2. Awnings should fit within the storefront space and not cover side piers, lintels, or other important architectural elements of the structure.
3. The color of awnings should complement facade colors; solid colors or stripes are historically appropriate.
4. Awnings should project no more than 4 to 6 feet from the façade.
5. Awnings illuminated from behind are not acceptable as this illumination detracts from the overall character of the facade. Interior lighted awnings shall be permitted if the lighting system is encased or screened from view underneath.
6. Signage and graphics applied to awnings shall be reviewed for color, scale, and overall design compatibility. Large letter sizes and message areas shall not be permitted on awnings.

Avoid

1. Awnings made of reflective, high-gloss, brightly colored materials.
2. Awning that cover distinctive architectural features of the building.
3. Awnings with a curved profile (A curved form maybe acceptable if directly related to a key architectural element such as seen in the rounded corner awning in fig 4.60).

Enclosing a setback space

Enclosing a setback space on the upper floor of a structure is an acceptable option to allow for control of sun, wind, privacy, and to introduce visual variety along the street. These spaces are also referred to as “loggias” or “porches.”

Guidelines

1. These spaces shall be non-air-conditioned areas designed to adapt to the varying climatic conditions of Fernandina.

WHEREAS after closing the public hearing and additional discussion, a motion was made:

Made by Board Member Morrison and
Seconded by Board Member Harrison that:
Application **HDC 2018-49** be:

- ☒ **Approved as presented and granted a Conceptual Certificate of Approval**
- ☐ **Conceptually approved as presented with conditions:**
- ☐ **Denied for the following reasons:**
☐ See staff findings.
- ☐ **Continued to Date Certain:**

Voting Record

Member	For	Against
Michael Spino (Chair)	X	
James Pozzetta (Vice-Chair)	X	
Robert Erickson		
Angela Conway		
Michael Harrison	X	
Benjamin Morrison, Alternate #1	X	
Enrique Escalante, Alternate #2	X	
TOTALS	5	0

The Motion **PASSED** **[FAILED]**

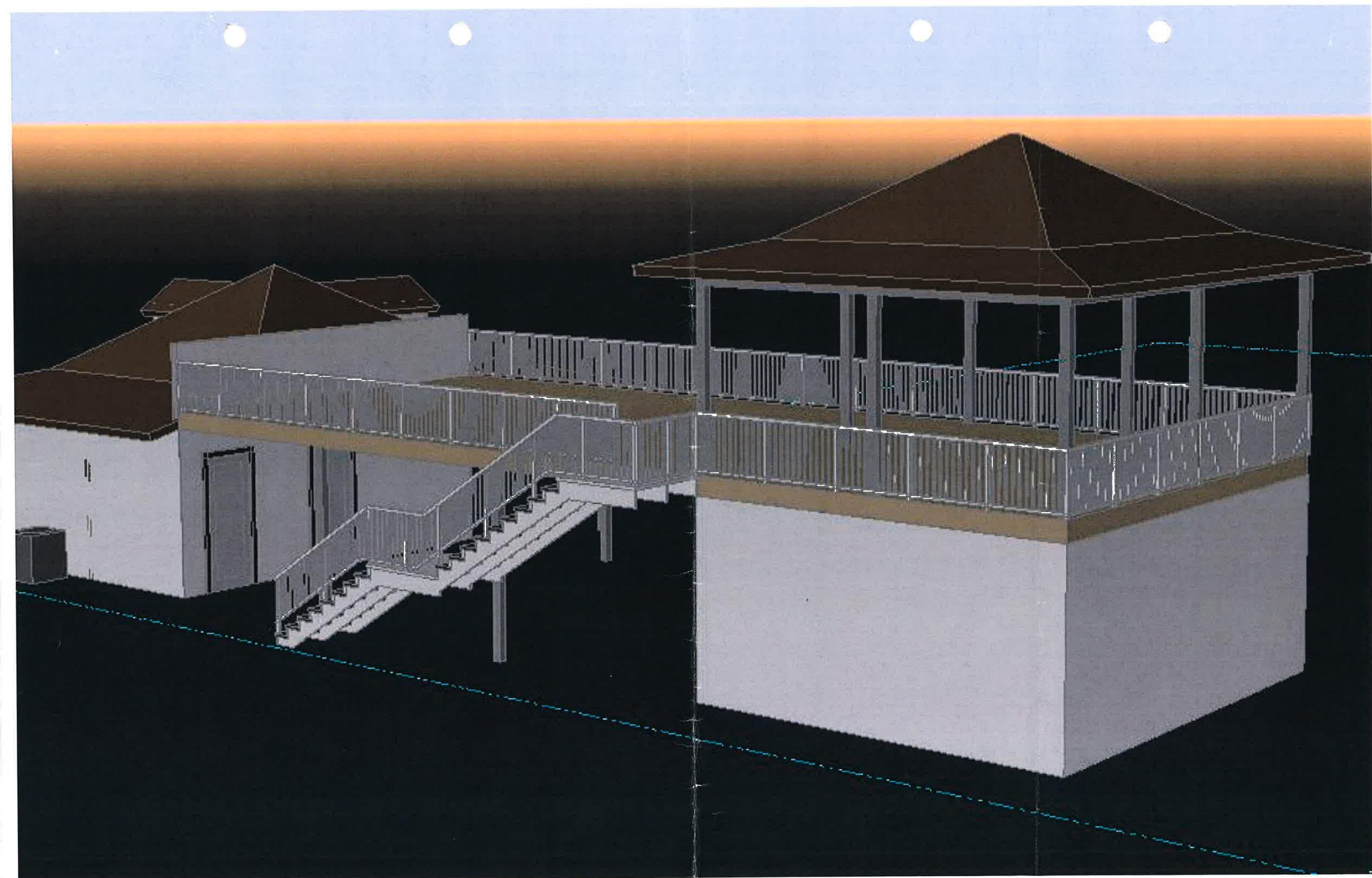
Michael Spino
Michael Spino, Chair

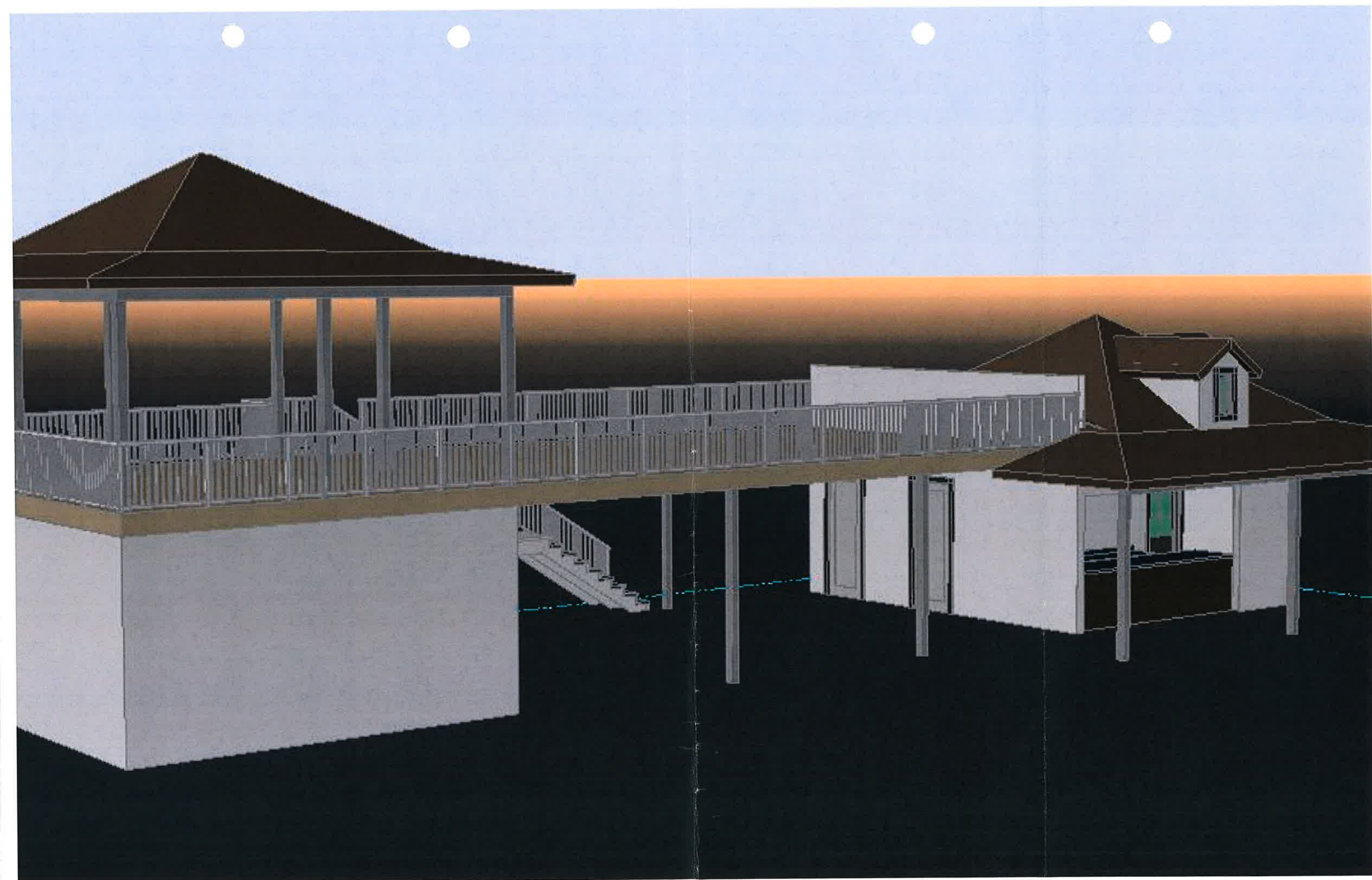
11.16.18
Date







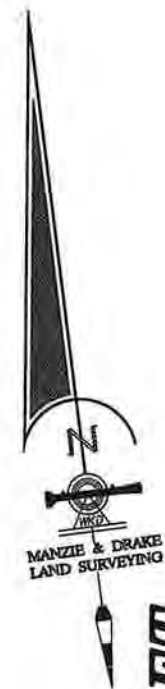






LOTS 1, 29, 30, 31, 32, 33 AND 34, BLOCK 9, FERNANDINA BEACH, FLORIDA AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

LOT 25



- 1) The "Legal Description" herein is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zones "X & AE-9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237-G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88) Site Benchmark is shown hereon.
- 8) The Reference Benchmark is National Geodetic Survey published benchmark "872 0030 TIDAL 34" and is a brass disk stamped "CGS 34 1923" located in the easterly wall of a building located at the northwest quadrant at the intersection of Alachua Street & North Second Street. (Elevation = 10.11' N.A.V.D. '88)
- 9) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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

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

Michael A. Manzie
MICHAEL A. MANZIE, P.L.S. 4069

REVISIONS:

- 1) REVISED ON 05/25/2018 TO SHOW UPDATED CONDITIONS OF PROPERTY. (BH)
2) REVISED ON 08/14/2018 TO SHOW BENCHMARK. (WKD)

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 16709 DATE: 2/20/13 CADD: WKD

F.B. NO: X-262 PAGE NO: 46 FIELD CREW: GS FILE NO: A-3210

MAP OF BOUNDARY SURVEY

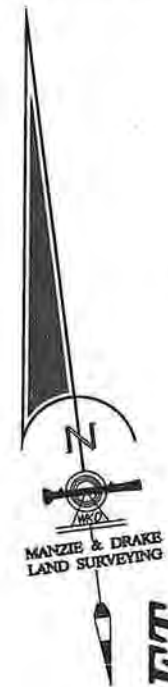
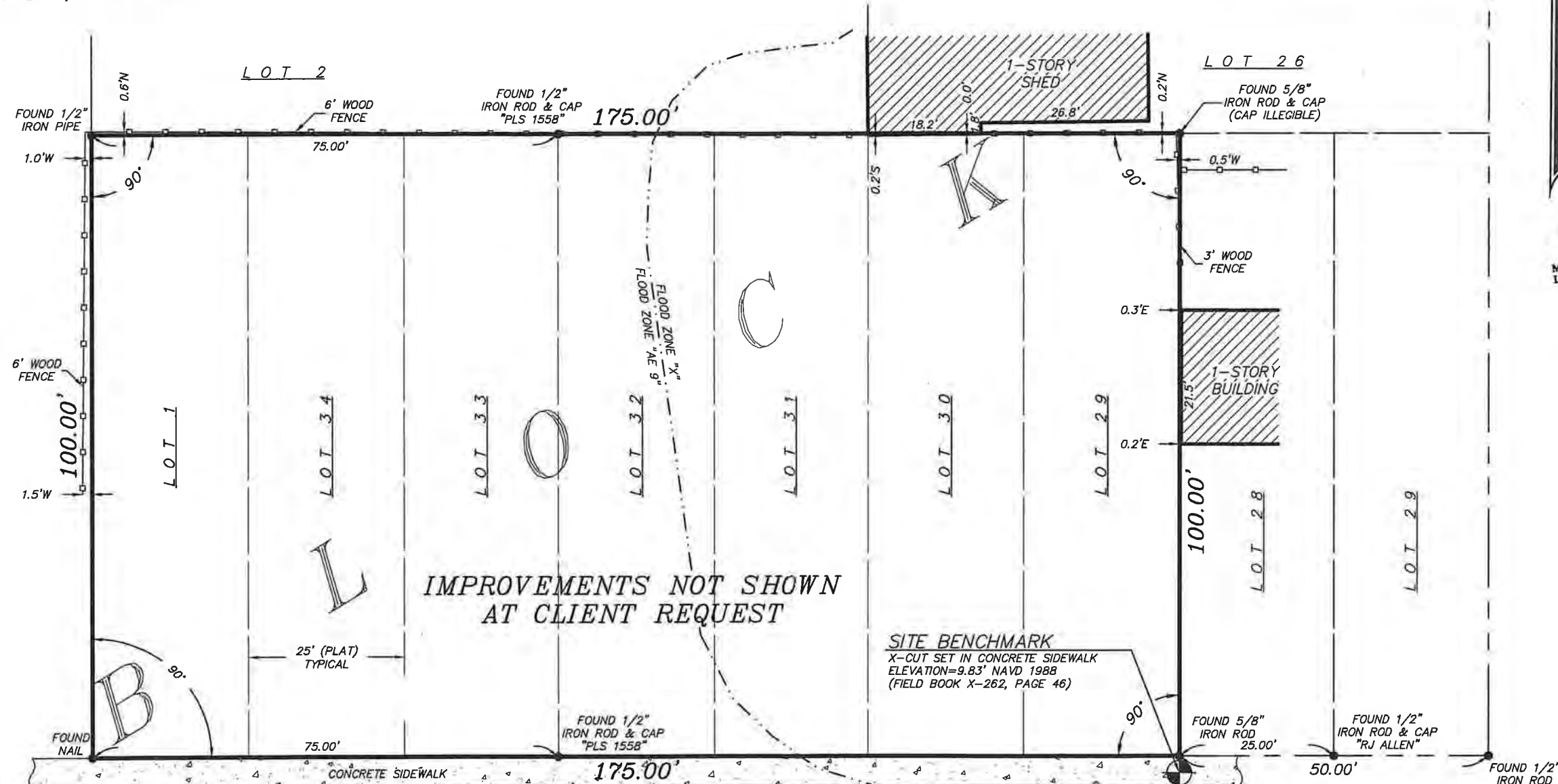
CERTIFIED TO:
TIM POYNTER
PROPERTY ADDRESS:
201 ALACHUA STREET
FERNANDINA BEACH, FLORIDA 32034

LOTS 1, 29, 30, 31, 32, 33 AND 34, BLOCK 9, FERNANDINA BEACH, FLORIDA AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

LOT 25

9

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



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

IMPROVEMENTS NOT SHOWN
AT CLIENT REQUEST

SITE BENCHMARK
X-CUT SET IN CONCRETE SIDEWALK
ELEVATION=9.83' NAVD 1988
(FIELD BOOK X-262, PAGE 46)

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zones "X & AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88). Site Benchmark is shown hereon.
- 8) The Reference Benchmark is National Geodetic Survey published benchmark "872 0030 TIDAL 34" and is a brass disk stamped "CGS 34 1923" located in the easterly wall of a building located at the northwest quadrant at the intersection of Alachua Street & North Second Street. (Elevation = 10.11' N.A.V.D. '88).
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ALACHUA STREET
(60-FOOT RIGHT-OF-WAY)

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

Michael A. Manzie
MICHAEL A. MANZIE, P.L.S. 4069

REVISIONS:

- 1) REVISED ON 05/25/2018 TO SHOW UPDATED CONDITIONS OF PROPERTY. (BH)
- 2) REVISED ON 08/14/2018 TO SHOW BENCHMARK. (WKD)

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

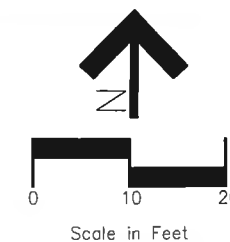
(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

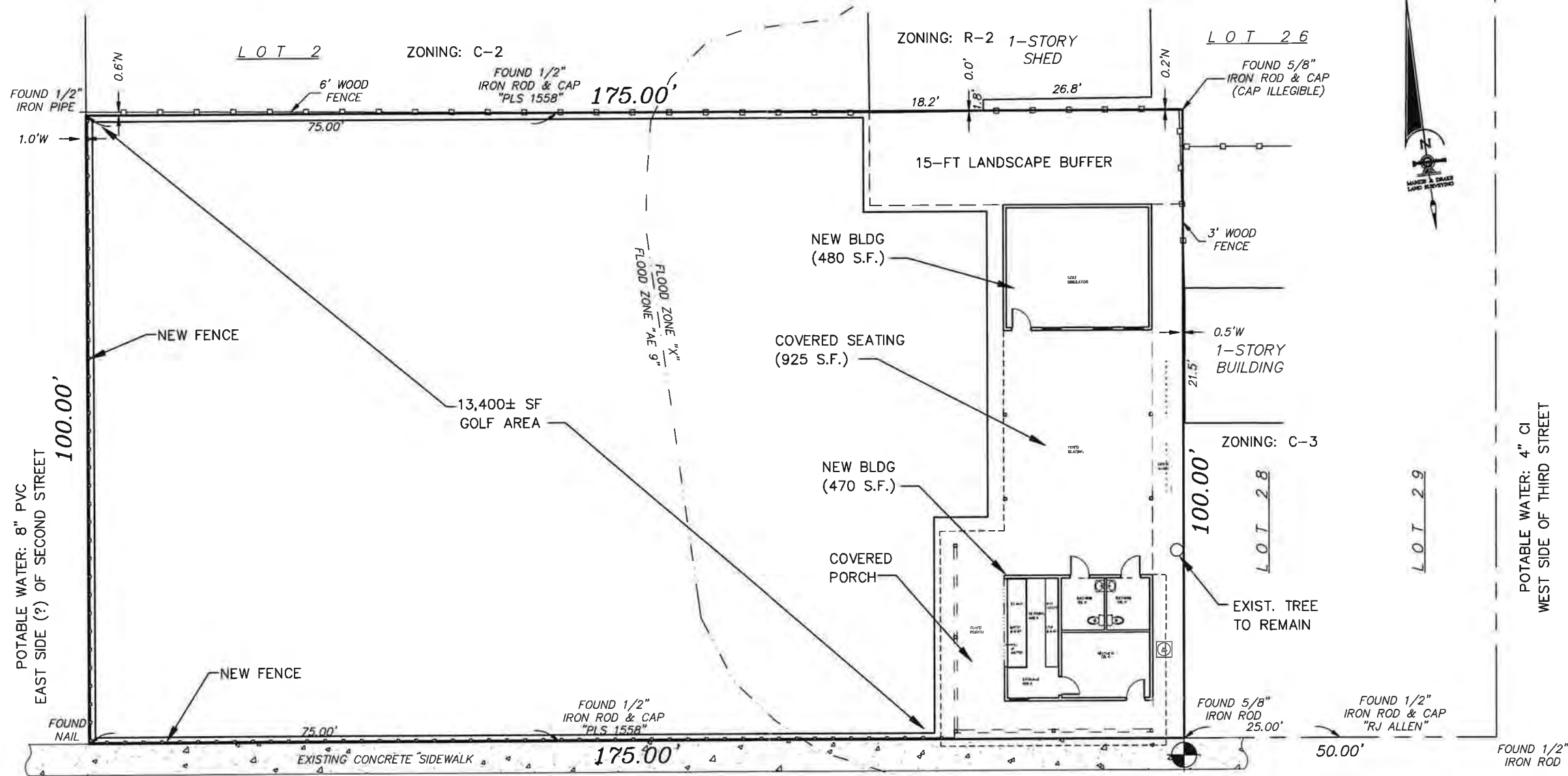
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 16709 DATE: 2/20/13 CADD: WKD
F.B. NO: X-262 PAGE NO: 46 FIELD CREW: GS FILE NO: A-3210

- GENERAL NOTES:
- PID# 00-00-31-1800-0009-0010
 - ZONING: C-3
 - FLUM: COMMERCIAL
 - SETBACKS: NONE
 - PROPOSED USE: MINIATURE GOLF COURSE
 - LOT SIZE: 0.306 Ac (13,345 S.F.)
 - REQ'D CANOPY TREES:
(13345 S.F.)/(1500 SF/TREE) = 9 TREES
 - PARKING REQ'D: NONE



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



POTABLE WATER: 4" CI
WEST SIDE OF THIRD STREET

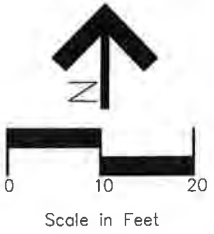
ALACHUA STREET
(60-FOOT RIGHT-OF-WAY)

SANITARY SEWER: 8" VC
CENTER OF ALACHUA STREET

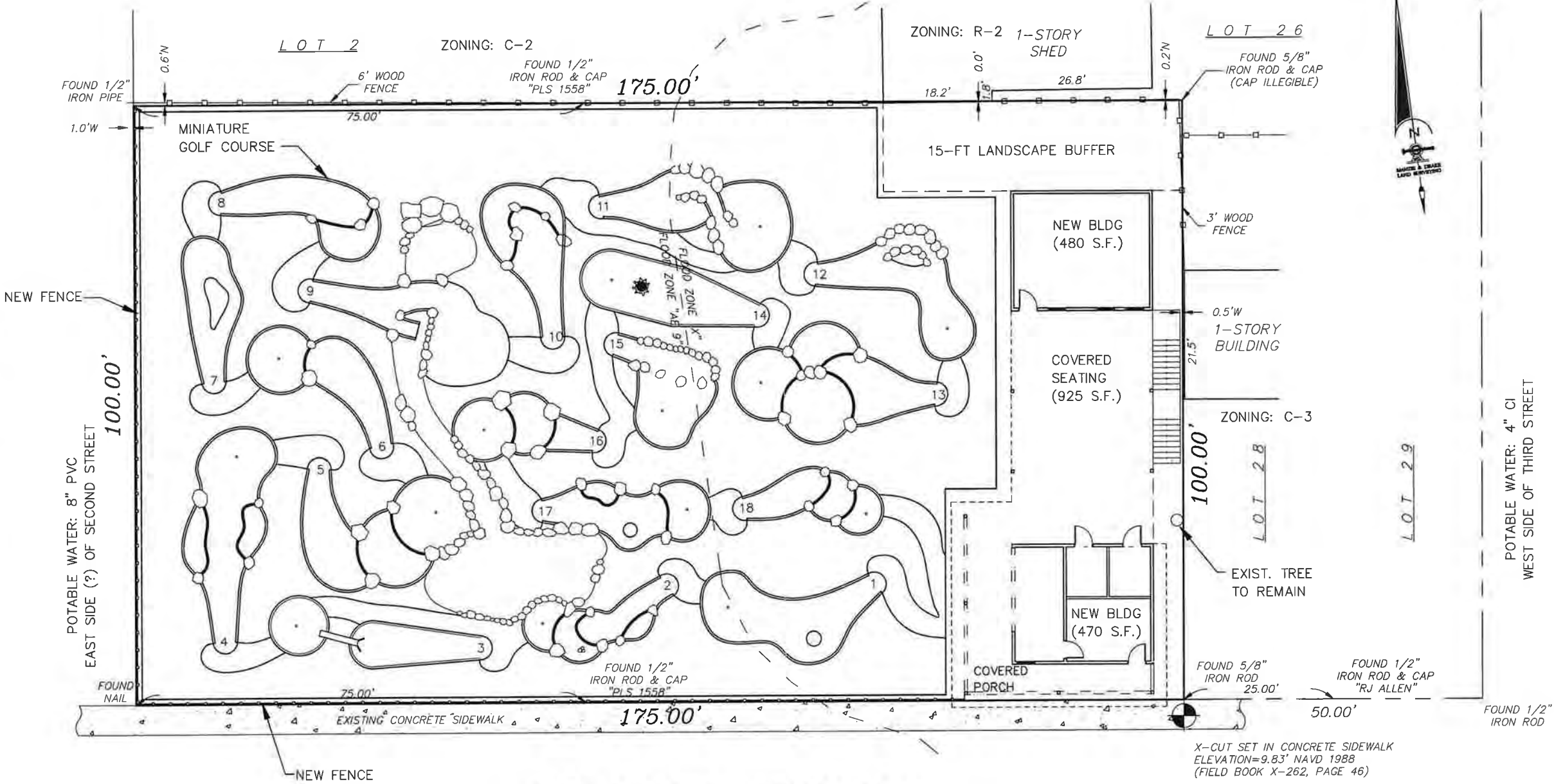
X-CUT SET IN CONCRETE SIDEWALK
ELEVATION=9.83' NAVD 1988
(FIELD BOOK X-262, PAGE 46)

11				Scale: 1:10	G & A GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819 FAX: (904) 261-9905	GREGOR MACGREGOR LINKS AND DRINKS	TIM POYNTER	PRELIMINARY SITE PLAN	Registered Professional	Sheet No. PSP-1 of 1 Issue Date // Project No. 18-10.xx
10				Project Mgr: AG						
9				Designed by: AG						
8				Drawn by: AG						
7				QA/QC: NG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"					
6										
5										
4										
3										
2										
1	AG	10-10-18	DEVELOPMENT - TRC DISCUSSION							
No.	By	Date	Revision							

- GENERAL NOTES:
- PID# 00-00-31-1800-0009-0010
 - ZONING: C-3
 - FLUM: COMMERCIAL
 - SETBACKS: NONE
 - PROPOSED USE: MINIATURE GOLF COURSE
 - LOT SIZE: 0.306 Ac (13,345 S.F.)
 - REQ'D CANOPY TREES:
(13345 S.F.)/(1500 SF/TREE) = 9 TREES
 - PARKING REQ'D: NONE



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



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

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

SANITARY SEWER: 8" VC
CENTER OF ALACHUA STREET

				Scale: 1:10		G & A GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 Certificate of Authorization No. 9332 PHONE: (904) 261-8819 FAX: (904) 261-9905		GREGOR MACGREGOR		TIM POYNTER		PRELIMINARY SITE PLAN		Sheet No. PSP-1 of 1	
				Project Mgr: AG										Issue Date / /	
				Designed by: AG										Project No. 18-10.xx	
				Drawn by: AG											
				QA/QC: NG		DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"		LINKS AND DRINKS							
2 AG 10-16-18 HOC PRELIMINARY DISCUSSION															
1 AG 10-10-18 DEVELOPMENT - TRC DISCUSSION															
No. By Date Revision															

PROJECT
Tim Poynter
Fernindina, FL

miniaturegolf
SOLUTIONS

DRAWN BY:
MATT BAILEY

CHECKED BY:
DAVID BAILEY

DATE:
10/16/2018

SCALE:
1"=10'

SHEET:
COURSE DETAIL

SHEET #:
3 OF 8

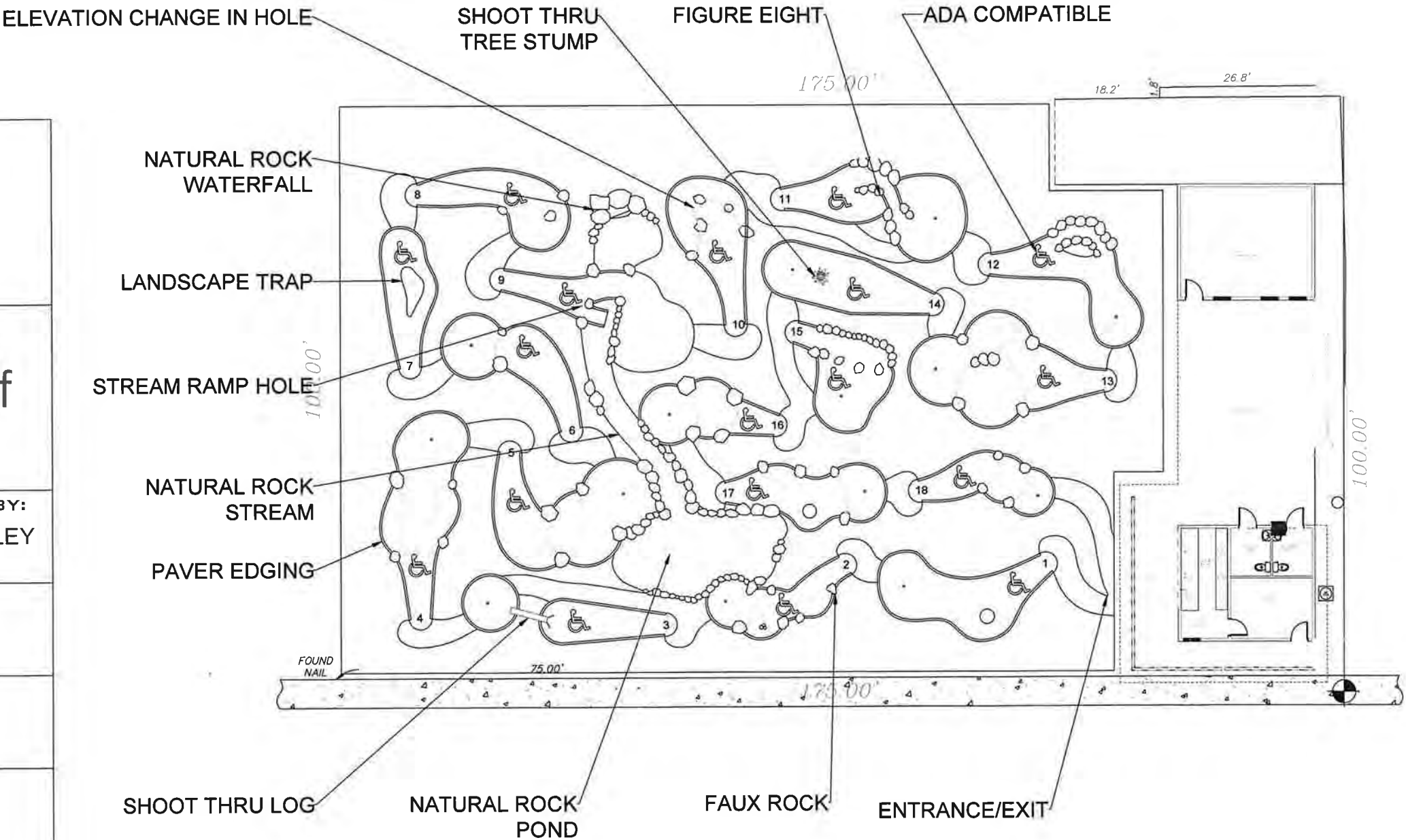
NOTES:

-ALL HOLES AND SIDEWALKS WILL BE ADA COMPATIBLE

-ALL CONCRETE WILL BE 3000 PSI W/ FIBER OR STRONGER

REUSE OF DOCUMENTS

THIS DOCUMENT AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF BAILEY CONSULTING, INC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR CONSTRUCTION OF THIS OR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF BAILEY CONSULTING, INC



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NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED PROFESSIONAL

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	01/17/19	HDC FINAL REVIEW

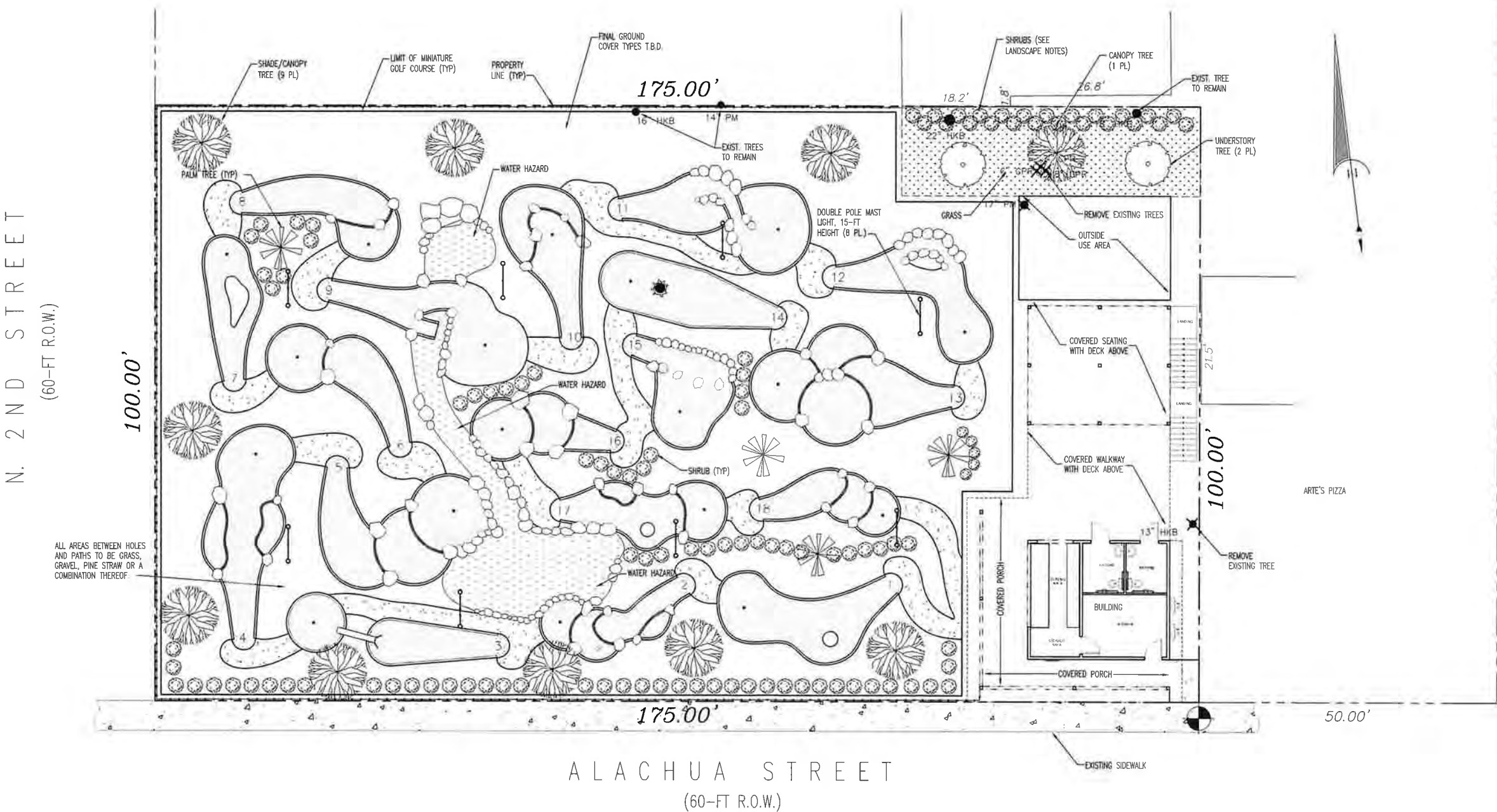
GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. • FL PE NO. 56177
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PHONE: 904-261-8819 • www.gilletteassociates.com

GREGOR MACGREGOR
LINKS AND DRINKS
201 ALACHUA STREET
FERNANDINA BEACH, FLORIDA 32034

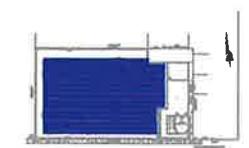
DATE: 01/17/19
HDC APPROVAL
SITE PLAN
North / Elev Key Sheet
C-1
Page of X

LANDSCAPE NOTES

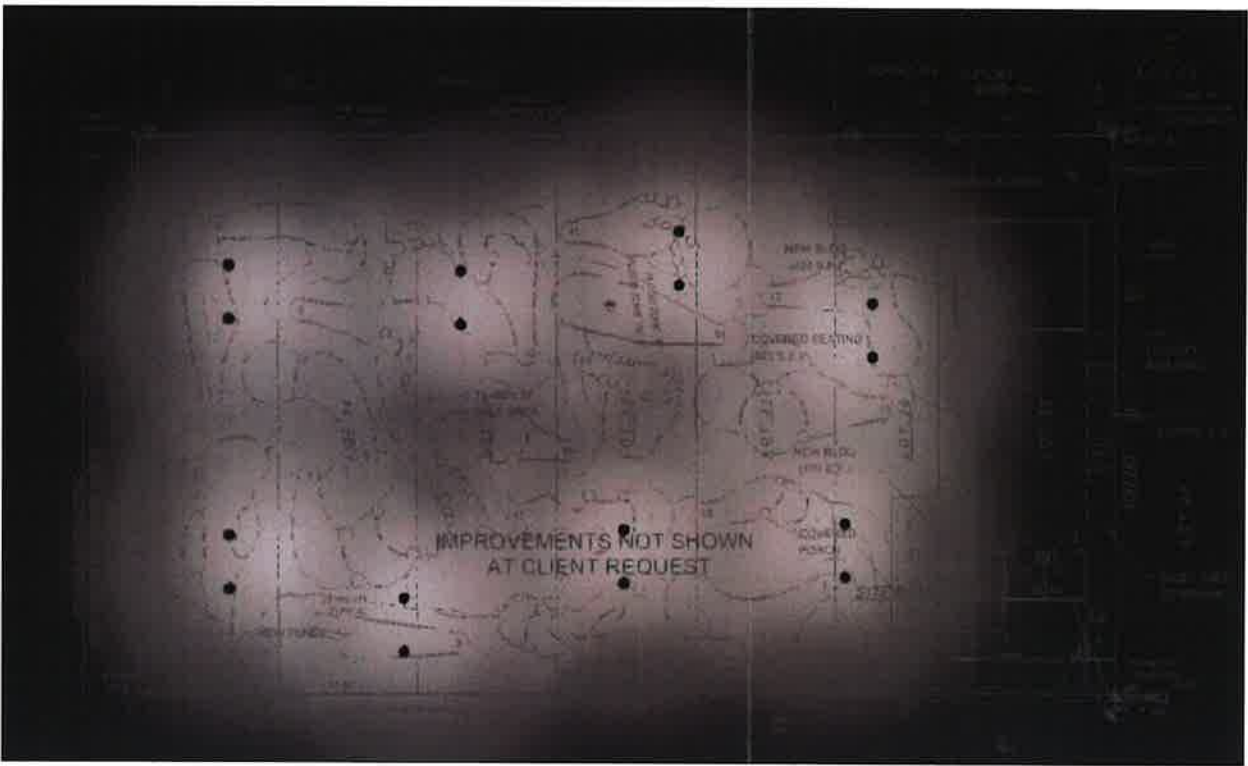
- PARCEL ZONING: C-3
PARCEL AREA: 17,500 S.F. (0.40 Ac)
REQ'D LANDSCAPING (4.05.06.A): 10% OF LOT = 1,750 S.F.
APPROX. LANDSCAPE AREA PROVIDED: 4,531 S.F.
REQ'D SITE SHADE TREES (4.05.06.C): 1/1500 S.F. = 12 TREES
PROVIDED SHADE TREES: 12
BUFFERS REQ'D: TYPE "C" BTWN R-2 AND C-3 ZONING
- 2 SHADE TREES & 4 UNDERSTORY TREES PER 100'-FT
- CONT. HEDGE, DOUBLE-STAGGERED ROWS
- BUFFER TREES PROVIDED: 1 SHADE AND 2 UNDERSTORY



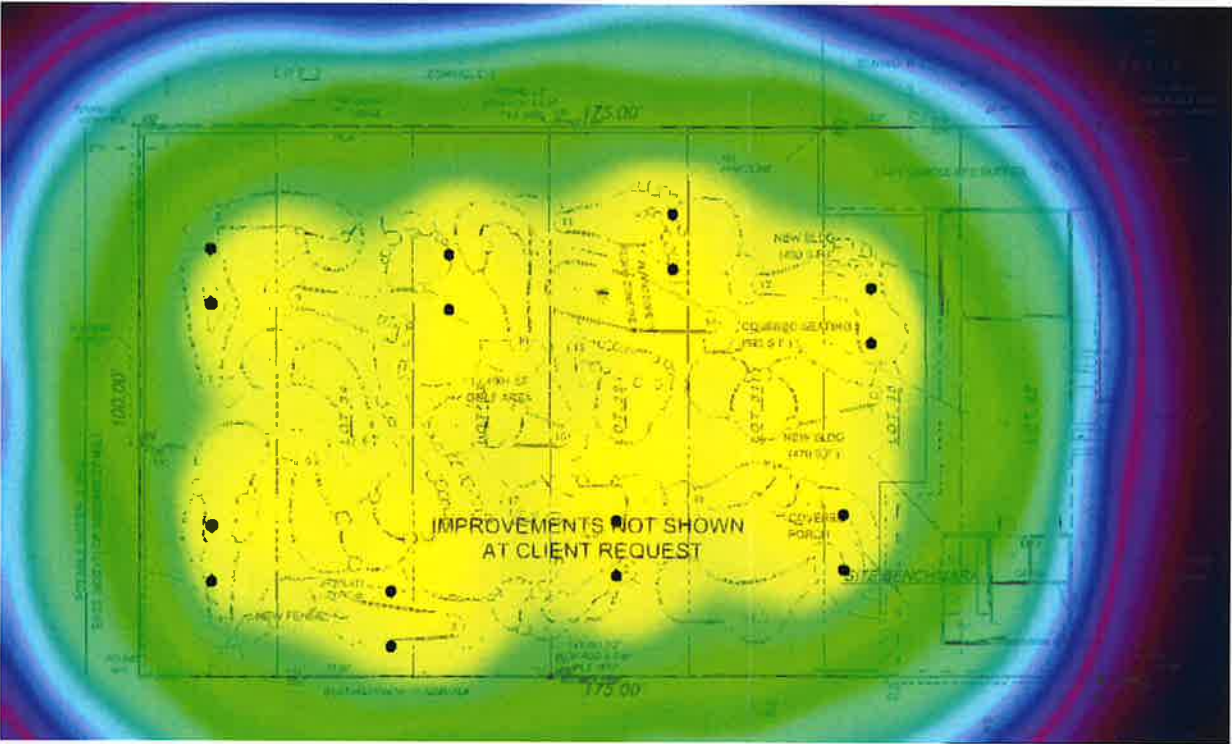
SITE PLAN
SCALE: 1"=10'



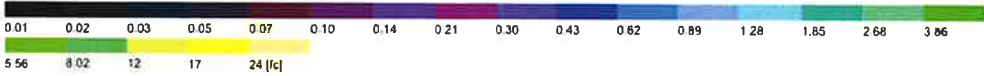
SITE PLAN



3D RENDER



3D FALSE COLOR



Ligman Lighting USA Inc.

Tanahoum Commerce Center
3302 NW 231st Terrace, Hillsboro OR USA
Tel No: +1 503 645 0500 Fax No: +1 503 645 8100
E-mail: sales@ligmanlightingusa.com www.ligmanlightingusa.com

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PERMISSION FROM THE LIGMAN LIGHTING CO., LTD.

1 14-01-2019 DESIGN DEVELOPMENT

REV ISSUE DATE AMENDMENT

CLIENT

ARCHITECT

PROJECT TITLE

Mini Golf – Tim Poynter,
Fernandina Beach

DRAWING TITLE

3D RENDER & FALSE COLOR

DRAWING NO

LD-11

SCALE

NTS

REVISION

1

PROJECT NO

LD-US19010002

DATE

14-01-2019

DESIGN BY

CHAIYAN

CHECKED BY

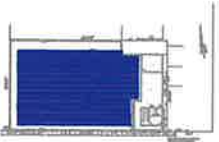
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APPROVED BY

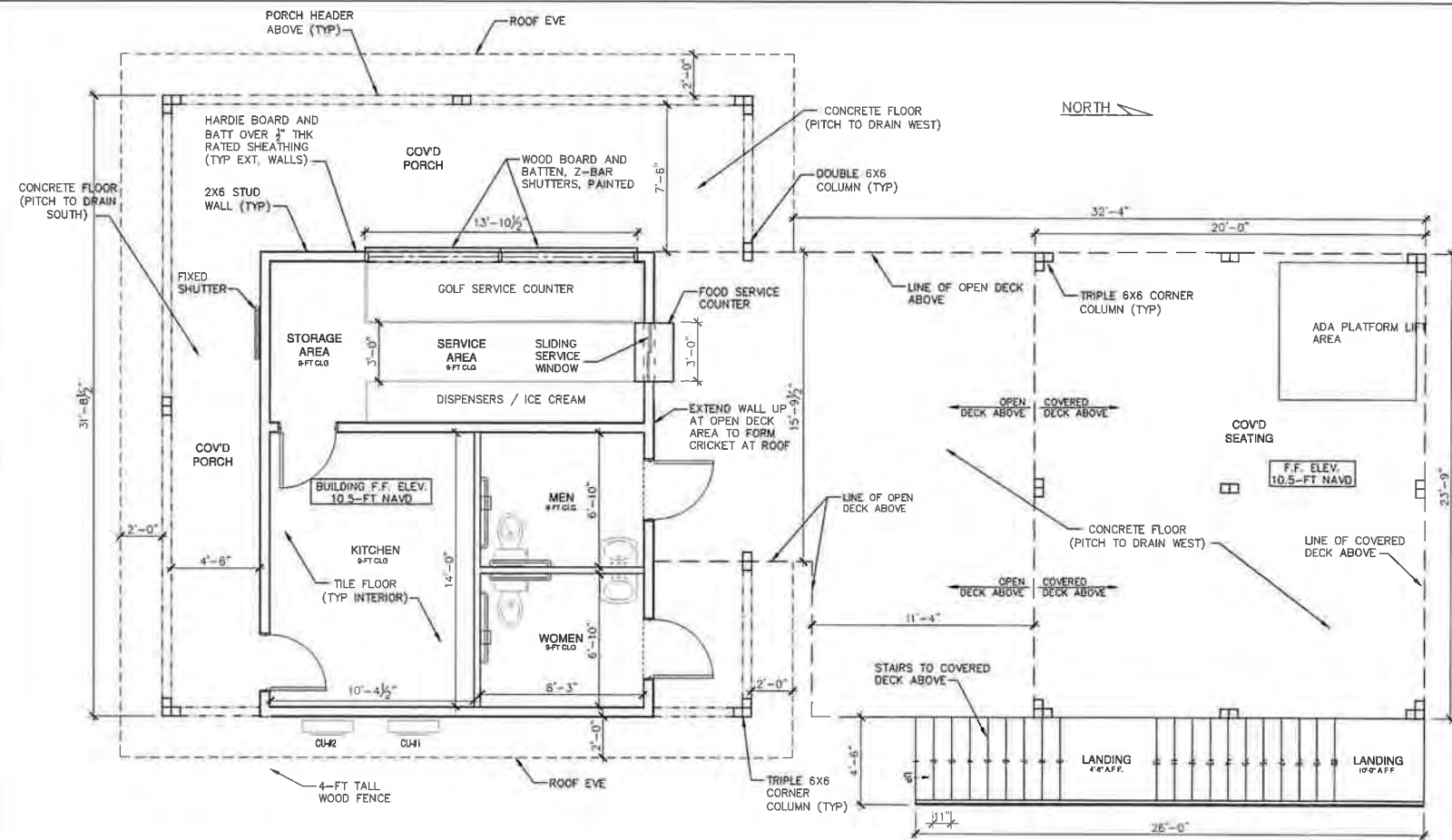
STEVE

DESIGN DEVELOPMENT

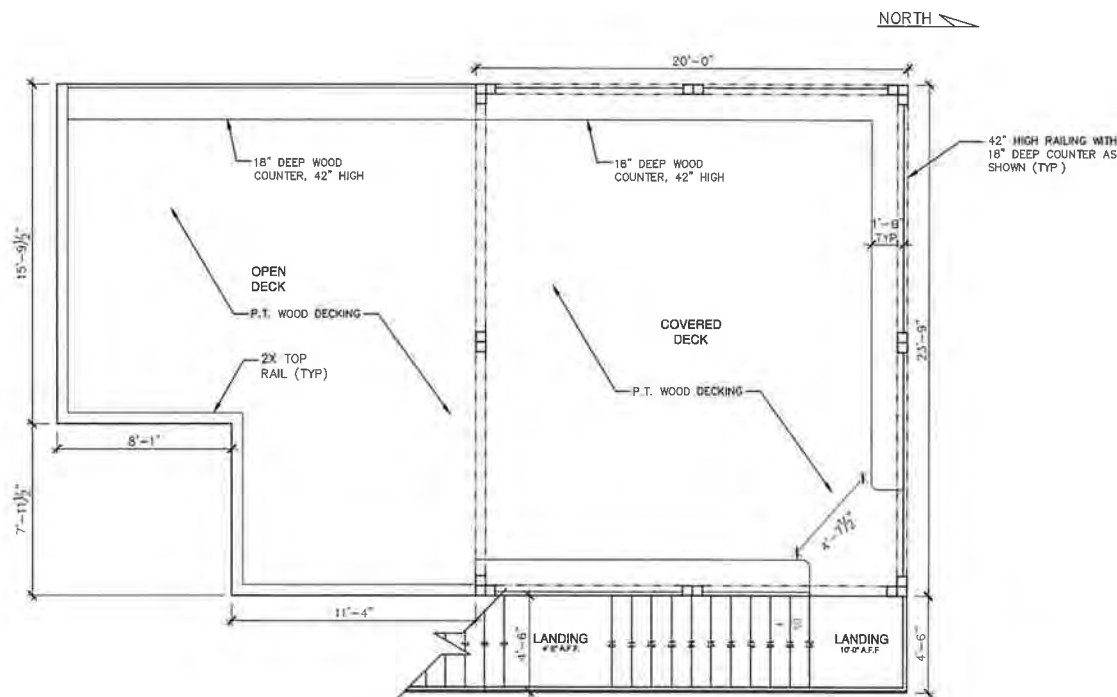
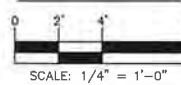
FOR DRAWING SCHEDULE, LEGEND & GENERAL NOTES,
REFER TO DRAWING LD-00.DS-LGP



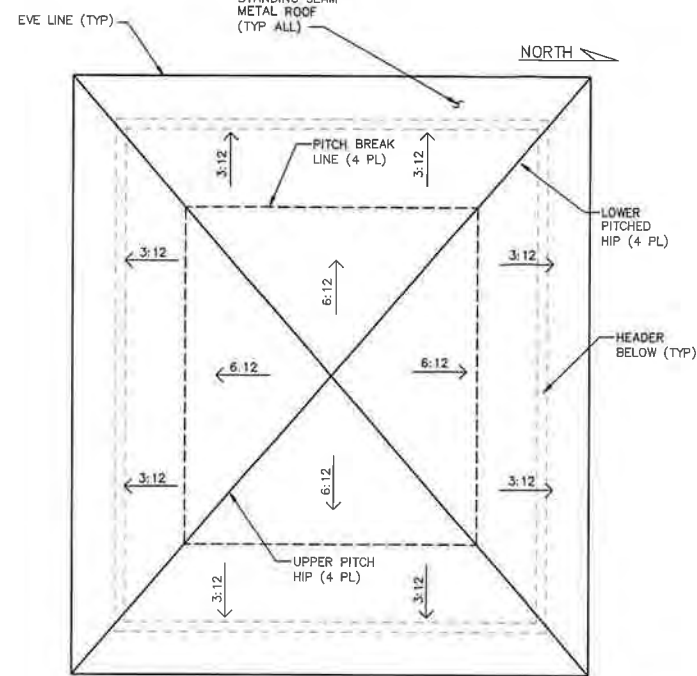
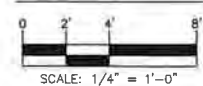
SITE PLAN



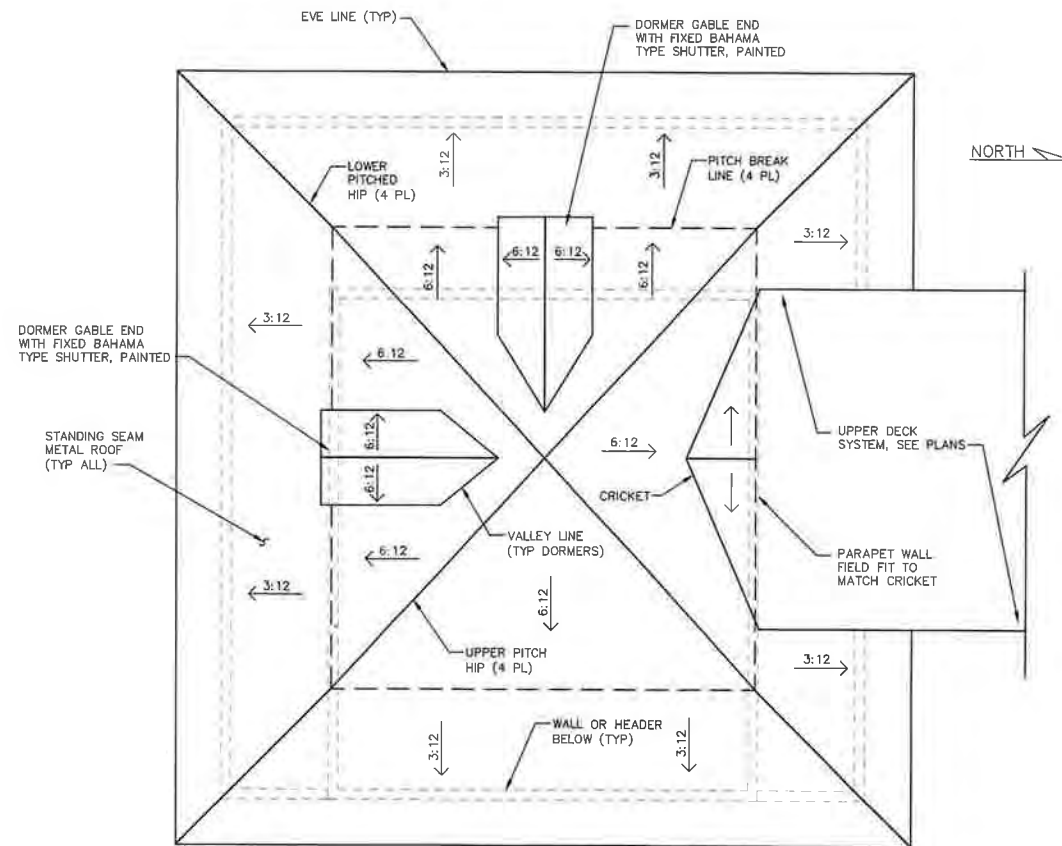
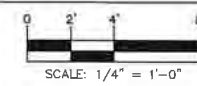
FIRST FLOOR PLAN



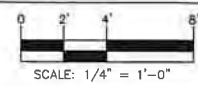
SECOND FLOOR PLAN



REAR STRUCTURE ROOF PLAN



FRONT STRUCTURE ROOF PLAN



NOT FOR CONSTRUCTION

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED PROFESSIONAL
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	01/17/19	H.D.C. FINAL REVIEW

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
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PHONE: 904-261-8819 * www.gilletteassociates.com

**GREGOR MACGREGOR
LINKS AND DRINKS**
201 ALACHUA STREET
FERNANDINA BEACH, FLORIDA 32034

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ASA R GILLETTE, P.E.
FLORIDA P.E. NO. 56177

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FERNANDINA BEACH, FLORIDA 32034

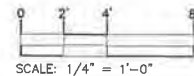
DATE: 01/17/19

SOUTH ELEV.
W/MASSING

North / Elev Key Sheet

A2

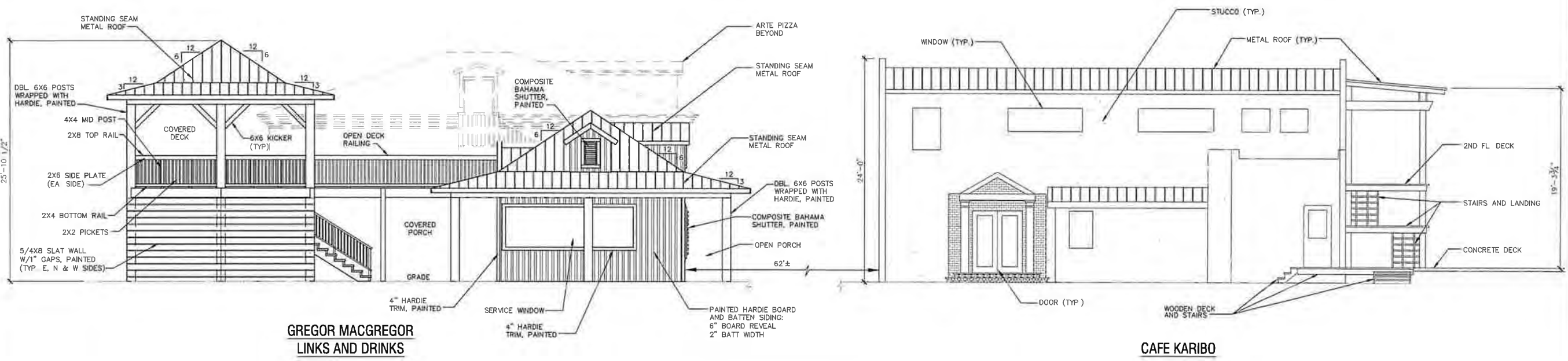
Page X of X



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REGISTERED DESIGN PROFESSIONAL

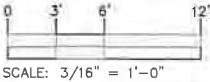
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177



GREGOR MACGREGOR
LINKS AND DRINKS

CAFE KARIBO

WEST ELEVATION WITH MASSING
LOOKING EAST ON NORTH 2ND STREET



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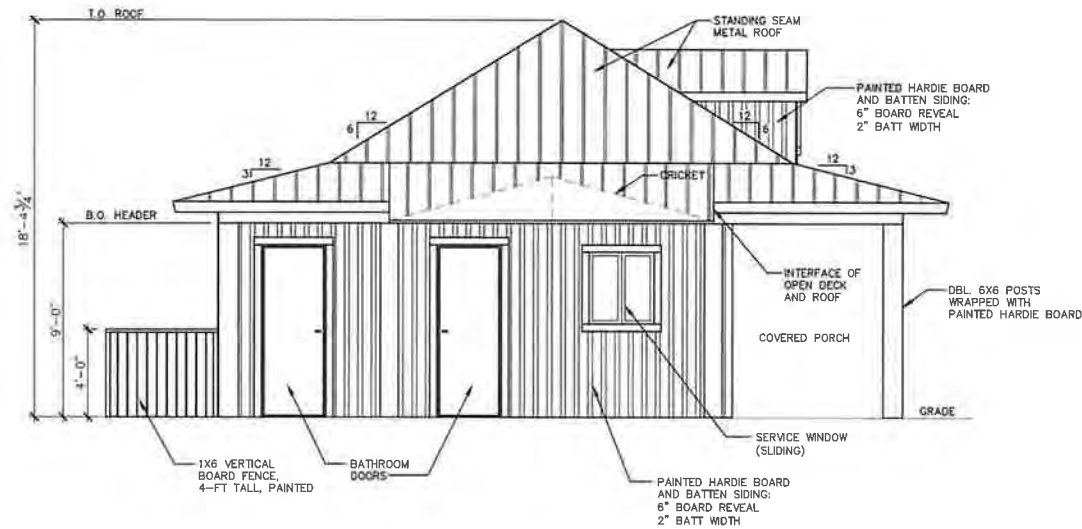
DATE: 01/17/19
WEST ELEV.
W/MASSING

North / Elev Key Sheet
A3
Page X of X

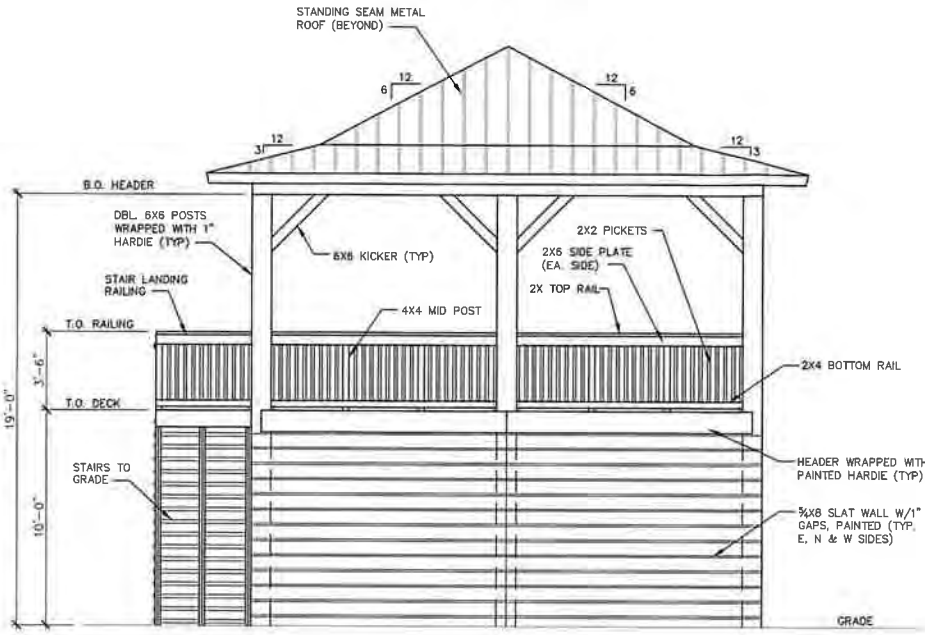
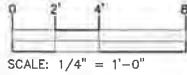
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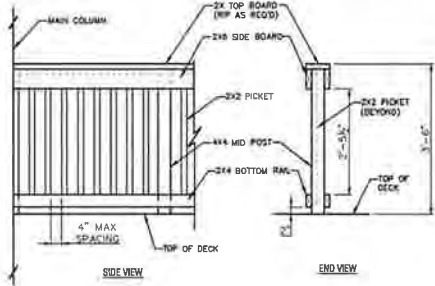
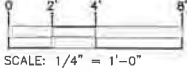
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FLORIDA P.E. NO. 56177



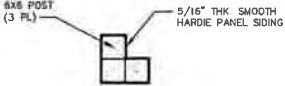
NORTH ELEVATION - FRONT BUILDING



NORTH ELEVATION - COVERED SEATING



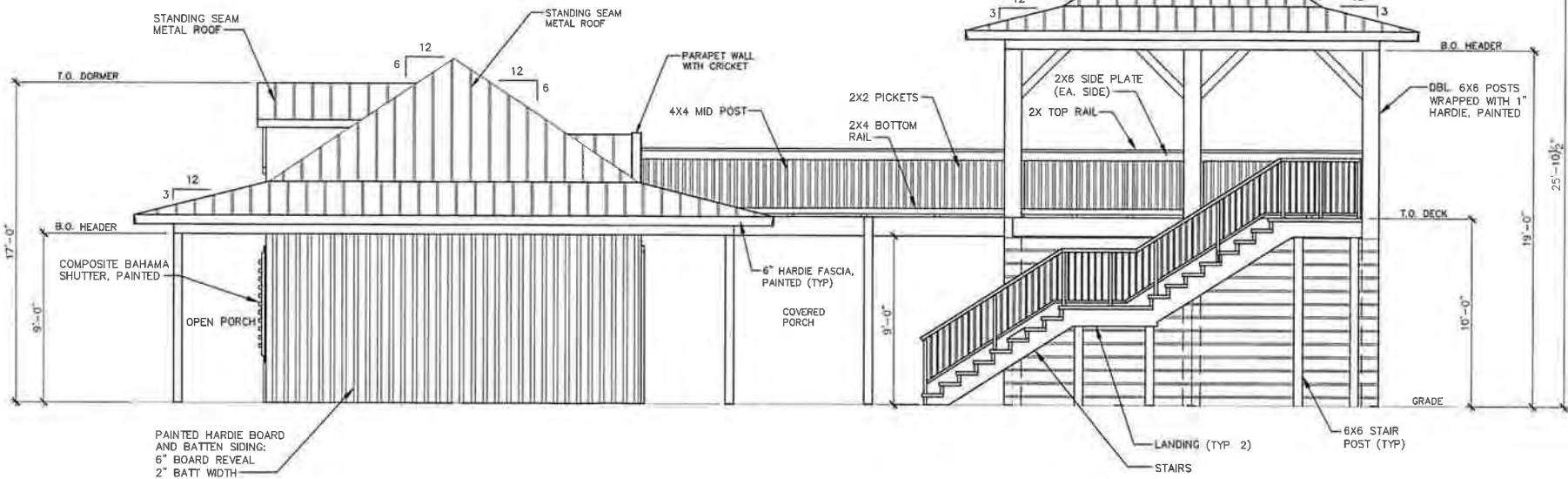
RAILING DETAIL
1/2" = 1'-0"



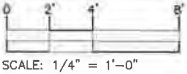
CORNER POST PLAN
N.T.S.



MIDDLE POST PLAN
1/2" = 1'-0"



EAST ELEVATION



GILLETTE & ASSOCIATES, INC.
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GREGOR MACGREGOR
LINKS AND DRINKS
201 ALACHUA STREET
FERNANDINA BEACH, FLORIDA 32034



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-01
FEBRUARY 21, 2019

Owner/Applicant:	James D. & Constance N. Scott
Property Address:	123 S. 7 th Street
Requested action:	Certificate of Approval (COA) to expand a rear addition, demolish a non-contributing accessory structure, and construct a new accessory structure.
Current zoning:	R-2
FLUM land use category:	Medium-Density Residential
Existing uses on the site:	Residential
FL Master Site File #	8NA00452
Year Built:	1903
Contributing Status:	Contributing

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

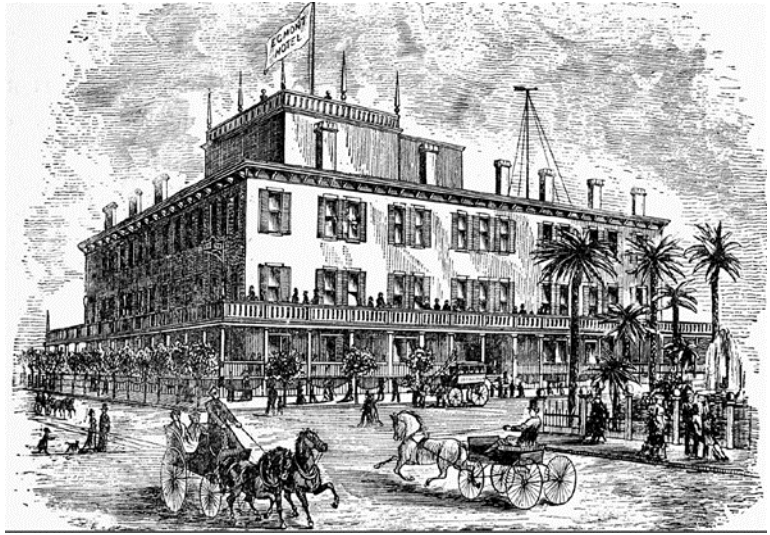


SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to expand a rear addition, demolish a non-contributing accessory structure, and construct a new accessory structure.

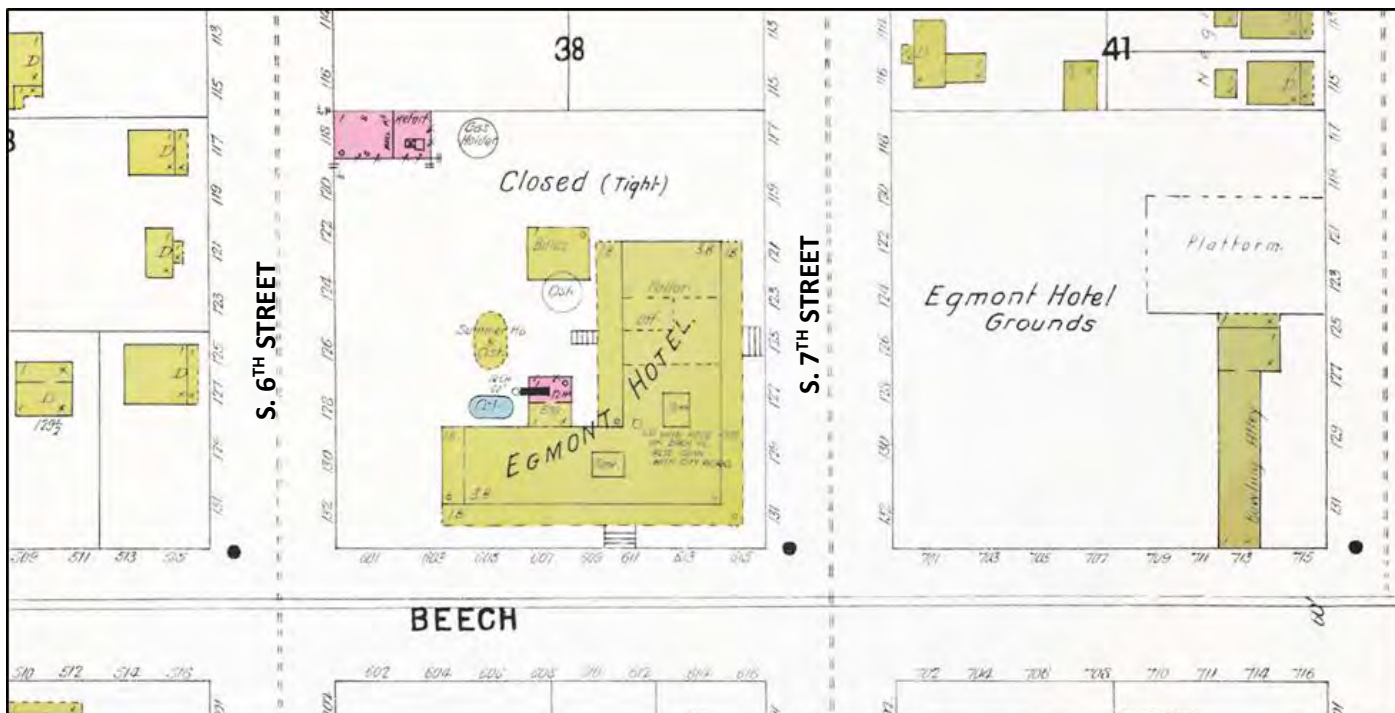
Conceptual Approval was granted at the January 17, 2019 regular meeting of the HDC.

This contributing two-story frame vernacular residence was constructed in 1903 as part of the redevelopment of the site following the demolition of the Egmont Hotel that previously occupied the site. This home, along with three other ones identical to it, was constructed on S. 7th Street and three matching one-story frame vernacular homes were built behind them facing S. 6th Street. Salvaged materials from the Egmont Hotel were used to construct these homes.



Egmont Hotel from the corner of S. 7th St & Beech St.

1897 Sanborn Fire Insurance Map



[illegible]

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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Outbuildings (pg.100)

Historic outbuildings such as garages and sheds should be retained where they remain.

New outbuildings should be designed to be complimentary to the dwelling's architectural style.

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

New Additions (pg.104)

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

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

ANALYSIS:

The proposed scope of work includes an expansion of the 1-story rear bump-out and the construction of a new accessory dwelling. The home is a two-story frame vernacular home with front gable two-story front porch. The original design of all the Egmont homes on 7th street included a one-story bump-out at the rear of the home, to accommodate the kitchen. This design is typical of homes of this period, and is also commonly seen as additions to earlier homes. As the activities of modern living have shifted to be more centered on the kitchen as a gathering place for families, the desire to expand these spaces has led to expansions of this bump-out on the other three of the Egmont homes. This area is a logical location to expand the homes, as the original character and form of the homes can be retained, and the additions are not visible from front of the homes.

The proposed addition extends the bump-out the full width of the home and raises the roof height to 24'6". The addition will match the existing in design and material and reuse materials such as the existing wood columns.

The home is unique in that the majority of the original cistern from the Egmont hotel lies at the rear of this

property. This is an important archeological feature that should be protected in accordance with SOIS #8. The proposed new accessory structure will replace an existing shed structure. The shed structure, although old, does not appear to be the original accessory structure that was included with all the Egmont homes. The shed is in poor condition and will be demolished as part of the scope of work. The new garage/accessory dwelling has been designed with a foundation that bridges the cistern walls, so as not to disturb it. This creates the possibility that the structure can be removed in the future with any impact to the cistern. The owner has agreed to allow the Florida Public Archaeology to document the cistern and create a Florida Master Site File for this archeological feature. Documentation took place on January 16, 2019.



The accessory dwelling will feature a garage on the ground floor with a guest suite on the second floor. The structure will feature modern materials that replicate the historic features of the home, such as cementitious siding. Windows, doors, and detailing will match that of the primary structure.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-01

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-01 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 2019-01, 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 2019-01 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-01

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

OFFICE USE ONLY	
REC'D: <u>1/17/19</u>	BY: <u>SSC</u>
PAYMENT: \$ <u> </u>	TYPE <u> </u>
APPLICATION #:	
HDC CASE #: <u>HDC 2019-01</u>	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐ DATE <u> </u>	

BOARD MEETING DATE: <u>2/22/19</u>	
PLANNER: <u> </u>	DATE: <u> </u>
☐ APPROVED ☐ DENIED	

APPROVAL TYPE:	☐ Staff Approval
	☒ Board Approval: Conceptual <u> </u> or Final <u>X</u>
PROJECT TYPE:	
☒ New Construction	☒ Addition ☒ Alteration ☐ Relocation ☒ Demolition ☐ Variance
☐ Repair	☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: <u> </u>
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>123 South 7th Street</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1800-0038-0062</u>	
Zoning District: <u>R-2</u> Lot / Block Number (optional) <u>S 1/2 lot 6/block 38</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name James D. & Constance N. Scott	
Company (if applicable)	
Street Address 3529 SW 84th Street	
City State Zip Gainesville, FL 32608	
Telephone Number 352-246-7885	
Email Address jimbo5208@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 Cotner Associates, Inc. Architects	
Company (if applicable)	
Street Address 9 South 3rd Street	
City State Zip Fernandina Beach, FL 32034	
Telephone Number 904-277-4593	
Email Address john@cotnerassociates.com	

PROJECT DESCRIPTION (REQUIRED)

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

Two story historic frame structure used as a single family residence clad in wood horizontal siding and having an ~~asphalt fiberglass roof~~, existing metal shed at rear of property.

Note: Historic cistern located in rear yard.

5v metal roof

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.

Modifications to existing addition at rear of primary residence. Demolition and removal of existing shed. Addition of new accessory structure.

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	none for Main House	Wood siding		Match existing
	Hardie for accessory	Siding		
Doors	Marvin for both	Integrity		Match existing
Windows	Marvin for both	Integrity		Cashmere
Roofing		5v metal galvalum		Match existing
Fascia/Trim	none for Main House	Wood siding		Match existing
	Hardie for accessory	Hardie trim		
Foundation		Brick		Match existing
Shutters				
Porch/Deck		PT wood for Main House		
		PT wood for accessory		
Fencing				
Driveways/Sidewalks				
Signage				
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the historic district council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
<i>ML</i>	Proof of ownership (copy of deed or tax statement)	<i>SC</i>
<i>ML</i>	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	<i>SC</i>
<i>ML</i>	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	<i>SC</i>
<i>ML</i>	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	<i>SC</i>
<i>ML</i>	Photographs of the existing site and existing buildings if any, including views from the street.	<i>SC</i>
<i>ML</i>	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	<i>SC</i>
<i>ML</i>	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	<i>SC</i>
<i>ML</i>	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	<i>SC</i>
<i>ML</i>	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	<i>SC</i>
<i>ML</i>	New construction applications <u>must</u> show context of project within existing streetscape.	<i>N/A</i>
	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	<i>N/A</i>

CERTIFICATION (REQUIRED)

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

1-15-19

Signature of Applicant



STATE OF FLORIDA

COUNTY OF NASSAU

ss }

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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

NASSAU

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

Property Search

Sales Search

Nassau Home

OWNER NAME SCOTT JAMES D & CONSTANCE N
MAILING ADDRESS 3529 SW 84TH ST

LOCATION ADDRESS GAINESVILLE, FL 32608
123 7TH ST S
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 38 S1/2 OF LOT 6 IN OR 1438/1591
CITY OF FDNA BEACH

PARCEL NUMBER 00-00-31-1800-0038-0062
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE SINGLE FAMILY
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2018 Certified Values

JUST VALUE OF LAND	\$87,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$154,734
TOTAL MISC VALUE	\$10,038
JUST OR CLASSIFIED TOTAL VALUE	\$252,272
ASSESSED VALUE	\$252,272
EXEMPT VALUE	\$0
TAXABLE VALUE	\$252,272

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	50	FF	23-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	2,302	1,859	3	2	ABOVE AVG.		AIR DUCTED	FORCED AIR	1903	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
STRG-L-AL	18 X 10	180	2000
STRG-L-AL	0 X 0	1	1960
CONCRETE A	10 X 17	170	1986
FLAGSTONE	0 X 0	1075	1990
BRICK	0 X 0	392	1995

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
08/22/2006	1438/1591	1438/1591	512500	WD	Q	Y	CLEMENS GARY L & GAIL S	SCOTT JAMES D & CONSTANCE N
06/15/2005	1326/109	1326/109	469000	WD	U	Y	KOFORD JODIE A	CLEMENS GARY L & GAIL S
08/25/1997	804/623	804/623	100	QC	U	Y	KOFORD JOEL L	KOFORD JODIE A
05/26/1993	681/1359	681/1359	127000	WD	Q	Y	VARN GEORGE W JR	KOFORD JOEL & JODIE
10/17/1990	610/14	610/14	100	WD	U	Y	VARN GEORGE JR & P J	VARN GEORGE W JR
12/01/1986	504/1190	504/1190	60000	WD	U	Y		



Real Estate Account At 123 7TH S, FERNANDINA BEACH 32034

Real Estate Account #00-00-31-1800-0038-0062

Parcel details

Latest bill

Full bill history

Pay All: \$4,922.21

2018

2017

2016

2015

...

