AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
APRIL 18, 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 **March 21, 2019 Regular Meeting**

3. OLD BUSINESS

3.1 **HDC 2018-32 AMENDMENT: MIRANDA ARCHITECTS INC., AGENT FOR BILL & BELINDA AGRICOLA, 321 S. 6TH STREET**
Amendment to a previously approved Certificate of Approval (COA) to convert door on primary facade to a window, and replace all windows. *(Quasi-Judicial)*

3.2 **HDC 2018-46 AMENDMENT: GARY A. & PHYLLIS M. PONGETTI, 1102 WHITE STREET**
Amendment to a previously approved Certificate of Approval (COA) to alter roof form. *(Quasi-Judicial)*

3.3 **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)*

3.4 ***POSTPONED TO THE MAY 23, 2019 SPECIAL MEETING***
HDCV 2019-02 (PREVIOUSLY 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)*

3.5 **HDC 2019-13 (PREVIOUSLY HDC 2018-20): MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET**
Certificate of Approval (COA) to construct an approximately 5,136 sq ft primary structure, accessory structure, and associated parking lot. *(Quasi-Judicial)*

3.6 **HDC 2019-06 (PREVIOUSLY HDC 2018-43): COTNER AND ASSOCIATES, 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)*

3.7 **HDC 2019-07 (PREVIOUSLY HDC 2018-44): COTNER AND ASSOCIATES, 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 2019-14: FERNANDINA BEACH MAIN STREET PROGRAM, AGENT FOR CITY OF FERNANDINA BEACH, 204 ASH STREET**
Certificate of Approval (COA) to install Wayfinding signage throughout the Downtown Historic District. *(Quasi-Judicial)*

4.2 **HDC 2019-15: CITY OF FERNANDINA BEACH, 102 CENTRE STREET**
Certificate of Approval (COA) to construct a 4ft aluminum fence with rusticated block columns. *(Quasi-Judicial)*

5. STAFF APPROVED CERTIFICATE OF APPROVALS

5.1 **HDCSA 2019-0025: AMELIA ISLAND CONVENTION & VISITORS BUREAU, 102 CENTRE STREET**
Beacon 1 - to be affixed to the underside of Yulee statue and bench.
Beacon 2 - to be installed on the underside of one of the adjacent benches in the courtyard.
Activation sign - to be affixed to the light post directly to the left of the statue (or as a freestanding sign in mulch just to the left of the light post.)

5.2 **HDC SA 2019-0026: BRENT KNOTT, AGENT FOR ANTONINO TIZZANO, 11 N. 3RD STREET**
Replace hanging sign with same size and materials as existing.

5.3 **HDCSA 2019-0028: MELINDA KAVANAUGH, 110 CENTRE STREET**
Install projecting sign.

5.4 **HDCSA 2019-0029: GEORGIANNE GRUBNER, 317 CENTRE STREET**
Install 22"x 28" aluminum sandwich board sign in front of glass display window during shop hours and removed at closing.

5.5 **HDCSA 2019-0030: ROBERT SALA, 1130 WHITE STREET**
Install 4' aluminum fence with 3 gates; pour concrete slab under carport; pour crushed shell pad with concrete ribbon off Someruelus Street.

6. BOARD BUSINESS

6.1 **DISCUSSION: Lesesne House** - request from the Amelia Island Fernandina Restoration Foundation Board of Directors, and the Fernandina Beach Main Street Board of Directors to hold a joint meeting with the Historic District Council.

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR MAY 23, 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.

DRAFT

MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MARCH 21, 2019

1. CALL TO ORDER: 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:
Robert Erickson
Michael Harrison
Michael Spino (Chair)
Benjamin Morrison
Ricky Escalante (Alt 1)

MEMBERS ABSENT:
James Pozzetta

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

Chair Spino announced the resignation of Member Conway.
Member Morrison was seated as a regular full time voting member.
Member Escalante was seated as full time Alternate Member 1.
Member Escalante was seated as a temporary voting Member in Member Pozzettas' absence.
The above was moved by Member Harrison and seconded by Member Erickson.
Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Member Harrison recognized Ms. Conway's dedication and service to the Historic District Council.

2. APPROVAL OF MEETING MINUTES

2.1 **February 21, 2019 Regular Meeting**

ACTION TAKEN: A Motion was made by Member Harrison, seconded by Member Morrison to approve the minutes as presented.

Motion passed by unanimous voice vote.

3. OLD BUSINESS

3.1 ***POSTPONED TO APRIL 18, 2019 REGULAR MEETING AT APPLICANTS REQUEST* HDCV 2019-02 (PREVIOUSLY 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)*

3.2 ***POSTPONED TO APRIL 18, 2019 REGULAR MEETING AT APPLICANTS REQUEST* HDC 2019-13 (PREVIOUSLY HDC 2018-20): MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET**

Certificate of Approval (COA) to construct an approximately 5,978 sf primary structure and associated parking lot. *(Quasi-Judicial)*

3.3 **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)*

Roland Boardman, the owner, was present to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Escalante, to approve HDC case number 2019-02 with the condition that the railing height be set at 36"; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-02, with condition, 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 as taken by ayes and nays and being all ayes, carried.

4. NEW BUSINESS

Ahead of items 4.1, 4.2, and 4.3, Chair Spino announced that the Board agreed to hear all 3 cases together, but motion and vote separately.

4.1 **HDCV 2019-01: CMR ISLAND PROPERTIES, LLC, AGENT FOR BEVERLY FREEMAN CREWS, JAMES K. FREEMAN JR, GEORGE T. MORGAN, ANGELA KAREN MORGAN, 116 N. 2ND STREET**
VARIANCE from Land Development Code section 1.03.05, Construction or Demolition of Structures on Combined Lots. *(Quasi-Judicial)*

Teresa Prince, 406 Ash Street, representative to the applicant, addressed the Board. Using a slide show presentation, Ms. Prince provided information and details specific to case items HDCV 2019-01, HDC 2019-09, HDC 2019-08 and submitted amended application packets into the record for each.

Mike McCloskey, 26 Belted King Fisher, the applicant, was present to answer questions from the Board.

Tami Kosack, 322 N. 3rd Street, inquired on the adjacent properties inclusion in the CRA, the proposed structure shown in context of neighboring properties, and storm water management.

Bob Carpenter, 113 N. 3rd Street, lives directly behind the subject property, raised concerns with the storm water management and the issue with the drive way.

Teresa Prince clarified for the Board that the existing structure is not occupied and does not pose a public health hazard.

ACTION TAKEN: A motion was made by Member Morrison, seconded by member Harrison, to approve HDC case number HDCV 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 HDCV 2019-01, as presented, is substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time, and the reasons for my findings are: *because literal interpretation would deprive the owner because they should be allowed to develop the properties as fee simple just as other properties in the CRA would be able to do and it is the minimum variance needed seeing as the owners would like to pursue a fee simple town house approach.*

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

4.2 **HDC 2019-09: CMR ISLAND PROPERTIES, LLC, AGENT FOR BEVERLY FREEMAN CREWS, JAMES K. FREEMAN JR, GEORGE T. MORGAN, ANGELA KAREN MORGAN, 116 N. 2ND STREET**

Conceptual Certificate of Approval (COA) to construct four, two-story mixed-use town-homes. *(Quasi-Judicial)*

ACTION TAKEN: A motion as made by Member Harrison, seconded by Member Erickson, to continue HDC case 2019-09 to the May 16, 2019 meeting.

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

4.3 **HDC 2019-08: CMR ISLAND PROPERTIES, LLC, AGENT FOR BEVERLY FREEMAN CREWS, JAMES K. FREEMAN JR, GEORGE T. MORGAN, ANGELA KAREN MORGAN, 116 N. 2ND STREET**

Certificate of Approval (COA) to demolish a two-story primary structure and accessory structure. *(Quasi-Judicial)*

Deferred to May 16, 2019 by extension of 2019-09.

4.4 **HDC 2019-10: SPURGEON RICHARDSON, AGENT FOR BOAT HOUSE FERNANDINA, LLC, 30 S. 2ND STREET**

Certificate of Approval (COA) for an exterior remodel to facilitate the adaptive use of this non-contributing structure as a restaurant. *(Quasi-Judicial)*

Steven Papke, 2845 1st Ave, architect, offered information and details specific to the proposed request and submitted multiple pictures and drawing into the record. Samples of proposed materials were provided to the Board for consideration.

ACTION TAKEN: A motion was made by Member Escalante, seconded by Member Harrison, to approve HDC case number 2019-10 with the conditions that: 1) signage receive a separate COA and a Sign Permit, 2) the addition and removal of curb cuts be approved through the Streets Department, 3) paint colors be submitted and approved at staff level; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-10, with conditions, 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.

Upon discussion, Member Escalante amended the motion to include a fourth condition that mechanical and any outdoor equipment be fully screened.

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

4.5 **HDC 2019-11: MIRANDA ARCHITECTS, AGENT FOR ROBERT H. SPRINGER III, LOTS 4 & 5 BLOCK 22 (OLD TOWN)**

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

Jose Miranda, agent for the owner, provided a sample of the proposed fiberglass reinforced vinyl lattice for the Board to consider.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Harrison, to approve HDC case number 2019-11 with the condition that the lattice be made of wood; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-11, with condition, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

4.6 **HDC 2019-12: BAKER FAMILY LIVING TRUST, 28 S. 7TH STREET**
Certificate of Approval (COA) to change a carriage house window opening back to a garage door, as originally designed. *(Quasi-Judicial)*

Woody Baker, owner and applicant, was present to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante, to approve HDC case number 2019-12 with the condition that the finished material on the exterior carriage house door be wood, but the structure of the door need not be, and that it receive staff approval; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-12, with condition, 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.

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

There was no discussion on Staff approvals.

6. BOARD BUSINESS

6.1 **Presentation: Defensible Decision-Making and Sunshine Laws (Tammi Back, City Attorney)**

6.2 **Alternate 2 Vacancy**

6.3 **Reappointment of Enrique Escalante**
The board unanimously voted to forward the recommendation of the reappointment of Enrique Escalante to the City Commission.

7. STAFF REPORT

7.1 **HDC Workshop: Old Town –** Wednesday, March 27, 2019 5:00 PM, City Hall Commission Chambers

7.2 **Historic Preservation Awards:** Deadline for submissions March 29, 2019

7.3 **Preservation Home Tour:** Saturday, May 11, 2019

8. PUBLIC COMMENT

Chip Ross, 210 N. 3rd Street, voiced concern regarding recent buildings constructed in the Historic District.

9. ADJOURNMENT – 7:58 PM

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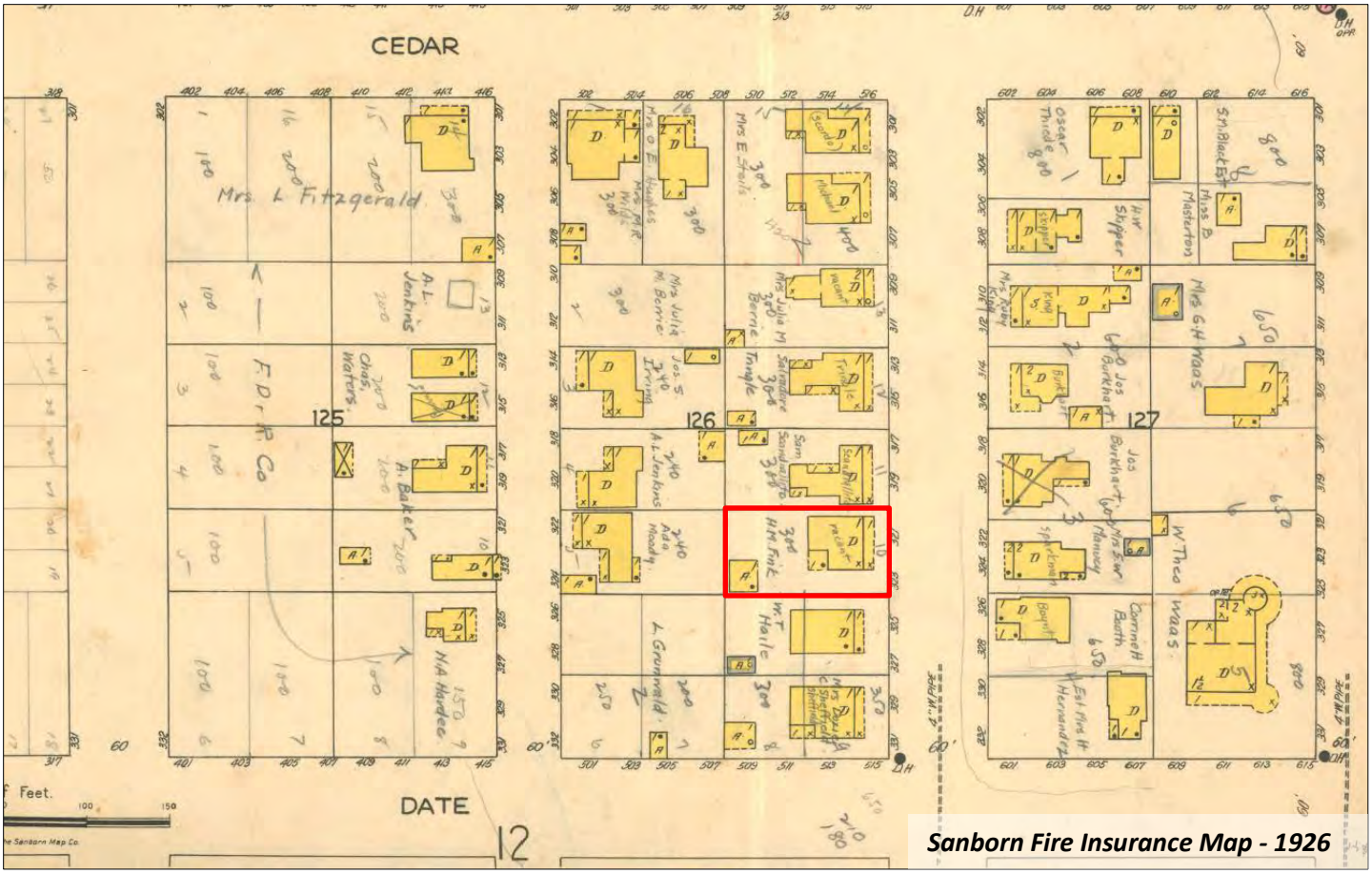
Samantha Rogic, Recording Secretary **Michael Spino, Chair**

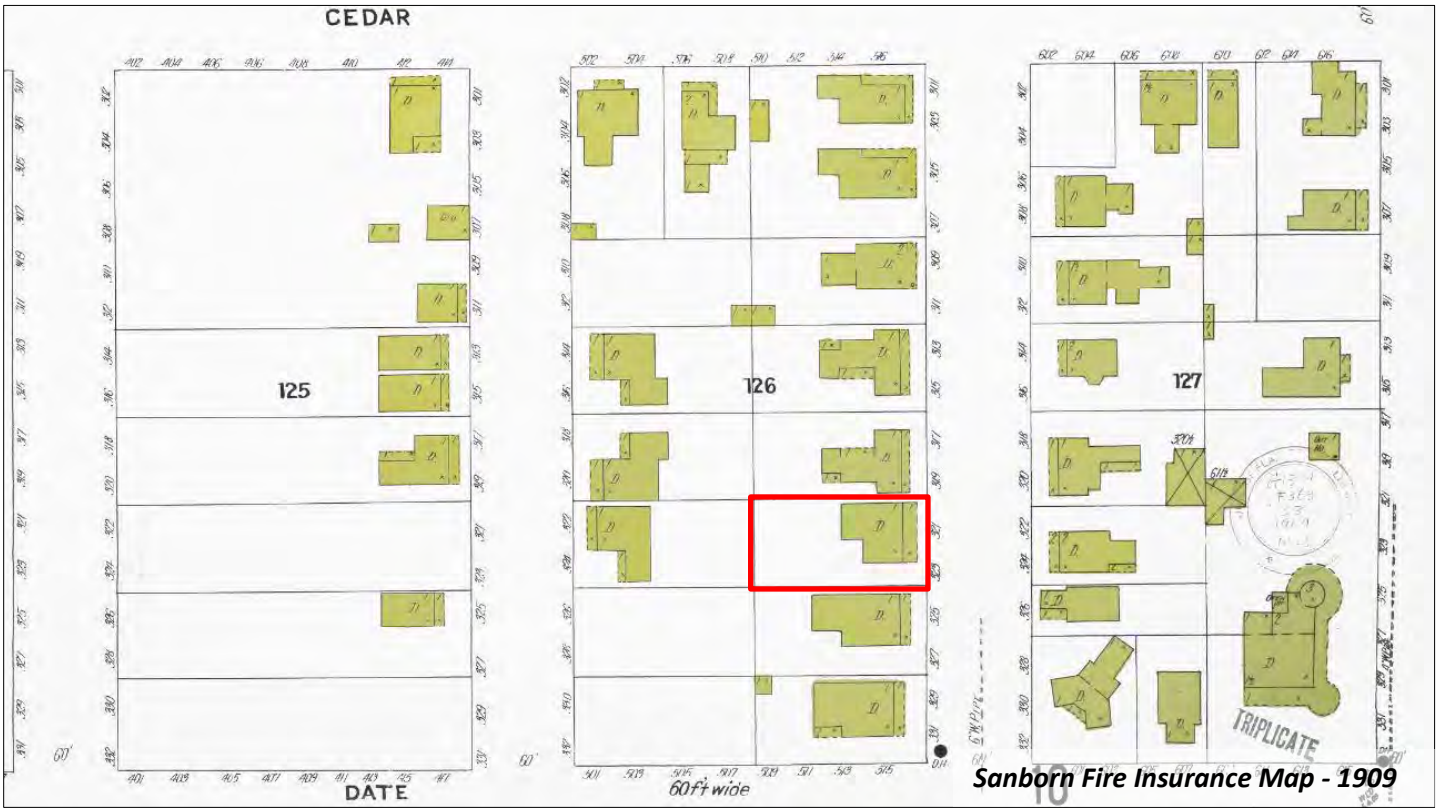
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-32 AMENDMENT
APRIL 18, 2019

Applicant/Owner:	Miranda Architects, agent for Bill & Belinda Agricola				
Property Address:	321 S. 6th Street				
Requested action:	Amendment to two conditions included in a previously approved Certificate of Approval (COA).				
Current zoning:	R-2				
FLUM land use category:	Medium-Density Residential				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00407				
Year Built:	1900 (NCPA)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Single Family Residential	R-2	c. 1905	
	South	Single Family Residential	R-2	c. 1900	
	East	Single Family Residential	R-2	c. 1900	
	West	Single Family Residential	R-2	c. 2000	

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



Sanborn Fire Insurance Map - 1926



Sanborn Fire Insurance Map - 1909

Sanborn Fire Insurance Map - 1909

Photo from 1985 Survey

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

HDC 2018-32 was granted a Certificate of Approval (COA) on August 1, 2018 to renovate a single-family residence and construct a one-story accessory building.

The approval included two conditions:
1) The second door must remain as a door, not converted into a window as presented;
2) All historic windows must be restored and maintained as much as possible.

The applicant is requesting an amendment to allow for the door to be replaced with a window and to replace existing windows rather than restore.

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

5.01.01 Generally

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

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

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

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Entrances and Doors (pg 79)

Entrance elements such as doors, transoms and sidelights are significant in defining a house's architectural character. Preserve and maintain original. If storm doors or screen doors are desired, select and install designs that allow for full-view of the historic door.

1. Maintain entrances, doors, and related elements.
2. Follow guidelines for wood to keep entrances, doors, and related elements in good repair. Reuse historic hardware and locks.
3. If an entrance element suffers from deterioration, salvage as much historic material as possible. Replace an entrance door, or related element only when damage is beyond reasonable repair. Match the replacement to the historic original.

Windows (pg 91)

Windows are functional and aesthetic, helping to convey a building's particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Their spacing divides a building into distinct sections, or bays, which defines the elevation. There are numerous types and sizes of windows in addition to a variety of designs of sills, lintels, decorative caps, and shutters. Preserving windows and their components helps uphold the architectural integrity of the district as a whole.

1. Preserve historic windows.
2. Patch, paint, putty, and weather strip historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information.
3. If damage to a historic window is beyond repair, replace it entirely. However, when possible,

replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.

4. If the majority of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
5. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.
6. Window tinting should be limited and allow the window to be largely transparent.
7. Select storm windows with a design that allows for full view of the historic windows or that match the pane configuration of the windows.
8. Retain historic shutters and blinds.
9. If new blinds or shutters are installed, use ones that are constructed of wood and sized and installed like historic working ones and are based on physical or photographic evidence. Operable shutters are preferred.
10. The installation of vinyl shutters is not appropriate. Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
11. The installation of “bahama” style shutters is appropriate if the property owner can demonstrate the dwelling originally had such shutters through photographic or physical evidence.
12. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.
13. Do not install bars in windows visible from the street.
14. Do not use snap-in or flush muntins on historic buildings or new infill.
15. Re-use serviceable hardware and locks as long as they are reversible and do not result in damage to historic elements.
16. The installation of temporary storm shutters to protect windows is appropriate as long as they are reversible and do not damage the historic fabric of the property. Appropriate shutters have a louvered design that is typical of historic shutters, they are able to open and close, and they cover the opening when closed.

ANALYSIS:

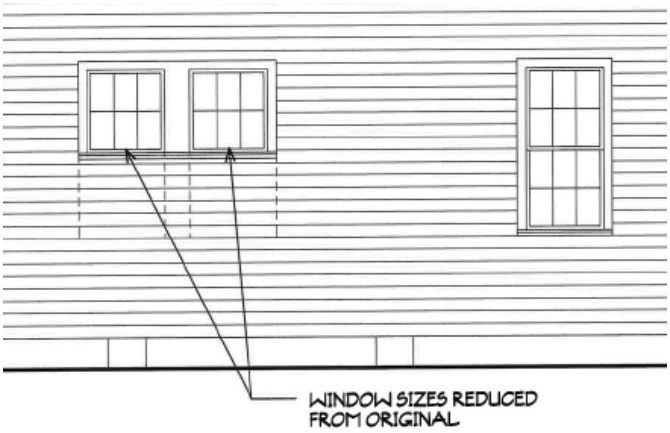
In his letter dated March 20, 2019, Mr. Miranda explained that the amendment request to replace the second door with a window is supported by new information brought forth by conversations between the current homeowners and the daughter of the original house owner/builder.

"Bill and Belinda Agricola have spoken with the daughter of the original house owner/builder. House was built as a single-family residence (evidenced by the existing floor plan layout and door/window openings) and an original window was replaced with a door in 1930s-40s. The house was not designed as a duplex but was renovated to become two rental units in the late 1980's."

The basis for the amendment request to replace the existing windows rather than repair is attributed to the cost comparison between the two.

"Owners wish to replace existing windows per original application request based on the following cost comparison information."
*"**Restoration Option**- for the restoration of the original wood windows, cost is $29,855. I am recommending owners add interior storm panels for added energy efficiency as restored windows will be clear, single-paned glass. This adds $3,600 for a total estimated cost of $33,455 "*
*"**Replacement Option**- materials and installation cost estimate $26,967"*

The original application included the desire to replace the second door with a window; exterior window replacement; changing the dimensions of two windows on the north elevation; and repurposing the salvaged wood windows for use on the proposed accessory building.



Some of these proposals were addressed by Staff in the Staff Report dated August 1, 2018. Staff reiterates these points today.

"The home is unique in that it has historically been a duplex. Its physical appearance reflects this in its rooflines and double front entrance. Removal of the second entrance at the front of the residence would have the effect of changing the character of the structure and is discouraged by the SOIS 2 & 3, and the Downtown Design Guidelines, which state that "Entrance elements such as doors, transoms and sidelights are significant in defining a house's architectural character. Preserve and maintain original."

The applicant is proposing to replace the home's windows and reuse the historic windows in the new accessory structure. Although the proposed new windows are appropriate in material and design the wholesale replacement of original historic windows is discouraged through SOIS 2, 5, & 6, and Downtown Design Guidelines, which stress the importance of maintaining original materials. "Preserving windows and their components helps uphold the architectural integrity of the district as a whole.""

Additionally, repurposing historic windows for use in new construction would not be feasible through a Building Code perspective, and changing the dimension of a window is discouraged by the SOIS 2 & 9, and the

Downtown Design Guidelines, which state, *"do not change the number, location, **size**, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings."*

While the discussion between the current homeowners and a descendant of the original is intriguing, Staff does not find this to be sufficient evidence to warrant the removal of the second door.

Staff stands by the original recommendation to retain the second entrance and historic wood windows.

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 AMENDMENT to HDC 2018-32.

MOTION TO CONSIDER:

I move to **approve or deny** amendment to HDC case number 2018-32 **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 amendment to HDC case 2018-32, 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 **Modification Request for HDC Case 2018-32**

EXHIBIT 2 **Specialized Property Services Estimate Proposal (dated 2/13/19)**

EXHIBIT 3 **HDC 2018-32 Agenda Packet (dated 8/1/18)**

Respectfully Submitted,

Samantha N. Rogic
Planning Technician

Reviewed by:

Salvatore J. Cumella
Historic Preservation Planner

MIRANDA
architects

March 20, 2019

Sal Cumella, Historic Preservation Planner
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

RE: *Modification Request for HDC Case 2018-32*
Agricola Residence Renovation Project
321 South 6th Street, Fernandina Beach, FL

Dear Sal,

I am writing to request a modification of the Certificate of Approval (COA) for the above-referenced case. The COA described two (2) conditions as part of the approval which my client wishes to modify as follows:

1) **Second Door must remain as a door, not converted into a window as presented**.
Owners wish to replace door with window per original application request based on the following information.

Bill and Belinda Agricola have spoken with the daughter of the original house owner/builder. House was built as a single-family residence (evidenced by the exisitng floor plan layout and door/window openings) and an original window was replaced with a door in 1930s-40s. The house was not designed as a duplex but was renovated to become two rental units in the late 1980's.

2) **All historic windows must be restored and maintained as much as possible.**
Owners wish to replace existing windows per original application request based on the following cost comparison information.

a) Restoration Option -- I received a proposal from Specialized Property Services (attached) for the restoration of the original wood windows. Cost is $ 29,855. I am recommending owners add interior storm panels for added energy efficiency as restored windows will be clear, single-paned glass. This adds $ 3,600 for a total estimated cost of **$ 33,455**. Please note that this cost can increase by as much as 20% once window units are removed and any frame/sill repairs are required. This was our experience at the Old Schoolhouse project!

Miranda Architects, 309 ½ Centre Street, Suite 206, Fernandina Beach, FL 32034
P: 904-261-4586 www.mirandaarchitects.com FL REG AAF000126

b) Replacement Option -- I received an email quote from Marvin rep for new windows in custom-sized, aluminum clad wood units w/ double-pane insulated glass and architecturally accurate muntin and sash profiles. Units to be mounted within existing window frames and trim. Materials and installation cost estimate **$ 26,967**.

Please submit my request to the Historic District Council for their April 18, 2019 agenda. If you require any additional information please contact me at your convenience.

Sincerely,

Digitally signed by Jose Miranda
DN: cn=Jose Miranda, o=Miranda Architects, ou, email=jmiranda@mirandaarchitects.com, c=US
Date: 2019.03.20 09:17:43 -04'00'

Jose L Miranda Jr, RA
FL Reg #AR14887

cc Bill and Belinda Agricola

attachment: *Specialized Property Services Estimate Proposal dated 2/13/19*

SPECIALIZED
Property Services
Performance Driven: 24-7

ESTIMATE PROPOSAL

Project Information	
Project #	**2019Agricola**
Title	Windows
Address	321 South 6th St
City, State, Zip	Fernandina Beach, FL 32034

Estimate Information	
Estimate #	**001**
Description	Window Restoration
Estimate Date	2/13/2019

From	
Contact	Ron Bryan
Company	Specialized Property Services, Inc
Address	9605 E. US Highway 92
City, State, Zip	Tampa, Florida 33610
Phone	813-246-4274
Fax	813-514-2794

To	
Contact	Belinda Agricola
Company	Agricola Residence
Address	321 South 6th St
City, State, Zip	Fernandina Beach, FL 32034
Phone	
Fax	

We are pleased to quote the following labor, equipment, and materials in accordance with the plans and specifications listed above. This proposal is subject to exclusions that may be listed below.

Scope of work for the project to be constructed as depicted in the plans and details as described herein:

Inclusions, Exclusions, Clarifications

01 00 00: General Requirements

Inclusions

Build one (1) 6 over 6 Type A double hung window, one (1) Type B 6-lite awning style window and two (2) Type C 6-lite fixed windows, restore twenty (20) 6-lite sashes and complete field work in accordance with the scope provided below:

Field work for restored windows

- Remove interior trim and sashes from openings.
- Label sashes according to keyed floor plan.
- Secure openings with plywood.
- Re-install restored sashes with new cotton sash cord and original hardware and adjust for proper fit and operation.

Field work for new windows

- Install new windows in openings prepared by others.
- Install new cotton sash cord and traditional hardware and adjust for proper fit and operation.

Shop work for restored sashes

- Remove and restore locks and lifts.
- Use steam cabinet to loosen glazing compound, glass and paint.
- Salvage and clean original glass for re-use.
- Further remove old finishes from wood using hand scrapers and hand tools.
- Make repairs using epoxy consolidation and decay removal methods or fabricated wood components.
- Treat sashes with Bora-Care.
- Sand smooth, prep and apply two coats of primer.
- Replace missing or broken glass with new 1/8" clear glass.
- Back bed glass into glazing rabbets with glazing putty, secure with points and apply glazing putty.
- Paint sashes with two coats of paint.

SPECIALIZED
Property Services
Performance Driven: 24-7

ESTIMATE PROPOSAL

Shop work for new windows

- Build new windows from cypress using profiles and configuration to match the originals.
- Treat all new wood with Bora-Care.
- Sand smooth, prep and apply two coats of primer.
- Back bed new 1/8" clear glass into glazing rabbets with putty, secure with points and apply putty.
- Paint windows with two coats of paint.

Materials

- Abatron Wood Epox and Liquid Wood
- Sarco Type M glazing putty
- Paint and finish paint as specified by architect
- Bora-Care fungicide/pesticide

All work to be done in compliance with the Secretary of the Interior's Standards.

Exclusions
Anything not mentioned above.

Estimate Total: $29,855.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, flood, earthquake, and other necessary insurance. We are fully covered by Workmen's Compensation Insurance. Estimate is valid for 30 days from the estimate date, unless otherwise specified.

Authorized Signature: _____

Acceptance of Proposal:

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

Signature: _____

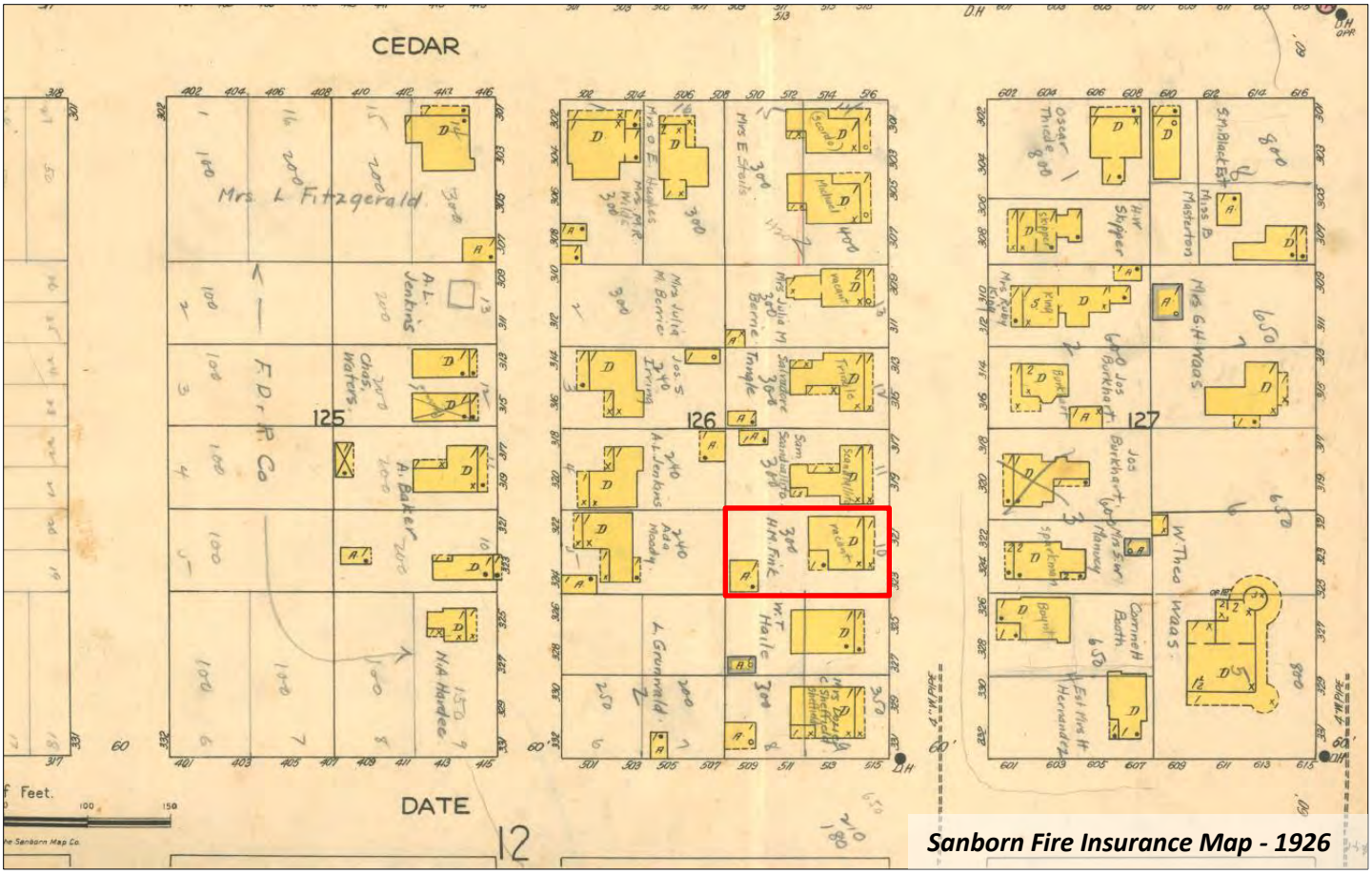
Date of Acceptance: _____

Print Name: _____

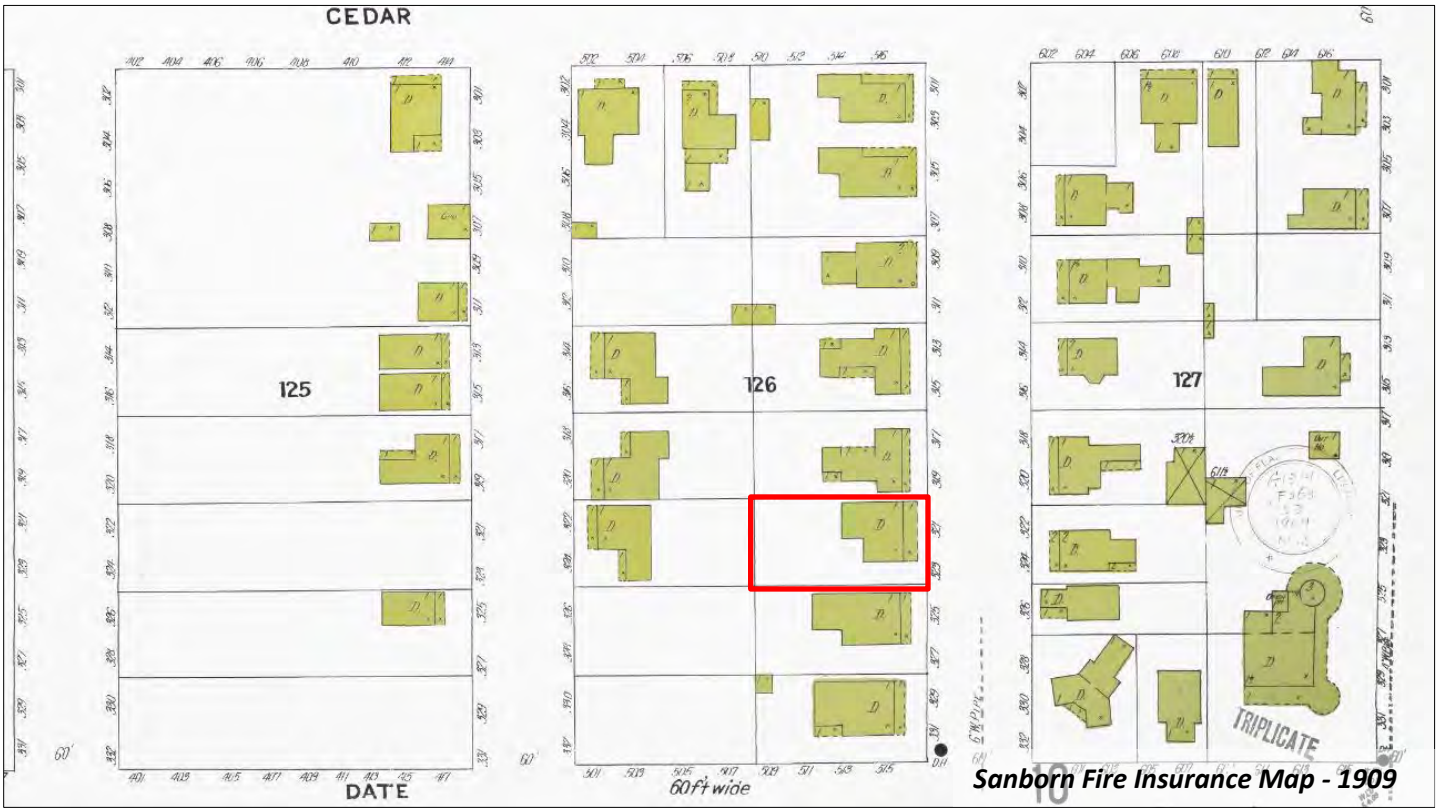
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-32
AUGUST 1, 2018

Owner/Applicant:	Miranda Architects, Bill & Belinda Agricola				
Property Address:	321 S. 6th Street				
Requested action:	Certificate of Approval (COA) to rehabilitate contributing primary structure; construction of 1-story accessory structure; and new deck addition.				
Current zoning:	R-2				
FLUM land use category:	Medium-Density Residential				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00407				
Year Built:	1900 (NCPA)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Single Family Residential	R-2	c. 1905	
	South	Single Family Residential	R-2	c. 1900	
	East	Single Family Residential	R-2	c. 1900	
	West	Single Family Residential	R-2	c. 2000	

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



Sanborn Fire Insurance Map - 1926



Sanborn Fire Insurance Map - 1909

Sanborn Fire Insurance Map - 1909

Photo from 1985 Survey

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to rehabilitate a contributing duplex structure for use as a single-family residence. Rehabilitation will include window replacement, the restoration of the sleeping porch, new front steps and railings, addition of a wood deck, and construction of a one story accessory building.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

5.01.00 ACCESSORY USES AND STRUCTURES

5.01.01 Generally

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

5.01.03 All Accessory Structures

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

5.01.04 Accessory Dwellings

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

Section 4.02.03; and

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

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

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.

B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.

C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.

D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Entrances and Doors (pg 79)

Entrance elements such as doors, transoms and sidelights are significant in defining a house's architectural character. Preserve and maintain original. If storm doors or screen doors are desired, select and install designs that allow for full-view of the historic door.

1. Maintain entrances, doors, and related elements.
2. Follow guidelines for wood to keep entrances, doors, and related elements in good repair. Reuse historic hardware and locks.
3. If an entrance element suffers from deterioration, salvage as much historic material as possible. Replace an entrance door, or related element only when damage is beyond reasonable repair. Match the replacement to the historic original.

Porch Stairs and Railings (pg 87)

If porch stairs or railings are in need of replacement, match new components to the original porch in terms of design and materials.

1. All elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible.
2. Porch steps and railings are subject to regular use. Check them often and make repairs with materials that match the original.
3. If an individual porch step and rail requires replacement, use materials that match the originals.
4. The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended.
5. Do not use pre-cast concrete steps on entrances that are in public view.
6. If desired, adding wooden or metal handrails may be appropriate if they are compatible with the style and design of the building.
7. In most cases, balusters or railings must be a minimum of finished dimensions of three inches by three inches. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.

Windows (pg 91)

Windows are functional and aesthetic, helping to convey a building's particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Their spacing divides a building into distinct sections, or bays, which defines the elevation. There are numerous types and sizes of windows in addition to a variety of designs of sills, lintels, decorative caps, and shutters. Preserving windows and their components helps uphold the architectural integrity of the district as a whole.

1. Preserve historic windows.
2. Patch, paint, putty, and weather strip historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information.
3. If damage to a historic window is beyond repair, replace it entirely. However, when possible, replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.
4. If the majority of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
5. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.
6. Window tinting should be limited and allow the window to be largely transparent.
7. Select storm windows with a design that allows for full view of the historic windows or that match the pane configuration of the windows.
8. Retain historic shutters and blinds.
9. If new blinds or shutters are installed, use ones that are constructed of wood and sized and installed like historic working ones and are based on physical or photographic evidence. Operable shutters are preferred.
10. The installation of vinyl shutters is not appropriate. Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
11. The installation of "bahama" style shutters is appropriate if the property owner can demonstrate the dwelling originally had such shutters through photographic or physical evidence.
12. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.

13. Do not install bars in windows visible from the street.
14. Do not use snap-in or flush muntins on historic buildings or new infill.
15. Re-use serviceable hardware and locks as long as they are reversible and do not result in damage to historic elements.
16. The installation of temporary storm shutters to protect windows is appropriate as long as they are reversible and do not damage the historic fabric of the property. Appropriate shutters have a louvered design that is typical of historic shutters, they are able to open and close, and they cover the opening when closed.

Decks (pg 106)

Because decks are modern features, design and locate them to minimize their visual impact on district appearance.

1. Place decks on rear elevations or in other locations that are out of view from the street.
2. Paint and design decks to blend closely with the house.
3. Keep deck designs simple in appearance. If visible from the street, ensure that decks have square balusters set no more than three inches apart and no more than two inches in width and depth.

Outbuildings (pg 101)

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

1. Preserve and maintain original outbuildings such as garages and sheds as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.
2. Design new outbuildings to be compatible with the architectural style and scale of the associated dwelling.
3. Locate new outbuildings appropriately, such as to the rear of a house or set back from the side elevations.
4. Both one– and two-story accessory outbuildings are permitted for a primary dwelling.
5. Compliance with health and safety codes should not negatively affect character-defining features and finishes of the building.
6. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are not readily visible from the street and do not detract from a dwelling’s architectural character.

ANALYSIS:

Based on historic photos, the front steps and porch railings appear to be replacements. Their proposed replacement is appropriate to the architectural style of the home.

The home is unique in that it has historically been a duplex. Its physical appearance reflects this in its rooflines and double front entrance. Removal of the second entrance at the front of the residence would have the effect of changing the character of the structure and is discouraged by the SOIS 2 & 3, and the Downtown Design Guidelines, which state that "*Entrance elements such as doors, transoms and sidelights are significant in defining a house's architectural character. Preserve and maintain original*."

The applicant is proposing to replace the home's windows and reuse the historic windows in the new accessory structure. Although the proposed new windows are appropriate in material and design the wholesale replacement of original historic windows is discouraged through SOIS 2, 5, & 6, and Downtown Design Guidelines, which stress the importance of maintaining original materials. "*Preserving windows and their components helps uphold the architectural integrity of the district as a whole*."

The Downtown Design Guidelines recommend placing decks, which are non-historic features, to the rear of structures and out of view from the street. The proposed deck is appropriately sited and will not detract from the historic character of the residence. The guidelines recommend staining or painting of the deck to better compliment the structure. This also serves to protect the deck and increase its lifespan. The applicant has not provided any stain or paint colors for review.

The proposed one-story accessory dwelling is approximately 300 square feet. It is designed compliment the contributing structure in design and materials.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2018-32 with the following conditions:

1. Second front entrance be retained;
2. Historic wood windows be retained; and
3. Rear deck be stained or painted.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-32 **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 2018-32, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2018-32 Application and Backup Materials**

EXHIBIT 2 **Florida Master Site File 8NA0407**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-32

EXHIBIT 1

Application & Backup Material

OFFICE USE ONLY
REC'D: 6/20/18 BY: A
PAYMENT: $ 150- TYPE CK. 8688
APPLICATION #: 2018-000972
HDC CASE #: 2018-32
APPLICATION COMPLETE: Y____ N____
PRE-CONFRENCE: Y____ N____ DATE _____

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

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPROVAL TYPE: ☐ Staff Approval ☑ Board Approval: Conceptual ____ or Final ✓

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

PROPERTY INFORMATION *Property information can be found at the Nassau County Property Appraiser's Website → Map Search*

Street Address: 321 South 6th Street
Historic District: ☑ Downtown ☐ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0126-0100
Zoning District: R-2 Lot / Block Number (optional) 10/126

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	Bill & Belinda Agricola
Corporation or Company (if applicable)	
Street Address	3670 South Fletcher Ave.
City State Zip	FB, FL 32034
Telephone Number	277-4204
Email Address	gibby3@bellsouth.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	Jose Miranda
Corporation or Company (if applicable)	Miranda Architects
Street Address	309 1/2 Centre St., Suite 206
City State Zip	FB, FL 32034
Telephone Number	261-4586
Email Address	jmiranda@mirandaarchitects.com

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

Existing circa 1900 duplex with wood siding, wood windows and metal roofing.

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

1) Renovation of duplex to single-family residence. Includes exterior window replacement and restoration of original rear sleeping porch. New front steps and railing.

2) Construction of new one-story, 388 SF Accessory Building.

3) New wood deck addition.

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric		wood siding		
Doors	Marvin	Alum. clad wood		
Windows	Marvin	Alum. clad wood		
Roofing	TBD	Metal Roofing		
Fascia/Trim		Wood		
Foundation		n/a		
Shutters		n/a		
Porch/Deck		p.t. wood decking		
Fencing		n/a		
Driveways/Sidewalks		n/a		
Signage				
Other				

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

CERTIFICATION

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

*9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.*

6/13/18
Date

Signature of Applicant

SYLVIE MCCANN
MY COMMISSION # GG38352
EXPIRES: November 12, 2020

STATE OF FLORIDA }
SS
COUNTY OF NASSAU }

Subscribed and sworn to before me this 20 day of June, 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 Bill & Belinda Agricola
(print name of property owner(s))

hereby authorize: Jose Miranda (Miranda Architects)
(print name of agent)

to represent me/us in processing an application for: HDC COA
(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.

Belinda S. Agricola
(Signature of owner)

(Signature of owner)

BELINDA S. AGRICOLA
(Print name of owner)

WILLIAM L. AGRICOLA
(Print name of owner)

NOTARY PUBLIC
ROBIN VAN WORMER
Notary Public, State of Florida
Commission# GG 6529
My comm. expires Sept. 3, 2020

STATE OF FLORIDA
COUNTY OF NASSAU } SS

Subscribed and sworn to before me this 19 (RUN) day of June, 2018.

Robin Van Wormer
Notary Public: Signature

Robin Van Wormer
Printed Name

9/3/2020
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

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

OWNER NAME	AGRICOLA WILLIAM II & BELINDA	PARCEL NUMBER	00-00-31-1800-0126-0100
MAILING ADDRESS	3670 S FLETCHER AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	SINGLE FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	321 6TH ST S	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 126 LOT 10 IN OR 1283/997 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	$96,250
LAND VALUE AGRICULTURAL	$0
TOTAL BUILDING VALUE	$87,093
TOTAL MISC VALUE	$1,682
JUST OR CLASSIFED TOTAL VALUE	$185,025
ASSESSED VALUE	$166,260
EXEMPT VALUE	$0
TAXABLE VALUE	$166,260

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
SINGLE FAM	1,647	1,364	2	2	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
BRICK	0 X 0	240	2006
BRICK	0 X 0	0	0

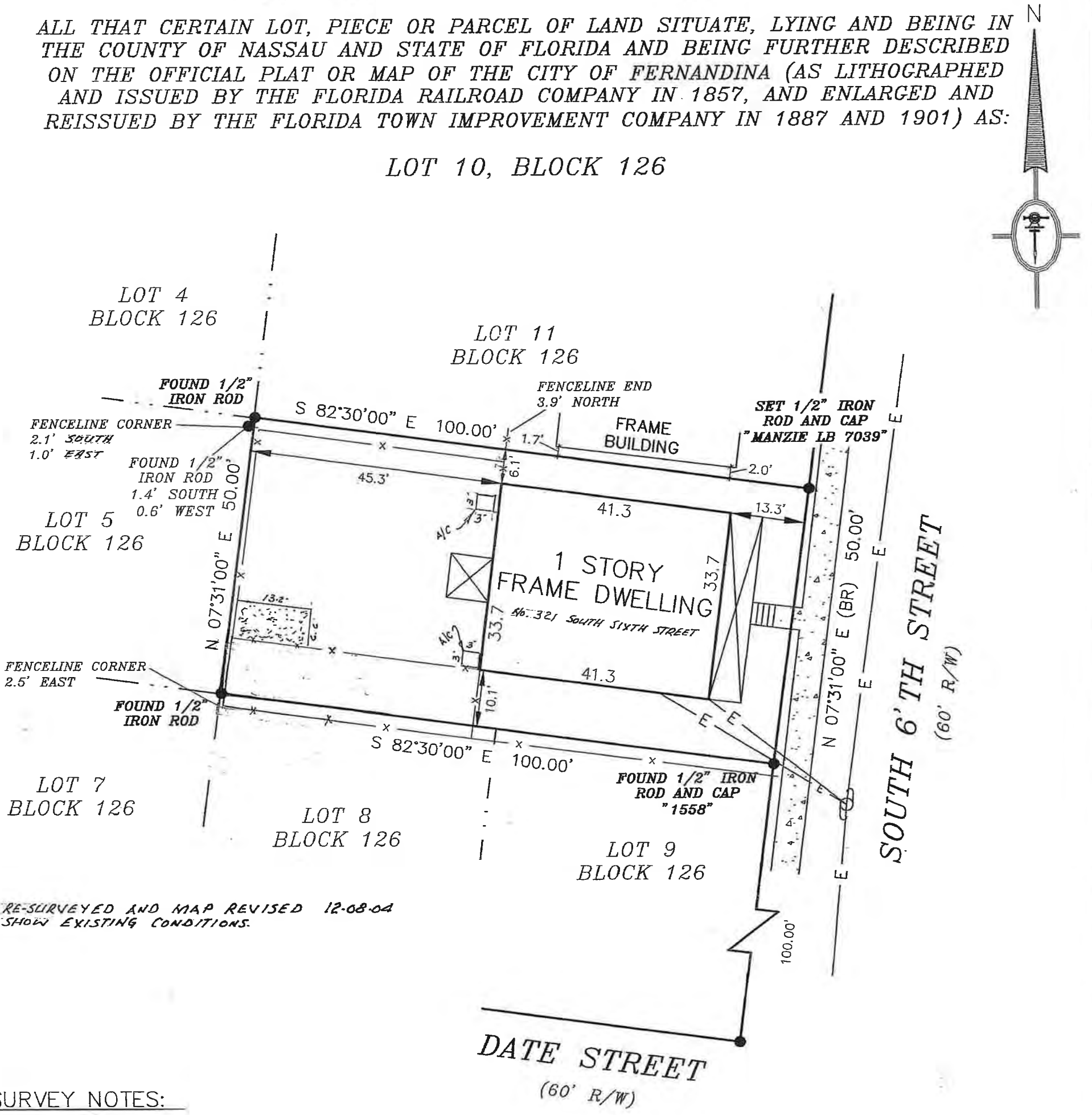
Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
12/23/2004	1283/997	1283/997	270000	WD	Q	Y	PIHLBLAD JAMES E & MARY ANN	AGRICOLA WM L II & BELINDA S
10/01/2001	1010/106	1010/106	75000	WD	Q	Y	ROWE BETTY & TERRY MCCARTHY & BARBARA ROWE	PIHLBLAD JAMES E & MARY ANN
10/01/2001	1010/105	1010/105	100	PR	U	Y	ROWE BETTY P/R FOR EUGENE MCCARTHY ESTATE	ROWE BETTY & BARBARA ROWE & TERRY MCCARTHY
11/13/1991	641/69	641/69	100	PR	U	Y	MCCARTHY EUGENE P/R	MCCARTHY EUGENE

MAP OF BOUNDARY SURVEY

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

LOT 10, BLOCK 126



LOT RE-SURVEYED AND MAP REVISED 12-08-04
TO SHOW EXISTING CONDITIONS.