2006

\$4922.21
due

PAID

PAID

PAID

PAID

Apply for the 2019 Installment Payment Plan

John M. Drew

Real Estate 2018 Annual Bill

Print this bill (PDF)

Nassau County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
00-00-31-1800-0038-0062	11524	—	002

Pay this bill: \$4,922.21

Get Bills by Email

PAYMENTS MUST BE MADE IN US FUNDS.

Owner
SCOTT JAMES D & CONSTANCE N
3529 SW 84TH ST
GAINESVILLE, FL 32608

Situs address
123 7TH S
FERNANDINA BEACH 32034

Legal description
BLOCK 38 S1/2 OF LOT 6 IN OR 1438/1591 CITY OF FDNA BEACH

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	252,272	0	252,272	\$1,724.94
TRANSPORTATION	0.5902	252,272	0	252,272	\$148.89
AI BEACH RENOURISHMENT MSTU	0.1021	252,272	0	252,272	\$25.76
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	252,272	0	252,272	\$188.70
CAPITAL OUTLAY	1.5000	252,272	0	252,272	\$378.41
SCHOOL BOARD LOCAL EFFORT	4.0690	252,272	0	252,272	\$1,026.49
Total	20.3245				\$5,127.30

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
ST JOHNS RIVER MGMT DIST	0.2562	252,272	0	252,272	\$64.63
FL INLAND NAVIGATION DIST	0.0320	252,272	0	252,272	\$8.07
MOSQUITO CONTROL DISTRICT	0.1412	252,272	0	252,272	\$35.62
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.8553	252,272	0	252,272	\$1,477.13
VOTER APPROVED DEBT	0.1929	252,272	0	252,272	\$48.66
Total	20.3245				\$5,127.30

Non-Ad Valorem Assessments

Levying authority Rate Amount
 No non-ad valorem assessments.

Combined taxes and assessments: \$5,127.30

If paid by: Nov 30, 2018 Dec 31, 2018 Jan 31, 2019 Feb 28, 2019 Mar 31, 2019
 Please pay: \$4,922.21 \$4,973.48 \$5,024.75 \$5,076.03 \$5,127.30

Pay this bill: \$4,922.21

 **Get Bills by Email**



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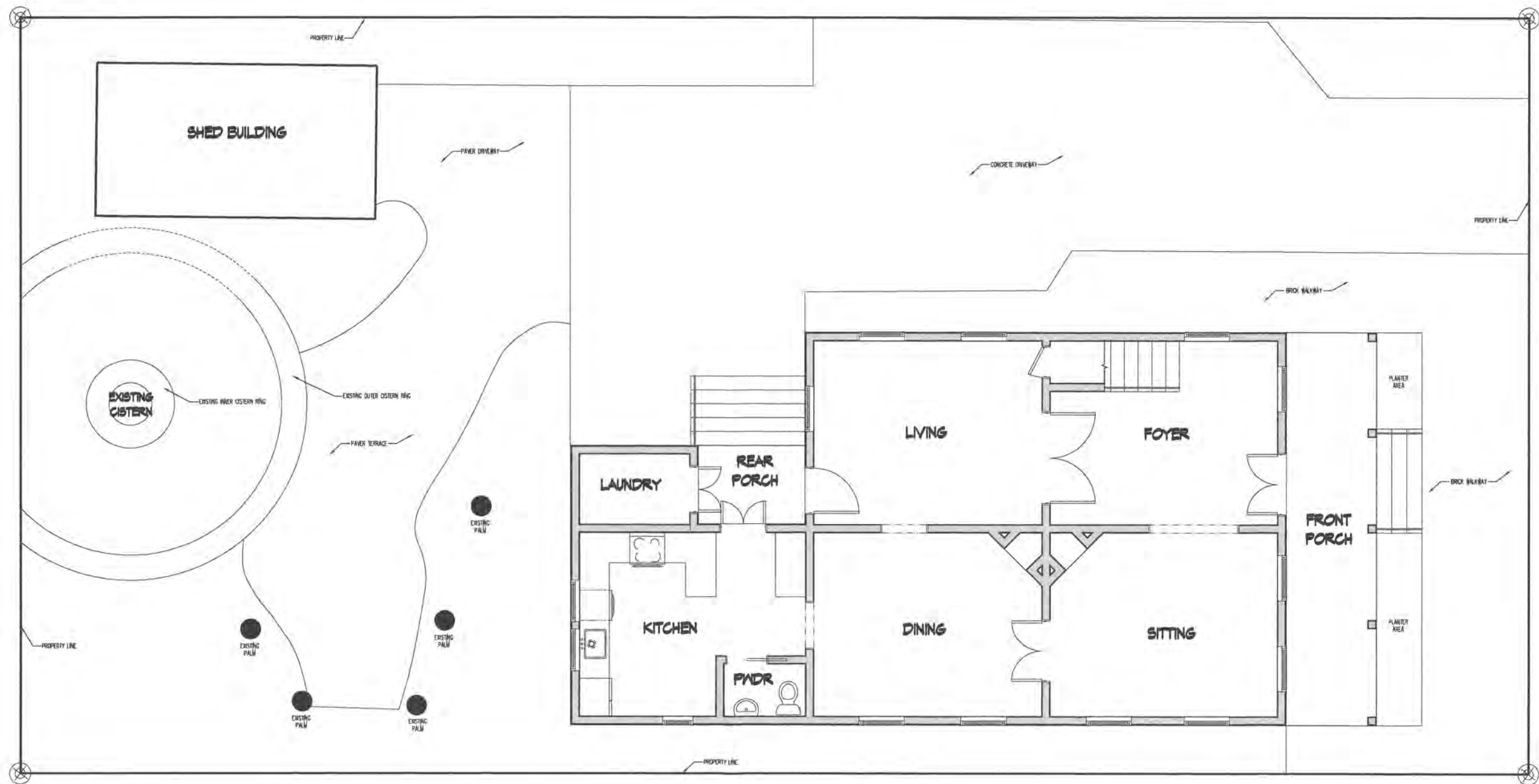


Revisions	
No.	Date

Progress Prints	
Issued To	Date
DRAFT HDC	11/9/18
CONCEPT HDC	11/12/18

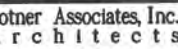
Not Published
All Rights Reserved
 These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement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

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



EXISTING SITE PLAN / FIRST FLOOR PLAN
 1/4" = 1'-0"

SCOTT RESIDENCE
123 SOUTH 1TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA



9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions

No. _____ Date _____

Progress Prints

Issued To	Date
-----------	------

DRAFT HDC 11/9/18

ONCEPT HDC 11/12/18

Not Published

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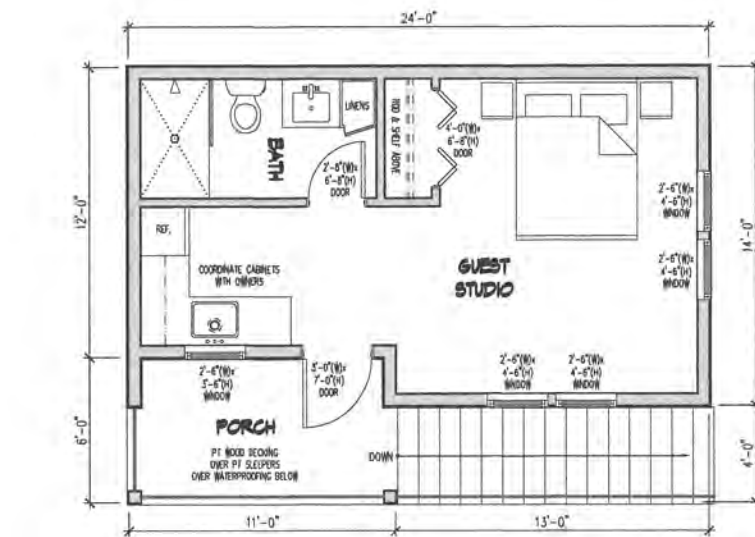
SCOTT RESIDENCE
123 SOUTH 7TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 180325.00

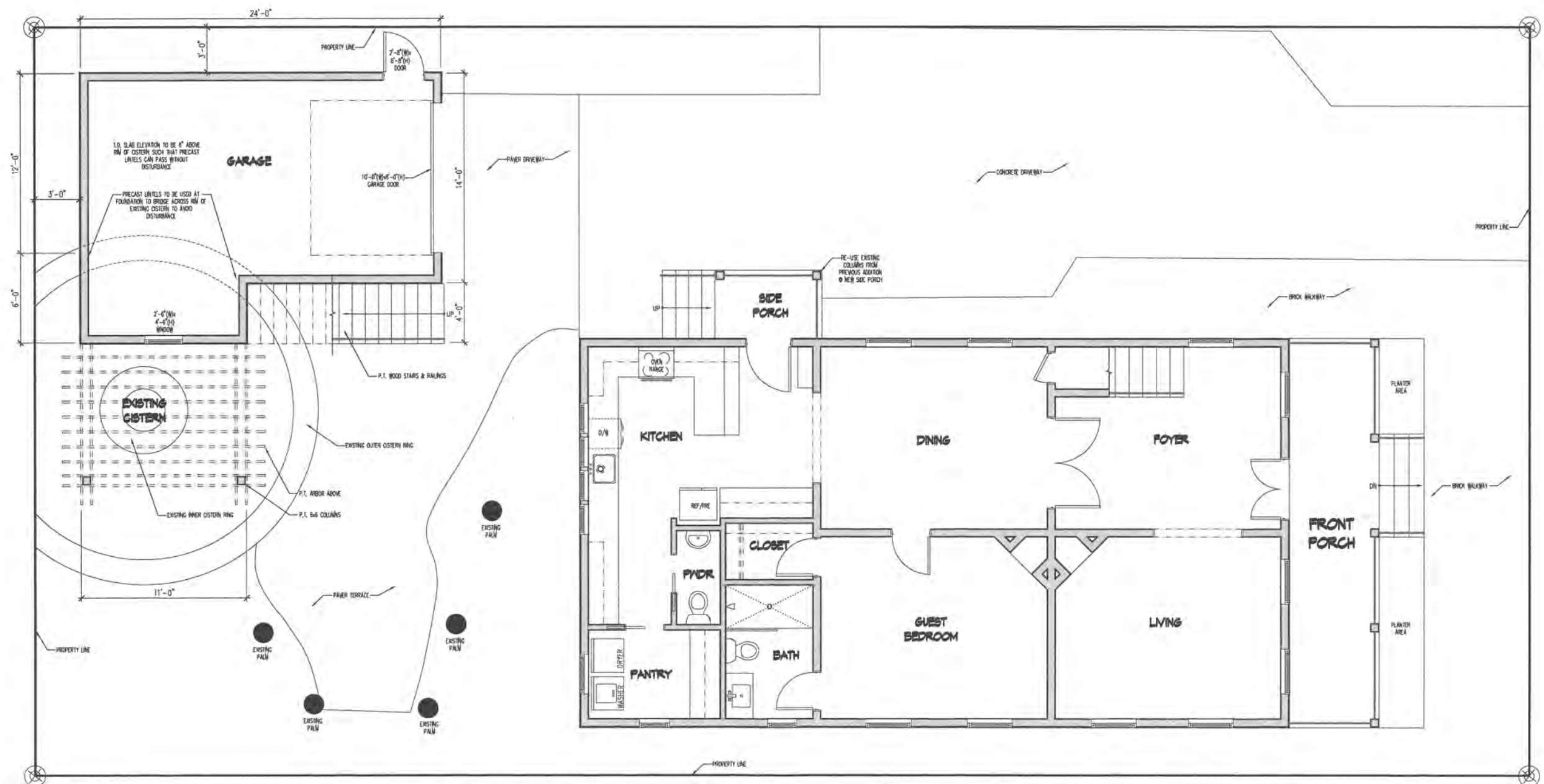
Leased: _____

PROPOSED PLANS

Type	of	Sheet Number
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SECOND FLOOR PLAN (STUDIO)



PROPOSED SITE PLAN / FIRST FLOOR PLAN

$$\frac{1}{4}'' = 1' - 0''$$

Revisions	
No.	Date

Progress Prints	
Issued To	Date
DRAFT HDC	11/9/18
CONCEPT HDC	11/12/18

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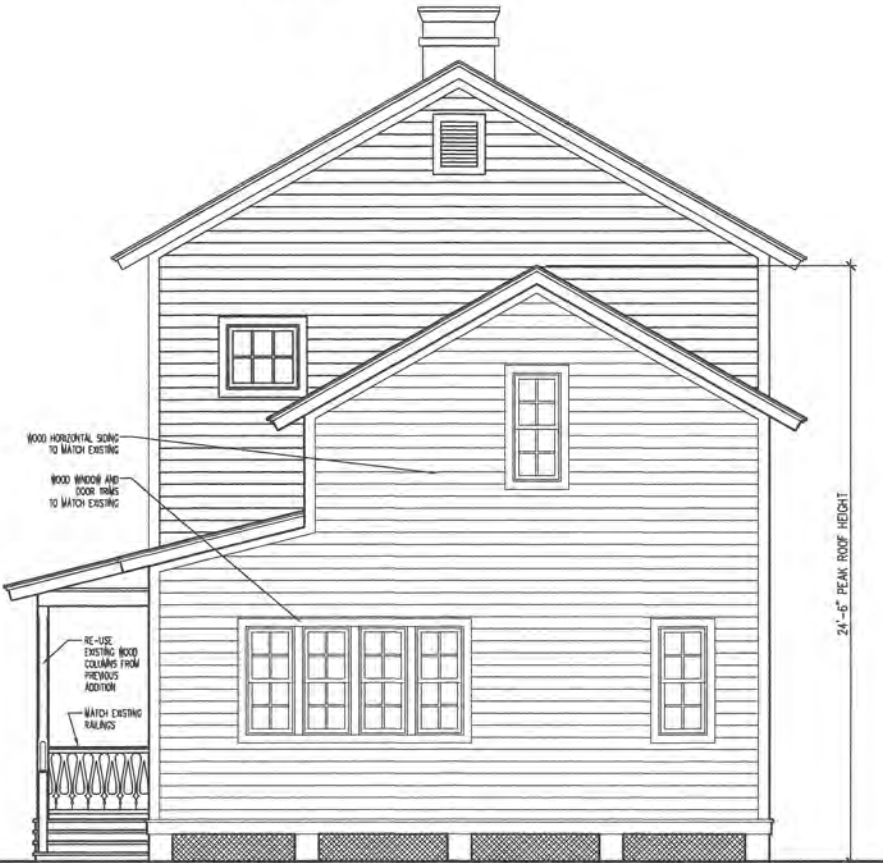
EAST
A-1.2
EXISTING EAST ELEVATION
1/4" = 1'-0"



WEST
A-1.2
EXISTING WEST ELEVATION
1/4" = 1'-0"



EAST
A-1.2
PROPOSED EAST ELEVATION
1/4" = 1'-0"



WEST
A-1.2
PROPOSED WEST ELEVATION
1/4" = 1'-0"

SCOTT RESIDENCE
123 SOUTH 7TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 180325.00
Released:

ELEVATIONS
Page of Sheet Number

Revisions	
No.	Date

Progress Prints	
Issued To	Date
DRAFT HDC	11/9/18
CONCEPT HDC	11/12/18

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SCOTT RESIDENCE
123 SOUTH 1TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 180325.00
Released:
ELEVATIONS
Page of Sheet Number

2018 FULL LINE CATALOG

First floor door
& garage

 **plastpro**
THE DOOR OF BEAUTY AND INNOVATION





We choose a door for its aesthetic qualities, but doors offer so much more than aesthetics. Your front door is a warm familiar place where new guests arrive and a cheerful announcement when friends come. We live our lives through them. Our front door sees us when we start our day and are ready to take on new opportunities. It's also a gentle embrace at the end of the day, welcoming us to our home and family. Doors aren't just doors; they're a reflection of us and our home. They help us and our families feel safe and protected. We know how important it is to choose a door that best represents you, makes you feel secure, and fits your needs.

ABOUT PLASTPRO

Since 1994, Plastpro has always believed in providing a superior product with the best value, technology, and commitment to our customers. Our fiberglass doors offer the beauty and versatility of wood doors, but are strong like steel doors. Wood and steel doors have been preferred in the industry, but both come with problems such as: rotting, rusting, and weather damage. Our fiberglass doors are the best solution and are not susceptible to weather damage, require less maintenance, and offer higher performance ratings. We've introduced the first door with composite stiles and rails, HydroShield technology, and composite Polyfibger (PF) Frames to the industry. Our doors feature a full length LVL block that provides stronger rigidity and a range of door locks and hardware to be installed for increased security. We carry a wide variety of designs, sizes, and styles that are bound to complement everyone's home.

Since the beginning, we've not only been committed to providing superior products, but also in creating opportunities. Our goal is to create positive changes for not only our employees and customers, but also for our community. We believe in doing good for the world and making a difference. For us, success is only as good as the good it creates. We've continuously partnered with Habitat for Humanity in order to create affordable, green houses for low-income families across the nation. We've donated more than 500 doors to various chapters of Habitat for Humanity and other non-profit organizations. When you buy a Plastpro door, you not only get a beautiful door with the best quality, you become part of Plastpro and join us in giving back to others.

SMOOTH



Our Smooth Doors are made with a pre-pigmented white skin; its simplicity gives a modern design and feel to any home. Our Smooth skin incorporated with a variety of panel designs and glass options, gives a clean, minimal look to any of our fiberglass doors.

DOOR OVERVIEW



● HVHZ IMPACT NOT AVAILABLE IN 3'6"

● COMING SOON

● MODELS ONLY AVAILABLE WITH GLASS.

● IN STOCK

● EXTENDED LEAD TIME

Kitchen door 2 main house

[Back to Search Results](#)



WHERE TO BUY



7042 TRADITIONAL

SERIES: Traditional Exterior Doors

TYPE: Exterior Traditional

APPLICATIONS: Can be used for a swing door, Dutch Door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 1-7/16" Innerbond® Double Hip-Raised Panel

Profile: Ovolo Sticking

Glass: 3/4" Insulated Glazing

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH ▾

HEIGHT ▾

WOOD SPECIES

▾

GLASS ▾

PANEL ▾

UPGRADES

☐ UltraBlock Technology

REQUEST DEALER QUOTE

WHERE TO BUY ▾

LIVE CHAT

MY IDEA BOOK

DOOR IMAGINATION SYSTEM

GARAGE DOORS

COMMERCIAL DOORS

ENTRY DOORS

PHOTOS

BUYING GUIDE

SERVICE & SUPPORT

CANYON RIDGE

COACHMAN

GRAND HARBOR

GALLERY

CLASSIC

MODERN STEEL

AVANTE

RESERVE

CLASSIC WOOD

[HOME](#) / [RESIDENTIAL GARAGE DOORS](#) / [CANYON RIDGE COLLECTION ULTRA-GRAIN SERIES](#)

FAUX WOOD CARRIAGE HOUSE GARAGE DOORS



CANYON RIDGE® COLLECTION ULTRA-GRAIN® SERIES



4.4 (8)

[Write a review](#)

insulated carriage house garage doors with faux wood and ultra-grain® steel.



Intellicore®



Color Blast®



WindCode®

An attractive and economical alternative to the Limited Edition Series, this door features a 2" Intellicore® polyurethane steel base with Ultra-Grain®, a durable, natural-looking, woodgrain paint finish. Stained Clear Cypress composite overlays are applied to the steel door surface to create beautiful carriage house designs.

[WHERE TO BUY](#)

[SEE ON MY HOUSE](#)

[ADD TO IDEA BOOK](#)

OVERVIEW

DESIGN OPTIONS

CONSTRUCTION

BROCHURE

INSTALLATION & CARE

DOOR DESIGNS

SERIES 1



DESIGN 11



DESIGN 12



DESIGN 13

SERIES 2



DESIGN 21



DESIGN 22

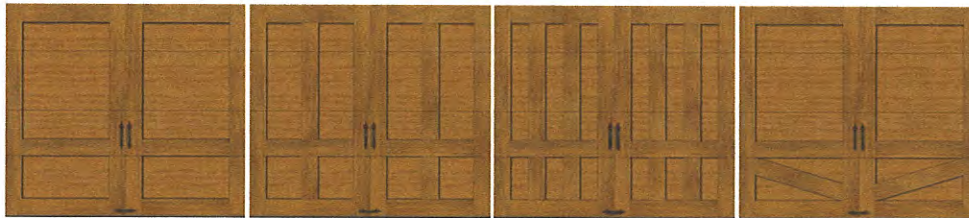


DESIGN 23

SERIES 3

ENTER TO WIN \$1,000!

+

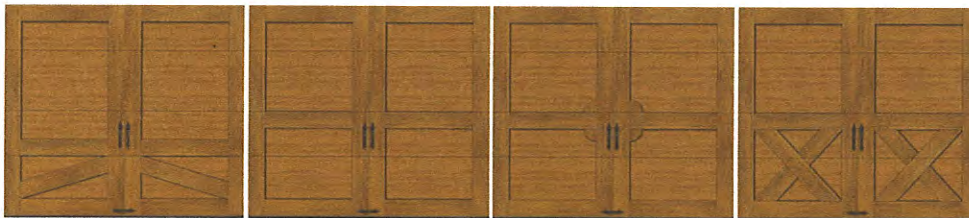


DESIGN 31

DESIGN 32

DESIGN 33

DESIGN 34



DESIGN 35

DESIGN 36

DESIGN 37

DESIGN 38

For more information regarding construction options per panel style, [click here](#)

TOP SECTIONS

SOLID TOP SECTIONS



TOP11

TOP12

TOP13



ARCH1

WINDOW DESIGNS



REC11

REC13

REC14



SQ23

SQ24

ARCH1



ARCH3

ARCH4

ARCH13



ARCH14

DOUBLE TOP SECTIONS



ARC1A - SOLID (DOUBLE DOOR)

ARC1A - WINDOW (DOUBLE DOOR)

ENTER TO WIN \$1,000!

+



ARC3A - WINDOWS (DOUBLE DOOR)



ARC4A - WINDOWS (DOUBLE DOOR)



ARC13A - WINDOWS (DOUBLE DOOR)



ARC14A - WINDOWS (DOUBLE DOOR)

SPECIALTY GLASS OPTIONS



SEEDED



RAIN



FROSTED



OBSCURE

MATERIAL OPTIONS



ULTRA-GRAIN CLEAR
CYPRESS

Composite Cladding is not present on Ultra-Grain® Series Models.

COLORS



ULTRA-GRAIN
CYPRESS
WALNUT
FINISH



ULTRA-GRAIN
CYPRESS
MEDIUM
FINISH



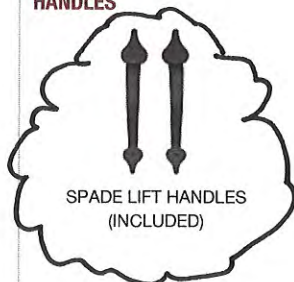
ULTRA-GRAIN
CYPRESS
SLATE FINISH

For more information regarding color availability, [click here](#).

REQUEST COLOR SAMPLES

HARDWARE DESIGNS

HANDLES



SPADE LIFT HANDLES
(INCLUDED)



SPEAR LIFT HANDLES



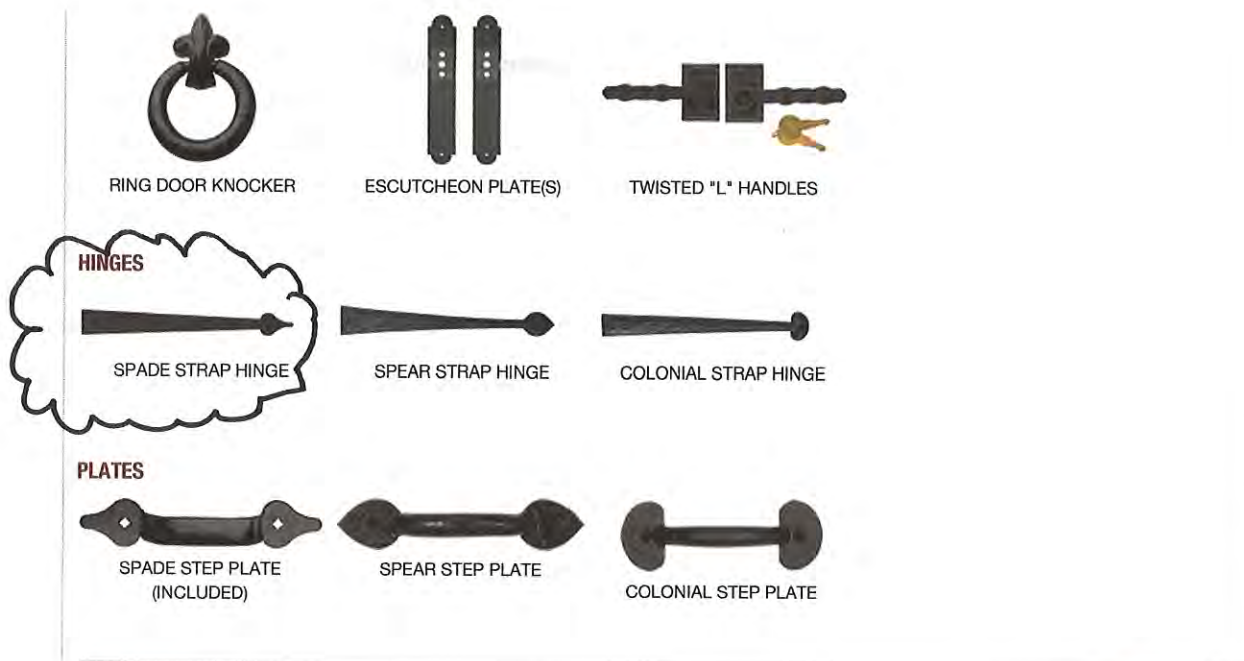
COLONIAL LIFT HANDLES



DECORATIVE LIFT HANDLES

ENTER TO WIN \$1,000!

+



★★★★★ 4.4 | 8 Reviews



Search topics and reviews



Reviews

[Write a review](#)

Rating Snapshot

Select a row below to filter reviews.

5 ★	6
4 ★	0
3 ★	1
2 ★	1
1 ★	0

Average Customer Ratings

Overall	★★★★★	4.4
Quality/Durability		4.5
Overall Value		4.0
Appearance/Design		5.0

1-8 of 8 Reviews

Sort by: ▼

FormerSE

Colorado

Review 1

Votes 0

Insulation Type: 2" Intellicore® polyurethane (18.4 R-Value)

★★★★★ · 2 months ago

Envy of the nieghborhood

The door looks great and keep inside of the garage warmer.

👍 Product Likes: Keeps My Home Warm/Cool, Energy Efficient, Appearance / Design

👍 Yes, I recommend this product.

Originally posted on Canyon Ridge® Collection Ultra-Grain® Series (R-Value 18.4)

Helpful? Yes · 0 No · 0 Report

Quality/Durability

Overall Value

Appearance/Design

WestonDan

Weston, MO

★★★★★ · 2 months ago

Definitely a step up

ENTER TO WIN \$1,000!





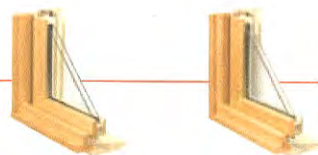
WOOD-ULTREX®
S E R I E S

Everything meets your standards.

These options suit your preferences.

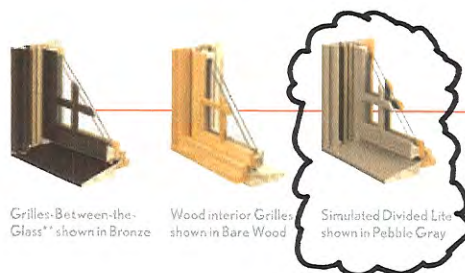
Glazing

Energy efficiency, safety and privacy. Choose from Integrity's standard LoE⁺ insulated glass with Argon gas* or LoE⁺-366⁺ with Argon gas. Both tempered insulated glass with Argon gas (standard on larger units and doors, and available on most other units); or tempered obscure insulated glass with Argon gas (available on select products and sizes) are available in 1/2" and 1/2" 366.



LoE⁺ (Standard) and LoE⁺-366 insulated glass with Argon gas, available in tempered

Tempered obscure insulated glass with Argon gas



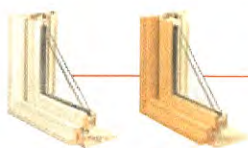
Grilles-Between-the-Glass[™] shown in Bronze

Wood interior Grilles shown in Bare Wood

Simulated Divided Lite shown in Pebble Gray

Divided Lites

Simulated Divided Lites (SDL) are bars permanently adhered to both sides of the glass for a more authentic look. SDL is available in several popular line cut options (see page 37) and is limited to match your interior and exterior finish options. **Profiled Grilles-Between-the-Glass (GBG)** offer all the style with no furring by inserting the grille detail inside the two glass panels. GBG is available in several popular line cut options (see page 37) and feature a white interior with a Stone White, Pebble Gray, Cashmere, Bronze or Evergreen exterior to match the exterior finish. (For color and material options, see page 37.) **Wood Interior Grilles** feature easy removal for cleaning. Available in bare wood or with factory applied white finish on interior or exterior.



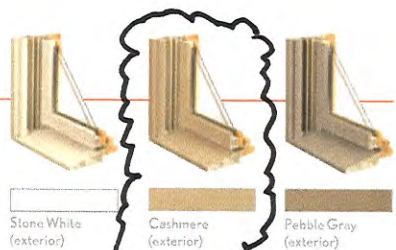
Pre-Finish White (interior)

Bare Wood (interior)

Finishes

Interior Finishes Standard Bare wood to stain or paint to match your interior, or a factory applied white semi-gloss interior finish for reduced job site finishing time and labor.

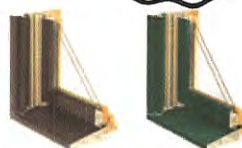
Exterior Finishes Stone White, Cashmere, Pebble Gray, Bronze or Evergreen. All are paintable without affecting the durability.



Stone White (exterior)

Cashmere (exterior)

Pebble Gray (exterior)



Bronze (exterior)

Evergreen (exterior)

* Argon gas not available in high elevations where capillary tubes are required.
** Not available in polygons except in direct glass rectangles.

Available with IMPACT

Integrity from Marvin is pleased to offer IMPACT rated products for East and Gulf Coast States for wind zones up to 140 mph. Integrity Wood-Ultrex Awnings, Casements, Double Hungs, Polygons, Sliding French Doors and Outswing French Doors are available with an IZ3 performance rating. What separates Integrity IMPACT products is their Ultrex construction. Ultrex is the perfect material to withstand the harshest coastal storm and everyday coastal living. Ultrex's strength, minimal expansion/contraction and superior resistance to heat, UV degradation and corrosion mean that IMPACT windows won't only stand up to the storm - they will stand up to time.



Find out more about IMPACT products from Integrity at integritywindows.com/impact.

INTEGRITY® FROM MARVIN
WOOD-ULTREX® SERIES

Integrity® Hardware Finish Options



French Door handle sets offer classic styling, keyed cylinders, multi-point locking systems and available PVD finishes for superior durability.

Windows feature classic low profile durable hardware for clean aesthetics, safety and security.

HARDWARE FINISHES	Sliding Patio Door	Sliding French Door	Inswing French Door	Outswing French Door	Windows
	Interior	Exterior	Interior and Exterior	Interior and Exterior	Interior
White					
Pebble Gray					
Cashmere					
Bronze					
Evergreen					
Almond Frost					
Brass					
Brass PVD					
Satin Nickel					
Satin Nickel PVD					
Oil Rubbed Bronze					
Oil Rubbed Bronze PVD					

ADJUSTABLE HINGE FINISHES	Sliding Patio Door	Sliding French Door	Inswing French Door	Outswing French Door	Windows
Goldtone					
White					
Pebble Gray					
Gray					
Cashmere					
Bronze					
Evergreen					
Coastal Brass					
Coast Satin Nickel					

DOUBLE HUNG

Every window's a performer.
This one's a star.



- + Low-profile sash locks provide smooth operation.
- + A positive detent reinforces when the window is locked.
- + Robust sill nose and 13.5 degree sloped sill ensure proper water management and create a more traditional appearance.
- + Take the design pressure (DP) up to 50. An optional field-applied wood sill liner kit increases water performance to a DP 50 rating, and installs easily on any Integrity double hung.

Self-sealing corner keys, weather stripping and jamb sill gaskets mean a minimum design pressure rating of DPMO. Add ergonomic hardware, a dramatic sloped sill, and more wood to the interior, and this double hung window not only performs great, it looks great doing it. Mix with picture windows, other double hungs, transoms, polygons or round tops to create almost any assembly imaginable. Factory mulling and field mulling kits are available.



Both sash tilt and remove easily, with no tools or strings to detach.

Available with IMPACT

Open your home with style and performance. Rich wood interiors, 8' 0" heights, XX configurations and wide stiles and rails make this door stand out from the crowd. Standard DPF50 performance, stainless steel handle activated multipoint locking system, stainless steel fasteners, available PVD handle sets and optional adjustable hinge linings make it stand up to the elements. Energy saving 1/2" tempered glass with Argon gas standard on select 1 1/2" 366" tempered glass with Argon gas for enhanced performance.



- + Traditionally styled lever and escutcheon handle set available in White, Almond Frost, Brass PVD, Satin Nickel PVD and Oil Rubbed Bronze PVD.
- + Stainless steel multi-point locking system seals the door in four locations—head, sill, deadbolt, and keyed cylinder—for stability and security.
- + An oak sill liner can be painted or stained to match the solid wood interior.

OUTSWING FRENCH DOOR

Step out with style.
Step up with performance.



Adjustable hinges available in White, Pebble Gray, Cashmere, Bronze, Evergreen, Coastal Brass and Coastal Satin Nickel.

Available with IMPACT

Metal Roofing Beauty That Lasts!



Trusted Quality
Tested Strength

A GIBRALTAR INDUSTRIES COMPANY 

Authorized Dealer

Metal Roofing Beauty That Lasts!

Trusted Quality. Tested Strength.

Residential • Commercial • Agricultural • Industrial



A complete line of roof and wall panel systems

- Lasts longer than conventional roofing
- Low maintenance
- Color matched accessories and trims
- Fire-resistant and non-combustible
- May reduce insurance premiums
- Energy efficient
- Superior warranty
- Impact resistant to hail
- Good value-to-life cycle cost
- Enhances resale value
- 100% recyclable
- Attractive appearance



SM-RIB

Design Features

- Architectural exposed fastener panel
- 36" width coverage
- 9" on center spacing major ribs with 2 equally spaced stiffening ribs between major ribs
- 3/4" major rib height
- Minimum roof slope 3/12 pitch
- 29 and 26 gauge
- Anti-siphon channel side lap design
- Architectural Applications Applied over decking

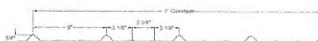
Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: TDI • MIAMI-DADE • UL • FL CODE



SM-RIB



PBR & R PANELS

Design Features

- Architectural/structural exposed fastener panel
- 36" width coverage roofing (PBR)
- Or siding (R-Panel)
- 12" on center spacing major ribs with 2 equally spaced stiffening ribs between major ribs
- 1-1/8" major rib height
- Minimum roof slope 1/12 pitch
- PBR - 26 and 24 gauge
- R - 29 gauge
- Architectural and Structural Applications Applied over decking and over open framing

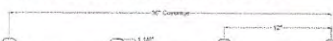
Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

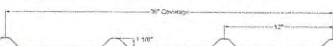
Approvals: TDI • UL • FL CODE



PBR-PANEL RECOMMENDED FOR ROOFING



R-PANEL RECOMMENDED FOR SIDING ONLY



SEM-LOK

Design Features

- Architectural concealed fastener standing seam panel
- 16" width coverage
- 1" seam height
- Minimum roof slope 2/12 pitch
- Hemmed snap lock design
- Low gloss paint finish
- 26 and 24 gauge
- Anti-siphon channel side lap design
- Available in Ribbed, Flat or Striated
- Nail fin design with slotted holes for attachment
- Architectural Applications Applied over decking

Material

- Galvalume
- SemCoat Plus

Approvals: MIAMI-DADE • UL • FL CODE



SEM-LOK



2-1/2" & 1-1/4" CORRUGATED

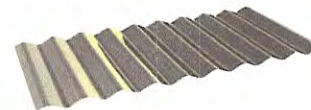
Design Features

- Architectural exposed fastener panel
- 24" width coverage (siding) and 21-1/2" width coverage (roof)
- 1-1/4" and 2-1/2" corrugations on center spacing availability
- 1/4" or 1/2" corrugation height
- Minimum roof slope 3/12 pitch
- Utility, 29, 26 and 24 gauge
- Architectural Applications Applied over decking

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: UL • FL CODE



2-1/2" CORRUGATED



1-1/4" CORRUGATED



5-V CRIMP

Design Features

- Architectural exposed fastener panel
- 24" width coverage
- 7/16" height inverted V(s)
- Minimum roof slope 3/12 pitch
- Utility, 29, 26 and 24 gauge
- Anti-siphon channel side lap design
- Architectural Applications Applied over decking

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: TDI • MIAMI-DADE • UL • FL CODE



5-V CRIMP



natural galvalume color



See individual product descriptions for applicable certifications.

www.semetals.com

Technical Support 800.SE Specs 800.737.7327

HardiePlank®

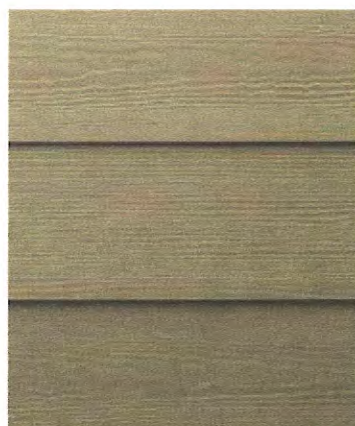
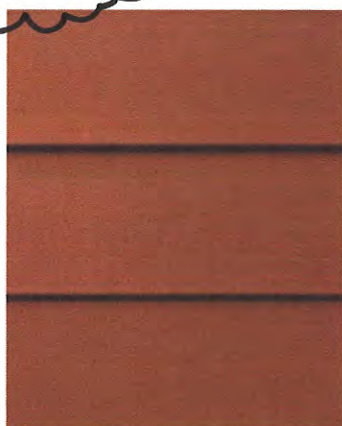
Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

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

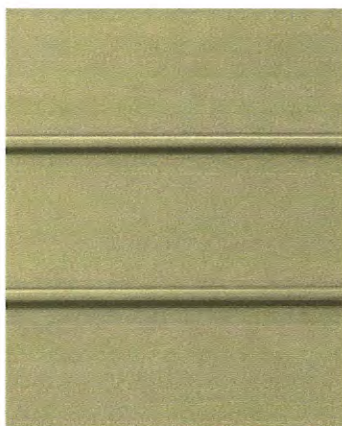
HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

A classic look for
THE HOME OF THEIR DREAMS.

SELECT CEDARMILL®**Woodstock Brown***SMOOTH®***Countrylane Red*

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

CUSTOM BEADED CEDARMILL®*Light Mist***CUSTOM BEADED SMOOTH***Heathered Moss*

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

CUSTOM COLONIAL ROUGHSAWN®*Mountain Sage***CUSTOM COLONIAL SMOOTH®***Timber Bark*

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

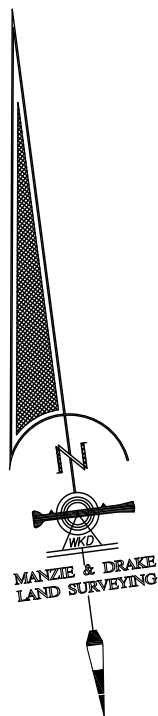
*In 25 in. and 3.25 in. also available in coastal colors. 9.25 in. and 12 in. only available primed.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

THE SOUTH ONE-HALF (S 1/2) OF LOT SIX (6), BLOCK THIRTY-EIGHT (38)



LOT 3

LOT 4

B

LEGEND

- A/C = AIR CONDITIONER
- ℄ = CENTERLINE
- [Pattern] = CONCRETE FLATWORK
- [Pattern] = WATER METER
- [Pattern] = WOOD OR VINYL FENCE
- [Pattern] = WOOD FLATWORK

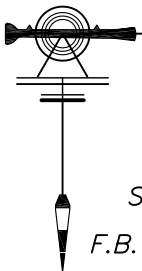
SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Internal lot angles shown hereon are based on recovered monumentation.
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a Published Benchmark USGS Tidal 22 (Elevation = 18.45' NAVD '88).
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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

Michael A. Manzie
MICHAEL A. MANZIE, P.L.S. 4069



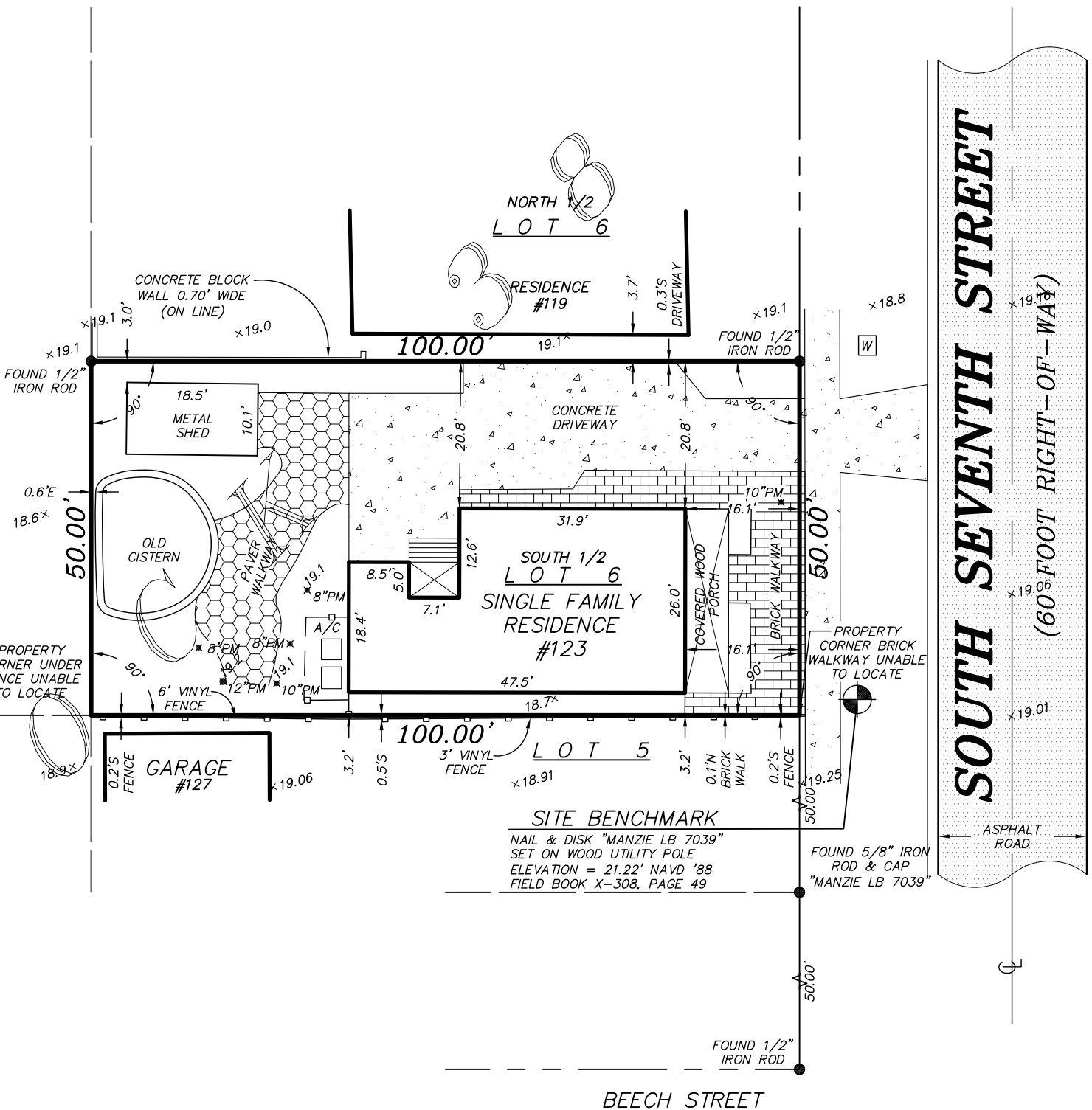
MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 20335 DATE: 06/11/2018 CADD: BH

F.B. NO: X-308 PAGE NO: 49 FIELD CREW: GS FILE NO: A-4589



BEECH STREET

CERTIFIED TO:

JAMES SCOTT

PROPERTY ADDRESS:

123 SOUTH SEVENTH STREET
FERNANDINA BEACH, FLORIDA 32034

TREE LEGEND

PM = PALM TREE

TREE DISCLAIMER:

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

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



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-06 (PREVIOUSLY HEARD AS HDC 2018-43)
FEBRUARY 21, 2019

Owner/Applicant:	Cotner Associates, Inc., agent for David Peyton Page Jr. & Kimberly Pruitt Page				
Property Address:	224 N. 2 nd Street				
Requested action:	Certificate of Approval (COA) to demolish primary structure.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA00246				
Year Built:	1903 (FMSF 8NA00246)				
Contributing Status:	Not in Historic District, but potentially eligible for inclusion as a contributing structure.				
Adjacent Properties:	North	Warehouse	I-1	c.1980	
	South	Vacant	C-3		
	East	Single-Family Residential	R-2	c.1910	
	West	Warehouse	I-1	c.1998	OHPA

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

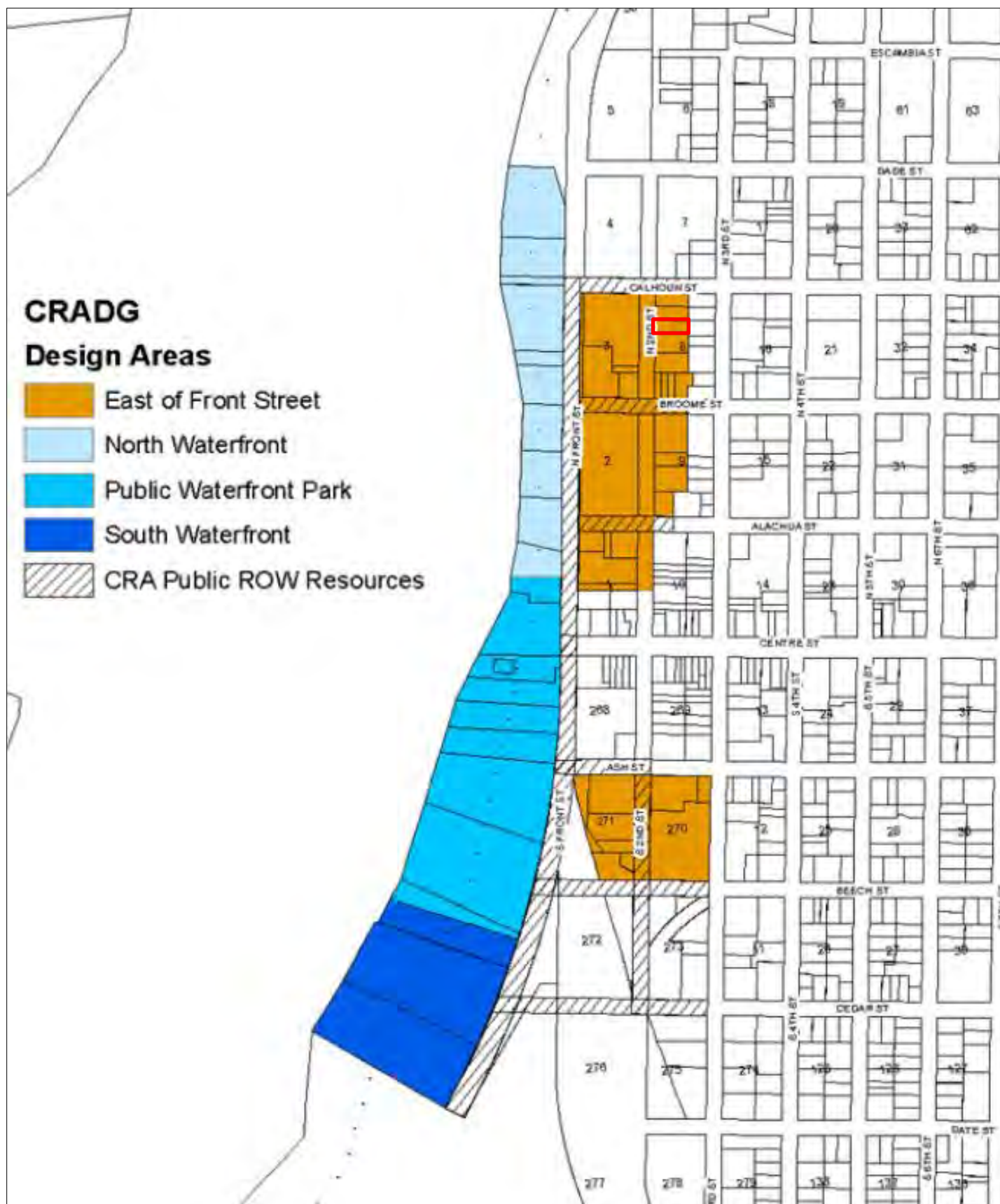


224 N 2nd Street

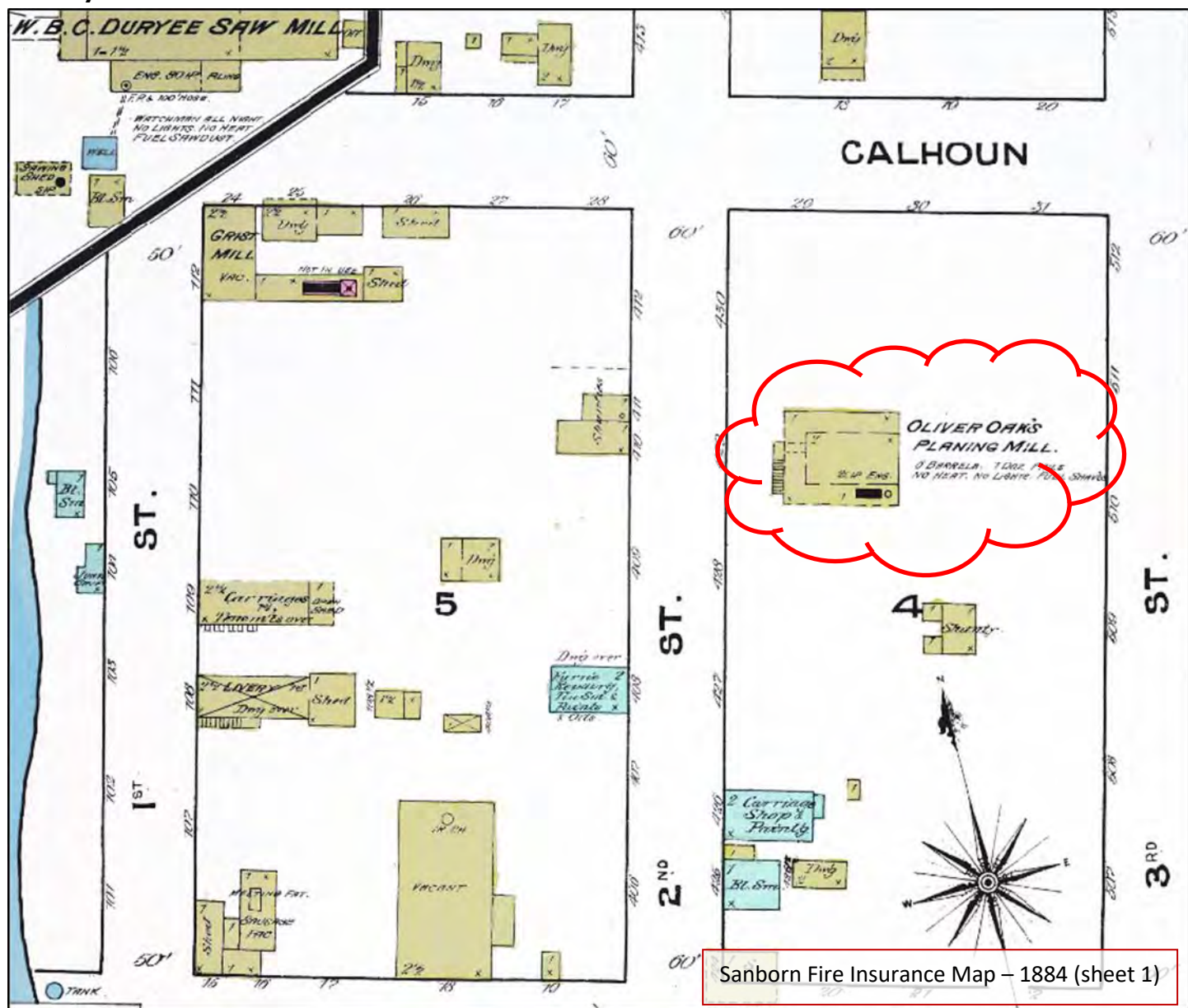


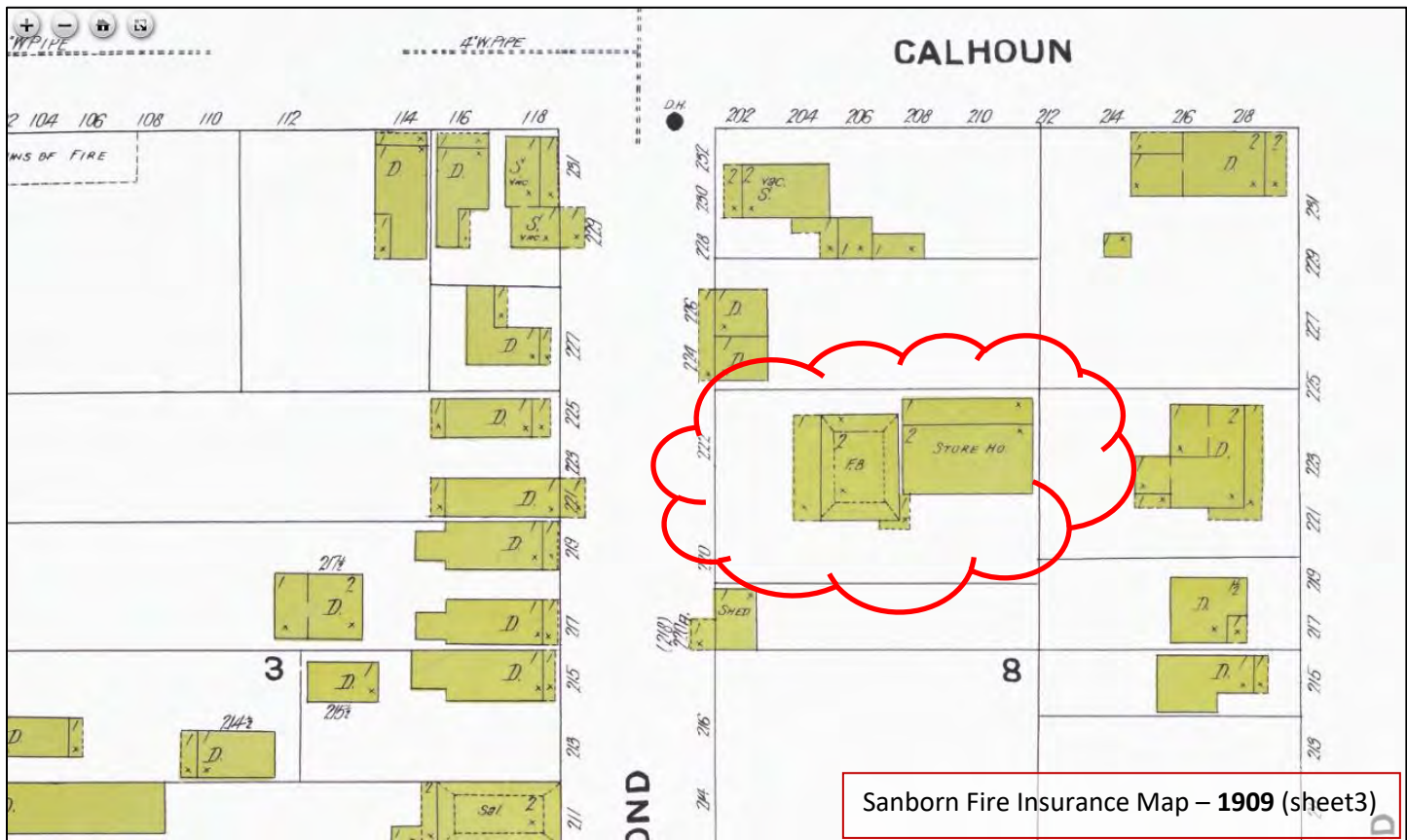
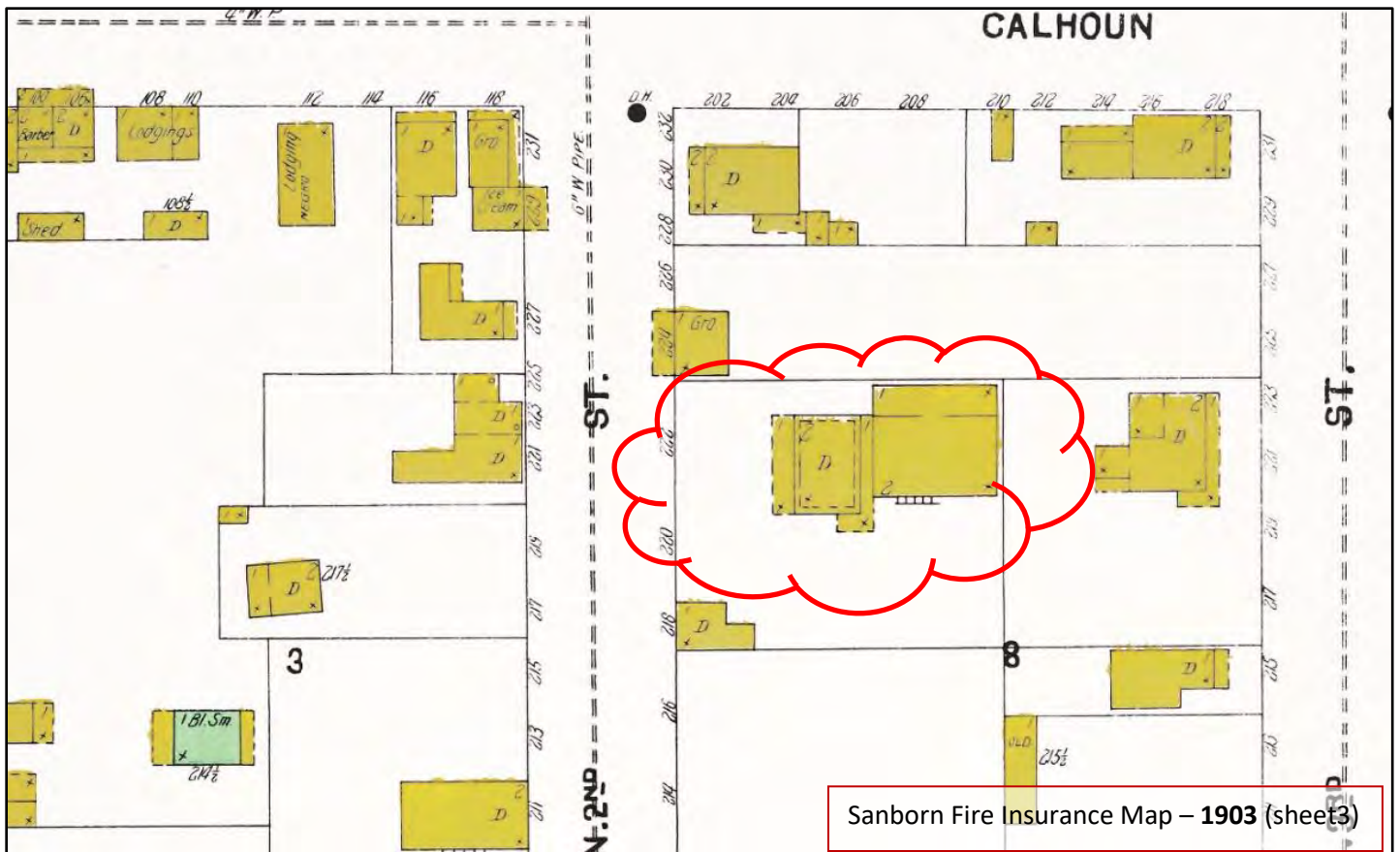
224 N 2nd Street Zoning

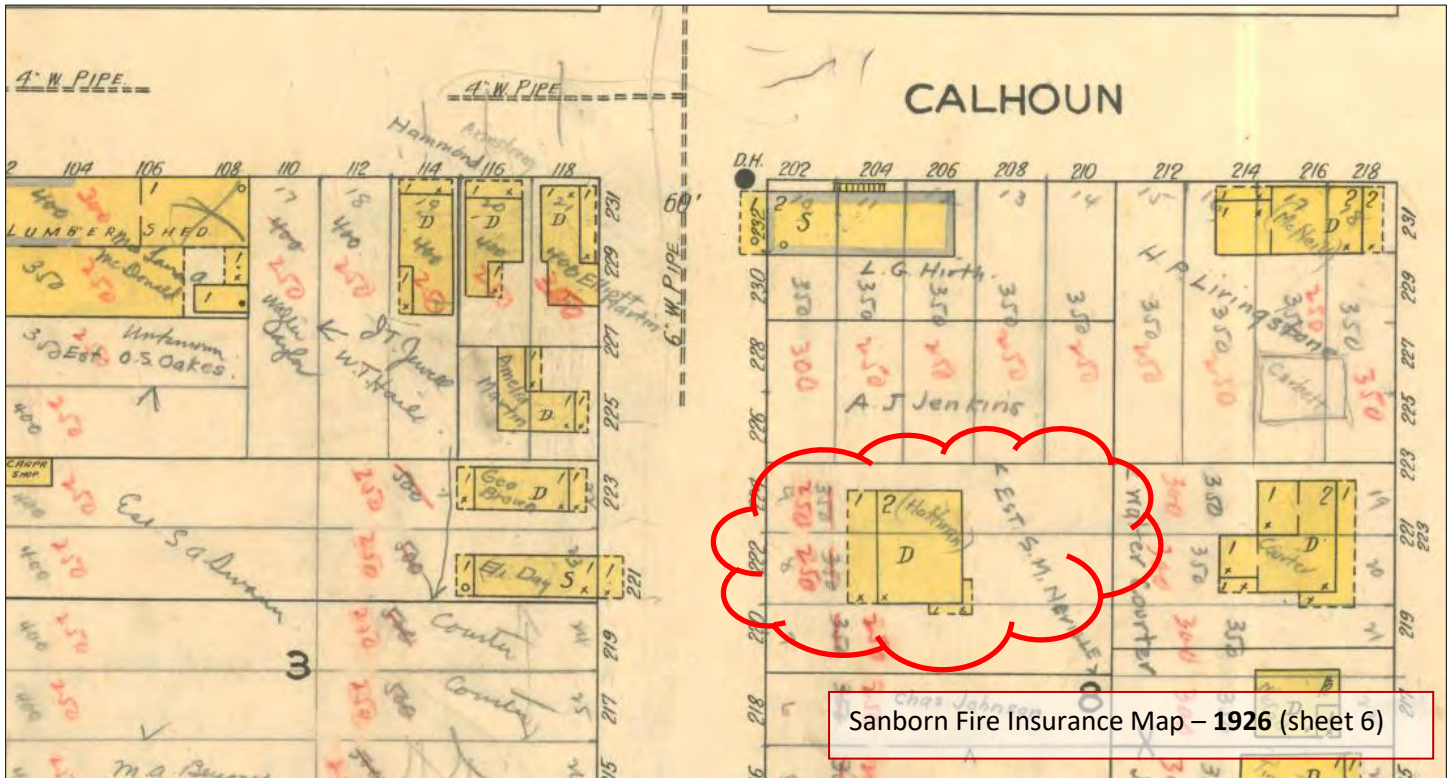




History of Site



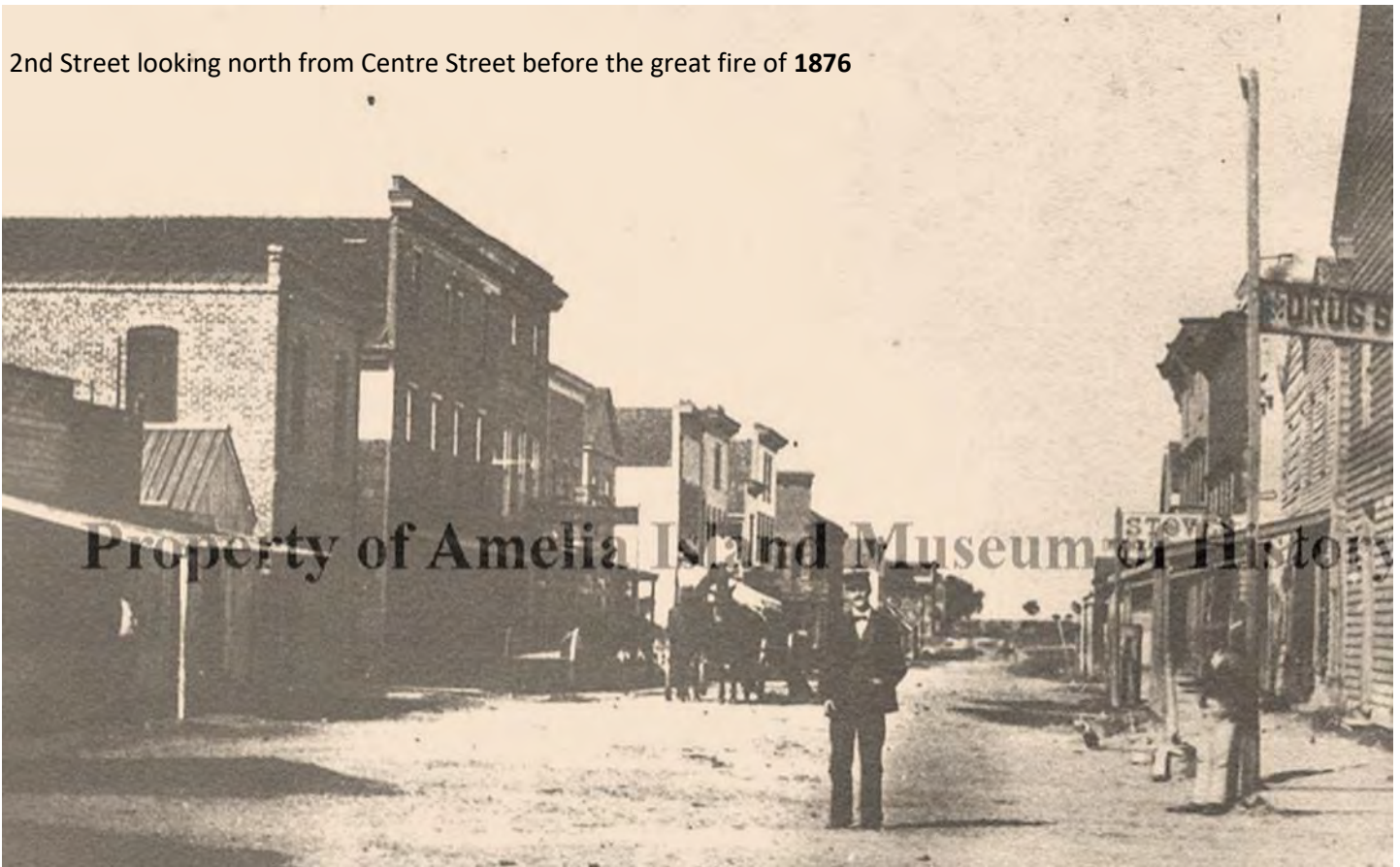




Sanborn Fire Insurance Map – 1926 (sheet 6)

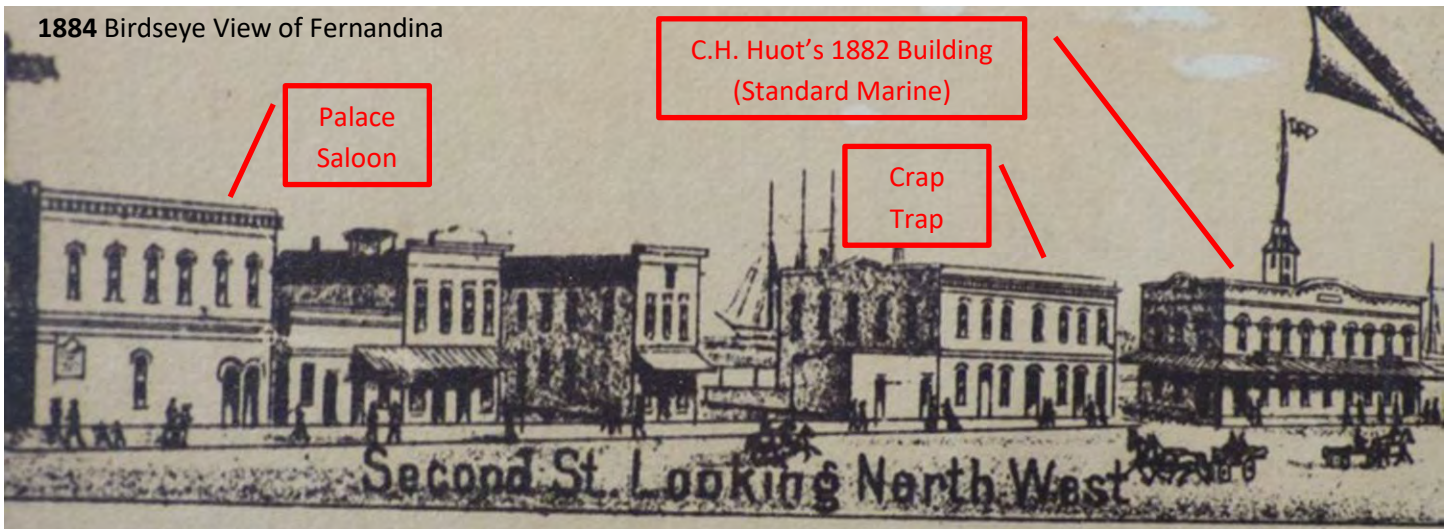


2nd Street looking north from Centre Street before the great fire of 1876



City of Fernandina right after the fire on March 23, **1876**. Nearly 40 buildings were destroyed. This was nearly the entire business portion of the city. Buildings lost included the Post Office, City Offices, the Probate and County Clerks Office, Offices of the Charleston Steamship Company, and the Observer printing office.

1884 Birdseye View of Fernandina



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This application was previously denied by the Historic District Council on October 8, 2018 as case # HDC 2018-43. The applicant appealed the decision to the City Commission at their January 2, 2019 regular meeting. The City Commission voted to remand the case back to the Historic District Council for further review, allowing the applicant to submit new evidence into the record.

The applicant is seeking approval to demolish the primary structure.

This Central Business District (C-3) zoned property is located within the 4.4 East of Front Street Design Area of the Waterfront Community Redevelopment Area. As such, all demolitions are required to be reviewed by the Historic District Council.

2nd Street Historically served as the City's "main street." Connecting Old Town to "New Fernandina," it was a vital street which housed many businesses, dwellings, City Hall, the post office, etc. A fire in 1876 destroyed many of the original wood structures. 2nd street was rebuilt, only to have a hurricane in 1898 damage many of the new and restored buildings. Over time businesses shifted and Centre Street became the main corridor in the City. The 2nd street neighborhood slowly declined, ultimately leading to much of it being demolished in the 1990's for the expansion of the port. Hemmed in between the port and the formal boundary of the Downtown Historic District, this neighborhood has been long neglected and struggles to recapture the distinct identity it once had. Utilizing the few remaining historic structures in this neighborhood is vital to the rehabilitation of the area, maintaining its link to the formal historic district, and understanding this areas place in the history of the city.

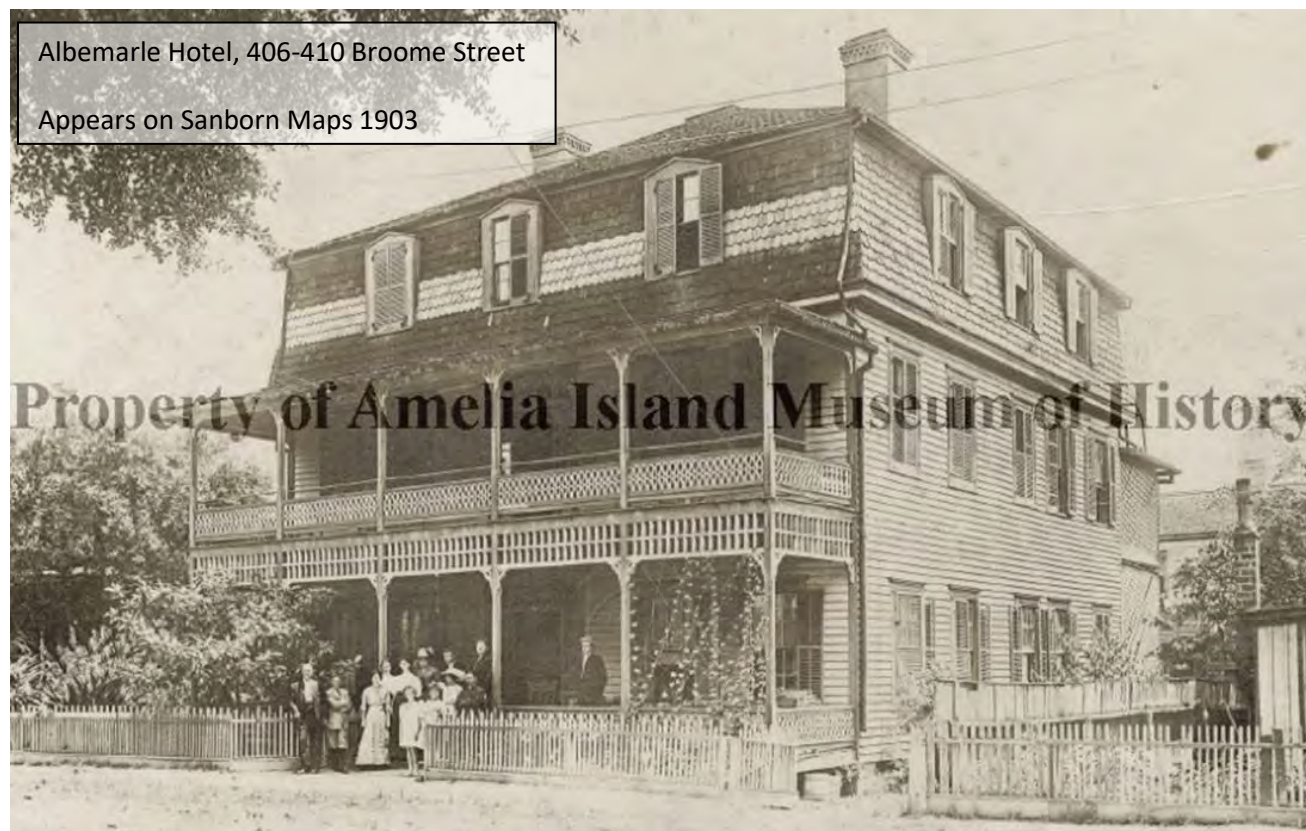
The structure located at 224 N. 2nd Street, in its current form, was constructed between 1897 and 1903. The structure was originally the site of Oliver Oak's planning mill, which most likely worked in conjunction with the Duryee Saw Mill a few blocks north. The two-story structure with one-story wrap-around porches first appears on the Sanborn Fire Insurance Maps in 1884. In 1891 and 1897 the structure is shown with a new structure in front of it to the west and is labeled as "old and vacant." In 1903 the maps show that two of the porches have been removed from the structure and a two-story dwelling was added to the front of the building. The map indicates it was a two-story structure with one-story front porch and mansard roof. The 1909 map shows that the roofed area that connects the two structure is removed and notes the structure as "female boarding," which is commonly accepted on Sanborn Map keys as meaning a bordello. The planning mill building is listed as a "store house" on this map. 1926 is the next Sanborn Map we have access to, and it shows the house (listed as a dwelling again) in the same configuration with the store house building removed.