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.

2) Underground improvements were not located or shown.

3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.

4) Bearings shown hereon are assumed. The bearing reference line is indicated as thus (BR).

5) Fence ownership, if applicable, has not been determined by office. Fences are drawn out of scale in order to accentuate their relationship to the property lines. Fences are not deemed to be encroachments unless ownership is apparent.

6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is informational purposes only and is not valid."

7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120170-0004-E, Dated 5-18-92.

8) Unless otherwise noted Measeured angles and distances are the same as Plat or Deed angles and distances.

CERTIFIED TO:
WILLIAM L. & BELINDA S. AGRICOLA
WELLS FARGO HOME MORTGAGE
ROBERT PETERS, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

LEGEND

B.R.L. = BUILDING RESTRICTION LINE
CALC. = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
℄ = CENTERLINE
CH = CHORD
C.M. = CONCRETE MONUMENT
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
D/F = DRAIN FIELD
—E—E— = AERIAL UTILITY WIRES
EASE. = EASEMENT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
FD. = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
I.R. & C. = IRON ROD W/ PLASTIC CAP
L = LENGTH
MEAS. = MEASURED
N & TT = NAIL & TIN TAB
N & W = NAIL & WASHER
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
B.R. = BEARING REFERENCE
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
OH = BUILDING OVERHANG
P.C.P. = PERMANENT CONTROL POINT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I. = POINT OF INTERSECTION
R = RADIUS
R/W = RIGHT-OF-WAY
P.I.N. = PARCEL IDENTIFICATION NUMBER
S/T = SEPTIC TANK
U.E. = UTILITY EASEMENT
Δ = CENTRAL ANGLE
-x-x- = CHAIN LINK FENCE
W = WELL
= CONCRETE FLATWORK
= WOOD POWER POLE

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

BY: Michael O. Manzie

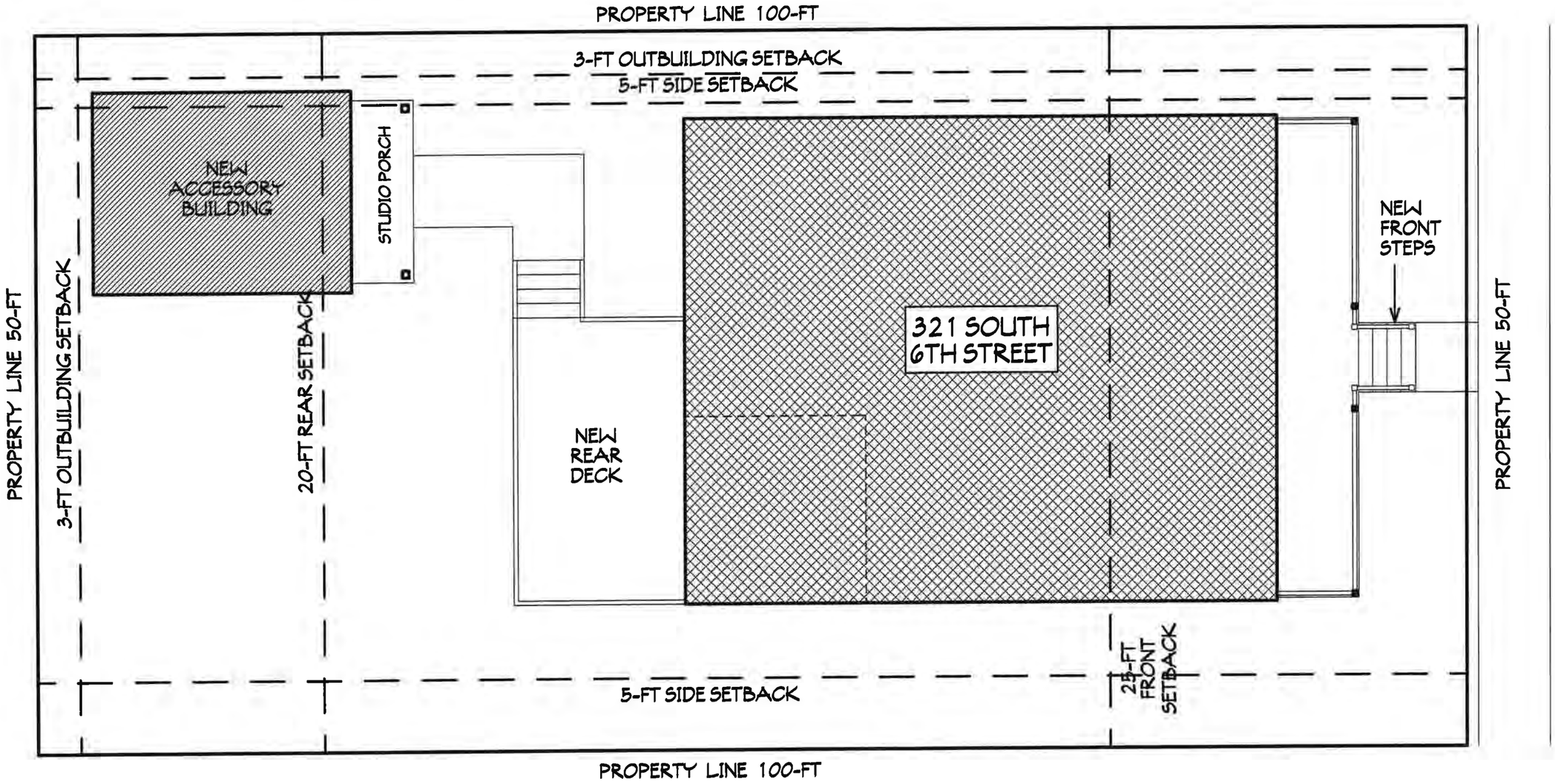
☒ MICHAEL A. MANZIE, P.L.S. 4069
☐ VERNON N. DRAKE, P.L.S. 1558
☐ FRANK L. BOWEN, P.S.M. 2477

MANZIE & DRAKE LAND SURVEYING

1853 South Eighth Street, Suite 1, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

SCALE: 1"=20'
DATE: 9-19-01
FILE NO: A-415
JOB NO: 14466
F.B. NO: X-147
PAGE NO: 75

14466-SUR FILE NO: A-415



PRELIMINARY SITE PLAN

1/8"=1'-0"

SOUTH 6TH STREET

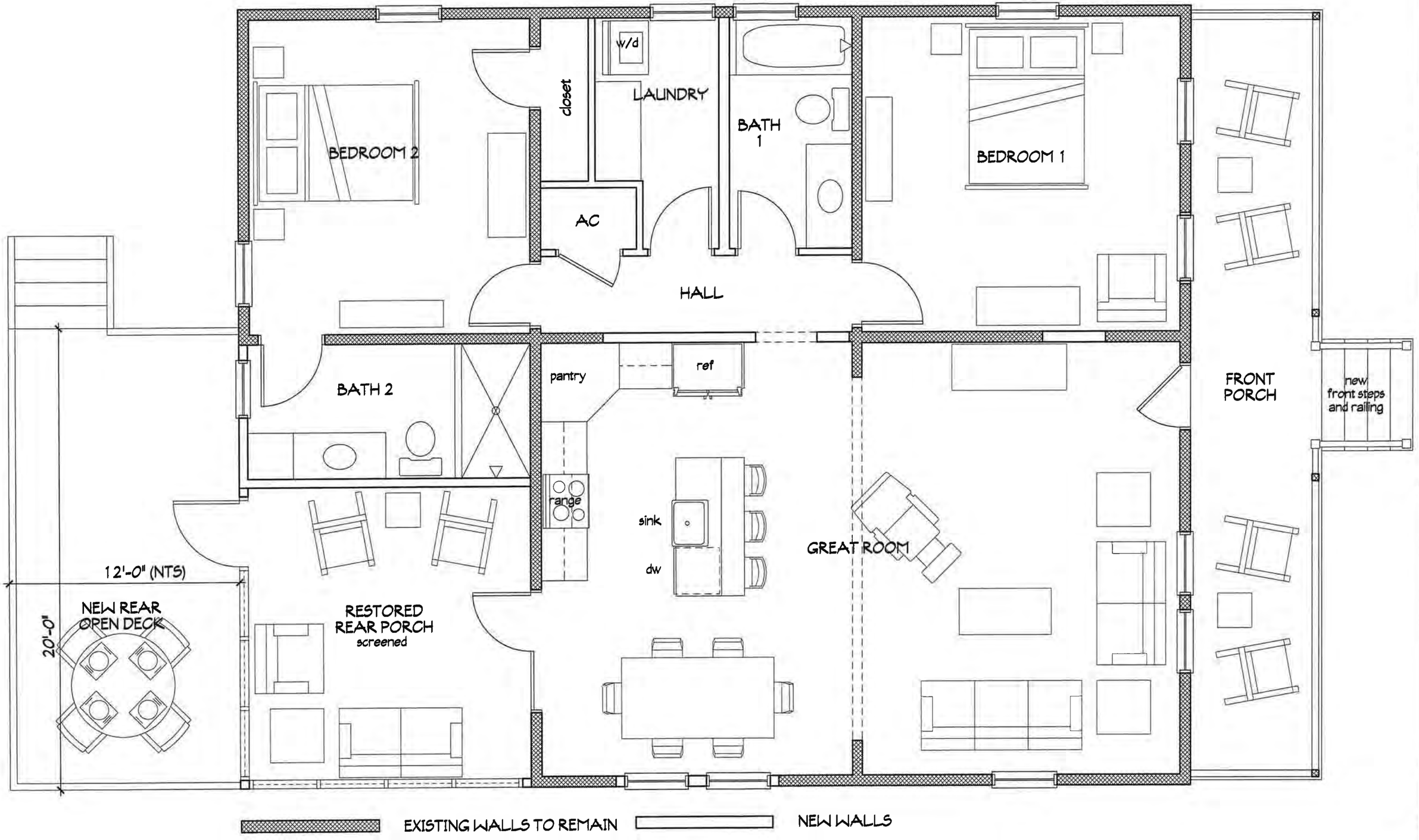
MIRANDA ARCHITECTS
320 1/2 CENTRE STREET, SUITE 200
FERNANDINA BEACH, FL 32034
904.261.4599 TEL

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY SITE PLAN

06-11-18

P1



PRELIMINARY FLOOR PLAN 1/4"=1'-0"

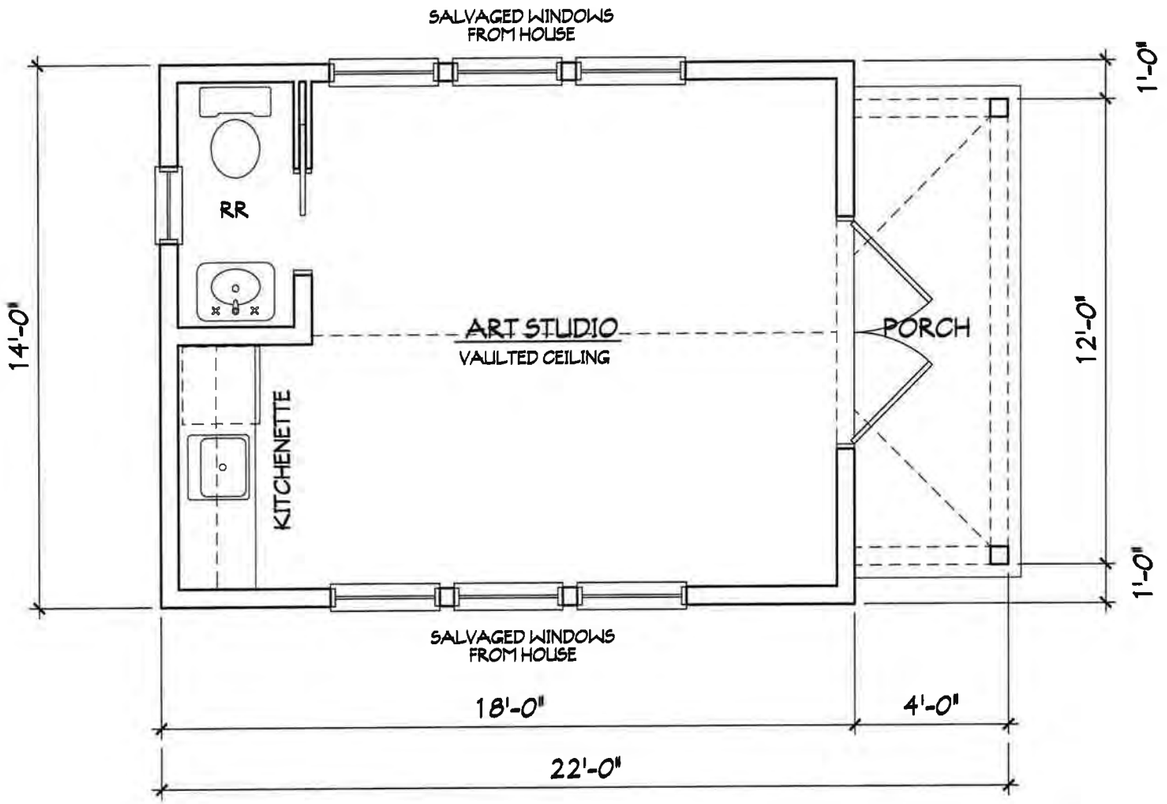
MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY FLOOR PLAN

06-11-18

P2



PRELIMINARY ART STUDIO FLOOR PLAN

1/4"=1'-0"

MIRANDA ARCHITECTS
300 1/2 CENTRE STREET, SUITE 209
FERNANDINA BEACH, FL 32034
904.261.4596 TEL

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY ART STUDIO PLAN

06-11-18

P3

PRELIMINARY EAST ELEVATION

1/4"=1'-0"

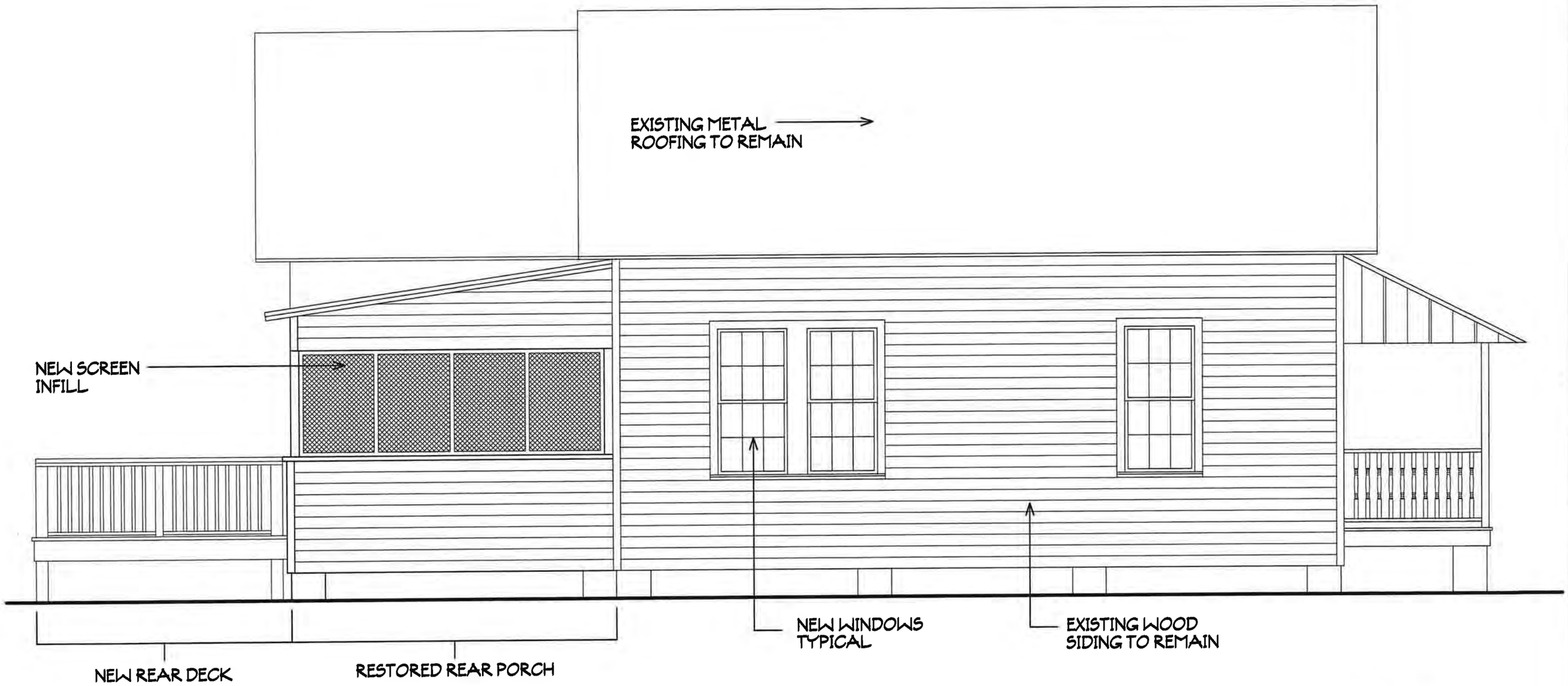
MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 209
FERNANDINA BEACH, FL 32034
904.261.4880 TEL
MIRANDA

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY EAST ELEVATION

06-11-18

P4



PRELIMINARY SOUTH ELEVATION

1/4"=1'-0"

MIRANDA ARCHITECTS
200 1/2 CENTRE STREET, SUITE 200
FERNANDINA BEACH, FL 32034
904.261.4380 TEL

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY SOUTH ELEVATION

06-11-18

P5

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

MIRANDA ARCHITECTS
320 1/2 CENTRE STREET, SUITE 209
FERNANDINA BEACH, FL 32034
904.206.4599 TEL

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY WEST ELEVATION

06-11-18

P6

PRELIMINARY NORTH ELEVATION

1/4"=1'-0"

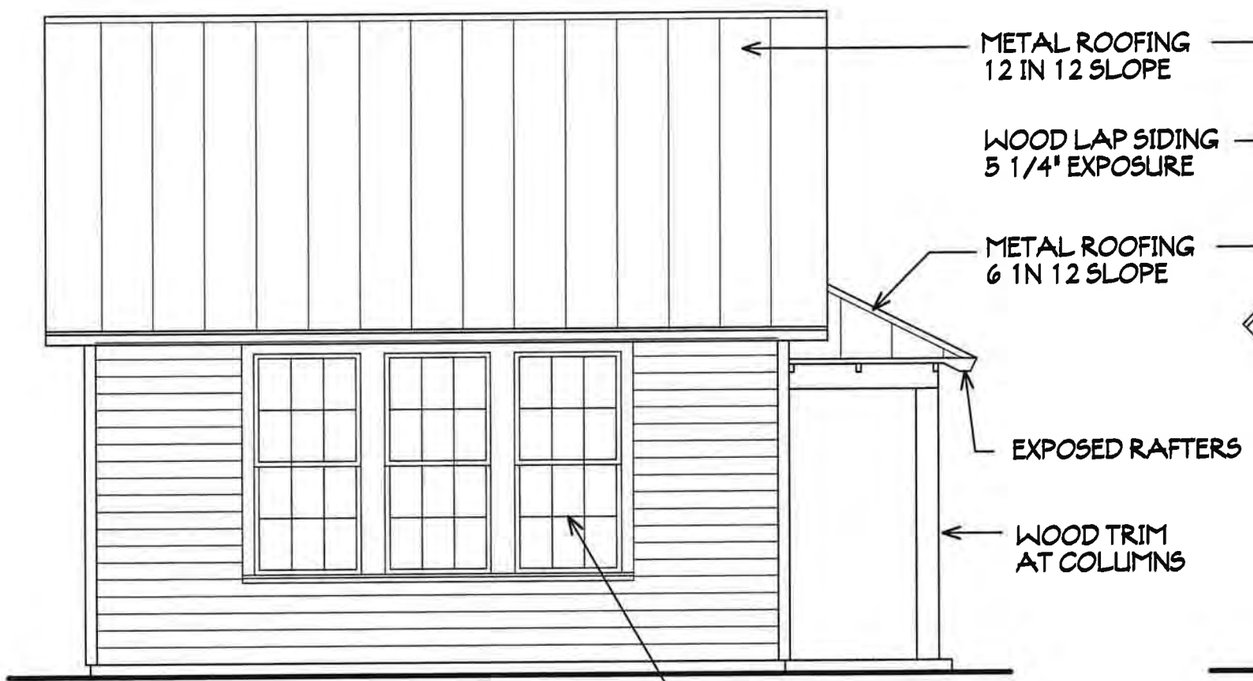
MIRANDA ARCHITECTS
320 1/2 CENTRE STREET, SUITE 200
FERNANDINA BEACH, FL 32034
904.261.4586 TEL

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

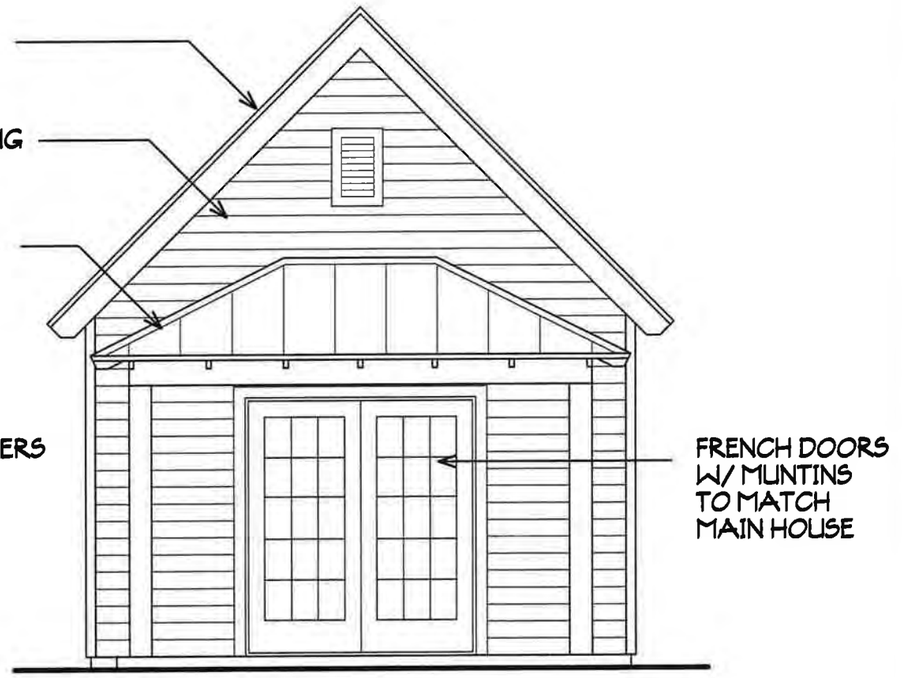
PRELIMINARY NORTH ELEVATION

06-11-18

P7



SOUTH ELEVATION



EAST ELEVATION

PRELIMINARY ART STUDIO ELEVATIONS

1/4"=1'-0"

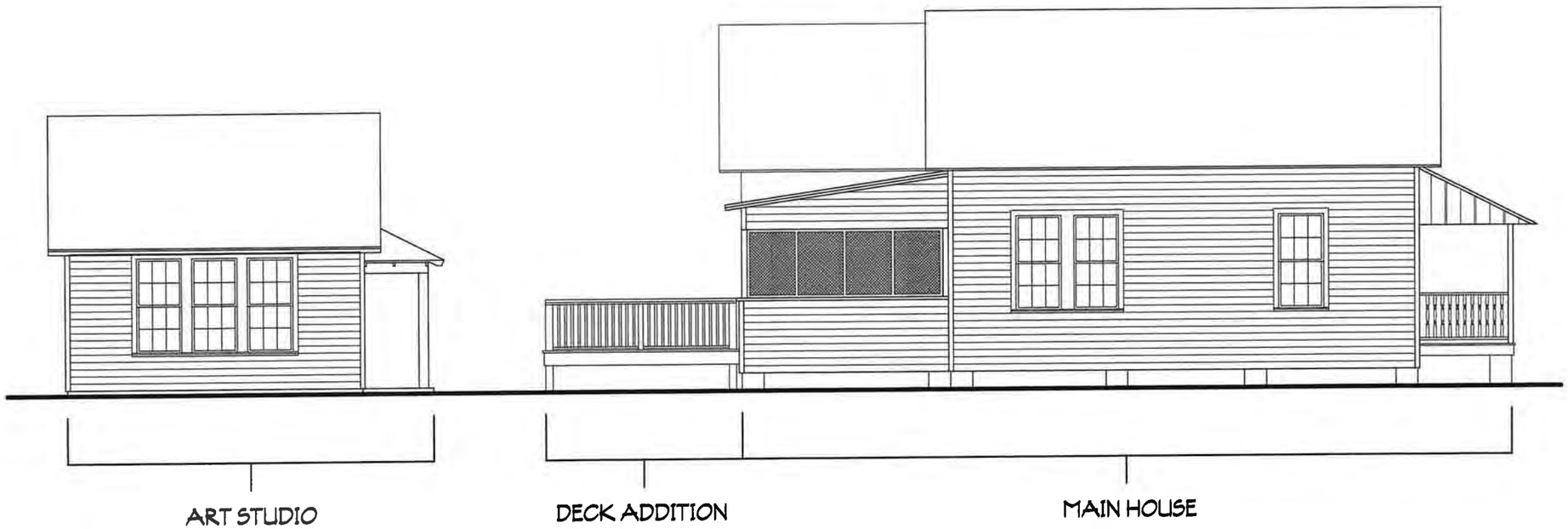
MIRANDA ARCHITECTS
300 1/2 CENTRE STREET, SUITE 209
FERNANDINA BEACH, FL 32034
904.261.4599 TEL

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY STUDIO ELEVATIONS

06-11-18

P8



PRELIMINARY SOUTH ELEVATION

1/8"=1'-0"

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4596 TEL
MIRANDA

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY SOUTH ELEVATION

06-11-18

P9

HDC 2018-32

EXHIBIT 2

FL Master Site File #8NA0407

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #s NA00407
Recorder # 323
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 321 South 6th St
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
321	South	6th	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach
In Current City Limits? YES
County Nassau
Tax Parcel #(s)
Subdivision Name
Block
Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date >> FERNANDINA BEACH;2003
Township:
Range:
Section:
1/4 section:
>> 3N ;28E ;23;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Clapboard
Other Exterior Fabric(s)
Roof Type(s) >> Pyramid
Other Roof Type(s)
Roof Material(s) >> Sheet metal:3V crimp
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Shed extension
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) south slope

HISTORICAL STRUCTURE FORM

8NA00407

DESCRIPTION (continued)

Window Descriptions 6/6

Main Entrance Description (stylistic details)

Porches: #open 1 #closed ____ #incised ____ Location(s) east

Porch Roof Types(s) hip

Exterior Ornament ____

Interior Plan ____ Other Interior Plan ____

Condition Good

Structure Surroundings

Commercial: ____ Residential: MOSTly this category

Institutional: ____ Undeveloped: ____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) ____

HISTORY

Construction year 1900

Architect (last name first): ____ Builder (last name first): ____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use ____ Year Use Started ____ Year Use Ended ____ >> Private residence;1900;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods ____ >> FL Master Site File-Cultural Resources

Other research methods ____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? ____ Name of Local Register if Eligible ____

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00407

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer:

Computer Entry Date: 6/6/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00407-200703

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Clapboard

> **Roof types:**
Pyramid
Gable

> **Roof materials:**
Sheet metal;3V crimp

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

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

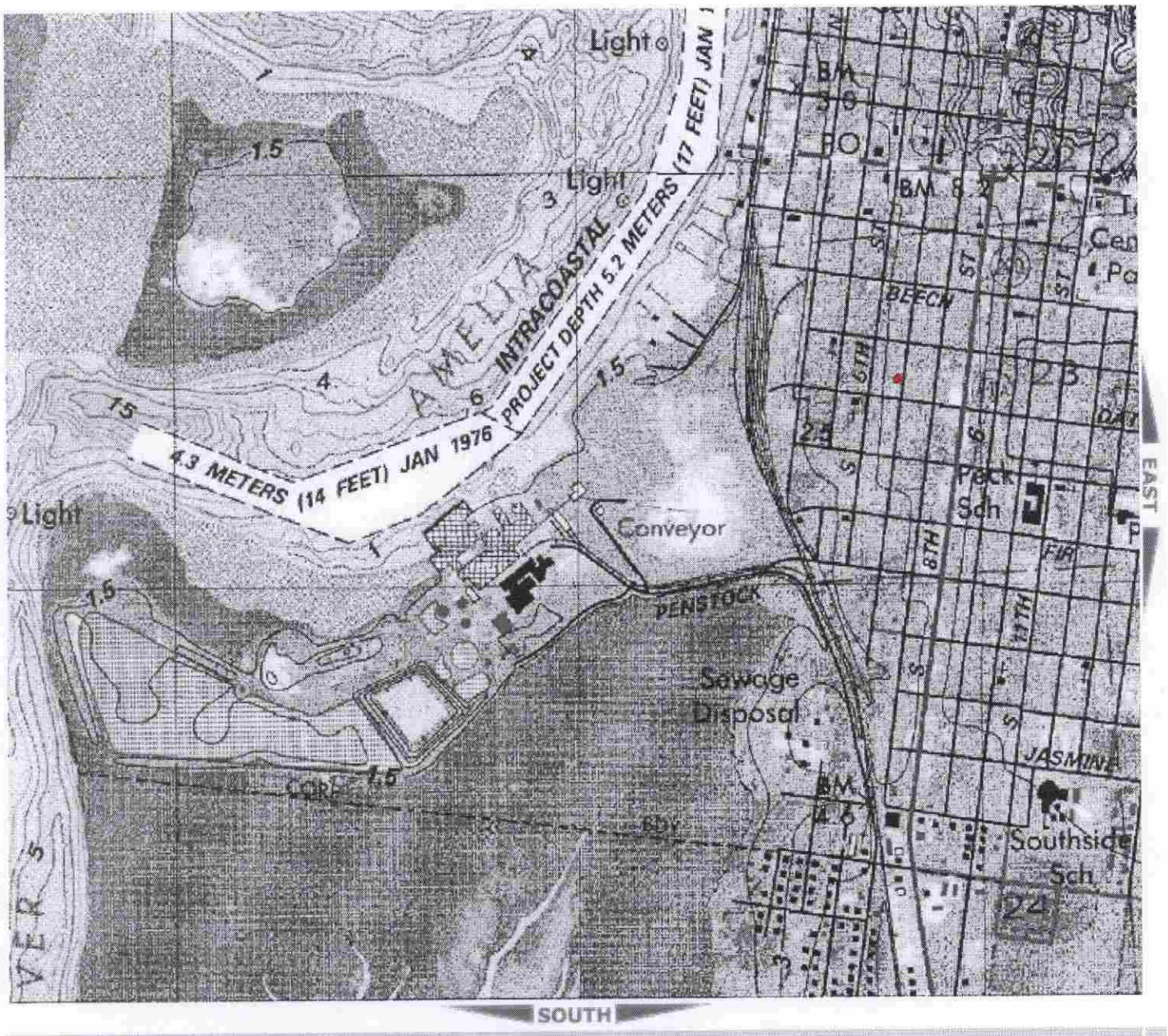
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

> **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**


Light
Light
Light
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS (17 FEET) JAN
4.3 METERS (14 FEET) JAN 1976
Conveyor
PENSTOCK
Sewage
Disposal
Cable
BM
BM
BM
BEECH
FIR
JASMINE
Peck
Sch
Southside
Sch
24
23
25
EAST
SOUTH
1.5
1.5
1.5
1.5
1.5
1.5
1
1
1
3
4
6
5
5
5

NA407

323

323

NA407

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0126-0100
GIS CALCULATED ACREAGE	0.12
Property Use	MULTI-FAMI
Land Use	MULTI-FAM
OWNERSHIP INFORMATION	
Name	AGRICOLA WILLIAM II & BELINDA
Mailing Address	3670 SOUTH FLETCHER AVE FERNANDINA BEACH, FL 32034
Situs/Physical Address	321 SOUTH 6TH ST A&B
2006 PROPOSED VALUES	
Land Value	75,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8NA407

SITE NAME: 321 S. 6th St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 321 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 126 10
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME: Joyner, Pauline
ADDRESS: 321 S. 6th St.
ADDRESS: Fernandina Beach, FL 32034
TYPE OF OWNERSHIP: private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+ 1903
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

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

THREATS TO SITE: Check one or more

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

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 141

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story end, 4-bay, access E, 3rd bay; hip roof;
chamfered posts
ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: center: lateral slope

WINDOW TYPE: DHS, 6/6, wood; paired

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

321 S. 6th St. is located within a subdivision known as the City of Fernandina. The subvision was layed-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1903, it is a one-story frame vernacular residential building. It is noteworthy for its duplex configuration. It has been significantly altered by the joining of two houses side by side.

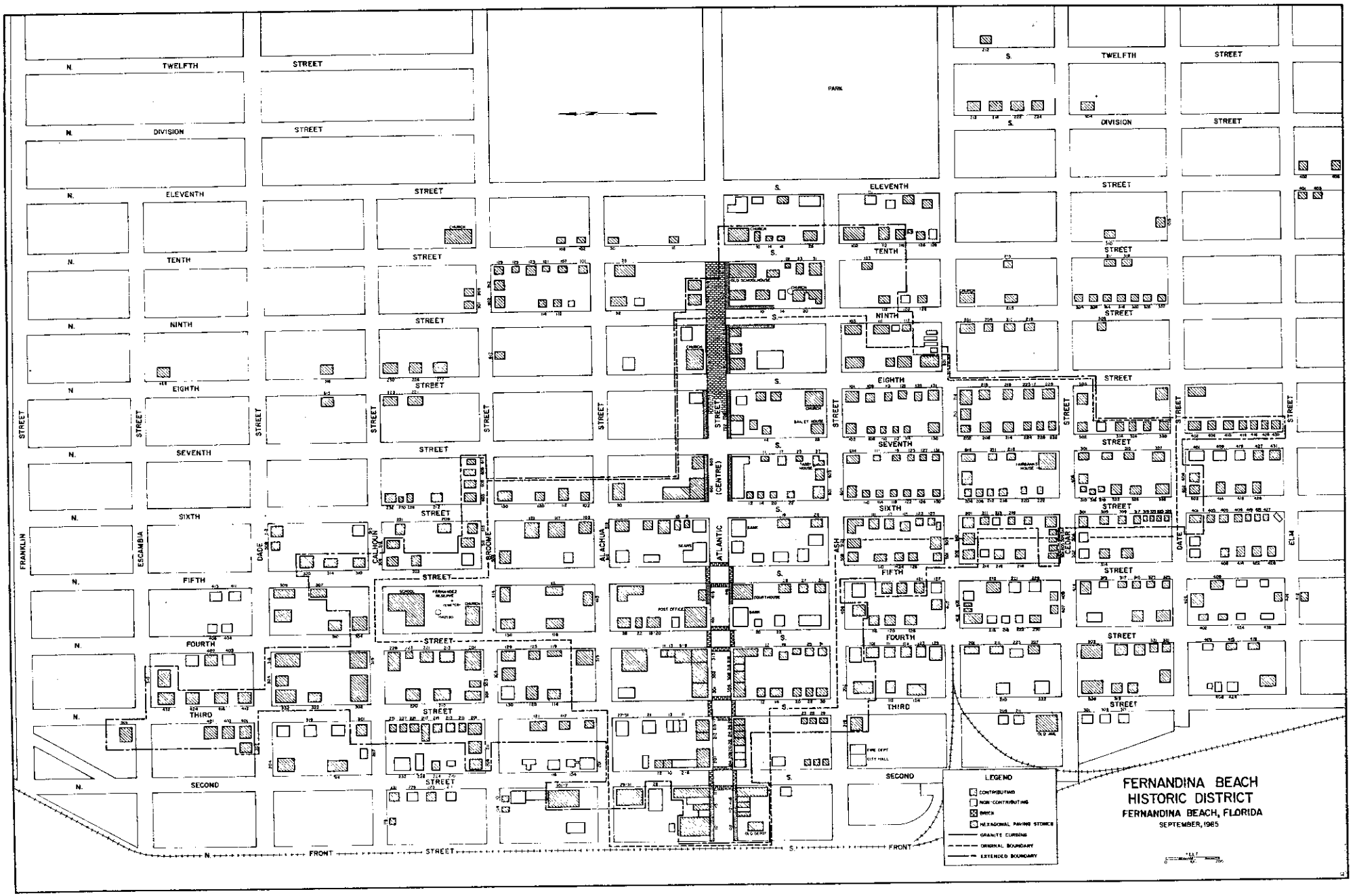

FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
PARK
TWELFTH STREET
DIVISION STREET
ELEVENTH STREET
TENTH STREET
NINTH STREET
EIGHTH STREET
SEVENTH STREET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

Figure 24

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-46 AMENDMENT
APRIL 18, 2019

Owner/Applicant:	Gary A. & Phyllis M. Pongetti				
Property Address:	1102 White Street				
Requested action:	Amendment to a previously approved Certificate of Approval (COA) to alter roof form.				
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-1		
	South	Vacant	OT-1		
	East	Vacant	OT-1		
	West	Vacant	OT-1		

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is requesting an amendment to a previously approved COA.

HDC 2018-46 was granted a Certificate of Approval (COA) on November 15, 2018 to construct a 1-story primary structure and detached accessory structure.

The proposed amendment includes the removal of the gable on the left and right elevations and the addition of a cupola.

This parcel consists of two media peonia (lots 11 & 12).

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

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

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

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:

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

8.01.01.02 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:

The original application included a gabled roof on the left and right elevations, with a peach colored anchor serving as the indicator of the mid-block corridor.

The proposed amendment includes the removal of these gables, eliminating the vaulted ceilings, which were found to be incompatible with the framing. The addition of a cupola will replace the anchor, and serve as an architectural indication of the mid-block dimension.

Other Notes –

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

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of Amendment to HDC 2018-46

MOTION TO CONSIDER:

I move to **approve or deny** the amendment to HDC case number 2018-46 **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 the amendment to HDC case 2018-46, 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 conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Amendment to HDC 2018-46 Application**

EXHIBIT 2 **Amended Site Plan**

EXHIBIT 3 **HDC 2018-46 Agenda Packet(dated 11/15/18)**

Respectfully Submitted,

Samantha N. Rogic
Planning Technician

Reviewed by:

Salvatore J. Cumella
Historic Preservation Planner

OFFICE USE ONLY
REC'D: 3/20/19 BY: SJC
PAYMENT: $ _____ TYPE _____
APPLICATION #: _____
HDC CASE #: 2018-46
APPLICATION COMPLETE: Y____ N____
PRE-CONFRENCE: Y____ N____ DATE _____

BOARD MEETING DATE: Apr. 18, 2019
PLANNER: _____ DATE: _____
____ APPROVED ____ DENIED

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

PLANNING DEPT. MAR 20 2019

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

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: 1102 White Street, Fernandina Beach, FL 32034
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1580-0016-0110
Zoning District: _____ Lot / Block Number (optional) 11 & 12 /16

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	Gary A. & Phyllis M. Pongetti
Company (if applicable)	
Street Address	128 Cypress Ct.
City State Zip	Canton, GA 30115
Telephone Number	770-203-9174
Email Address	phylponge@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	
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.

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.

Amend COA HDC 2018-46 to straight roof line (removing gables) to remove vaulted ceiling in LR & Kitchen
Also remove Donald Skipper, agent from COA
Adding Cupola to roof.

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

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.*

3-19-19
Date

Phyllis M. Pongo
Signature of Applicant

NICOLE MARIE MARALDO
MY COMMISSION EXPIRES
AUG. 17, 2019
CHEROKEE CO., GEORGIA
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 19th day of March, 2019.

Nicole Marie Maraldo
Notary Public Signature

Nicole Marie Maraldo
Printed Name

08/17/2019
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 Gary A. & Phyllis M. Pongetti
(print name of property owner(s))

hereby authorize: Alan Cain
(print name of agent)

to represent me/us in processing an application for: all permits at 1102 White St.
(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)

Gary A. Pongetti
(Print name of owner)

Phyllis M. Pongetti
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

NICOLE MARIE MARALDO ★ NOTARY PUBLIC ★ CHEROKEE CO., GEORGIA ★ MY COMMISSION EXPIRES AUG. 17, 2019

Subscribed and sworn to before me this 19th day of March, 2019.

Nicole Marie Maraldo
Notary Public: Signature

Nicole Marie Maraldo
Printed Name

08/17/2019
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

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:
Donald Skipper, agent
Gary & Phyllis Pongetti
1102 White Street
Fernandina Beach, FL
32034

FOR: HDC 2018-46

Certificate of Approval (COA) to construct a 1-story, 1,311 square foot primary structure and a 450 square foot detached accessory structure.

DATE ISSUED:
November 15, 2018

DATE EXPIRES:
November 15, 2019

Salvatore Cumella,
Historic Preservation Planner
On Behalf of the Historic District Council

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.

CONSTRUCTION NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS
3. 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.
4. 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 INCONSTANCIES 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
5. IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
6. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
7. THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
8. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER
9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING
10. ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
11. ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
12. 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 DROPS/SPLATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES
13. ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
14. THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT.
15. ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS

CONSTRUCTION NOTES:

1. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES
2. ALL STUD WALLS DIMENSIONS ARE 3-½", 5-½", OR 7-¼" (U.O.N)
3. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (U.O.N)
4. REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS
5. ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. ¼" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
6. ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
7. 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
8. ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
9. WATER RESISTANCE ½" CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS
10. 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.
11. CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION
12. ALL WALL STUD SHALL BE SPF#2 SPACED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
13. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
2. ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
3. ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
4. ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
5. SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%
6. CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION
7. VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS
8. STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
9. ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014, (8TH EDITION)
2. 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.
3. OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U.I APPROVED PLASTIC.
4. 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.
5. SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
6. ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
7. 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.
8. 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.
9. 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.
10. PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

ROOF NOTES:

1. ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9
2. ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
3. ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
4. ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 6" O.C FIELD
5. 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.
6. 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 ID 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
7. 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
8. 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.
9. 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

PONGETTI RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER

(SEE PERMIT APPLICATION)

PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.(P.E.)

PROJECT ADDRESS

1102 WHITE 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 WAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ALL REQUIREMENTS OF SECTION 1609 OF THE 2017 FLORIDA BUILDING CODE

PROJECT INFO

* CONDITIONED SPACED -	1,311 sq.ft.
* UNCONDITIONED SPACE -	0 sq.ft.
* UNENCLOSED SPACE -	476 sq.ft.
* LOT SIZE (ACRE) -	
* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	1

PLAN INDEX

COVER SHEET / PROJECT INFORMATION	C1.0
HOUSE ELEVATIONS	B2.0
FOUNDATION PLAN	B3.0
FRAMING PLAN	B4.0
ELECTRIC PLAN	B5.0
ROOF PLAN	B6.0
STRUCTURAL DETAILS	D7.0
FLASHING DETAILS	D7.1

HDC 2018-46
Amended Plans

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C1.0

SHEET # (1)OF (8)
PROJECT NAME: PONGETTI
PROJECT #: 18.06.10
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: ¼"=1'-0"
DATE: 03.07.19

DOWNS
DRAFTING & DESIGN LLC
1020 Little Brook Ct.
Jacksonville, FL. 32218
(904)536-0857
downsdraftinganddesign@gmail.com

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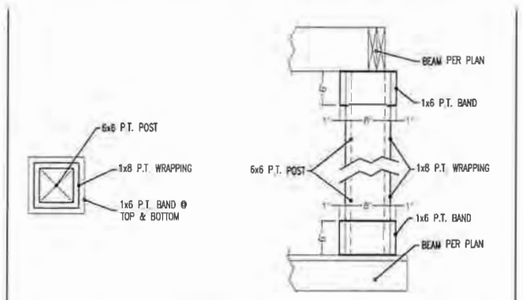
OWNER/ BUILDER
PONGETTI RESIDENCE

PROJECT ADDRESS
1102 WHITE 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

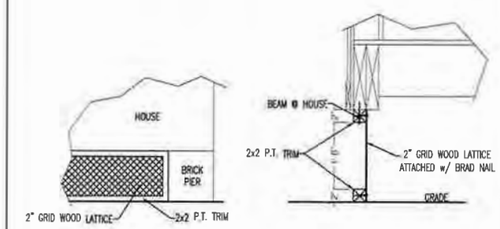
03.07.19
ENGINEER OF RECORD



PLAN ELEVATION

POST TRIM DETAIL

N.T.S.

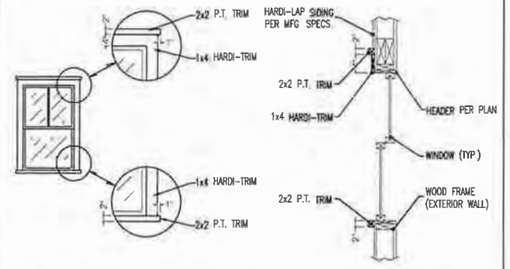


2x2 P.T. TRIM ATTACHED TO WOOD w/ 8d COMMON NAILS
ATTACH TO PIER w/ ⅜"x2.5" TAPCONS

FRONT SIDE

LATTICE DETAIL

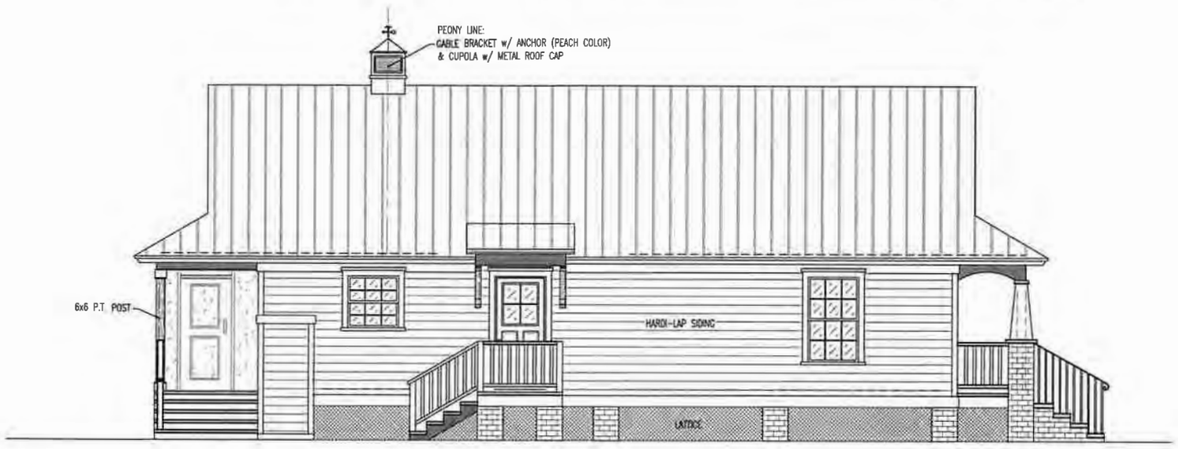
N.T.S.



FRONT SIDE

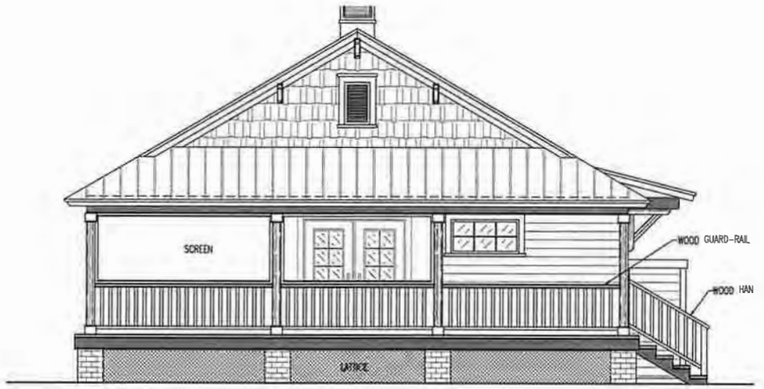
WINDOW/DOOR TRIM DETAIL

N.T.S.