Popular between the years 1855 and 1885, the Second Empire style of architecture is distinguished by its Mansard (dual-pitched hipped) roof with dormer windows on steep lower slope; molded cornices normally bound the lower roof slope both above and below; decorative brackets are usually present beneath the eaves.

This style was most popular the northeastern and midwestern United States. Second empire structures were rare in Fernandina. Research from the Sanborn Fire Insurance Maps and the 1884 Birdseye View show that a few residential Second Empire structures did exist in the city. 224 N. 2nd Street is the only residential Second Empire structure remaining in the city.

Photos show that the Albemarle Hotel, which was located at 406-410 Broome Street, would have been very

similar in style, size, and appearance to 224 N. 2nd Street. The Albemarle Hotel was demolished sometime after 1949.





The largest and most notable example of this style of architecture in Fernandina is St. Michael's Academy, (228 N. 4th Street), which still stands today.



This property has been identified as having deficiencies caused by owner neglect dating back to 2009. As this historic structure does not lie within the Downtown Historic District, it is not subject to Demolition by Neglect regulations. Code Enforcement had been attempting to get the previous owners of the property to properly maintain the structure without success.





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

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

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.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

8.03.03.01 Requirements for Demolition Applications

- A. Application requirements. Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.
- B. Public hearings and notice requirements. Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.
- C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
 - 1. Whether the structure or site would meet national, state, or local criteria for designation;
 - 2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
 - 3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
 - 4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
 - 5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;
 - 6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
 - 7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
 - 8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
 - 9. Whether the applicant will be denied a reasonable return on his or her investment;
 - 10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
 - 11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
- D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition:
 - 1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner.
 - 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.
 - 3. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation and/or relocation.
 - 4. An estimate from an architect, developer, real estate consultant, or appraiser experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure in its current location or in any proposed new location.

- E. Demolition delay period. The HDC may grant a Certificate of Approval for demolition as requested by a property owner which may provide for a delayed effective date. The effective date of the certificate will be determined by the HDC based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The HDC may delay the demolition of contributing buildings within locally designated historic districts for up to six months, and for non-contributing buildings within locally designated historic districts for up to three months. During the delay period, the HDC may take such steps as it deems necessary to preserve the structure requested to be demolished and ensure that the structure is secured and stabilized. Such steps may include, but are not limited to, consultation with community groups, public agencies, and interested citizens; recommendations for acquisition of property by public or private bodies or agencies; and exploration of the possibility of moving the structure to a new location.
- F. Special requests precedent to demolition. The HDC may, with the consent of the property owner and at the property owner's expense, request that the owner salvage and preserve building materials, architectural details and ornamentation, fixtures and the like for reuse in the restoration of other historic properties. At the HDC's discretion, and with the property owner's consent, the HDC, Amelia Island Museum of History, or other local historical organizations at their expense, may salvage and preserve building materials, architectural details and ornamentation, fixtures, and the like. The HDC may, with the consent of the property owner and at the property owner's expense, recommend recording the architectural details for archival purposes prior to demolition. This recording may include, but is not limited to, photographs, videotaping, historical background information, and scaled architectural drawings.
- G. Denial of Certificate of Approval for demolition. The HDC's refusal to grant a Certificate of Approval for demolition requested by a property owner shall be supported by a written statement describing the public interest that the HDC seeks to preserve.
- H. Requirement of development plans. No contributing building or structure on a property located within a locally designated historic district or the CRA shall be totally demolished without first receiving at the minimum conceptual approval by the HDC for new construction. The requirement of a certificate of Approval for new construction may be waived by the HDC upon a showing of good cause that such requirement would be unduly harsh or would result in a substantial hardship to the property owner. A showing of good cause may include, but is not limited to, evidence that the property owner is unable to comply with the requirement for new construction due to advanced age, infirmity, physical or other handicap, or economic hardship. In the event economic hardship is claimed, the applicant must demonstrate the requirements in Section 8.03.06. Property owners seeking demolition of an unsafe structure based upon recommendation of the Code Enforcement and Appeals Board or the Building Official are exempt from this requirement. Upon approval by the HDC of a Certificate of Approval for demolition, the demolition permit shall not be issued until all demolition and new construction plans for the property have received all other required governmental approvals.
- I. Structures not in historic districts or the CRA. Upon receipt of a demolition permit application for properties not in the historic districts or the CRA, the Building Department shall notify the Planning Department. During the permit application review period, the Planning Department shall record the property through photographic documentation for archival purposes. The City may seek permission from the property owner to enter the building to take photographs prior to demolition.

8.03.06 Economic Hardship

- A. A property owner may demonstrate economic hardship as to demolition, substitution of alternative building materials, or other cases for primary structures by providing the following information as applicable and as may be required by the HDC.
 - 1. Owner currently receives fixed income benefits;
 - 2. Owner currently receives assistance through income-indexed program which provides for physical improvements to the property;
 - 3. An estimate of the cost of the proposed construction, alteration, demolition, or removal and an

- estimate of any additional cost that would potentially be incurred if the owner were to comply with the recommendations of the Board for the changes necessary to obtain a Certificate of Approval;
4. Any documentation related to good faith attempts to sell, rehabilitate or reuse the structure or structures within the last three (3) years;
 5. Proof of payment of property taxes within the last three (3) years;
 6. Owner has tax-exempt status as a (501)(c)(3) organization;
 7. A report from a developer, real estate consultant, certified property appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility or viability or rehabilitation or reuse of the existing structure or structures; and/or
 8. A report from an engineer, architect or contractor with experience in rehabilitation as to the soundness of any structures on the property and their suitability or feasibility for rehabilitation or reuse.
- B. Property owners are not required to prove economic hardship for accessory structures.

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN: HISTORIC PRESRVATION ELEMENT

Policy 11.08.01.

The City shall encourage protection, preservation, and revitalization of historic non-designated structures and neighborhoods.

ANALYSIS:

Demolition Criteria	
1. Whether the structure or site would meet national, state, or local criteria for designation;	The due to the cultural and architectural value the structure embodies, the structure could meet criteria for designation as a contributing structure to the Downtown Historic District
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;	Structure is eligible to become a contributing structure to the Downtown Historic District, but is not currently included in the Historic District.
3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;	Loss of the site would further deteriorate this once important street in the City's history.
4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;	The structure is an architectural style unique to the City, but it would be possible to reproduce.
5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;	This structure is the last remaining residential example of Second Empire architecture in the City. This style is unique in that it is an architectural outlier. This style was mainly seen in the northeast and Midwest.

6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;	As one of the last remaining historic structures in the neighborhood, its removal would further weaken the historic relationship between the structures and land.
7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;	Retention of this structure does promote the general welfare of the city by providing an opportunity to study local architecture, development patterns, and local history
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;	Staff has put the applicant in touch with parties interested in relocating the historic structure. At this time, staff has not been informed that the interested party has been given the opportunity to have the building evaluated for relocation. Staff has not seen any alternative proposals that include incorporating the historic structure into proposed development, nor seen any evidence that the owner is actively trying to sell the property to parties willing to invest in its rehabilitation.
9. Whether the applicant will be denied a reasonable return on his or her investment;	The applicant has recently purchased the property and would not be denied a reasonable return on their investment. The property continues to be used as multiple income producing rental units.
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;	The applicant has provided a letter from an engineering firm indicating the expected level of repairs that would be required to rehabilitate the structure. They have also provided an estimate for a new foundation of between \$50-55K, which is typical of the foundation work that occurs on many of the historic properties in the City. The applicant has also provided a letter from the former Building Official stating that the repairs necessary on the structure would be considered a level 3 alteration per the FL Building Code. Again, this is typical of our historic structures in Fernandina Beach. Many of the City's most valuable historic structures have been in similar states of disrepair and have needed to undergo renovations of this magnitude to reverse years of neglect and insensitive alterations.
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.	Code Enforcement and Appeals Board had been working to get the former owner to address the neglect of the structure and bring it into compliance. They have NOT recommended demolition of this structure.

Although the structure has had several insensitive alterations and suffers from neglect, staffs believes the home to be an important link to this neighborhood's history and merits rehabilitation. This structure also represents the last residential example of this architectural style.

The applicant seeks to redevelop this site to include mixed use structures as part of HDC 2019- 07 (Formerly HDC 2018-44), which is being heard concurrently with this application. Many examples exist where historic structures are rehabilitated and developed as part of a larger site that is designed to be complimentary to the historic structure and can achieve re-development goals while highlighting historic structures (see Exhibit 2). This property was purchased by the current owner in April 2017. Although the current owner did not cause the neglect to the structure, they purchased it knowing its condition and historic value.

Since the foundation of the structure is in need of repair, opportunity exists to relocate the structure closer to the front property line and allow for construction of a new building behind the historic structure. Much like the planning mill that was historically located behind the home. There is also an opportunity to include this property in the Downtown Historic District which abuts this property. This have the effect of making this a certified historic structure and would allow for the Building Official to have discretion in the application of "substantial improvement" regulations, allow for exemptions from ADA requirements from the State, and make the project eligible for both local ad valorem tax exemptions and the [Federal Historic Preservation Tax Credits](#).

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Guidelines.

Staff recommends:

DENIAL of HDC 2019-06

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-06 **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 2019-06, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 HDC 2019-06 (Formerly HDC 2018-43) Application and Backup Materials
- EXHIBIT 2 City of Gainesville Historic Preservation and Design Guidelines: Design Guidelines for New Construction, *University Heights North and University Heights South*
- EXHIBIT 3 New Evidence presented by applicant January 8, 2019

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-06

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>9/11/18</u>	BY: <u>SJC</u>
PAYMENT: \$ <u>500 + 150</u>	TYPE <u>✓</u> # <u>22169</u>
APPLICATION #:	
HDC CASE #:	
APPLICATION COMPLETE: Y <u>✓</u> N	
PRE-CONFERENCE: Y <u>✓</u> N	DATE <u>9/11/18</u>

BOARD MEETING DATE: <u>Oct. 18, 2018</u>
PLANNER: <u>SJC</u> DATE:
<u>APPROVED</u> <u>DENIED</u>

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual <u>✓</u> or Final
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☒ Demolition	☐ Variance
☐ Sign	☐ Re-roof	☐ Other:
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>224 N. 2ND STREET</u>		
Historic District: ☐ Downtown ☐ Old Town ☒ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0008-0080, 00-00-31-1800-0008-0050</u>		
Zoning District: <u>C-3</u> Lot / Block Number (optional) <u>5, 6, 7, 8, 9 / 8</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>DAVID PEYTON PAGE, JR & KIMBERLY PRUITT PAGE</u>	
Corporation or Company (if applicable)	
Street Address	
<u>1702 ATLANTIC AVENUE</u>	
City State Zip	
<u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number	
<u>904-415-3243</u>	
Email Address	
<u>DAVIDPAGE MD @ COMCAST.NET</u> <u>KIM BEACH COTTAGE @ COMCAST.NET</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
Corporation or Company (if applicable)	
<u>COTNER ASSOCIATES, INC. ARCHITECTS</u>	
Street Address	
<u>9 5 3RD STREET</u>	
City State Zip	
<u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number	
<u>904-277-4593</u>	
Email Address	
<u>JOHN @ COTNER ASSOCIATES.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.

MULTI-FAMILY DWELLING (2 STORY) IN AESTHETIC & STRUCTURAL DISREPAIR EXISTS ON NORTHERN 2 LOTS. STRUCTURE IS NON-CONTRIBUTING. THE 3 SOUTHERN LOTS ARE UNIMPROVED. SEE ATTACHED REPORT FROM STRUCTURAL ENGINEER. WE ARE PROPOSING DEMOLITION BASED ON THE STATE OF DISREPAIR AND RELATIVE COST TO RENOVATE.

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 A NEW MIXED-USE DEVELOPMENT WITH TWO THREE-STORY STRUCTURES COMPRISED OF COMMERCIAL AND RESIDENTIAL USES TOTALING 10,000 ^{sq} S.F. SEE ATTACHED CONCEPTUAL ELEVATIONS, SITE PLAN & SCHEDULES, PROPOSED DESIGN DETAILS AND ELEMENTS.

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	HARDIE	SMOOTH BOARD & BATTEN		T.B.D.
	N/A	BRICK		
Doors	PLASTPRO	COMPOSITE		TBD
Windows	PGT	VINYL		TBD
Roofing	TBD	METAL 5V CRIMP		TBD
Fascia/Trim	HARDIE	SMOOTH		TBD
Foundation	TBD	BRICK (TUMBLER ANTIQUE LOOK)		TBD
Shutters	TBD	POWDER COAT ALUMINUM BAHAMA		TBD
Porch/Deck		WOOD 5/4		TBD
Fencing		WOOD (HORIZONTAL BOARD)		TBD
Driveways/Sidewalks	TBD	PAVERS		EARTH TONE BLEND
Signage				
Other RAILS		ALUMINUM (WOVE/GRID)		

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.

9-5-18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

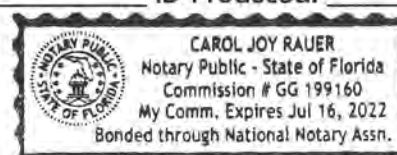
Subscribed and sworn to before me this 5th day of September, 2018.

[Signature]
Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/22
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 KIMBERLY P. PAGE AND DAVID P. PAGE, MD
(print name of property owner(s))

hereby authorize: COTNER ASSOCIATES, INC. ARCHITECTS
(print name of agent)

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

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

[Signature]
(Signature of owner)

David Page MD
(Signature of owner)

Kimberly P Page
(Print name of owner)

Kimberly P Page
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

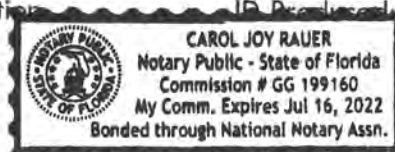
Subscribed and sworn to before me this 7th day of September, 2018.

Carol J. Rauer
Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐



NASSAU

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

[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	PAGE DAVID P JR & KIMBERLY P	PARCEL NUMBER	00-00-31-1800-0008-0050
MAILING ADDRESS	1702 ATLANTIC AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	VACANT RESIDENTIAL
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	N 2ND ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 8 LOTS 5 & 6 IN OR 2117/1534 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$50,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$50,000
ASSESSED VALUE	\$50,000
EXEMPT VALUE	\$0
TAXABLE VALUE	\$50,000

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC INDUST 004000	50	FF	21-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
04/26/2017	2117/1534	2117/1534	60000	TD	Q	N	MCCRANIE DANIEL I TRUSTEE	PAGE DAVID PEYTON JR & KIMBERLY PRUITT
09/29/2010	1701/1505	1701/1505	34000	WD	U	N	ROWE JASON N & S COURTNEY M	MCCRANIE DANIEL I TRUSTEE
09/01/2004	1256/722	1256/722	225000	WD	Q	Y	ROWE JASON NATHANIEL &	ROWE JASON & S COURTNEY
08/21/1995	736/1768	736/1768	100	QC	U	N	BECTION VIRGINIA T	BECTION MILES W JR

NASSAU

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

Property Search Sales Search Nassau Home

OWNER NAME	PAGE DAVID PEYTON JR &	PARCEL NUMBER	00-00-31-1800-0008-0080
MAILING ADDRESS	PAGE KIMBERLY PRUITT (H&W) 1702 ATLANTIC AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	MULTI-FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	224 2ND ST N	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 8 LOTS 7 8 & 9 IN OR 2117/1512 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$75,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$102,715
TOTAL MISC VALUE	\$1,000
JUST OR CLASSIFIED TOTAL VALUE	\$178,715
ASSESSED VALUE	\$178,715
EXEMPT VALUE	\$0
TAXABLE VALUE	\$178,715

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
MULTI-FAM 000800	75	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
TRI/QUAD	3,636	2,905	4	4	AVERAGE		CONVECTION	CONVECTION	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-2-SG-AV	0 X 0	2	1910
FP-2-SG-AV	0 X 0	0	0

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
04/26/2017	2117/1512	2117/1512	207000	WD	Q	Y	MCCRANIE SUSAN COURTNEY	PAGE DAVID PEYTON JR & KIMBERLY PRUITT
09/13/2012	1818/608	1818/608	100	QC	U	Y	ROWE JASON N	MCCRANIE SUSAN COURTNEY
09/01/2004	1256/722	1256/722	225000	WD	Q	Y	BECTION VIRGINIA	ROWE JASON & S COURTNEY

This Instrument Prepared by:

Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, Florida 32034
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraiser's Parcel I.D. (Folio) Number(s):
00-00-31-1800-0008-0050

TRUSTEE'S DEED

By this Deed, Made this 26th day of April, 2017, by Daniel I. McCranie as Trustees of the Daniel I. McCranie, P.A. Profit Sharing Plan & Trust whose address is: 1301 Quattlefield Lane, Fernandina Beach, FL 32034 to David Peyton Page, Jr. and Kimberly Pruitt Page, Husband and Wife whose address is 1702 Atlantic Ave, Fernandina Beach, FL 32034 hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau, county, Florida, viz:

All that certain piece, parcel or tract of land lying and being in the County of NASSAU and the State of FLORIDA, known and described as follows:

LOT FIVE (5) AND SIX (6) IN BLOCK EIGHT (8), OF THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA) IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901)

THE REAL PROPERTY DESCRIBED HEREIN IS NOT THE CONSTITUTIONAL HOMESTEAD NOR THE PRIMARY RESIDENCE OF THE GRANTORS.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.
(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, sealed and delivered in our presence:

Witness Signature: _____

Witness Printed Name: MARIE DAVIS

Witness Signature: _____

Witness Printed Name: Michelle Elliott

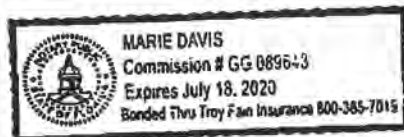
Daniel I. McCranie, P.A. Profit Sharing Plan & Trust

Daniel I. McCranie
BY: Daniel I. McCranie as Trustee

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 26th day of April, 2017, by Daniel I. McCranie, Trustee of the Daniel I. McCranie, P.A. Profit Sharing Plan & Trust, who is/ are personally known to me.

My Commission Expires:
Serial Number _____



MB
Notary Public

Return to: (enclose self-addressed stamped envelope)

Name: **Amelia Title Agency, Inc.**

Address: **2227 Sadler Road
Fernandina Beach, FL 32034
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034**

Property Appraisers Parcel Identification (Folin) Number(s):
00-00-31-1800-0008-0080

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

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

Made this **26th** day of **April 2017**, BETWEEN **Susan Courtney McCranie a Single Woman**

whose post office address is: **1521 Fernandina Road, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**,
grantor, and **David Peyton Page, Jr. and Kimberly Pruitt Page Husband and Wife**

whose post office address is: **1702 Atlantic Ave, Fernandina Beach Florida 32034**

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

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100**

Dollars, and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in **Nassau** County, Florida, to-wit:

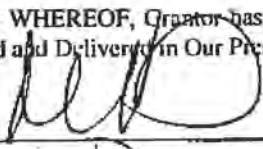
**All of that certain piece, parcel or tract of land lying and being in the County of Nassau and the
State of Florida known and described as follows:**

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

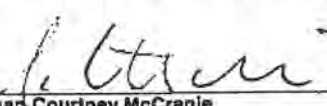
**LOTS SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA
BEACH, FLORIDA.**

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

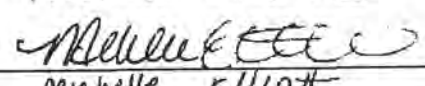
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:



Marie Davis



Susan Courtney McCranie (Seal)



Michelle Elliott (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 26th day of April 2017 by

Susan Courtney McCranie, a Single Woman
who is personally known to me or who has produced
as identification.

My Commission expires:

(Seal)



Marie Davis
Notary Public





Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

August 15, 2018

Mr. John Cotner, AIA
Cotner Associates, Inc.
9 South 3rd Street
Fernandina Beach, Florida 32034

**Re: Structural Evaluation
224 North Second Street
Fernandina Beach, FL**

Dear Mr. Cotner:

We inspected the structure at the above referenced location on August 1, 2018 to examine the existing building which is composed of wood framing on brick piers. The property appraiser website dates the building structure at or around the year 1900. The overall building structure is comprised of wood framed walls, floor and roof systems, wood lap siding and an off-grade brick pier support system on a shallow foundation. The rear part of the structure appears to have been added on at some point in the past, with the front two-thirds of the building most-likely being original. The ground floor appears to be one single family residential unit and the second floor contains two single family residential units. The building does not lie within a flood zone.

The following limited visual inspections were made on the above referenced date:

First Floor:

- Foundation of original portion consists of original solid brick piers with grout, residing on a shallow concrete pad (unverified). Brick grout appears to have reached its life expectancy and is experiencing compression. Original structure has non-structural four-inch masonry block infill between the piers.
- Foundation of the rear addition appears to be masonry block stem wall and/or piers with masonry infill. Masonry appears to be in decent condition.
- The lap siding on all sides of the building has suffered water damage and is experiencing rot in several locations, warranting repair or replacement. Several areas of the siding appears to be separating from the stud system, with separation of lap joints.
- The building's exterior shows damage in the past due to wind, rain and neglect.
- Interior ground floor system is unlevel, with severe slope in some areas, and sagging at rear and center of structure. Cause could be due to deteriorated/damaged girders and/or settling and damaged support piers.

Second Floor:

- Roof leak at center of structure, causing gypsum board ceiling to come down. This area of the ceiling has been repaired. Damage to the roof and ceiling joist system could not be determined. Currently the roof has a tarp over the rear area to cover storm damage that has not been repaired.
- Second floor accessed by stairwell and porch at rear of building. Support structure and deck, railing and stairs appear to be in disrepair and replacement should be considered.

- The lap siding on all sides of the building has suffered water damage and is experiencing rot in several locations, warranting repair or replacement. Several areas of the siding appears to be separating from the stud system, with separation of lap joints.
- South side unit floor system slopes from center to front of structure. Floor system at the rear is experiencing sloping as well.
- North side unit has fire damage in the kitchen area at the rear of the structure. Minor visual damage.
- North side unit floor systems has minor sloping toward the north, but not as bad as the south side unit.
- The building's exterior shows damage in the past due to wind, rain and neglect.

South Side Unit:

- Second floor slopes from center to front of house
- Rear area is also sloping

North Side Unit:

- Fire damage at kitchen area at rear of structure, somewhat minor visual damage
- Floor sloping to North
- North side in better shape than south side

The governing building code at this time is the Florida Building Code, 6th Edition (2017). The governing volume for any work performed on this building is *Existing Building*. If the building has not sustained significant structural damage, then damaged elements shall be permitted to be restored to their predamage condition. If substantial structural damage has occurred, or substantial improvements are to occur, the vertical elements or lateral force-resisting system of the building shall be evaluated. The evaluation shall establish whether the damaged or modified building, if repaired to its predamage state, would comply with the provisions of the Florida Building Code, Building for current pertinent load combinations. However, if substantial improvements to the building are to occur, the Florida Building Code would mandate that the building meet current wind and load combinations as required.

Repairs and upgrades to the building would most likely exceed the threshold definition of "substantial improvement", which limits the cost of repairs to less than fifty percent of the appraised value of the structure before the repairs. Exceeding this definition would subject the repairs to meet current wind load. Further detailed inspection would most likely conclude the structure has sustained "substantial structural damage", as defined in Chapter 2, FBC 2016, *Existing Building* due to past and current damage. Per the Nassau County Property Appraiser's website, the assessed value of the existing structure is \$102,715.00. Therefore the maximum repair value allowed without tripping the FBC thresholds is approximately \$51,300.00. Based on review of the structure, its age and the current damage, we believe that the overall building has sustained enough substantial damage, that repair may not be economically feasible.

We conclude that demolition of the structure would be most practical due to the amount of past and current damage. It is not feasible to attempt repairs below the definition of substantial improvement and the structure, even if restored to its predamage condition, would not meet current wind (and other) loads as dictated by the Florida Building Code, 6th Edition (2017).

We hope you find this letter satisfactory to allow for demolition of the above referenced structure. If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,



Asa Ray Gillette, P.E.
FL P.E. No. 56177
Principal
Gillette and Associates, Inc.


Cotner Associates, Inc.

A r c h i t e c t s

MEMORANDUM

To: David and Kim Page
From: John M. Cotner, AIA
Date: October 15, 2018
Re: 224 North 2nd Street

A. Economic analysis (north parcel/building)

New proposed	5280s.f. (3 storey)
Existing	2905s.f. (2 storey)
Difference	2375s.f.

Assuming average rental rate @ \$15/s.f. / year yields loss of income @ \$35,625 +/-

B. Construction comparison

New proposed 5280 s.f. x \$200/s.f. =	\$1,056,000
Existing renovation 2905s.f. x \$350/s.f. =	\$1,016,750

Renovation requires:

- 1) Building relocation to accommodate parking, setbacks, requirement for new foundation, etc.
- 2) Porches will have to be removed for relocation
- 3) New cladding will be required
 - a. Siding
 - b. Windows/doors
 - c. Roofing
 - d. Reconstruction of porches
- 4) New hvac, electric & plumbing will be required
- 5) All interior finishes will need replacing as gutting will be required for #4 above as well as insulation.

Note: Due to hand demo, necessary upgrade of cladding materials to attain historic authenticity, unit cost climbs drastically, thus the substantial delta from new vs. renovation cost/unit.

Given the above data, I believe the renovation option is not delivering the highest/best use or method of improvement for an investment property. Given the loss of income, state of disrepair/neglect, the above and Gillette's concurrence as support, I must recommend demolition as your design professional.

Should questions arise, please give me a call or drop me an email. I'll be at HDC 10/18/18, 5:00 to present your case.

John

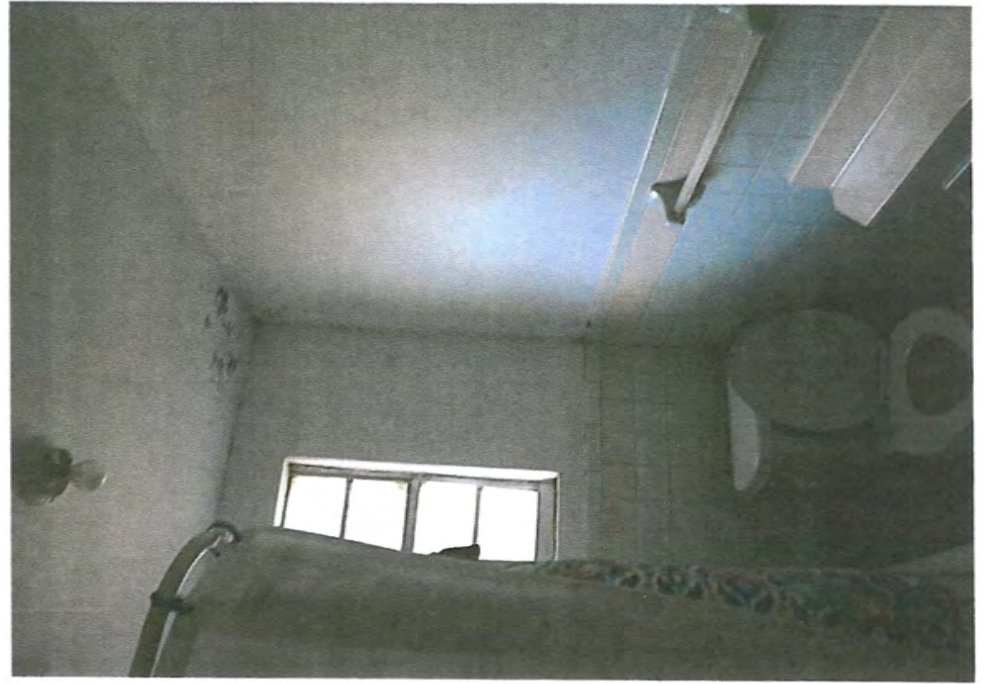
cc: Sal Cumella

ATTACHMENT A

Interior and Exterior Pictures
Taken on 8/01/18

224 North 2nd Street
Fernandina Beach, Florida







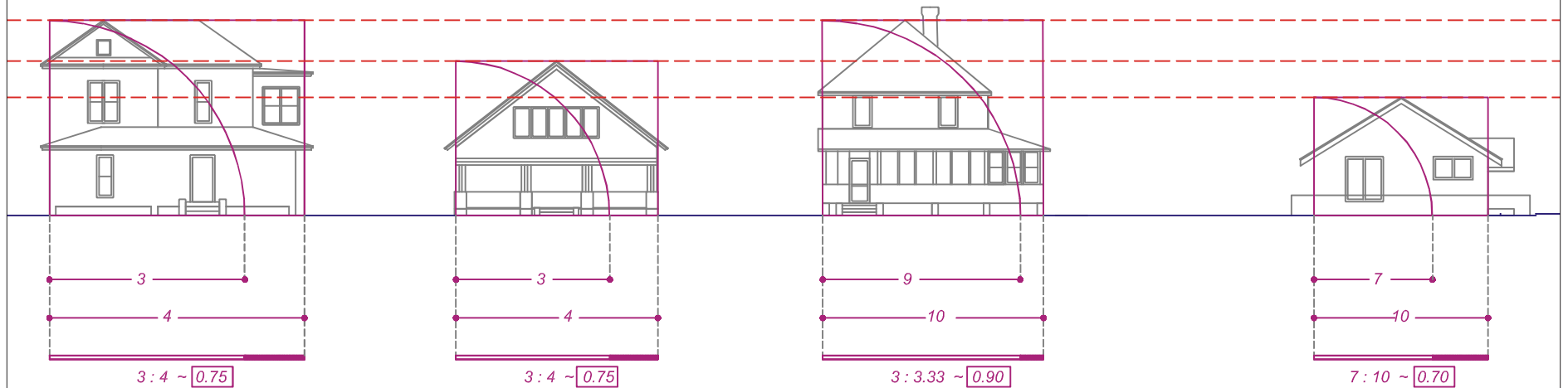
HDC 2019-06

EXHIBIT 2

*City of Gainesville Historic Preservation and
Design Guidelines: Design Guidelines for New
Construction, University Heights North and
University Heights South*

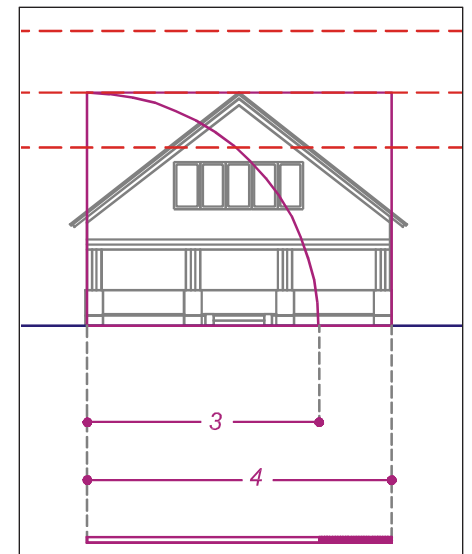
HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

Gainesville, Florida



Supplement to Land Development Code
Section 30-112

**DESIGN GUIDELINES FOR
NEW CONSTRUCTION**
*University Heights North & University
Heights South Historic Districts*





New infill construction juxtaposed against an existing contributing structure in University Heights South District.

MAINTAINING THE CHARACTER OF THE UNIVERSITY HEIGHTS HISTORIC DISTRICTS—NORTH & SOUTH

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished or extant buildings to be successful. Rather, it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, 3, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2, the setting of historic buildings should be preserved when new construction is undertaken. The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces should also be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings under Standard 3. Under Standard 9, new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color,

material, and character of adjacent buildings and their historic setting. This allows for considerable interpretation in the design of new structures.

Part of the delight of the Gainesville historic districts is their diversity, which can vary considerably along streets and blocks. This diversity makes the design of new structures a challenge for designers, builders, staff and the review board. Since almost every street in the University Heights Historic Districts has a different pattern of building, it is impossible to have a single standard for new construction that will apply the same way in every location. To encourage diversity, the design guidelines set up a way of thinking about compatibility rather than a set of stylistic recipes.

Special Area Plan

The University Heights Special Area Plan overlay encompasses the area of the University Heights Historic Districts. As was discussed under HISTORIC CONTEXT, the goal is to encourage new development in University Heights and to create a pedestrian friendly public realm, goals that will clearly impact the historic character of the neighborhoods that make up the historic districts. New infill construction and some new patterns of land use are expected in this area as market forces spur new development.

The Special Area Plan, which encourages historically compatible new design, has established specific design requirements for landscape design, building placement, parking, signage, and architectural design criteria for a number of building types. The Historic Preservation Design Guidelines for New Construction do not seek to supplant the existing regulations. Rather, they attempt to work with the existing regulatory structure to ameliorate the impact of new construction on existing historic properties, and through the Rehabilitation Guidelines to protect the identified historic resources of the districts.

Building additions are regulated by the Special Area Plan. Contributing structures in the historic districts also must comply with the Rehabilitation Guidelines, which address similar issues but are more specific concerning the various strategies for placing and designing additions.

The Design Guidelines for New Construction provide specific recommendations for design compatibility, and use amelioration strategies to reduce the impact of new larger-scale development on historic structures.



DEFINING THE CRITERIA



Materials, detail, massing, roof forms, proportion of openings, entry orientation and scale all need to be considered in compatible design.

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code. Note that "Scale" is broken up into two parts, *Scale of the Street* and *Scale of Buildings*, emphasizing the importance of these two related but very different scale.

1. *Rhythm of the Street.* The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.
4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.
5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.
6. *Walls of Continuity.* Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
7. *Scale of Building.* Relative size and composition of openings, roof forms and details to the building mass and its configuration.
8. *Directional Expression.* The major orientation of the principle facade of a building or structure to the street.
9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. *Rhythm of Solids to Voids.* The pattern and overall composition of openings such as windows and doors in the front facade.
12. *Details and Materials.* The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.





Recommended

1. Encourage rehabilitation and adaptive use of existing structures and landscapes.
2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feel of the historic district.
4. Employ amelioration strategies with new larger scale infill construction to protect adjacent historic structures.
5. Employ design strategies that use proportional relationships of facades, shapes of openings, solid/void ratios and the directional typology of historic structures to link new buildings with the historic context.
6. Use of fences, walls or landscape materials to reinforce the continuity of the street edge in a neighborhood.



Not Recommended

1. Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.



RHYTHM OF THE STREET

New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as “character.” Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic districts should try to maintain or extend these shared streetscape characteristics in blocks where they appear.

Where new building types such as row houses or apartment buildings are introduced that are not in scale with the traditional single-family housing that historically occupied the area, new rhythms of building and open space along the street will evolve.

To help ameliorate the impact of these new more massive building forms, special attention should be paid to the articulation and massing of the new building street facades, avoiding the introduction of large unbroken masses of building.

Finding the street rhythm in wall fenestration, eave heights, building details, and landscape features such as fences or walls can help ameliorate the larger building masses and “connect” the new building to its neighborhood and street.



SETBACKS

The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The distance a building is located from its property lines is referred to as “setbacks” or, more recently, “build-to” lines. Buildings in historic districts often share a common front and side setback although these setbacks vary from block to block and street to street, even within the same district. In locating new buildings, the front side setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

Where the Special Area Plan encourages placement of buildings closer to the street than the historic uniform front yard setbacks along a block, adjustments are recommended to ameliorate the impact of the new building setbacks on adjacent contributing buildings in the historic districts. This adjustment strategy is desirable to help create a cohesion among the neighborhood buildings as a whole, and to avoid fracturing the neighborhood fabric by changing abruptly the building-street relationships.

Front yard build-to/setback lines would stay within the ranges set forth in the Special Area Plan requirements. When new construction abuts a contributing building located within 20 feet of a shared side yard boundary, the new construction must “step back” from the build-to line.

The “step back” is a compromise half way between the minimum build-to line allowed by the Special Area Plan, and the setback of the existing contributing structure, and in no case to step back further than the maximum build-to line established by the Special Area Plan.

In the event that the new construction is a multi-family row house or apartment building, only the first bay, adjacent to the contributing structure should be required to “step back.”



HEIGHT

The height of new construction should ideally be compatible with surrounding historic buildings. Building height has a significant impact on the scale and character of a neighborhood.

The Special Area Plan allows new buildings to be significantly taller than the 1-story and 2-story single-family residential buildings that occupy the historic districts. To avoid abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic structures, a “step down” amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary.

The new construction should not be more than 1 1/2 stories taller than the contributing structure. A half story is defined as an attic space within the roof utilizing dormer windows or gable-end windows.

In the event the new construction is a multi-family row house, apartment building, or a larger scale structure, only the first bay or set of spaces on the end of the building adjacent to the contributing structure should be required to “step down.”

ROOF FORMS

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in the districts. A small number of Mediterranean influenced structures with flat roofs concealed behind parapets exist.

Repetition of historic roof forms is a strategy that new construction can employ to achieve compatibility with older structures, particularly when there is a widely used roof convention in a neighborhood.



RHYTHM: ENTRANCES & PORCHES

The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related. New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.

Porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district.



WALLS OF CONTINUITY

Appurtenances of a building or structure such as walls, fences or landscape elements that form linked walls of enclosure along a street serve to make a street into a cohesive whole.

New infill construction should be encouraged to align walls, fences or landscape elements (hedges) with adjacent property owners to create uniform street walls. Partially open edges are preferred to promote social connection from street (public domain) to porch (semi-private domain).



SCALE OF THE BUILDING

Scale, although related to objective dimensions, is more open to interpretation and is ultimately a more important measure of a good building. Proper scale is a critical issue in determining the compatibility of buildings within an historic context. It has two general meanings: its scale to context and its scale relative to ourselves. Intuitively, we judge the fit of a building at different *scales of measurement* in order to assess its *relative size* or proper scale in a given context. Many issues affect the perception of scale such as placement on the site, overall massing, building type, style, combinations of materials and detailing to name but a few. Every building in the University Heights Historic Districts is also measured against its neighbors for degrees of similarity and difference. The result or “fitness” of a building is a delicate balance between these seemingly contradictory aspects of context. From far away, we note the profile of a structure on the skyline. On the streetscape: its distance from the road and its neighbors. Up close, we look for familiar things that tell us its relationship directly to our body, i.e., stairs, railings, doors and windows, and modular materials such as brick, blocks or wood. Most importantly, we sense that all these individual elements must have an overall order to achieve proper scale. Scale changes are evident from district to district and from street to street.

Scale for new construction speaks to both the relationship of the building to its neighbors, and the scale of the building to the person, which is influenced by the massing (large unbroken masses vs. smaller collection of masses), materials, the size and proportion of openings, the articulation of surfaces, the ratio of void to solid, and details like handrails, doors and windows.

New infill may be larger in size (not in physical scale with its neighbors) and yet still feel compatible in scale if the building form has been articulated with a number of scaling strategies.



DIRECTIONAL EXPRESSION

New buildings should relate to adjacent buildings in the directional character (orientation) of its facade. In a historic district there is usually a typology of entry and connection to street shared by the neighborhood buildings that helps create a consistent fabric.

University Heights buildings almost without exception have primary entries that face the principal street. The facade facing the principal street is clearly recognized as the building “front,” and porches or stoops create a transition from street to interior.

New construction should recognize these shared conventions and enhance compatibility by becoming part of the neighborhood fabric.



PROPORTION OF FRONT FACADE

All buildings have a proportional relationship between the width and height of the front facade which is independent of physical size. In a district as complex as University Heights with many different building styles, there can be a number of facade proportions. New construction should consider the facade proportions of the historic structures in the immediate neighborhood to determine if a common proportion can be found in nearby structures. Compatibility can be enhanced if neighborhood proportions can be integrated into the design of new buildings, even if they are of a larger physical scale.



PROPORTION & RHYTHM OF OPENINGS

In many historical styles, the height to width proportion of windows is an important element of the design, along with the way windows are configured by muntins. New construction should consider the proportion and rhythm of fenestration in nearby historic structures to enhance compatibility.

In University Heights, vertically proportioned windows predominate with many examples of group windows, especially in the numerous Craftsman/Bungalow style buildings. Consistent use of muntins is another recognizable fenestration characteristic.

Similarly, many historic structures have highly detailed doors and entryways, even when facades are simple and undetailed.

RHYTHM OF SOLIDS TO VOIDS

Like the proportioning of openings, the relative ratio of openings to solid wall area is also a characteristic of architecture that can be exploited to seek compatibility with nearby historic structures. Architectural style in historic buildings is a factor which influences the solid to void ratio. The ratio can also vary between primary and secondary elevations as windows have often been a status symbol and used on front facades to express wealth or social status.

DETAILS AND MATERIALS

Due to the varied architectural styles in University Heights, there is a broad range of materials used on historic buildings, including brick, wood siding, wood shingles, stucco, cut stone and the unique use of local field stone and brick in the buildings locally known as “Chert Houses.” Roofs also use a range of materials including asphalt shingles, asbestos shingles, crimped and standing seam metal, tiles and stone.

New construction should consider looking at the pallet of materials used on nearby historic structures to pursue compatibility at the neighborhood level.



HDC 2019-06

EXHIBIT 3

*New Evidence Presented by
Applicant January 8, 2019*



Cotner Associates, Inc.

A r c h i t e c t s

MEMORANDUM

To: Sal Cumella
From: John M. Cotner, AIA
Date: January 8, 2019
Re: 224 North 2nd Street, HDC case# 2018-43

Per the recent commission appeal and direction, I'm requesting that HDC rehear this case with added documentation.

- 1) Correspondence from Jud Allen, Building Director
- 2) Correspondence from Jason Higginbotham, Fire Marshal
- 3) Foundation repair proposal from Hygema
 - a. This also addresses possibility of moving to an alternative site.
- 4) Additional photos
 - a. Take note of both water and fire damage at roof deck and rafters
 - b. Foundation and electrical deficiencies
 - c. Sundry areas of water intrusion and subsequent damage
- 5) Demolition estimate.

Having discussed a possible renovation with Parker Contracting, we have concluded the following from top to bottom in terms of project scope:

- 1) New roofing will be required.
- 2) Roof deck and structure will need substantial repair due to fire and water damage over the years plus modification to accommodate current wind loads.
- 3) Interior including all finishes, plumbing, electrical and mechanical will require demo and replacement to current code including insulation, wind resistance techniques bringing framing in both floor and wall up to current code standards.

9 South Third Street | Fernandina Beach, Florida | 32034-4206 | www.cotnerassociates.net
Phone 904-277-4593 | Fax 904-277-6734 | Email architect@cotnerassociates.com

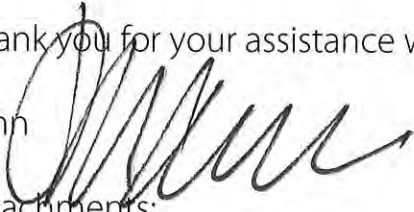
FL AAC001651 | GA RA005137 | NC 14077 | PA RA010642B | SC 5211

- 4) New foundation will be required in its entirety.
- 5) New siding and vapor barrier will be needed in its entirety.
- 6) Porches will need to be reconstructed due to demo prior to foundation relocation and replacement on 2nd Street setback facilitating the required onsite parking to east side of property.
- 7) We strongly suspect we'd find similar deterioration in walls and floors to that in roof due to the years of neglect and water intrusion.

As I believe you'll deduce as I have, that given the above scope of work, we'd be left with a replication vs. restoration with only a few sticks left to show from an historic perspective. As this is not in the historic district but rather in a community redevelopment area and is not recognized as a contributing structure, I must recommend demolition to my client.

Thank you for your assistance with this matter. I'll advise should other documentation evolve.

John



Attachments:

Letter from Jud Allen, Building Director

Email from Jason Higginbotham, Fire Marshal

Photos

Hygema Proposal

Realco demolition estimate



November 5, 2018

I performed a site inspection of the dwelling located at 224 North 2nd Street on 10-26-18. I noted there were structural deficiencies with the foundation, floor systems, exterior walls and roof system. The extent of the deficiencies would classify the needed renovations/repairs a Level 3 alteration per the 2017 6th Edition of the Florida Building Code-Existing Building.

505.1 Scope.

Level 3 *alterations* apply where the work area exceeds 50 percent of the *building area*. The structure would be required to be renovated to the requirements of 2017 6th Edition of the Florida Building Codes.

The process to repair the foundation system will adversely affect the structural integrity of the floor systems, exterior walls and roof system. Because of the present condition of these elements additional lateral, vertical and horizontal bracing would be required to safely make the required repairs to the foundation system. The same process would apply to the repair of the structural issues with the floor systems, exterior walls and roof system.

Demolition of the structure would be a viable option.

Please contact me have any questions or require additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jud Allen", is written over a light blue circular background.

Jud Allen CBO, CEAP
Building Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
Office: 904-310-3139
Cell: 904-624-0807
Email: jallen@fbfl.city

Carol Rauer

From: Jason Higginbotham <jhigginbotham@fbfl.org>
Sent: Thursday, November 8, 2018 9:50 AM
To: John Cotner
Subject: RE: 224 N. 2nd Street

Hi John,

After speaking with Jud about this we agreed that since he is the primary authority on this his letter will stand and my only opinion in the matter is that I concur with his assessment.

I hope this provides you with what you needed and that it assists you moving forward with what is best for this property.

Thank you,

Jason Higginbotham
Deputy Chief / Fire Marshal
Fernandina Beach Fire Department
Office: 516 S. 10th St, Fern. Bch, FL 32034
Email: jhigginbotham@fbfl.org
Office: (904) 277-7331
Cell: (904) 753-4293
WWW.FBFL.US/FIRE

"Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempt by the Public Records Law. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

From: John Cotner <john@cotnerassociates.com>
Sent: Tuesday, November 6, 2018 4:52 PM
To: Jason Higginbotham <jhigginbotham@fbfl.org>
Subject: FW: 224 N. 2nd Street

Jason,

Thought I'd share this with you (I have Judd's permission). I wondered if you could share your opinion on the inspection performed at 224 N 2nd Street.

Thanks,
John

From: James Allen <jallen@fbfl.org>
Sent: Monday, November 5, 2018 4:48 PM
To: John Cotner <john@cotnerassociates.com>
Subject: RE: 224 N. 2nd Street

I added additional language to address the demolition of the structure and the requirements for a Level 3 alteration.

Jud Allen CBO, CEAP
Building Director













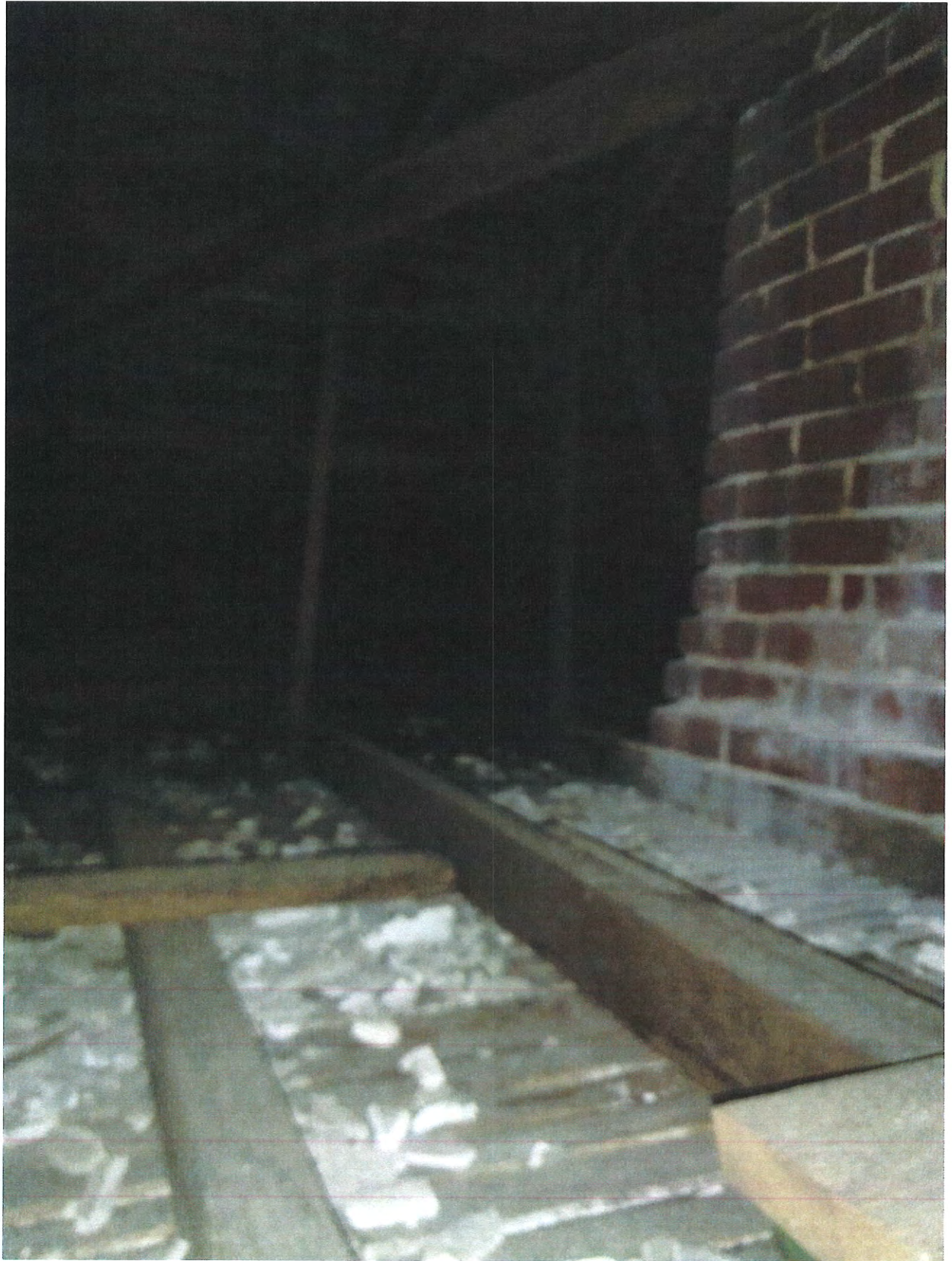


























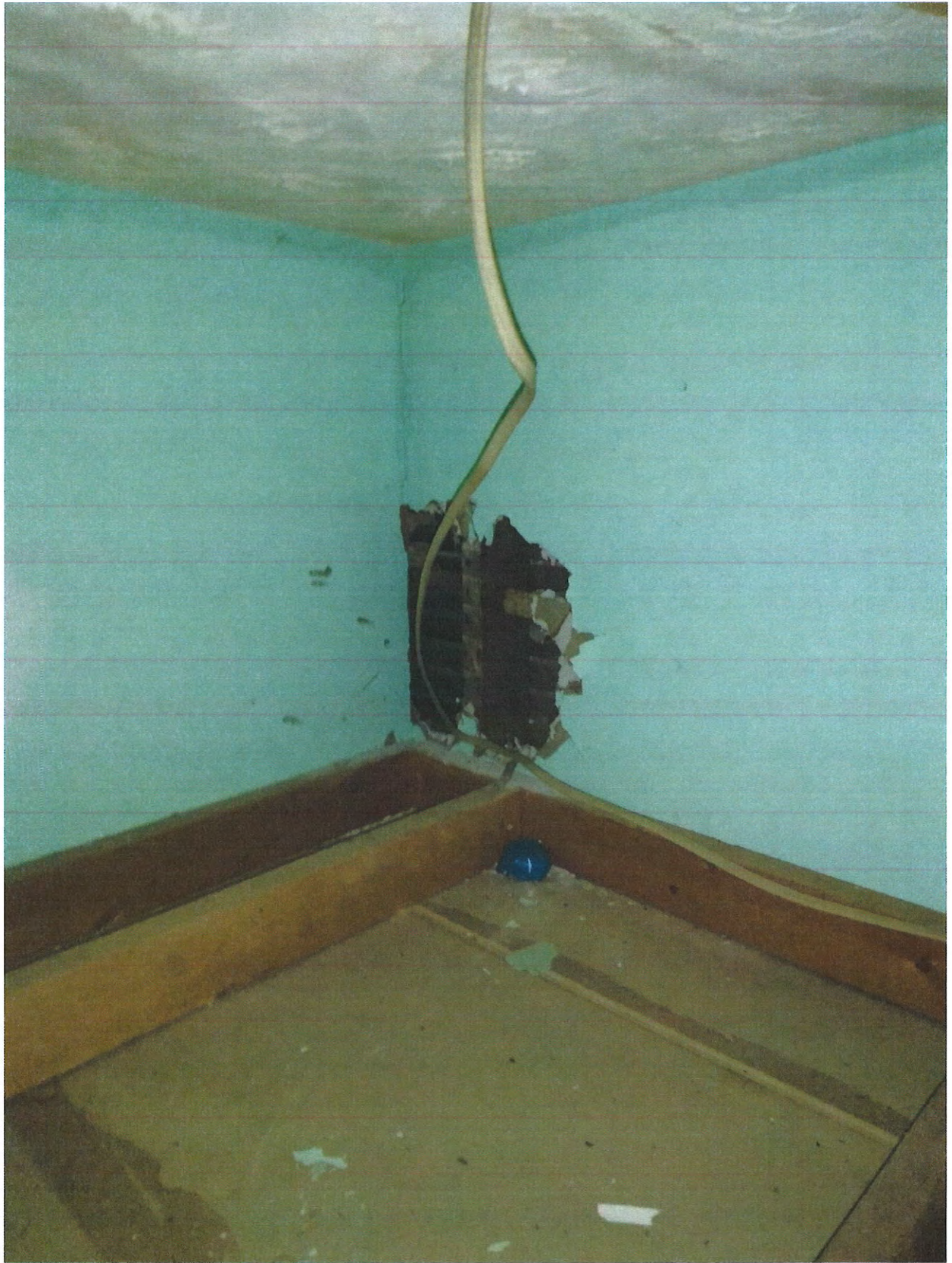






















Richard Mark Boyles
President
CB CO56929

Albert J. Boyles, Jr.
Secretary/Treasurer
CR CO49210

Since 1927



P.O. BOX 2655
Jacksonville, FL 32203
Office: (904) 764-9509
(904) 282-4212
Fax: (904) 282-0595

hbm1986@bellsouth.net
www.hygemahousemovers.com

November 20, 2018

Cotner Associates
Attn: Benjamin Morrison
224 2nd Street N. Fernandina Beach FL 32034

Possible relocation of building.

Based on the overall width and height of the structure there is not enough clearance on the right of way due to power poles and canopy trees. We figured a cost to raise the building and replace the foundation at the existing location.

Estimated cost to replace the foundation will be \$50,000.00 to \$55,000.00.

Please let us know if you need any further information.

Respectfully

A handwritten signature in dark ink, appearing to read "Richard M. Boyles", is written over the word "Respectfully".

Richard M. Boyles – HYGEMA HOUSE MOVERS, INC.



Realco Recycling Company

8707 Somers Road
Jacksonville, Florida 32226
Phone (904) 757-7311
Fax (904) 751-6611

Tony Myers Tractor Service
463106 SR200
Yulee, FL 32034
tmillermts@gmail.com

11/6/18

Re: 224 N 2nd St, Fernandina Beach

Provide equipment, labor and supervision necessary to demolish, haul and dispose of existing structure, supports & foundations.

\$ 18,500

Includes: Permit

Excludes: Asbestos / hazardous materials
Application for historic approval
Electrical, sewer & water disconnects
Fill dirt

Jerry Doherty

This proposal may be withdrawn if not accepted within thirty (30) day.

Acceptance of Proposal:

The above prices / specifications / conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Date of Acceptance _____

Signature _____

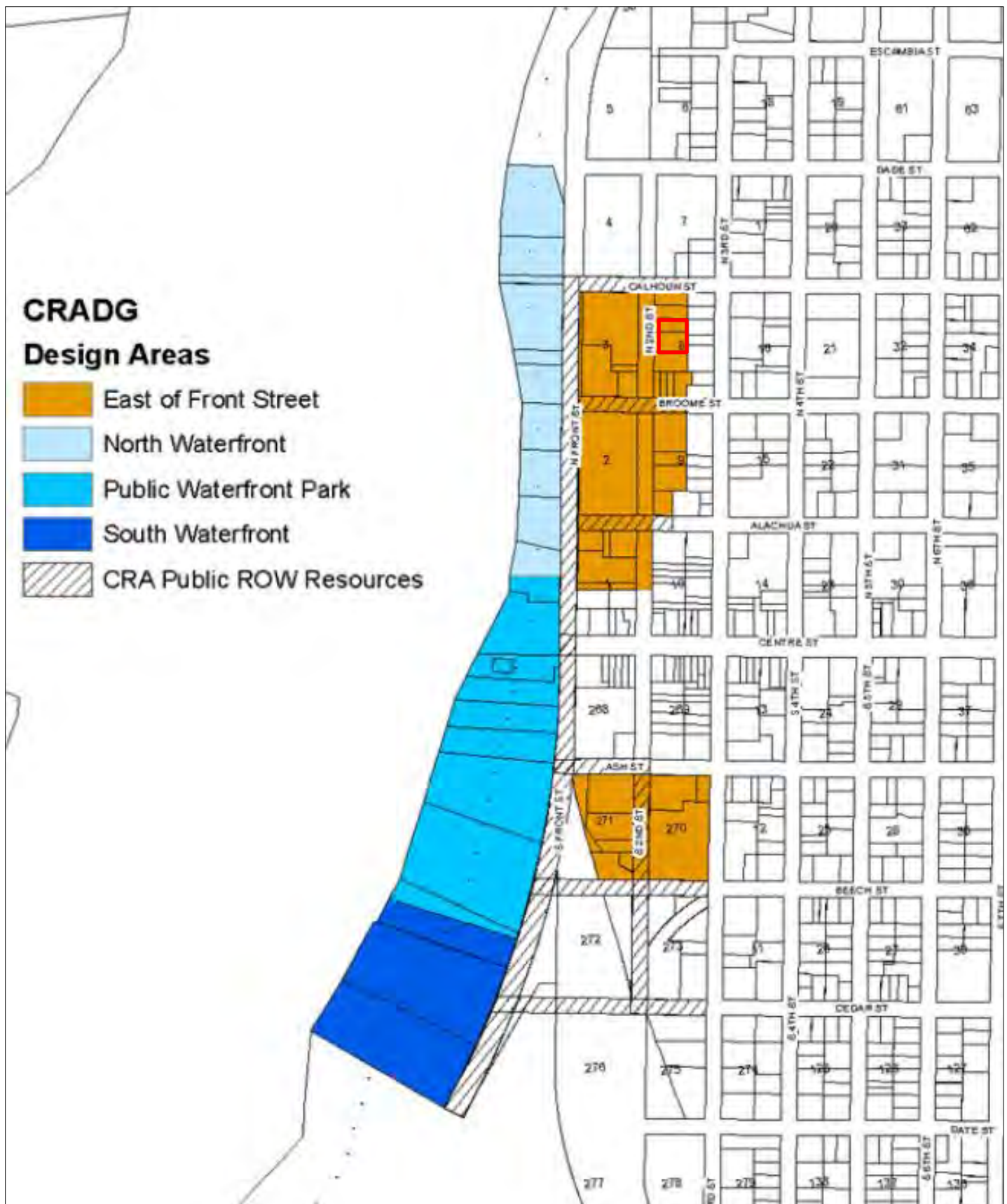


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-07 (PREVIOUSLY HDC 2018-44)
FEBRUARY 21, 2019

Owner/Applicant:	Cotner Associates, Inc., agent for David Peyton Page Jr. & Kimberly Pruitt Page				
Property Address:	224 N. 2 nd Street				
Requested action:	Conceptual Certificate of Approval (COA) to construct two mixed-use, 3-story structures containing commercial and residential units totaling approximately 10,000 square feet.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA00246				
Year Built:	1884 (FMSF 8NA00246)				
Contributing Status:	Not in Historic District, but existing structure potentially eligible for inclusion as a contributing structure.				
Adjacent Properties:	North	Warehouse	I-1	c.1980	
	South	Vacant	C-3		
	East	Single-Family Residential	R-2	c.1910	
	West	Warehouse	I-1	c.1998	OHPA

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 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 construct an approximately 10,680 square foot mixed-use project in two buildings.

This Central Business District (C-3) zoned property is located within the 4.4 East of Front Street Design Area of the Waterfront Community Redevelopment Area. As such, all new constructions are required to be reviewed by the Historic District Council.

This case was continued from the October 18, 2018 regular meeting of the Historic District Council.

APPLICABLE GUIDELINES:

COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES

4.4 East of Front Street Design Area (sec4 pg41)

Building Heights and Setbacks

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

Guidelines

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

Properties adjacent to residential non-CRA properties

Properties located on the east side of North 2nd Street which share a property line with residentially zoned non-CRA properties shall meet the following standards:

1. Building height shall be limited to 35 feet, including the parapet for flat roofed structures.
2. Buildings shall provide a front yard setback of 10 feet. Side yard setbacks are not required (figs. 4.57, 4.58).
3. All projects shall maintain a 20 foot rear yard setback for principal structures.
4. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in LDC Table 4.05.05(B).
5. All sides of the building shall be designed to be viewed.

Properties adjacent to residential non-CRA properties

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

1. Simple geometric forms and simple plans with all sides of the building being designed (fig. 4.59)
2. Complexity achieved by assembly of simple shapes, modulating mass with insets or projections at entryways and corners or to denote entry and changes in function (fig. 4.60)
3. The body of the buildings defined with brick, stone, or stucco over block construction (fig. 4.61)
4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies (fig. 4.62, 4.63)
5. Simple roof forms, predominately flat and edged by a parapet, with breaks in the cornice line only to mark entryways, changes in function or important corners (fig. 4.64)
6. Street level commercial feature greater areas of glass making the building appear lighter and more transparent. Awnings of treated fabric or metal may cover pedestrian spaces (fig. 4.65)

Awnings and Canopies

Historic photographs of Fernandina reveal that awnings were used where needed to protect shop interiors from the sun, mostly on the south side of the street. Flat-roofed fixed canopies and awnings can be decorative as well as functional, and should be designed to complement the architecture. Today, as in the past, their greatest value is energy conservation through protection of spaces from unwanted heat gain. Over the last 100 years several types of awnings and canopies, such as retractable fabric awnings which roll or fold back toward the façade, stationary fabric awnings on a fixed pipe system, fixed canopies with sloping roofs and, less extensively, fixed canopies with flat roofs and railings (like small balconies) have been utilized in Fernandina. These designs are still appropriate for new construction in this design area:

Guidelines

1. The scale of the awning, i.e., height, length, depth, and overall bulk shall be compatible with the building storefront.
2. Awnings should fit within the storefront space and not cover side piers, lintels, or other important architectural elements of the structure.
3. The color of awnings should complement facade colors; solid colors or stripes are historically appropriate.
4. Awnings should project no more than 4 to 6 feet from the façade (see fig. 4.66).
5. Awnings illuminated from behind are not acceptable as this illumination detracts from the overall character of the facade. Interior lighted awnings shall be permitted if the lighting system is encased or screened from view underneath.
6. Signage and graphics applied to awnings shall be reviewed for color, scale, and overall design compatibility. Large letter sizes and message areas shall not be permitted on awnings.

Avoid

1. Awnings made of reflective, high-gloss, brightly colored materials.
2. Awning that cover distinctive architectural features of the building.
3. Awnings with a curved profile (A curved form maybe acceptable if directly related to a key

architectural element such as seen in the rounded corner awning in fig 4.60).

Enclosing a setback space

Enclosing a setback space on the upper floor of a structure (see fig. 4.56 on p.43) is an acceptable option to allow for control of sun, wind, privacy, and to introduce visual variety along the street. These spaces are also referred to as “loggias” or “porches” (See definitions in Glossary).

Guidelines

1. These spaces shall be non-air-conditioned areas designed to adapt to the varying climatic conditions of Fernandina (figs. 4.67, 4.68).

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City’s center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

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.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

8.01.02 Amelia River Waterfront Community Redevelopment Area

A. Purpose

It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas.

B. The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.

C. Site design standards specified in the overlay supersede the requirements for the underlying zoning district. Specific site design requirements that are not covered by the overlay shall follow the standards of the underlying zoning district.

D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:

1. All new construction that is a water dependent or water related use is exempt from Section 3.01.03(J) and Section 3.03.03(B) 1.
2. Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade, as established in 4.02.03(C). The maximum height of all structures shall not exceed thirty (30) feet in height above the BFE. Permissible roof forms shall be in compliance with the adopted CRA Design Guidelines.
3. Properties that have obtained the Waterfront Mixed Use Future Land Use designation are eligible for land uses in addition to those permitted in the Waterfront Industrial zoning and are specified in Tables 2.03.02 and 2.03.03. Floor area ratio shall not exceed 0.75. The floor area ratio shall be calculated based on the developable land area and shall include portions of the site which remain submerged. Residential units are permitted if the property has a FLUM category of WMU and the units are located above a non-residential use. Stand-alone residential units are prohibited.
4. Developers of Office, Commercial, and/or Waterfront Industrial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A). The fee shall be set annually by the City Commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide two spaces per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking.
5. Front and rear yard setbacks are not required. In order to preserve view corridors and pedestrian access to the Amelia River, side yard setbacks and breaks between structures shall be provided as follows:

A. View Corridors

1. A 15-foot side yard setback on each side yard is required for water lots located to the north of Centre Street (water lots 1 through 9). These locations provide for alignment with existing east-west rights-of-ways at Alachua, Broome and Calhoun Streets.
2. Water lots to the south of Centre Street (water lots 25 through 40) shall provide a 30-foot minimum view corridor between buildings.
3. These view corridors shall remain open to the sky and shall not include any parking areas, accessory structures or mechanical equipment.

B. Pedestrian Access

1. Publicly accessible pedestrian access to the water shall be integrated into the project's site design. These accessways shall provide a minimum width of ten (10)

feet and shall occur at the view corridor locations. Access ways may vary in size and design as necessary to complement the overall project design. To encourage architectural variety and visual interest, certain encroachments and structural elements may be permitted within the accessways subject to compliance with the adopted CRA Design Guidelines. These accessways may be dedicated to public use through easements or dedication of right-of-way, or they may be retained under private ownership. In either case, these accessways shall remain open to and accessible by the public. If deemed necessary for security purposes, accessway closures may be permitted based on the posted operational hours of City beach access parking (exclusive of Main Beach or Seaside Parks).

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

1. Facades up to thirty (30) feet in height shall have a front yard setback no more than ten (10) feet.
2. Facades up to forty-five (45) feet in height shall be recessed from the first thirty (30) feet of façade a minimum of ten (10) feet. Awnings, pergolas, or covered balconies may encroach into this setback, but shall not extend beyond the first thirty (30) feet of facade. Elements utilized to cover balconies shall not be a part of the main roof structure. Balcony enclosures (i.e., sun rooms, screened enclosures) shall be prohibited.
3. CRA properties located on the east side of North 2nd Street which share a property line with residentially-zoned, non-CRA properties shall meet the following standards:
 - a. Building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
 - b. Buildings shall provide a front yard setback of no more than ten (10) feet. Facade elements above thirty (30) feet shall not be required to be recessed as provided in (2) above.
 - c. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.05(B).
 - d. All projects shall maintain a twenty (20) foot rear yard setback for principal structures.
4. Flat roofs are permitted but must provide a parapet up to 42 inches high in order to hide mechanical equipment.
5. Floor area ratio and density are established in the underlying zoning district.
6. Only one primary structure is permitted per lot of record.
7. Accessory structures must comply with the standards of the underlying zoning district as well as Section 5.01.00 of this LDC.
8. Side yard setbacks are not required.
9. Developers of Office, Retail, or other Commercial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A.) The fee shall be set annually by the City commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide one space per dwelling unit on-site and are not eligible for the fee in lieu of providing parking. Parking is not permitted in the front yard but is permitted in the side or rear yard. Parking is also permitted beneath structures.
10. CRA properties located east of Front Street which carry the Central Business District future land use designation/C-3 zoning and are not within the Coastal High Hazard Area (CHHA) are eligible to participate in a Density Bonus Incentive Program as described in Section 4.01.02.

8.01.03 Signage in the Historic Districts and Community Redevelopment Area

In an effort to protect the Historic District designations within the City of Fernandina Beach, the specific provisions in this article shall take precedence where conflicts arise in this sign code.

- A. Two (2) permanent on-site signs per business, are permissible, limited to projecting, wall, awning, or freestanding signs, and subject to the following standards:
 - 1. Signs shall not project more than five (5) feet from the face of the building;
 - 2. Projecting signs may project over sidewalk or pedestrian areas only at no less than seven and one half (7 ½) feet above sidewalk level;
 - 3. The top of a projecting sign shall be not more than sixteen (16) feet above the sidewalk level;
 - 4. A projecting sign shall not be closer than two (2) feet to a vertical line extending upward from the curb;
 - 5. A projecting sign shall not exceed twelve (12) square feet (ft²) in area.
 - 6. A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet . One side of the sign may be no more than two (2) feet in height or width.
 - 7. Awning sign lettering is limited to one square foot per linear foot of the awning or canopy, up to a maximum of ten (10) square feet.
 - 8. Freestanding, ground or pole signs are permissible only for properties with a minimum front or side yard setback of eight (8) feet. Freestanding, ground and pole signs are limited to a maximum of twenty (20) square feet in sign face area and six (6) feet in height.
- B. Permanent window lettering is permissible in addition to permanent signage and sandwich boards/easel signs shall not exceed an aggregate area equal to twenty-five percent (25%) of the glass area on which the signage is placed.
- C. Sandwich boards or easel signs are permissible in addition to window lettering and permanent signage and are subject to the following standards:
 - 1. Limited to one (1) sandwich board or easel sign per business;
 - 2. The sandwich board sign shall comply with standards set forth in 5.03.10(E), and shall not utilize plastic or vinyl changeable copy.
 - 3. Easels displaying signs may be no more than 4' 6" high and the sign face may not exceed 6 square feet. Top of sign may not project above top of easel or 4'6" above the ground.
 - 4. The sign shall be placed between the store front and the edge of curb with a minimum five (5) feet of sidewalk left for pedestrian travel.
 - 5. The sign shall require a Certificate of Approval and the approval of the Historic District Council.
- D. Multi-Tenant Signs (reserved)
- E. Side Street Business Location Signs, private under public control located within public rights of way at street intersections, are subject to the following:
 - 1. Limited to one directional intersection (1) sign per business where a valid local business tax receipt has been obtained except as exempted by Florida Statute 205.192 and Municipal Code Section 74-92;
 - 2. Must be located at the nearest intersection to the location of the business on existing directional intersection signage posts;
 - 3. Side Street Business Location signs are allocated on a 1st come 1st served basis and may not exceed seven (7) signs located at existing signage posts;
 - 4. Signs are limited to 5 inches tall by 28 inches wide (5"x28");
 - 5. Signs are limited to a green background with white writing;
 - 6. Must apply for a sign permit as set forth in 5.03.03; and
 - 7. Must be removed when business ceases operation and/or closes.
- F. Signs shall use stone, brick, wood, or metal, or modern materials that have the appearance of these

materials. No plastic or vinyl shall be utilized to create the signs, with the exception of plastic or vinyl used for lettering or graphics on permanent, non-changeable copy signs.

- G. All permanent signs affixed to private property shall require a Certificate of Approval and the approval of the Historic District Council, except for temporary special event signs, exempt signs, public directional or information signs, street number signs, and temporary signage placed on scaffolding during construction.
- H. Wall graphics are prohibited in the Downtown Historic District. Legacy signs are permissible.
- I. Signs shall be mounted in such a way to minimize damage to historic materials. On masonry buildings, bolts should extend through mortar joints and not through masonry units. On frame buildings, mounting brackets and bolts should be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration. Signs shall not be placed upon a structure in any manner so as to disfigure or conceal any window opening, door or significant architectural feature or detail of any building, or in such a manner that requires changes to building materials.
- J. External lighting of signs through gooseneck lamps is permitted.
- K. In addition to signs prohibited within City limits as defined in LDC Section 5.03.05, the following signs are not permitted in the historic districts or CRA:
 - 1. Signs with fluorescent or day-glow coloring.
 - 2. Neon signs, or LED signs that mimic neon signs, over two (2) square feet in size.
 - 3. Pixelated LED signs.
 - 4. Internally lit signs.
 - 5. Changeable copy signs with plastic or vinyl lettering or graphics, including sandwich board and easel signs.
 - 6. Signs painted on or attached to trees, shrubbery, lamp posts, hydrants, traffic signs, stairways, benches, refuse containers, landscape planters, or telephone or utility poles.

ANALYSIS:

Setbacks – as this property is adjacent to residential non-CRA properties, it is required to have a front yard setback of 10 feet, a 20-foot rear-yard setback, and a have a maximum height of 35 feet. As a mixed-use property, it is required to provide a buffer along the shared property line which meets the requirements of a Buffer Type C. The proposed concept appears to meet these setback requirements.

Building Style – the design, materials, and roof forms of the proposed structure are compatible with the historic commercial downtown as recommended by the CRA guidelines.

Parking – Parking in the CRA is required to be provided with pervious surfaces. Parking areas adjacent to residential uses shall provide buffering through landscape or architectural buffers. The proposed project will provide 10 on-site spaces, and approximately 4-6 parallel spaces in the right of way. This meets the requirement for the residential units to provide 1 space per unit and allows for one additional handicapped parking space.

Lighting – No details provided

Signage – No details provided

Archaeological Sensitivity – Although this is a disturbed site, land near rivers are areas where archeological resources often exist. 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 Waterfront Community Redevelopment Area Guidelines.

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2019-07

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-07 **with or without** conditions;

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

That HDC case 2019-07, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-07 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>9/11/18</u>	BY: <u>SJC</u>
PAYMENT: \$ <u>500 + 150</u>	TYPE <u>✓</u> # <u>22169</u>
APPLICATION #: _____	
HDC CASE #: _____	
APPLICATION COMPLETE: Y <u>✓</u> N _____	
PRE-CONFERENCE: Y <u>✓</u> N _____ DATE <u>9/11/18</u>	

BOARD MEETING DATE: <u>Oct. 18, 2018</u>	
PLANNER: <u>SJC</u>	DATE: _____
____ APPROVED ____ DENIED	

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual <u>✓</u> or Final _____
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☒ Demolition	☐ Variance
☐ Sign	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>224 N. 2ND STREET</u>		
Historic District: ☐ Downtown ☐ Old Town ☒ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0008-0080, 00-00-31-1800-0008-0050</u>		
Zoning District: <u>C-3</u> Lot / Block Number (optional) <u>5, 6, 7, 8 & 9 / 8</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>DAVID PEYTON PAGE, JR & KIMBERLY PRUITT PAGE</u>	
Corporation or Company (if applicable)	
Street Address <u>1702 ATLANTIC AVENUE</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>904-415-3243</u>	
Email Address <u>DAVIDPAGE MD @ COMCAST.NET</u> <u>KIM BEACH COTTAGE @ COMCAST.NET</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
Corporation or Company (if applicable) <u>COTNER ASSOCIATES, INC. ARCHITECTS</u>	
Street Address <u>9 5 3RD STREET</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>904-277-4593</u>	
Email Address <u>JOHN @ COTNER ASSOCIATES.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.

MULTI-FAMILY DWELLING (2 STORY) IN AESTHETIC & STRUCTURAL DISREPAIR EXISTS ON NORTHERN 2 LOTS. STRUCTURE IS NON-CONTRIBUTING. THE 3 SOUTHERN LOTS ARE UNIMPROVED. SEE ATTACHED REPORT FROM STRUCTURAL ENGINEER. WE ARE PROPOSING DEMOLITION BASED ON THE STATE OF DISREPAIR AND RELATIVE COST TO RENOVATE.

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 A NEW MIXED-USE DEVELOPMENT WITH TWO THREE-STORY STRUCTURES COMPRISED OF COMMERCIAL AND RESIDENTIAL USES TOTALING 10,000 ^{sq} S.F. SEE ATTACHED CONCEPTUAL ELEVATIONS, SITE PLAN & SCHEDULES, PROPOSED DESIGN DETAILS AND ELEMENTS.