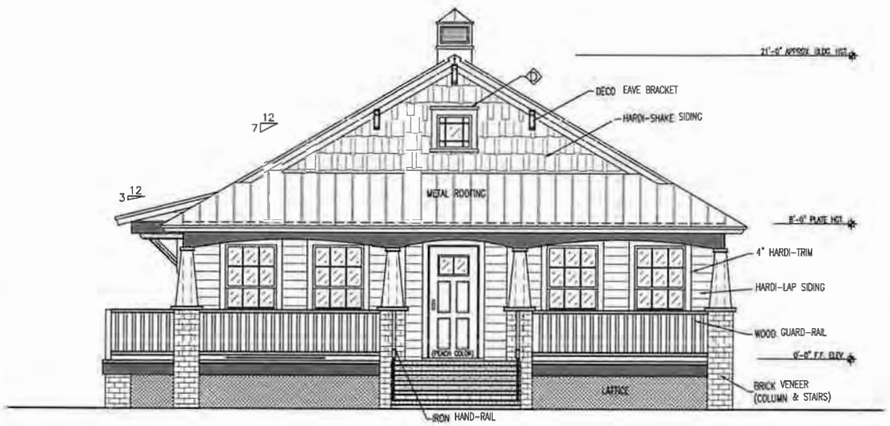
LEFT ELEVATION

SCALE: ¼"=1'



REAR ELEVATION

SCALE: ¼"=1'



FRONT ELEVATION

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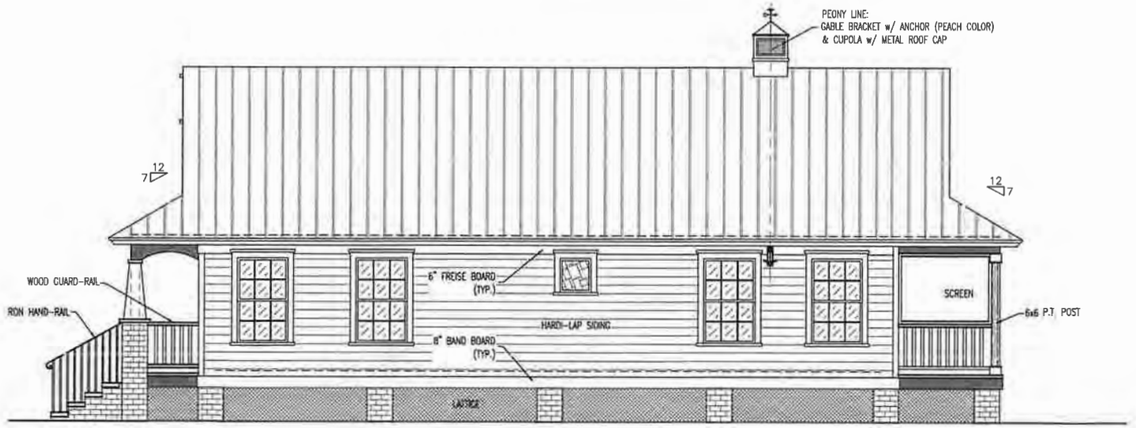

RIGHT ELEVATION

SCALE: ¼"=1'

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B2.0

SHEET # (2) OF (8)
PROJECT NAME: PONGETTI
PROJECT #: 18.08.10
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: ¼"=1'-0"
DATE: 03.07.19

1020 Little Brook Cr.
Jacksonville, FL 32218
DOWNS DRAFTING & DESIGN LLC
(904)536-0857
downsdraftingandesign@gmail.com

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OWNER / BUILDER

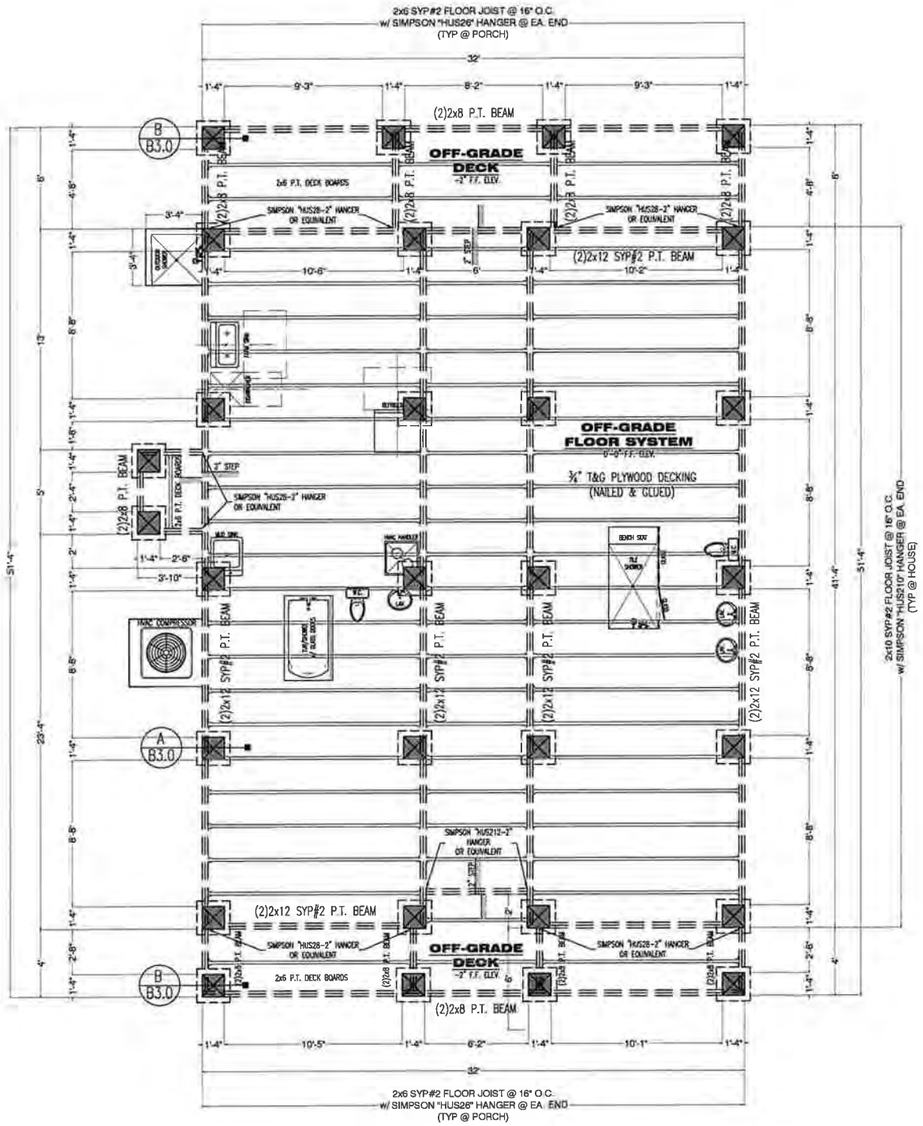
PONGETTI RESIDENCE

PROJECT ADDRESS

1102 WHITE ST. FERNANDINA BEACH, FL. 32034

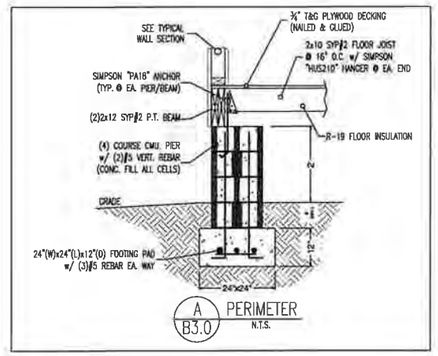
MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
PHONE: (904)721-7676
FAX: (904)721-7685

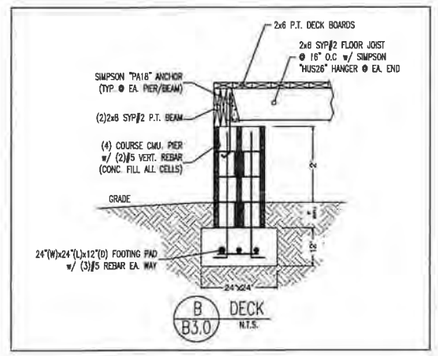
03.07.19
ENGINEER OF RECORD



FOUNDATION PLAN

SCALE: ¼"=1'





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B3.0

SHEET # (3) OF (9)
PROJECT NAME: **PONGETTI**

PROJECT #:	19.06.10
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¼"=1'-0"
DATE:	03.07.19

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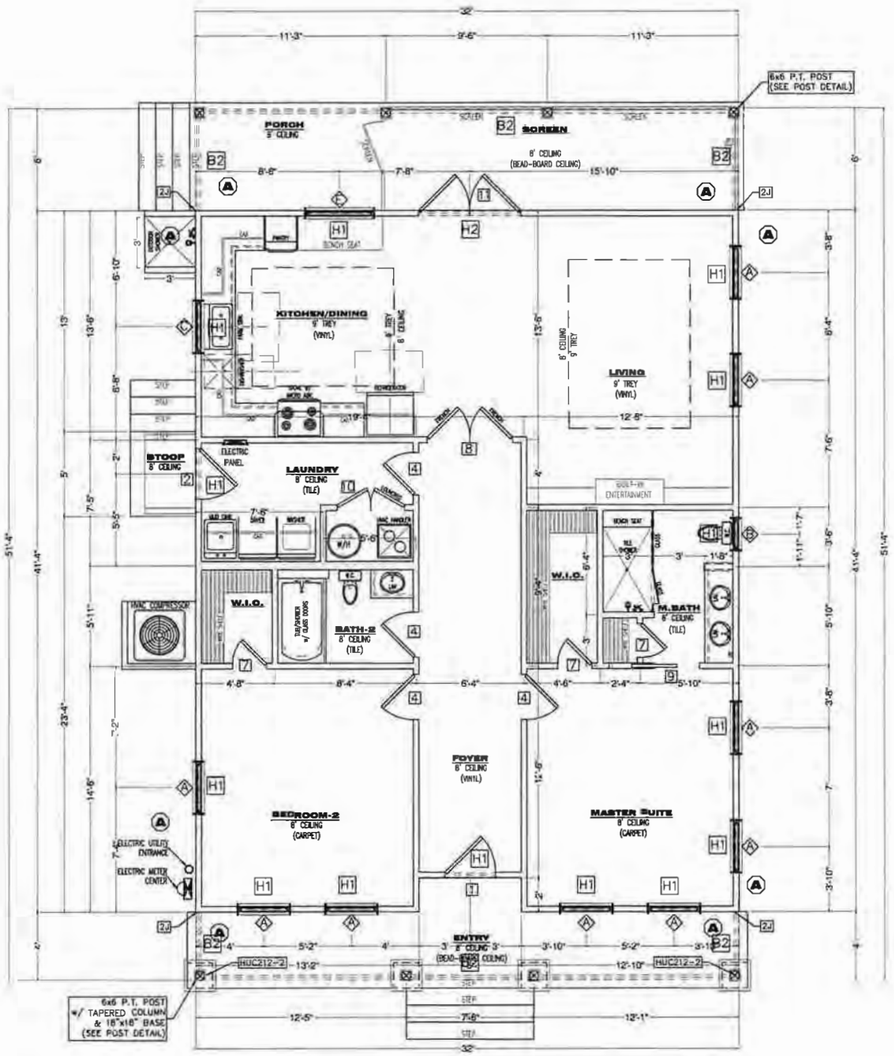

1st LEVEL FRAMING PLAN

SCALE: ¼" = 1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,311 sq.ft.
ENTRY	UNENCLOSED	204 sq.ft.
PORCH	UNENCLOSED	256 sq.ft.
PORCH	UNENCLOSED	16 sq.ft.
TOTAL A/C		1,311 sq.ft.
TOTAL SQ.FT.		1,787 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
	3050	36"x60"	SINGLE HUNG
	11020	22"x24"	FIXED GLASS (CUSTOM PER OWNER)
	3030	36"x36"	SINGLE HUNG
	2020	24"x24"	FIXED GLASS
	4020	48"x24"	CASEMENT

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
1	3068	36"x80"	SOLID CORE EXT. (¼ LIGHT)
2	3068	36"x80"	SOLID CORE EXT. (¾ LIGHT)
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	(2)2668	60"x80"	SOLID CORE INTERIOR UNIT (w/8" TRANSUM)
9	2668	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)
10	(2)2068	48"x80"	SOLID CORE INTERIOR UNIT
11	(2)3068	72"x80"	SOLID CORE EXT. (¾ LIGHT)

WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DISCRIPTION
	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	DISCRIPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(2) 2x10	SOUTHERN YELLOW PINE #2

* STRAP EACH END OF BEAM WITH SIMPSON "LSTA24" 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	DISCRIPTION
H1	(2) 2x6	SOUTHERN YELLOW PINE #2
H2	(2) 2x8	SOUTHERN YELLOW PINE #2
H3	(2) 2x10	SOUTHERN YELLOW PINE #2
H4	(2) 2x12	SOUTHERN YELLOW PINE #2
H5	(3) 2x6	SOUTHERN YELLOW PINE #2
L1	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "LSTA24" 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.	⅞" OSB (MIN) –BLOCKED–	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	⅞" OSB (MIN) –BLOCKED–	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	⅞" 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 AN ETHAFOM NAIL
* 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 ½" x 6" EPOXY GROUTED BOLTS
* INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

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B4.0

SHEET # (4) OF (8)
PROJECT NAME: PONGETTI

PROJECT #	18.06.10
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¼"=1'-0"
DATE:	03.07.19

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

1102 WHITE 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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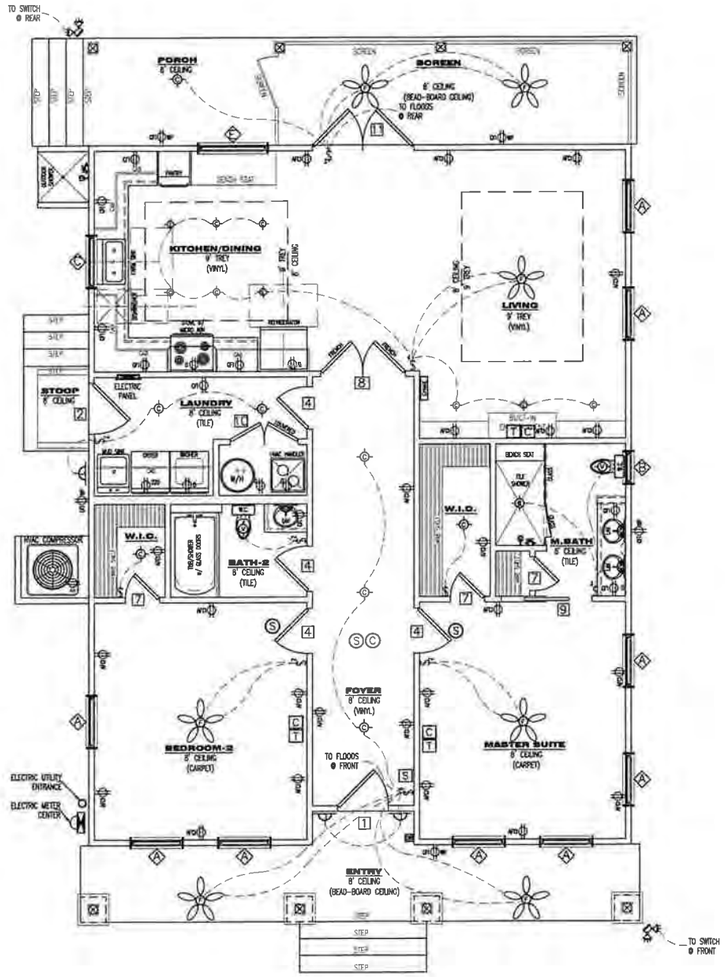
03.07.19
ENGINEER OF RECORD



1st LEVEL ELECTRICAL PLAN

SCALE: ¼"=1'

SQUARE FOOTAGE

AREA	TYPE	FOOTAGE
1st FL. LIVING	CONDITIONED	1,311 sq.ft.
ENTRY	UNENCLOSED	204 sq.ft.
PORCH	UNENCLOSED	256 sq.ft.
PORCH	UNENCLOSED	16 sq.ft.
TOTAL A/C		1,311 sq.ft.
TOTAL SQ.FT.		1,787 sq.ft.

WINDOW SCHEDULE

SYMBOL	SIZE	DIMENSION	DESCRIPTION
A	3050	36"x60"	SINGLE HUNG
B	11020	22"x24"	FIXED GLASS (CUSTOM PER OWNER)
C	3030	36"x36"	SINGLE HUNG
D	2020	24"x24"	FIXED GLASS
E	4020	48"x24"	CASEMENT

DOOR SCHEDULE

SYMBOL	SIZE	DIMENSION	DESCRIPTION
1	3068	36"x80"	SOLID CORE EXT. (¾ LIGHT)
2	3068	36"x80"	SOLID CORE EXT. (¾ LIGHT)
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	(2)2668	60"x80"	SOLID CORE INTERIOR UNIT (w/6" TRANSUM)
9	2868	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)
10	(2)2068	48"x80"	SOLID CORE INTERIOR UNIT
11	(2)3068	72"x80"	SOLID CORE EXT. (¾ LIGHT)

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
AFCI	110 – ARC FAULT INTERRUPTER OUTLET
GFCI	110 – GROUND FAULT INTERRUPTER OUTLET
GFCI WP	110 – WATER PROOF GFI OUTLET
FO	110 – FLOOR OUTLET (RECESSED)
D	110 – DEDICATED OUTLET
S	SINGLE POLE SWITCH
S3	MULTIPLE POLE SWITCH
S4	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
HC	HEAT LIGHTING
S	SMOKE DETECTOR (CEILING MOUNT)
C	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
C	CABLE OUTLET
T	TELEPHONE/DATA OUTLET
S	SECURITY PANEL
DBC	DOOR BELL CHIME
DB	DOOR BELL
	CEILING HUNG FAN W/ LIGHT (REMOTE)

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014.
2. ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
3. ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
4. ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
5. CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER.
6. 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES

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B5.0

SHEET # (5) OF (8)
PROJECT NAME: **PONGETTI**
PROJECT # 18.08.10
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: ¼"=1'-0"
DATE: 03.07.19

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

1102 WHITE ST.
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PHONE: (904)721-7676
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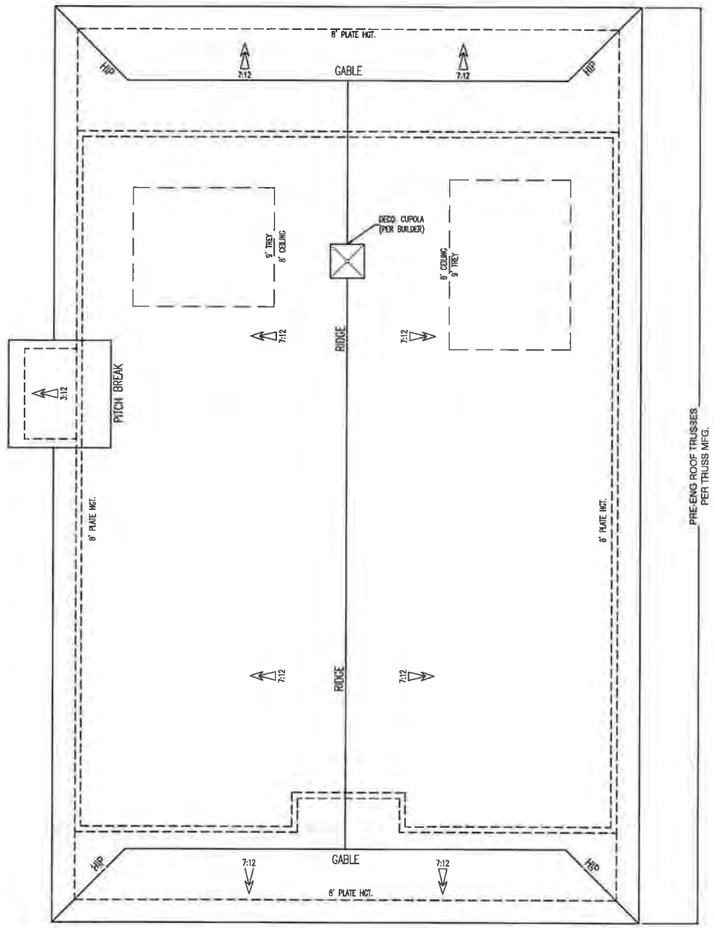
03.07.19
ENGINEER OF RECORD



ROOF PLAN

SCALE: ¼"=1'

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: 7/16" A.P.A. RATED OSB SHEATHING (MIN.)

NAIL PATTERN: 8d RING-SHANK NAILS SPACED
6" O.C @ EDGE & 6" O.C @ FIELD

ROOF PLATE: 8'-0"

ROOF EAVE: 16" (TYP.)
12" @ CABLE

SOFFIT MATERIAL: VINYL SOFFIT (VENTED)
VINYL FASCIA w/
METAL DRIP EDGE

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 1,787 / 300 = 5.95 SQ.FT. (TOTAL VENTILATION) /2
= 2.97 SQ.FT. (UPPER ROOF) & 2.97 SQ.FT (SOFFIT)

-EACH ROOF VENT WILL VENTILATE (2)SQ.FT. = (2) ROOF 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

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B6.0
SHEET # (6) OF (6)
PROJECT NAME: PONGETTI

PROJECT #:	18.06.10
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¼"=1'-0"
DATE:	03.07.19

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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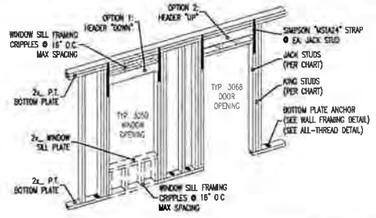
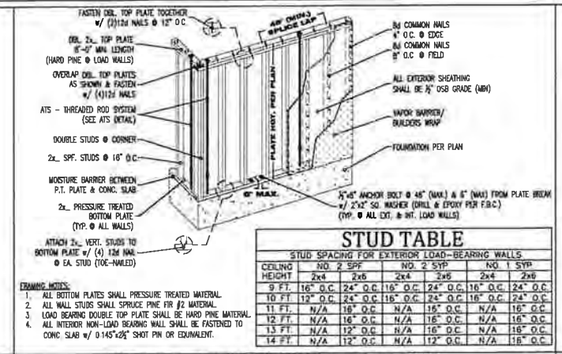
03.07.19
ENGINEER OF RECORD



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

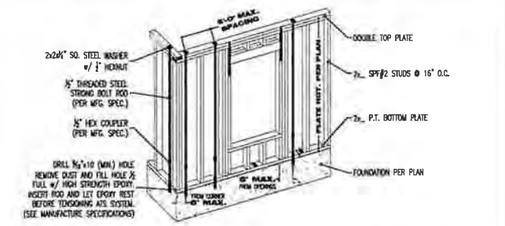
HEADER DETAIL N.T.S



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/ 0.145"x3½" SHOT PIN OR EQUIVALENT.

STUD TABLE						
STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS						
CEILING HEIGHT	NO. 2 SPF		NO. 2 SYP		NO. 1 SYP	
	2x4	2x6	2x4	2x6	2x4	2x6
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.

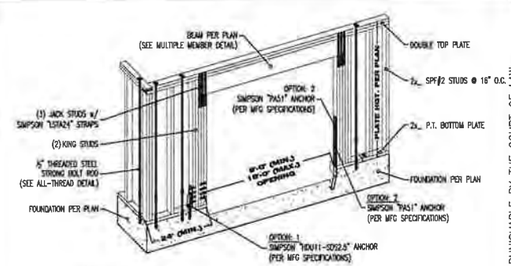
WALL FRAMING DETAIL N.T.S



FRAMING NOTES:
1. ATS ROD MAY SUBSTITUTE FOR ½" BOTTOM PLATE ANCHOR (SEE WALL FRAMING DETAIL)
2. INSTALL ATS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
3. ATS 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-A35 THREADED STEEL" SECTION

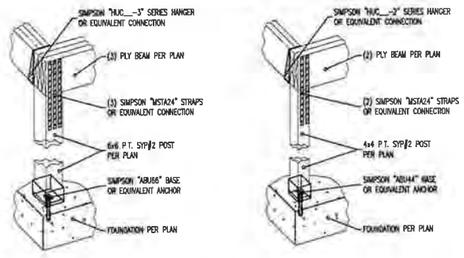
PLAN LEGEND
= (1) STORY ROD
= (2) STORY ROD
= (1) STORY ROD 2nd LEVEL ONLY

ALL-THREAD ROD SYSTEM DETAIL N.T.S



GARAGE DOOR NOTES:
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.)
2. INSTALL ATS 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).

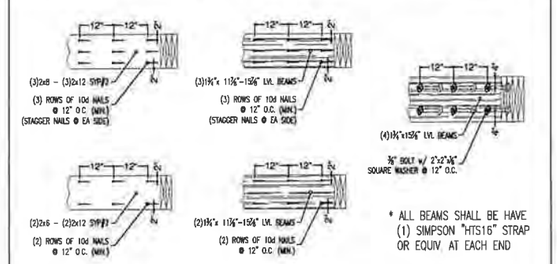
GARAGE DOOR DETAIL N.T.S.



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 MANUFACTURES. (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

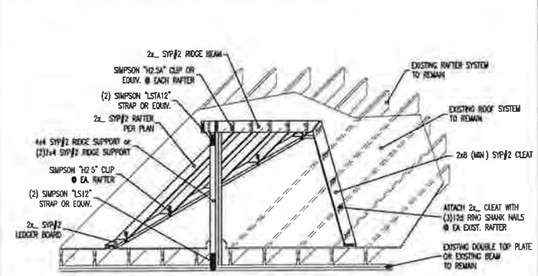


SOLID SAWN LUMBER LVL BEAMS 4-PLY MEMBERS

* ALL BEAMS SHALL BE HAVE (1) SIMPSON "HTS16" STRAP OR EQUIV AT EACH END

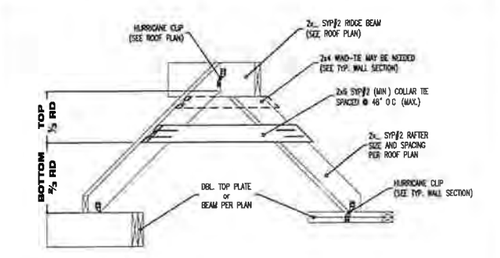
MULTI-PLY MEMBER NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2017 AND MANUFACTURE SPECIFICATIONS.
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

MULTI-PLY MEMBER DETAIL N.T.S



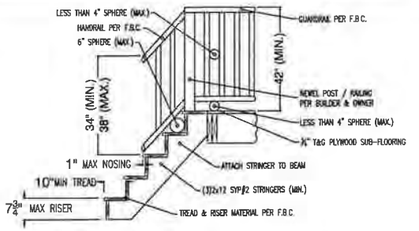
ROOF OVER FRAMING NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C 2017 AND MANUFACTURE SPECIFICATIONS.
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER
3 ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

ROOF OVER FRAME DETAIL N.T.S



COLLAR TIE NOTES:
1. 2x6 SYP#2 (MIN.) COLLAR TIE SHALL BE FASTENED TO RAFTER w/ (6) 12d NAILS TYP. @ EA. END.
2. COLLAR TIE SHALL BE PLACED IN THE TOP ⅓ OF THE RAFTER BEARING SPAN WITH THE INTENT TO PREVENT RIDGE SAGGING.
3. 2x4 WIND-TIE USAGE SHALL BE SPECIFIED IN THE TYPICAL WALL SECTION WITH THE INTENT TO PREVENT RIDGE SAGGING
4. ALL HURRICANE CLIPS, RAFTERS, AND RIDGE BEAM SPECIFICATIONS WILL BE FOUND ON THE ROOF PLAN AND/OR THE TYPICAL WALL SECTION

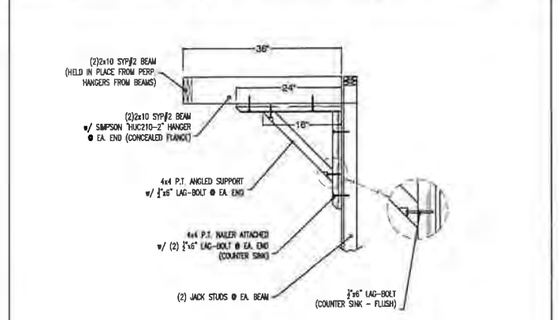
COLLAR TIE DETAIL N.T.S.



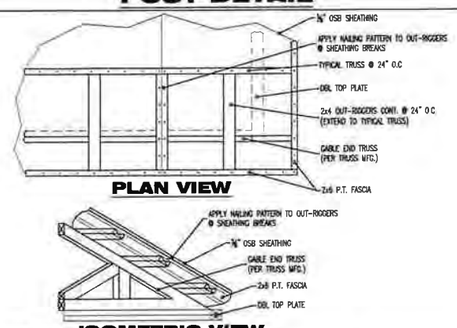
STAIR NOTES:
* (2)RISERS + (1)TREAD SHALL NOT BE LESS THAN 24" COMBINED OR MORE THAN 25" (MAX.)
* WIDTH SHALL BE 36" (MIN.) BETWEEN RAILS (SEE F.B.C. FOR PROTRUDING OBJECTS)
* ATTACH STRINGERS TO BEAM w/ (6)16d NAILS @ BEAM, TOE NAIL BOTTOM

RAIL NOTES:
* ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2017
* ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) & 6" (MAX.) x 2⅝" DEPTH (MAX.)
* RAIL HEIGHT SHALL BE 34" (MIN.) AND 38"(MAX.) ABOVE TREAD NOSING / FLOOR.
* FINGER SPACE SHALL BE 9⅛"(MIN.) AND 3⅝" (MAX.) FROM DOWELS / WALLS.
* ROUND RAILS SHALL BE 1¼" (MIN.) AND 2⅝" (MAX.) DIAMETER.
* HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

POST DETAIL N.T.S

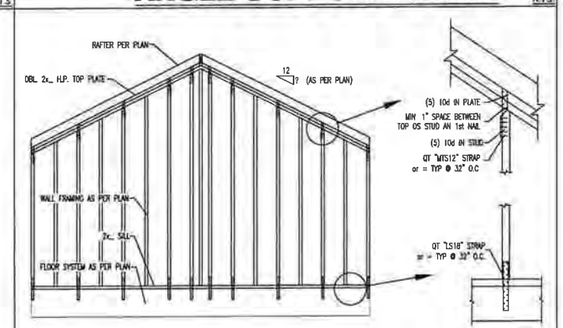


ANGLE SUPPORT DETAIL N.T.S

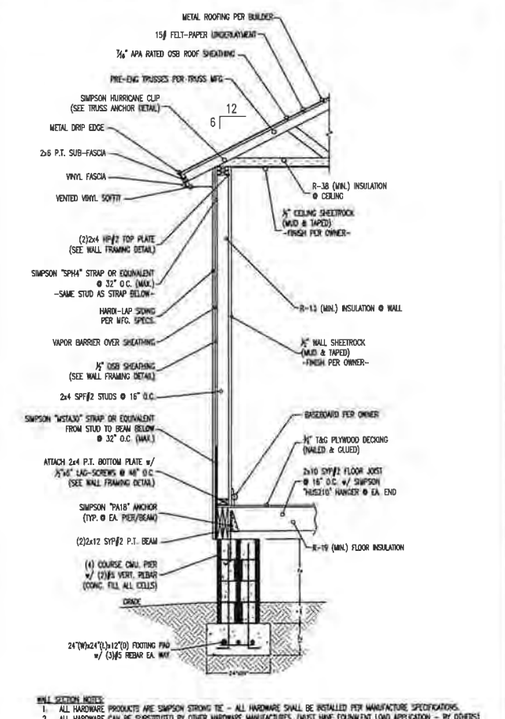


SECTION NOTES:
1. DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2017 FBC-R 107.3.5

DROP GABLE DETAIL N.T.S



BALLOON FRAME STRAPPING 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 MANUFACTURES. (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.

WALL SECTION N.T.S

TRUSS FASTENERS

1 GIRDER TRUSS STRAPPING - BOTTOM CHORD

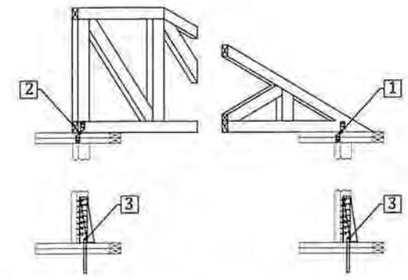
0–400#	H2.5
400#–800#	(2) H2.5
800#–1200#	H16
1200–1700#	LGT2 (2 PLY)
1700#–6400#	HGT2 (2 PLY)

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

0–400#	H2.5
400#–1200#	LST24
1200#–2800#	(2) MSTA24
2800#–6600#	HST3
6600#–13300#	HST6

3 GIRDER TRUSS STRAPPING - ANCHORING

0–5600#	HDU8–SDS2.5
5600#–8000#	HDU11–SDS2.5
8000#–10000#	HDU14–SDS2.5



TRUSS ANCHOR 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 MANUFACTURES. (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 #: (7) OF (8)
PROJECT NAME: PONGETTI
PROJECT #: 18.06.10
DRAWN BY: WMD
CHECKED BY: MDH
SCALE: ¾"=1'-0"
DATE: 03.07.19

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OWNER / BUILDER
PONGETTI RESIDENCE

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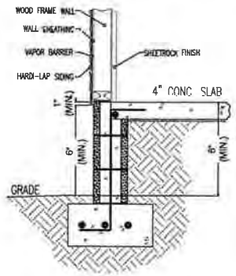
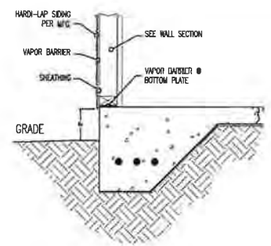
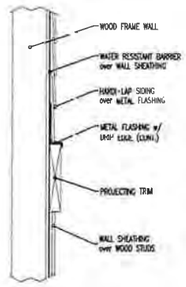
03.07.19
ENGINEER OF RECORD



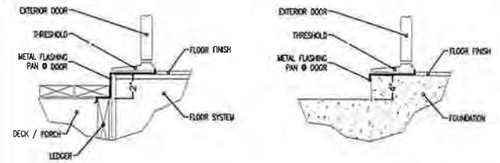
HARDI-LAP FLASHING DETAIL N.T.S.



HARDI-LAP FLASHING DETAIL N.T.S.



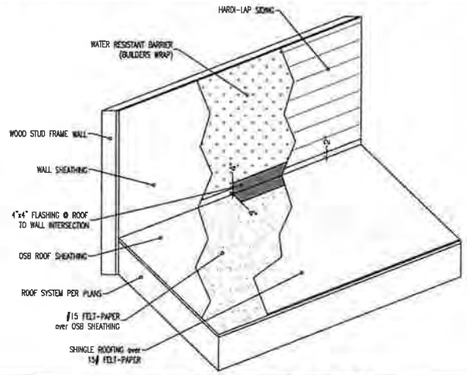
PROJECTING TRIM DETAIL N.T.S.



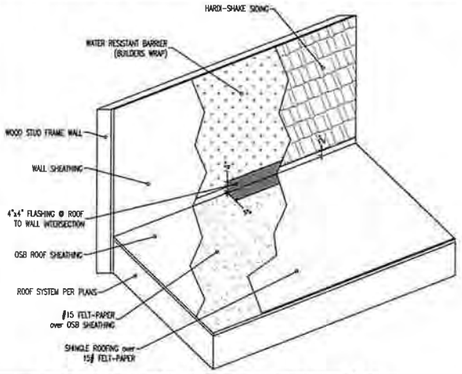
NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

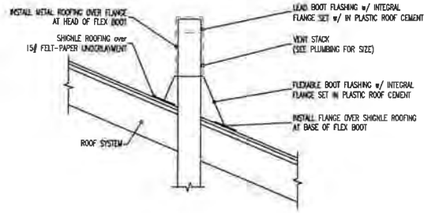
DOOR THRESHOLD DETAIL N.T.S.



ROOF TO WALL DETAIL N.T.S.

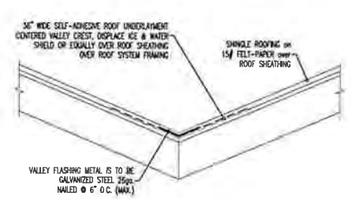


ROOF TO WALL DETAIL N.T.S.



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 N.T.S.

DECK FLASHING DETAIL N.T.S.

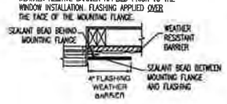
PROJECTING CAP DETAIL N.T.S.

N.T.S.

N.T.S.

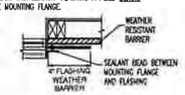
OPTION A-1

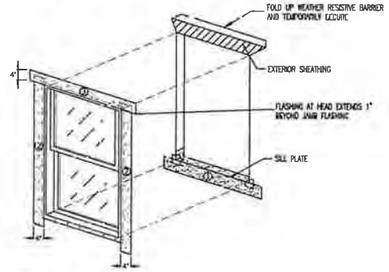
WEATHER RESISTIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



OPTION B-1

WEATHER RESISTIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED BEHIND THE MOUNTING FLANGE.





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)

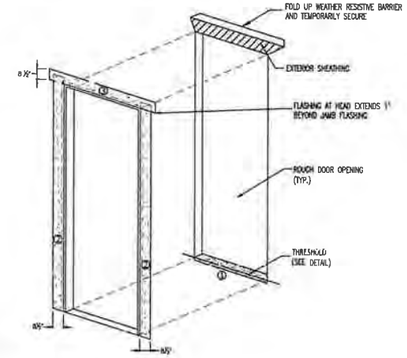
HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.
AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD

NOTE:
6.1.1.4 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 6¾" 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 6¾" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

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SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

DOOR FLASHING DETAIL N.T.S.

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D7.1

SHEET #: (8) OF (8)
PROJECT NAME: PONGETTI
PROJECT #: 18.08.10
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: ¼"=1'-0"
DATE: 03.07.19

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downsdraftingandesign@gmail.com

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OWNER/ BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS:

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FERNANDINA BEACH, FL.
32034**

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PE# 16215
7441-2 SILVER LAKE TERRACE
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PHONE: (904)721-7676
FAX: (904)721-7685

03.07.19
ENGINEER OF RECORD

CONSTRUCTION NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
2. ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS
3. 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.
4. 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 INCONSTANCIES 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.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
6. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
7. THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
8. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING
10. ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
11. ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS
12. 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
13. ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
14. THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT
15. ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

CONSTRUCTION NOTES:

1. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
2. ALL STUD WALLS DIMENSIONS ARE 3-½", 5-½", OR 7-¼" (UON)
3. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UON)
4. REFER TO FLOOR PLANS FOR LOCATION OF 2X8 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS
5. ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN ¼" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
6. ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS
7. 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
8. ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
9. WATER RESISTANCE ½" CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
10. 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.
11. CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
12. ALL WALL STUD SHALL BE SPACED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
13. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
2. ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR
3. ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING
4. ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
5. SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
6. CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION
7. VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IM COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS
8. STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
9. ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014
2. 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.
3. OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U.L APPROVED PLASTIC.
4. 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
5. SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
6. ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING
7. 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
8. 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.
9. 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.
10. PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C

ROOF NOTES:

1. ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
2. ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
3. ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
4. ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 6" O.C. FIELD
5. 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
6. 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 IO 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.
7. 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
8. 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.
9. 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

PONGETTI RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER

(SEE PERMIT APPLICATION)

PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.

PROJECT ADDRESS

1102 WHITE 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 -	C
* 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 -	0 sq.ft.
* UNCONDITIONED SPACE -	435 sq.ft.
* UNENCLOSED SPACE -	0 sq.ft.
* LOT SIZE (ACRE) -	
* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	1

PLAN INDEX

COVER SHEET / PROJECT INFORMATION	C1.0
ELEVATIONS	B2.0
FOUNDATION & ROOF PLAN	B3.0
FRAMING & ELECTRICAL PLAN	B4.0
STANDARD DETAILS	D5.0
FLASHING DETAILS	D5.1

SCOPE OF WORK

* CONSTRUCT NEW 435 sq.ft. CUSTOM GARAGE OUT-BUILDING

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C1.0

SHEET # (1)OF (8)
PROJECT NAME: PONGETTI - GARAGE
PROJECT #: 18.07.02
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: ¼"=1'-0"
DATE: 12.13.18

1020 Little Brook Ct.
Jacksonville, FL 32218
DOWNS DRAFTING & DESIGN LLC
(904)536-0857
downsdraftinganddesign@gmail.com

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OWNER / BUILDER
PONGETTI RESIDENCE

PROJECT ADDRESS
1102 WHITE 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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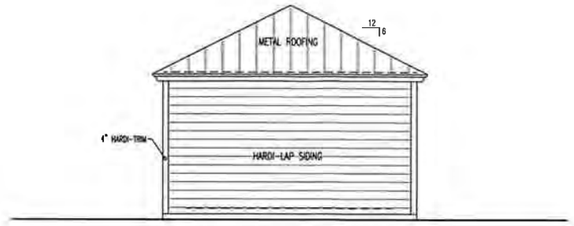
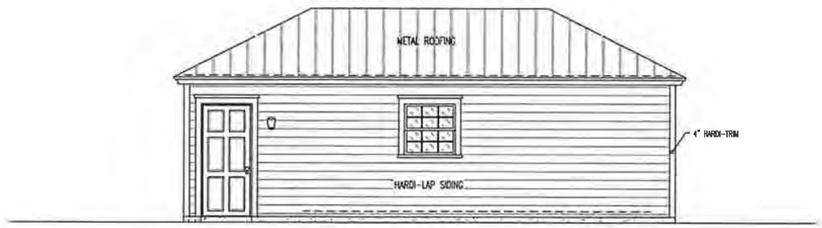
12.13.18
ENGINEER OF RECORD



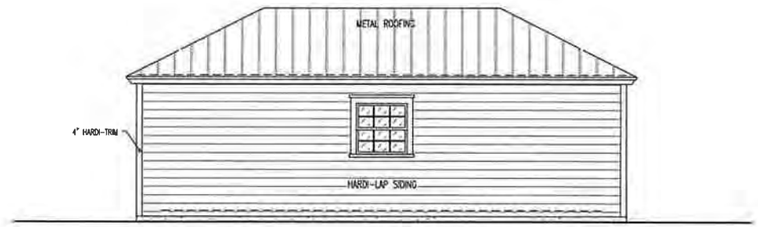
REAR ELEVATION

SCALE: ¼"=1'



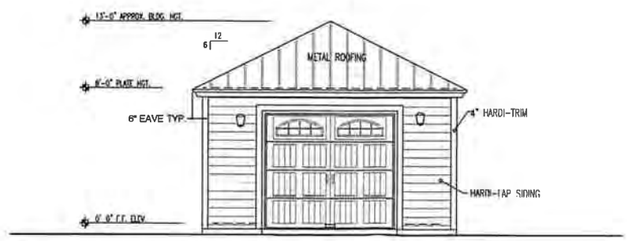
LEFT ELEVATION

SCALE: ¼"=1'



RIGHT ELEVATION

SCALE: ¼"=1'



FRONT ELEVATION

SCALE: ¼"=1'

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B2.0

SHEET #	(2) OF (6)
PROJECT NAME: PONGETTI - LEAGUE	
PROJECT #	18.07.02
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¼"=1'-0"
DATE:	12.13.18

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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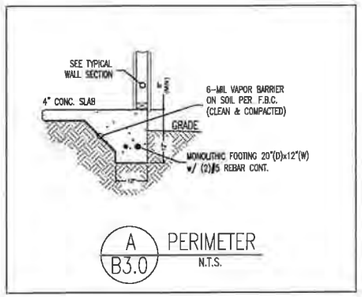
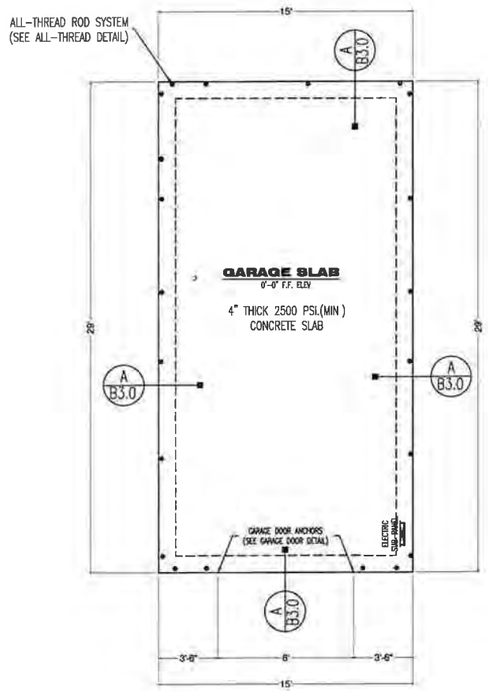
12.13.18
ENGINEER OF RECORD





FOUNDATION PLAN

SCALE: ¼"=1'

ROOF NOTES:

ROOF PITCH: 6:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: METAL ROOFING

ROOF MEMBRANE: 15# FELT-PAPER (OR EQUIV.)

SHEATHING MATERIAL: 7/16"" A.P.A. RATED OSB SHEATHING (MIN.)

NAIL PATTERN: 8d RING-SHANK NAILS SPACED
6" O.C @ EDGE & 6" O.C. @ FIELD

ROOF PLATE: 8'-0" (TYP.)
(SEE ELEV.)

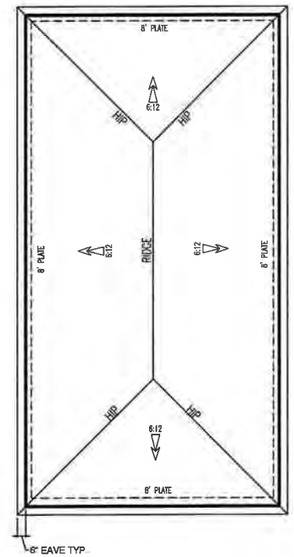
ROOF EAVE: 6" (TYP.)

SOFFIT MATERIAL: VINYL SOFFIT (VENTED)
VINYL FASCIA w/
METAL DRIP EDGE

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. =450 / 300 = 1.50 (TOTAL VENTILATION) / 2 =
0.75 SQ.FT (UPPER ROOF) & 0.75 SQ.FT (SOFFIT)

-EACH OFF-RIDGE VENT WILL VENT (2) SQ.FT. = (1) VENT REQUIRED-

* ALL ROOF VENTS SHALL COMPLY WITH F.B.C. (SEC. R1503.5)
* ALL ROOF FLASHING SHALL COMPLY WITH F.B.C (SEC. R903.2)
* ALL ROOF VENTS SHALL EXIT @ REAR OF ROOF



ROOF PLAN

SCALE: ¼"=1'

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B3.0

SHEET #	(3) OF (6)
PROJECT NAME: PONGETTI - GARAGE	
PROJECT #	18.07.02
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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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FERNANDINA BEACH, FL.
32034**

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12.13.18
ENGINEER OF RECORD

DOOR SCHEDULE

SYMBOL	SIZE	DIMENSION	DESCRIPTION
1	3068	36"x80"	SOLID CORE EXTERIOR UNIT
2			
3			

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED)

WINDOW SCHEDULE

SYMBOL	SIZE	DIMENSION	DESCRIPTION
W1	3050	36"x60"	SINGLE HUNG
W2	3040	36"x48"	SINGLE HUNG
W3	3030	36"x36"	SINGLE HUNG

HEADER SCHEDULE

SYMBOL	BEAM SIZE	DESCRIPTION
H1	(2) 2x6	SOUTHERN YELLOW PINE #2
H2	(2) 2x8	SOUTHERN YELLOW PINE #2
H3	(2) 2x10	SOUTHERN YELLOW PINE #2
H4	(2) 2x12	SOUTHERN YELLOW PINE #2

* STRAP EACH END OF BEAM WITH SIMPSON "MST24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)

BEAM SCHEDULE

SYMBOL	BEAM SIZE	DESCRIPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(3) 1¾"x11¾"	LVL OR PARRALAM BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "MST24" STRAP OR EQUIVALENT @ EACH JACK STUD
* (2) SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

SQUARE FOOTAGE

AREA	TYPE	FOOTAGE
GARAGE	UNCONDITIONED	435 sq.ft.
TOTAL A/C		0 sq.ft.
TOTAL U/R		435 sq.ft.

SHEARWALL SCHEDULE

SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	7/16" OSB (MIN) –BLOCKED–	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	7/16" OSB (MIN) –BLOCKED–	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	7/16" OSB (MIN) –BLOCKED–	4"O.C. EDGE & 8"O.C. FIELD

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

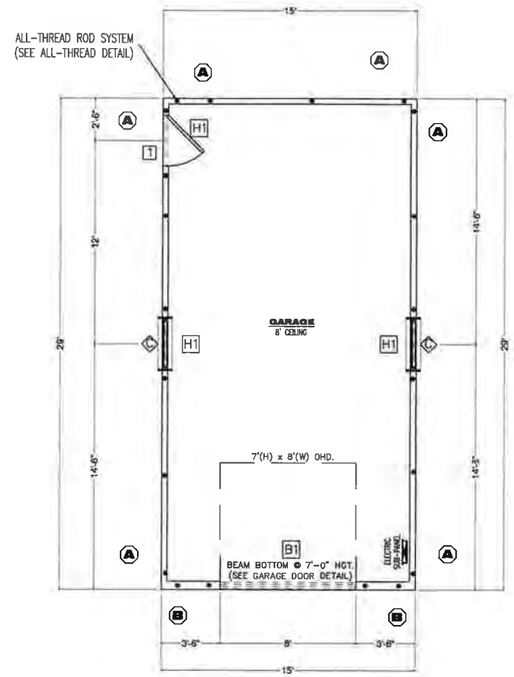
THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:
* WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
* GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COOLER NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
* SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6' (MIN.) EA. SIDE OF PLATE BREAK. ANCHOR SHALL BE ½" x 8" EPOXY GROUTED BOLTS.
* INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
arc	110 – ARC FAULT INTERRUPTER OUTLET	FL	SURFACE MOUNT FLUORESCENT LIGHT
gfci	110 – GROUND FAULT INTERRUPTER OUTLET		EXTERNAL FLOOD LIGHT
gfci WP	110 – WATER PROOF GFI OUTLET		HEAT LIGHTING
rc	110 – FLOOR OUTLET (RECESSED)	S	SMOKE DETECTOR (CEILING MOUNT)
D	110 – DEDICATED OUTLET	C	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
$	SINGLE POLE SWITCH	C	CABLE OUTLET
$²	MULTIPLE POLE SWITCH	T	TELEPHONE OUTLET
$³	3-WAY SWITCH	S	SECURITY PANEL
	CEILING HUNG LIGHT	CHIME	DOOR BELL CHIME
	CAN LIGHT (RECESSED)	DB	DOOR BELL
	RECESSED CEILING FAN (VENT OUTSIDE)		CEILING HUNG FAN W/ LIGHT (REMOTE)
	WALL MOUNTED LIGHT		
	SUSPENDED LIGHT MIXTURE		

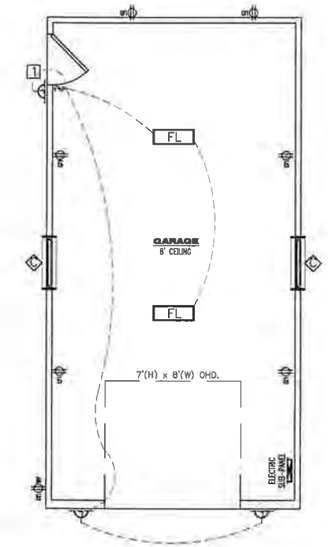
ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011
2. ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES
3. ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER BUILDER & OWNER
4. ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY BUILDER & OWNER
5. ALL LIGHTS (100%) SHALL BE HIGH EFFICACY FIXTURES PER F.B.C – ENERGY CONSERVATION: R404



FRAMING PLAN

SCALE: ¼"=1'



ELECTRIC PLAN

SCALE: ¼"=1'

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B4.0

SHEET # (4) OF (8)
PROJECT NAME: PONGETTI
PROJECT # 18.07.02
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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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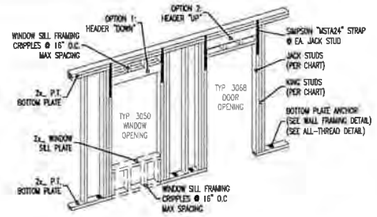
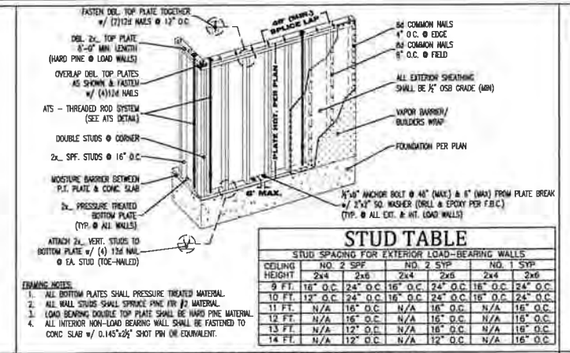


HEADER NOTES:
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING SPECIFICATIONS.
3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
4. SEE ALL THREAD DETAIL FOR OPTIONAL BOTTOM PLATE ANCHOR.
5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS

HEADER SPAN CHART

ROH. 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.