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	HARDIE	SMOOTH BOARD & BATTEN		T.B.D.
	N/A	BRICK		
Doors	PLASTPRO	COMPOSITE		TBD
Windows	PGT	VINYL		TBD
Roofing	TBD	METAL 5V CRIMP		TBD
Fascia/Trim	HARDIE	SMOOTH		TBD
Foundation	TBD	BRICK (TUMBLER ANTIQUE LOOK)		TBD
Shutters	TBD	POWDER COAT ALUMINUM BAHAMA		TBD
Porch/Deck		WOOD 5/4		TBD
Fencing		WOOD (HORIZONTAL BOARD)		TBD
Driveways/Sidewalks	TBD	PAVERS		EARTHTONE BLEND
Signage				
Other RAILS		ALUMINUM (WOVE/GRID)		

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.

9-5-18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

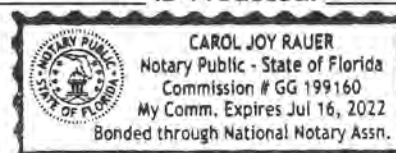
Subscribed and sworn to before me this 5th day of September, 2018.

[Signature]
Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/22
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 KIMBERLY P. PAGE AND DAVID P. PAGE, MD
(print name of property owner(s))

hereby authorize: COTNER ASSOCIATES, INC. ARCHITECTS
(print name of agent)

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

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

[Signature]
(Signature of owner)

David Page MD
(Signature of owner)

Kimberly P Page
(Print name of owner)

Kimberly P Page
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

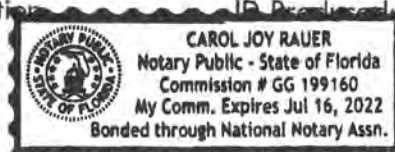
Subscribed and sworn to before me this 7th day of September, 2018.

Carol J. Rauer
Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐



NASSAU

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

[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	PAGE DAVID P JR & KIMBERLY P	PARCEL NUMBER	00-00-31-1800-0008-0050
MAILING ADDRESS	1702 ATLANTIC AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	VACANT RESIDENTIAL
LOCATION ADDRESS	FERNANDINA BEACH, FL 32034	DEED ACRES	0
	N 2ND ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 8 LOTS 5 & 6 IN OR 2117/1534 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$50,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$50,000
ASSESSED VALUE	\$50,000
EXEMPT VALUE	\$0
TAXABLE VALUE	\$50,000

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC INDUST 004000	50	FF	21-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
04/26/2017	2117/1534	2117/1534	60000	TD	Q	N	MCCRANIE DANIEL I TRUSTEE	PAGE DAVID PEYTON JR & KIMBERLY PRUITT
09/29/2010	1701/1505	1701/1505	34000	WD	U	N	ROWE JASON N & S COURTNEY M	MCCRANIE DANIEL I TRUSTEE
09/01/2004	1256/722	1256/722	225000	WD	Q	Y	ROWE JASON NATHANIEL &	ROWE JASON & S COURTNEY
08/21/1995	736/1768	736/1768	100	QC	U	N	BECTION VIRGINIA T	BECTION MILES W JR

NASSAU

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

Property Search Sales Search Nassau Home

OWNER NAME	PAGE DAVID PEYTON JR &	PARCEL NUMBER	00-00-31-1800-0008-0080
MAILING ADDRESS	PAGE KIMBERLY PRUITT (H&W) 1702 ATLANTIC AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	MULTI-FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	224 2ND ST N	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 8 LOTS 7 8 & 9 IN OR 2117/1512 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$75,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$102,715
TOTAL MISC VALUE	\$1,000
JUST OR CLASSIFIED TOTAL VALUE	\$178,715
ASSESSED VALUE	\$178,715
EXEMPT VALUE	\$0
TAXABLE VALUE	\$178,715

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
MULTI-FAM 000800	75	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
TRI/QUAD	3,636	2,905	4	4	AVERAGE		CONVECTION	CONVECTION	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-2-SG-AV	0 X 0	2	1910
FP-2-SG-AV	0 X 0	0	0

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
04/26/2017	2117/1512	2117/1512	207000	WD	Q	Y	MCCRANIE SUSAN COURTNEY	PAGE DAVID PEYTON JR & KIMBERLY PRUITT
09/13/2012	1818/608	1818/608	100	QC	U	Y	ROWE JASON N	MCCRANIE SUSAN COURTNEY
09/01/2004	1256/722	1256/722	225000	WD	Q	Y	BECTON VIRGINIA	ROWE JASON & S COURTNEY

This Instrument Prepared by:

Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, Florida 32034
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraiser's Parcel I.D. (Folio) Number(s):
00-00-31-1800-0008-0050

TRUSTEE'S DEED

By this Deed, Made this 26th day of April, 2017, by Daniel I. McCranie as Trustees of the Daniel I. McCranie, P.A. Profit Sharing Plan & Trust whose address is: 1301 Quattlefield Lane, Fernandina Beach, FL 32034 to David Peyton Page, Jr. and Kimberly Pruitt Page, Husband and Wife whose address is 1702 Atlantic Ave, Fernandina Beach, FL 32034 hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau, county, Florida, viz:

All that certain piece, parcel or tract of land lying and being in the County of NASSAU and the State of FLORIDA, known and described as follows:

LOT FIVE (5) AND SIX (6) IN BLOCK EIGHT (8), OF THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA) IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901)

THE REAL PROPERTY DESCRIBED HEREIN IS NOT THE CONSTITUTIONAL HOMESTEAD NOR THE PRIMARY RESIDENCE OF THE GRANTORS.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.
(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, sealed and delivered in our presence:

Witness Signature: _____

Witness Printed Name: MARIE DAVIS

Witness Signature: _____

Witness Printed Name: Michelle Elliott

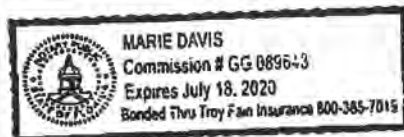
Daniel I. McCranie, P.A. Profit Sharing Plan & Trust

Daniel I. McCranie
BY: Daniel I. McCranie as Trustee

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 26th day of April, 2017, by Daniel I. McCranie, Trustee of the Daniel I. McCranie, P.A. Profit Sharing Plan & Trust, who is/ are personally known to me.

My Commission Expires:
Serial Number _____



MB
Notary Public

Return to: (enclose self-addressed stamped envelope)

Name: **Amelia Title Agency, Inc.**

Address: **2227 Sadler Road
Fernandina Beach, FL 32034
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034**

Property Appraisers Parcel Identification (Folin) Number(s):
00-00-31-1800-0008-0080

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

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

Made this **26th** day of **April 2017**, BETWEEN **Susan Courtney McCranie a Single Woman**

whose post office address is: **1521 Fernandina Road, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**,
grantor, and **David Peyton Page, Jr. and Kimberly Pruitt Page Husband and Wife**

whose post office address is: **1702 Atlantic Ave, Fernandina Beach Florida 32034**

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

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100**

Dollars, and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in **Nassau** County, Florida, to-wit:

**All of that certain piece, parcel or tract of land lying and being in the County of Nassau and the
State of Florida known and described as follows:**

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

**LOTS SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA
BEACH, FLORIDA.**

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

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED REVISED AND REISSUED IN 1897 AND 1901) AS: LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

CERTIFIED TO:

DAVID & KIM PAGE

PROPERTY ADDRESS:

224 NORTH SECOND STREET
FERNANDINA BEACH, FLORIDA 32034

CALHOUN STREET

LOT 10

125.00'

SINGLE FAMILY
RESIDENCE
#224

LOT 9

LOT 8

LOT 20

LOT 21

LOT 22

LOT 6

LOT 5

LOT 4

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

BROOME STREET

TREE LEGEND

O = OAK TREE
PM = PALM TREE
SYC = SYCAMORE TREE
HB = HACKBERRY TREE
HKY = HICKORY TREE

TREE DISCLAIMER:

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

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

REVISIONS:

- 1) REVISED ON 07/17/2018 TO ADD LOTS 5 & 6, BLOCK 8, TO MAP. (BH)

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, Dated 08/02/2017. Flood Zone Information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Site Benchmark is as shown hereon.
- 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 9) The Reference Benchmark is a found Nail & Disk in a Wood Utility Pole located at Southwest corner of intersection of Broome Street & North Second Street. (Elevation = 10.30' NAVD '88).
- 10) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

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

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

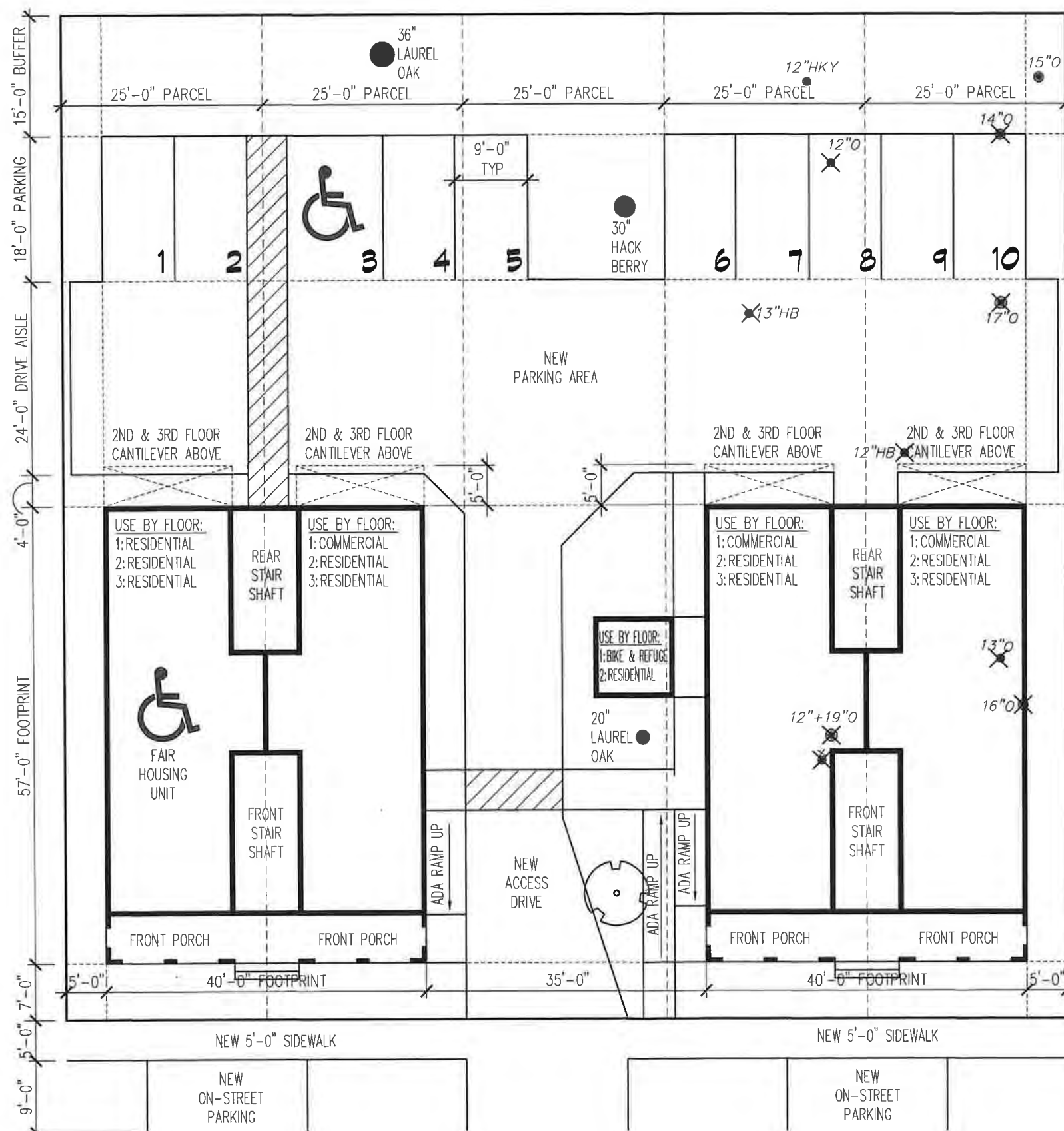
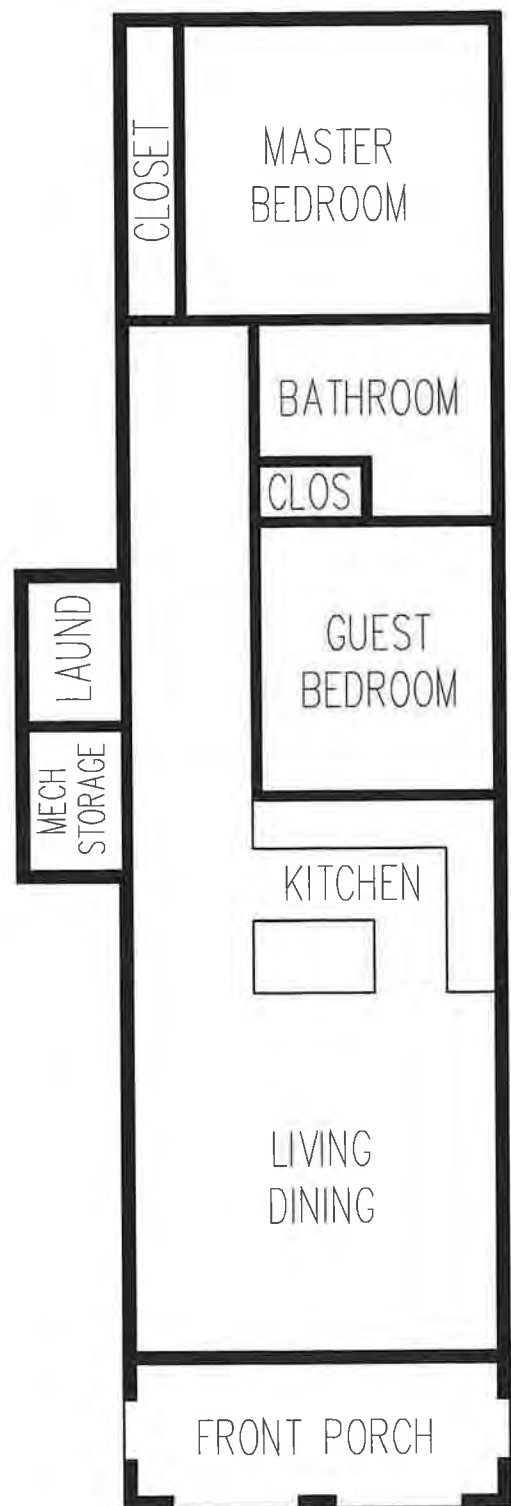
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 20234 DATE: 03/26/2018 CADD: BH

F.B. NO: X-308A PAGE NO: 69 FIELD CREW: SS FILE NO: A-4505

MICHAEL A. MANZIE, P.L.S. 4069

7/19/18



NORTH BUILDING AREA CALC		
FLOOR	COMMERCIAL	RESIDENTIAL
1ST	830 SQ. FT.	830 SQ. FT.
2ND		1,810 SQ. FT. (2 UNITS)
3RD		1,810 SQ. FT. (2 UNITS)
TOTAL	830 SQ. FT.	4,450 SQ. FT.

SOUTH BUILDING AREA CALC		
FLOOR	COMMERCIAL	RESIDENTIAL
1ST	1,660 SQ. FT.	
2ND		1,930 SQ. FT. (2 UNITS)
3RD		1,810 SQ. FT. (2 UNITS)
TOTAL	1,660 SQ. FT.	3,740 SQ. FT.

TOTAL COND. AREA		
	COMMERCIAL	RESIDENTIAL
	2,490 SQ. FT.	8,190 SQ. FT.
	TOTAL: 10,680 SQ. FT.	

PARKING REQUIREMENTS	
PER LDC 8.01.02.E - 9 DWELLING UNITS	
1 SPACE PER DWELLING UNIT = 9 SPACES REQUIRED, 10 PROVIDED	

IMPERVIOUS AREA CALCULATIONS	
TOTAL LOT SIZE: 15,625 SQ. FT.	
IMPERVIOUS AREA: 11,310 (4,700 BUILDINGS, 6,610 HARDSCAPING)	
TOTAL % IMPERVIOUS AREA: 72.4	

**MIXED USE DEVELOPMENT
FOR PAGE PROPERTIES**

COTNER ASSOCIATES, INC. ARCHITECTS

07-17-2018



Pap Properties
11. 1/2 St. Fernandez ydy
Florida
7-18-18 corner assoc. inc.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-02
FEBRUARY 21, 2019

Owner/Applicant:	Johnson Homebuilders, Inc., agent for Roland Boardman				
Property Address:	Block 15 Lots 1, 2, & 5				
Requested action:	Certificate of Approval (COA) to Construct a 1,960 sq. ft. primary structure and a 338 sq. ft. accessory structure.				
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:	Non-Contributing				
Adjacent Properties:	North	Vacant	OT-2		
	South	Single-Family Residential	OT-1		
	East	Vacant	REC		
	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:

Applicant seeks a Certificate of Approval (COA) to construct a 1,960 sq. ft. primary structure and a 338 sq. ft. accessory structure.

This parcel consists of two media peonia (lots 1&2) and one full peonia (lot 5). All construction being proposed will occur on lot 5.

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:

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District. The site will also include a one-story accessory dwelling.
- **Lot Density** – Total lot coverage is approximately 27%, 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. Although it is allowable to be constructed over, the mid-lot corridor should be expressed in the architecture of the building. Applicant will be asked to elaborate on how the proposal meets this guideline.
- **Visibility Triangle** – Visibility triangle is shown on site plan. The plan is in compliance with the requirements for the visibility triangle per LDC 7.01.08.
- **Parking** – Driveway to be accessed off of Towngate Street. The driveway material is indicated to be a paver drive.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front San Fernando Street, which is appropriate.

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). Height of the structure is approximately 21’, which is under the maximum allowable. Height of the accessory structure is 16’, which is under the allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a standing-seam metal roof with natural finish. Cementitious siding will be smooth in finish.
- **Foundation** – The project will be constructed on a stem-wall foundation with wood lattice as infill inserts to give the appearance of a pier foundation. Exposed “false-pier” sections are indicated to have a stucco finish. The porch is indicated to be constructed on a cement slab. This frame vernacular, front-gable style home is a common style seen historically in Fernandina. The two-story porches would traditionally have been constructed of wood. Although the proposed project does a good job of replicating a pier foundation, cement front porches are discouraged for the chosen style of architecture. Staff recommends that the porch be constructed on a pier foundation as is typically seen on both historic and new construction in Old Town.
- **Windows** – The windows that are proposed to be Ply-Gem single-hung with no muntins, as well as Ply-Gem fixed windows. These are on the previously approved list of windows for new construction. The skylights are V Lux model C06 with laminated glass (21x 46). The proposed accessory structure features a demilune window at the front gable. Although there are a few historic examples of this in the city, this style window was not common. Since it does not relate to the shape and proportion of the windows on the primary structure, staff recommends exploring alternate configurations for the gable window on the accessory structure.
- **Doors** – Front door is manufactured by ThermaTru.

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.
- **Details** – Details have been provided that illustrate the design of door/window trim, and porch columns and railings

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 2019-02

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-02 **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 2019-02, 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 2019-02 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



OFFICE USE ONLY

REC'D: 12/20/18 BY: STC
PAYMENT: \$ 200- TYPE CC 8
APPLICATION #:
HDC CASE #:
APPLICATION COMPLETE: Y N
PRE-CONFERENCE: Y N DATE

APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)

BOARD MEETING DATE: Jan 17, 2019
PLANNER: DATE:
APPROVED DENIED

APPROVAL TYPE:

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

PROJECT TYPE:

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

PROPERTY INFORMATION Property information can be found at the [Nassau County Property Appraiser's Website](#) → Map Search

Street Address: Corner of San Fernando + Towngate St Lots 1, 2+5

Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1580-0015-0010

Zoning District: Lot / Block Number (optional) 1, 2+5 BLOCK 15

Owner of Record

As recorded with the Nassau
County Property Appraiser

Owner(s) Name

ROLAND BOARDMAN

Company (if applicable)

Street Address

595 SE 5th AVE

City State Zip

MELROSE FL 32666

Telephone Number

904-945-1313

Email Address

RONBOARDMAN@GMAIL.COM

Applicant
or AgentIf other than owner. If an agent will be
representing the owner, an Owner's Authorization
For Agent Representation form must be included

Applicant Name

STEVE JOHNSON

Company (if applicable)

JOHNSON HOME BUILDERS INC

Street Address

252 INDUSTRIAL BLVD

City State Zip

FERNANDINA BCH FL 32034

Telephone Number

904-583-9456

Email Address

OFFICE@JOHNSONHOMEBUILDERS.COM

PROJECT DESCRIPTION (REQUIRED)

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.

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	James Hardie	Hardie Plank	FL-13192.2	Pure white Trim Silver Body
Doors	Therma-Tru		FL-7347	
Windows	Ply-Gem Ply-Gem	Single hung no mullins Fixed	FL-16103 FL-16104	white w/ - white Trim
Roofing		stand-n-seam galvalum	FL-11651	
Fascia/Trim	James Hardie		FL-13192.2	
Foundation		concrete stucco		
Shutters				
Porch/Deck		concrete		
Fencing				
Driveways/Sidewalks		Pavers		
Signage				
Other				

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

CERTIFICATION (REQUIRED)

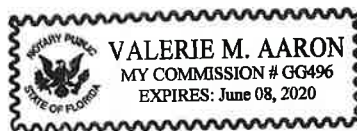
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

12/20/2018
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }



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

[Signature]
Notary Public: Signature

Valerie Aaron
Printed Name

6-8-20
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 Ronate Roland Boardman
(print name of property owner(s))

hereby authorize: Johnson Home Builders Inc.
(print name of agent)

to represent me/us in processing an application for: New residential construction
(type of application)

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

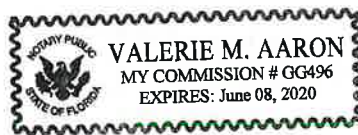
[Signature]
(Signature of owner)

(Signature of owner)

Roland M. Boardman
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 20 day of December, 20 18.

[Signature]
Notary Public: Signature

Valerie Aaron
Printed Name

6-8-20
My Commission Expires

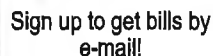
Personally Known ☒ OR Produced Identification _____ ID Produced: _____

R

BLOCK 15 LOTS 1 2 & 5 IN OR 2209/202 OLD TOWN

**TOTAL MILLAGE**20.3245**TOTAL AD VALOREM TAXES**

\$2,273.10



www.nassautaxes.com

LEVYING AUTHORITY

RATE

AMOUNT

TOTAL NON-AD VALOREM ASSESSMENTS

\$.00

TOTAL COMBINED TAXES AND ASSESSMENTS

\$2,273.10

If Paid By →	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay→	2,182.18	2,204.91	2,227.64	2,250.37	2,273.10

**Scan to
view bill
online**

If Paid By →	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay→	2,182.18	2,204.91	2,227.64	2,250.37	2,273.10

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

BOARDMAN ROLAND
595 SE 5TH AVE
MELROSE, FL 32666

BLOCK 15 | QTS 1, 2 & 5 IN OR 2209/202 OLD TOWN

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2018	00-00-31-1580-0015-0010	REAL ESTATE	58041	002	

1. 0058041, 2018 4





SW 7005
Pure White

255-C1







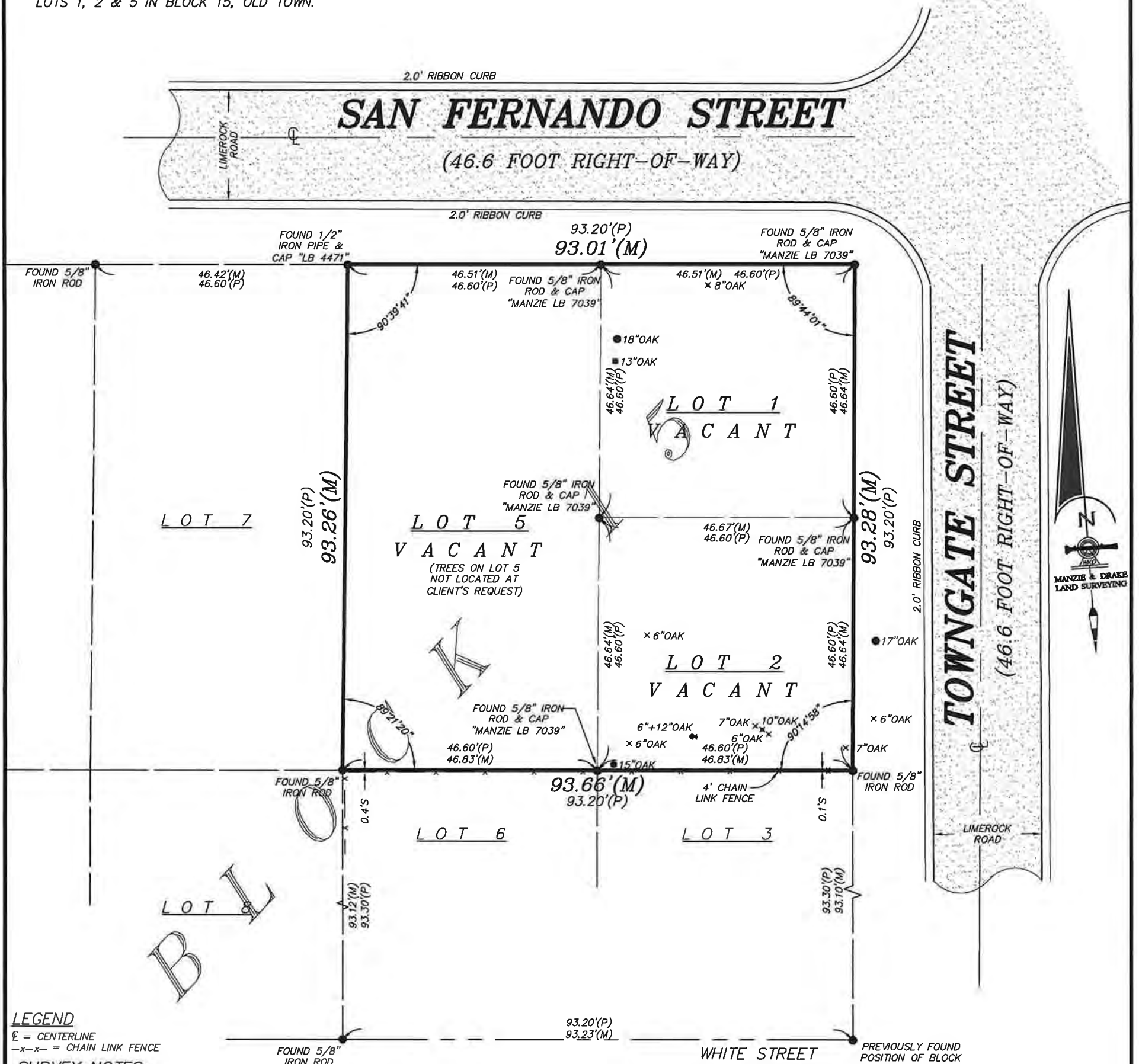
MAP OF BOUNDARY SURVEY

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

LOTS 1, 2 & 5 IN BLOCK 15, OLD TOWN.

REVISIONS:

1. REVISED ON 10/05/2018 TO SHOW TREE LOCATIONS ON LOTS 1 & 2 ONLY. ANY TREES ON LOT 5 ARE NOT INCLUDED AS A PART OF THIS SURVEY. (WKD)



LEGEND

⊕ = CENTERLINE
-x-x- = CHAIN LINK FENCE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0229G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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

Michael A. Manzie
MICHAEL A. MANZIE, P.L.S. 4069

CERTIFIED TO:

RONALD BOARDMAN
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH, P.A.

TREE DISCLAIMER:

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

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

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

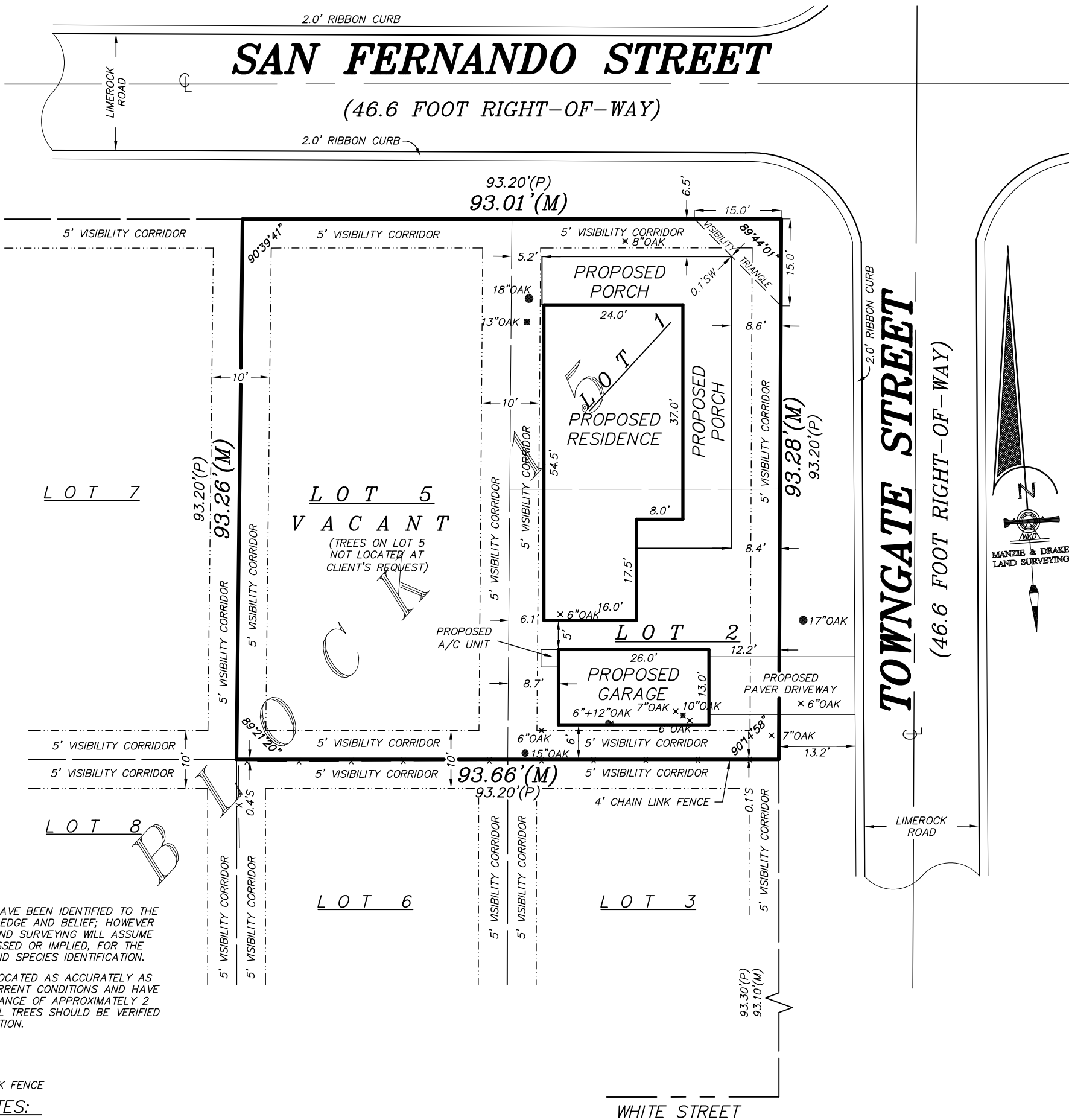
SCALE: 1"=20' JOB NO: 20331 DATE: 06/07/2018 CADD: BH
F.B. NO: X-315 PAGE NO: 21 FIELD CREW: GS FILE NO: A-4583

MAP OF SITE PLAN

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

LOTS 1, 2 & 5 IN BLOCK 15, OLD TOWN.

CERTIFIED TO:
RONALD BOARDMAN
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH, P.A.



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LEGEND

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- 4) Internal lot angles shown hereon are based on recovered monumentation.
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- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 02296, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
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BOUNDARY NOTE:

FOR FULL BOUNDARY INFORMATION, SEE SURVEY BY THIS FIRM, DATED JUNE 07, 2018 WITH A FILE NUMBER OF A-4583.

VISIBILITY CORRIDOR NOTE:

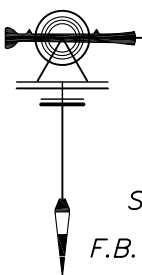
VISIBILITY CORRIDOR AREAS SHOWN HEREON ARE PER THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, CHAPTER 8, PARAGRAPH 8.01.01.02, SECTION "K" FOR PROPERTIES ZONED QT-2 (ADOPTED ON SEPTEMBER 05, 2006)

VISIBILITY CORRIDOR AREA INFORMATION SHOWN HEREON IS BASED ON THE MOST CURRENT INFORMATION AVAILABLE FROM THE APPLICABLE LOCAL GOVERNING AGENCY THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS THAN NOTED DEPENDING ON PROPOSED DESIGN. WHOMEVER RELIES ON THIS INFORMATION SHOULD CONFIRM DESIGN INTENT WITH THE LOCAL GOVERNING AGENCY.

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

Michael A. Manzie

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SCALE: 1"=20' JOB NO: 20331 DATE: 01/03/2018 CADD: BH

F.B. NO: X-315 PAGE NO: 21 FIELD CREW: GS FILE NO: A-4583-SP

CONSTRUCTION NOTES

- GENERAL NOTES:
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
 - ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATION, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK HEREIN.
 - ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ORDERING MATERIAL AND PROCEEDING WITH THE WORK, ANY OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATION OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING OF WORK IN QUESTION.
 - IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
 - ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
 - THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
 - THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
 - DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
 - ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
 - ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
 - UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FIXTURES, CLEAN/REMOVE ALL PAINT DRIPS/SPLATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES.
 - ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT.
 - ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

- CONSTRUCTION NOTES:
- NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
 - ALL STUD WALLS DIMENSIONS ARE 3-⁵/₈", 5-³/₈", OR 7-³/₄" (UON)
 - ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UON)
 - REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
 - ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. ¹/₄" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
 - ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - ALL WOOD SILLS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER. PROVIDE TERMITE SHIELD AT CONCEALED UNDER FLOOR SPACES.
 - ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
 - WATER RESISTANCE ⁵/₈" CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
 - FLASHING SHALL BE INSTALLED AROUND ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTIONS OF CHIMNEYS, WOOD CONSTRUCTION AND FRAME WALLS TO MAKE WEATHER TIGHT.
 - CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
 - ALL WALL STUD SHALL BE SPP#2 SPACED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

- CONCRETE NOTES:
- ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
 - ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
 - ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
 - ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
 - SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
 - CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
 - VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
 - STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
 - ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

- ELECTRICAL NOTES:
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014.
 - ALL ALL RECEPTACLES IN BATHROOM , GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTION SYSTEM (GFCI) AND AS NOTED ON THE DRAWINGS.
 - OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U.I APPROVED PLASTIC.
 - RECEPTACLES SHALL BE SPACED ALONG WALLS IN ACCORDANCE WITH CODE SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM ANY OUTLET. NO SPACES FURTHER THAN 12'-0" UNLESS OTHERWISE NOTED OR PER ANY SPECIFIC CODES.
 - SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
 - ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
 - SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG, 3'-0 FROM DUCT OPENINGS, AND 10'-0" FROM INSIDE AND OUTSIDE OF DWELLING SLEEPING UNITS.
 - CARBON MONOXIDE DETECTORS SHALL BE PRESENT WITH IN 10'-0" OF THE EXTERIOR SIDE OF ANY SLEEPING COMPARTMENT DOOR IF A RESIDENCE HAS AN ATTACHED GARAGE OR GAS APPLIANCES.
 - PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

- ROOF NOTES:
- ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
 - ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
 - ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
 - ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 8" O.C. FIELD
 - VENTILATION FOR GABLE AND HIPPED ROOFS PER F.B.C. SECTION R806: VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH INDIVIDUAL ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS.
 - THE RATION TOTAL NET FREE VENTILATING AREA TO THE ARE OF THE CEILING SHALL NOT BE LESS THAN 1/150. THAT RATIO MAY BE REDUCED TO ¹/₃₀₀ PROVIDED: 1) A VAPOR BARRIER RETARDANT HAVING A PERFORMANCE NOT EXCEEDING 1 PERM INSTALLED ON THE WARM SIDE OF THE CEILING, OR 2) AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING ARE IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. (AT LEAST 3 FT (914mm) ABOVE EAVE OR CORNICE VENT) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. INDICATE LOCATION OR VENT AREA AND REQUIRED.
 - FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND COPINGS, THROUGH MOISTURE PERMEABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C. SECTION R903.2
 - FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION: WHEREVER THERE IS A CHANCE ROOF SLOPE AND DIRECTION:AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE 903.1 PER F.B.C. SECTION R903.2.1.
 - ALL MEMBRANE FLASHING SHALL BE INSTALLED ACCORDING TO THE ROOF ASSEMBLY MANUFACTURE PUBLISHED LITERATURE PER F.B.C. SECTION R903.2.2.

PROJECT OVERVIEW

PROJECT OWNER
BOARDMAN
RESIDENCE
PROJECT CONTRACTOR / BUILDER

JOHNSON
HOME BUILDERS

PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.(P.E.)

PROJECT ADDRESS

LOT#1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL. 32034

VICINITY MAP



CODE SUMMARY

- * FLORIDA BUILDING CODE - 2017
- * FLORIDA RESIDENTIAL BUILDING CODE - 2017
- * FLORIDA MECHANICAL CODE - 2017
- * FLORIDA PLUMBING CODE - 2017
- * FLORIDA BUILDING CODE ENERGY CONSERVATION - 2017
- * NATIONAL ELECTRICAL CODE - 2014 (NFPA 70)

DESIGN CRITERIA

* BASIC WIND SPEED (3 SECOND GUST) -	130
* WIND EXPOSURE CATEGORY -	D
* BUILDING CATEGORY -	II
* WIND IMPORTANCE FACTOR -	1.0
* INTERNAL PRESSURE COEFFICIENT -	+/- .18
* LEVEL OF ALTERATION (IF APPLICABLE) -	

COMPONENT & CLADDING (P.S.F.) - END ZONE: 3

SIZE (S.F.)	END ZONE (5)		INTERIOR ZONE (4)	
	POS. +	NEG. -	POS. +	NEG. -
0-20	30.4	40.7	30.4	33
20-50	29	38	29	31.6
50-100	27.2	34.3	27.2	29.8
>100	25.9	31.6	25.9	28.4

NOTE:
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ALL REQUIREMENTS OF SECTION 1609 OF THE 2017 FLORIDA BUILDING CODE

PROJECT INFO

* CONDITIONED SPACED -	1,960 sq.ft.
* UNCONDITIONED SPACE -	388 sq.ft.
* UNENCLOSED SPACE -	1,216 sq.ft.
* LOT SIZE (ACRE) -	

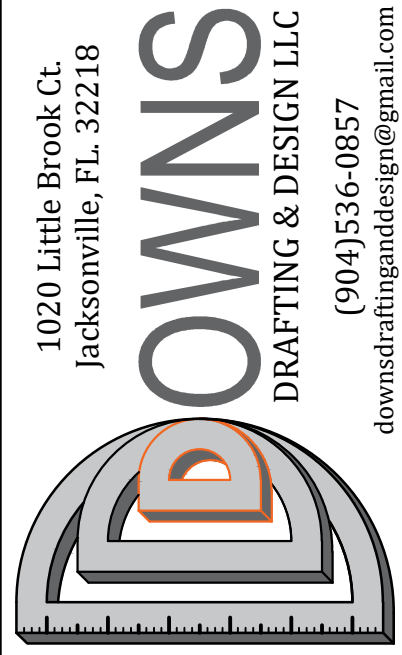
* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	2

PLAN INDEX

COVER SHEET / PROJECT INFORMATION	C1.0
FRONT & REAR ELEVATIONS	B2.0
RIGHT & LEFT ELEVATIONS	B2.1
FOUNDATION PLAN	B3.0
1st LEVEL FRAMING PLAN	B4.0
2nd LEVEL FRAMING PLAN	B4.1
1st LEVEL ELECTRIC PLAN	B5.0
2nd LEVEL ELECTRICAL PLAN	B5.1
ROOF PLAN	B6.0
STRUCTURAL DETAILS	D7.0
FLASHING DETAILS	D7.1
QUICK TIE DETAILS	D7.2

C1.0

SHEET # (1) OF (13)
PROJECT NAME: BOARDMAN
SAN FERNANDO
PROJECT #: 18.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 01.07.19



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RESPONSIBILITY IN THE ENGINEERING AND
CONSTRUCTION OF ANY PORTION OF
BUILDINGS CONSTRUCTED WITH THESE
PLANS. IT IS THE RESPONSIBILITY OF THE
HOMEOWNER OR CONTRACTOR TO VERIFY
ALL DIMENSIONS AND CONSTRUCTABILITY
PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER / BUILDER

PROJECT ADDRESS

BOARDMAN
RESIDENCE

LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

01.07.19
ENGINEER OF RECORD

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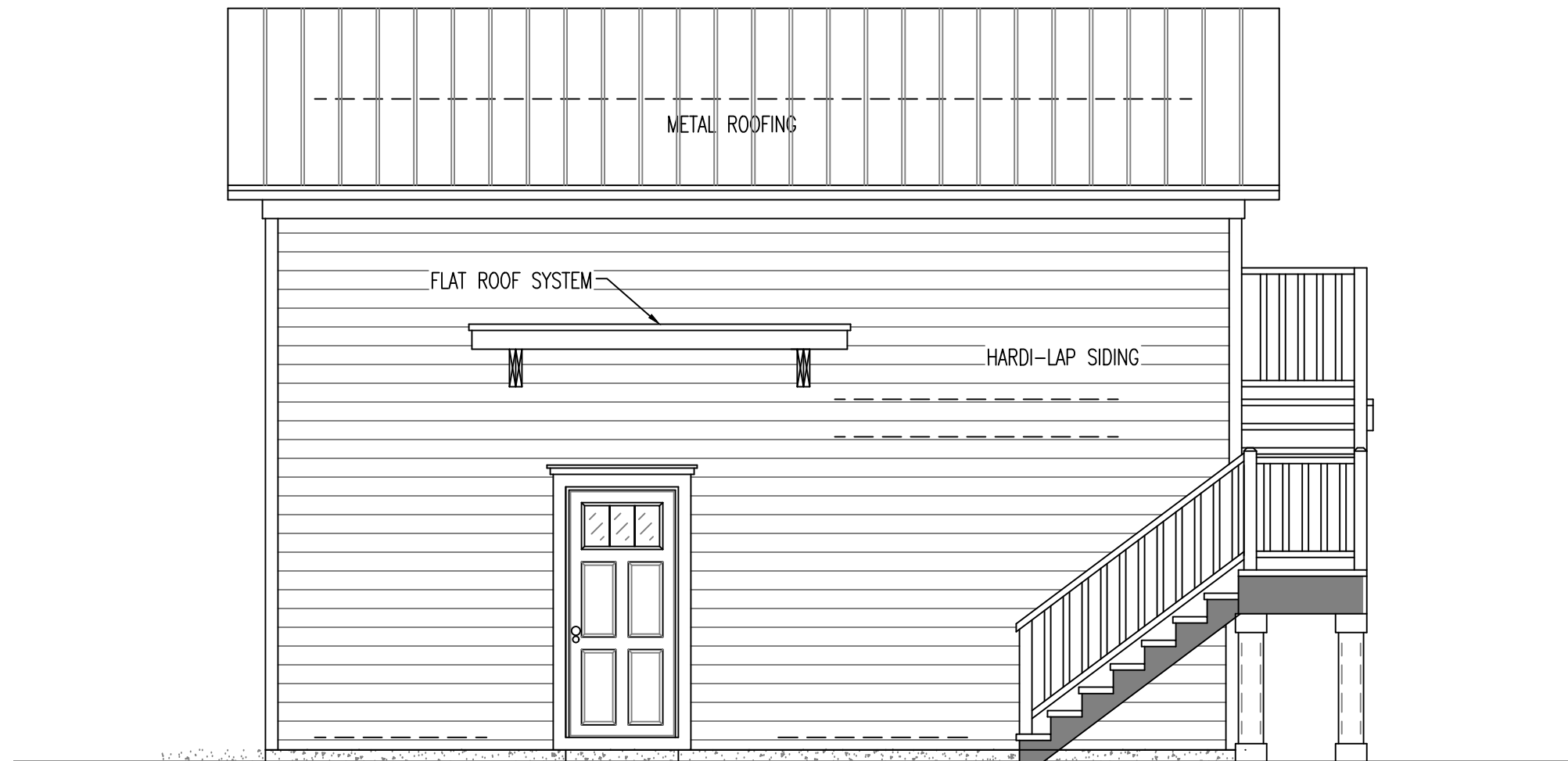
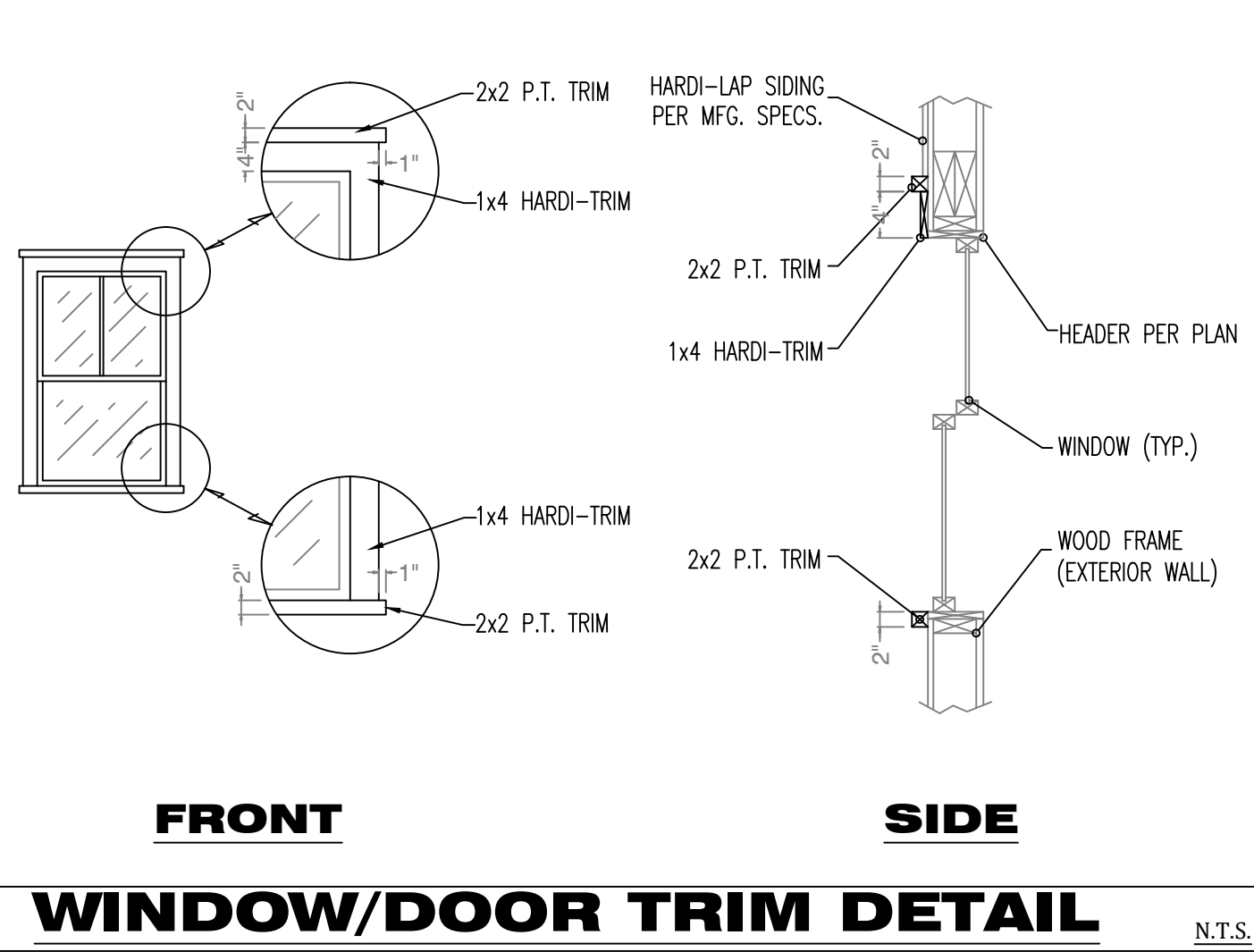
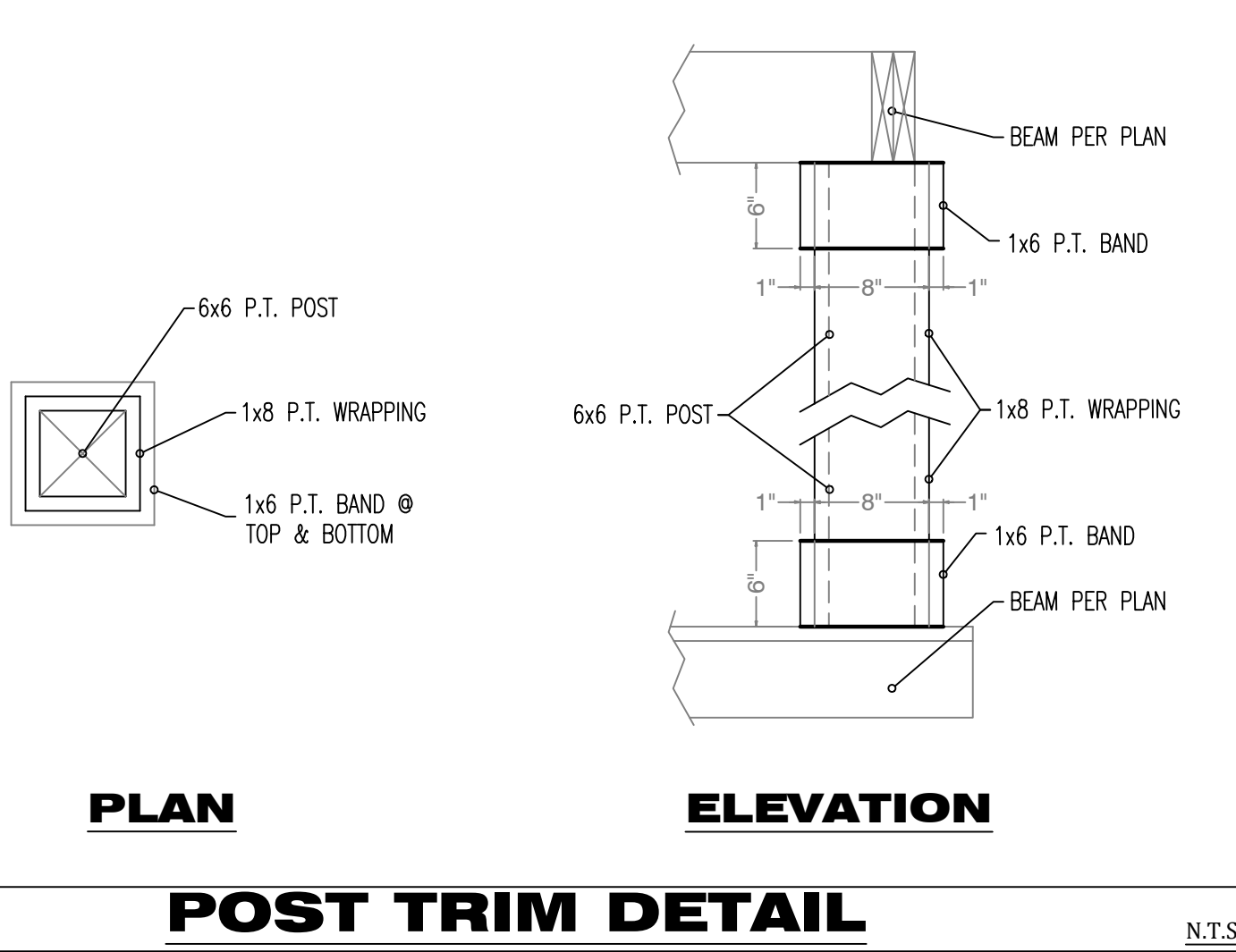
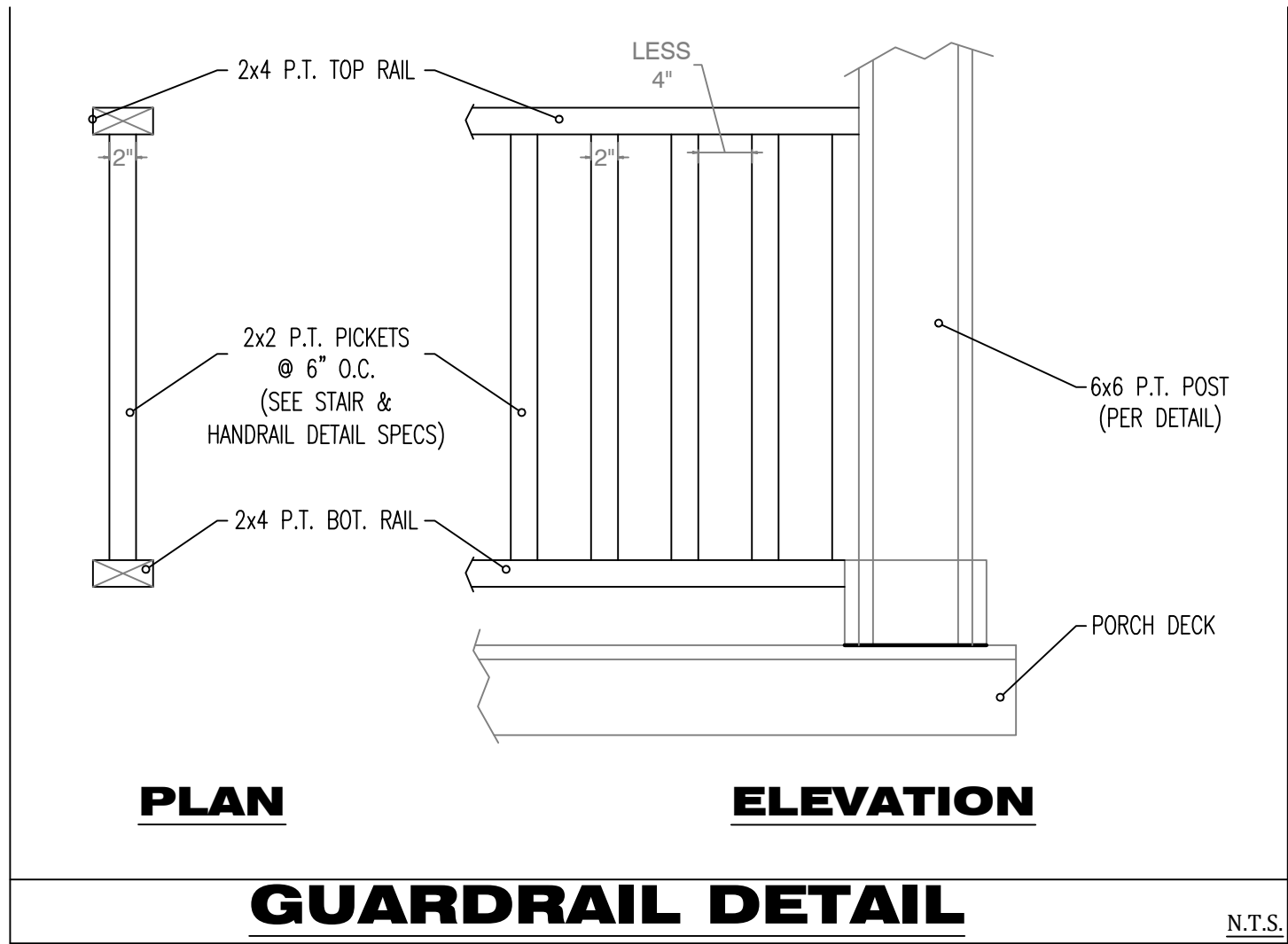
REAR ELEVATION

SCALE: 1/4"=1'



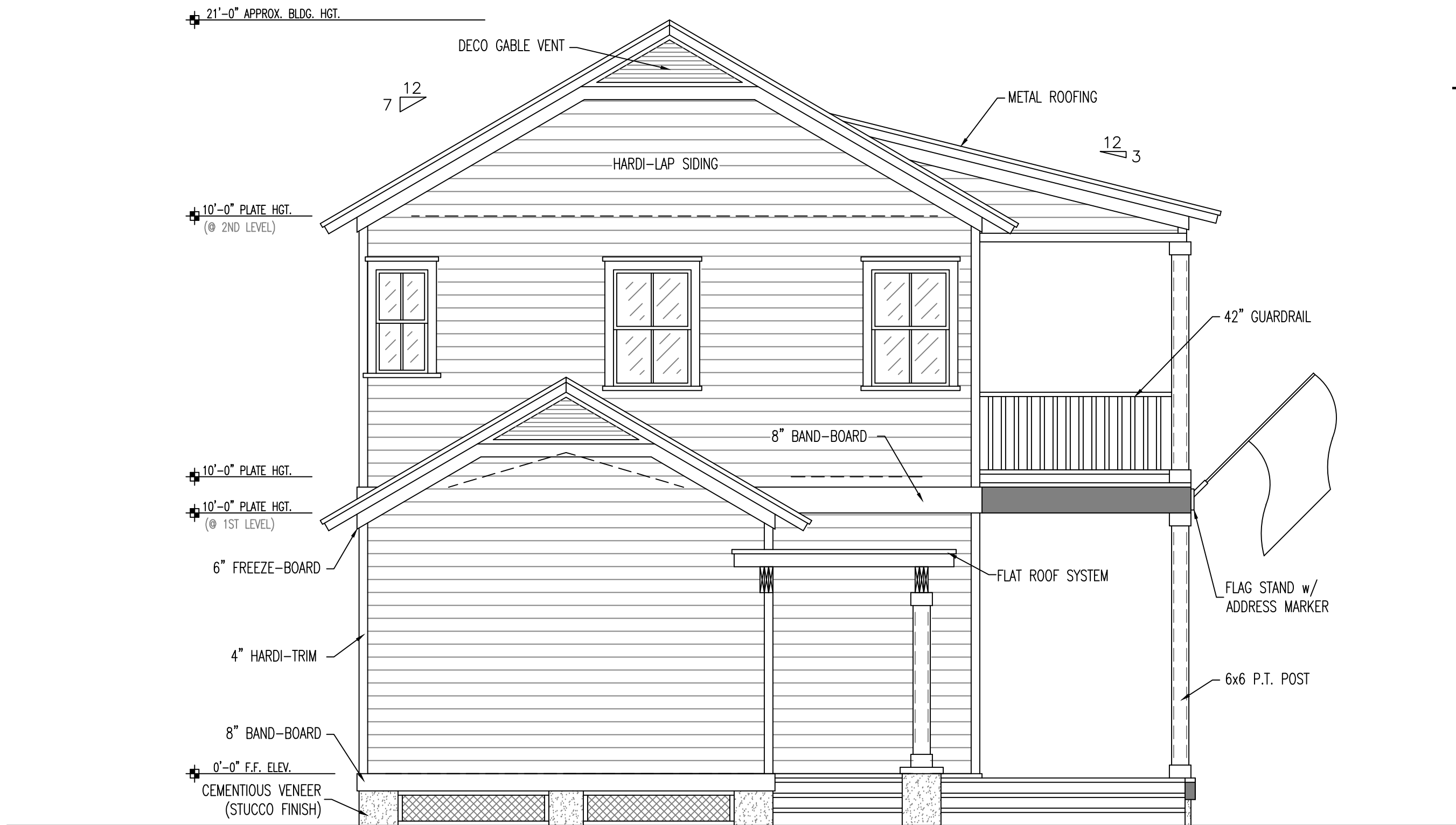
FRONT ELEVATION

SCALE: 1/4"=1'



GARAGE RIGHT

SCALE: 1/4"=1'



LEFT ELEVATION

SCALE: 1/4"=1'



RIGHT ELEVATION

SCALE: 1/4"=1'



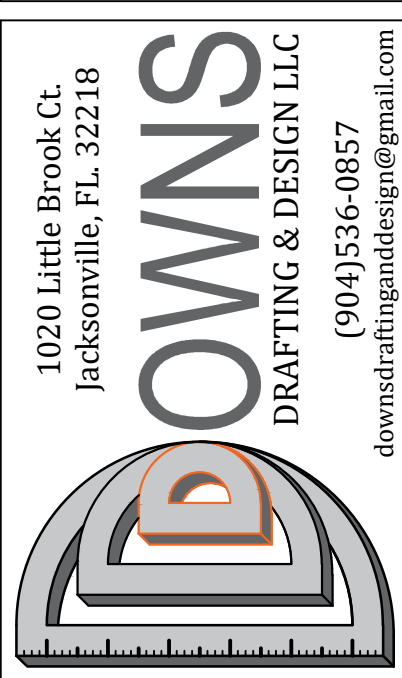
GARAGE LEFT

SCALE: 1/4"=1'

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B2.1

SHEET # (3) OF (13)
PROJECT NAME: **BOARDMAN SAN FERNANDO**
PROJECT #: **18.10.03**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4"=1'-0"**
DATE: **01.07.19**



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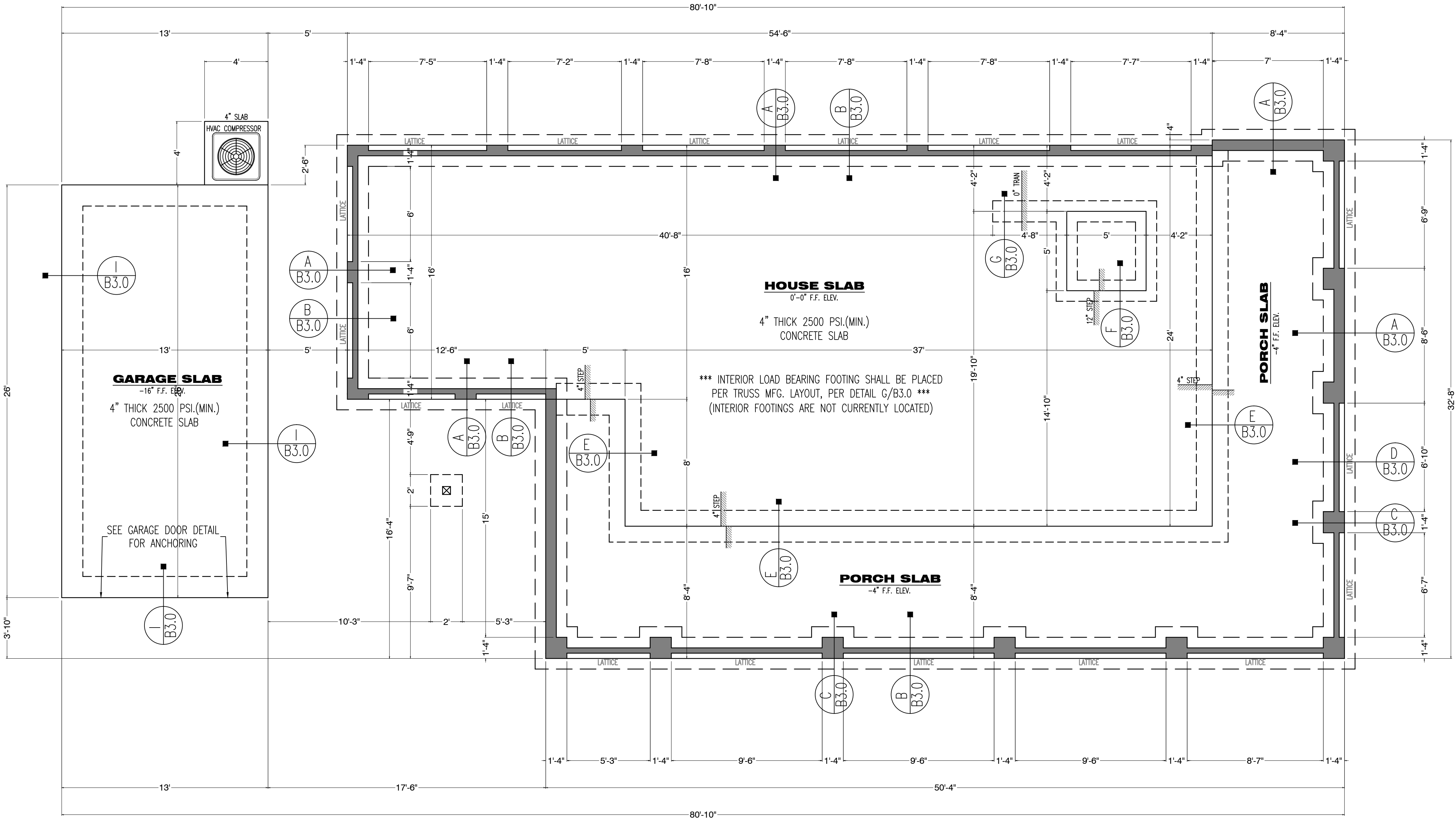
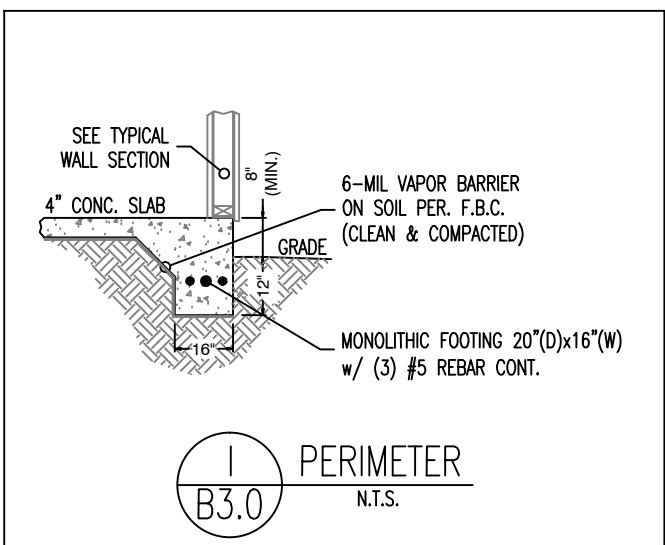
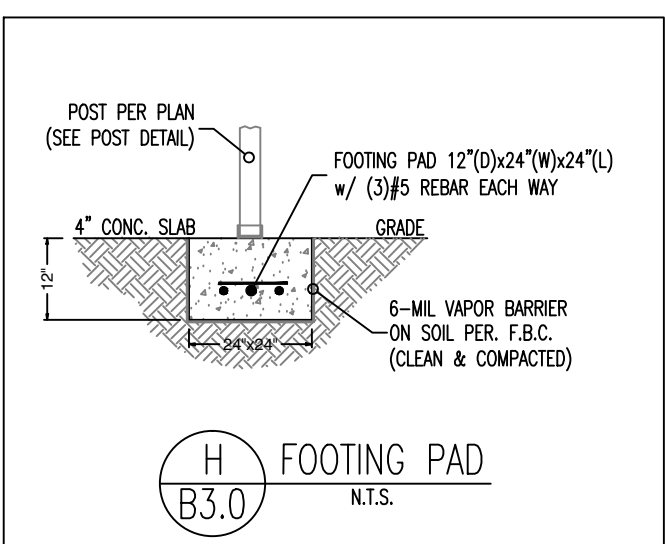
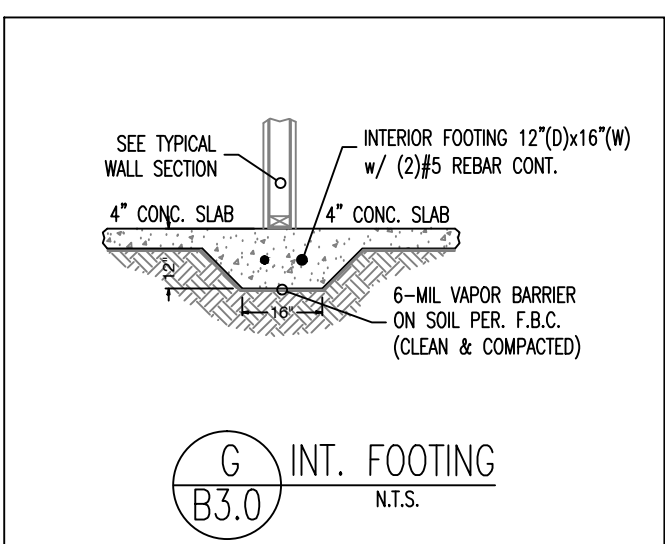
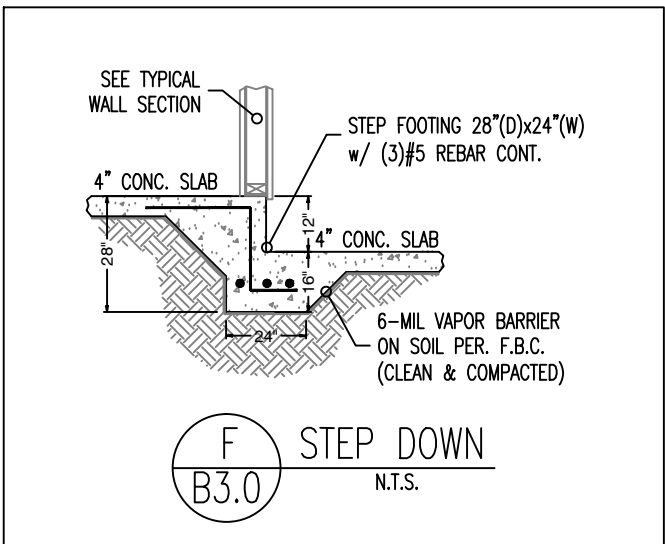
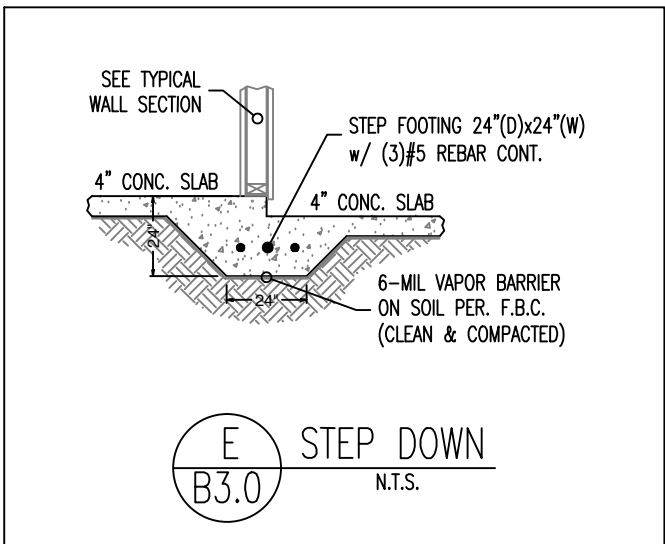
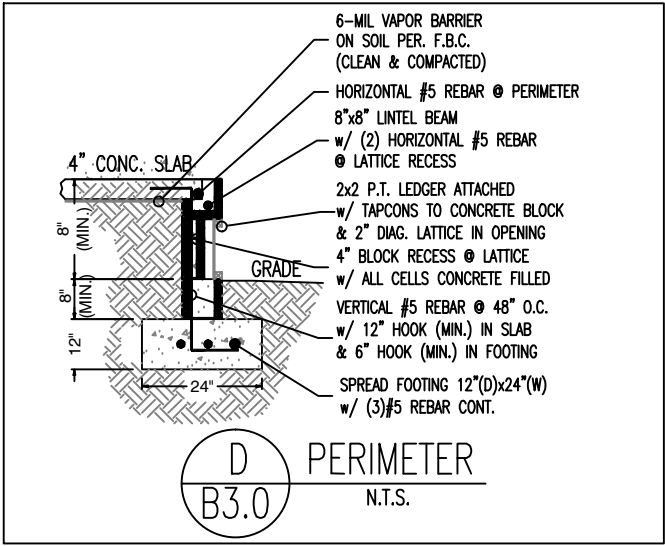
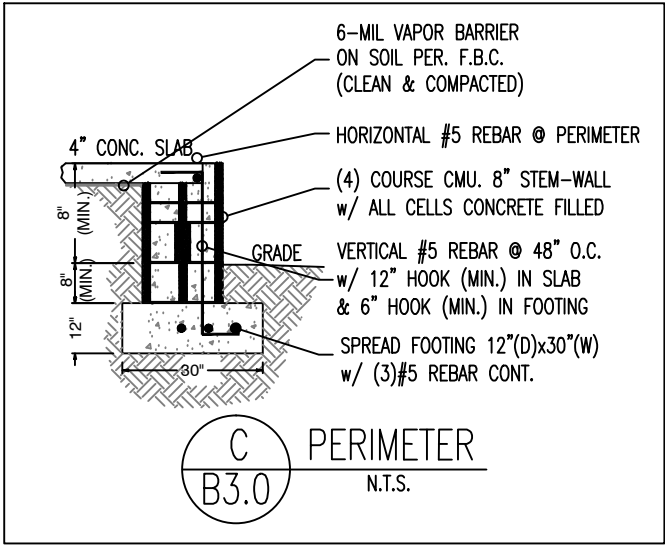
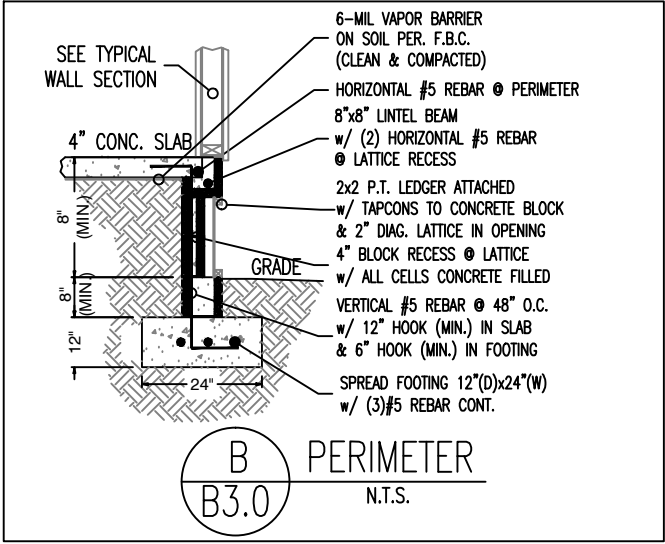
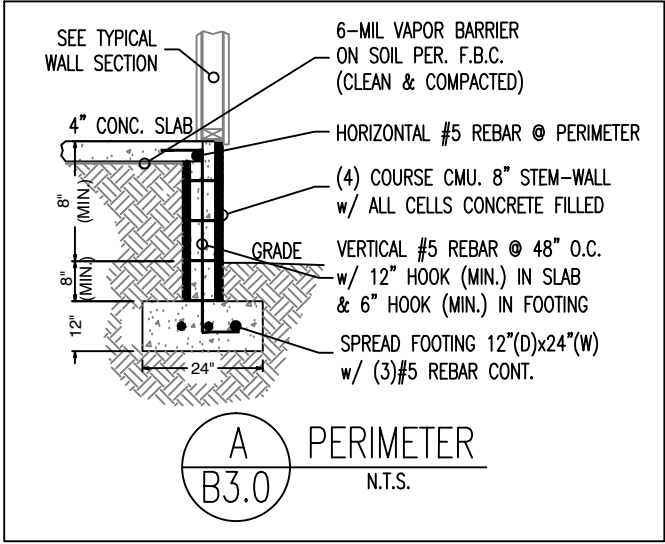
OWNER / BUILDER

BOARDMAN RESIDENCE
LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

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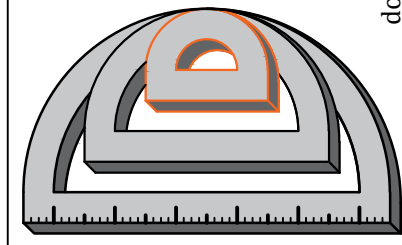


FOUNDATION PLAN

SCALE: 1/4"=1'

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1020 Little Brook Ct.
Jacksonville, FL 32218



DOWNS
DRAFTING & DESIGN LLC
(904)536-0857
downsdraftingdesign@gmail.com

OWNER /BUILDER

**BOARDMAN
RESIDENCE**

PROJECT ADDRESS

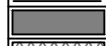
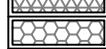
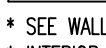
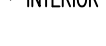
**LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
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7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
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01.07.19
ENGINEER OF RECORD

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,168 sq.ft.
PORCH-1	UNENCLOSED	536 sq.ft.
BREEZEWAY	UNENCLOSED	144 sq.ft.
2ND FL. LIVING	CONDITIONED	792 sq.ft.
PORCH-2	UNENCLOSED	536 sq.ft.
		(3,176 sq.ft.)
GARAGE	UNCONDITIONED	338 sq.ft.
		(388 sq.ft.)
TOTAL A/C		1,960 sq.ft.
TOTAL U/R		3,564 sq.ft.

WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DESCRIPTION
	8" CMU	8x16 CMU, BLOCK WALL
	2x8	SPRUCE PINE FIR #2 (EXTERIOR)
	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (INTERIOR)

* SEE WALL FRAMING DETAIL AND STUD TABLE
 * INTERIOR NON-LOAD BEARING WALL STUDS SHALL BE SPACED @ 24" O.C.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
	3060	36"x72"	SINGLE HUNG
	2660	30"x72"	SINGLE HUNG
	2640	30"x48"	SINGLE HUNG
	2040	24"x48"	SINGLE HUNG
	4020	48"x24"	FIXED GLASS
	3050	36"x60"	SINGLE HUNG
	3046	36"x54"	SINGLE HUNG
			
			
			

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
	3080	36"x96"	SOLID CORE EXT. UNIT w/ (1) 12" S.L.
	3080	36"x96"	SOLID CORE EXTERIOR UNIT
	3080	36"x96"	SOLID CORE INTERIOR UNIT
	2880	32"x96"	SOLID CORE INTERIOR UNIT
	2680	30"x96"	SOLID CORE INTERIOR UNIT
	2480	28"x96"	SOLID CORE INTERIOR UNIT
	2080	24"x96"	SOLID CORE INTERIOR UNIT
	3080	36"x96"	SOLID CORE INTERIOR UNIT (POCKET)
	2680	30"x96"	SOLID CORE INTERIOR UNIT (BI-FOLD)
	(2)2080	48"x96"	SOLID CORE INTERIOR UNIT
	(2)3080	72"x96"	SOLID CORE INTERIOR UNIT
	(2)3080	72"x96"	SOLID CORE EXTERIOR UNIT
	2668	30"x80"	SOLID CORE EXTERIOR UNIT
			
			
			

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
	(2) 2x6	SOUTHERN YELLOW PINE #2
	(2) 2x8	SOUTHERN YELLOW PINE #2
	(2) 2x10	SOUTHERN YELLOW PINE #2
	(2) 2x12	SOUTHERN YELLOW PINE #2
	H3	(2) 1 3/4"x11 3/4" LAMINATED BEAM
	L1	8"x8" CONC. CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "ASTA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
 * SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE LINTEL DETAIL)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
	(3) 2x12	SOUTHERN YELLOW PINE #2
	(2) 2x12	SOUTHERN YELLOW PINE #2
	(3) 1 3/4"x11 3/4"	LVL OR PARRALAM BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "ASTA24" STRAP OR EQUIVALENT @ EACH JACK STUD
 *  SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
	2x4 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
	2x6 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
	2x8 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

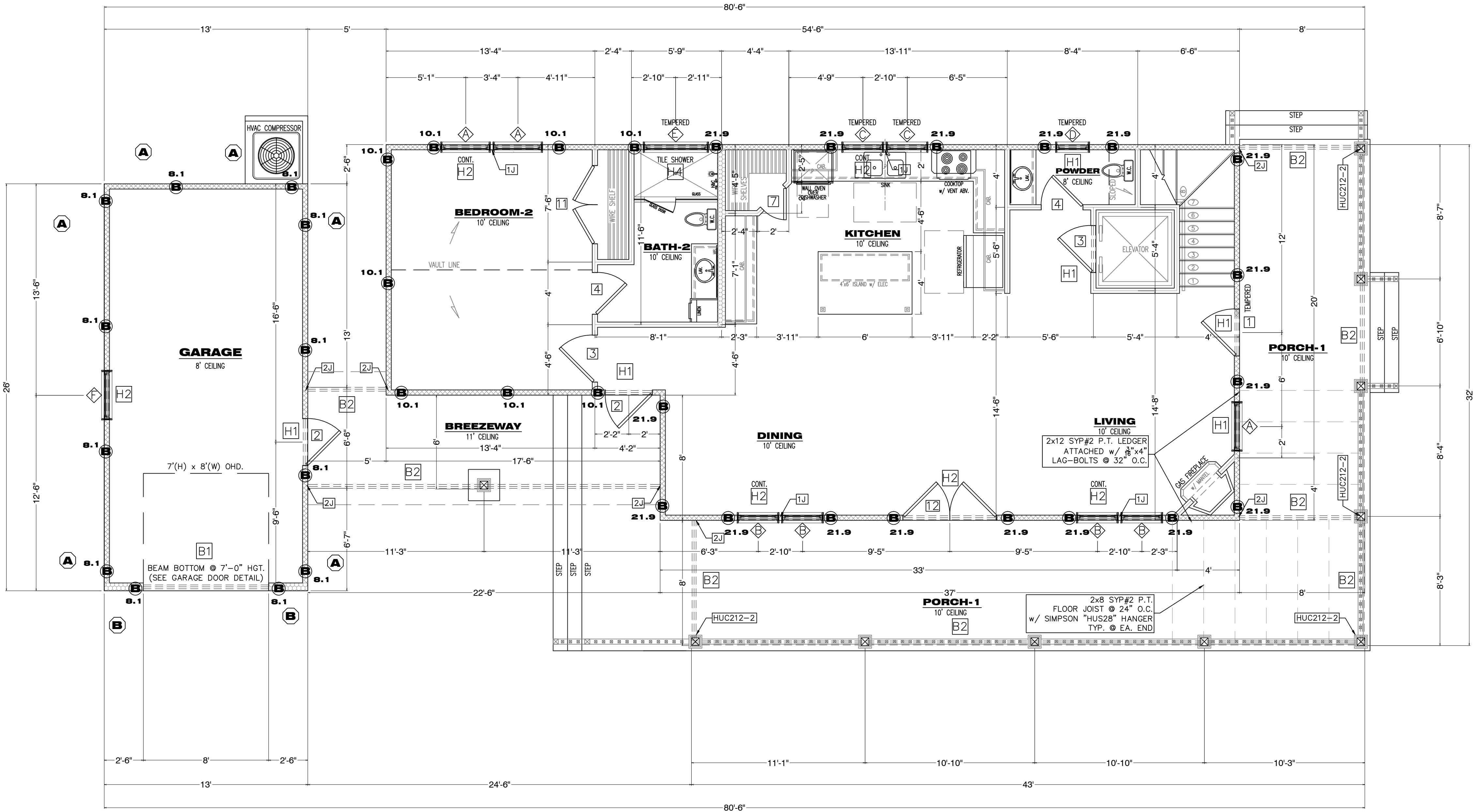
NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE.
 * WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
 * GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 8d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
 * SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK.
 * ANCHOR SHALL BE 3/4" x 8" EPOXY GROUTED BOLTS.
 * INSTALL ALL-THREAD ROD SYSTEM PER DETAIL.

QUICK TIE CABLE LEGEND		
TYPE	CABLE	LOAD
A	1/8" DIA.	0#-910#
B	3/16" DIA.	910#-1909#
G	1/4" DIA.	1909#-2839#
O	5/16" DIA.	2839#-4455#
		= (1) STORY
		= (2) STORY
		= (3) STORY

  = CABLE LENGTH (FROM SLAB TO TOP PLATE)

* ALL EXTERIOR WALLS ARE LOAD BEARING WALLS
 * CABLE SHALL BE LOCATED PER FRAMING PLAN
 * MAX. SPACING SHALL NEVER EXCEED 8'-0" O.C.
 * QT CABLES & ANCHORS SHALL BE PLACED IN ALL LOAD BEARING WALLS
 * SEE QT DETAILS FOR ALL INSTALLATION REQUIREMENTS



1ST LEVEL FRAMING PLAN

SCALE: 1/4" = 1'

B4.O

SHEET #:
 PROJECT NAME: **BOARDMAN SAN FERNANDO**
 PROJECT #:
 DRAWN BY:
 CHECKED BY:
 SCALE:
 DATE:

OWNS
 DRAFTING & DESIGN LLC
 1020 Little Brook Ct.
 Jacksonville, FL 32218
 (904)536-0857
 downsdraftingdesign@gmail.com

OWNS DRAFTING AND DESIGN LLC IS A DRAFTING SERVICE AND HOLDS NO RESPONSIBILITY IN THE ENGINEERING AND CONSTRUCTION OF ANY PORTION OF BUILDINGS CONSTRUCTED WITH THESE PLANS. IT IS THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTABILITY PRIOR TO PROCEEDING WITH CONSTRUCTION. HOMEOWNER OR CONTRACTOR SHALL VERIFY ALL CONSTRUCTION IS PERMITTED AND CODE COMPLIANT WITH ALL LOCAL BUILDING CODES AND OFFICIAL PROCESSES.

OWNER /BUILDER
BOARDMAN RESIDENCE
 LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034

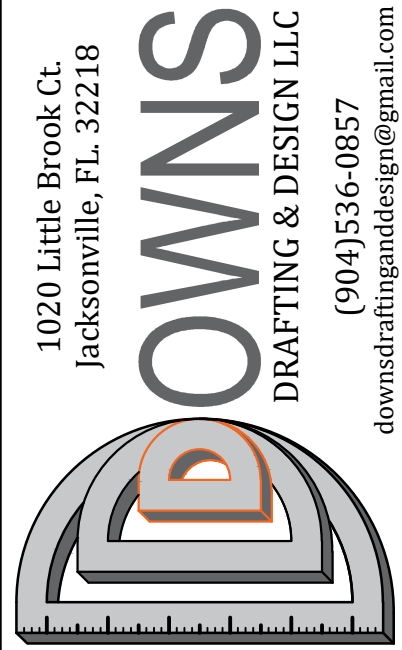
MICHAEL G. HOLDER
 PE# 16215
 7441-2 SILVER LAKE TERRACE
 JACKSONVILLE, FL 32216
 PHONE: (904) 721-7676
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01.07.19
 ENGINEER OF RECORD

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B4.1

SHEET # (6) OF (13)
PROJECT NAME: BOARDMAN
SAN FERNANDO
PROJECT #: 18.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 01.07.19



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RESPONSIBILITY IN THE ENGINEERING AND
CONSTRUCTION OF ANY PORTION OF
BUILDINGS CONSTRUCTED WITH THESE
PLANS. IT IS THE RESPONSIBILITY OF THE
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ALL DIMENSIONS AND CONSTRUCTION
PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER /BUILDER

BOARDMAN
RESIDENCE
LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034

PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

01.07.19
ENGINEER OF RECORD

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SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,168 sq.ft.
PORCH-1	UNENCLOSED	536 sq.ft.
BREEZEWAY	UNENCLOSED	144 sq.ft.
2ND FL. LIVING	CONDITIONED	792 sq.ft.
PORCH-2	UNENCLOSED	536 sq.ft.
		(3,176 sq.ft.)
GARAGE	UNCONDITIONED	338 sq.ft.
		(388 sq.ft.)
TOTAL A/C		1,960 sq.ft.
TOTAL U/R		3,564 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCUPTION
◊	3060	36"x72"	SINGLE HUNG
◊	2660	30"x72"	SINGLE HUNG
◊	2640	30"x48"	SINGLE HUNG
◊	2040	24"x48"	SINGLE HUNG
◊	4020	48"x24"	FIXED GLASS
◊	3050	36"x60"	SINGLE HUNG
◊	3046	36"x54"	SINGLE HUNG
◊			
◊			
◊			

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCUPTION
1	3080	36"x96"	SOLID CORE EXT. UNIT w/ (1) 12" S.L.
2	3080	36"x96"	SOLID CORE EXTERIOR UNIT
3	3080	36"x96"	SOLID CORE INTERIOR UNIT
4	2880	32"x96"	SOLID CORE INTERIOR UNIT
5	2680	30"x96"	SOLID CORE INTERIOR UNIT
6	2480	28"x96"	SOLID CORE INTERIOR UNIT
7	2080	24"x96"	SOLID CORE INTERIOR UNIT
8	3080	36"x96"	SOLID CORE INTERIOR UNIT (POCKET)
9	2680	30"x96"	SOLID CORE INTERIOR UNIT (BI-FOLD)
10	(2)2080	48"x96"	SOLID CORE INTERIOR UNIT
11	(2)3080	72"x96"	SOLID CORE INTERIOR UNIT
12	(2)3080	72"x96"	SOLID CORE EXTERIOR UNIT
13	2668	30"x80"	SOLID CORE EXTERIOR UNIT
14			
15			
16			

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DISCUPTION
8" CMU.	8x16 CMU.	BLOCK WALL
2x8	SPRUCE PINE FIR #2	(EXTERIOR)
2x6	SPRUCE PINE FIR #2	(EXTERIOR)
2x4	SPRUCE PINE FIR #2	(EXTERIOR)
2x4	SPRUCE PINE FIR #2	(INTERIOR)

* SEE WALL FRAMING DETAIL AND STUD TABLE
* INTERIOR NON-LOAD BEARING WALL STUDS SHALL BE SPACED @ 24" O.C.

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DISCUPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(3) 1 1/2"x11 1/2"	LVL OR PARRALAM BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "MSTAZ4" STRAP OR EQUIVALENT @ EACH JACK STUD
* [2] SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM
(SEE HEADER DETAIL)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DISCUPTION
H1	(2) 2x6	SOUTHERN YELLOW PINE #2
H2	(2) 2x6	SOUTHERN YELLOW PINE #2
H3	(2) 2x10	SOUTHERN YELLOW PINE #2
H4	(2) 2x12	SOUTHERN YELLOW PINE #2
H5	(2) 1 1/2"x11 1/2"	LAMINATED BEAM
L1	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "MSTAZ4" STRAP OR EQUIVALENT @ EACH JACK STUD
(SEE HEADER DETAIL)
* SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION
(SEE LINTEL DETAIL)

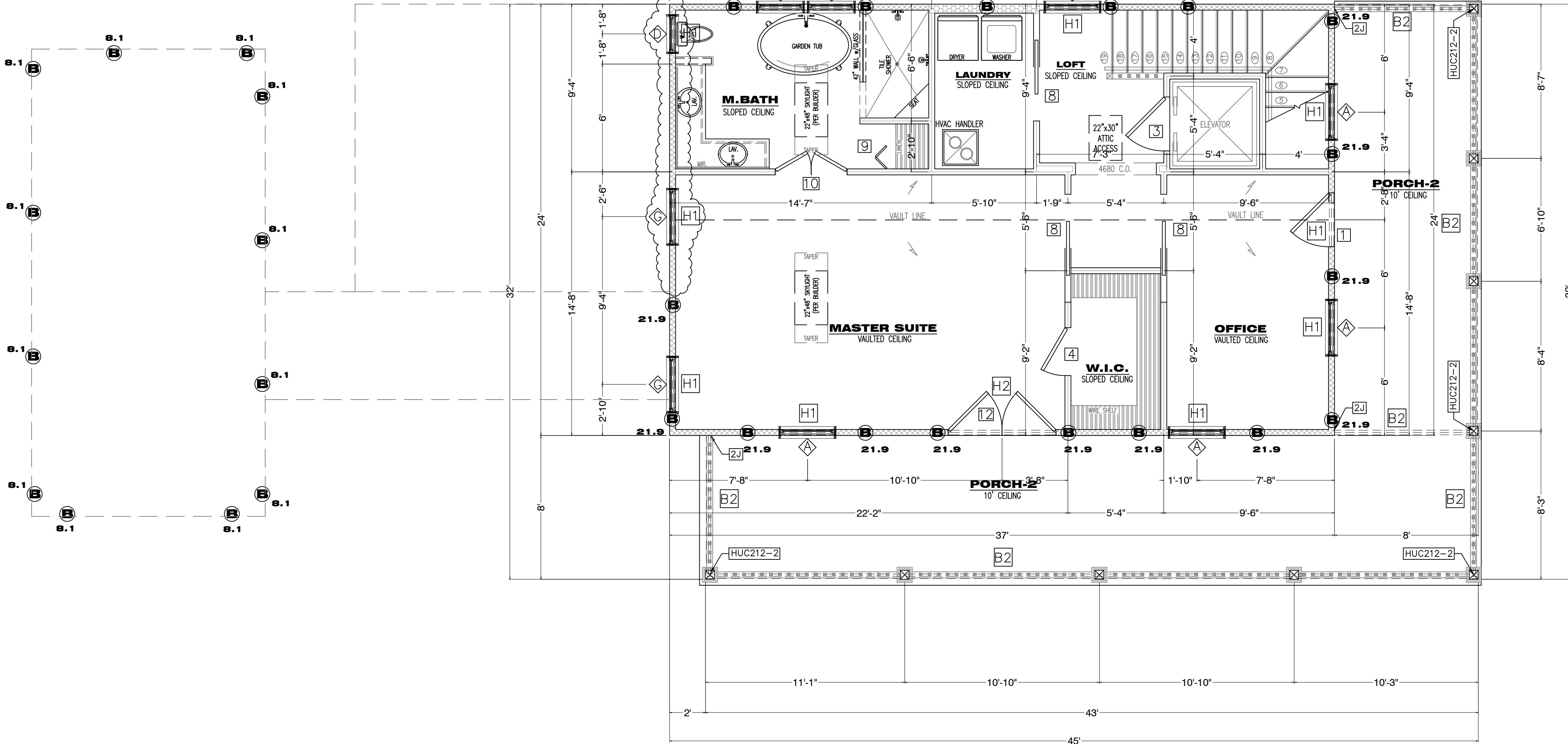
SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	1/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	1/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	1/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:
* WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
* GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
* SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK.
ANCHOR SHALL BE 1/2" x 8" EPOXY GROUTED BOLTS.
* INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

QUICK TIE CABLE LEGEND		
TYPE	CABLE	LOAD
A	1/8" DIA.	0#-910#
B	3/16" DIA.	910#-1909#
G	1/4" DIA.	1909#-2839#
O	5/16" DIA.	2839#-4455#
○	= (1) STORY	
□	= (2) STORY	
△	= (3) STORY	
A	= CABLE LENGTH (FROM SLAB TO TOP PLATE)	

* ALL EXTERIOR WALLS ARE LOAD BEARING WALLS
* CABLE SHALL BE LOCATED PER FRAMING PLAN
* MAX. SPACING SHALL NEVER EXCEED 8'-0" O.C.
* OT CABLES & ANCHORS SHALL BE PLACED IN ALL LOAD BEARING WALLS
* SEE QT DETAILS FOR ALL INSTALLATION REQUIREMENTS



2nd LEVEL FRAMING PLAN

SCALE: = 1/ 4" = 1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,168 sq. ft.
PORCH-1	UNENCLOSED	536 sq. ft.
BREEZEWAY	UNENCLOSED	144 sq. ft.
2ND FL. LIVING	CONDITIONED	792 sq. ft.
PORCH-2	UNENCLOSED	536 sq. ft.
		(3,176 sq. ft.)
GARAGE	UNCONDITIONED	338 sq. ft.
		(388 sq. ft.)
TOTAL A/C		1,960 sq. ft.
TOTAL U/R		3,564 sq. ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
⬆	3060	36"x72"	SINGLE HUNG
⬆	2660	30"x72"	SINGLE HUNG
⬆	2640	30"x48"	SINGLE HUNG
⬆	2040	24"x48"	SINGLE HUNG
⬆	4020	48"x24"	FIXED GLASS
⬆	3050	36"x60"	SINGLE HUNG
⬆	3046	36"x54"	SINGLE HUNG
⬆			
⬆			
⬆			

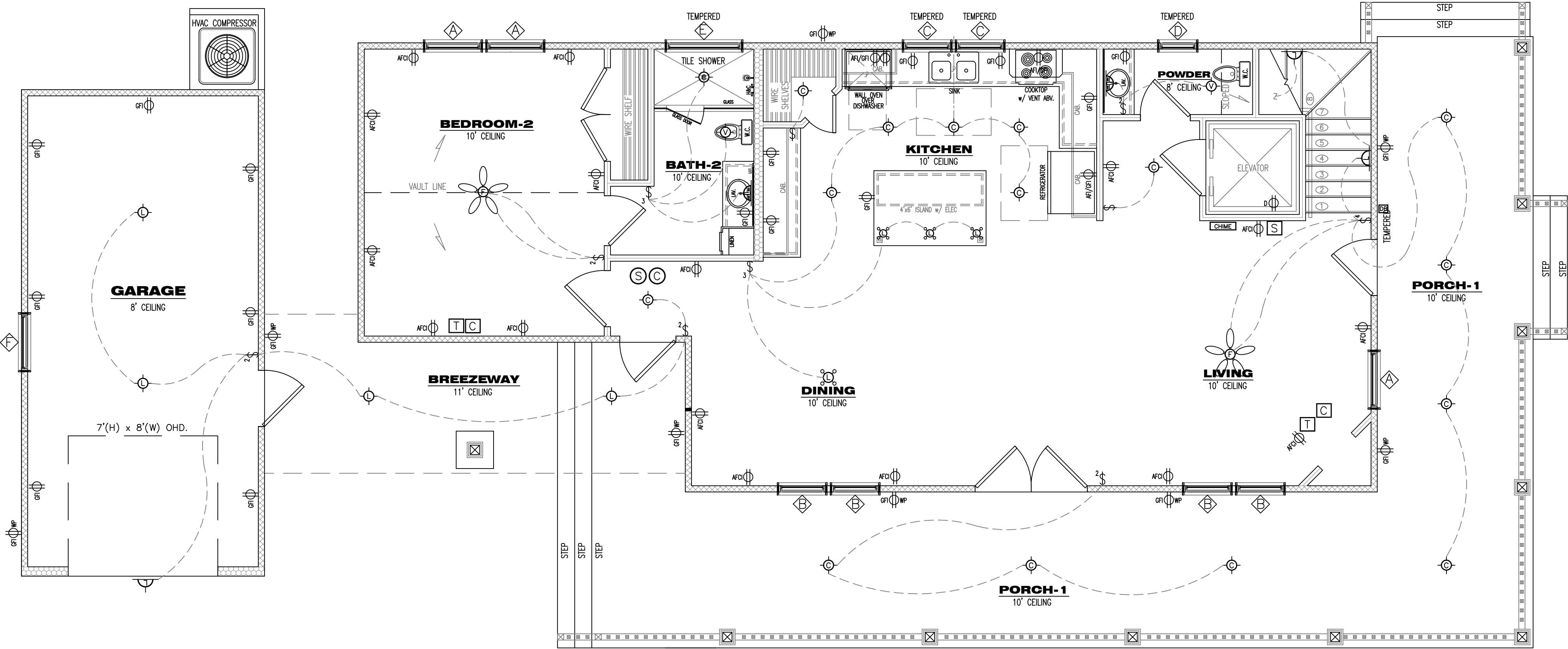
DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
1	3080	36"x96"	SOLID CORE EXT. UNIT W/ (1) 12" S.L.
2	3080	36"x96"	SOLID CORE EXTERIOR UNIT
3	3080	36"x96"	SOLID CORE INTERIOR UNIT
4	2880	32"x96"	SOLID CORE INTERIOR UNIT
5	2680	30"x96"	SOLID CORE INTERIOR UNIT
6	2480	28"x96"	SOLID CORE INTERIOR UNIT
7	2080	24"x96"	SOLID CORE INTERIOR UNIT
8	3080	36"x96"	SOLID CORE INTERIOR UNIT (POCKET)
9	2680	30"x96"	SOLID CORE INTERIOR UNIT (BI-FOLD)
10	(2)2080	48"x96"	SOLID CORE INTERIOR UNIT
11	(2)3080	72"x96"	SOLID CORE INTERIOR UNIT
12	(2)3080	72"x96"	SOLID CORE EXTERIOR UNIT
13	2668	30"x80"	SOLID CORE EXTERIOR UNIT
14			
15			
16			

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

ELECTRICAL LEGEND	
SYMBOL	DISCRPTION
⌚	110 - ARC FAULT INTERRUPTER OUTLET
⌚	110 - GROUND FAULT INTERRUPTER OUTLET
⌚WP	110 - WATER PROOF GFI OUTLET
⌚	110 - FLOOR OUTLET (RECESSED)
⌚	110 - DEDICATED OUTLET
⌚	SINGLE POLE SWITCH
⌚	MULTIPLE POLE SWITCH
⌚	3-WAY SWITCH
⌚	CEILING HUNG LIGHT
⌚	CAN LIGHT (RECESSED)
⌚	RECESSED CEILING FAN (VENT OUTSIDE)
⌚	WALL MOUNTED LIGHT
⌚	SUSPENDED LIGHT MIXTURE
FL	SURFACE MOUNT FLUORESCENT LIGHT
⌚	EXTERNAL FLOOD LIGHT
⌚	HEAT LIGHTING
⌚	SMOKE DETECTOR (CEILING MOUNT)
⌚	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
⌚	CABLE OUTLET
⌚	TELEPHONE OUTLET
⌚	SECURITY PANEL
⌚	DOOR BELL CHIME
⌚	DOOR BELL
⌚	CEILING HUNG FAN W/ LIGHT (REMOTE)

ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011.
- ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
- ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
- ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
- CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER.
- 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES.



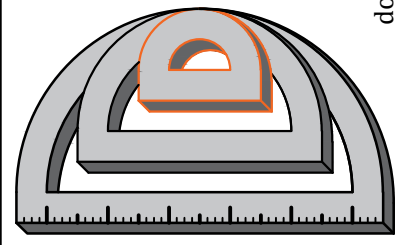
1st LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'

B5.0

SHEET # **(7) OF (13)**
PROJECT NAME **BOARDMAN
SAN FERNANDO**
PROJECT # **18.10.03**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4"=1'-0"**
DATE: **01.07.19**

1020 Little Brook Ct.
Jacksonville, FL 32218
OWNS
DRAFTING & DESIGN LLC
(904) 536-0857
downsdraftinganddesign@gmail.com



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OWNER /BUILDER

**BOARDMAN
RESIDENCE**

PROJECT ADDRESS

**LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034**

**MICHAEL G. HOLDER
PE# 16215**

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

01.07.19
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SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,168 sq.ft.
PORCH-1	UNENCLOSED	536 sq.ft.
BREEZEWAY	UNENCLOSED	144 sq.ft.
2ND FL. LIVING	CONDITIONED	792 sq.ft.
PORCH-2	UNENCLOSED	536 sq.ft.
		(3,176 sq.ft.)
GARAGE	UNCONDITIONED	338 sq.ft.
		(388 sq.ft.)
TOTAL A/C		1,960 sq.ft.
TOTAL U/R		3,564 sq.ft.

WINDOW SCHEDULE				
SYMBOL	SIZE	DIMENSION	DISCRPTION	
◊	3060	36"x72"	SINGLE HUNG	
◊	2660	30"x72"	SINGLE HUNG	
◊	2640	30"x48"	SINGLE HUNG	
◊	2040	24"x48"	SINGLE HUNG	
◊	4020	48"x24"	FIXED GLASS	
◊	3050	36"x60"	SINGLE HUNG	
◊	3046	36"x54"	SINGLE HUNG	
◊				
◊				
◊				

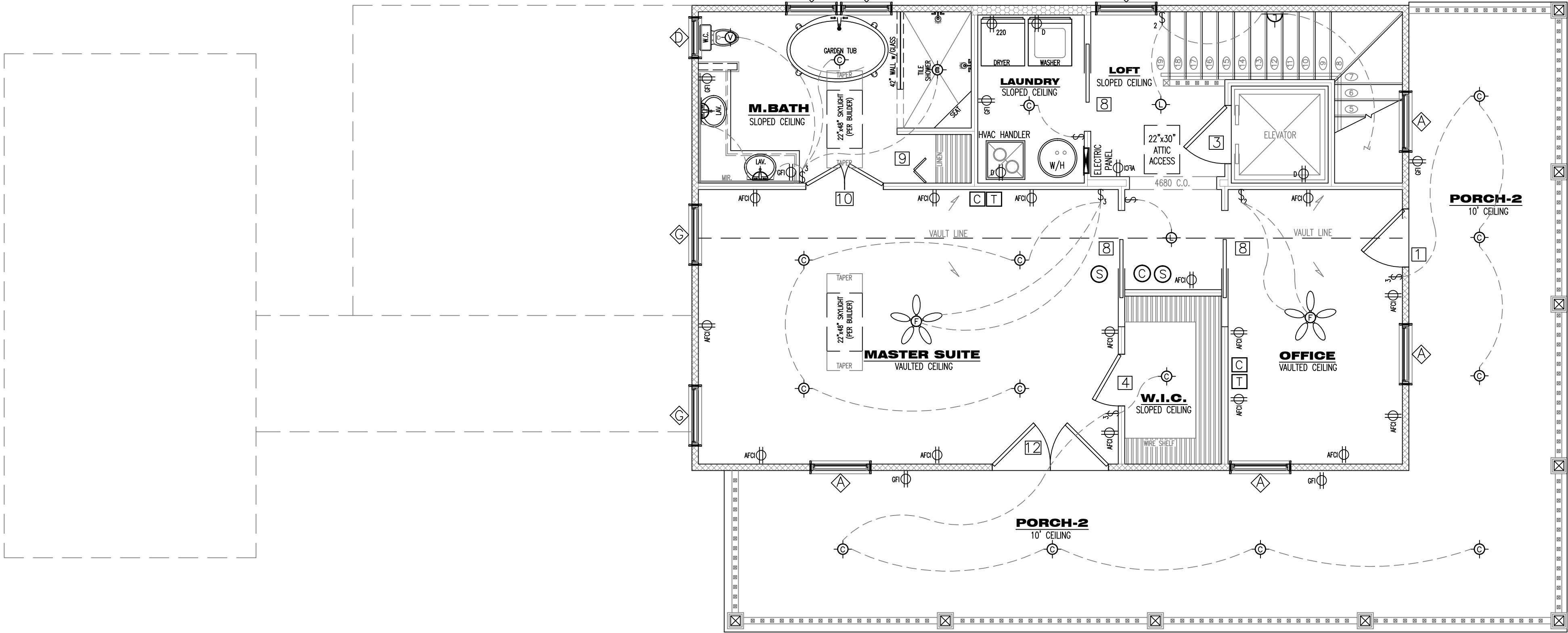
DOOR SCHEDULE				
SYMBOL	SIZE	DIMENSION	DISCRPTION	
1	3080	36"x96"	SOLID CORE EXT. UNIT w/ (1) 12" S.L.	
2	3080	36"x96"	SOLID CORE EXTERIOR UNIT	
3	3080	36"x96"	SOLID CORE INTERIOR UNIT	
4	2880	32"x96"	SOLID CORE INTERIOR UNIT	
5	2680	30"x96"	SOLID CORE INTERIOR UNIT	
6	2480	28"x96"	SOLID CORE INTERIOR UNIT	
7	2080	24"x96"	SOLID CORE INTERIOR UNIT	
8	3080	36"x96"	SOLID CORE INTERIOR UNIT (POCKET)	
9	2680	30"x96"	SOLID CORE INTERIOR UNIT (BI-FOLD)	
10	(2)2080	48"x96"	SOLID CORE INTERIOR UNIT	
11	(2)3080	72"x96"	SOLID CORE INTERIOR UNIT	
12	(2)3080	72"x96"	SOLID CORE EXTERIOR UNIT	
13	2668	30"x80"	SOLID CORE EXTERIOR UNIT	
14				
15				

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

ELECTRICAL LEGEND		
SYMBOL	DISCRPTION	
AFD	110 - ARC FAULT INTERRUPTER OUTLET	
GFI	110 - GROUND FAULT INTERRUPTER OUTLET	
GFI	110 - WATER PROOF GFI OUTLET	
RO	110 - FLOOR OUTLET (RECESSED)	
DO	110 - DEDICATED OUTLET	
S	SINGLE POLE SWITCH	
S	MULTIPLE POLE SWITCH	
3	3-WAY SWITCH	
CL	CEILING HUNG LIGHT	
CL	CAN LIGHT (RECESSED)	
CL	RECESSED CEILING FAN (VENT OUTSIDE)	
W	WALL MOUNTED LIGHT	
S	SUSPENDED LIGHT MIXTURE	
FL	SURFACE MOUNT FLUORESCENT LIGHT	
FL	EXTERNAL FLOOD LIGHT	
HL	HEAT LIGHTING	
S	SMOKE DETECTOR (CEILING MOUNT)	
C	CARBON MONOXIDE DETECTOR (CEILING MOUNT)	
C	CABLE OUTLET	
T	TELEPHONE OUTLET	
S	SECURITY PANEL	
CB	DOOR BELL CHIME	
B	DOOR BELL	
CL	CEILING HUNG FAN W/ LIGHT (REMOTE)	

ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011.
- ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
- ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
- ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
- CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER.
- 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES.

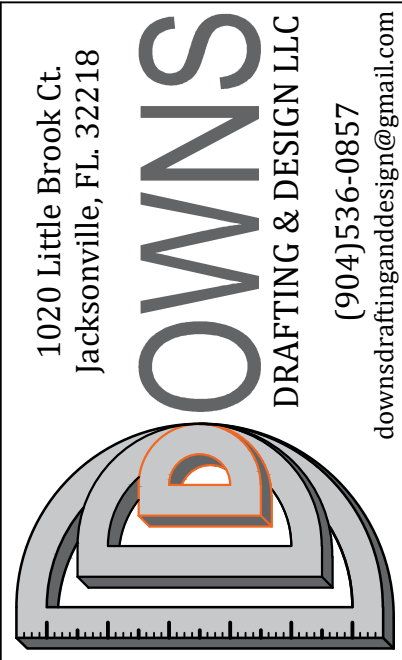


2nd LEVEL ELECTRICAL PLAN

SCALE: = 1/4" = 1'

B5.1

SHEET # (9) OF (13)
PROJECT NAME: BOARDMAN
SAN FERNANDO
PROJECT #: 18.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 01.07.19



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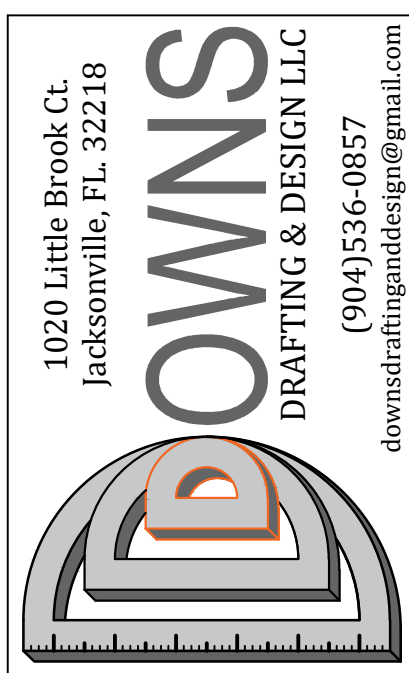
OWNER /BUILDER

PROJECT ADDRESS

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01.07.19
ENGINEER OF RECORD



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downsdraftinganddesign@gmail.com

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ROOF NOTES:

ROOF PITCH: 7:12 & 3:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: METAL ROOFING

ROOF MEMBRANE: 15# FELT-PAPER (OR EQUIV.)

SHEATHING MATERIAL: 3/8" A.P.A. RATED OSB SHEATHING (MIN.)

NAIL PATTERN: 8d RING-SHANK NAILS SPACED
6" O.C. @ EDGE & 6" O.C. @ FIELD

ROOF PLATE: 10'-0" @ 1ST LEVEL
10'-0" @ 2ND LEVEL
(SEE ELEV.)

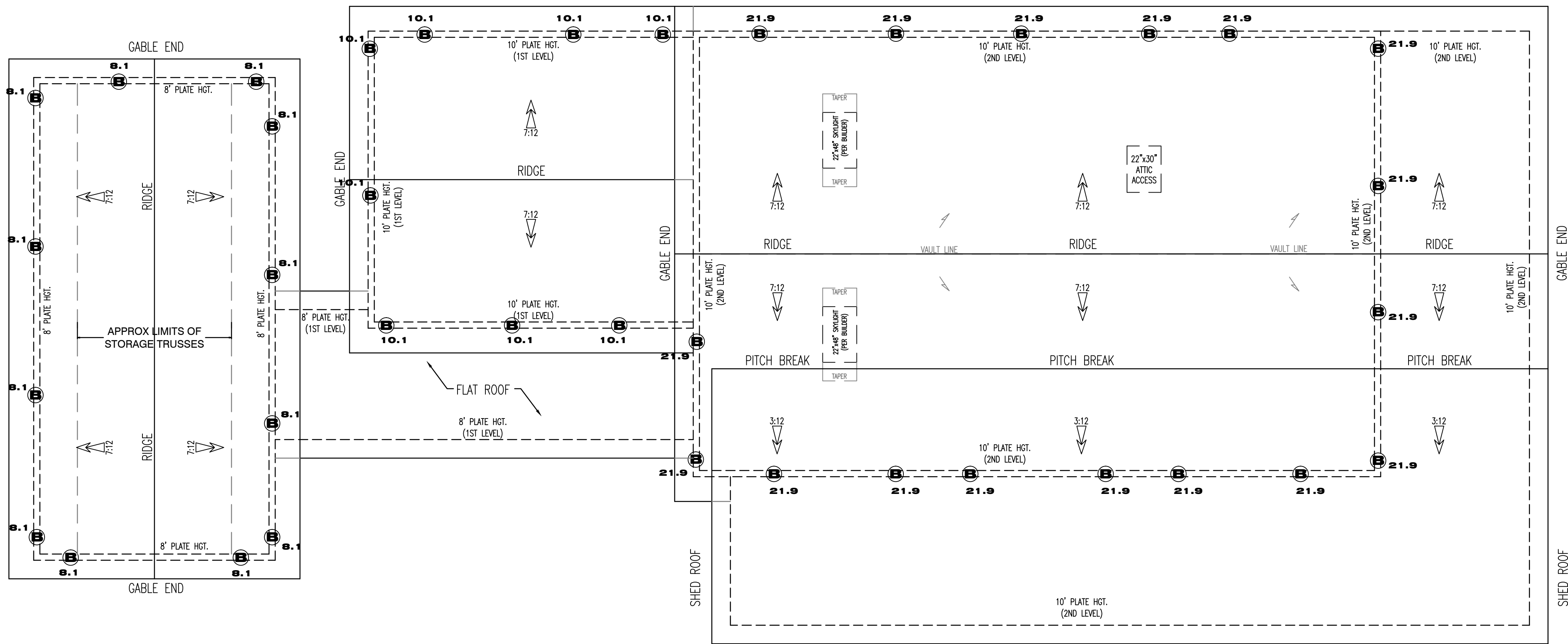
ROOF EAVE: 16" (TYP.)
12" @ CABLE

SOFFIT MATERIAL: WOOD SOFFIT (VENTED)
P.T. WOOD FASCIA w/
METAL DRIP EDGE

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 2,182 / 300 = 7.27 TOTAL VENTILATION /2
= 3.63 (UPPER ROOF) & 3.63 (SOFFIT)

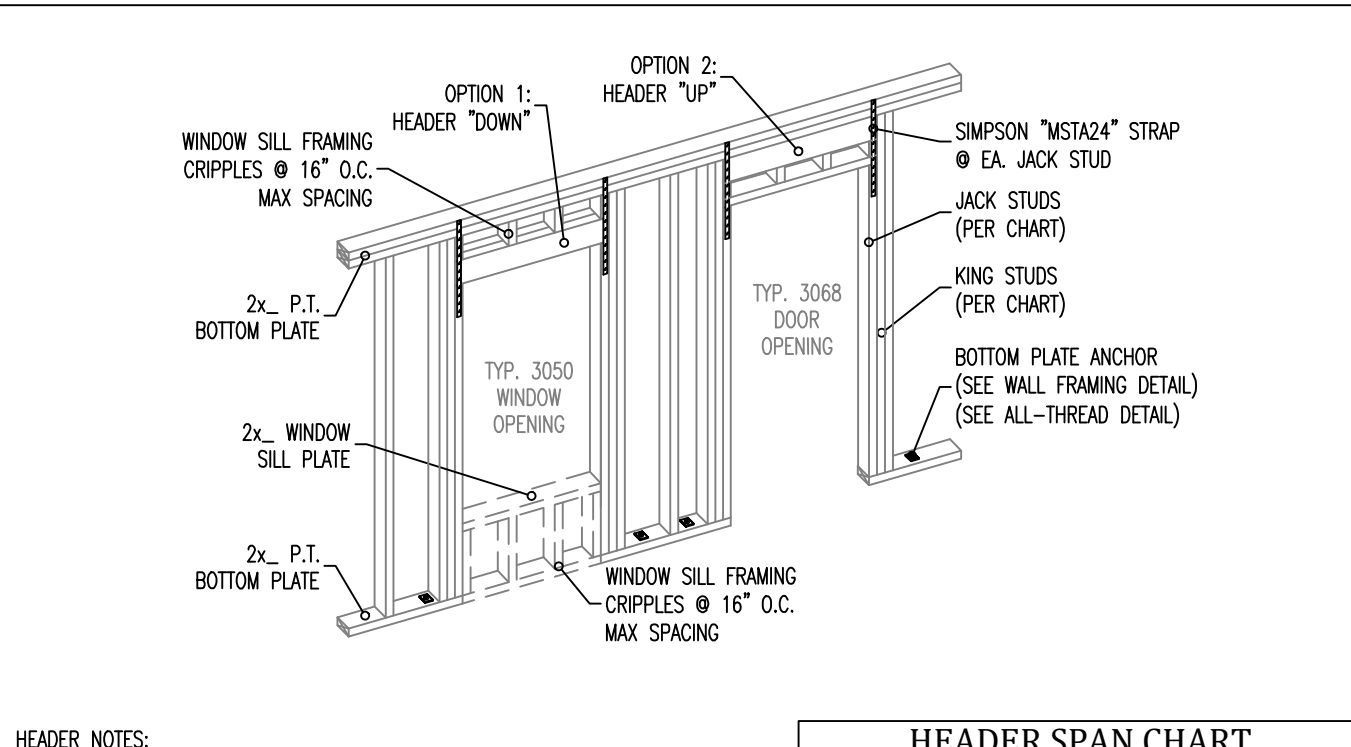
-EACH ROOF VENT WILL VENTILATE (2) SQ.FT = (2) VENTS TOTAL-

- * ALL ROOF VENTS SHALL COMPLY WITH F.B.C. (SEC.R806)
- * ALL ROOF FLASHING SHALL COMPLY WITH F.B.C (SEC. R903.2)
- * ALL ROOF VENTS SHALL EXIT @ REAR OF ROOF



ROOF PLAN

SCALE: 1/4"=1'

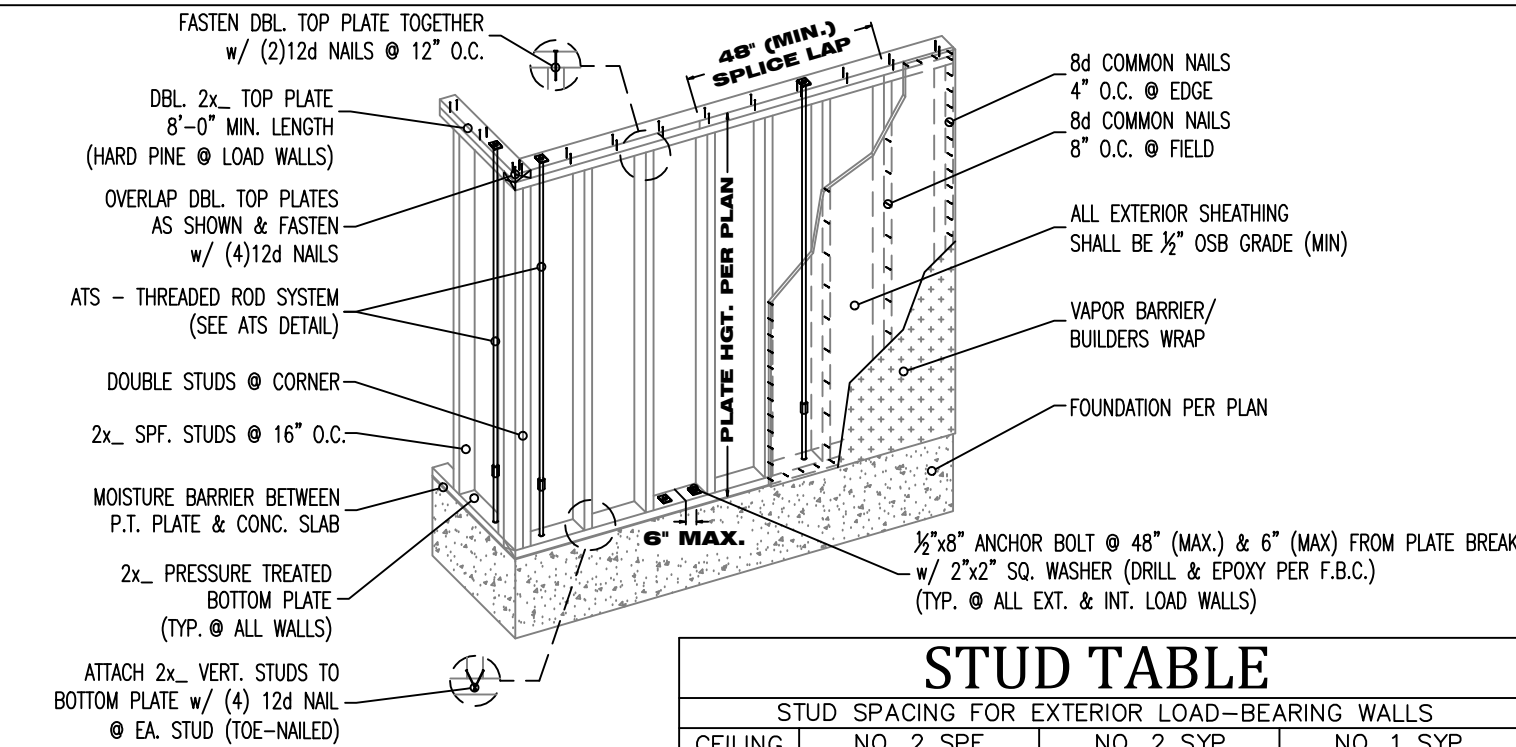


- HEADER NOTES:
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
 2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING SPECIFICATIONS.
 3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
 4. SEE ALL THREAD DETAIL FOR OPTIONAL BOTTOM PLATE ANCHOR.
 5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

HEADER SPAN CHART			
HDR. SIZE	SPAN	# OF JACKS	# OF KINGS
(2)2X6	3'-0"	1	2
(2)2X8	6'-0"	2	2
(2)2X10	9'-0"	2	2
(2)2X12	12'-0"	3	2

HEADER DETAIL

N.T.S.



- FRAMING NOTES:
1. ALL BOTTOM PLATES SHALL PRESSURE TREATED MATERIAL.
 2. ALL WALL STUDS SHALL SPRUCE PINE FIR #2 MATERIAL.
 3. LOAD BEARING DOUBLE TOP PLATE SHALL BE HARD PINE MATERIAL.
 4. ALL INTERIOR NON-LOAD BEARING WALL SHALL BE FASTENED TO CONC. SLAB W/ (4) 12d NAIL OR EQUIVALENT.

STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS						
CEILING HEIGHT	NO. 2 SPF	NO. 2 SYP	NO. 1 SYP	NO. 2 SYP	NO. 1 SYP	NO. 2 SYP
9 FT.	16" O.C.	24" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
10 FT.	12" O.C.	24" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
11 FT.	N/A	16" O.C.	N/A	16" O.C.	N/A	16" O.C.
12 FT.	N/A	16" O.C.	N/A	16" O.C.	N/A	16" O.C.
13 FT.	N/A	12" O.C.	N/A	16" O.C.	N/A	16" O.C.
14 FT.	N/A	12" O.C.	N/A	12" O.C.	N/A	16" O.C.

WALL FRAMING DETAIL

N.T.S.

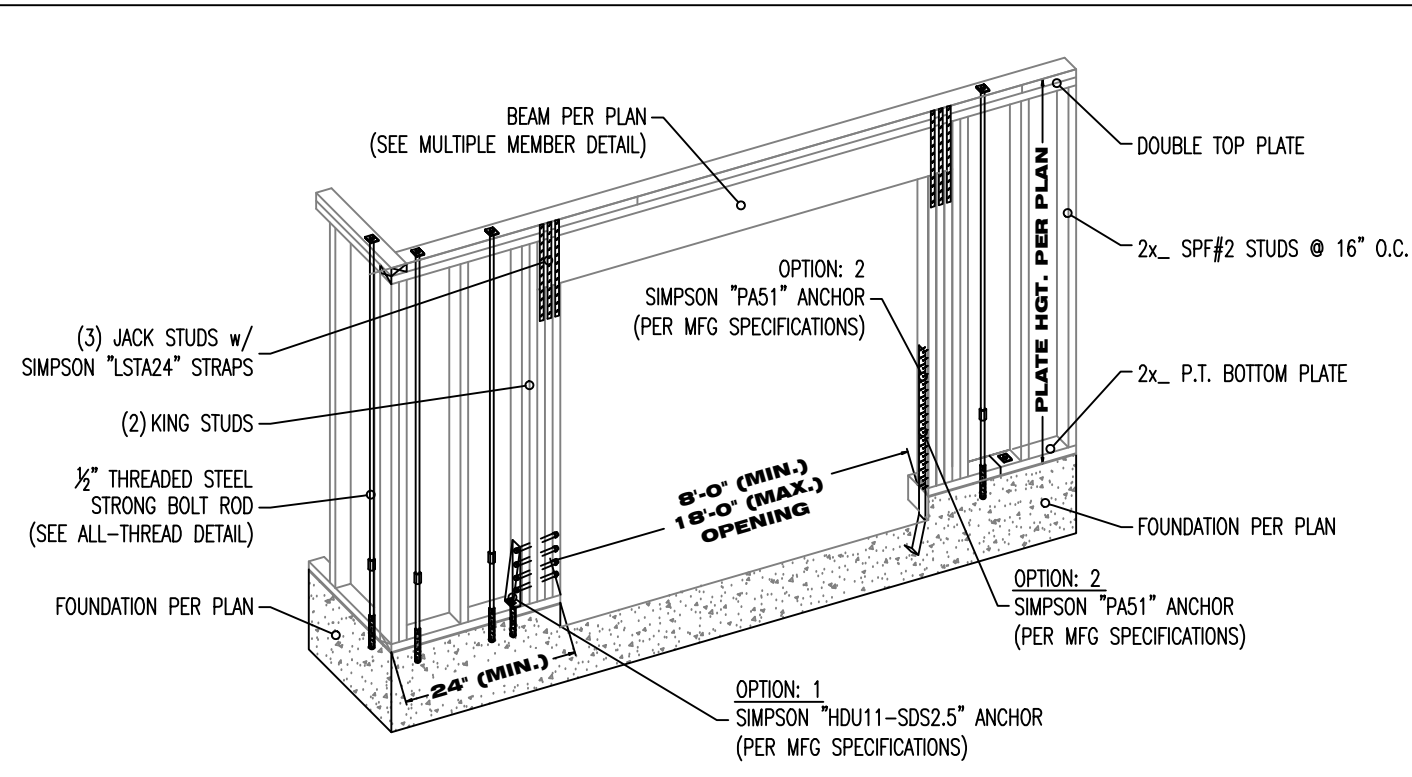
ALL-THREAD ROD SYSTEM DETAIL

N.T.S.

- FRAMING NOTES:
1. ITS ROD MAY SUBSTITUTE FOR 1/2" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
 2. INSTALL ITS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
 3. ITS ROD SYSTEM SHALL BE PRESENT IN ALL EXTERIOR & TRUSS LOAD BEARING WALLS.
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).
 5. ALL THREADED STEEL RODS SHALL CONFORM TO THE "ASTM-A36 THREADED STEEL" SECTION.

PLAN LEGEND

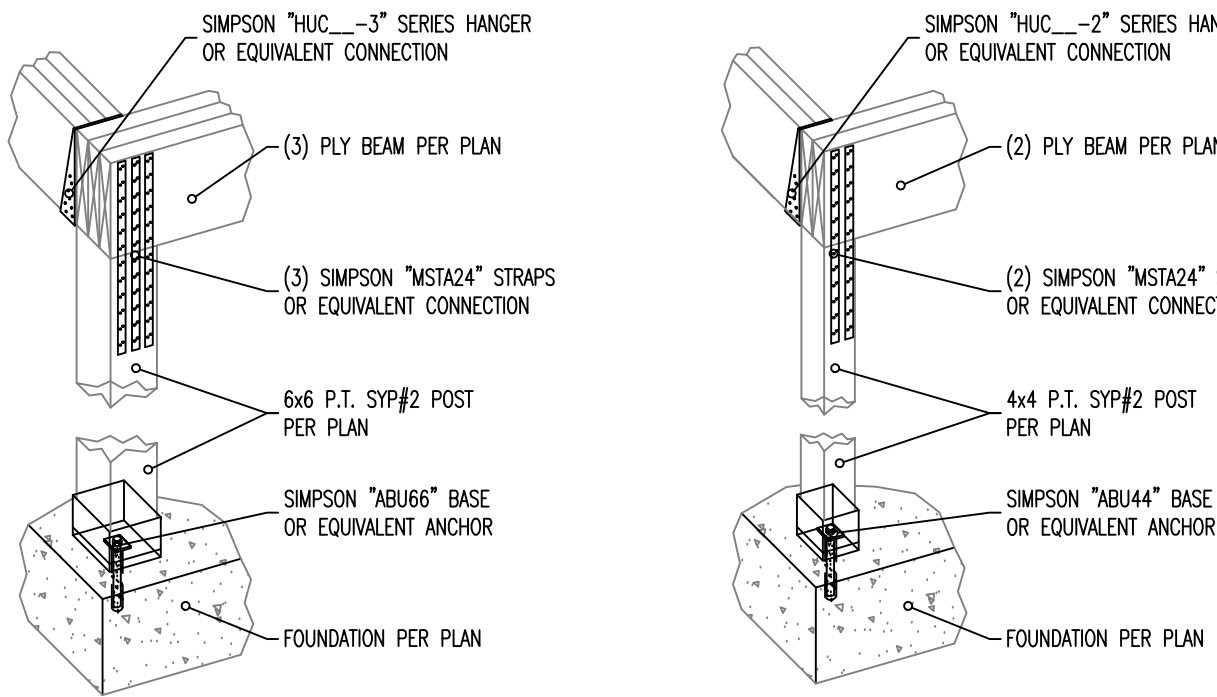
- = (1) STORY ROD
- ◐ = (2) STORY ROD
- ◑ = (1) STORY ROD 2nd LEVEL ONLY



- GARAGE DOOR NOTES:
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.)
 2. INSTALL ITS ROD SYSTEM PER ALL-THREAD DETAIL
 3. ALL ANCHOR INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURE SPECIFICATIONS
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).

GARAGE DOOR DETAIL

N.T.S.



6x6 POST

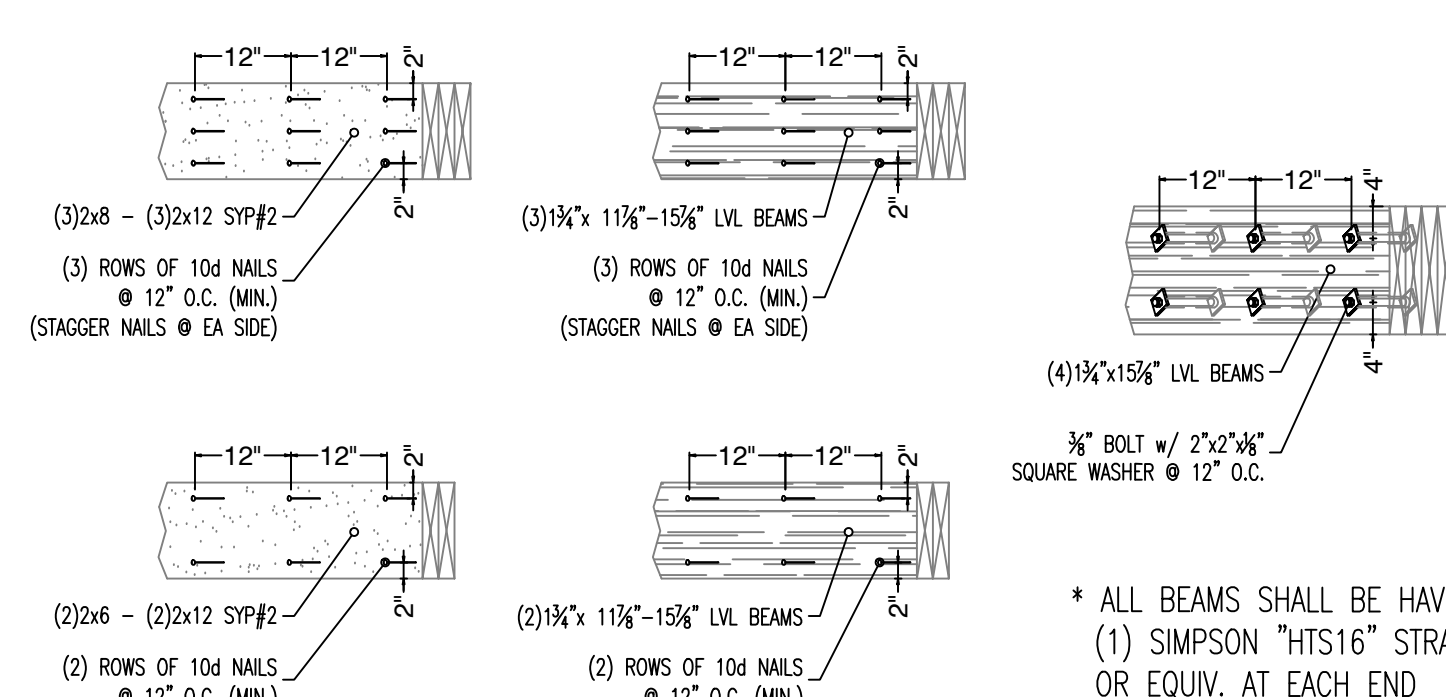
4x4 POST

POST NOTES:

1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS. (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

POST DETAIL

N.T.S.



SOLID SAWN LUMBER

LVL BEAMS

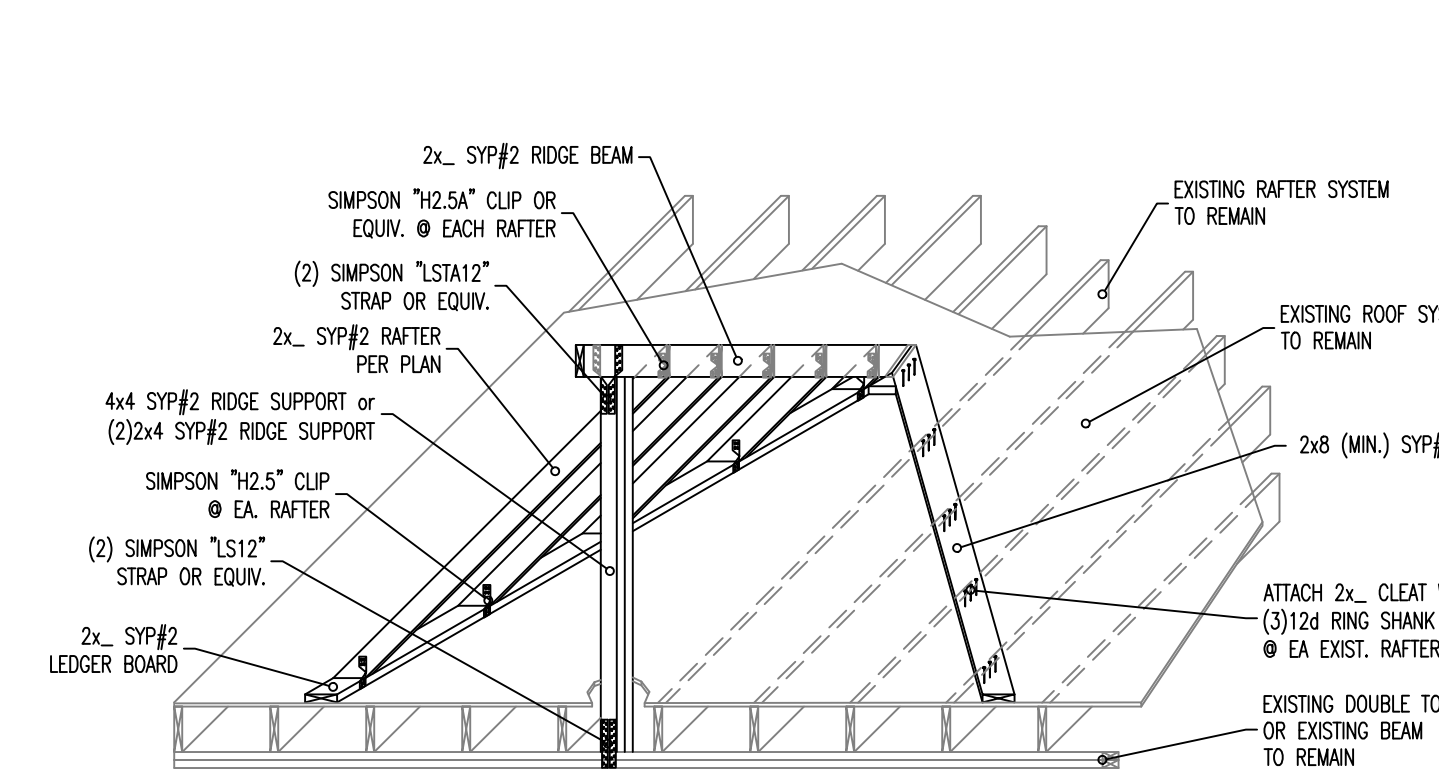
4-PLY MEMBERS

MULTI-PLY MEMBER NOTES:

1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

MULTI-PLY MEMBER DETAIL

N.T.S.

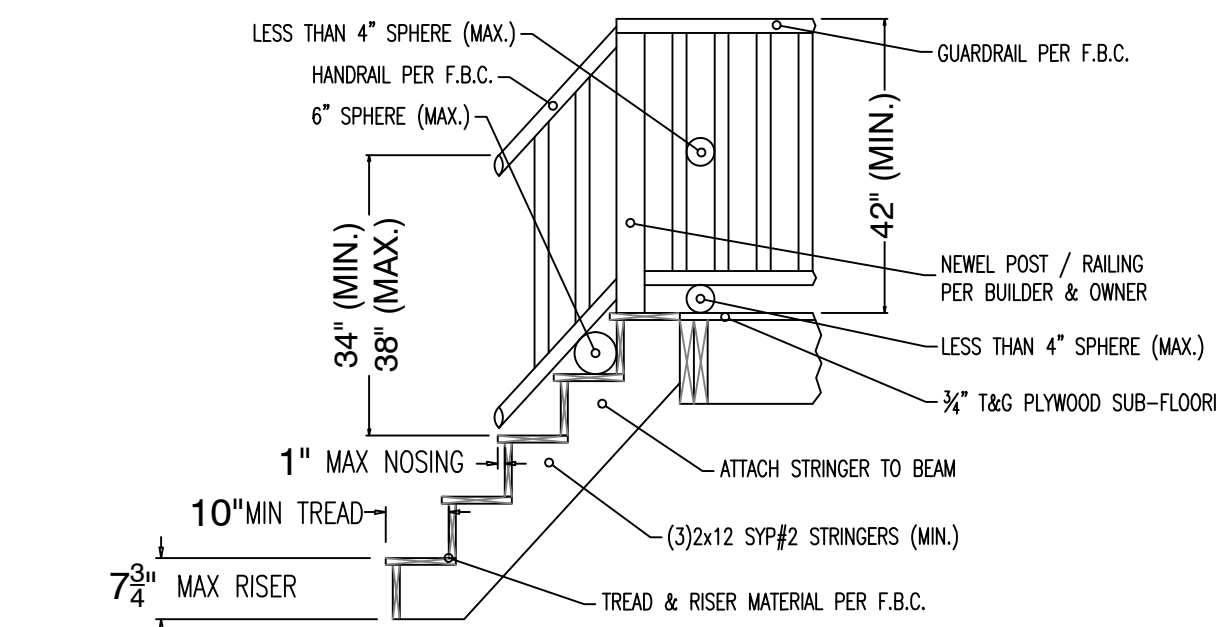


ROOF OVER FRAMING NOTES:

1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

ROOF OVER FRAME DETAIL

N.T.S.



STAIR NOTES:

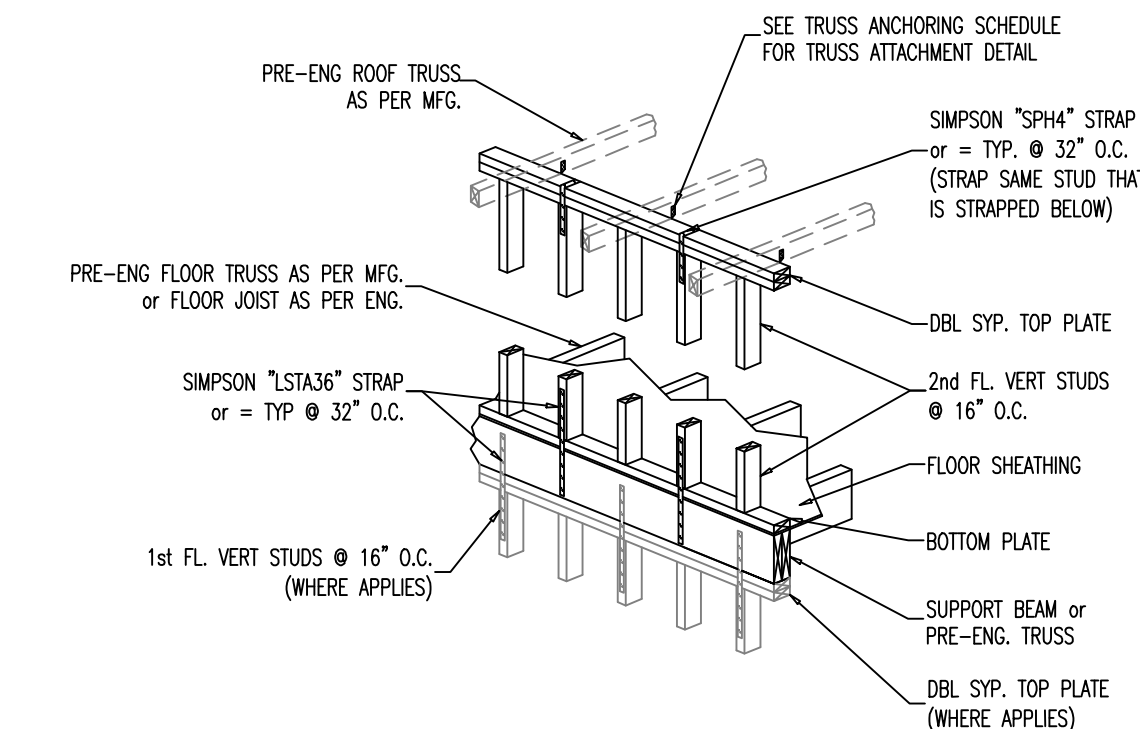
- (2)RISERS + (1)TREAD SHALL NOT BE LESS THAN 24\"/>

RAIL NOTES:

- ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2014
- ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4\"/>

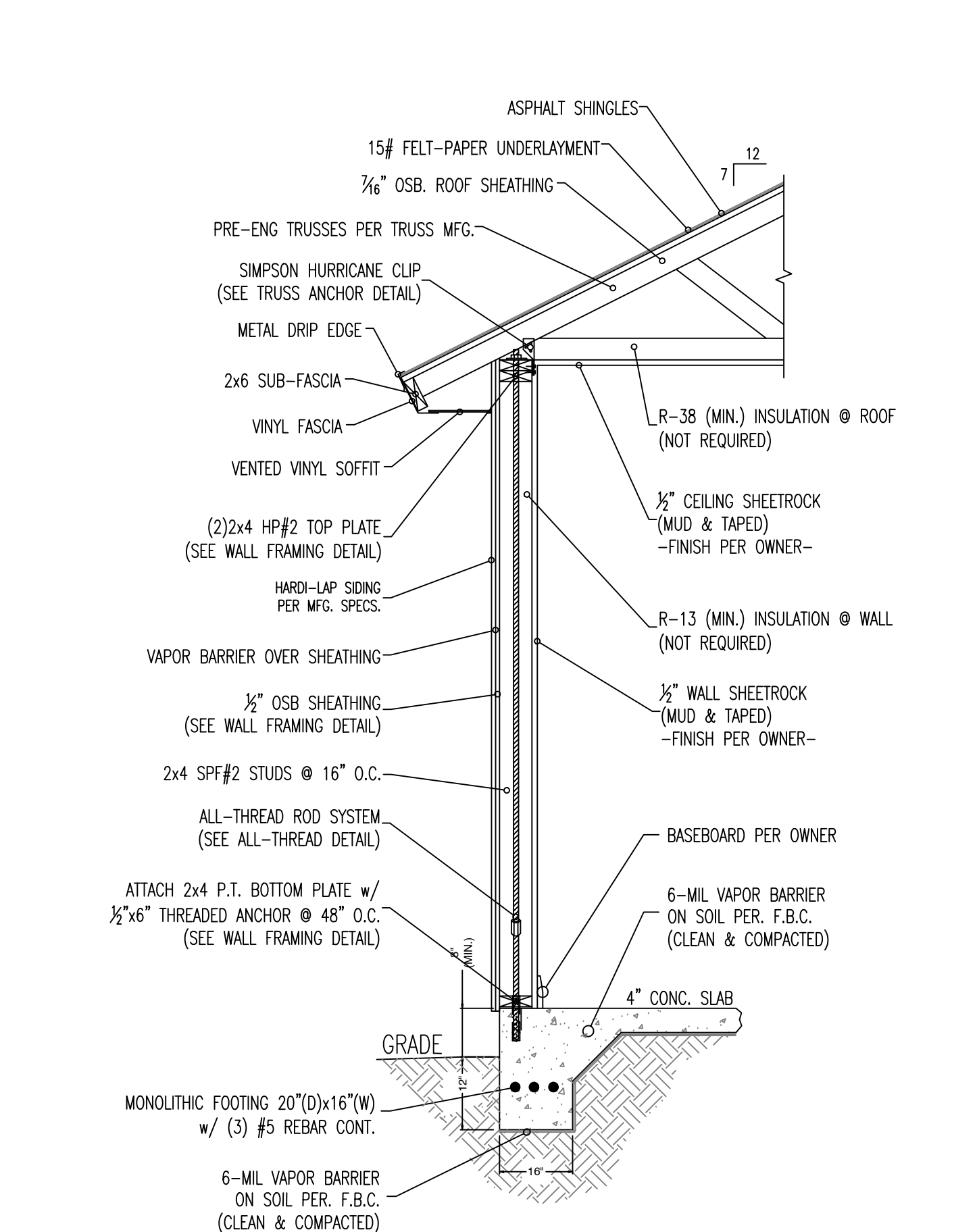
STAIR DETAIL

N.T.S.



ALTERNATE STRAPPING DETAIL

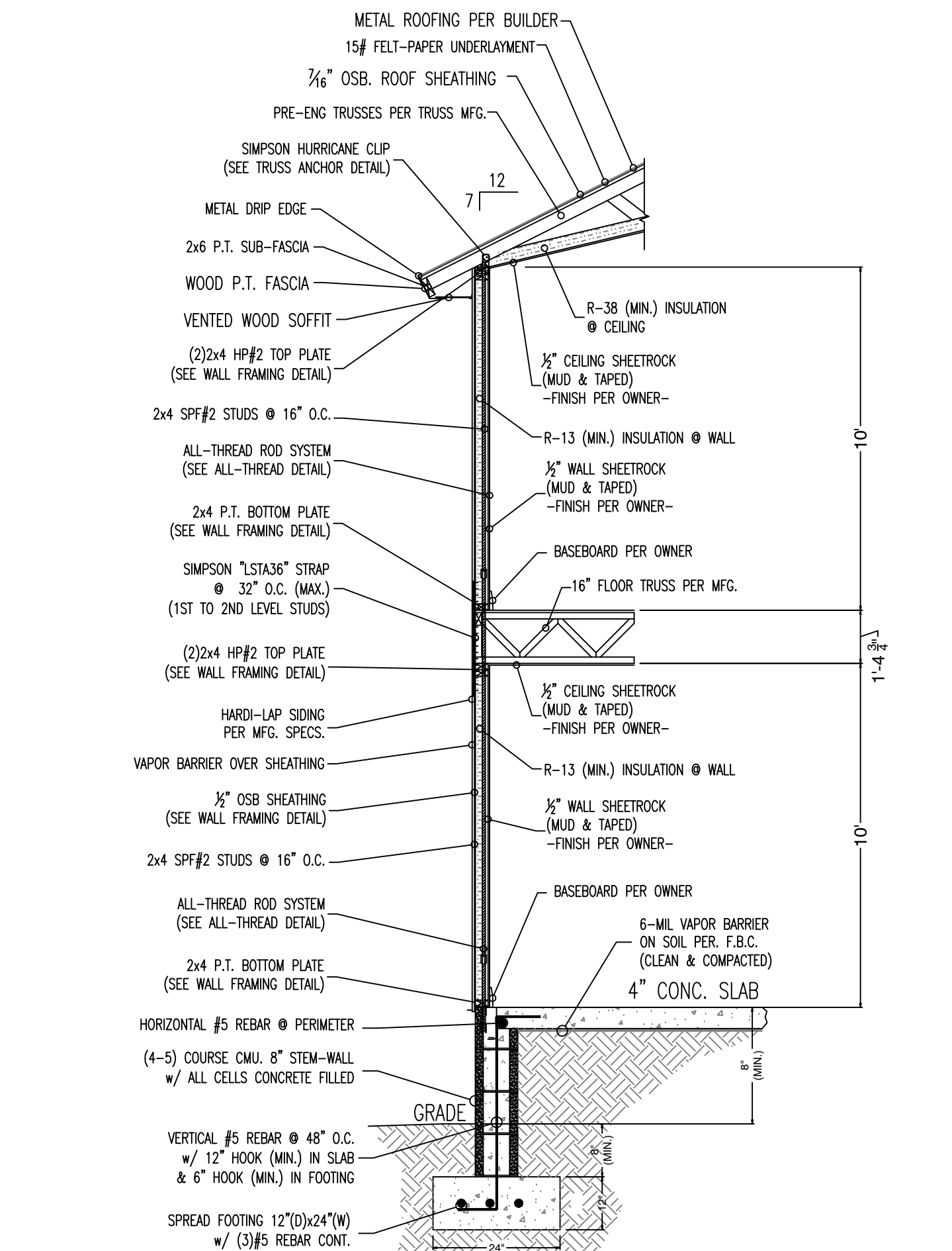
N.T.S.



WALL SECTION NOTES:

1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS. (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

GARAGE WALL SECTION

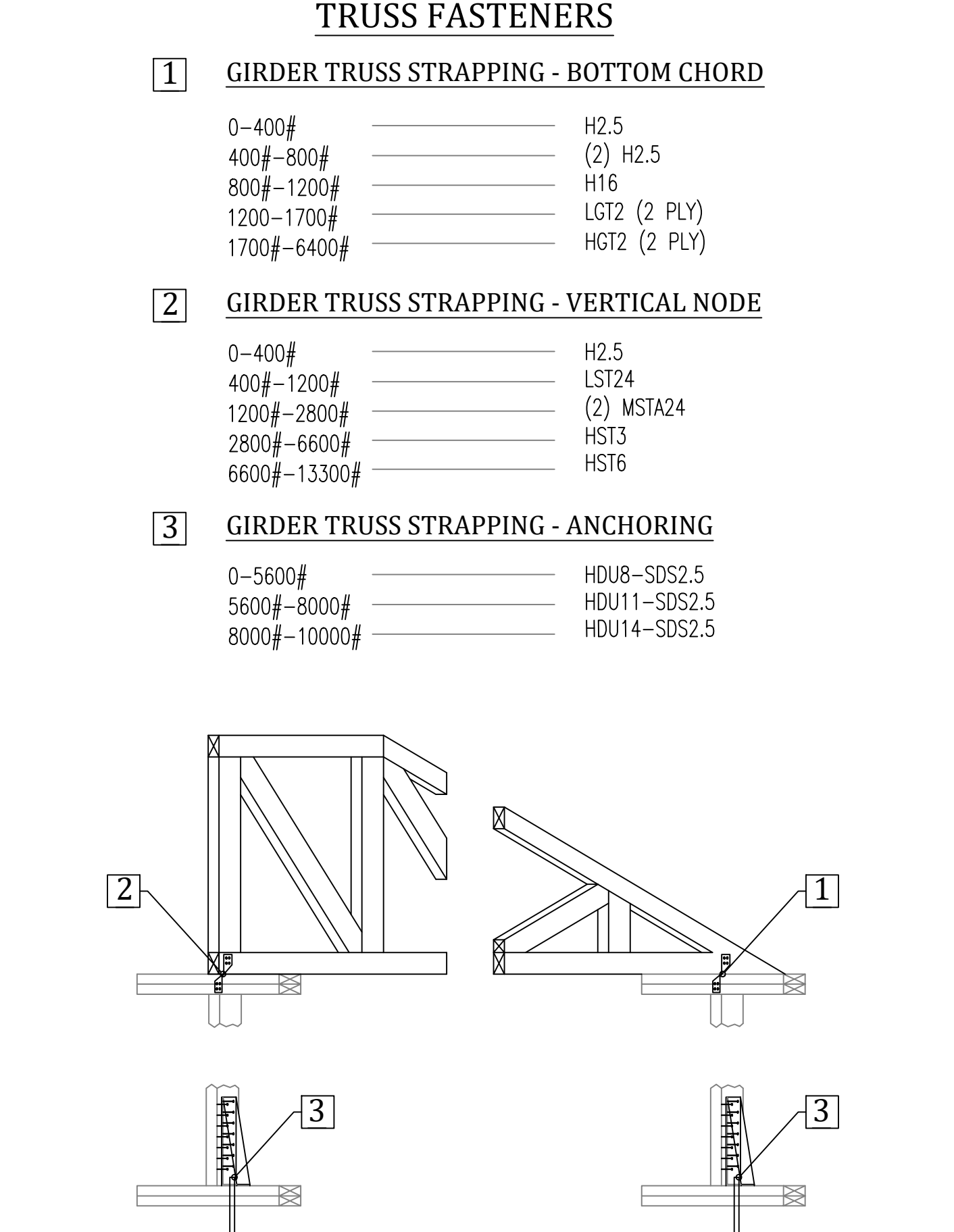


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TYP. WALL SECTION

N.T.S.