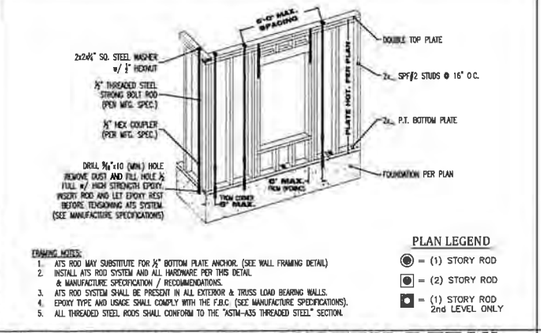


FRAMING NOTES:
1. ALL BOTTOM PLATES SHALL PRESSURE TREATED MATERIAL.
2. ALL WALL STUDS SHALL SYPRUCE PINE FIR #2 MATERIAL.
3. LOAD BEARING DOUBLE TOP PLATE SHALL BE HARD PINE MATERIAL.
4. ALL INTERIOR NON-LOAD BEARING WALL SHALL BE FASTENED TO CONC SLAB w/ 0.145"x3½" SHOT PIN OR EQUIVALENT.

STUD TABLE

STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS						
CEILING HEIGHT	NO. 2 SPF		NO. 2 SYP		NO. 1 SYP	
	2x4	2x6	2x4	2x6	2x4	2x6
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

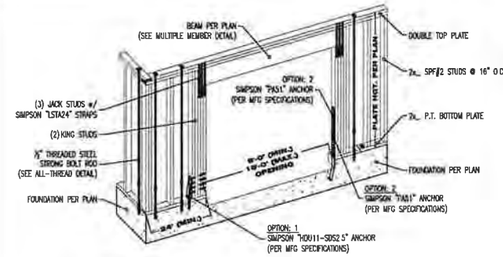
WALL FRAMING DETAIL N.T.S.



FRAMING NOTES:
1. ATS ROD MAY SUBSTITUTE FOR ½" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
2. INSTALL ATS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
3. ATS 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-A35 THREADED STEEL" SECTION.

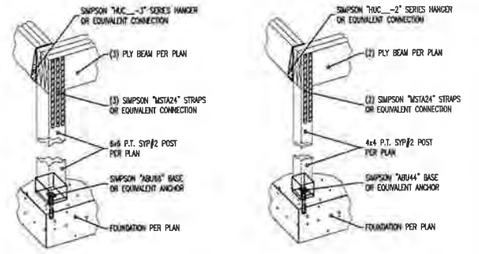
PLAN LEGEND
= (1) STORY ROD
= (2) STORY ROD
= (1) STORY ROD 2nd LEVEL ONLY

ALL-THREAD ROD SYSTEM DETAIL N.T.S.



GARAGE DOOR NOTES:
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.)
2. INSTALL ATS ROD SYSTEM PER ALL-THREAD DETAIL.
3. ALL ANCHOR INSTALLATIONS SHALL BE PI ACCORDANCE WITH THE MANUFACTURE SPECIFICATIONS.
4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS)

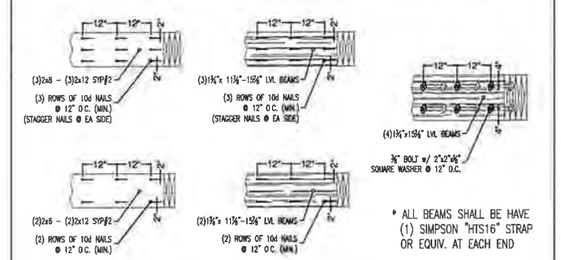
GARAGE DOOR DETAIL N.T.S.



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 MANUFACTURES. (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.

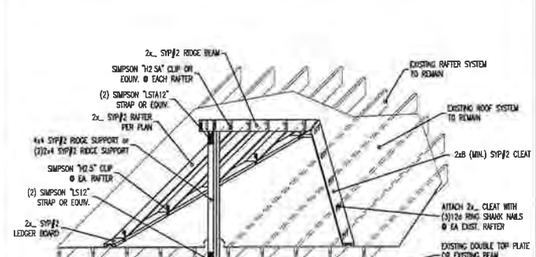


* ALL BEAMS SHALL BE HAVE (1) SIMPSON "HTS16" STRAP OR EQUIV. AT EACH END

SOLID SAWN LUMBER LVL BEAMS 4-PLY MEMBERS

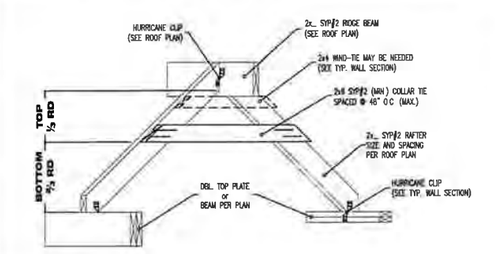
MULTI-PLY MEMBER NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C 2014 AND MANUFACTURE SPECIFICATIONS
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER
3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

MULTI-PLY MEMBER DETAIL N.T.S.



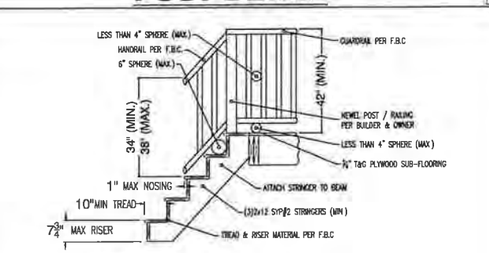
ROOF OVER FRAMING NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER
3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

ROOF OVER FRAME DETAIL N.T.S.



COLLAR TIE NOTES:
1. 2x6 SYP#2 (MIN.) COLLAR TIE SHALL BE FASTENED TO RAFTER w/ (6) 12d NAILS TYP. @ EA END.
2. COLLAR TIE SHALL BE PLACED IN THE TOP ⅓ OF THE RAFTER BEARING SPAN WITH THE INTENT TO PREVENT RIDGE SAGGING.
3. 2x6 WIND-TIE USAGE SHALL BE SPECIFIED IN THE TYPICAL WALL SECTION WITH THE INTENT TO PREVENT RIDGE SAGGING.
4. ALL HURRICANE CLIPS, RAFTERS, AND RIDGE BEAM SPECIFICATIONS WILL BE FOUND ON THE ROOF PLAN AND/OR THE TYPICAL WALL SECTION.

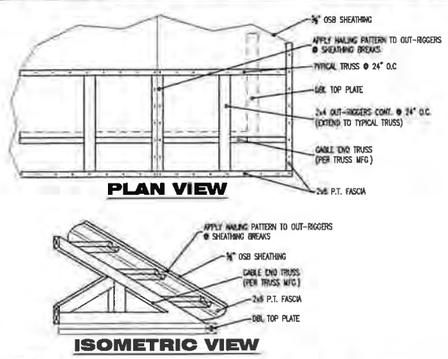
COLLAR TIE DETAIL N.T.S.



STAIR NOTES:
* (3)RISERS + (1)TREAD SHALL NOT BE LESS THAN 24" COMBINED OR MORE THAN 25" (MIN.)
* WIDTH SHALL BE 36" (MIN.) BETWEEN RAILS (SEE F.B.C. FOR PROTRUDING OBJECTS)
* ATTACH STRINGERS TO BEAM w/ (6)16d NAILS @ BEAM, TOE NAIL BOTTOM.

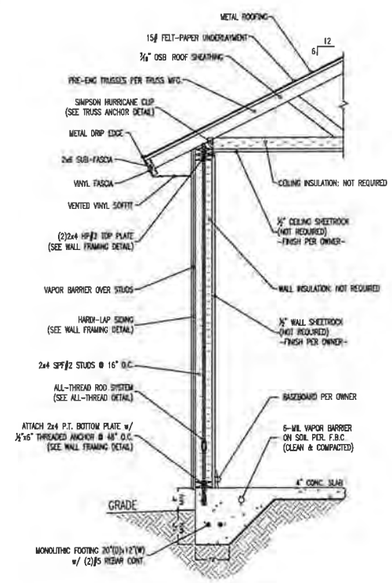
RAIL NOTES:
* ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2014.
* ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) & 6" (MAX.) x 2⅜" DEPTH (MAX.)
* RAIL HEIGHT SHALL BE 34" (MIN.) AND 38"(MAX.) ABOVE TREAD NOSING / FLOOR.
* FINGER SPACE SHALL BE 1½"(MIN.) AND 3½" (MAX.) FROM DOWELS / WALLS
* ROUND RAILS SHALL BE 1¼" (MIN.) AND 2" (MAX.) DIAMETER.
* HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

STAIR / RAIL DETAIL N.T.S.



SECTION NOTES:
1. DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C 2014 FBC-R 1073.5

DROP GABLE 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 MANUFACTURES. (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.

TYP. WALL SECTION N.T.S.

TRUSS FASTENERS

1 GIRDER TRUSS STRAPPING - BOTTOM CHORD

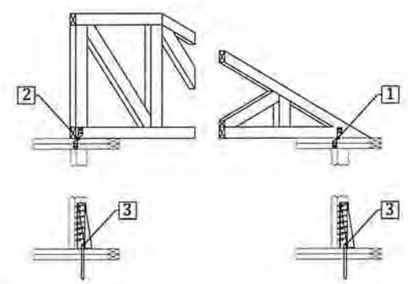
0–400#	H2.5
400#–800#	(2) H2.5
800#–1200#	H16
1200–1700#	LGT2 (2 PLY)
1700#–6400#	HGT2 (2 PLY)

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

0–400#	H2.5
400#–1200#	LST24
1200#–2800#	(2) MSTA24
2800#–6600#	HST3
6600#–13300#	HST6

3 GIRDER TRUSS STRAPPING - ANCHORING

0–5600#	HDU8–SDS2.5
5600#–8000#	HDU11–SDS2.5
8000#–10000#	HDU14–SDS2.5



TRUSS ANCHOR 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 MANUFACTURES (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.

D5.0

SHEET #	(5) OF (6)
PROJECT NAME	PONGETTI - GARAGE
PROJECT #	18.07.02
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¾"=1'-0"
DATE:	12.13.18

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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12.13.18
ENGINEER OF RECORD

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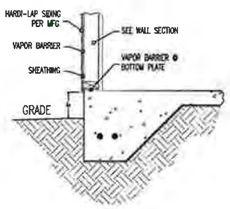
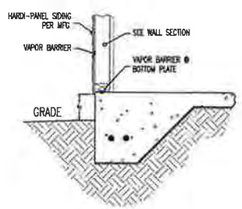
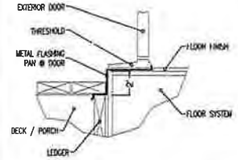


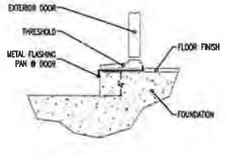
HARDI-LAP FLASHING DETAIL N.T.S.



HARDI-PANEL FLASHING DETAIL N.T.S.

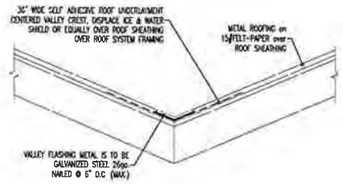


NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

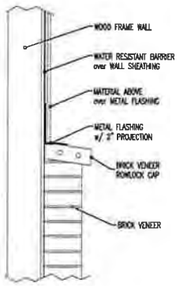


NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG SEAL @ FRONT & CORNERS

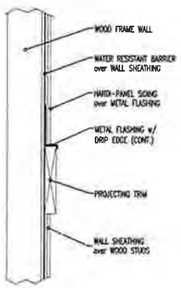
DOOR THRESHOLD DETAIL N.T.S.



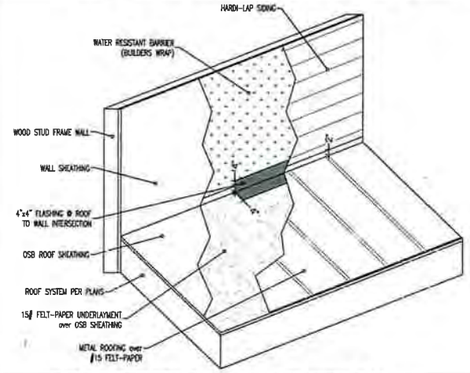
VALLEY FLASHING DETAIL N.T.S.



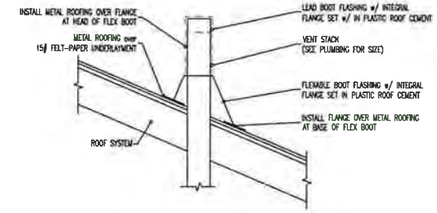
PROJECTING CAP DETAIL N.T.S.



PROJECTING TRIM DETAIL N.T.S.



ROOF TO WALL DETAIL N.T.S.

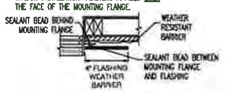


NOTE: - INSTALL IN STRICT ACCORDANCE w/ MFG. INSTRUCTIONS
- APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY.

ROOF VENT STACK DETAIL N.T.S.

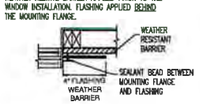
OPTION A-1

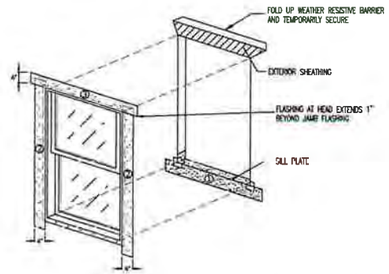
WEATHER RESISTIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



OPTION B-1

WEATHER RESISTIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED BEHIND THE MOUNTING FLANGE.





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 CONTINOUS 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)

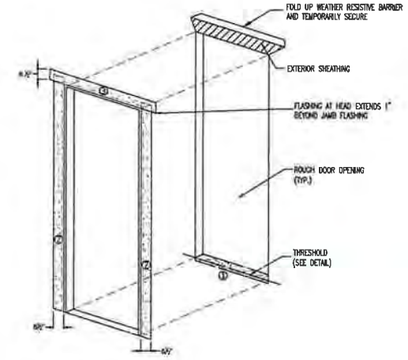
HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING COMES OVER THE SEALANT) EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.
AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
R.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 6⅝" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 6⅝" 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:
R.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 N.T.S.

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D5.1

SHEET #	(6) OF (6)
PROJECT NAME: PONGETTI - CARNAGE	
PROJECT #:	16.07.02
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	½"=1'-0"
DATE:	12.13.16

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downsdrafting@bellsouth.net

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

1102 WHITE ST. FERNANDINA BEACH, FL. 32034

MICHAEL G. HOLDER
PE# 16215
*441-2 SILVER LAKE TERRACE
JACKSONVILLE,FL. 32216
PHONE: (904)721-7676
FAX: (904)721-7685

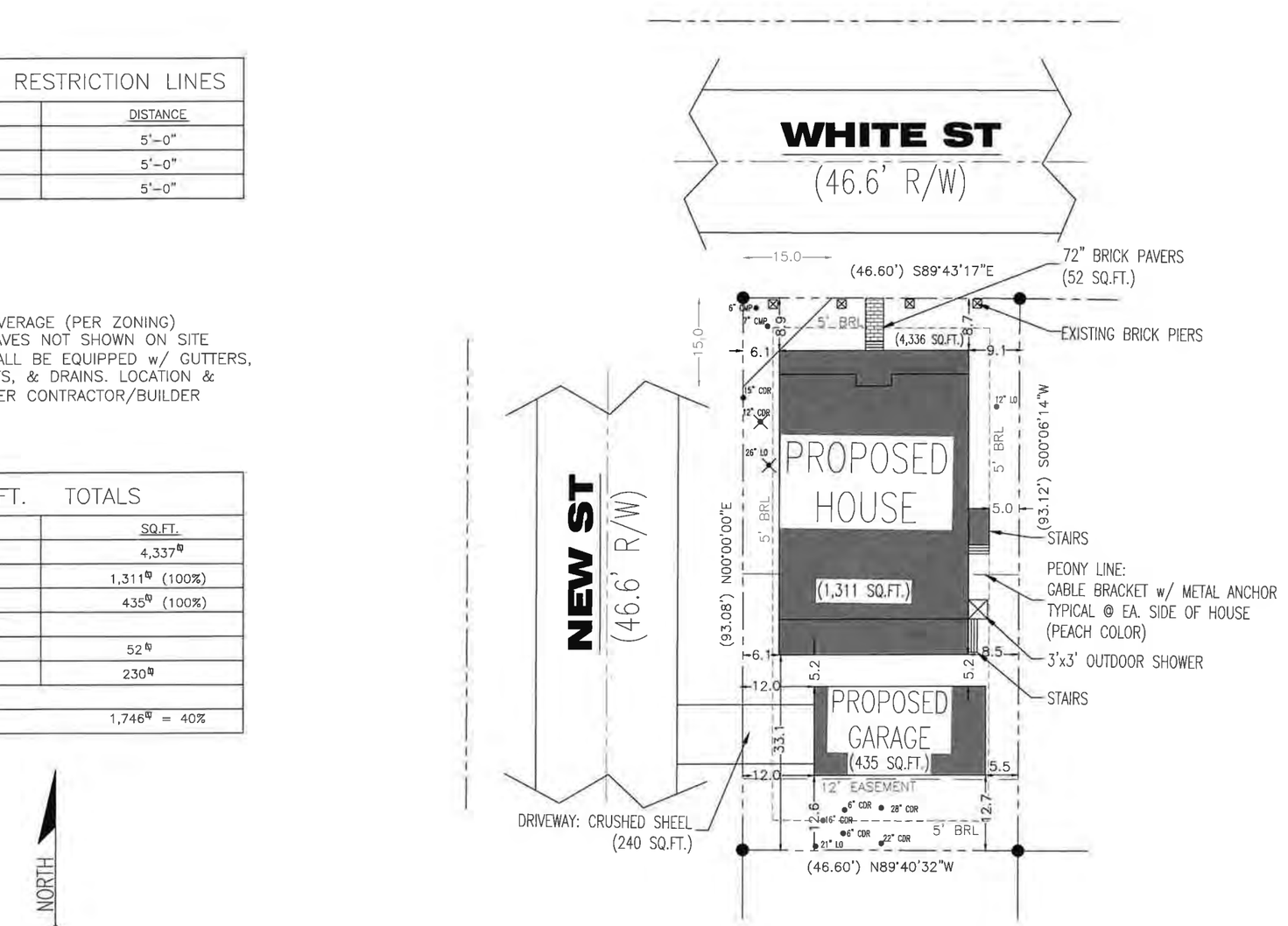
12.13.16
ENGINEER OF RECORD

BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	5'-0"
REAR	5'-0"
SIDE	5'-0"

NOTES:

- MAX LOT COVERAGE (PER ZONING)
- LIMITS OF EAVES NOT SHOWN ON SITE
- PROJECT SHALL BE EQUIPPED w/ GUTTERS, DOWN SPOUTS, & DRAINS. LOCATION & SPECS AS PER CONTRACTOR/BUILDER

SQ.FT. TOTALS	
LOCATION	SQ.FT.
LAND	4,337 sq ft
HOUSE	1,311 sq ft (100%)
GARAGE	435 sq ft (100%)
WALKWAY	52 sq ft
DRIVEWAY	230 sq ft
COVERAGE	1,746 sq ft = 40%



SITE PLAN

SCALE: 1 = 40

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SP1.0

SHEET #

PROJECT NAME: PONGETTI -

PROJECT #:	00.00.00
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/8"=1'-0"
DATE:	12.13.18

DOWNS
DRAFTING & DESIGN LLC
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Jacksonville, FL. 32218
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downsdraftinganddesign@gmail.com

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

1102 WHITE ST.
FERNANDINA BEACH, FL. 32034

ENGINEER OF RECORD

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-46
NOVEMBER 15, 2018

Owner/Applicant:	Gary A. & Phyllis M. Pongetti				
Property Address:	1102 White Street				
Requested action:	Certificate of Approval (COA) to construct a 1-story, 1,311 square foot primary structure and a 450 square foot detached 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-1		
	South	Vacant	OT-1		
	East	Vacant	OT-1		
	West	Vacant	OT-1		

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Certificate of Approval (COA) to construct a 1-story, 1,311 square foot primary structure and a 450 square foot detached accessory structure.

This parcel consists of two media peonia (lots 11 & 12)

Conceptual Approval was granted at the October 18, 2018 regular HDC meeting.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

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

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

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

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

H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.

I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.

J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.

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

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

(HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

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

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

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

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

Avoid:

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

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

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

4.7 Sideyard Corridors: Five foot minimum requirement.

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

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

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

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

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	**Color**
Exterior Fabric	Hardy	
Doors	ThermaTru	
Windows	PGT	
Roofing	5V Crimp	
Fascia/Trim	Hardy	
Foundation	Pier w/brick vener; lattice infill	
Shutters		
Porch/Deck	PT Lumber	
Fencing	N/A	
Driveways/ Sidewalks		
Signage	N/A	
Other		

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 41%, which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a "connecting element," The porches, breezeways and carports are not included in the 45% lot coverage maximum per section 4.4 of the Old Town Design Guidelines.
- **Mechanical** – Per LDC 4.02.03(A)7, "*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines."* Mechanical equipment is noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments. 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** – Meets 15' visibility triangle at corner of White and New Streets.
- **Parking –** Driveway to be accessed off of New Street. The driveway is to be crushed shell in material.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front White 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 13', which is under the allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a metal roof with natural finish. Cementitious siding will be smooth in finish.
- **Foundation** – The project will be constructed on a pier foundation with wood lattice as infill between piers. Piers are indicated to have a brick veneer.
- **Windows** – The windows that are proposed to be Pella, double-hung
- **Doors** – Front door is a ThermaTru Smooth-Star fiberglass door

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.

- **Easement** – There is a 12' easement that runs along the southern boundary of the property. No construction encroaches into the easement.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2018-46

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-46 **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 2018-46, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-46 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-46

EXHIBIT 1

Application & Backup Materials

OFFICE USE ONLY
REC'D: 9/21/18 BY: _____
PAYMENT: $ 150- TYPE C/C
APPLICATION #: _____
HDC CASE #: 2018-46
APPLICATION COMPLETE: Y___ N___
PRE-CONFRENCE: Y___ N___ DATE _____

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

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

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

PROJECT TYPE:

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

PROPERTY INFORMATION *Property information can be found at the Nassau County Property Appraiser's Website → Map Search*

Street Address: Lots 11 + 12 White Street
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1580-0016-0110
Zoning District: Nassau County Lot / Block Number (optional) Block 16

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	Gary A. & Phyllis M. Pongetti
Corporation or Company (if applicable)	
Street Address	128 Cypress Court
City State Zip	Canton, GA 30115
Telephone Number	770-203-9174
Email Address	phylponge@gmail.com

Applicant or Agent	If other than owner. If an agent will be representing the owner, an *Owner's Authorization For Agent Representation* form must be included
Applicant Name	
Corporation or Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

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

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.

N.S.F.R. with Hardy siding, Metal Roof, Brick Veneer Columns. & 2 Car Detached garage.