TRUSS ANCHOR NOTES:

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2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS. (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

TRUSS ANCHOR DETAIL

N.T.S.

D7.0

SHEET # (11) OF (13)

PROJECT NAME: **BOARDMAN SAN FERNANDO**

PROJECT #: **18.10.03**

DRAWN BY: **WMD**

CHECKED BY: **MGH**

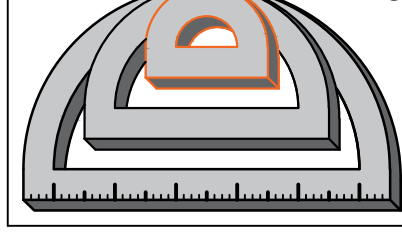
SCALE: **1/4"=1'-0"**

DATE: **01.07.19**

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Jacksonville, FL 32218

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downsdraftinganddesign@gmail.com



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BOARDMAN RESIDENCE

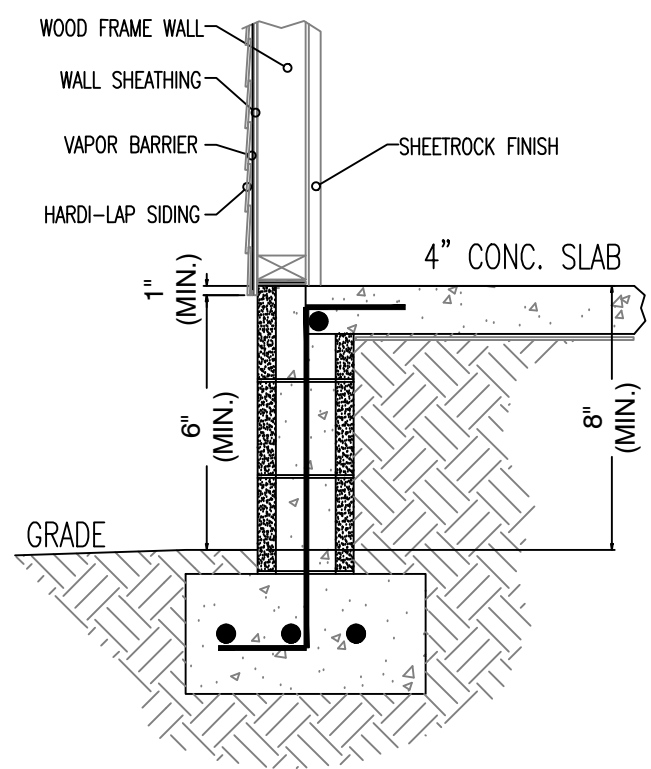
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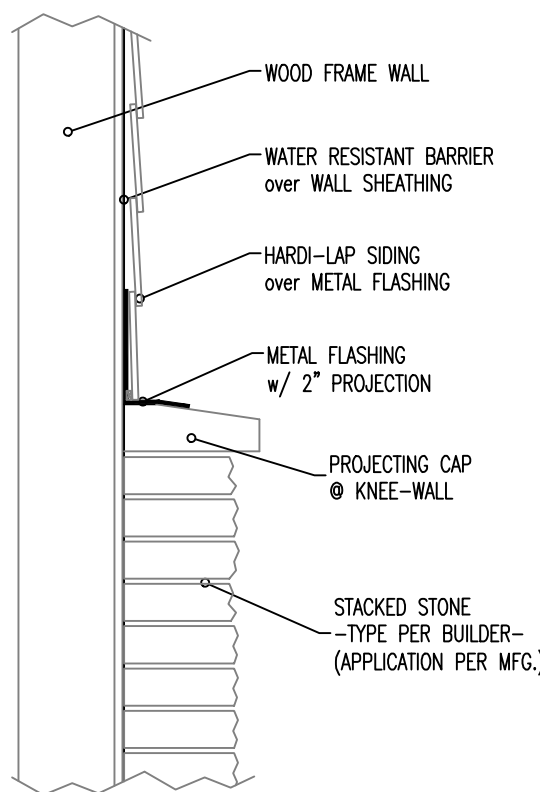
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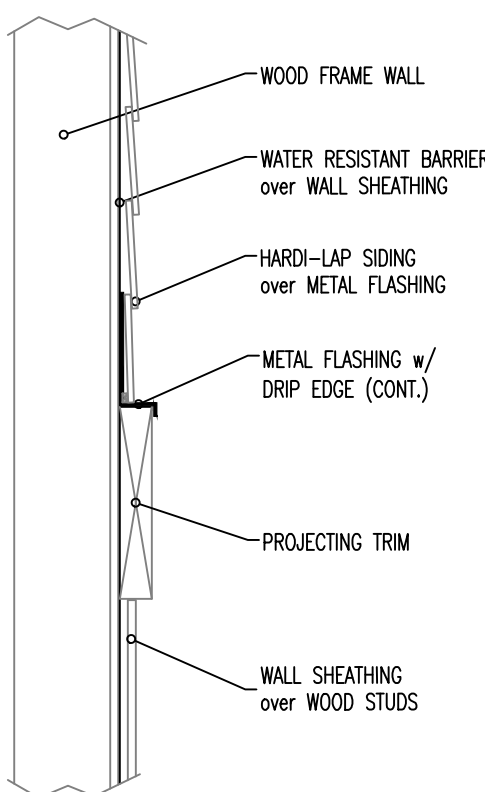
HARDI-LAP FLASHING DETAIL

N.T.S.



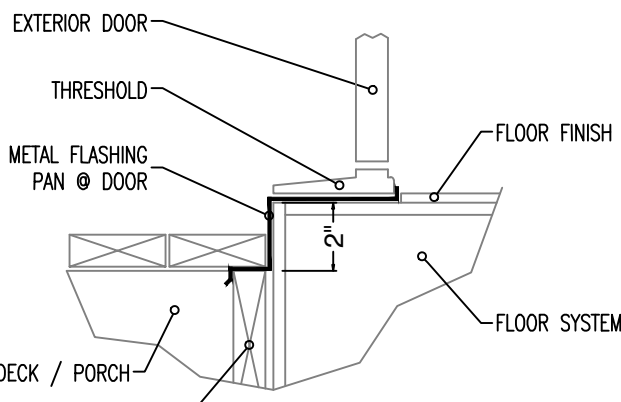
PROJECTING STONE DETAIL

N.T.S.

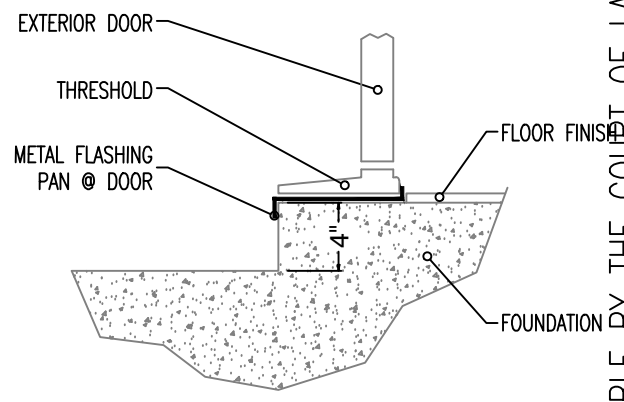


PROJECTING TRIM DETAIL

N.T.S.

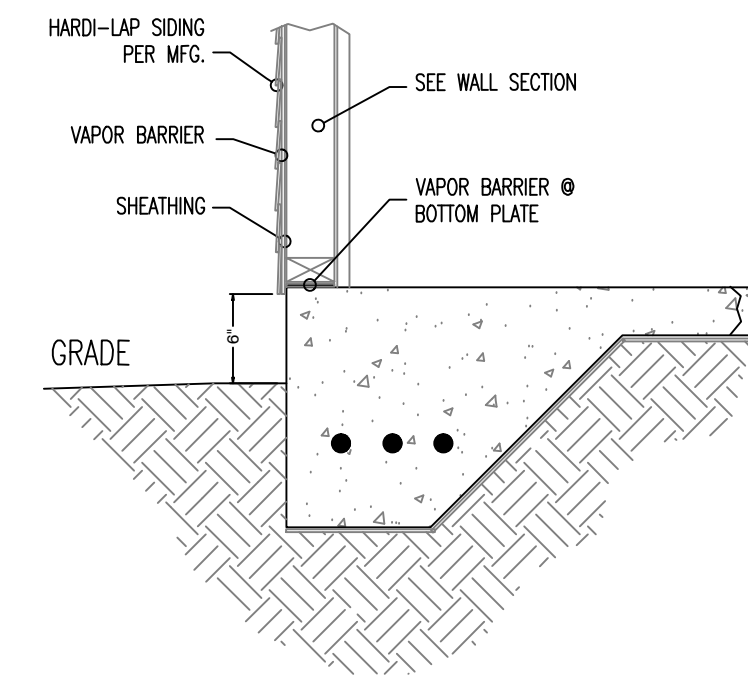


NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS



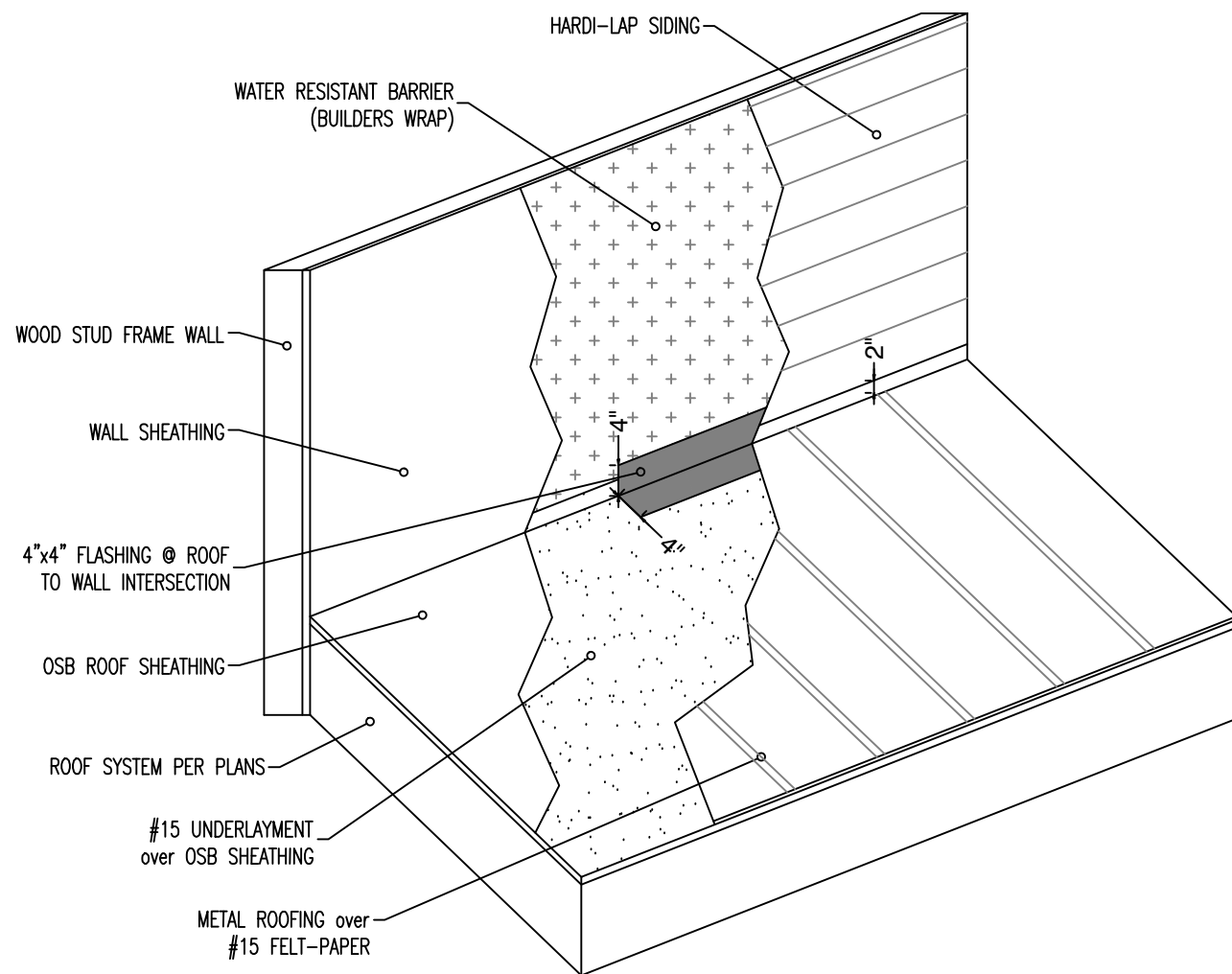
NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

DOOR THRESHOLD DETAIL



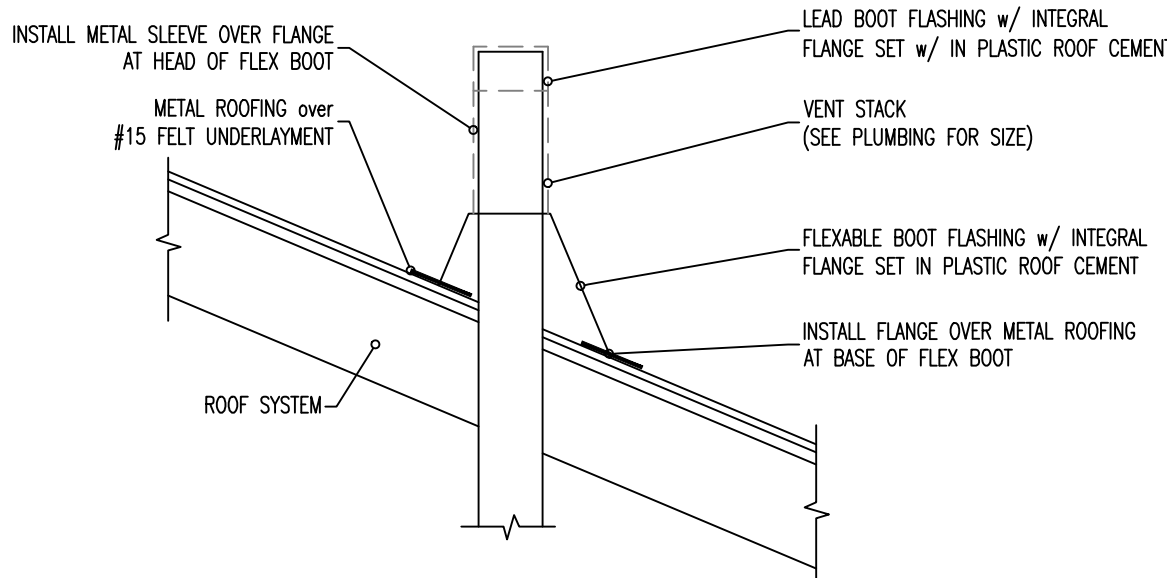
HARDI-LAP FLASHING DETAIL

N.T.S.



ROOF TO WALL DETAIL

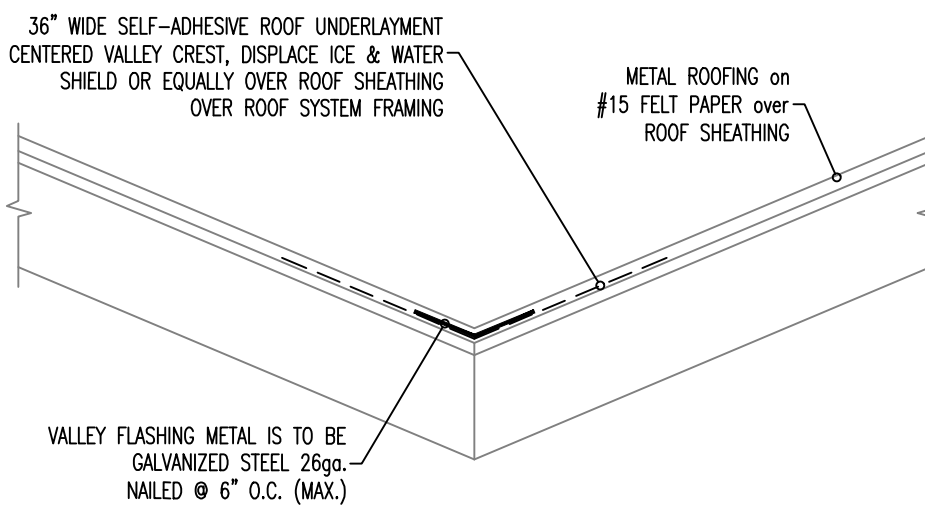
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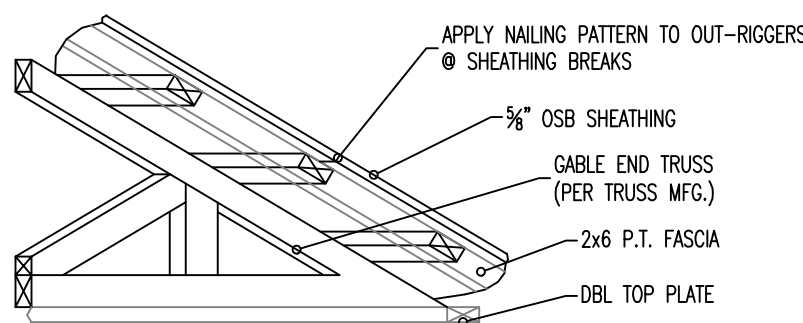
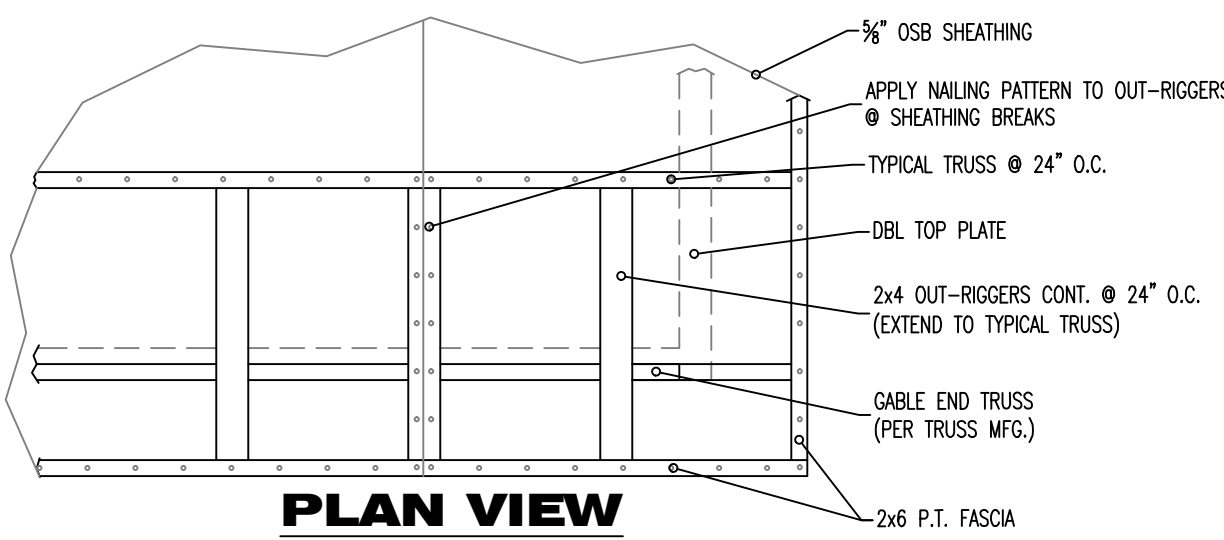
NOTE: - INSTALL IN STRICT ACCORDANCE w/ MFG. INSTRUCTIONS
- APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY.

ROOF VENT STACK DETAIL

N.T.S.



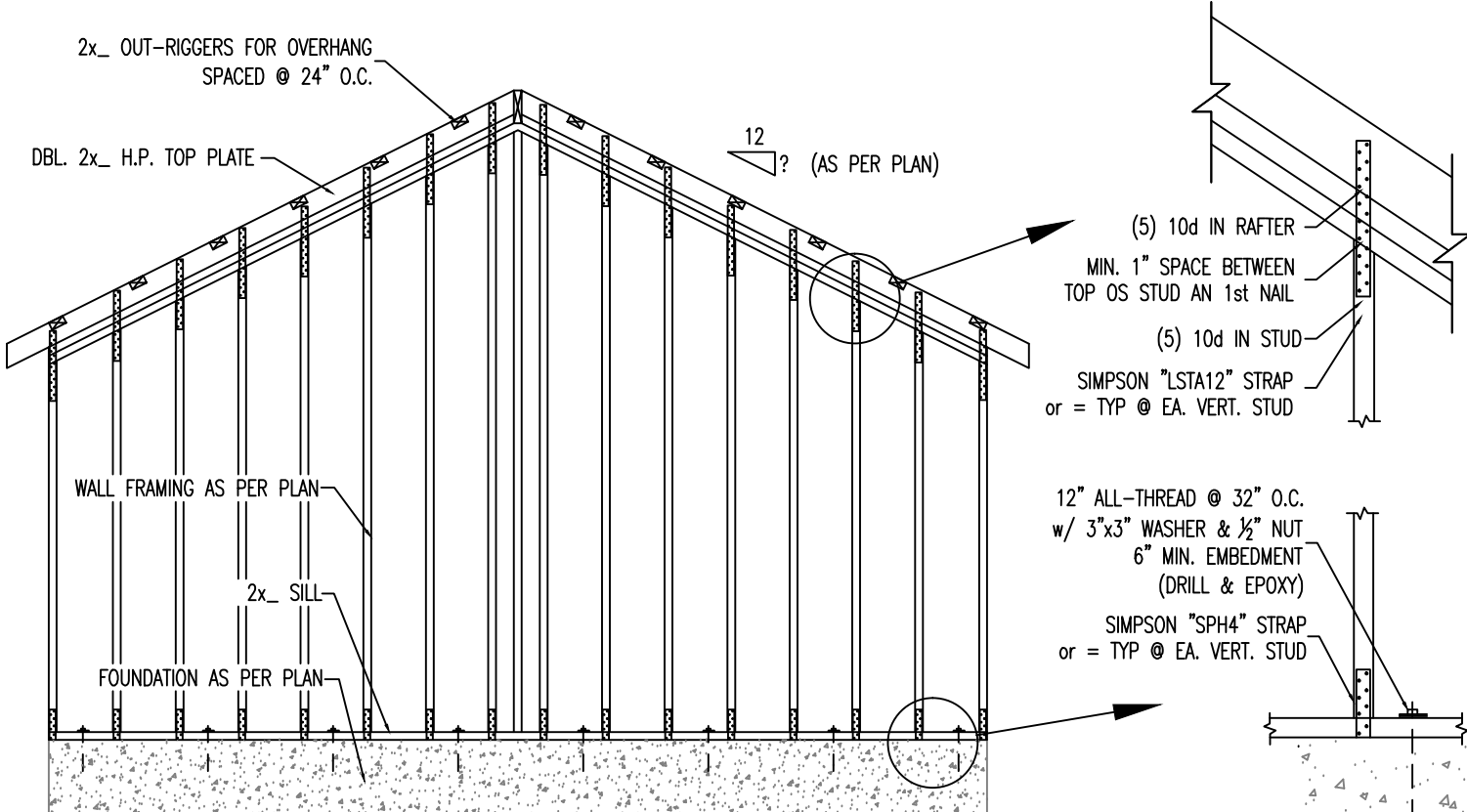
VALLEY FLASHING DETAIL



SECTION NOTES:
1. DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2017 FBC-R 107.3.5

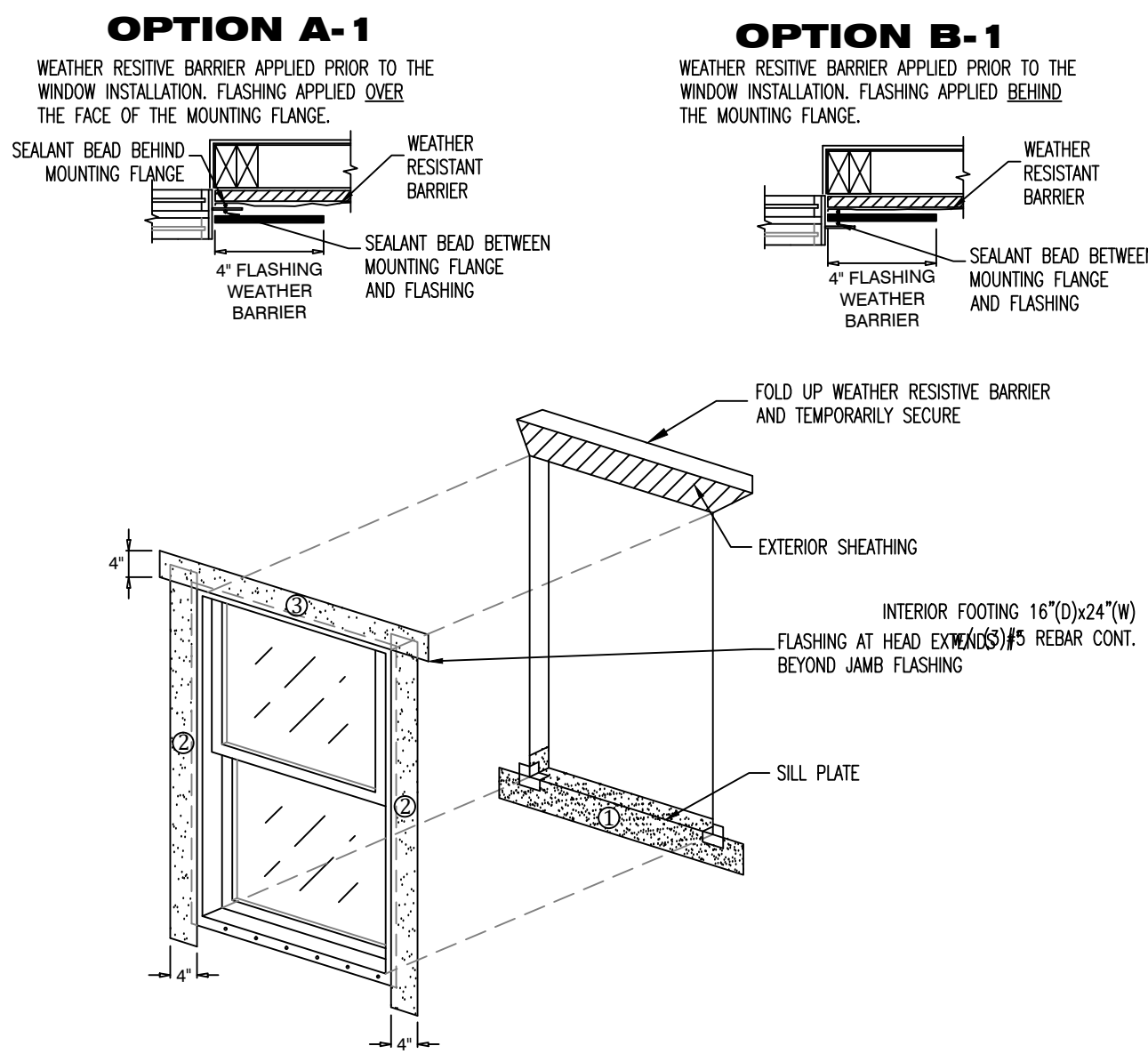
DROP GABLE DETAIL

N.T.S.



BALLOON FRAMING DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 4" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 4" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

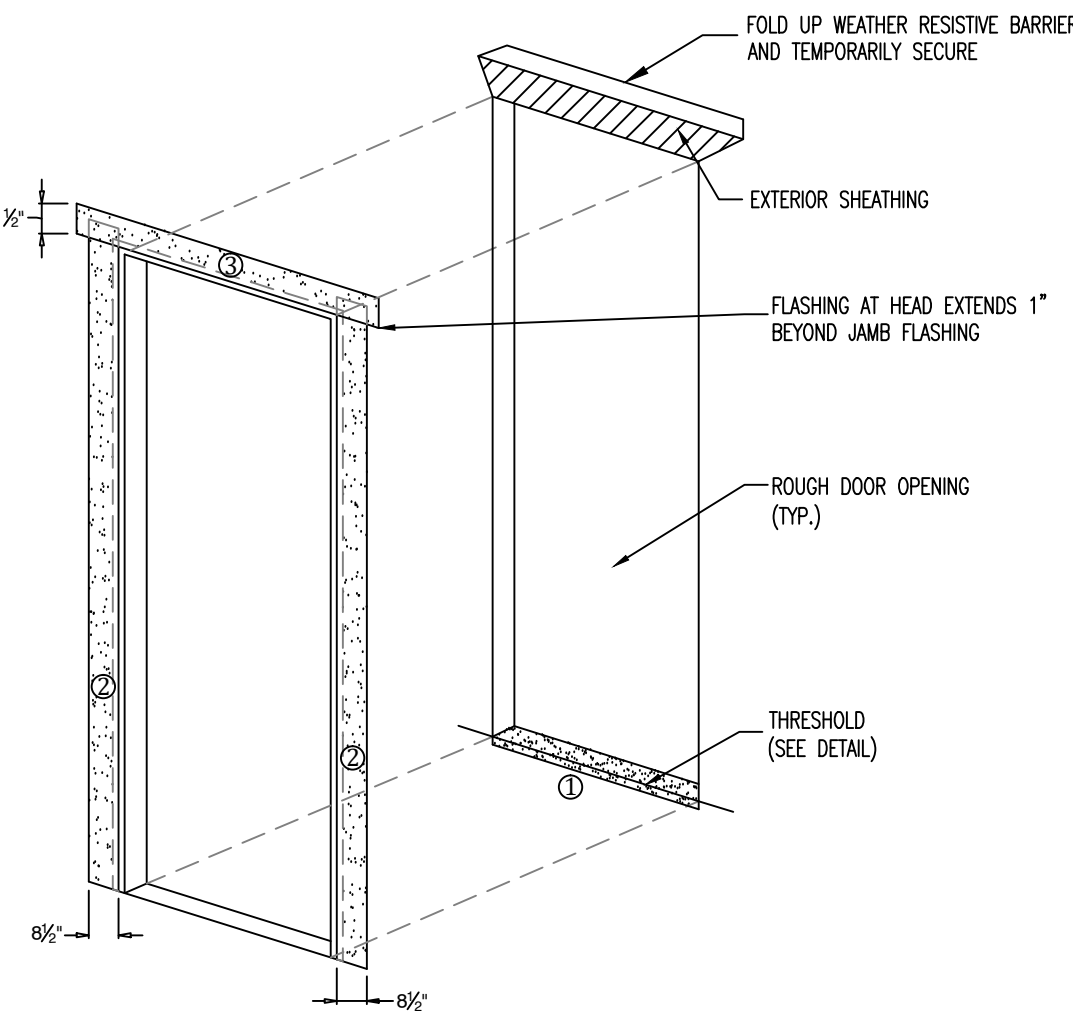
NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SEAL THE WINDOW FRAME TO OPENING. APPLY A 3/8" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE. IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURERS SPECIFICATIONS.

WINDOW FLASHING DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 8" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 8" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH DOOR. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

DOOR FLASHING DETAIL

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D7.1
(12) OF (13)
SHEET #:
PROJECT NAME: **BOARDMAN SAN FERNANDO**
PROJECT #: **18.10.03**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
DATE: **01.07.19**

DOWNS
DRAFTING & DESIGN LLC
1020 Little Brook Ct.
Jacksonville, FL 32218
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downsdesign@gmail.com

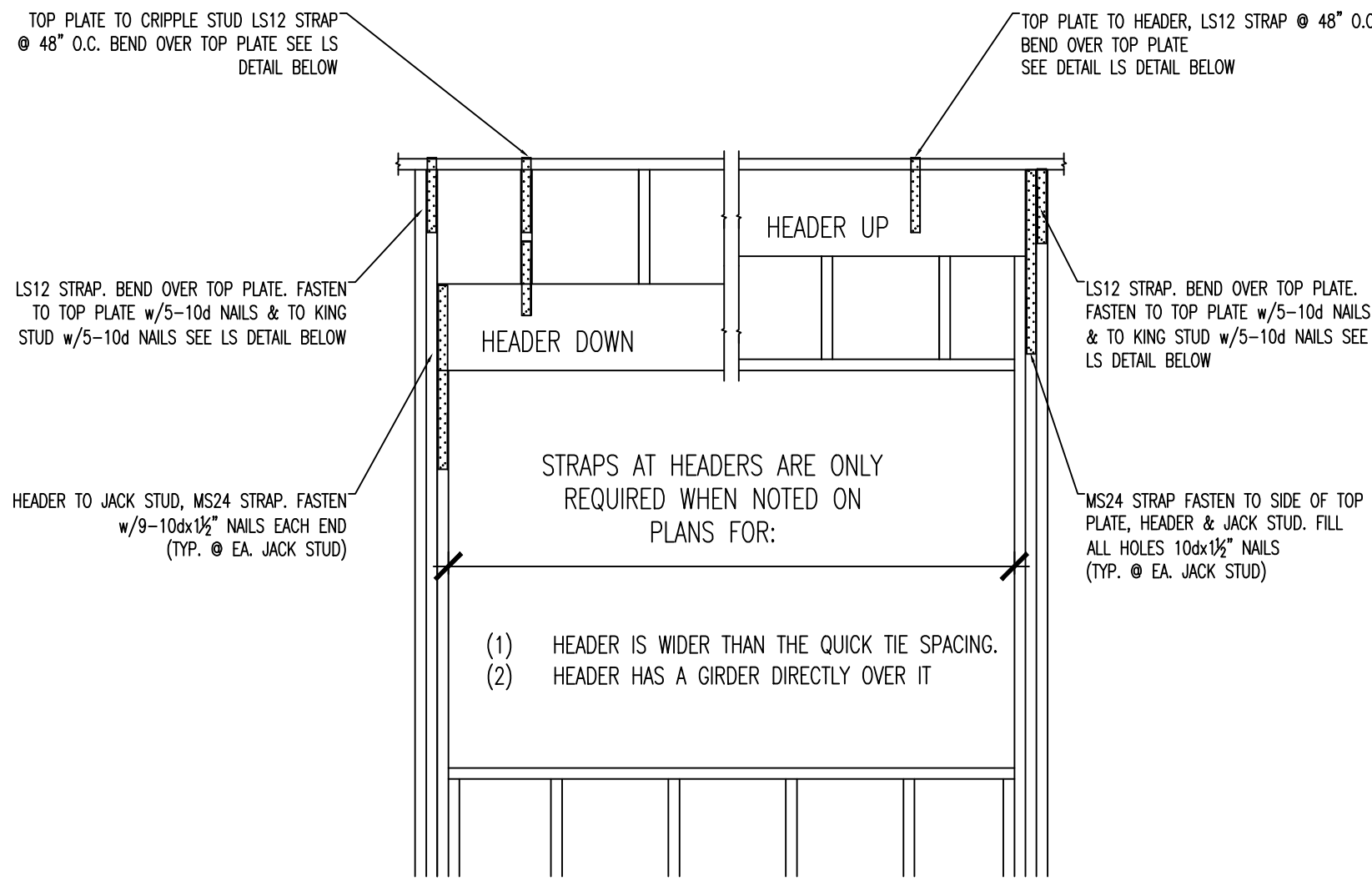
OWNER / BUILDER
BOARDMAN RESIDENCE
PROJECT ADDRESS
**LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

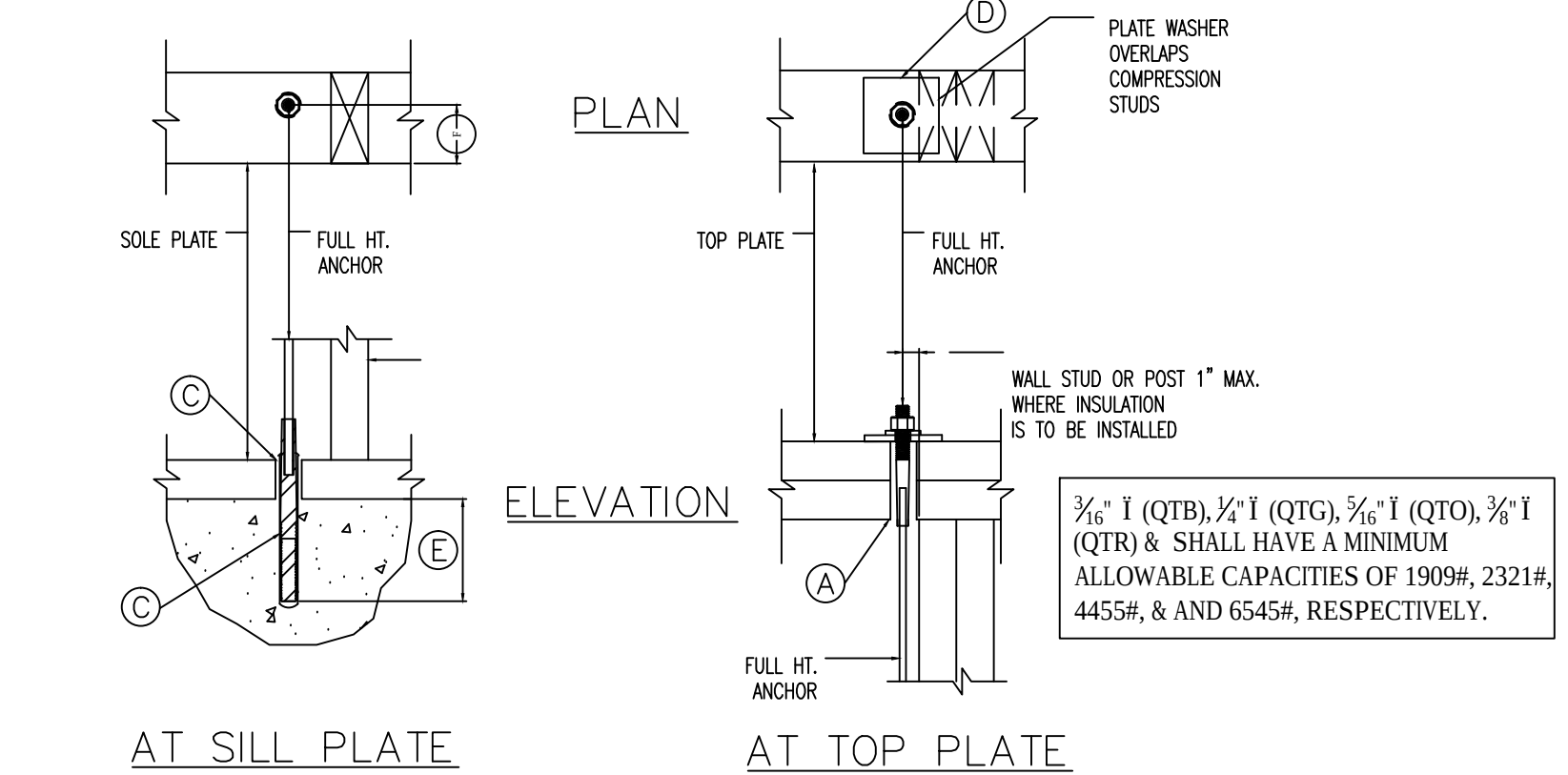
01.07.19
ENGINEER OF RECORD

QUICK TIE INSTALLATION DETAILS

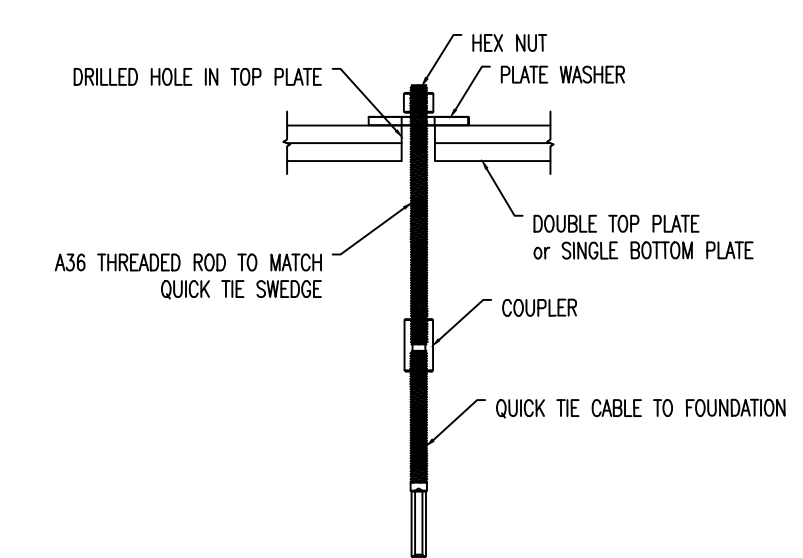
1 WHEN REQUIRED HEADER STRAPPING DETAIL (USE WHEN NOTED)



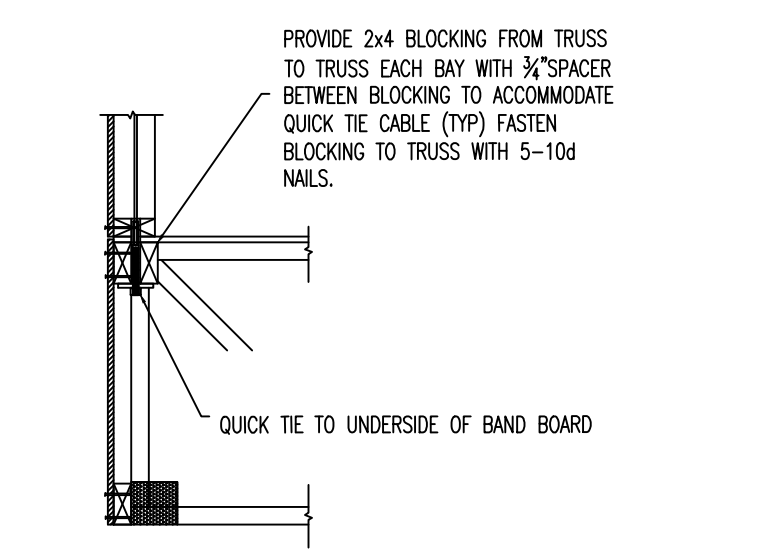
2 WHEN REQUIRED EMBEDMENT / ATTACHMENT DETAIL



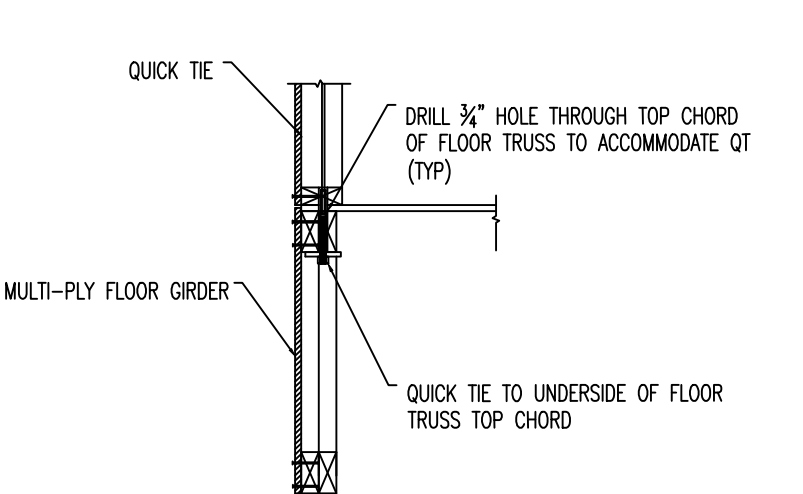
3 WHEN REQUIRED EXTENSION CONNECTION



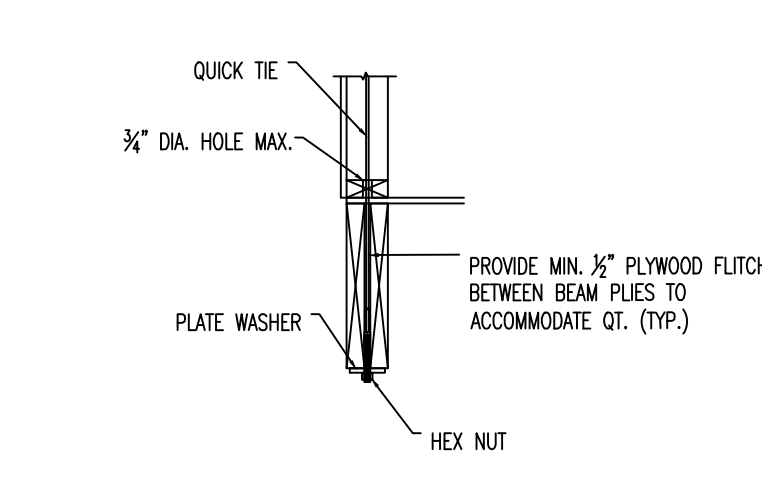
4 RIM BOARD CONNECTION



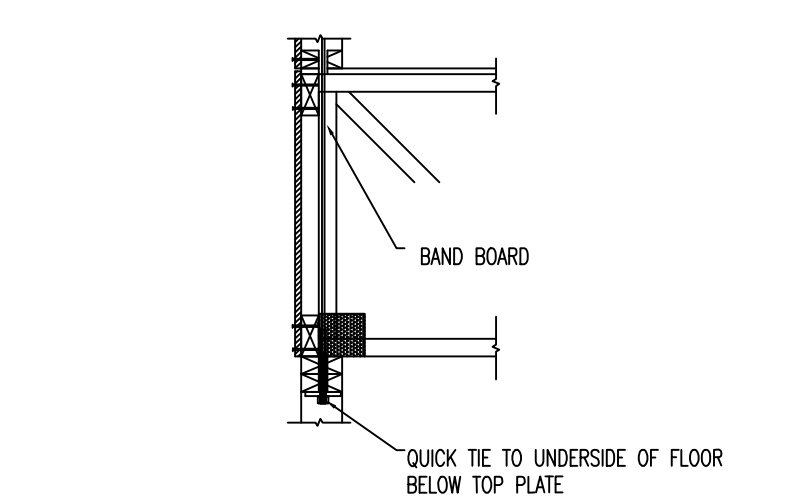
5 FLOOR TRUSS CONNECTION



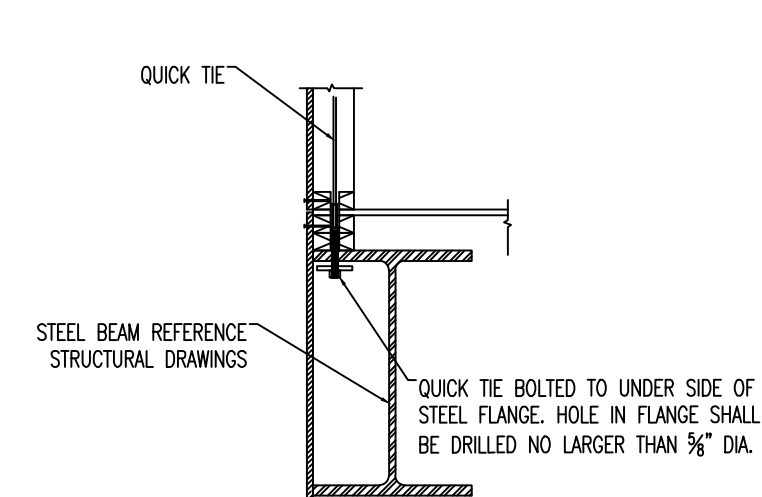
6 WOOD BEAM CONNECTION



7 QT UNDER TOP PLATE



8 STEEL BEAM CONNECTION



QUICK TIE CABLE LEGEND

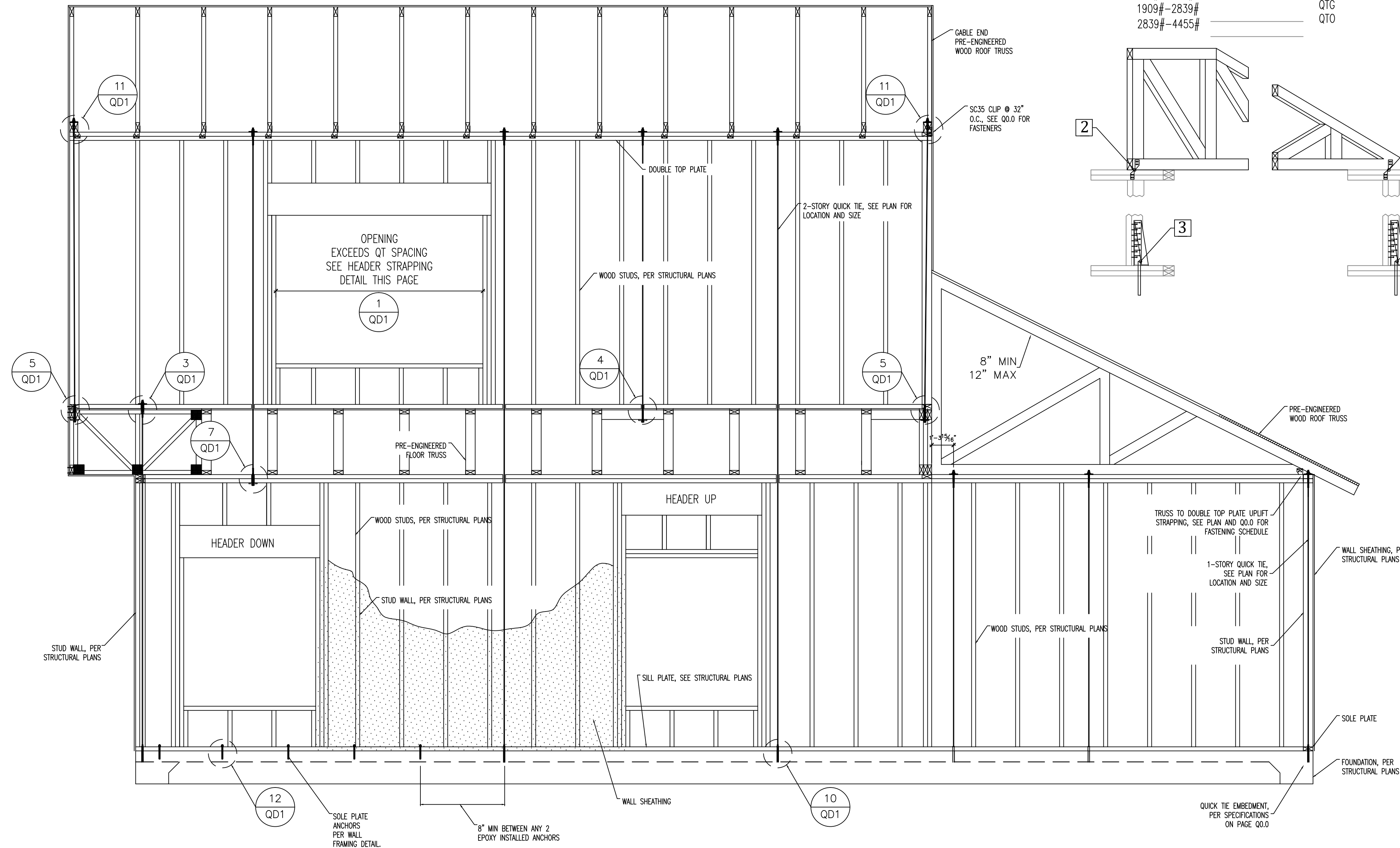
- A** (QTA) QUICK TIE AQUA - 910#
- B** (QTA) QUICK TIE AQUA - 910#
- G** (QTA) QUICK TIE AQUA - 910#
- O** (QTA) QUICK TIE AQUA - 910#

CABLE NOTES:
1. ALL CABLES SHALL BE LOCATED PER FRAMING PLAN & 8'-0" MAX. SPACING

QUICK TIE ANCHORING SYSTEM INSTALLATION SCHEMATIC

- HEADER NOTES:
1. STRAPS AT HEADERS ARE ONLY REQUIRED WHEN
A. WHEN HEADER IS WIDER THEN THE QUICK TIE SPACING.
B. WHEN HEADER HAS A GIRDER TRUSS DIRECTLY ABOVE.
2. PROVIDE 2-CS16 STRAPS ON KING AND JACK STUDS THROUGH FLOOR SYSTEM BELOW IF THERE IS NOT A QUICK TIE ADJACENT TO OPENING.

FULL HEIGHT ANCHOR INSTALLATION CHART						
FULL HT. ANCHOR	(A) TOP PLATE HOLE	(B) SILL PLATE HOLE	(C) CONCRETE HOLE	(D) WASHER SPEC.	(E) EMBEDMENT DEPTH	(F) EDGE DISTANCE
QTB	7/8" Ø	9/16" Ø	9/16" Ø	2 1/4" x 2 1/4 x 3/16"	4" 4"	2 1/2"
QTG	7/8" Ø	9/16" Ø	9/16" Ø	3 x 3 x 3/16"	4" 4"	2 3/4"
QTO	1" Ø	3/4" Ø	3/4" Ø	3 x 3 x 1/4"	6" 6"	3"
QTR	1" Ø	7/8" Ø	7/8" Ø	3 x 4 1/2" x 1/2"	7" 7"	4 1/2"
MONO						



TRUSS FASTENER SCHEDULE

1 TYPICAL TRUSS STRAPPING - BOTTOM CHORD

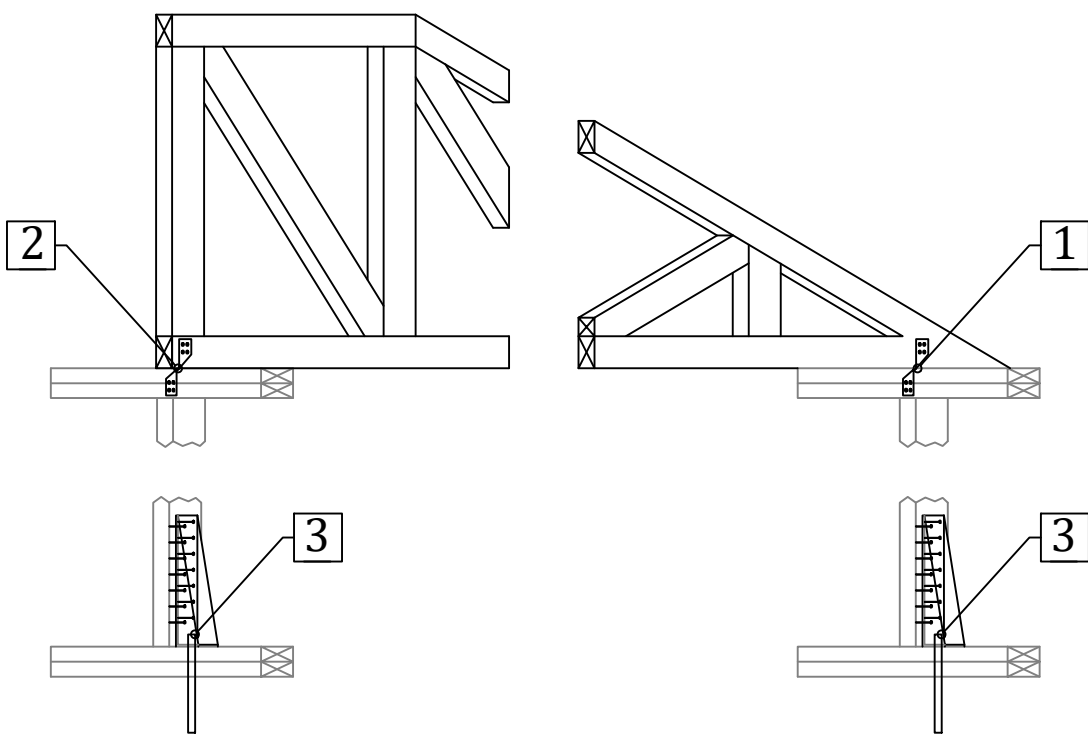
- 0-570# 6" TIMBERLOK
570#-662# HA4
662#-945# MTS12
945#-1257# HTS12
1257#-2900# QGT

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

- 0-570# 6" TIMBERLOK
570#-1232# 6" TIMBERLOK & HA4
1232#-1890# (2) MTS12
1890#-2514# (2) HTS12
2514#-5800# (2) QGT

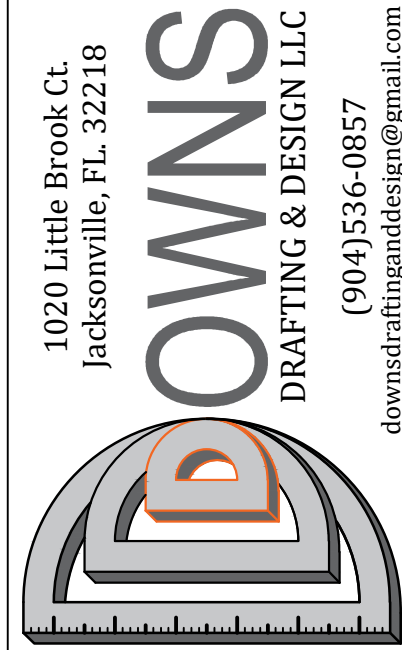
3 GIRDER TRUSS STRAPPING - ANCHORING

- 0-910# QTA
910#-1909# QTB
1909#-2839# QTG
2839#-4455# QTO



D7.2

SHEET # (13) OF (13)
PROJECT NAME: BOARDMAN SAN FERNANDO
PROJECT #: 18.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 01.07.19



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OWNER / BUILDER

**BOARDMAN
RESIDENCE**

**LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
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01.07.19
ENGINEER OF RECORD

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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-03
FEBRUARY 21, 2019

Owner/Applicant:	Greg & Andrea Power				
Property Address:	Block 23 Lot 4 (Old Town)				
Requested action:	Certificate of Approval (COA) to Construct an approximately 940sq. ft. commercial primary 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	Vacant	REC		
	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:

Applicant seeks a Certificate of Approval (COA) to construct an approximately 940 square foot commercial structure.

This parcel consists of one full peonia (lot 4).

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.

4.3 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.

4.5 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.

4.11 General Approach to New Commercial Construction: Commercial development shall be compatible with the neighborhood and must be developed in accordance with lot coverage, height limits, setbacks, and other stipulations to conform the peonia and media peonia grid pattern. Compatible neighborhood commercial development in Old Town would follow the guidelines which include:

- frame construction;
- heights compatible with adjacent buildings but no more than 35’ in height;
- lot coverage not exceeding 45%;
- parking at side or rear of the building; and

- required landscaping and tree preservation on the lot; design reflective of vernacular 19th century and early 20th century old Florida commercial buildings such as gable front and false front. These designs typically have traditional storefronts and cornices at the roofline, and sash windows.

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

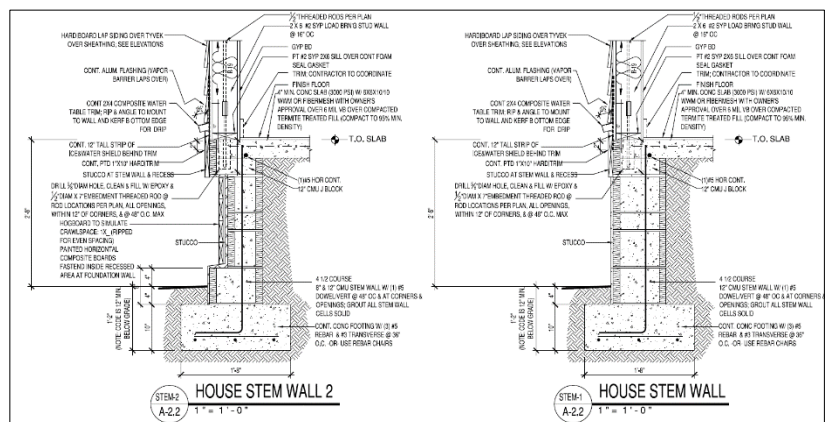
ANALYSIS:

Site Plan –

- Housing Type** – Commercial structures are permissible in OT-2 Zoning District.
- Lot Density** – Total lot coverage is approximately 22%, which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches are not included in the 45% lot coverage maximum per section 4.4 of the Old Town Design Guidelines.
- Mechanical** – Per LDC 4.02.03(A)7, “Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.” HVAC equipment is not proposed for this project. If other mechanical is necessary in the future (including rooftop ventilation), a review of those elements will be required at that time.
- Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- Visibility Triangle** – As this is an interior lot, the visibility triangle does not apply.
- Parking** – Driveway will be accessed off Someruelus Street. Parking, including ADA compliant space, is appropriately located to the rear of the structure. The driveway is to be gravel.
- Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Someruelus Street, which is appropriate.

Elevations –

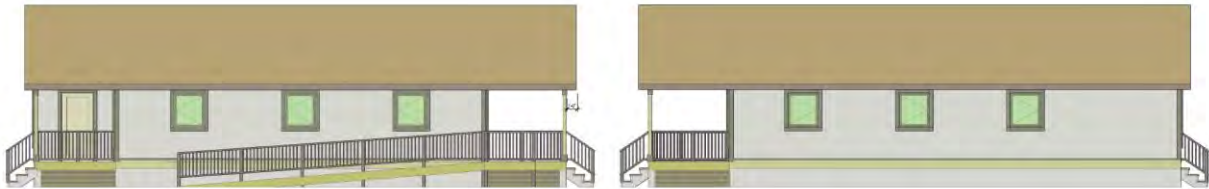
- Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is not indicated on plans. Although it appears to be compliant, the applicant will need to verify the height in writing before a final COA is issued.
- Materials** – The project features materials that replicate traditional materials. The building features cementitious lap siding, and a corrugated metal roof with natural finish. Cementitious siding will be smooth in finish.
- Foundation** – The project will be constructed on a stem-wall foundation with the porch on a pier foundation. The cmu is proposed to be painted. Staff recommends that cmu block foundation receive a treatment beyond painting, to better fit in with the quality of materials seen in both the historic and new construction in Old Town. Many other structures have achieved this by utilizing brick veneers on the foundations or



Example of stem wall construction designed to replicate pier foundation

covering the cmu with stucco. The project proposes a continuous block foundation for the structure. Although stem wall construction is allowable in Old Town, stem wall foundations on new construction are generally designed to replicate the traditional pier foundations seen on the historic structures of Old Town. This is achieved by creating insets in the continuous cmu foundation which then allow for lattice or hogboard to be inserted to give the appearance of openness in the foundation.

- **Windows** – The windows that are proposed to be PGT casement and double hung vinyl windows which are on the HDC pre-approved list of windows for new construction. Although this is new commercial construction, the structure should feature sash windows with traditional proportions. Staff recommends changing the windows on the side elevations to match the design and proportion of those on the front elevation to better reflect the chosen style of architecture. Color of windows is not indicated and will be required before a final COA is issued.



Side Elevations

- **Doors** – Front door is manufactured by ThermaTru and is to be a ½ lite on the front door and 6 panel at rear. Color was not indicated and will need to be provided before a final COA is issued.

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.
- **Details** – Colors have not been indicated on application and will need to be submitted for review before a final COA can be issued.

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 2019-03 with the following conditions:

1. All colors be submitted for final approval;
2. Total height be submitted for final approval;
3. Stem wall foundation be designed to replicate pier foundation;
4. CMU block foundation receive a treatment such as brick veneer or stucco;
5. Windows on side elevations reflect the proportions and design of windows on the front elevation;
and
6. Tree survey be submitted showing trees to remain and trees to be removed.

Due to the nature of the changes being recommended by staff, the Board may wish to consider allowing the applicant to submit the conditional changes as a staff level approval before a final COA can be issued.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-03 **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 2019-03, 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 2019-03 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-03

EXHIBIT 1

Application and Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

OFFICE USE ONLY

REC'D: 12/17/18 BY: ROC

PAYMENT: \$ 250 TYPE etc @

APPLICATION #: 2018-001956

HDC CASE #: _____

APPLICATION COMPLETE: Y _____ N _____

PRE-CONFERENCE: Y _____ N _____ DATE _____

BOARD MEETING DATE: Jan 17, 2019

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

APPROVAL TYPE:	☐ Staff Approval
	☒ Board Approval: Conceptual ☐ or Final ☒
PROJECT TYPE:	
☒ New Construction	☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair	☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>Block 23 Lot 423 Someruelus</u>	
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1580-0023-0040</u>	
Zoning District: <u>OT 2</u> Lot / Block Number (optional) <u>Lot 23 Block 4</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Greg & Andrea Power</u>	
Company (if applicable) <u>913 White St</u>	
Street Address <u>Fernandina Beach</u>	
City State Zip <u>603-817-0283</u>	
Telephone Number <u>GregPowerLLC@yahoo.com</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	
Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

PROJECT DESCRIPTION (REQUIRED)

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 lot.

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.

Build shop as per print. to be used for furniture repair, rescreening. handy work for old town.

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	Hardi	Bevel Siding (LWP)	13192.2	
Doors	Thermatrac	3'0 6" Swing 1/2 light	15037.1	
	Fiberglass	6'0 6" 6 Panel	15037.2	
Windows	PGT	Casement & DBL	295.3	
		Hard Vinyl	7058.1	
Roofing	Century	Metal Roof	13732.2	Galvalume
Fascia/Trim	Hardi Trim	Smooth		
Foundation	CMU	Continuous		white
	CMU	Per		
Shutters				
Porch/Deck	5/4x6 Pt	5/4x6 Pt		
Fencing				
Driveways/Sidewalks		Gravel		
Signage				
Other				

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

CERTIFICATION (REQUIRED)

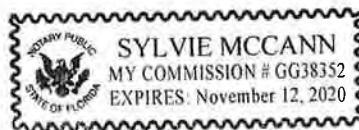
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

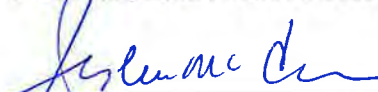
12/17/18
Date


Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 17 day of December, 2018.


Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
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 _____
(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 }
COUNTY OF NASSAU } ss

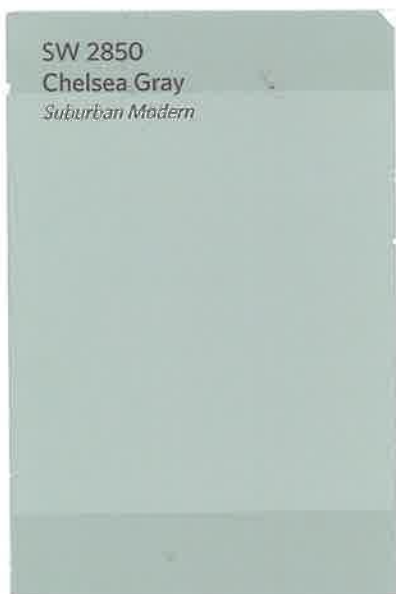
Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public: Signature

Printed Name

My Commission Expires

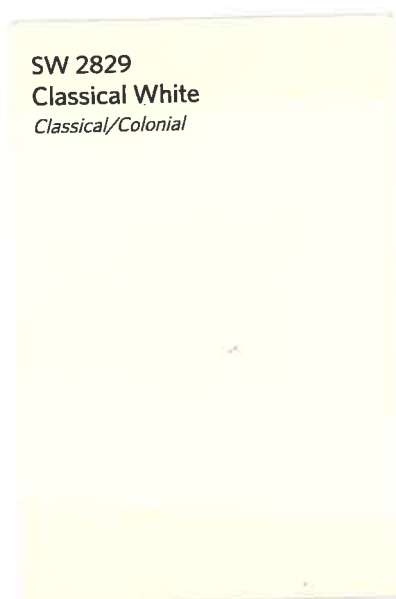
Personally Known _____ OR Produced Identification _____ ID Produced: _____



SW 2850
Chelsea Gray
Suburban Modern



SW 2826
Colonial Revival Green Stone



SW 2829
Classical White
Classical/Colonial

[Back to Quote](#)

Date: 12/11/2018

LOWE'S HOME CENTERS, LLC #1647
 474283 EAST SR 200
 FERNANDINA BEACH, FL 32034-6927
 USA
 (904) 277-5000



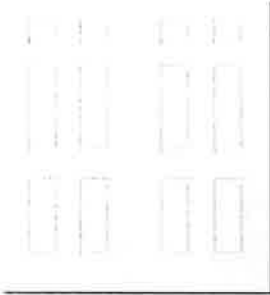
Project #: 564803811 Description: WORKSHOP DOORS ~
 Customer Name: GREG POWER
 Customer Phone: (603) 817-0283
 Customer Address: 714 SAN FERNANDO
 FERNANDINA BEACH,
 FL 32034
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: Therma-Tru - Huttig Central FL Division : Millwork Product : Doors Type : Entry/Exterior Product Material : Smooth Fiberglass Impact Rated : No Material Type : Smooth Star Configuration : Single Door Slab Width : 36-in Custom Height : No Slab Height : 79 1/4-in Product Style : Half Lite Panel Design : Half Lite 2 Panel Glass Style : Clear Door Grids : None Door Glass Type : Clear Insulated / Low E Model : S206-LE Handing : Right Hand Inswing Sill : Mill Finish Composite Adjustable Inswing Sill Actual Width: 37 5/8-in Actual Height: 82-in Fits Opening Width: 38 3/8-in Fits Opening Height: 82 1/2-in Dimension Confirmation : Yes, the dimensions are correct Prefinish Options : No Prefinishing Same-Day Stain Kit : None			
Size = 37 5/8-in W x 82-in				
		\$510.04	1	\$510.04

Jamb Size : 4 9/16-in
 Jamb Type : Rot Resistant
 Bore : Double
 Product Approval Number : 20461.x
 Hinge Type : Standard
 Hinge Finish : Brushed Nickel
 Sill Pan : No
 Compression Weather Strip : White
 Brickmould : No
 Lead Time : 21 Days
 Item Number : 77951

0002

Size = 74 9/16-in W x 82-in



Manufacturer: Therma-Tru - Huttig Central FL
 Division : Millwork
 Product : Doors
 Type : Entry/Exterior
 Product Material : Smooth Fiberglass
 Impact Rated : No
 Material Type : Smooth Star
 Configuration : Double Door
 Slab Width : 36-in
 Custom Height : No
 Slab Height : 79 1/4-in
 Product Style : Panel Doors
 Panel Design : 6 Panel
 Glass Style : None
 Model : S210
 Handing : Right Hand Inswing
 Sill : Mill Finish Composite Adjustable Inswing Sill
 Actual Width: 74 9/16-in
 Actual Height: 82-in
 Fits Opening Width: 75 5/16-in
 Fits Opening Height: 82 1/2-in
 Dimension Confirmation : Yes, the dimensions are correct
 Prefinish Options : No Prefinishing
 Same-Day Stain Kit : None
 Jamb Size : 4 9/16-in
 Jamb Type : Rot Resistant
 Active Door Bore : Double
 Inactive Door Bore : None
 T'Astragal : White Aluminum
 Product Approval Number : 20461.x
 Hinge Type : Standard
 Hinge Finish : Brushed Nickel
 Sill Pan : No
 Compression Weather Strip : White
 Brickmould : No
 Lead Time : 21 Days
 Item Number : 77951

\$994.24

1

\$994.24

Project Total: \$1,504.28**Salesperson:** TOM SCHULTZ (S1647TS1)**Accepted by:** _____

Date: 12/11/2018

[Print Detailed Quote](#)

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

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

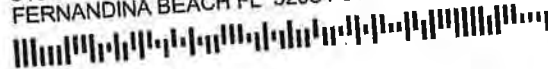
TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2018	00-00-31-1580-0023-0040	REAL ESTATE	56918	002	

R



39
6 - 10986

POWER GREG & ANDREA
913 WHITE ST
FERNANDINA BEACH FL 32034-3170



Legal Description

WHITE
FERNANDINA BEACH 32034

BLK 23 LOT 4 IN OR 2205/180 (EX PT IN OR 2139/1316 & OR
2133/1779 & OR 2147/714 & OR 2160/957 & OR 2177/1895 &
EX ESMT IN OR 936/1304) OLD TOWN S/D UNR

AD VALOREM TAXES					TAXES LEVIED
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	
BOARD OF COUNTY COMMISSIONERS	6.8376	55,920		55,920	382.36
GENERAL FUND	.5902	55,920		55,920	33.00
TRANSPORTATION	.1021	55,920		55,920	5.71
AI BEACH RENOURISHMENT MSTU					
SCHOOL BOARD	.7480	55,920		55,920	41.83
BASIC DISCRETIONARY	1.5000	55,920		55,920	83.88
CAPITAL OUTLAY	4.0690	55,920		55,920	227.54
SCHOOL BOARD LOCAL EFFORT	.2562	55,920		55,920	14.33
ST JOHNS RIVER MGMT DIST	.0320	55,920		55,920	1.79
FL INLAND NAVIGATION DIST	.1412	55,920		55,920	7.90
MOSQUITO CONTROL DISTRICT					
CITY OF FERNANDINA BEACH	5.8553	55,920		55,920	327.43
FERNANDINA BEACH	.1929	55,920		55,920	10.79
VOTER APPROVED DEBT					
TOTAL AD VALOREM TAXES					\$1,136.56

TOTAL MILLAGE 20.3245

TOTAL AD VALOREM TAXES

\$1,136.56

E-BILL

Sign up to get bills by
e-mail!

www.nassautaxes.com

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
	\$0.00
TOTAL NON-AD VALOREM ASSESSMENTS	
	\$1,136.56

TOTAL COMBINED TAXES AND ASSESSMENTS

	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
If Paid By →			1,113.83	1,125.19	1,136.56
Please Pay →	1,091.10	1,102.46			



Scan to
view bill
online







MAP OF BOUNDARY SURVEY

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

LOT 5 , BLOCK 23, OLD TOWN

PREPARED FOR:
ANDREA AND GREG POWER

FOR THE BENEFIT OF:
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH, P.A.



SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings based on S 82°15'01" E on the Southerly right of way line of SOMERUELUS STREET, (Assumed)
- Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0229F Dated DECEMBER 17, 2010
- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

SOMERUELUS STREET
46.60' RIGHT OF WAY

- This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed
Surveyed Accuracy - 1 foot in 16785 feet
Commercial/High Risk Linear - 1 foot in 10000 feet
SOP rule 5J-17.051(3) (B) (15) b.11

LEGEND	CONC. = CONCRETE	MEAS. = MEASURED	Ⓜ = STORM MANHOLE
—E—E— = AERIAL UTILITY WIRES	CONC. = CONCRETE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	Ⓣ = TELEPHONE PEDESTAL
A/C = AIR CONDITIONER	CMP = CORRUGATED METAL PIPE	O.R.B. = OFFICIAL RECORD BOOK	—X— = WOOD FENCE
AKA = ALSO KNOWN AS	[E] = ELECTRICITY METER	P.I.N. = PARCEL IDENTIFICATION NUMBER	Ⓢ = WOOD POWER POLE
B.R.L. = BUILDING RESTRICTION LINE	ELEV. = ELEVATION	P.O.B. = POINT OF BEGINNING	Ⓤ = WATER METER
[TV] = CABLE TELEVISION PEDESTAL	F.F. = FINISHED FLOOR	P.O.C. = POINT OF COMMENCEMENT	Ⓦ = WELL
Δ = CENTRAL ANGLE	Ⓢ = FIRE HYDRANT	R = RADIUS	
Ⓢ = CENTERLINE	[G] = GAS METER	RCP = REINFORCED CONCRETE PIPE	
—X— = CHAIN LINK FENCE	L = ARC LENGTH	R/W = RIGHT-OF-WAY	
CB = CHORD BEARING	Ⓢ = LIGHT POLE	[S] = SEWER CLEANOUT	
CD = CHORD DISTANCE		[S] = SEWER MANHOLE	

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

ALAN FRANKLIN GLASS

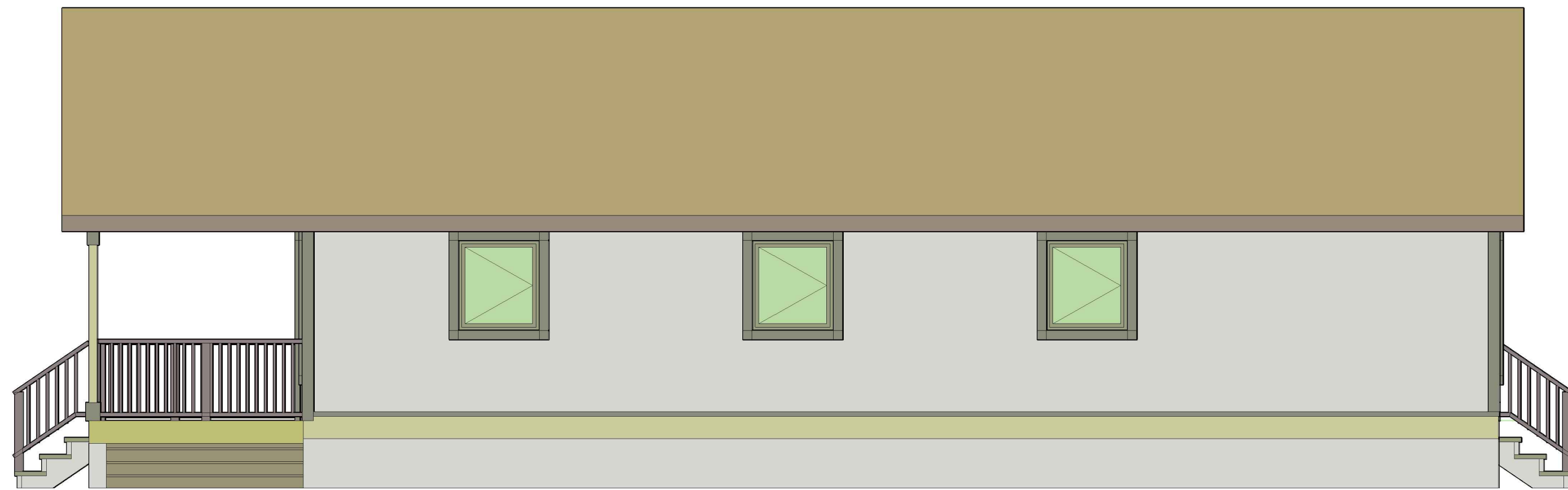
BY:
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

ALAN FRANKLIN GLASS
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318

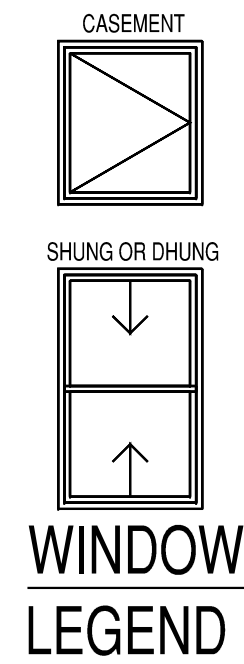
SCALE: 1"=30'
DATE: 5/02/2018
DRN BY: WWG
CKD BY: AFG
JOB NO: AG18-32
F.B. NO: DC
PAGE NO: DC



WEST ELEVATION
1/4"=1'



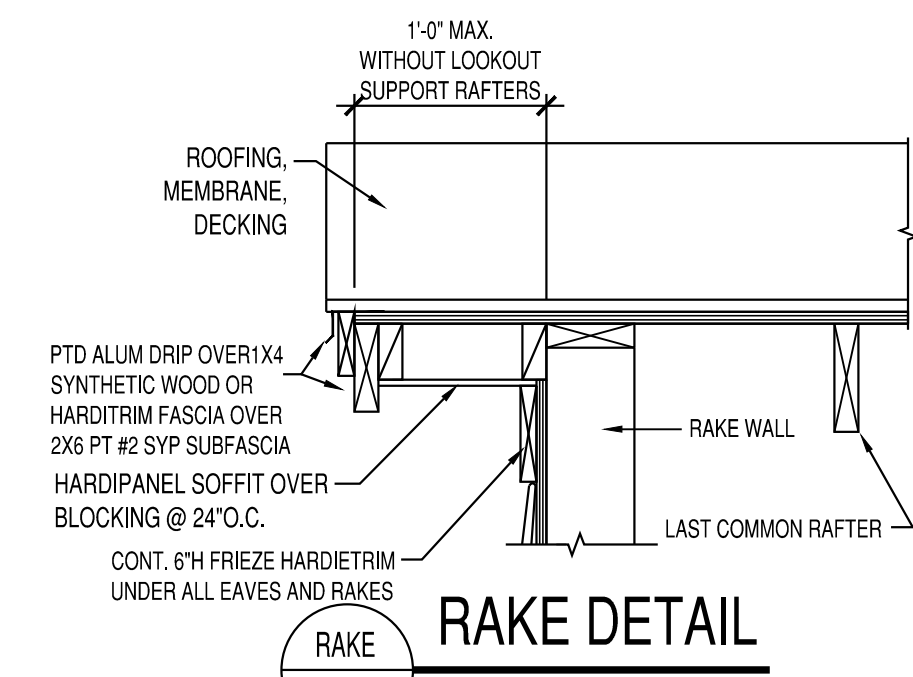
EAST ELEVATION
1/4"=1'



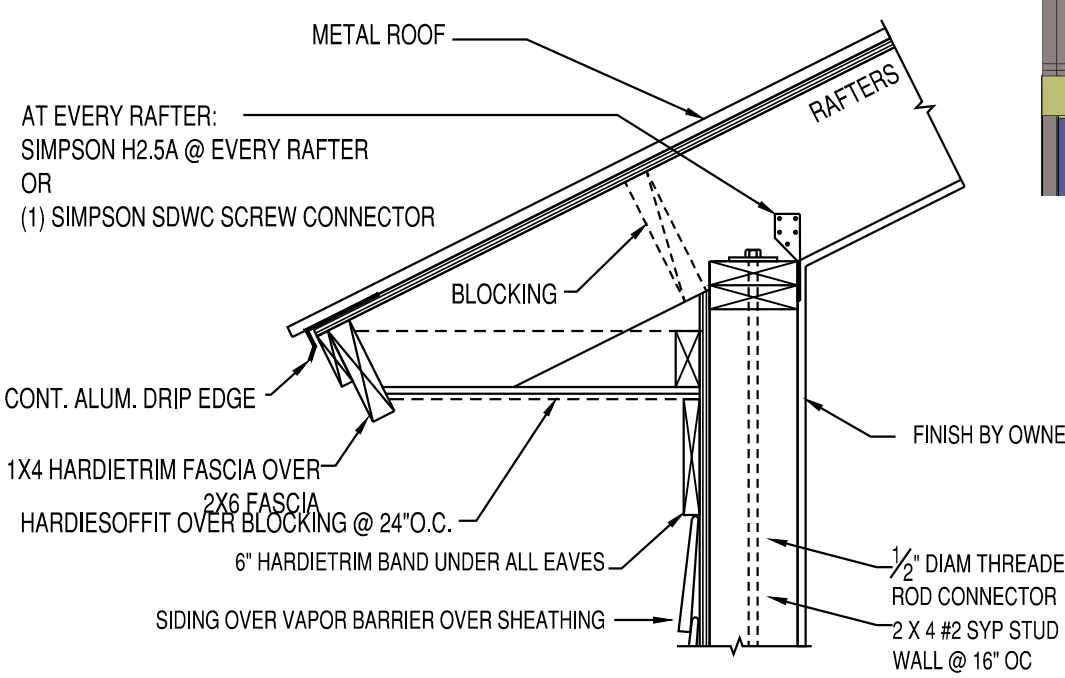
WINDOW
LEGEND



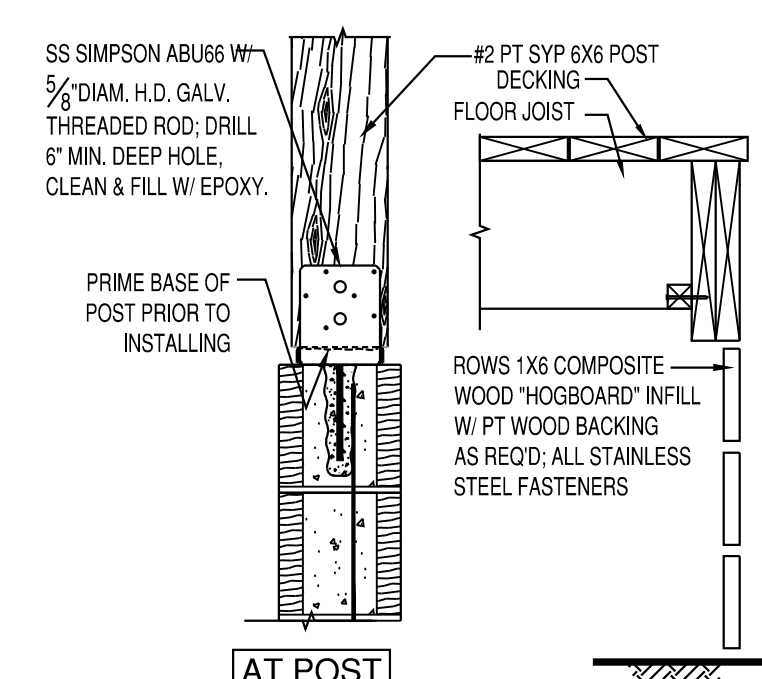
NORTH ELEVATION
1/4"=1'



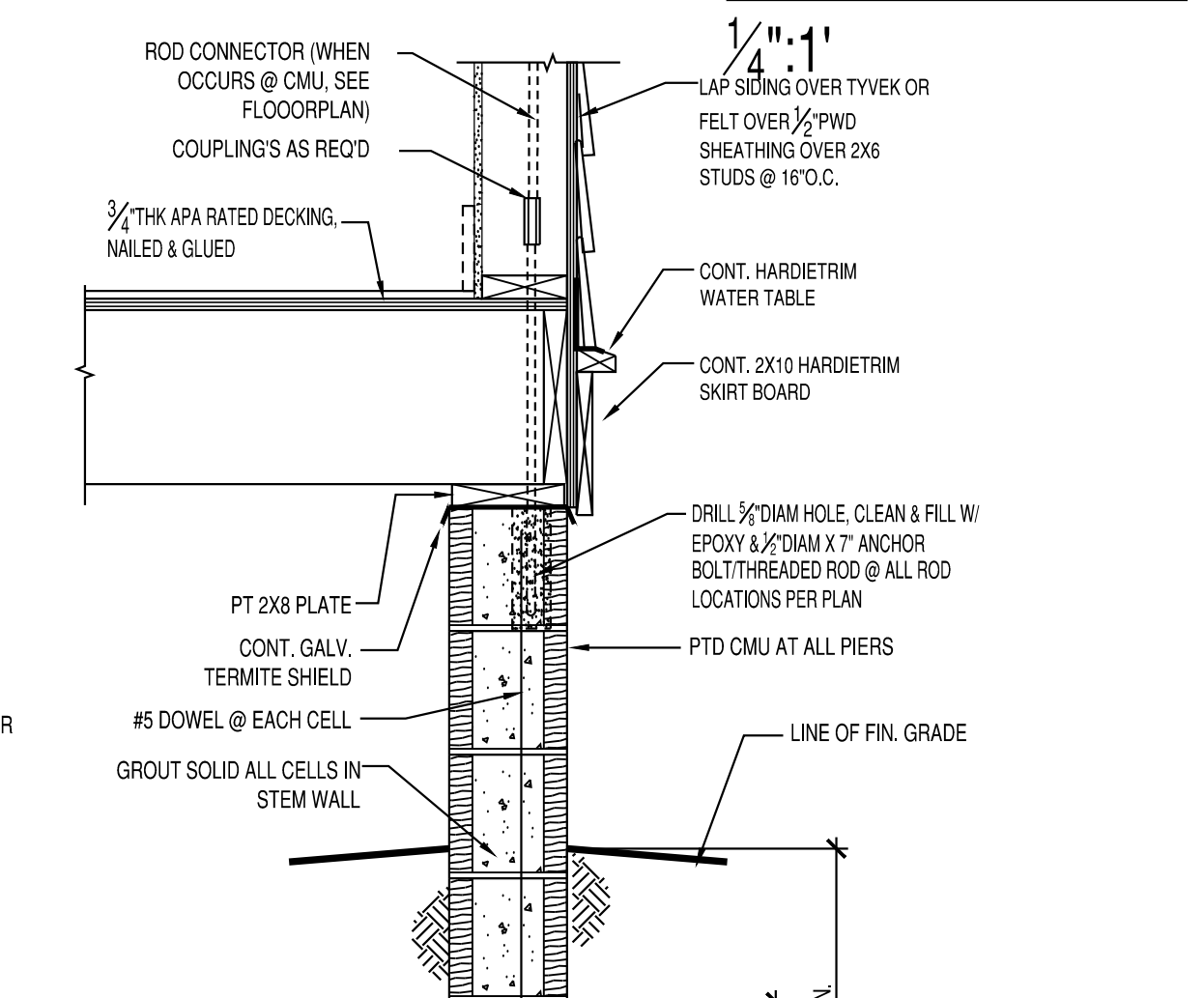
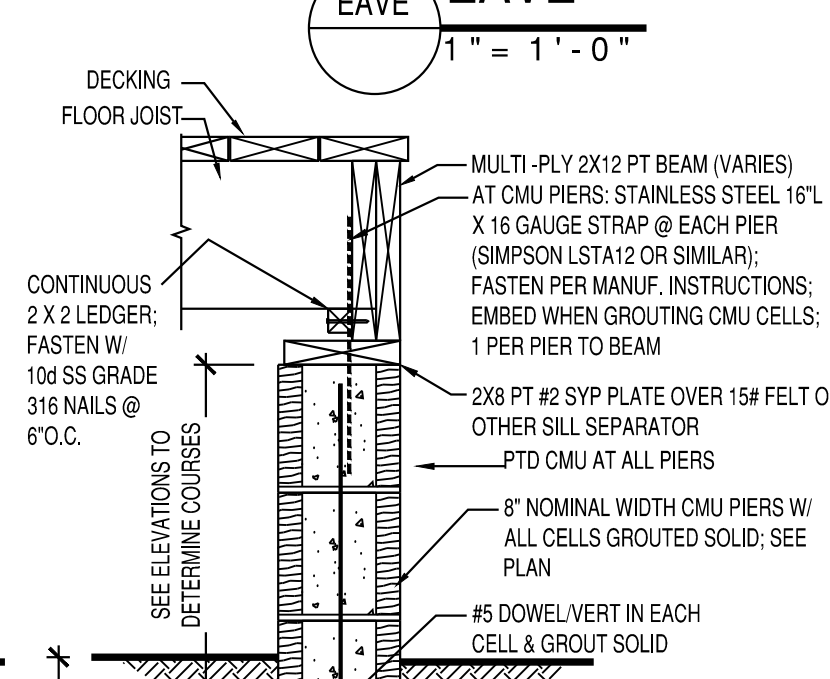
RAKE
1"=1'-0"



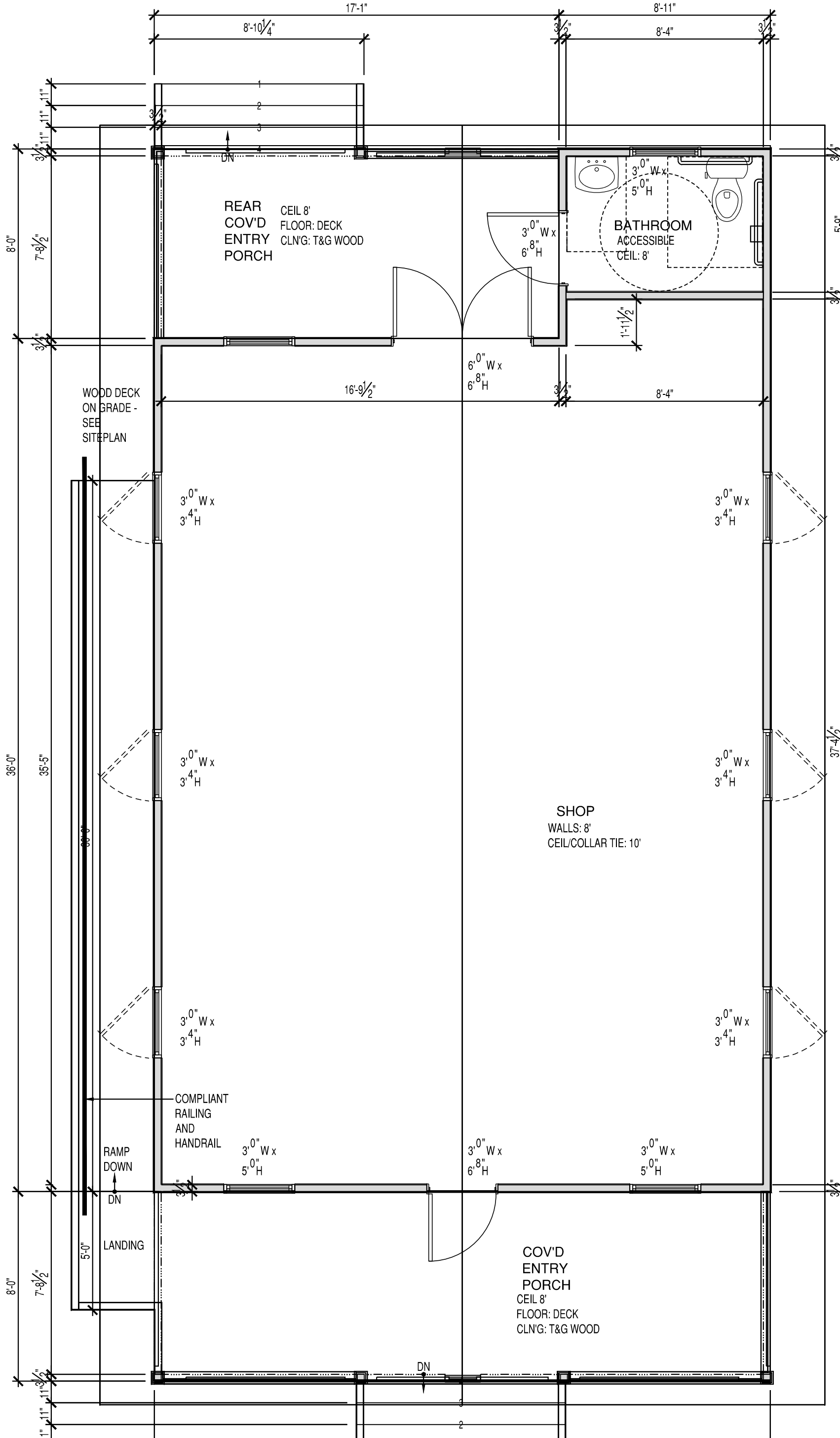
EAVE
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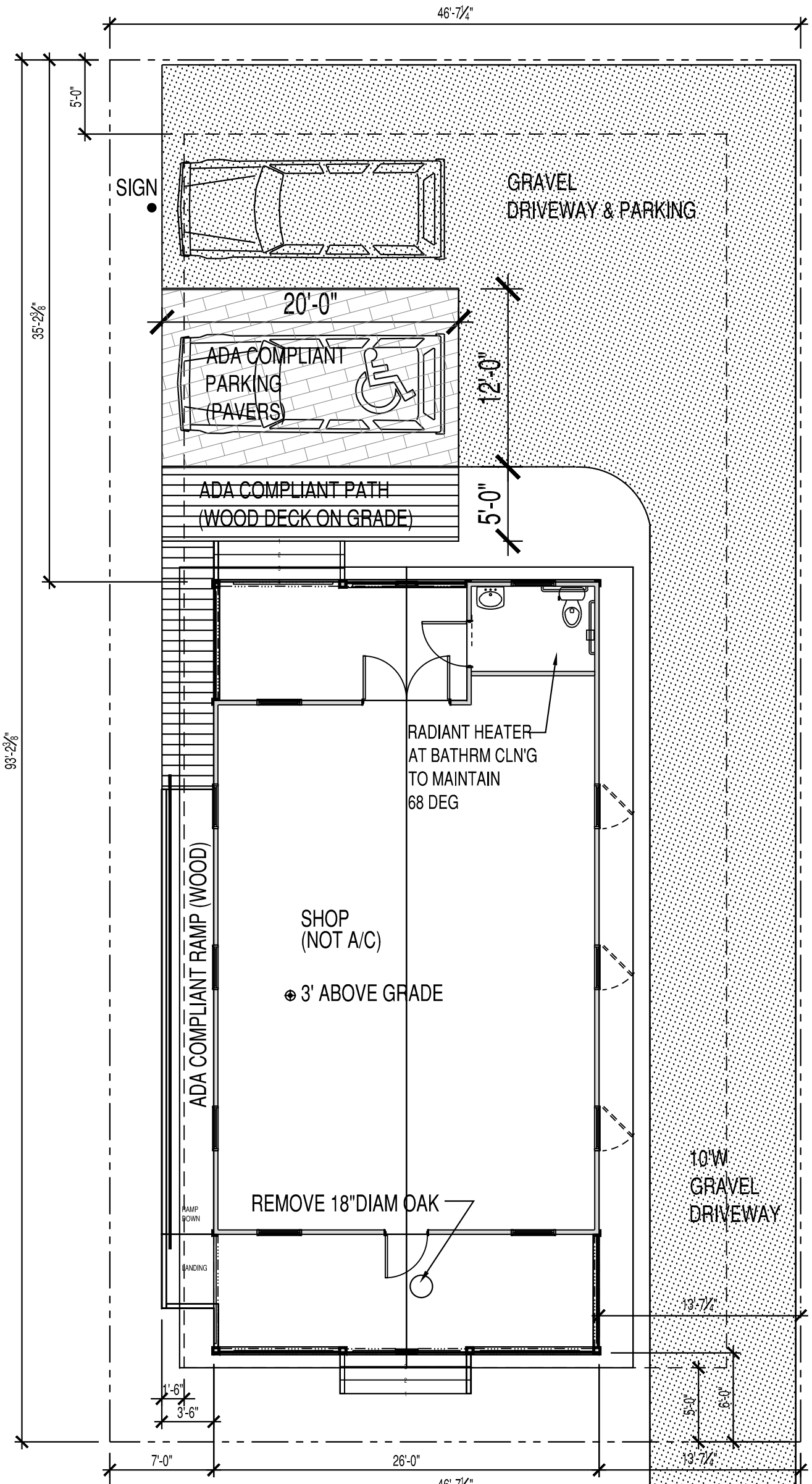
SECTION
AT PIER/POST
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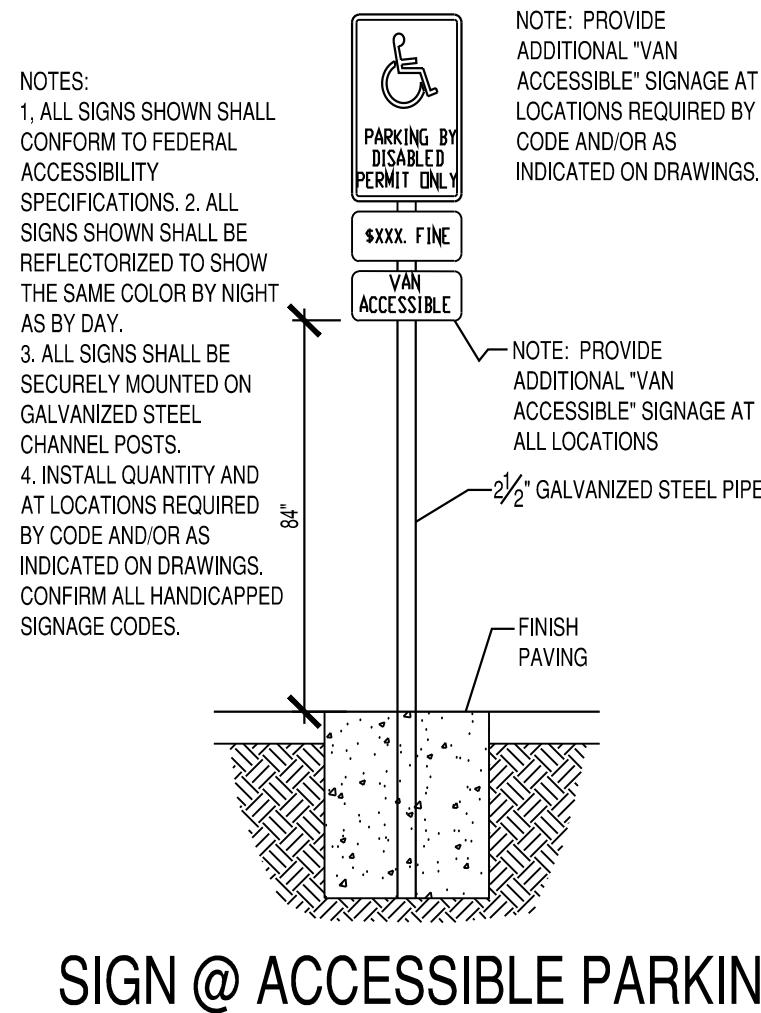
STEM
WALL
1"=1'-0"



FLOOR PLAN
1/4"=1'



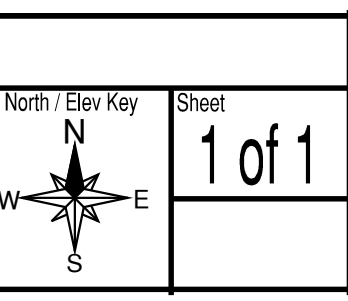
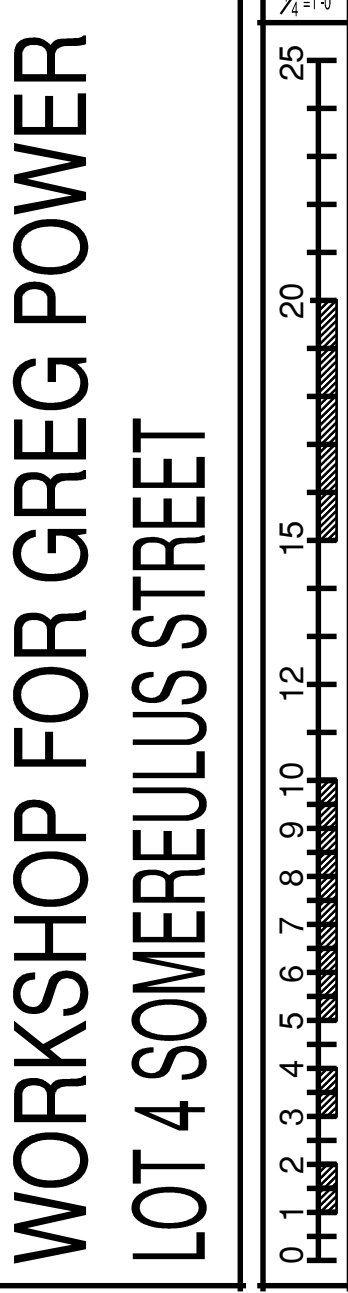
SITE PLAN
1/8"=1'



SIGN @ ACCESSIBLE PARKING



Issue Date of Progress Prints*	
Issued	2/26/20
Revised	1-16-19 2ND REVIEW





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-04
FEBRUARY 21, 2019

Owner/Applicant:	Chism Development Company Inc
Property Address:	14 N 2 nd Street
Requested action:	Conceptual Certificate of Approval (COA) to construct a three-story, mixed use primary structure
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing

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 a Conceptual Certificate of Approval (COA) to construct a three-story, mixed use primary structure.

Lot 5 Block 10 is currently a vacant parcel.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

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

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Construction

ADA Compliance and Accessibility Ramps (pg.55)

Most commercial buildings have entrances that meet Americans with Disabilities Act (ADA) requirements. Entrances can also be retrofitted with new hardware and automatic door openers if desired. If accessibility ramps and chair lifts are needed they should be sited at rear elevations or designed to minimize their visual impact on the primary facade.

1. Americans with Disabilities Act (ADA) curb cuts should be installed to minimize damage to the original concrete sidewalks and be consistent with the existing concrete color and texture.
2. Locate ramps out of public view.
3. Use landscaping where appropriate to screen accessibility ramps.

Infill Buildings (pg.57)

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

1. Construct new buildings to a height compatible with existing adjacent buildings. New buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas.
2. Construct new buildings with façade proportions, including the height-to width ratio, similar to and compatible with others on existing adjacent buildings.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. Match the degree of new design's complexity with that of existing adjacent buildings. The area's dominant architecture should dictate the degree of simplicity or complexity for a new building.
5. With respect to height-to-width ratios, design new buildings' windows and doors in relation to the proportions of existing adjacent buildings visible from public areas.
6. Design new buildings with solid-to-void rhythms and open-to-solid proportions compatible with those used in existing adjacent buildings.
7. Select materials and textures for new buildings that relate to the extent such materials and textures are used in the surrounding area and on existing adjacent buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered.
8. Select colors for a new building that relate to the use of color in the surrounding area and on existing adjacent buildings. In areas where strong continuity of color is a factor, the continued use of existing colors should be strongly considered.

9. Relate architectural details and articulation to that of existing buildings. Such details may include lintels, cornices, arches, chimneys, and ironwork.
10. Design new buildings to be compatible with the historic and architectural character of the area while also recognizing them as products of their own time. By following a majority of the above guidelines, a new building can be designed that respects its historic neighbors without simply duplicating them.
11. Windows should be designed with divided lights and not have snap-in or flush muntin bars.

Decks (pg.60)

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.

Utilities and Energy Retrofitting (pg.66)

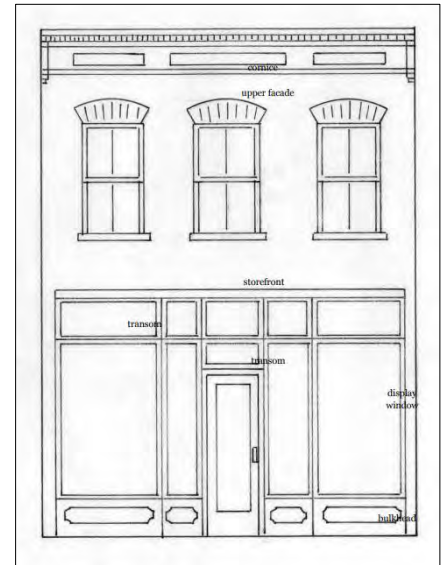
Utilities such as garbage containers and mechanical systems are important to the functionality of buildings and the district. Locate these mechanical systems, solar panels and also air conditioning and heating units at rear facades or on rooftops, where they are not readily visible from the street. Paint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

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

ANALYSIS:

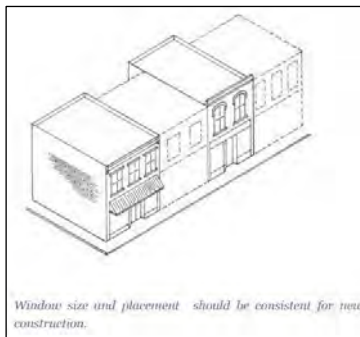
The proposed scope of work includes construction of a 3-story mixed use primary structure. The building will be divided into commercial restaurant space on the ground floor, two office suites on the second floor, and one residential unit on the third floor. All floors will have vertical accessibility provided by an elevator.

The building's design is reminiscent of the two-part commercial blocks that are typical of Fernandina's late 19th and early 20th century architecture. The two-part commercial block is notable for its two primary components – storefronts and upper facades. Original storefronts are largely transparent and consist of display windows resting on bulkheads, transoms, and entrances with glass and wood doors. Upper facades have one or more floors of windows and decorative detailing such as brick corbelling, or terra cotta panels and cornices at rooflines.



Two-Part Commercial Block Example

The proposed project features balconies on the street façade. Although these types of balconies can be on historic buildings, they are not a feature that was found on structures in Fernandina during its period of significance. As such the guidelines recommend that they be used only on the rear elevations of structures, where they can not be viewed from the street.



The guidelines stress the importance of recognizing the rhythm and proportion of window and door openings traditionally seen in the Historic District when designing new infill projects. The upper floors of the proposed project feature large glazed openings that do not fit with the proportions typically seen throughout the historic district.

The proposed structure appears to be approximately 43' tall. The maximum height for buildings in the C-3 zoning district is 45'. Although the height is within the allowable range for the zoning district, the guidelines state that new buildings should be constructed to a height compatible with existing adjacent buildings. New buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas. The immediately adjacent properties are one story to the north, one story to the east, one story to the west, and two stories to the south. While under the height maximum, the proposed height is incompatible with the surrounding context.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

DENIAL of HDC 2019-04

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-04 with or without conditions;

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

That HDC case 2019-04, 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 2019-04 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



**APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (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

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: 14 N. 2nd Street

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0010-0050

Zoning District: AE-1D Lot / Block Number (optional) _____

Owner of Record

As recorded with the Nassau
County Property Appraiser

Owner(s) Name

Peter Grassi

Company (if applicable)

Tup Real Estate Holdings LLC

Street Address

1 Harborside Dr. Apt 4107

City State Zip

Delray Beach, FL 33403

Telephone Number

561-251-1340

Email Address

pg7@att.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

Wayne R. Chism

Company (if applicable)

Chism Development Company Inc

Street Address

9701D Elk Creek Ct.

City State Zip

Fernandina Beach, FL 32034

Telephone Number

904-491-0728

Email Address

Chism712@aol.com

PROJECT DESCRIPTION (REQUIRED)

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.

Property currently vacant. Would like to build a 3-story building consisting of following: 1st floor restaurant, 2nd floor office space, 3rd floor residential living.

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.



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the historic district council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
	Proof of ownership (copy of deed or tax statement)	
	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
	Photographs of the existing site and existing buildings if any, including views from the street.	
	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
	New construction applications <u>must</u> show context of project within existing streetscape.	
	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

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.

1/14/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 14th day of January, 2019.

[Signature]
Notary Public: Signature

Dina L. Fansler
Printed Name

3/29/19
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Peter Grassi and Maria Terezz Grassi
(print name of property owner(s))

hereby authorize: Wayne R. Chism, President of Chism Development Co.
(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]
(Signature of owner)

PETER GRASSI
(Print name of owner)

[Signature]
(Signature of owner)

MARIA TEREZZ GRASSI
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 12th day of December, 2017.

[Signature]
Notary Public: Signature

Dina L. Fansler
Printed Name

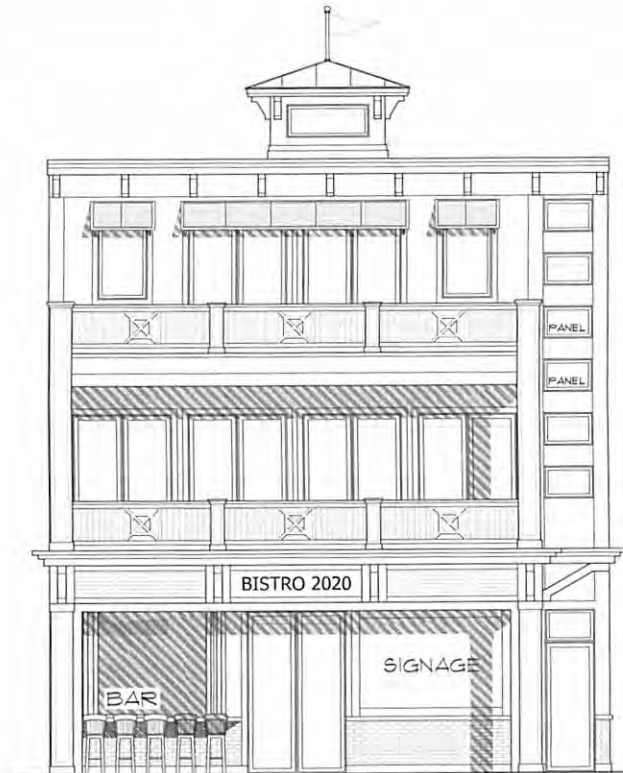
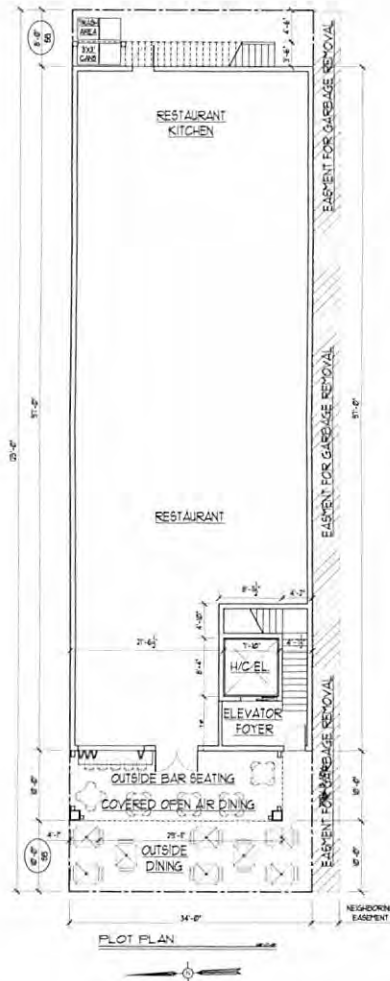
3/29/19
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



BISTRO 2020

14 NORTH SECOND STREET



Design Development
January 9, 2019

LIST OF DRAWINGS		
DATE	PAGE	TITLE
1-3-19	T-1	TITLE SHEET
1-3-19	A-1	FRONT & LEFT SIDE ELEVATIONS
1-3-19	A-2	REAR & RIGHT SIDE ELEVATIONS
1-3-19	A-3	FIRST FLOOR PLAN
1-3-19	A-4	SECOND FLOOR PLAN
1-3-19	A-5	THIRD FLOOR PLAN

GRASSI AMERICAN
BISTRO 2020
14 NORTH SECOND STREET
LOT: 5
FERNANDINA BEACH, FL

ANDREW C. BECHTOLD
REGISTERED ARCHITECT
10000 N. 14TH STREET, SUITE 100
FERNANDINA BEACH, FL 32034
TEL: 904.261.1000
FAX: 904.261.1001
WWW.ACBARCHITECTS.COM

George W. Thomas
Professional Engineer
10000 N. 14TH STREET, SUITE 100
FERNANDINA BEACH, FL 32034
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FAX: 904.261.1001
WWW.GWTHOMAS.COM

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2019

File No.	1508
Drawn	T-1
Checked	
Design	
Project	
Client	



FRONT ELEVATION

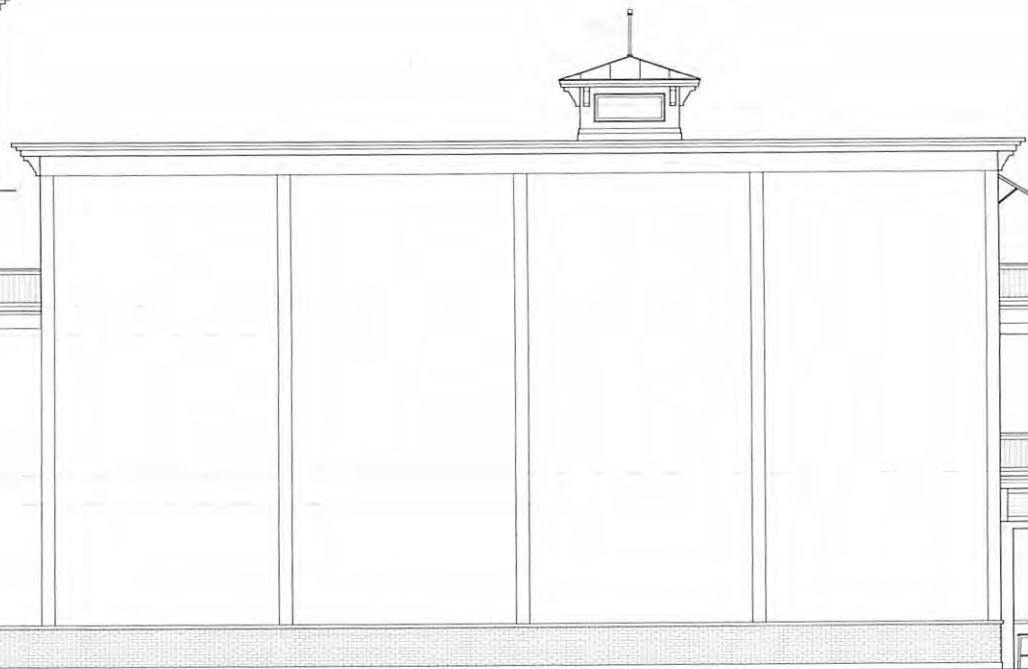
BISTRO 2020

BAR

SIGNAGE

PANEL

PANEL



LEFT SIDE ELEVATION

GRASSI AMERICAN
BISTRO 2020
14 NORTH AND STREET
LOT: 5
FERNANDINA BEACH, FL.

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George W. Thomas
Professional Engineer
No. 10000
F.L. 10000
ANDRUS & ASSOCIATES, INC.
10000
F.L. 10000

George W. Thomas
Professional Engineer
No. 10000
F.L. 10000
ANDRUS & ASSOCIATES, INC.
10000
F.L. 10000

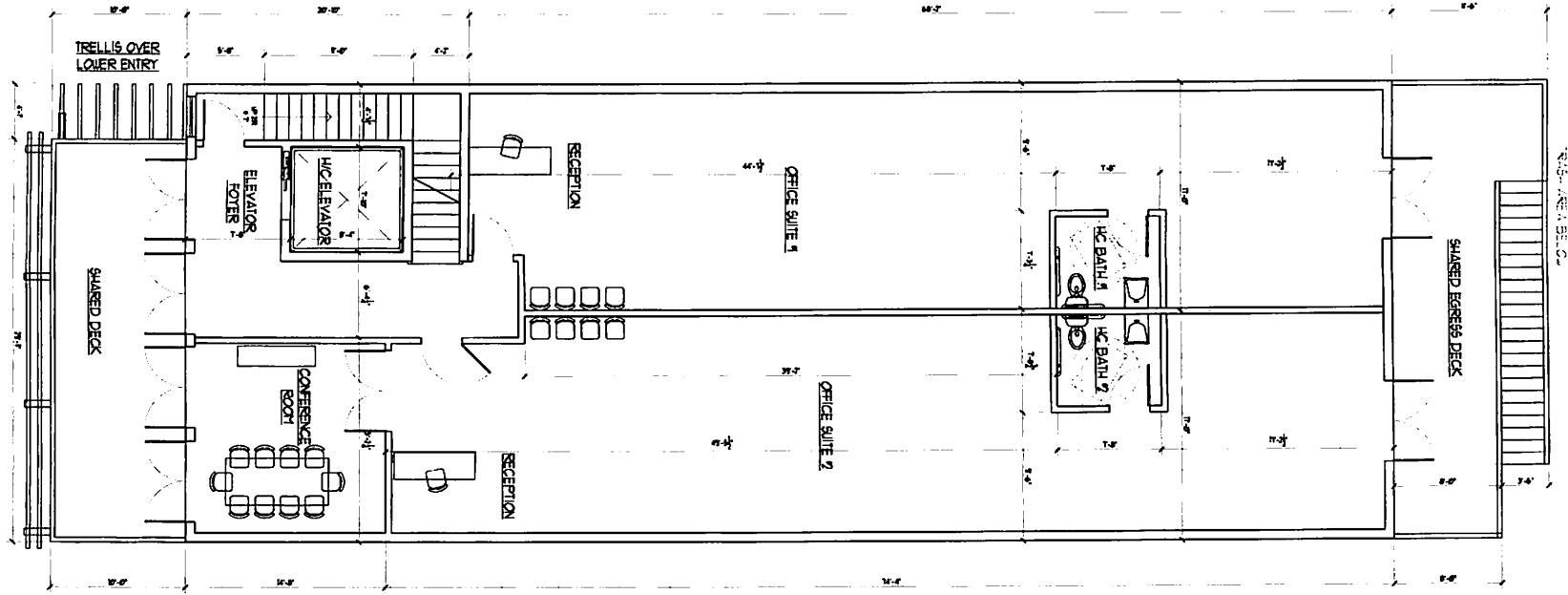
GEORGE WRAY THOMAS
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GEORGE WRAY THOMAS
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ANDRUS & ASSOCIATES, INC.
10000
F.L. 10000

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2015

Project:	File No:
1-15-15	15018
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1/4" = 1'-0"	A-1
Drawn:	Check:
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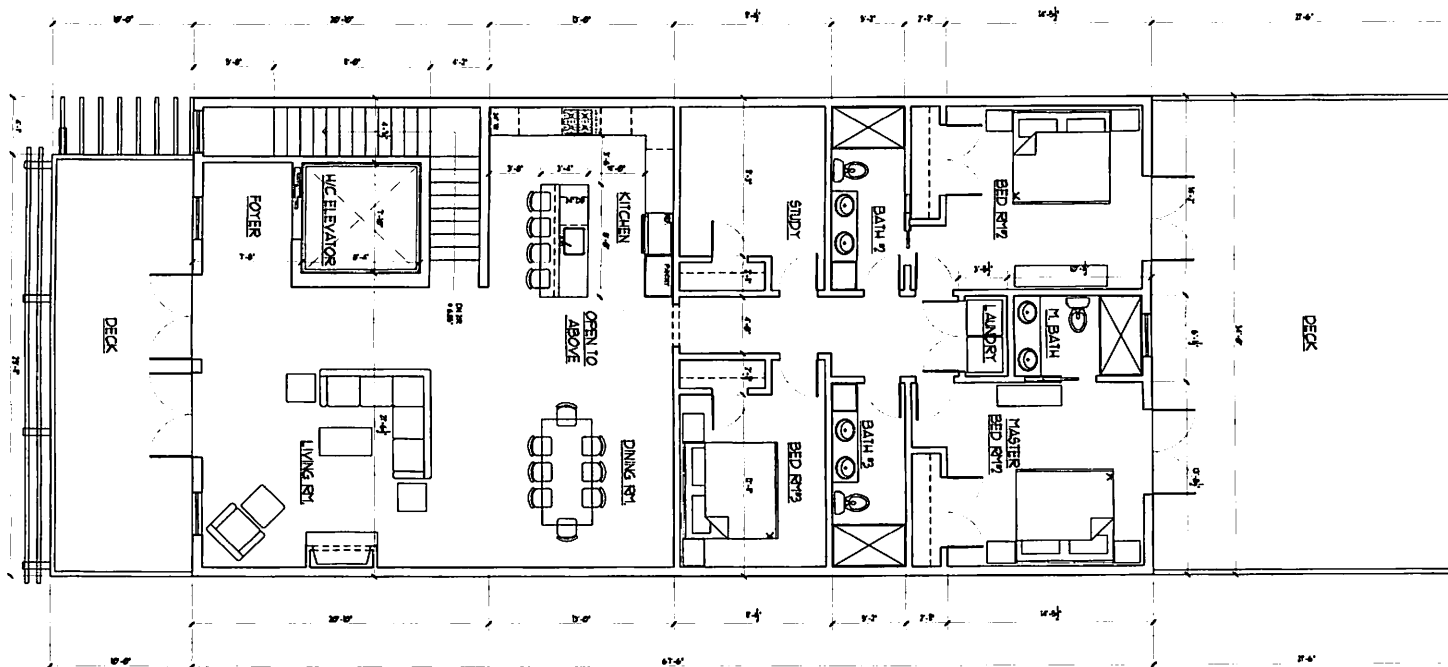
GRASS, AMERICAN
BISTRO 2020
NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL

George Wray Thomas
Professional Engineer
1500 S. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Tel: 954-561-1000
Fax: 954-561-1001
www.gwraythomas.com

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Copyright
15018
A-4



THIRD FLOOR PLAN

8500 FAR MAX ALLOWED = 2223
23035 ALLOWED SF FOR THIRD FLOOR SUITE
2.0 CURRENTLY DRAIN

SHOWN EXCESS DECK
SLOPE

SEE PLAN A BELOW

GRASSI AMERICAN BIGTRO 2020 14 NORTH 2ND STREET LOT 5 FERNANDINA BEACH, FL.		GEORGE WRAY THOMAS Professional Engineer 1000 N. W. 10th St. Fort Lauderdale, FL 33304 TEL: 754-467-1000 FAX: 754-467-1001 E-MAIL: GWRAY@GWRAY.COM		ANDREW C. BECHTOLD Registered Architect 1000 N. W. 10th St. Fort Lauderdale, FL 33304 TEL: 754-467-1000 FAX: 754-467-1001 E-MAIL: ABECHT@GWRAY.COM	
PROJECT NO. 15018 DATE 10/1/18 DRAWN BY GWRAY CHECKED BY GWRAY IN CHARGE BY GWRAY		PROJECT NO. 15018 DATE 10/1/18 DRAWN BY GWRAY CHECKED BY GWRAY IN CHARGE BY GWRAY		PROJECT NO. 15018 DATE 10/1/18 DRAWN BY GWRAY CHECKED BY GWRAY IN CHARGE BY GWRAY	



















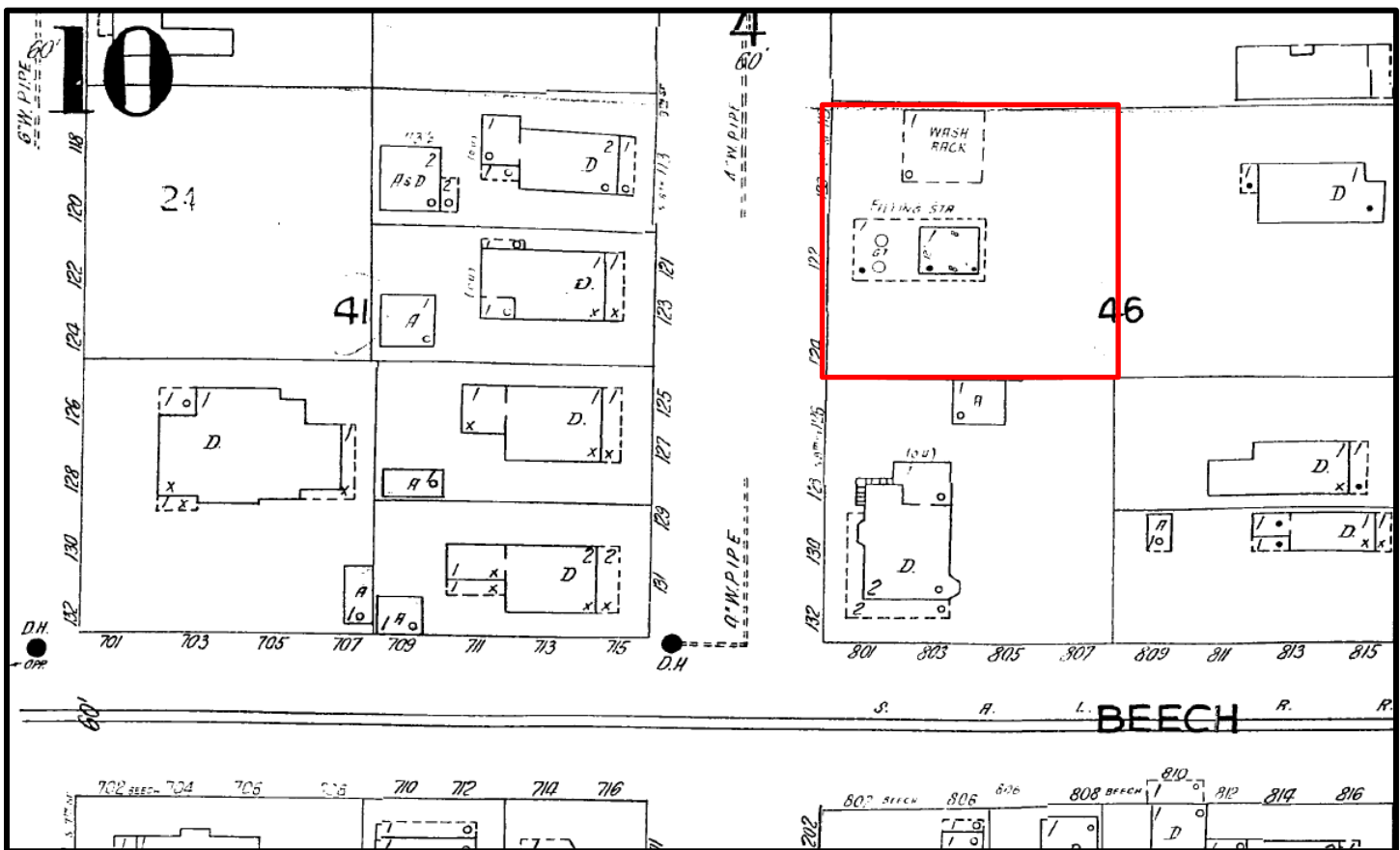
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-05
FEBRUARY 21, 2019

Owner/Applicant:	Rice Architect, agent for Sounds and Suds Lab LLC
Property Address:	120 S. 8 th Street
Requested action:	Certificate of Approval (COA) for the exterior renovation of a non-contributing primary structure.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Commercial
FL Master Site File #	N/A
Year Built:	1934 (NCPA)
Contributing Status:	Non-Contributing

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







1949 Sanborn Fire Insurance Map (Sheet 10)

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Certificate of Approval (COA) for the exterior renovation of a non-contributing primary structure.

This building was constructed in 1934, placing it outside of the Downtown Historic District's period of significance. For that reason, it is considered a non-contributing structure to the Downtown Historic District. Although non-contributing, the structure is still important to the historic development of the City. The building was constructed as a gas station during a period in which the rise of the automobile had a dramatic effect on the urban landscape. Car dealerships and gas stations were becoming commonplace in cities large and small as people took to the roads.

The building appears as a service station in its original form, on the 1949 Sanborn Fire Insurance Map. It consisted of a small station with canopy attached at the front with a service island. The structure to the north is labeled as "wash rack" and is presumably an early car wash area. At some point between 1949 and today the building underwent several insensitive alterations that enclosed the space under the canopy and connected the two historic buildings. The alterations obscured the original form of the building to a degree that many today no longer recognize the historic nature of the property.



ABOVE: Example of period "wash rack"

BELOW: Example of typical Standard Oil Station



Example of service station adaptive re-use



ABOVE (R): Gulf Oil Gas Station circa 1920s



ABOVE (L): Gulf Oil Bethel Station Gainesville, FL 1986

LEFT: Gulf Oil Bethel Station Gainesville, FL 2010

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☒ *N/A* ☐
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

CITY OF FERNANDINA BEACH 2030 COMPREHENSIVE PLAN

Historic Preservation Element Highlights

- 9. Protect and revitalize non-designated historic structures and neighborhoods

OBJECTIVE 11.08. Non-designated Resources

The City shall encourage protection and revitalization of non-designated historic structures and neighborhoods within Fernandina Beach.

Policy 11.08.01.

The City shall encourage protection, preservation, and revitalization of historic non-designated structures and neighborhoods.

CITY OF FERNANDINA DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES

Utilities and Energy Retrofitting

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

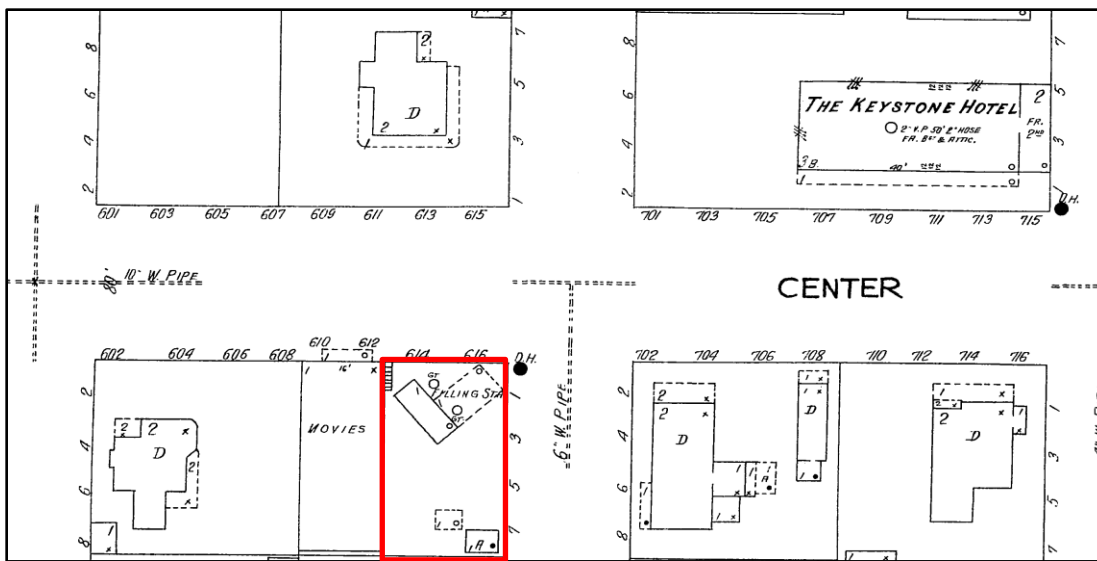
- 2. Locate mechanical systems behind or on top of buildings, set back or behind a parapet, where they will not be visible from the street.

NATIONAL PARK SERVICE PRESERVATION BRIEF 46: THE PRESERVATION AND REUSE OF HISTORIC GAS STATIONS (see Exhibit 2)

As this is a unique historic resource in the city, the Downtown Historic District Design Guidelines do not specifically address this type of resource. The National Park Service has issued a Preservation Brief, which offers guidance relating to the preservation and adaptive use of historic gas stations.

ANALYSIS:

This “box-type” gas station has been insensitively altered in the decades since it ceased to be used as gas station. The proposed façade improvements will clean up the façade and give it more interest, but will further obscure the history of this building. A major façade renovation such as the one proposed is an opportunity to highlight the unique history of this building, by correcting some of the past work that has been done. The structure represents a distinct period in the City’s development and the Nation, as a whole. The automobile played a vital role changing the physical landscape of American cities. A review of the 1949 Sanborn Fire Insurance Maps shows that only one other filling station existed within the city limits at that time. The location of the other filling station was at the corner of Centre Street and S. 7th Street. That station was demolished some time before the current structure was built in 1955.



As the structure falls outside of the period of significance for the district, the review standard for alteration is not as stringent. The need for HDC board review of this project is triggered by the change in openings of windows and doors on the main façade.

With that being said, Staff would highly recommend the applicant consider a design that better highlights the history of the structure, rather than further obscuring it. The functionality of the structure would not be diminished by utilizing a design that showcases the buildings unique nature and role in the evolution of Fernandina Beach.

The only comments staff has about the proposed design other than its relevance to the history of the site, would be a concern about the materials and mechanical systems. The materials proposed are a mix corrugated metal siding and wood. These materials do not relate to commercial structures (other than on the waterfront) in Fernandina Beach during its period of significance or during this buildings period of significance.

The other note staff has is that as part of this façade renovation, the highly visible rooftop mechanical needs to be addressed. The mechanical equipment is required to be screened from view from the public right of way.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-05 with the conditions:

1. Applicant consider utilizing a design that better reflects the history of the site;
2. The use of corrugated metal siding be minimized; and
3. Rooftop mechanical be screened.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-05 **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 2019-05, 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 2019-05 Application and Backup Materials

EXHIBIT 2 National Park Service Preservation Brief 46: The Preservation and Reuse of Historic Gas Stations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-05

EXHIBIT 1

Application & Backup Materials

MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

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

LOT THREE (3), BLOCK FORTY-SIX (46), FERNANDINA BEACH, FLORIDA.

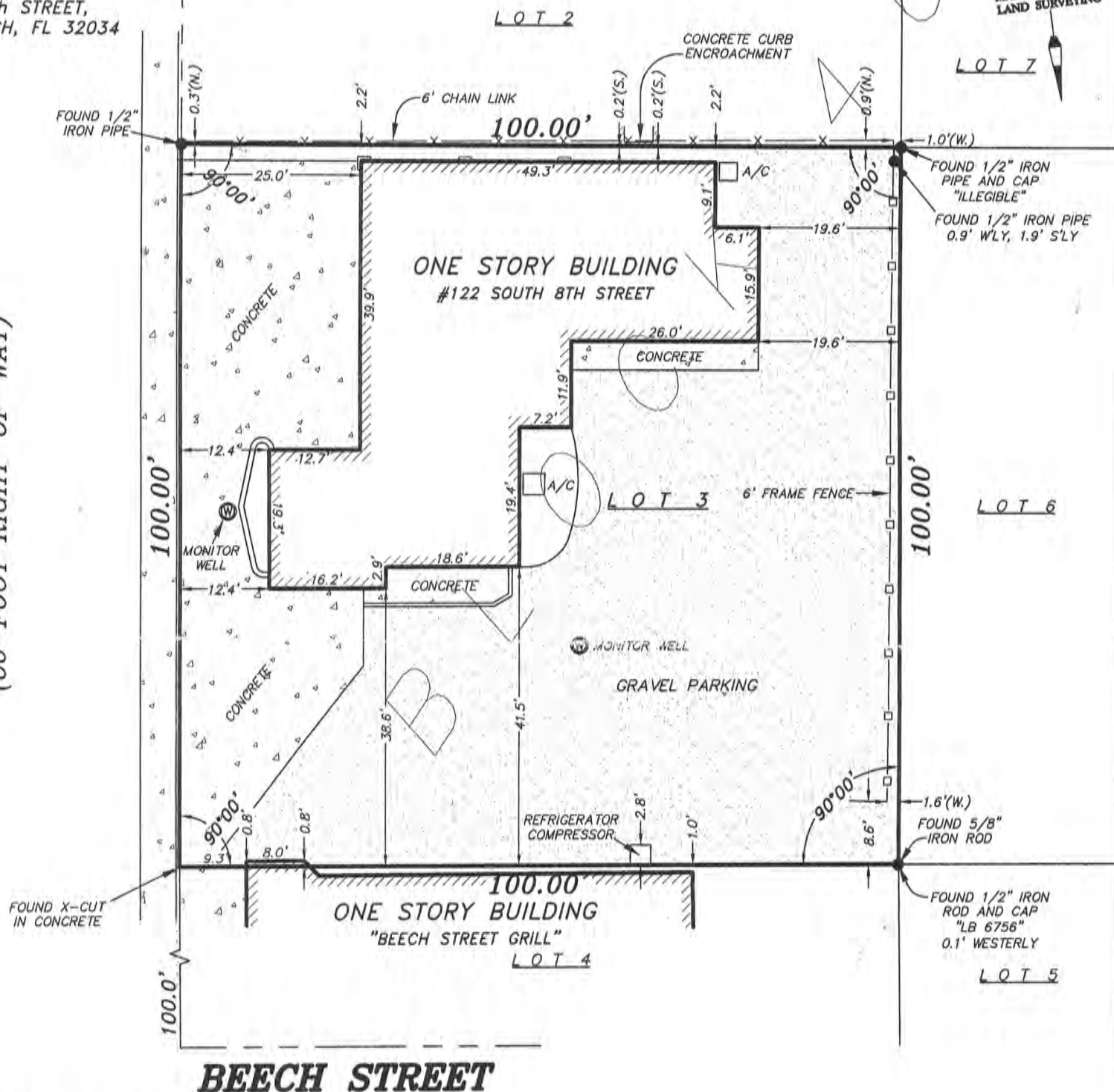
PREPARED FOR:
JEFF AND ELLIE WEISFELD

FOR THE BENEFIT OF:
JELLIE ROLL ENTERPRISES, LLC.
FLORIDA TELCO CREDIT UNION
U.S. SMALL BUSINESS ADMINISTRATION, ISAOA, ATIMA
FLORIDA FIRST CAPITAL FINANCE CORPORATION, INC., ISAOA, ATIMA

ADDRESS:
122 SOUTH 8TH STREET,
FERNANDINA BEACH, FL 32034

SOUTH EIGHTH STREET

(60-FOOT RIGHT-OF-WAY)



BEECH STREET

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120172 0004 E, Dated 05/18/1992. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 8) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

COPYRIGHT © 2010 BY MANZIE AND DRAKE LAND SURVEYING

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

- ☒ MICHAEL A. MANZIE, P.L.S. 4069
☐ MARK G. HILL, P.S.M. 5879

11/3/10

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 14208 DATE: 10/30/10 CADD: WKD
F.B. NO: X-154 PAGE NO: 10 FIELD CREW: MH FILE NO: A-282-A



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

OFFICE USE ONLY	
REC'D: _____	BY: _____
PAYMENT: \$ <u>250.00</u>	TYPE <u>Chh</u> # <u>3909</u>
APPLICATION #: <u>2019-0005</u>	
HDC CASE #: _____	
APPLICATION COMPLETE: Y _____ N _____	
PRE-CONFERENCE: Y _____ N _____ DATE _____	

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

APPROVAL TYPE:	☐ Staff Approval
	☒ Board Approval: Conceptual _____ or Final <u>X</u>
PROJECT TYPE:	
☐ New Construction	☒ Addition
☐ Repair	☐ Paint
☐ Fence	☐ Sign
☐ Relocation	☐ Demolition
☐ Variance	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>120 S 8TH ST, FERNANDINA BEACH,</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1800-0046-0030</u>	
Zoning District: <u>C-2</u> Lot / Block Number (optional) <u>BLOCK 46 LOT 3</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name SOUNDS AND SUDS LAB LLC	
Company (if applicable)	
Street Address 2776 OCEAN OAKS DR	
City State Zip FERNANDINA BEACH 32034	
Telephone Number 904-753-3168	
Email Address hamptanner@hamptanner.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 MARK H. AKINS	
Company (if applicable) RICE ARCHITECT	
Street Address 961687 GATEWAY BLVD SUITE 201H	
City State Zip FERNANDINA BEACH 32034	
Telephone Number 904-491-0072	
Email Address MHAKINS@RICEARCHITECT.COM	

PROJECT DESCRIPTION (REQUIRED)

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.

FORMER BAKERY WITH ARCHITECTURAL SHINGLES, STOREFRONT STYLE WINDOW W/ WOOD TRIM. UNFINISHED CMU AT THE ADJACENT STUDIO AND PAINTED WOOD SIDING FINISH IN THE FORMER BAKERY ALONGSIDE SOME BRICK "RUNNING" WITH IMPERVIOUS PARKING ON THE FRONT AND GRAVEL PARKING AT THE REAR OF THE BUILDING.

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

The existing restaurant/bakery building exterior will receive a full exterior renovation.

The character of the new building will be contemporary in nature, while incorporating a regional vernacular/historic architectural flavor. Classic lines will be derived from prominent, existing structural steel features.

Any modifications to the interior are minor in nature and will not alter the use of the building nor the occupancy loads.

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	TBD	STOREFRONT		
Windows	TBD	STOREFRONT		
Roofing	TBD	STANDING SEAM ROOF		
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.



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the historic district council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
MHA	Proof of ownership (copy of deed or tax statement)	
MHA	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
MHA	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
MHA	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
MHA	Photographs of the existing site and existing buildings if any, including views from the street.	
MHA	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
MHA	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
MHA	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
MHA	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
N/A	New construction applications <u>must</u> show context of project within existing streetscape.	
MHA	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

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.

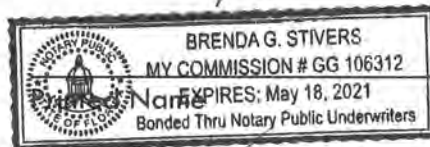
1-17-2019
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 17th day of January, 2019.

[Signature]
Notary Public: Signature



My Commission Expires

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE SOUNDS & SUDS LLC, HAMP TANNER
(print name of property owner(s))

hereby authorize: RICE ARCHITECT LLC, MARK H. AKINS
(print name of agent)

to represent me/us in processing an application for: HDC REVIEW
(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.

HT Tanner
(Signature of owner)

Hampton H. Tanner
(Print name of owner)

(Signature of owner)

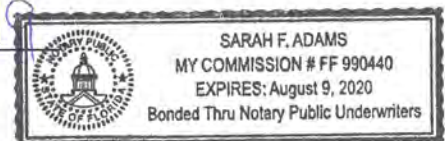
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 10 day of January, 2019

Sarah F Adams
Notary Public: Signature

Sarah F Adams
Printed Name



My Commission Expires

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

BLOCK 46 LOT 3
IN OR 2198/155
CITY OF FDNA BEACH

SOUNDS AND SUDS LAB LLC
2776 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

00-00-31-1800-0046-0030

Nassau County 2018 R
CARD 001 of 002
BY MIKEH

PRINTED 7/30/2018 9:35
APPR 3/11/2015 PF

BUSE 005600 RESTAURANT	AE? N	2292 HTD AREA	114.734 INDEX	1005.00 FB HIST	DISTRIC	PUSE	002100 RESTAURANTS/CA
MOD 4 COMMERCIAL BATH		2292 EFF AREA	78.880 E-RATE	110.000 INDX	STR 23- 3N- 28		
EXW 15 CONC BLOCK FIXT	10	180,793 RCN		1934 AYB	MKT AREA 01		89,492 BLDG
40% 05 AVERAGE BDRM		49.50 %GOOD	89,492 B BLDG VAL	1980 EYB	APPR 7		7,781 XFOB
RSTR 04 WOOD TRUSS RMS	6				AC		140,000 LAND
RCVR 03 COMP SHNGL UNTS		♦FIELD CK: 3/11/2015 PF		♦	NTCD		0 CLAS
% . C-W%		♦LOC: 120-122 S 8TH ST FERNANDINA BEACH		♦	APPR CD		0 MKTUS
INTW 05 DRYWALL HGHT	11	♦		♦	CNDO		237,273 JUST
10% 08 DECORATIVE PMTR		♦ +---16---+		♦	SUBD		237,273 APPR
FLOR 16 EPOXY STRP STYS	1.0	♦ I 1		♦	BLK		
% . ECON		♦ +---9---+	2	♦	LOT		0 SOHD
HTTP 04 AIR DUCTED FUNC		♦ +SFB199325-----+		♦	MAP# 6C/24S		237,273 ASSD
A/C 03 CENTRAL SPCD		♦ IBAS1993 I		♦			0 EXPT*
QUAL 03 CLASS DEPR 40		♦ I 1		♦	TXDT 002		237,273 COTXB
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SIZE 04 IRREGULAR UD-2		♦ I I		♦	----- BLDG TRAVERSE -----		
CEIL 01 FIN.SUSPD UD-3		♦ I +---12---+		♦	SFB1993=W16 S6 W9 S6 BAS1993= S42 E25N28B		
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OCC . UD-9		♦ I I	I	♦			
COND . %		♦ I I	I	♦			
SUB A-AREA % E-AREA	SUB VALUE	♦ +-----25-----+-----15---+	I	♦	----- PERMITS -----		
SFB93 246 80 197	7692	♦ I	1	♦	NUMBER DESC AMT ISSUED		
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BAS94 1045 100 1045	40802	♦ I	3	♦	20110819 MECH OTHER 1,500 5/26/2011		
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		♦		♦	2198 155 5/21/2018 Q I 35000		
		♦		♦	GRANTOR JELLIE ROLL ENTERPRISES LLC		
		♦		♦	GRANTEE SOUNDS AND SUDS LAB LLC		
		♦		♦	1714 1819 12/07/2010 Q I 23800		
		♦		♦	GRANTOR CULVERHOUSE GAY TRUSTEE		
		♦		♦	GRANTEE JELLIE ROLL ENTERPRISES LLC		
TOTAL 2341 2292 89492							

EXTRA FEATURES		FIELD CK:															
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Y	0812	CONCRETE C				1		1960	1.00	1875.000	SF	2.200		2.421			20.00
Y	0810	CONCRETE A	19	4		1		2001	1.00	76.000	SF	2.750		3.020			88.00
N	0402	CONC BUMPER				1		2006	1.00	2.000	UT	10.000		11.053			95.00
Y	0811	CONCRETE B				1		2005	1.00	567.000	SF	2.500		2.749			92.00
Y	0098	AWNING MTL				1		2006	1.00	118.000	SF	13.000		14.299			55.00
Y	0972	ST LGHT UN				1		2008	1.00	2.000	UT	1750.000		1444.253			87.00

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B001 - SOUTH 35' IS THE PECAN ROLL BAKERY																		
X006 - ADJ 75% DUE TO WD POLES																		
L001 - ADJ ENCUMBERED BY PARKING/ACCESS ISSUES																		

BLOCK 46 LOT 3
IN OR 2198/155
CITY OF FDNA BEACH

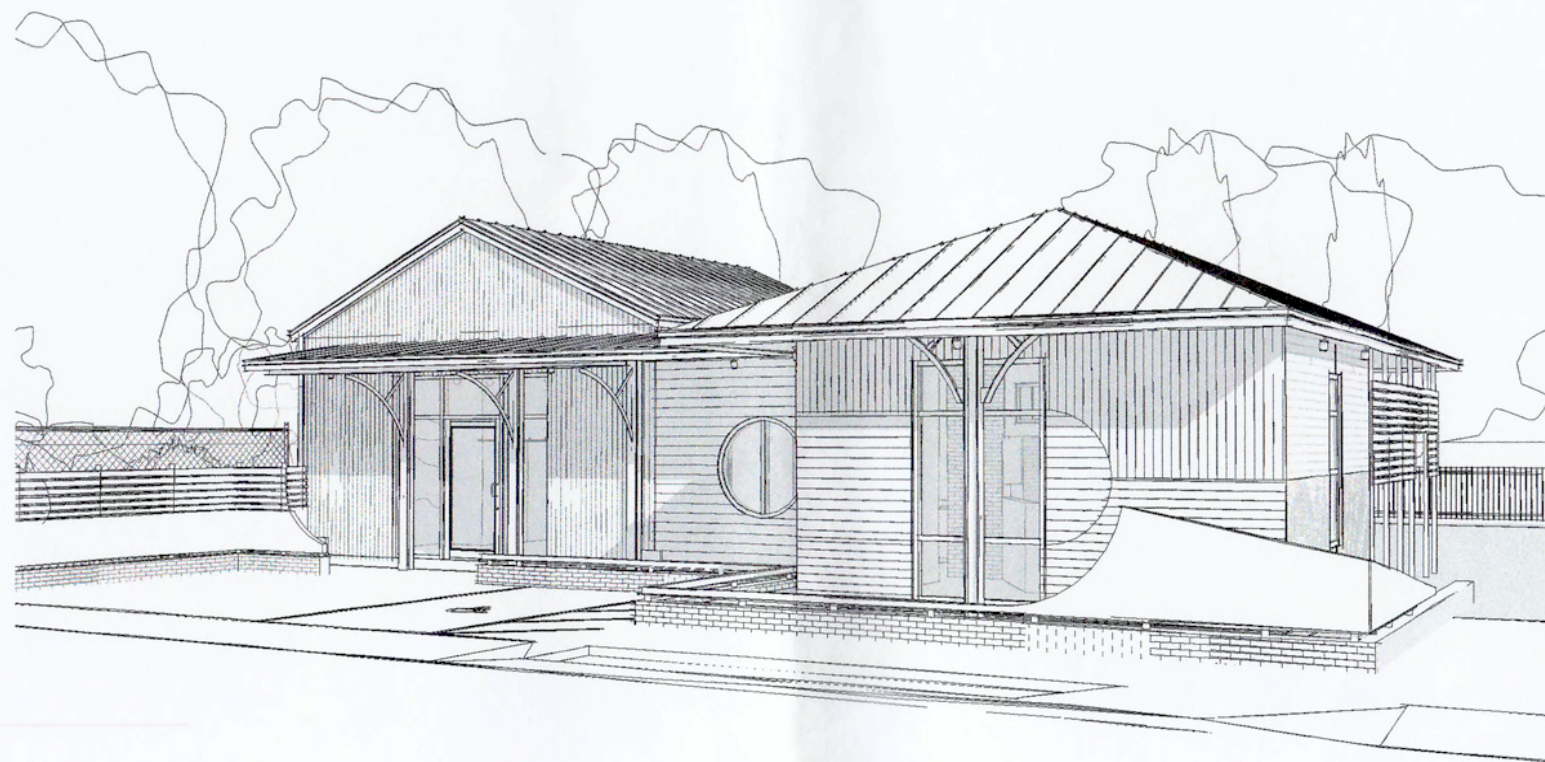
SOUNDS AND SUDS LAB LLC
2776 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

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BY MIKEH

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COFB HDC SUBMITTAL
SOUNDS AND SUDS
120 S 8TH ST, FERNANDINA BEACH,
FL 32034

SOUNDS AND SUDS COFB HDC SUBMITTAL

ISSUE DATE: 01/16/2019

A R C H I T E C T

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

120 S 8TH ST, FERNANDINA BEACH,

BO.O

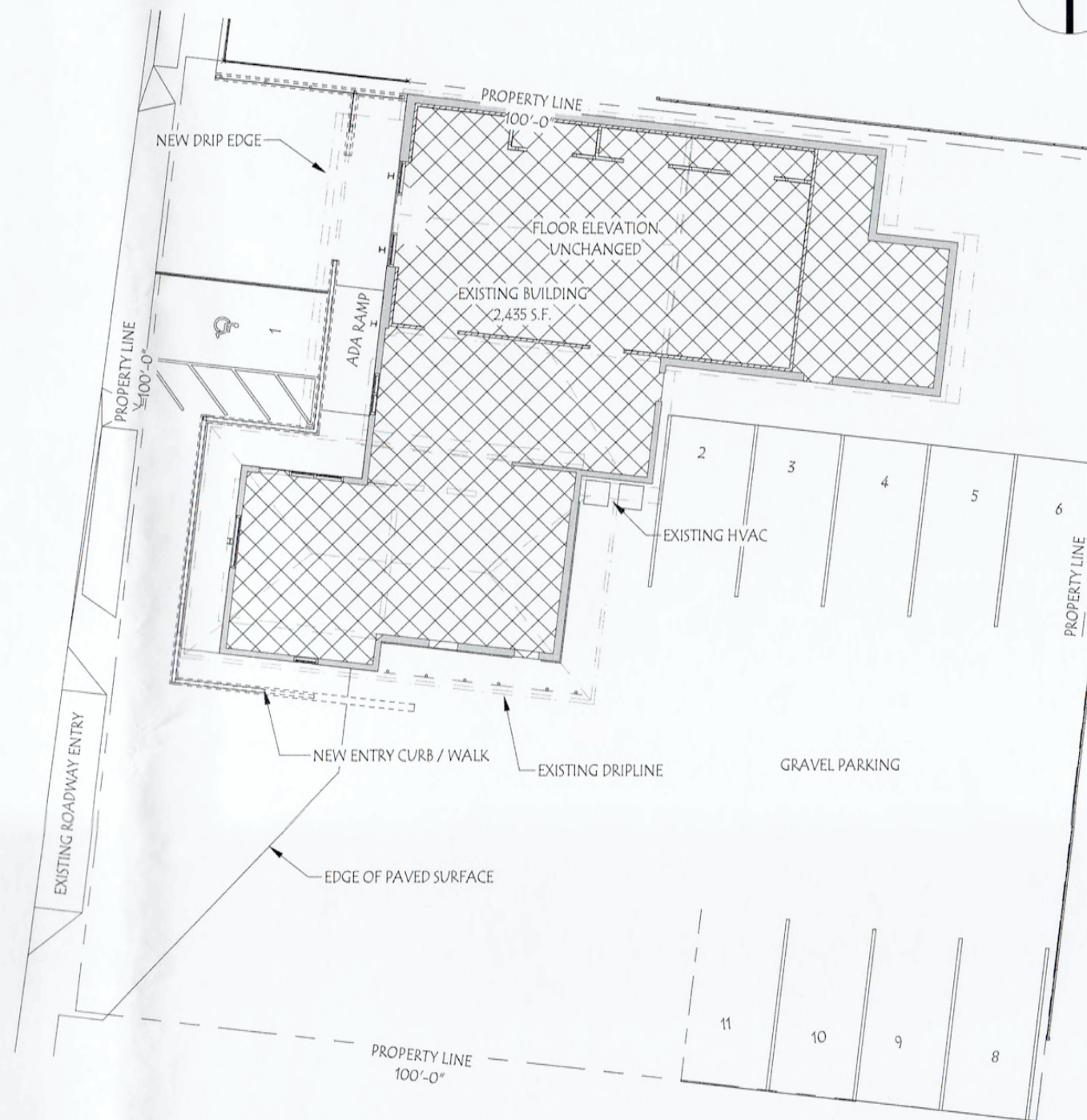
961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



S 8TH ST

PROJECT SUMMARY :

1. EXTERIOR IMPROVEMENTS NEW SIDING, PAINT, WINDOWS, DOORS, ETC.
2. THERE IS NO CHANGE OF USE.
3. INTERIOR IMPROVEMENTS LIMITED TO LIGHTING MINIMAL WALL MODIFICATION NEW FLOORING AND PAINT.



SITE PLAN PROPOSED

SCALE: 1/16" = 1'-0"

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ARCHITECT

120 S 8TH ST

961687 Gateway Blvd, Suite 201 H, Amelia



PROPOSED - PERSPECTIVE VIEW OF NORTHWEST CORNER

SCALE:

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ISSUE DATE: 01/16/2019

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A R C H I T E C T

120 S 8TH ST, FERNANDINA BEACH,

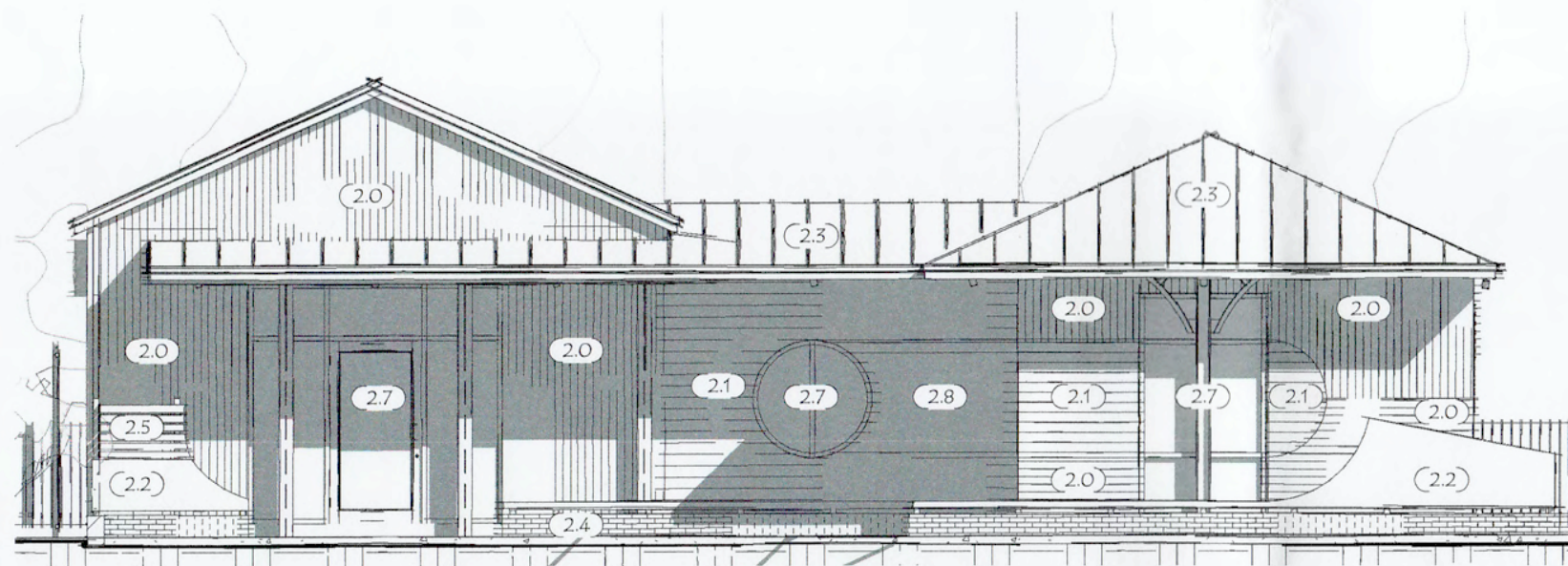
B3.5

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EXISTING - WEST ELEVATION

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



PROPOSED - WEST ELEVATION

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

SOUNDS AND SUDS COFB HDC SUBMITTAL

ISSUE DATE: 01/16/2019

ARCHITECT

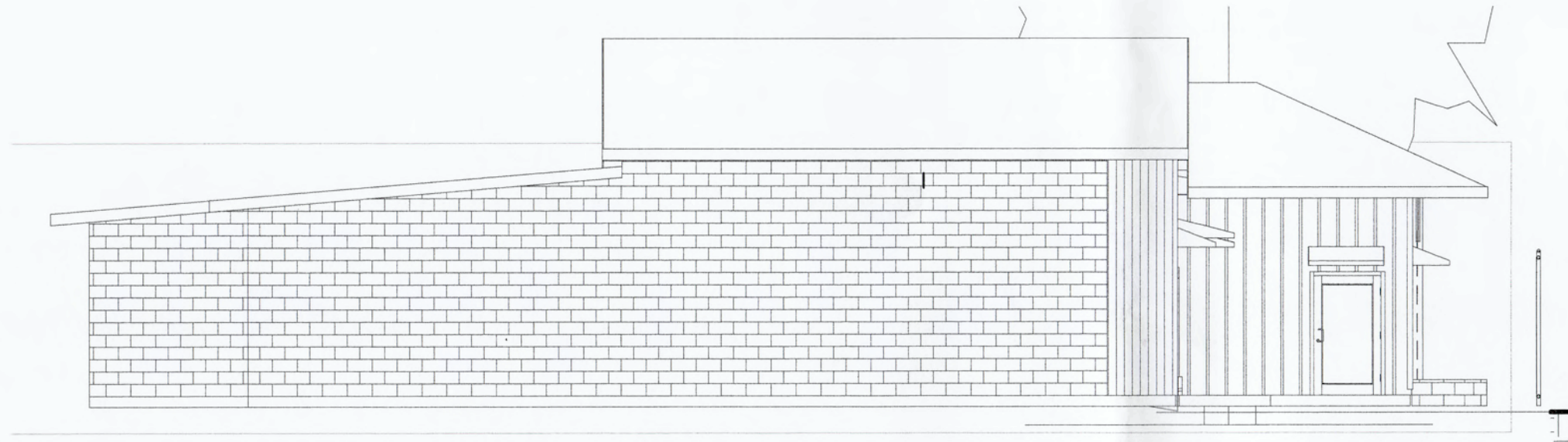
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

120 S 8TH ST, FERNANDINA BEACH,

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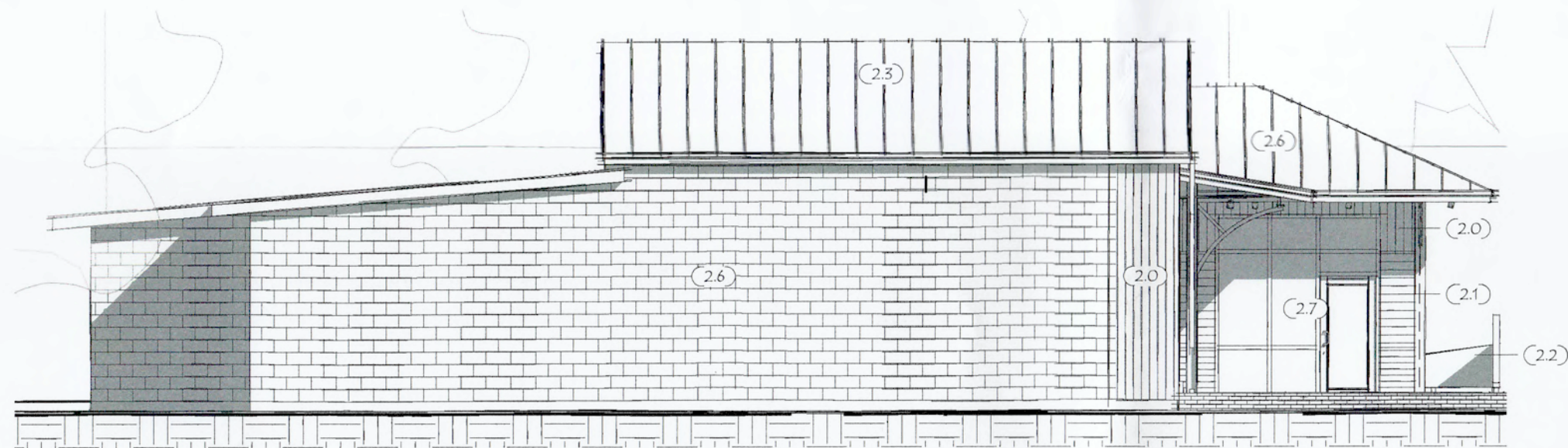
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2.1	WOOD SIDING: STAINED TO MATCH SW 2832 COLONIAL REVIVAL GRAY
2.2	FORMED CONC.: SW 7006 EXTRA WHITE
2.3	STANDING SEAM ROOF : KYNAR 500 TO MATCH SW 2849 WESTCHESTER GRAY
2.4	BRICK RUNNING : SW 2848 ROYCROFT PEWTER
2.5	WOOD SCREEN WALL STAINED TO MATCH SW 2832 COLONIAL REVIVAL GRAY
2.6	PAINT SW 7006 EXTRA WHITE
2.7	STORE FRONT DOORS & WINDOWS SATIN BLACK FRAME
2.8	CORRUGATED SIDING: KYNAR 500 TO MATCH SW 2832 COLONIAL REVIVAL GRAY

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EXISTING - NORTH ELEVATION

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



PROPOSED - NORTH ELEVATION

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

FINISHES	
Key Value	Keynote Text
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2.2	FORMED CONC.: SW 7006 EXTRA WHITE
2.3	STANDING SEAM ROOF : KYNAR 500 TO MATCH SW 2849 WESTCHESTER GRAY
2.4	BRICK RUNNING : SW 2848 ROYCROFT PEWTER
2.5	WOOD SCREEN WALL STAINED TO MATCH SW 2832 COLONIAL REVIVAL GRAY
2.6	PAINT SW 7006 EXTRA WHITE
2.7	STORE FRONT DOORS & WINDOWS SATIN BLACK FRAME
2.8	CORRUGATED SIDING: KYNAR 500 TO MATCH SW 2832 COLONIAL REVIVAL GRAY

SOUNDS AND SUDS COFB HDC SUBMITTAL

ISSUE DATE: 01/16/2019

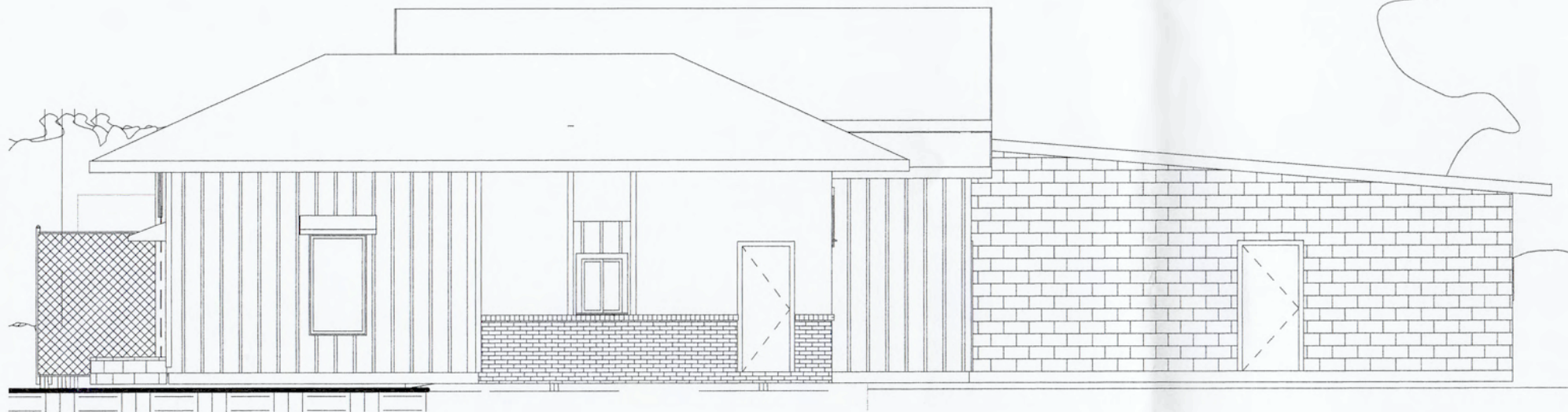
ARCHITECT

120 S 8TH ST, FERNANDINA BEACH,

B3.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXISTING - SOUTH ELEVATION

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



PROPOSED - SOUTH ELEVATION

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

SOUNDS AND SUDS COFB HDC SUBMITTAL

ISSUE DATE: 01/16/2019

ARCHITECT

120 S 8TH ST, FERNANDINA BEACH,

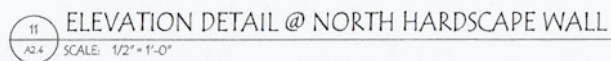
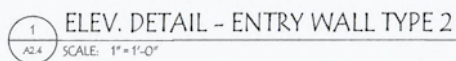
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PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

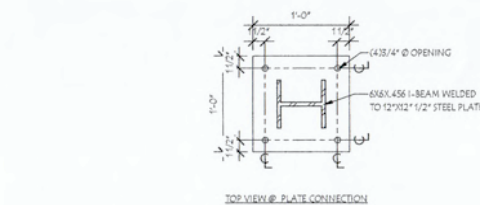
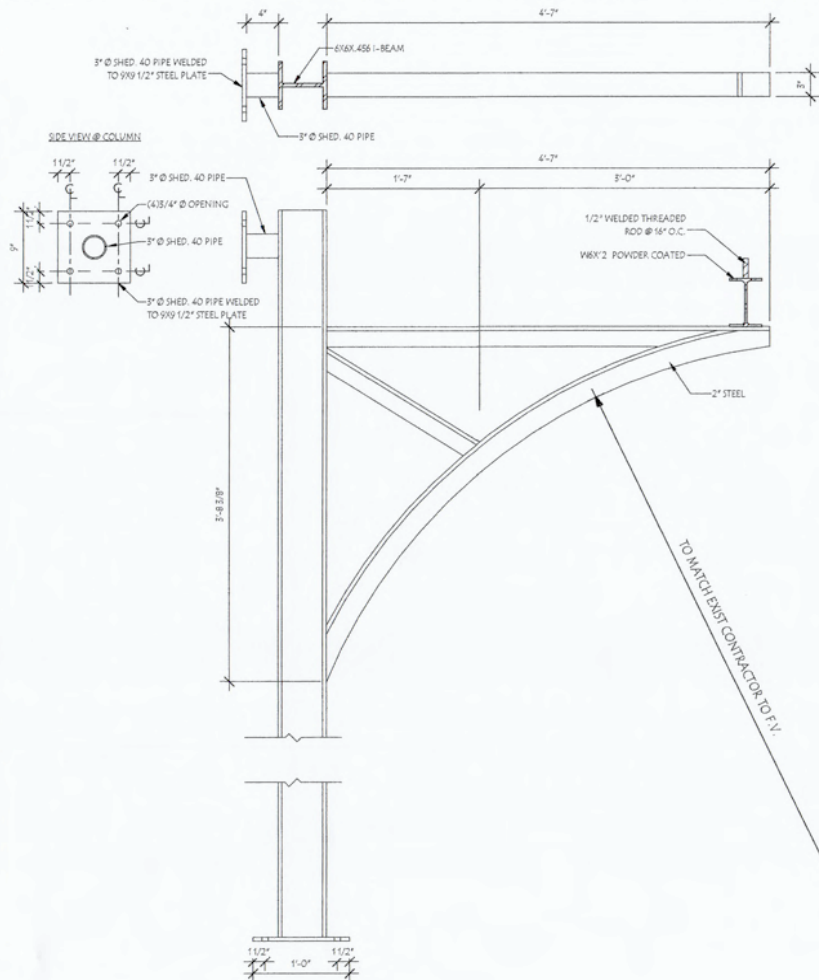
961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

FINISHES

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2.7	STORE FRONT DOORS & WINDOWS SATIN BLACK FRAME
2.8	CORRUGATED SIDING: KYNAR 500 TO MATCH SW 2832 COLONIAL REVIVAL GRAY

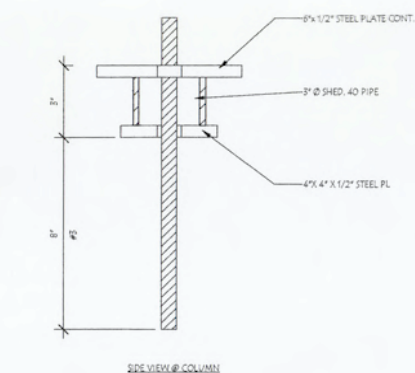


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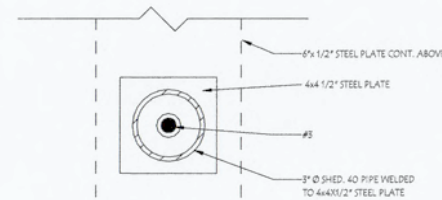


SUBMIT SHOP DRAWINGS TO ARCHITECT FOR ALL METALWORK.

3 DETAIL @ I BEAM COLUMN & BRACKET
SCALE: 1" = 1'-0"



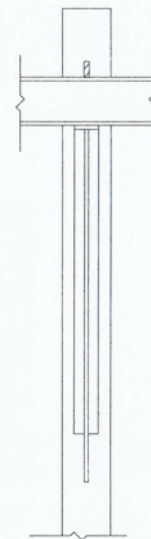
SIDE VIEW @ COLUMN



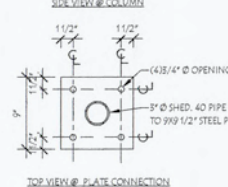
TOP VIEW @ PLATE CONNECTION

ALL STEEL HOT ROLLED POWDER COATED CLEAR.

1 TYP. BRACKETS @ ENTRY WALL
SCALE: 3" = 1'-0"



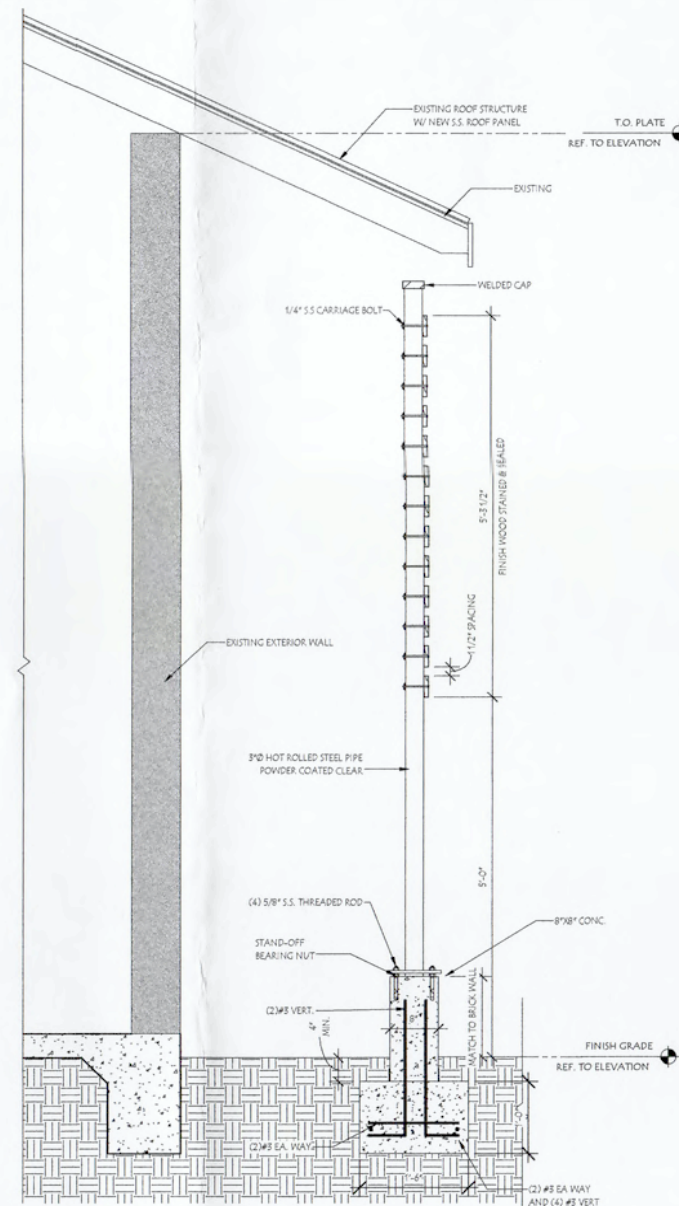
SIDE VIEW @ COLUMN



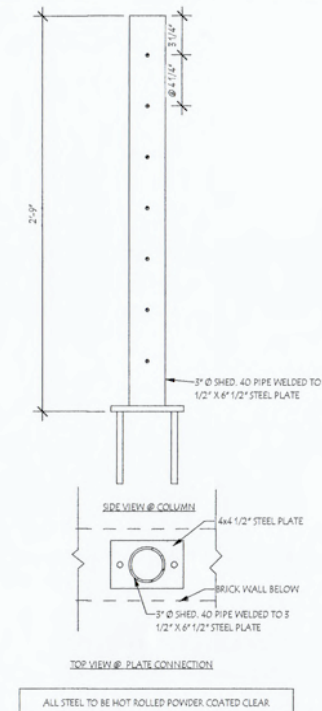
TOP VIEW @ PLATE CONNECTION

ALL STEEL HOT ROLLED POWDER COATED CLEAR.

6 SCREEN WALL SUPPORT DETAIL
SCALE: 1" = 1'-0"

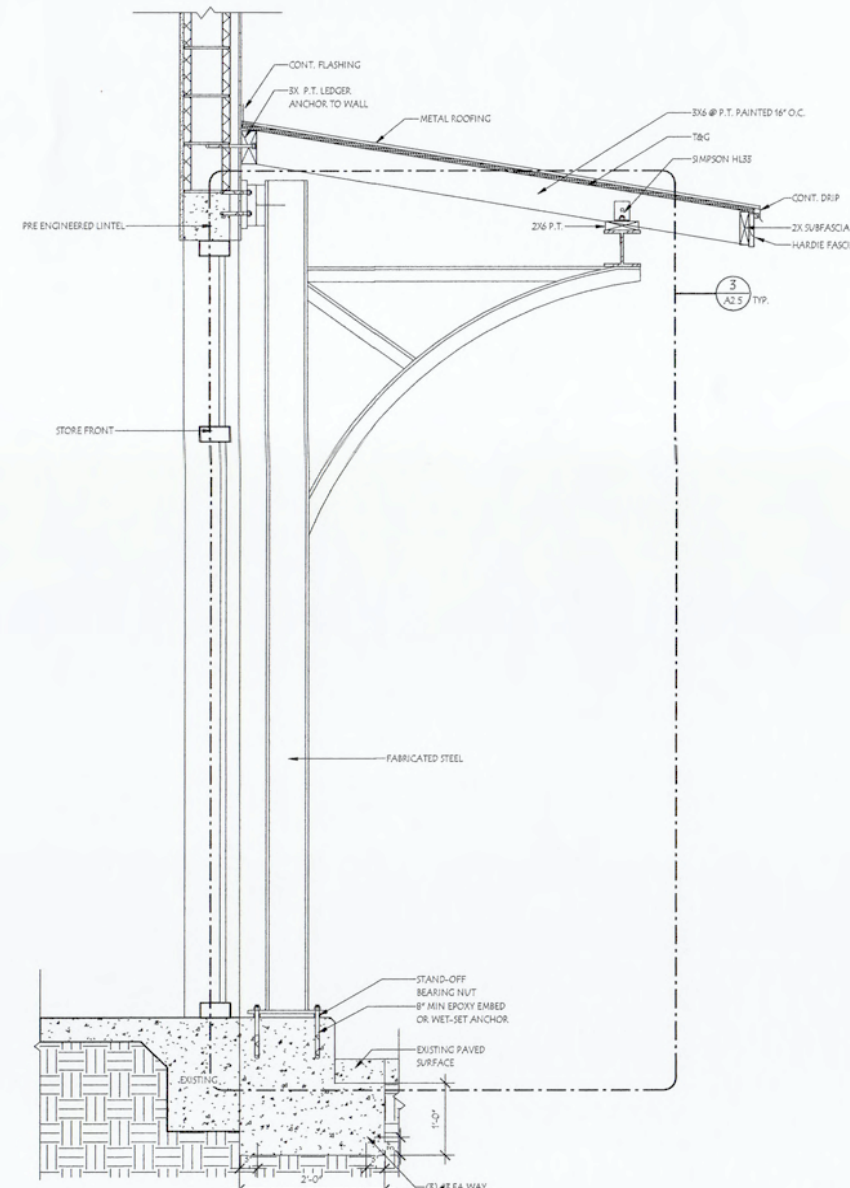
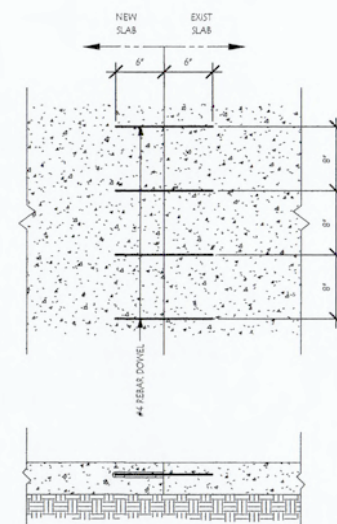


5 DETAIL @ 3" DIA. STEEL
SCALE: 3/4" = 1'-0"



7 TYP. BRACKETS @ ENTRY WALL TYPE 2
SCALE: 1 1/2" = 1'-0"

2 DOWEL DETAIL @ SLAB
SCALE: 1" = 1'-0"



4 SECTION @ STEEL COLUMN @ ROOF
SCALE: 3/4" = 1'-0"

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2017

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	DATE	COMMENT

RICE ARCHITECT

120 S 8TH ST, FERNANDINA BEACH, FL 32054

SOUNDS & SUPS

PROJECT: 18064.0
DATE: 01/16/2019
DRAWN BY: MHA/JAV

DESCRIPTION: SECTIONS & DETAILS

SHEET:

A2.5

PROJECT STATUS: CONSTRUCTION DOCUMENTS



EXISTING WEST ELEVATION



EXISTING SOUTHWEST ELEVATION



EXISTING SOUTHEAST ELEVATION

SOUNDS AND SUDS COFB HDC SUBMITTAL

ISSUE DATE: 01/16/2019

PHONE: 904-491-0072 EMAIL: rprice@ricearchitect.com

A R C H I T E C T

120 S 8TH ST, FERNANDINA BEACH,

B3.4

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

HDC 2019-05

EXHIBIT 2

*National Park Service Preservation Brief 46:
The Preservation and Reuse of Historic Gas
Stations*

46 PRESERVATION BRIEFS

The Preservation and Reuse of Historic Gas Stations

Chad Randl



National Park Service
U.S. Department of the Interior

Heritage Preservation Services



Unless your tank is empty, gasoline stations rarely attract attention. Yet, for the past hundred years gas stations have occupied prime locations on main streets and suburban corners, on small town roads, and along early highways. They are one of America's most common commercial building types and are emblematic of the twentieth century. Surviving historic stations are physical reminders of the transportation revolution and the influence of increased mobility on the landscape. They are a reflection of car culture, pop culture, corporate standardization, and an era of customer service that today seems quaint.

Many of these now historic gas stations are deteriorating or abandoned (Fig. 1). Changing land use patterns have concentrated new development along commercial strips beyond the downtown and neighborhood locations where many historic stations survive. Interstates have

routed traffic away from once-thriving gas stations on what are now secondary roads. Small buildings and small lots, unresolved environmental issues, and a relentless push for standardization are all challenges to the continuing use of historic gas station properties.

Across the United States, however, gas stations are slowly being rediscovered for their historic significance. They have even been included on statewide endangered property lists. Once spurned as out of place incursions or eyesores, historic stations are increasingly appreciated for their contribution to the character of a neighborhood, and the way they are easily adapted for new uses. This *Preservation Brief* provides guidance on assessing the significance of historic gas stations and encourages their preservation by providing information on the maintenance and repair of existing structures. This Brief also describes appropriate rehabilitation treatments, including conversion for new functions when the historic use is no longer feasible.

The unique features and characteristics that define historic gas stations can be respected and preserved through sensitive maintenance, repair, and rehabilitation. Such work minimizes unnecessary alterations and ensures that the building continues to contribute to the character and vitality of its community.

Historical Background

For early motorists, refueling was rarely convenient and often dangerous. At bulk depots on the edge of town, gasoline was transferred from large storage tanks to smaller glass or metal dispensers and then poured by hand. With the increasing availability of the motor car and the 1905 invention of the gas pump,



Figure 1. Abandoned historic gas stations have in the past been viewed as a hindrance to the redevelopment of a neighborhood or community. Yet sensitive rehabilitations can ensure that the historic character of these buildings is preserved while providing for an economic reuse. This 1930s station in Milwaukee, WI, was later rehabilitated for use as a coffee shop. Photo: Robert Olin, Sherman Perk.

car dealers, grocery stores, hardware stores, and other businesses contracted with refiners, installed pumps out front, and sold gas along the curbside (Fig. 2). Soon, the dramatic increase in car ownership led oil companies and entrepreneurs to introduce what we now commonly refer to as gas stations. Over the next hundred years, the gas station took many forms reflecting the ebb and flow of popular design trends, the growth of the petroleum industry, and a procession of new services and formats, from car washes to mini-marts. Though the evolution of gas station forms seen throughout this history is quite varied, a number of general types have been identified.¹

Historic Gas Station Types

Shed-Type Stations. Detached structures built specifically for the sale of gasoline appeared during the second decade of the twentieth century in an effort to meet the petroleum demand generated by the Ford Model T and other affordable automobiles. In the initial race to expand, companies and independent operators constructed basic sheds to serve as drive-in filling stations. Many were rudimentary frame shacks with wood or corrugated metal exteriors. More substantial designs featured prefabricated metal panels, industrial steel windows, and some limited ornament. In either case, the shed was a utilitarian building used for storage and office space, and to shelter the station attendant. Pumps were placed immediately adjacent to the structure or separated on the lot by a driveway where cars parked to refuel (Fig. 3).



Figure 2. Although hardly an ideal sales system, pumps and underground tanks along the curb were an improvement over the earliest filling stations where gasoline was poured from hand containers. Photo: Utah State Historical Society, used by permission, all rights reserved.



Figure 3. This shed-type station with its prefabricated steel panels, pump island, and canopy prefigured many later gas station designs. Photo: American Petroleum Institute Photograph and Film Collection, Archives Center, National Museum of American History, Smithsonian Institution.

Multiple Use Stations. While shed stations were often located in central business districts, it was common in rural areas to see gas stations appended to existing structures. Businesses such as restaurants, inns, repair garages, oil depots, and general stores with gas pumps out front were an extension of the original urban curbside gas stands (and precursors to late-twentieth century convenience store and rest stop-gas station combinations). Compared with earlier curbside stands, multiple use stations usually had ample land to accommodate separate drive-in spaces for cars to park while filling up—an especially important feature on higher speed rural roads.

Some of these early multiple use stations had the gas retail function located within the existing structure; in other cases, a separate shed or house-type station was constructed on the site. Canopies were an increasingly common feature, extending over the refueling area to shelter the attendant and parked car. Soon canopies came to serve as large signifiers that the otherwise nondescript establishment was a gas station.

House-Type Stations. By the early 1920s, oil companies, distributors, and private entrepreneurs were building new stations on spacious and prominent sites in established residential neighborhoods and in growing communities. As business increased, so did local complaints about the intrusion of gas stations into residential areas.

In response the industry adopted conventional forms to make their stations look less like shacks and more like houses. Often with larger customer areas, and increasingly providing public bathrooms and service bays for car maintenance and repair, these stations were more substantial structures than earlier ones. Some were unassuming with simple clapboard siding, wood sash windows, and a pitched (often hipped) roof. The



Figure 4. Designs based on popular domestic forms helped stations blend in with residential neighborhoods while imparting a sense of stability and permanence. This Tudor Revival station was converted for use as a repair shop with virtually no change to the structure or site.

only clues that such structures were gas stations were the pumps, a sign, and the increasingly popular canopy linking the pump island and the building.

Other stations reflected the period revival trend popular in residential architecture at the time. Colonial Revival gas stations sheathed in brick with white columns, pilasters, double-hung windows, and cupolas were common. Tudor and English Cottage designs featuring casement windows, arched door openings, and steeply-pitched roofs were also popular (Fig. 4). Mission Revival stations with hipped roofs and stucco walls were developed by some companies, while others adapted Asian pagoda and temple forms.

The move toward the house-type station was also a sign of growing competition within the oil industry as businesses worked to garner customer trust and loyalty. Companies developed distinctive brands and signature building forms. Pure Oil, for example was well-known for its English Cottage stations, while Standard Oil favored Colonial Revival designs. The effort to develop iconic signage and stations foreshadowed all-encompassing branding campaigns that dominated gas station design later in the century.

Programmatic Stations. During the 1920s and 30s and continuing after World War II, some gas stations showed a marked contrast to the predominant shed, house, and later box designs. Called programmatic architecture, these stations assumed the fanciful shape of animals, apples, tea kettles, tepees, windmills, castles, icebergs, and airplanes. Appealing to the curiosity of passing motorists, programmatic stations were inspired by local culture, distinctive local materials, or the whim of the owner.

Programmatic gas stations could be very modest in size with a shape given over entirely to the object depicted. Shell Oil Company built a number of stations that were little more than sheds in the shape of their logo, the pecten seashell (Fig. 5). Colonial Beacon stations in New York State featured three-story lighthouses attached to otherwise unexceptional house-style stations. Equally peculiar, though generally more conventional in form, were the custom-built gas stations faced with unusual materials such as locally-obtained cobblestones, petrified wood, or driftwood.

Box-Type Stations. Departing notably from elaborate revival style stations, a new form appeared in the early 1930s, the box station. Blending Art Moderne and International Style motifs, box stations featured flat-roofs and unadorned exteriors of stucco, terra

cotta, porcelain enamel steel, or structural glass panels. With their glossy white exteriors and scientifically-designed lighting schemes, box stations were meant to attract attention.

These stations reflected the increasing importance petroleum companies placed on standardization and predictability. As with earlier house-type stations, companies introduced variations intended to provide designs with a visual identity that customers could easily associate with a particular brand. The use of glass and porcelain enamel presented a futuristic image of modern efficiency, cleanliness, and professionalism. Texaco, Socony, and Gulf, among others, relied on these up-to-date box forms because they were easily replicated, were relatively low maintenance, and



Figure 5. This 1936 Shell station in Winston-Salem, NC, is an example of a programmatic design, meant to attract attention and stick in the customer's mind. It was recently rehabilitated to serve as a field office for Preservation North Carolina. Photo: Preservation North Carolina.



Figure 6. Box-type stations often incorporated Art Moderne forms such as this design's rounded corners, stripes, and large sales windows. Photo: American Petroleum Institute Photograph and Film Collection, Archives Center, National Museum of American History, Smithsonian Institution.

functioned as elegant, yet affordable showcases for their products.

The form and layout of box stations were also influenced by current economic conditions. Pushed during the Great Depression to explore other revenue streams, station owners added service and repair bays (emphasizing the characteristic rectangular footprint of box stations) as well as expanded sales areas to market lucrative car tires, batteries, and accessories. Large display windows and glazed service bay doors highlighted these products and services (Fig. 6).

Stylized Boxes. After World War II, the rectangular box remained the primary American gas station form. Structurally, most postwar box stations were made of concrete block rather than the steel frames common among prewar box stations. To distinguish their establishments from others down the street, owners and companies began to vary this basic form as well as retrofit existing box stations to incorporate contemporary design trends. Display windows were often canted at an angle reminiscent of the tail fins sported by rockets and new automobiles. New canopies featured raking profiles, folded plate roofs, and boomerang-shaped supports reflecting a popular interest in aeronautics and high technology.

Such space-age designs were relatively short lived. As in the past, changing architectural tastes and public complaints about the incompatibility of gas stations with their residential neighbors led station owners back to more conservative approaches. By the 1960s new stations with gently sloping shingled roofs, brick and stone facades, and period revival details appeared on what remained essentially rectangular box forms. Existing modern box designs were retrofitted with traditional features and ornament, fabricated increasingly of aluminum or molded-plastic (Fig. 7).

Understanding Significance

Although form and decoration vary, most historic gas stations share a number of features that help define their character. These features can identify a particular structure as belonging to a common gas station type, like the clinker bricks used on Tudor house-type designs. Alternately, features may accentuate the uniqueness of a particular structure, such as a custom roof design or circular plan. Some features were highly unusual when first adopted, later became unexceptional, and today are once again rare and distinctive. A prime example is the V-shaped canopy found on postwar Phillips 66 gas stations (Fig. 8).

Historic features that contribute to the character of a gas station should be preserved. Features that may not be original can, if they remain in place for a sufficient period, acquire significance. It is necessary, therefore, to determine not only how a structure appeared when first constructed, but how it changed over time. Understanding the history and evolution of a particular gas station and identifying its important characteristics are the first steps in any rehabilitation project. Archival photographs, original plans, newspaper clippings, personal scrapbooks, records, and reminiscences, as well as surviving physical evidence, can provide information about a building's earlier appearance. Informed decisions about reconciling new functions with the retention of historic features, and about the possible removal of later additions, can only be made after important features are identified and understood.



Figure 7. During the 1960s existing box stations were often remodeled and new stations were designed with Colonial Revival or Ranch house details. Photo: American Petroleum Institute Photograph and Film Collection, Archives Center, National Museum of American History, Smithsonian Institution.



Figure 8. This former Phillips 66 gas station in Burlington, VT, sports a quintessential stylized box design. Its space age canopy is visible from far down the road. Photo: Devin A. Colman.

Form. A gas station's structural form is of central importance. The outward appearance of a historic gas station—its size, shape, massing, and scale—often reflected a particular locale; it gives the historic property its identity; and contributes today to a public understanding of when and why it was constructed. Diminutive structures functioned as no-frills filling stations. Larger stations incorporating other services (some entirely unrelated to the automobile) suggested an ambitious effort to capitalize on a growing community or shifts in consumer demand. The character of the neighborhood and building lot often influenced the gas station designer's choice of size, architectural styling, or form; in some instances the introduction of the gas station then influenced how the neighborhood developed.

Roof. The roof's configuration, pitch, and covering are also important (Fig. 9). Gas stations designed in the various Romantic revival styles popular during the first half of the 20th century often featured roofs that imitated historic forms. English Cottage stations featured slate roofs, while clay tiles (either rounded or flat and usually terra cotta in color) appeared on the pitched roofs of Mission, Spanish, and Mediterranean Revival gas stations. The 1960s era Stylized Box stations with Ranch house detailing have shallow, often overlapping roof pitches central to the design.

While some gas stations were defined, in part, by historicized roofs, others were characterized by the absence of a pitched roof. Flat roofs or very low-sloped roofs concealed behind parapets were common on both articulated contemporary designs, such as glass-sheathed Streamline, Moderne, and International Style gas stations, as well as basic utilitarian boxes.

Materials. Related to the gas station's outward form are the materials used to construct and finish it. Exterior materials and cladding help place the structure in a particular time period. Designers and owners selected finishes and building forms that they hoped would convey certain associations in the minds of customers.

Brick or stone suggested tradition, stability, and quality, while structural glass and porcelain enamel connoted up-to-date technology, cleanliness, and efficiency. Less distinguished materials could be adapted to a particular stylistic form—exposed concrete block was used on both Modernist and Colonial Revival gas stations. They could also reveal that the structure was built quickly in a strategic location to take advantage of existing traffic and anticipated growth.

Windows and Doors. The casement windows on English Cottage stations and the wrap-around display glass and the steel sash used on side elevations of Streamline designs are examples of how windows can be integral to a gas station's historic character. As with other features, windows contribute to an overall architectural statement, help date the building to a particular period, and reflect the changing nature of the gas station. The large display windows that first became popular in the 1920s allowed owners to put lubricants and accessories on view while at the same time conveying the positive attributes of transparency and modern efficiency. Appearing between the World Wars, Colonial Revival stations with their double-hung and small divided-light windows presented a reassuring sense of tradition and dignity.

Doors and entrances are likely to be significant, especially those on primary elevations. Perhaps the most important openings found on historic gas stations are the service bay doors. Surviving gas stations from the early-twentieth century may still have their folding or sliding doors. The majority of historic stations, however, likely feature segmental doors that were guided by wheels set into tracks. When first introduced these overhead doors were largely wood. Successive door models featured more numerous and larger glass lights. By the postwar era, overhead metal doors with fully-glazed panels predominated.

Interior Spaces. Whether they date from 1916 or 1965, basic gas station sheds often contained a single room. Other modest stations usually had a sales area that



Figure 9. The dominant feature of this former gas station (1929) in Cedarburg, WI, is its pagoda-style metal tile roof (complete with upturned eaves and Japanese lanterns suspended from the cupola). The building currently functions as a jewelry store. Photo: Kenneth M. Itle, Wiss, Janney, Elstner Associates, Inc.

included product displays and a counter. Depending on the structure's size, additional rooms may have opened off of this space, including an office, restroom, storeroom, and boiler room. When separate restroom facilities were provided for both genders, entry to the ladies room was traditionally provided through an exterior door. Service bays were typically connected to the sales area and sized to accommodate the repair and maintenance of one to four cars at a time. These open spaces featured tire racks and built-in shelving to store tools and parts along the sides and rear. When hydraulic lifts replaced below-grade repair pits, new service bay heights increased accordingly. Over time, the sales floor area generally increased as owners realized the profit potential of products from windshield wiper blades to snacks and soda.

A gas station's interior, including room partitions, decorative moldings, floor and ceiling surfaces, ceiling fixtures, and built-in furnishings like shelves and counters may contribute to the building's historic integrity. By understanding the structure's evolution and history of past alterations, existing interior features can be evaluated as to their relative significance.

Canopies. Either self-supporting, or more commonly extending from the main building across to the pump island, canopies sheltered attendants, customers, and pumps from inclement weather. They also provided prominent space to emblazon with company names, colors, and logos. They embellished an otherwise nondescript block building and could carry over an aesthetic theme such as sculpted streamline curves or boomerang angles (Fig. 10).

For a modest or nondescript station, the canopy may have been a dominating feature. Often the canopy functioned as both shelter and sign. Sweeping out across the filling aisles and coming to a sharp point, supported by an open web post or cantilevered to appear weightless, canopies worked to attract the attention of passing motorists and stand out on cluttered commercial strips.

Signage. Gasoline is essentially a non-differentiable commodity; customers rarely see it and rarely notice a difference from one brand to the next. To establish a recognizable identity, companies have long tied their products to specific logos and signs. Texaco's star, Shell's pecten, and Mobil's pegasus are well-known examples. Other symbols and lettering, from those found on defunct franchises to neighborhood establishments with names painted directly on the brick, are less familiar, but often have local significance. Logos, stripes, and other color schemes all worked to brand the structure and signal

to passing motorists a desirable place to stop. When the station was a simple rectangular box, its signs were all the more important in attracting customers.

Site. In addition to the main structure, historic gas station sites typically included free-standing signs, pump islands, driveways, parking areas, and landscape plantings. They may also have featured a detached repair garage (if it was not appended as the station's service bay), other outbuildings (for car washes and other services), storage sheds, and distinctive lighting units. Gas stations along highways and at rural crossroads were often part of a larger setting that was home to similarly-themed restaurants, general stores, and occasionally motor lodges, inns, or cabin courts.

Maintenance

The significance of a historic gas station is derived not just from its form and appearance but also its physical make-up of historic materials. The best preservation strategy is one of continual maintenance and repair that takes into consideration the historic character of these materials and forestalls more significant intervention. Regular maintenance helps preserve these materials and extends their useful life. Most of the materials found on historic gas stations, from slate, tile, and even composition roofs, to brick, concrete, stone and wood siding walls, are common to countless other older buildings.

Whether dealing with a house, store, office, or gas station, a primary maintenance priority is to prevent unwanted water infiltration and the damage that can result. This

includes making sure exterior joints in wood and masonry walls are properly sealed and that the roof is maintained. Gutters and downspouts should be cleaned regularly and kept in sound working condition. Another common maintenance principle especially relevant to gas stations is that historic building materials should be cleaned using the gentlest means possible. When considering chemical cleaners, first test the product's effect on a small inconspicuous location of the building. Harsh, abrasive cleaners should be avoided. Regular repainting of wood that is exposed to the weather, such as doors and windows is a well-established, cost-effective maintenance principle.

Box-type stations built between the 1930s and the 1960s were often finished with distinctive panels that deserve special attention. Porcelain enamel and structural glass wall panels originally offered the promise of durability and low maintenance as they purportedly were easily

cleaned and never required repainting. However, these walls can be damaged by impact, harsh cleaning methods, and infrequent maintenance of the joints between panels.

Repair

As with maintenance procedures, the repair treatments prescribed for historic gas stations are in most respects the same as for any historic structure. Such work may include incidental repairs to fix weather or impact damage, or may be part of a larger rehabilitation project. (An overview of common repairs undertaken as part of a rehab project is also included in the Rehabilitation Considerations section of this *Preservation Brief*.) Appropriate repairs to a historic gas station adhere to the following guidance.

1) *Deteriorated historic features should be repaired rather than replaced where possible.* The historic integrity of a gas station is embodied not only in its design but also in its material. Whether exhibiting special craftsmanship, innovative uses of materials, or mass-produced products, the building fabric helps convey the history of the building. The visibility and significance of a building feature that is deteriorated will influence decisions as to repair or replacement. While repairing historic fabric is recommended over replacement, there are features such as flat composition roofs where visibility is not an issue and thus repair or replacement decisions can be based largely on service life, extent of deterioration, and cost. Alternately, a tile roof on a Mission Style station will be readily visible. The cost of replacing that deteriorated roof with tile may not be financially practical for a particular project and alternatives such as asphalt shingles will not match the historic appearance. Fortunately in most instances, tile roofs can be repaired and the service life of the historic roofing extended.

2) *Part of the character of any historic property is that it shows age.* Small dents in tin ceilings and worn door edges are simply a reflection of use and often do not require intervention. A larger hole in a tin ceiling or a broken panel in a door can be corrected without replacing the historic fabric. Marine epoxy can be successfully used on metal ceilings to fill holes resulting from former light fixtures or ceiling fans, while a good carpenter can easily replace broken panels on a historic wood door.

3) *When undertaking repair work on a historic gas station, contractors or craftsmen experienced with historic materials and work on older buildings should be selected.* From masonry repointing and tin ceiling repair to work involving more specialty material such as plastic molded panels and porcelain enamel and structural glass panels, selecting the right contractor will save money in the long run and more importantly will help insure that the work will be appropriately done.



Figure 10. The canopies on this 1936 gas station in Shamrock, Texas, are both functional and integral features of the station's overall design. This building was recently converted for use by the local Chamber of Commerce, partially with FHWA Transportation Enhancements funding assistance. Photo: Mark Trew Photography.



Figure 11. The porcelain enamel facade of this former Texaco station (1960) had numerous dents and scratches that had exposed the steel beneath the enamel to deterioration (top). Rehabilitation work included repairing localized damage to the panels and blending patched areas to match adjacent historic material, replacing sleepers beneath the panels (center), replacing severely damaged panels with like material, and recaulking the joints (bottom). Photos: John Vaughan, Architectural Conservation Services.

Porcelain enamel offers a good example of some of the problems and the level of skill and experience that may be required when repairing historic materials (Fig. 11). Spot repairs of damage (drill holes, impact damage) to these types of manufactured panels are challenging. Because the original glass-like finish was baked on at a high temperature, it is hard to adhere filler and paint to the enamel surface; blending new material with the original surface color is particularly difficult. The preferred, least intrusive, approach is to remove any rust, fill any depressions with a marine epoxy filler, prime, and repaint the surface with a high-quality glossy enamel. This paint coating will likely require a renewed treatment after some years. More severe damage may require replacement with a salvaged or newly fabricated panel. Where panels are loose or select ones need replacement, care should be taken during disassembly as they often are supported by an attachment system that requires a specific sequence of removal and reinstallation.

Rehabilitation

"Rehabilitation" is "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."² Gas station operators may feel the need to upgrade their historic property to compete with newer stations. Or owners may stop selling gas and convert the site for traditional gas station reuse activities, from auto repair (exclusively) to used car sales. Some historic stations may be converted to an entirely new commercial, office, or other use. Photographs from the 1930s and 40s show new businesses established in a variety of gas station types (Fig. 12). Rehabilitation projects with these three intended outcomes: continuing use, traditional reuse, and unrelated new use, in that order, generally call for increasing degrees of alteration of the historic station.

Continuing Use. Historic gas stations are characterized not only by their architecture but also by their function—servicing automobiles and providing fuel for their use. Thus from a historic preservation perspective, retaining that function is nearly always the best use of a gas station. Continuing the same function can also reduce the need to alter the structure, and often avoid a host of issues encountered when introducing a new use.

Gas station owners are engaged in a highly competitive business with considerable pressure to update, "modernize," and incorporate current marketing trends. Large franchises and petroleum suppliers have in recent years shown little interest in tradition and the historic qualities of older stations. However, an increasing number of individual owners of older stations have not only acknowledged the historic importance of their properties but have also taken steps to maintain and



Figure 12. Gas stations have a long history of reuse (and abandonment and reuse again). By 1942 this gas station in Tulsa, OK, was already being reused as a bar. At one time the front island shed (on the left) functioned as a locksmith's shop but was vacant at the time of the photo. Photo: Library of Congress, Prints and Photographic Division, LC-USW3-9523-D.

rehabilitate them in ways sensitive to the features that make them distinct (Fig. 13). Drawing upon customer loyalty, good service, and fair prices, as well as favorable locations, such operators have found successful ways to do business when faced with such potential limitations as small lot sizes, more traditional building interior plans, and a less flashy contemporary look. They help distinguish their businesses by using history as an attractive quality. Appealing to the nostalgia of consumers they retain old signs (in combination with necessary new signage) and emphasize good building maintenance as a reflection of good car maintenance.

Even the continuing use of a gas station for its original function is accompanied by change—from periodic reworking of standardized petroleum signs to the current emphasis on larger canopies. Alterations are often the result of shifting relationships between station



Figure 13. Essentially unchanged since its construction in 1950, this service station in Canisteo, NY, is currently owned and operated by the son of the original owner. Photo: Debra Jane Seltzer.

operators and petroleum suppliers, shifts hastened by the trend to mega mergers among the petroleum industry and the rush to rebrand their station outlets. Accommodating larger sales areas, especially for food and carry-outs, has been a challenge confronting the operators of surviving historic stations. Various approaches have been used including placing an addition on a secondary elevation, or introducing an expanded sales area in one or more of the service bays.

Traditional Reuse. As in the past, it is common for vacant gas stations to be adapted for use by car-related businesses. Such traditional reuses often require only minimal alterations to the building and site. When an owner decides to discontinue the sale of gasoline and concentrate on auto maintenance and repair using the existing service bays, the only requisite change may be to remove the pump island. Gas stations are easily converted to used car dealerships. The stations' lucrative corner lots provide parking space and visibility, and their existing sales areas are converted to office space with just a change in furnishings. A more recent trend has been for historic stations to be reused for car rental franchises, again requiring only modest changes to the existing structure.

New Reuse. Historic gas stations have shown in the past to be attractive properties for new uses unrelated to automobiles. The combination of clearly-defined sales areas and larger, more open unfinished service bays make historic stations easily adaptable to a variety of functions. In many cases, their locations on intersections and along busy streets remain attractive for commercial use. They are often ideal, affordable sites for start-up businesses (Fig. 14).

Successful rehabilitation projects have converted historic stations for use as restaurants, cafes, bakeries, medical supply stores, antique shops, visitor centers, and offices



Figure 14. Abandoned gas stations make ideal homes for start-up businesses. In 1978 the first Ben and Jerry's Scoop Shop opened in a converted station in Burlington, VT. Photo: Ben & Jerry's Homemade, Inc.

Gas Station Restoration Projects

A gas station restoration project depicts the form, features, and character of a building as it appeared at a particular period of time. Restorations involve removal of features from other periods in the station's history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within such a project. In recent years a number of gas stations have been restored for various uses. Occasionally, the property continues to operate as a gas station. It is increasingly popular to restore gas stations for use as museums or history centers, with exhibits on the station's history, the history of a local community or that of an important adjacent highway. Surviving remnants of historic roads like Route 66 feature gas stations bypassed by the interstate system that are now restored and patronized by tourists and the local community. These restored gas stations often become popular attractions and outdoor meeting places, especially for classic car fans and motorcycle enthusiasts.

Depending on the new use, some restorations are complete down to the installation of historic (replica or rebuilt) pumps, signage, and even period products on the sales area shelves. Others have involved a physical restoration of the exterior and interior, but utilize the sales area as a museum or office for a local organization.



This 1932 Standard Oil Filling Station, located on the original Route 66 in Odell, IL, was purchased by the town and restored by Odell Tourism and Community Development Board, the Route 66 Preservation Committee of Illinois and many other volunteers and contributors. It functions as a museum and visitor center. Photo: John and Lenore Weiss and the Route 66 Preservation Committee of Illinois.

for local business organizations and non-profit groups. Service bays have been converted to art galleries, photo studios, seating areas for restaurants, and open office space. Some stations have even been rehabilitated for residential use. As gas stations are increasingly recognized as historically significant in their own right, the need to preserve important features of the historic design when adapting the property to new functions has received greater attention.

Rehabilitation Considerations

There are several considerations common to historic gas station rehabilitation projects regardless of whether the structure undergoes a change in use. Well-planned rehabilitation projects are built upon a documented understanding of the property's history combined with an assessment of its significant surviving historic features—some of which have been discussed in the Understanding Significance section. A rehabilitation should be designed so that it preserves the important characteristics of the gas station, and avoids damage or unnecessary removal of historic features or materials.

Exterior. Retaining the form of a historic gas station is an important component of any preservation project. This is especially true of early shed stations and unusually-shaped programmatic designs that derive much of their significance from their form. The latter can be particularly difficult to alter sensitively without diminishing their historic significance. Throughout a rehabilitation project, modest structures should remain modest; box-shaped buildings should remain boxes, and extended, rectangular structures should retain their shape.

On many larger gas stations it may be possible to construct a modest addition as part of a reuse project. Successful additions are appended to secondary elevations, preferably the rear. Such additions should be smaller and no taller than the existing structure, be compatible with the original gas station's shape, and be similar yet distinguishable from the historic construction. Enclosing the outside area beneath the canopy with solid or glazed walls as a means of obtaining additional interior space will significantly alter the character of the property and should not be undertaken.

It is recommended that surviving historic roofs that are highly visible be repaired, and when necessary replaced, using the same material. In some cases, new roof products that accurately replicate the color, texture, shape, size, thickness, and profile of historic tiles and shingles may be suitable for use as replacements. Asphalt shingles are rarely an appropriate substitute for historic clay tiles or for slate or wood shingles where the roof is a distinctive feature of the building's design. An addition with a pitched

roof would not be compatible with a historic flat-roofed Modernist or utilitarian structure.

Sensitive rehabilitation projects favor historic window repair rather than replacement whenever possible. Gas station windows traditionally were made of wood, steel, and later, aluminum. Excepting sheet glass display windows, they usually featured operable sash. Wood and steel windows may require repair work beyond painting and reglazing. Repairs to damaged wood members (sill, frame, sash, or muntin) are typically undertaken by an experienced carpenter utilizing a wood dutchman or, where appropriate, through application of a wood epoxy treatment. Steel windows can often be repaired as well. It may be necessary to replace one or more windows either because they are too deteriorated to be repaired or because they are second generation windows that are incompatible with the building's historic character. A new stock window may be acceptable on a rear elevation provided the window is sized to fit the existing opening. Windows that require replacement on the front and prominent side elevations obviously require more attention to historic detail, carefully matching the design, shape, and appearance of the historic units.

Doors to the sales office, service area, and restrooms entered from the outside were made of either wood or metal (steel and later aluminum). Methods for repairing historic doors again follow traditional carpentry or metalwork methods. Often the existing doors are not original. If they need to be replaced, new doors should be compatible with the historic character of the building. Where the historic door opening is not a standard size, a custom door can be made to fit rather than blocking the opening to fit a stock door (see the discussion of ADA requirements below). Key features of doors should be identified, including the ratio of glazing to solid material in the door; whether a door traditionally had panels or was glazed; whether a door exhibited certain features reflecting the building's specialty design, and the degree of setback within the opening. Fully glazed doors should not be replaced with stock paneled doors purchased at a home improvement store.

If a historic door opening is no longer needed and the opening is on a main facade, either the existing door or a matching new one can be fixed in place. Since former restroom exterior doors tended to be on the side of the building, it may be possible to infill the opening in an appropriate manner. This is accomplished by recessing the new wall within the existing or new door frame (Fig. 15). Avoid placing infill material flush with the exterior wall in a manner that would erase evidence of the former restroom door opening.

Service bay doors are often among the most prominent features of a historic gas station. Except for the earliest versions, service bay doors typically featured a grid configuration of solid or glass panels. By the 1940s it was not uncommon for the glass panes used in



Figure 15. The historic restroom door to the right of the display window was closed off (and entry provided on the inside) when this former gas station in Grand Rapids, MI was converted to a carry-out restaurant. A flush panel was recessed in the opening to identify the historic location of the door. Photo: M Buck Studios.

these panels to extend in rows from the bottom to the top of the door. Where wood doors have survived, they can usually be repaired using regular carpentry methods, sometimes augmented by epoxy applications. Segmental overhead doors made of aluminum or steel were the most common service bay door type from the 1930s on. If a historic overhead door survives it should be repaired whenever possible. If the existing service bay door is a later replacement that is compatible with the historic character of the building, there are the options of retaining or replacing it with one of a similar compatible design or with a reproduction of the historic door. For a further discussion of rehabilitation options, see the Service Bay Doors section on page 13.

Interior. Every effort should be made to retain and, when necessary, repair historic interior features that characterize the gas station. A range of new functions can be accommodated within the historic form and interior layout without altering the overall character of the space. Some projects require no change to the interior. If a gas station is rehabilitated for continued use as a gas station or is reused for an auto detailing shop, for example, significant alteration to the interior may be unnecessary. Some new functions— satellite police stations, tourist offices, drive-thru coffee shops, and galleries—may also require only limited alteration of interior spaces (Fig. 16). Larger structures with service bays are easily adapted for retail and restaurant uses.

Restaurants inserted into former gas stations often locate the kitchen and counter area where the sales and rear office area used to be; the service bays function as the dining room and are left undivided. Historic service bay doors can be retained and upgraded for energy conservation. If kept operable they can be opened in warm weather to provide the feel of outdoor dining.

Another common reuse is to convert the station to offices. The original sales area becomes a reception room, private offices are located in the rear, and the former service bays are converted to an open plan office. It may even be possible to retain the original sales counter as a reception desk.

The typical configuration of enclosed sales and office areas connected to larger, open service bays can accommodate a variety of new uses. In all cases, the distinction between the various historic interior spaces should be maintained and carried over to the new layout. If a particular reuse scheme requires extensive interior alteration, giving the space an entirely new character, it is likely that the new use is not appropriate for the historic building.

When a rehabilitation is substantial or when the rehabilitated building will be open to the public, it may be necessary to make some alterations in order to comply with the Americans with Disabilities Act (ADA) and local building code requirements. If the floor is uneven from room to room, as when the office or sales area steps down into the service bays, it may be necessary to install a ramp that slopes between the different grades. When the difference in height is only a few inches and the historic floors are nondescript, another approach may be to raise the entire lower floor to match the position of the higher level.

Restrooms are commonly an area of concern when it comes to accessibility. Historic gas station restrooms are small and typically have door openings narrower than those specified in ADA guidelines. Where there are multiple toilet stalls, a solution is to remove one of the toilets and the partition to provide sufficient space. Another common technique is to convert two separate restrooms into a single unisex restroom (Fig. 17). When two restrooms are converted to one, the women's exterior entrance is usually closed off and, if necessary, the interior doorway is widened. It may also be possible to construct new rest room space along the rear wall of the service bay or as a small addition on the rear elevation. This new construction should be designed to blend with the historic structure yet plainly read as a later addition.

Canopies, Signs, and Site. Because canopies, if present, are central to the appearance and function of historic gas stations, it is important to retain and repair them. Canopies featuring wood or steel beams supported on wood, steel, or masonry piers are rarely difficult to repair. Cantilevered canopies without supports, however, may require more significant intervention where they are connected to the station. Insufficient reinforcement in the original construction



Figure 16. A postwar Stylized Box-type station in Newport, RI, was rehabilitated and converted to an art gallery. The service bays (here showing side and rear walls) provide open gallery space while the small sales area (left) continues its historic retail function.

and subsequent deterioration can cause the canopies to deflect and damage the main structure. Deteriorated canopies dating from the 1960s that feature custom plastic fascia panels may require replacement pieces molded to match the existing materials. Custom steel trusswork, either in the supporting pier or the canopy itself, if it is deteriorated beyond repair can be replicated with newly-fabricated members matching the existing features. It may be possible to replace missing canopies with new ones based on historic documentation (Fig. 18).

Aggressive marketing, corporate standardization, frequent changes in suppliers, and frequent changes in use contribute to the ephemeral nature of gas station

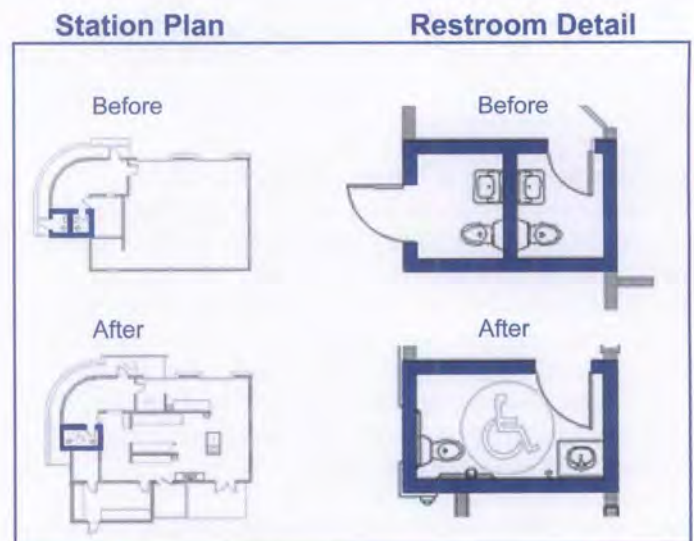


Figure 17. A plan of the same station shown in Figure 15, illustrates how the historic men's and women's rooms were combined to make a single accessible restroom. Drawing: Lott3Metz Architecture.

Service Bay Doors

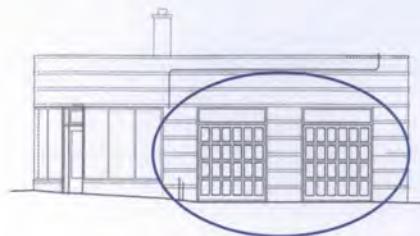
The earliest service bay doors featured wood sliding, folding, or swinging panels. When such doors are appropriate but the historic panels are missing, door and millwork shops can create custom reproductions. Several manufacturers produce reproduction doors that operate as overhead doors, yet have the appearance of traditional folding doors with inconspicuous breaks in the horizontal sections and vertical shadow lines replicating the original panel configuration. As historic service bay doors were typically utilitarian in appearance, appropriate stock replacement doors are generally non-descript in design.

Beginning in the 1930s stations increasingly used segmental overhead doors. Surviving doors can usually be retained and, if need be, upgraded as part of a rehabilitation. It may be possible to replace the existing single-glazed panels with insulated glazing and wood panels with insulated panels while retaining the original door structure. Such treatments may be particularly necessary when the former service bays are used as offices or dining spaces. Fixing a historic door in place is preferable to enclosing the opening with new construction.

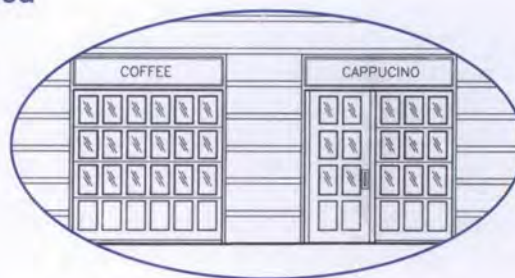
If a historic sectional door is deteriorated beyond repair, a replacement should be selected that matches the materials, panel profile, glazing configuration, and visual characteristics of the historic door. New overhead doors are generally available through commercial sectional door manufacturers. Because contemporary doors can be custom ordered with a variety of glazing configurations, it is relatively easy to match the appearance of a particular historic service bay door. Today's sectional doors are often made of inner and outer layers with an inner core of insulation. Contemporary aluminum door construction differs little from historic units—the primary distinction being a tendency in today's units to have narrower rails and muntins.

If the historic door does not survive, a replacement in keeping with the form typical of the building construction, style, and period should be selected. Replacement doors with raised panels or decorative glazing should generally be avoided as they present an appearance at odds with the basic flat panels common on historic service bay doors.

Existing

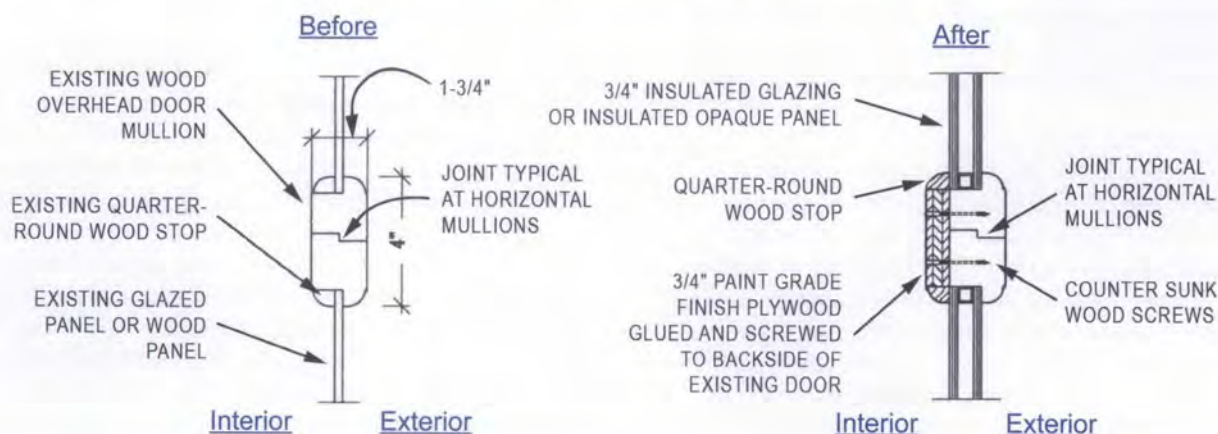


Proposed



This 1938 concrete block gas station featured a pair of wood multi-light segmental service bay doors (top). When the station was converted to a coffee shop the service bays were reused as a dining area. The doors were fixed in place and a door for customers was introduced in the right opening in a manner that retained the original light configuration (above). To increase the thermal properties of the service bay doors, the single pane glass was removed and replaced with insulating glass (below). The appearance of the door is virtually unchanged and the building retains its historic character. Drawings courtesy Robert Olin, Sherman Perk.

Modifying Overhead Door Mullions





Figures 18. The canopy of the 1920s Spruce Street Station in Ogallala, NE, was an important feature that contributed to the building's character (left). When recently purchased for rehabilitation the canopy had long since disappeared (center). Using photographic and physical evidence, the canopy was reconstructed to match the building's original appearance (right). The station currently functions as a Main Street program office, a visitor center (on Nebraska's Western Trails Historic and Scenic Byway as well as Lincoln Highway Scenic Byway), meeting room, and public restroom facility. Photo: Ogallala Main Street.

signage. Still, historic signs occasionally survive a gas station's varied past and remain on buildings slated for rehabilitation. Depending on the gas station's new use, signs may be retained as part of a rehabilitation project. When historic signs are missing, check attics, basements, and other storage areas around the site to see if earlier signs may have been removed but not discarded.

There are often ways of retaining some elements of a station's historic signage. However, if logos are still in use by an existing oil company or remain under trademark protection it may be necessary to remove the signs in question. Where the historic signs are missing, replacement signs (available from collectors and dealers in "petroliana") can in some cases be used instead. However, the installation of vintage signs not directly related to the original structure should be approached with caution and based on research that identifies similar signage used on the building in the past.

Designs for affixing new signage to either a still-functioning gas station or one being adapted for a new use should not damage or conceal the structure's historic features and finishes. Anchoring the sign in masonry joints, for example, facilitates a secure connection and allows for eventual removal of the sign without affecting the stone, brick, or porcelain enamel finishes. Attaching signs onto or over cornices, moldings, window surrounds, or other decorative features can usually be avoided.

During any rehabilitation project, especially when a new function is introduced, care needs to be taken to maintain the relationship between the structures and features characteristic of a particular historic gas station landscape. If a site includes two distinct structures, a sales area and separate repair garage for example, it would be inappropriate to physically join them with a new hyphen as part of the rehabilitation. Historic light poles and other lighting fixtures that are part of the gas station's design should be retained. Surviving pump

islands, if not removed as part of the project, should be retained in situ rather than moved to another place on the site where they were never located historically. The historic ratio of paved area to plantings and flowerbeds should be maintained at a reasonable level. Extensive grass, shrubbery, and other plantings inserted into a rehabilitated gas station site can obscure the main building's original function and historic context.

Summary

From their arrival a century ago, gas stations have been among the most underappreciated American architectural forms. This was due in part because of their utilitarian function and their intrusion into quiet residential neighborhoods. Yet the history of gas station architecture is richly varied, incorporating popular trends, unique programmatic designs, and well-known examples of corporate branding. Gas stations were designed to attract attention and lure customers with bold, contemporary themes or to blend in with the surrounding neighborhood relying on forms derivative of residential design. Historic gas stations ranged from one-room sheds to rectangular structures with sales areas and service bays to elaborate one-stop complexes that include restaurants and lodging.

When a gas station is rehabilitated today, it is important that its style, form, exterior appearance, interior layout, and site be assessed as to how they contribute to its historic character. Significant features and design elements should be retained during rehabilitation or restoration work (Fig. 19). When sensitively maintained or when rehabilitated for new uses, gas stations can continue to contribute to a local economy and provide important services to local residents. As a unique building type, historic gas stations will continue as reminders of earlier eras when the automobile was still something of a novelty, or when every tank of gas came with an oil check and a cleaned windshield.

Environmental Issues

The US Environmental Protection Agency (EPA) estimated in 2004 that there were at least 200,000 abandoned vacant sites with petroleum contamination in the United States, most of which are gas stations. Since the advent of dedicated gas stations, fuel has been stored beneath the ground, usually in steel tanks. Some stations, particularly those that included service bays, may also have buried tanks for waste oils, lift reservoirs, and other petroleum products. Corroded and leaking underground storage tanks (USTs) can contaminate soil, surface water, and groundwater.

Over the past two decades, many older USTs have been removed or permanently closed. State environmental departments with support from the EPA provide UST regulation, guidance, and funding assistance. Most states have offices that deal specifically with UST issues and projects. Prospective gas station purchasers should coordinate with state and local programs to determine site-specific cleanup requirements and to secure appropriate "ready for reuse," or "RfR" technical determinations, such as "no further action notices" and "letters of intended use."

Assessment and Remediation. Where leaking tanks remain, assessments are made to determine the extent of the release. Based on the proposed end-use an appropriate remediation plan is developed that includes tank repair, removal, or closure along with the necessary cleanup. If the site is to remain a gas station, tanks can sometimes be repaired by qualified professionals using standard industry practices. A program of testing is required after repairs are made to ensure that the tank does not continue to leak.

Projects where the new use does not require USTs may call for closure or removal of the existing tank. To permanently close a UST the appropriate regulatory agency must be notified beforehand; all liquids, sludge,

and dangerous vapor levels must be removed from the tank; the tank must be filled with an inactive solid like sand, and any necessary site assessment and remedial action must be undertaken. Removal involves taking the tank from the ground, mitigating soil or water contamination and infilling the site. In some cases, depending on the proposed new use, returning the soil 100% to its pre-contamination state may not be required.

Economic Revitalization. In addition to environmental damage, the continuing presence of leaking USTs dampens investor interest in reusing historic stations, hinders financing such projects, and perpetuates the existence of abandoned sites that can suppress nearby property values and development. In recent years states have moved beyond just cleaning up and closing underground storage tanks to explore effective ways of integrating these activities with broader plans for economic redevelopment of gas station sites. Municipalities are fostering collaborations with developers and investors interested in specific gas station sites that tie assistance with environmental remediation into a broader plan for neighborhood revitalization. Although it is still common for orphan gas stations to be demolished as part of a UST project, the number of site clean-ups that have included rehabilitating the existing station for a new function has increased.

Funding Opportunities. Depending on the state, there may be direct or indirect funding opportunities targeting gas station clean up. Some programs offer site assessment grants, direct cleanup grants, funds for communities to establish low-interest revolving loans, and grants to purchase insurance against future unforeseen remediation costs. Some states and municipalities offer tax credits, abatements, and other tax incentives to offset cleanup costs. Twenty-five percent of the annual federal Brownfields allocation is directed towards "eligible petroleum Brownfields sites."



Figure 19. When converted for use as office and meeting space by a local community non-profit, the historic character of this 1960s gas station was retained. Porcelain enamel repairs to this station are illustrated in Figure 11. Photo: Scott Lapham Photography.

Endnotes

¹ Jakle, John A. and Sculle, Keith A. *The Gas Station in America*. Baltimore: Johns Hopkins University Press, 1994. In a 1978 journal article, expanded upon in this definitive book, cultural geographer John Jakle identified a gas station typology referenced in most subsequent gas station histories. It is adapted in the Historic Gas Station Types section of this *Preservation Brief*.

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995.

Selected Reading

Halda, Bonnie J., *Preservation Tech Notes*, "Doors Number 1, Historic Garage and Carriage Doors: Rehabilitation Solutions" Washington, D.C., National Park Service, 1989.

Jester, Thomas C., ed. *Twentieth Century Building Materials: History and Conservation*. New York: McGraw-Hill, 1995.

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Preservation Briefs. Washington, D.C.: U.S. Department of the Interior, National Park Service. The collection of *Preservation Briefs* assist owners and developers of historic buildings in recognizing and resolving common preservation and repair problems prior to work.

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