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	Hardy		FL 13192.2	
Doors	Thermatru		FL 21133.1	
Windows	PGT		FL 1435	
Roofing	5V Crimp Gold Seam		FL 1165.1	
Fascia/Trim	Hardy		FL 13265.1	
Foundation	Piers			
Shutters				
Porch/Deck	P.T. Lumber			
Fencing				
Driveways/Sidewalks				
Signage				
Other				

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

CERTIFICATION

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

*9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.*

7/30/18 — Priya M. Parrey

Date — **Signature of Applicant**

CHRISTIANE CONKWRIGHT NOTARY PUBLIC CHEROKEE COUNTY, GA MY COMMISSION EXPIRES AUGUST 7, 2018

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 30th day of July, 2018.

Notary Public: Signature — Christiane Conkwright — Printed Name — 8/7/18 — My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

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

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Gary A. & Phyllis M. Pongetti
(print name of property owner(s))

hereby authorize: Donald Skipper
(print name of agent)

to represent me/us in processing an application for: COA – new 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 of owner)

(Signature of owner)

Gary A. Pongetti
(Print name of owner)

Phyllis M. Pongetti
(Print name of owner)

CHRISTIANE CONKWRIGHT NOTARY PUBLIC CHEROKEE COUNTY, GA MY COMMISSION EXPIRES AUGUST 7, 2018

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 30th day of July, 2018.

Notary Public: Signature

Christiane Conkwright
Printed Name

8/7/18
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034

File No. 16-104327
Sales Price: $61,900.00

Parcel No.: 00-00-31-1580-0016-0110

SPACE ABOVE THIS LINE FOR PROCESSING DATA

INSTR # 201622157, Book 2063, Page 985
Pages 2
Doc Type D, Recorded 08/08/2016 at 09:49 AM,
John A Crawford, Nassau County Clerk of Circuit Court
Deed Doc. $433.30 Rec. Fee $18.50
#2

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **5th** day of **August, 2016**, by **R. E. WHITESIDES JR.** and **JOYCE EMILY WHITESIDES, husband and wife**, hereinafter called the Grantors, to **GARY A. PONGETTI** and **PHYLLIS M. PONGETTI**, husband and wife, whose post office address is **128 Cypress Court, Canton, GA 30115**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Nassau, State of Florida, viz:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 11 and 12 in Block 16, OLD TOWN.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, AND NEITHER THE GRANTORS NOR ANY SPOUSE OF THE GRANTORS, NOR ANYONE FOR WHOSE SUPPORT THE GRANTORS IS/ARE RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Jennifer Hall

Esther Smallwood
Witness Signature
Printed Name: Esther Smallwood

R. E. Whitesides L.S.
Name: R. E. Whitesides Jr.
Address: 7719 Barkers Bend Drive, Murrayville, GA 30564

Joyce Emily Whitesides L.S.
Name: Joyce Emily Whitesides
Address: 7719 Barkers Bend Drive, Murrayville, GA 30564

STATE OF Ga.
COUNTY OF Hall

The foregoing instrument was acknowledged before me this 5th day of August, 2016, by R. E. Whitesides Jr. and Joyce Emily Whitesides, who are personally known to me or who have produced GA ID D/L as identification.

Lori Armour
Signature of Notary
Printed Name:
My commission expires:

LORI L ARMOUR
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 21, 2018
HALL COUNTY, GEORGIA

Subject Land Photo Page

Borrower/Client	GARY A PONGETTI			
Property Address	LOTS 11 & 12 WHITE STREET			
City	FERNANDINA BEACH	County NASSAU	State FL	Zip Code 32034
Lender	SYNOVUS FINANCIAL CORPORATION			

Subject Front

LOTS 11 & 12 WHITE STREET

Sales Price	61,900
Date of Sale	06/13/2016
Location	FERNANDINA BEACH
Site/View	4,343 .10 ACRES +/-
CLEAR/LEVEL	PT CLEAR/LEVEL
IMPROVEMENTS	NONE NOTED
OLP/DOM	$95,000/108

MLS# 68952 L11&12 WHITE ST

Lot/Land

Prop Sub Type:	Residential Lot	**List Price:**	$68,900
Area:	Ar 1 Island	**Status:**	Active
Subdivision:	Old Town		
City:	Fernandina Beach	**Zip Code:**	32034
Present Use:	Vacant	**Lot Frontage:**	46
Lot Faces:	North, West	**Lot Depth:**	94
Lot Size:	94x46	**Agricultural Exempt:**	No
Acreage:	0.1000	**Mineral Rights:**	No

Remarks

Corner lot located in "Old Town" and part of the National Historic District in Fernandina Beach. Only a few blocks from the Intracoastal Waterway, multiple boat ramps within a few minutes drive. This lot is cleared and ready for you to build your dream home. The lot is on the Southeast corner on New & White Street. Five minutes drive to beach, Historic District, State Parks, community parks, theaters etc... Seller has plans for this lot that he can include with the purchase.

Tax Information

Parcel Number:	00-00-31-1580-0016-0110	**Zoning:**	QT1		
Deed Restrictions:	No	**Flood Zone:**	TBD	**Special Assessment:**	No
Legal:	BLK 16 LOTS 11 & 12 PT OR 1436/77 OLD TOWN				

Exterior Information

Location:	Corner	**Improvements:**	Curb, Cleared
Usage:	Residential	**Water:**	Public
Land Type:	Residential Lot	**Sewer:**	Public
Character of Area:	Scenic, Good	**Utilities:**	Electric, Cable TV Available
Road:	Graded Gravel, Govt. Maintained	**Boat Access:**	At Community Marina, ICW
Frontage:			

Community Information

CDD/Fee Ann/Per:	No	**HOA Annual Fee:**	No	**Maint/Fee Mo:**	

Directions

North 14th to left on White Street, lot on left.

This Information is deemed reliable but is not guaranteed. Thursday, June 09, 2016 10:35 AM

Fred Fender | PALM III REALTY - FB OFFICE

1 Results
201
PLAZA
TRACT
Mailing Address
128 CYPRESS CT
CANTON, GA 0115
Situs/Physical Address
WHITE ST
Values
Land Value $55,920.00
Ag Land Value $0.00
Building Value $0.00
Misc Value $0.00
Just Value $55,920.00
60m
200ft
LADIES ST
SAN FERNANDO ST
WHITE ST
SOMERUELUS ST
GARDEN ST
ESTRADA ST
AMELIA ST
COMMANDANT ST
NEW ST
TOWNGATE ST
MARINE STREET
OLD TOWN
FOURTH STREET

Double- and Single-Hung Windows

Pella® Impervia® White double-hung window with traditional grilles-between-the-glass.

DOUBLE-HUNG WINDOWS
For maximum ventilation–both upper and lower sashes open and tilt for easy cleaning.

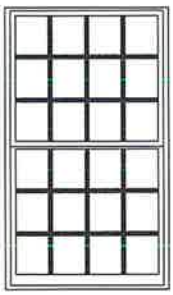
SINGLE-HUNG WINDOWS
The lower sash can be raised to let the breeze in.

Years of smooth, effortless operation. Our Advanced Balance System ensures your window will open and close easily for years to come.

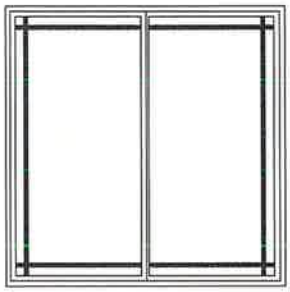
A tighter seal against the elements. Pella's cam-action locks pull the sashes against the weatherstripping.

Grille patterns.

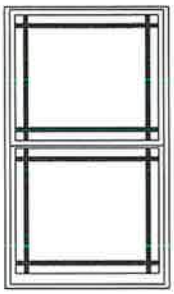
Pella offers an attractive variety of grille patterns for the look of individual windowpanes.



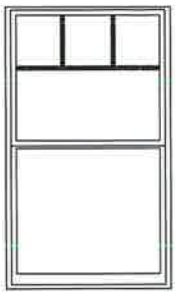
Traditional



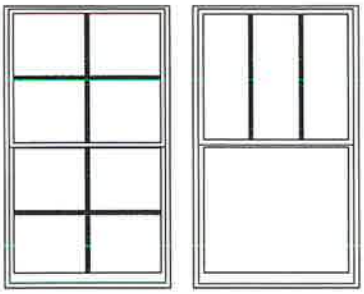
6-Lite Prairie[2]



9-Lite Prairie



Top Row



Custom
(equally divided)

Additional patterns available.

Conventional Screen InView Screen

Bring more of the outdoors in.

Conventional fiberglass screen[3] comes standard. Optional InView™ window screens are clearer and bring more of the outdoors in, improving your view and letting in 14% more light and 8% more airflow[4].

[1] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

[2] Available on sliding windows and sliding patio doors.

[3] Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

[4] Screen cloth airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

1 Pick your window or patio door style.

Pella® Impervia® fiberglass window options.

A full product line ensures you will have the right style to complement your home.

All sides and rear windows

DOUBLE-HUNG
Page 13

SINGLE-HUNG
Page 13

CASEMENT
Page 14

AWNING
Page 14

SLIDING
Page 15

FIXED
Page 16

SPECIAL SHAPE
Page 16

Pella Impervia fiberglass sliding patio doors.

SLIDING
Page 17

Pella Impervia White sliding patio door with color-matched hardware.

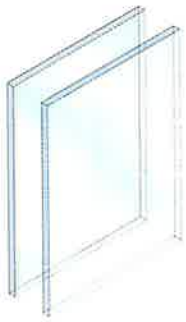
The five steps to selecting your perfect Pella® Impervia® window or patio door.

1 Pick your window or patio door style.

Page 7

2 Select your glass.

Page 8



3 Choose your frame colors.

Page 9

4 Select your hardware.

Page 10

5 Personalize with additional options.

Pages 11 - 12

Grilles

Dual-Color Frames

Screens*

* Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Pella

Front Door Handle

Entry Door Hardware and Accessories

Pella offers a wide selection to enhance your home.

AS P

HARDWARE STYLES

Essential Collection

Standard | Eclipse Multipoint | Grip Multipoint

Baldwin® Reserve Classic Collection

Chesapeake | Del Mar

Baldwin Reserve Modern Collection

Seattle | Santa Cruz

Baldwin Reserve Rustic Collection

Elkhorn | Longview

AS P

HARDWARE FINISHES

(Hardware styles not available in all finish colors. See an associate for more information.)

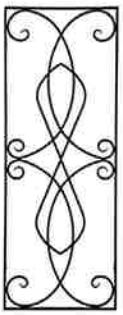
Bright Brass | Antique Brass | Satin Nickel | Oil-Rubbed Bronze | Matte Black | Polished Nickel | Polished Chrome | Distressed Bronze | Distressed Nickel

AS P

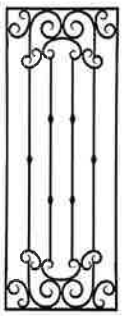
WROUGHT-IRON DESIGNS

(available on full or 3/4 light doors and sidelights with clear or textured glass)

Carina Wrought Iron



Montelena Wrought Iron



AS P

ACCESSORIES

Dentil Shelves
(optional on Craftsman doors only)

Clavos and Hinge Straps
(optional on select Architect Series® and Pella® doors only)

20" or 16" Straps

Square or Round Clavos

AS P

HINGE FINISHES

Brass-Tone Zinc | Satin Nickel | Bright Brass | Antique Brass | Oil-Rubbed Bronze | Polished Chrome | Stainless Steel

AS P

SILL OPTIONS

Brown | Mill | Brass | Nickel | Bronze

NOTE: Because of printing limitations, actual colors may vary from those shown.

Solid Door Panels

A traditional and timeless choice for maximum privacy.

AS

Plank

8-ft. Plank
1 Panel Arch

8-ft. Plank
2 Panel Curve

Premium Rustic-Grain Fiberglass

Plank
2 Panel Arch

Premium Rustic-Grain or Smooth Fiberglass

2 Panel
Square Top

5 Panel

Premium Smooth Fiberglass

6 Panel

Premium Mahogany-Grain, Oak-Grain or Smooth Fiberglass

2 Panel Arch

8-ft. 2 Panel
Curve

4 Panel Curve

Premium Rustic-Grain Fiberglass

Deluxe 3 Panel

8-ft. European
2 Panel

Premium Mahogany-Grain Fiberglass

4 Panel

European
2 Panel

Premium Oak-Grain Fiberglass

Full Light
Sidelight

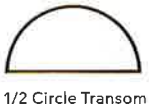
3/4 Light
Sidelight

1/2 Light
Sidelight

Premium Mahogany-Grain, Oak Grain, Rustic Grain, Hemlock-Grain or Smooth Fiberglass

Premium Mahogany Grain Fiberglass

Premium Oak Grain Fiberglass



1/2 Circle Transom

Arch Head Transom

Elliptical Transom

Rectangular Transom

Grilles and Between-the-Glass Options

Design choices that add style and convenience.

AS | P

SIMULATED-DIVIDED-LIGHT GRILLES

Craftsman Light

Premium Hemlock-Grain Fiberglass

Full Light Sidelight

Premium Hemlock-Grain Fiberglass

SIMULATED-DIVIDED-LIGHT GRILLES

8-ft. 1/2 Light

Mahogany-Grain or Oak-Grain Fiberglass

Full Light

3/4 Light

1/2 Light

Mahogany-Grain, Oak-Grain or Smooth Fiberglass

Architect Series® Craftsman Light premium Hemlock-grain fiberglass double entry doors shown with Low-E glass and Simulated-Divided-Light Grilles.

European 3/4 Light

Oak-Grain or Smooth Fiberglass

Craftsman Light

Mahogany-Grain Fiberglass

8-ft. Craftsman Light

Smooth Fiberglass

Full Light Sidelight

3/4 Light Sidelight

1/2 Light Sidelight

Mahogany-Grain, Oak-Grain or Smooth Fiberglass

NOTE: Steel panels and sidelights are not available in 8-ft. sizes.

P

Full Light

3/4 Light

1/2 Light

Mahogany-Grain, Oak-Grain, Smooth Fiberglass or Steel

8-ft. 1/2 Light

Mahogany-Grain or Oak-Grain Fiberglass

3 Panel Oval

Deluxe 3 Panel Oval

Center Arch Light

Mahogany-Grain, Oak-Grain or Smooth Fiberglass

1/2 Arch Light

Twin 1/2 Light

Fan Light

Oak-Grain, Smooth Fiberglass or Steel

European 3/4 Light

Oak-Grain or Smooth Fiberglass

Full Light Sidelight

3/4 Light Sidelight

1/2 Light Sidelight

Mahogany-Grain, Oak-Grain, Smooth Fiberglass or Steel

1/2 Circle Transom

Arch Head Transom

Elliptical Transom

Rectangular Transom

Pella 1/2 light entry door with 1/2 light sidelights and elliptical transom in Oak grain fiberglass with Sheffield glass.

NOTE: Steel panels and sidelights are not available in 8-ft. sizes.

GRILLES-BETWEEN-THE-GLASS

8-ft. 1/2 Light

Mahogany-Grain or
Oak-Grain Fiberglass

Full Light

3/4 Light

1/2 Light

Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel

BLINDS-BETWEEN-THE-GLASS

(available with Low-E glass only)

Full Light

1/2 Light

Kitchen Rear Leading To Screen Porch

Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel

Fan Light

Oak-Grain,
Smooth Fiberglass or Steel

European 3/4 Light

Oak-Grain or
Smooth Fiberglass

8-ft. European
3/4 Light

Oak-Grain or
Smooth Fiberglass

Full Light
Sidelight

3/4 Light
Sidelight

1/2 Light
Sidelight

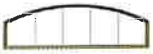
Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel

Full Light
Sidelight

8-ft. 3/4 Light
Sidelight

Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel

1/2 Circle Transom



Arch Head Transom

Elliptical Transom

Rectangular Transom

Architect Series® Size Charts

Find the style you want and the size you need.

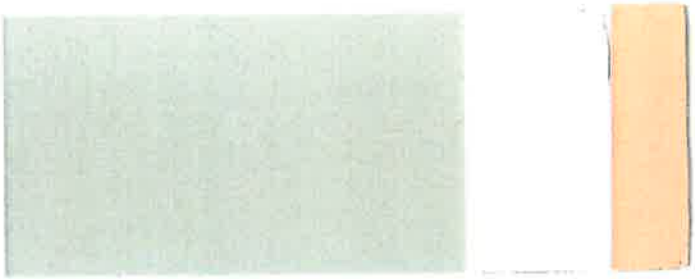
AS

GLASS PANELS / PANELES DE VIDRIO

			1/2 Light 1/2 vidriera		Deluxe 3 Panel Oval 3 paneles ovalados de lujo	3/4 Arch Light Vidriera arqueada de 3/4	3 Panel Scroll Top Oval 3 paneles con parte superior ovalada en espiral	3/4 Light Vidriera de 3/4	European 3/4 Light Vidriera europea de 3/4		Center Arch Light Vidriera de arco central	Craftsman Light Craftsman Light		Plank Craftsman Light Plancha con Craftsman Light	Full Light Vidriera completa	Twin 3/4 Light Vidriera doble de 3/4	Full Light Sidelight Vidriera completa ventana lateral			
CALL SIZES TAMAÑOS DE ABERTURA	Height (ft./in.) Altura (pies/pulg)		6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	8-ft. 0-in.	6-ft. 8-in.	6-ft. 8-in.	8-ft. 0-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	8-ft 0-in.	8-ft 0-in.
	Single-Panel Width (ft./in.) Ancho del panel simple (pies/pulg)		2-ft. 8-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	1-ft. 0-in.	1-ft. 2-in.	1-ft. 0-in.	1-ft. 2-in.
	Double-Panel Width (ft./in.) Ancho del panel doble (pies/pulg)		5-ft. 4-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.				
MATERIAL MATERIAL	Premium Smooth Fiberglass Fibra de vidrio lisa de primera calidad													•			•	•	•	•
	Premium Mahogany-Grain Fiberglass Fibra de vidrio con diseño de vetas de caoba de primera calidad		•		•	•		•		•	•				•	•	•	•	•	•
	Premium Oak-Grain Fiberglass Fibra de vidrio con diseño de vetas de roble de primera calidad		•	•			•		•		•				•		•	•	•	•
	Premium Rustic-Grain Fiberglass Fibra de vidrio con deiseño de vetas rústica de primera calidad																•	•	•	•
	Premium Hemlock-Grain Fiberglass Fibra de vidrio con diseño de vetas de abeto de primera calidad												•	•			•	•	•	•
20-MINUTE FIRE DOOR Not available in double-panel widths. **PUERTA CON RETARDO DE FUEGO DE 20 MINUTOS** No está disponible en anchos de paneles dobles	Premium Smooth Fiberglass Fibra de vidrio lisa de primera calidad																			
	Premium Mahogany-Grain Fiberglass Fibra de vidrio con diseño de vetas de caoba de primera calidad																			
	Premium Oak-Grain Fiberglass Fibra de vidrio con diseño de vetas de roble de primera calidad																			
	Premium Rustic-Grain Fiberglass Fibra de vidrio con diseño de vetas rústica de primera calidad																			
	Premium Hemlock-Grain Fiberglass Fibra de vidrio con diseño de vetas de abeto de primera calidad																			
DECORATIVE GLASS VIDRIO DECORATIVO	Statement	Francesca	•		•	•	•	•	•	•					•	•	•	•	•	•
		Rhythm	•				•	•	•						•		•	•		
		Verona			•		•	•	•						•		•	•	•	•
	Select	Castile	•		•	•	•	•	•	•					•	•	•	•	•	•
		Isabella	•		•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Madeira	•				•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Sheffield	•		•	•	•	•	•	•					•	•	•	•	•	•
NONDECORATIVE AND OBSCURE GLASS VIDRIO NO DECORATIVO Y OSCURO	Low-E De baja emisión		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Simulated-Divided-Light Grilles Rejillas con simulación de luz dividida												•	•	•			•	•	•
	Wrought-Iron Grilles Rejillas de hierro forjado							•	•	•					•			•	•	•
	Textured Glass (Wave, Rain, Pebbled, Obscure) Vidrio texturizado (Wave, Llovido, Granulado, Oscuro)		•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Obscure Glass (Granite, Mystic) Vidrio oscuro (Granito, Mystic)																	•	•	•

* Available in premium Hemlock grain fiberglass only.

* Disponible solo en fibra de vidrio con diseño de vetas de abeto de primera calidad.



Sherwin Williams

BODY	TRIM	ACCENT
Comfort Gray SW 6205	**Alabaster** SW 7008	**Rookwood Red** SW 2802

Garage Doors in Dark Grey

City of Fernandina Beach

OFFICE OF THE FIRE MARSHAL

Address Assignment Request

Applicant: Gary & Phyllis Pongetti **Date:** 9/21/18

Email: phylponge@gmail.com **Phone:** _____

Property ID#: 00 - 00 - 31 - 1580 - 0016 - 0110 **(xx-xx-xx-xxxx-xxxx-xxxx)**

Lot #: _____ **Subdivision Name:** _____

Gary & Phyllis Pongetti _____

Owner's Name **Phone**

_____ _____

Mailing Address **Email**

_____

City **State** **Zip**

Type of Structure: New Resid. **Permit #:** _____
(New or Replaced)

Front of Structure / Street Name: WHITE ST
(For Corner Lots)

For Office Use Only

Assigned Street Address: 1102 WHITE ST

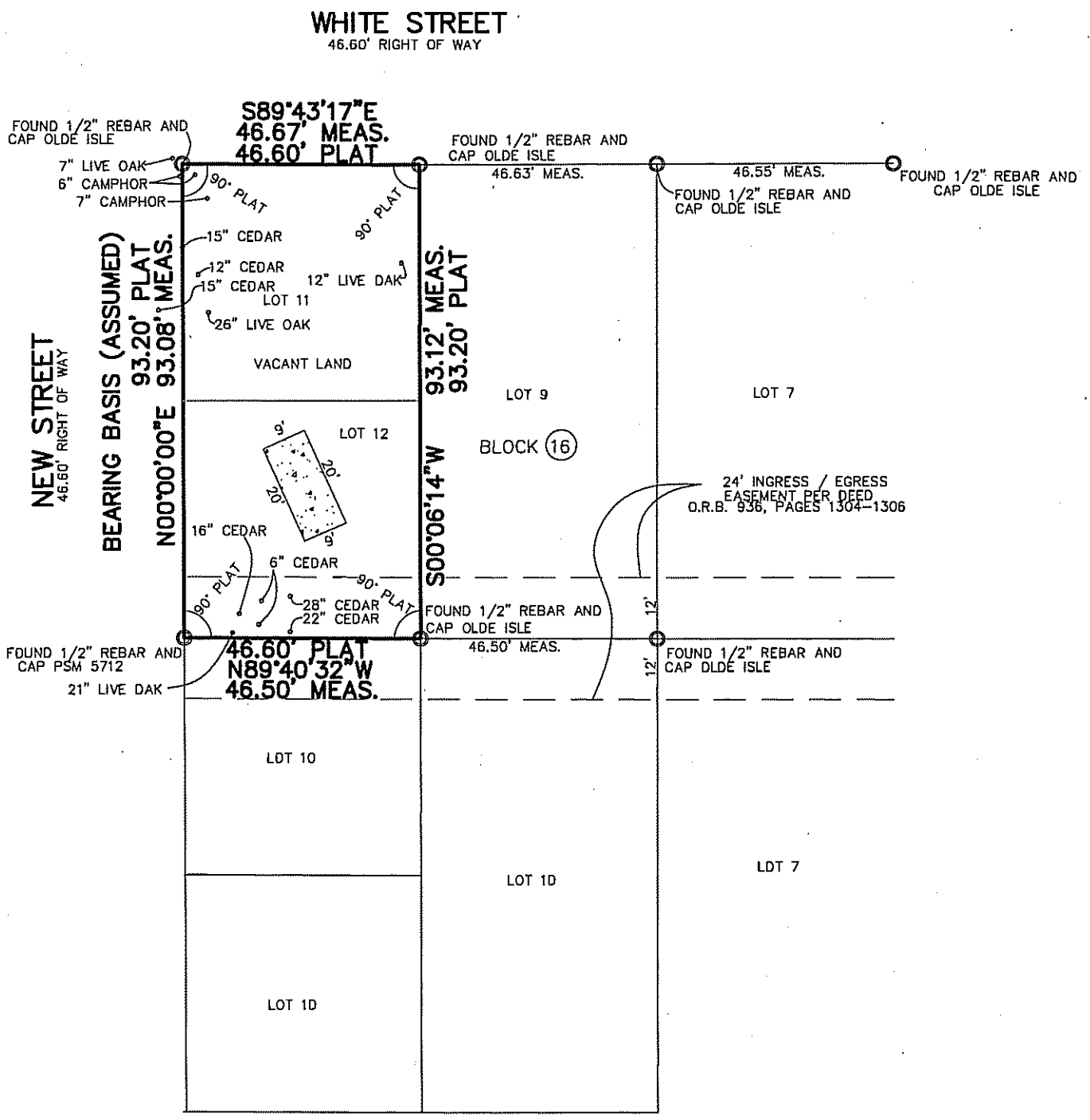
JSH Fernandina Beach, FL 32034

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 OFFICAL MAP OR PLAT OF SAID CITY (LITHOGTAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED , REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOT 11 AND 12, BLOCK 16, OLD TOWN

PREPARED FOR:
GARY A. AND PHYLLIS M. PONGETTI



SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the the description provided by the client.

2) Underground improvements were not located or shown.

3) Lands shown hereon were not obstructed by this office for easements, rights-of-way, ownership or other instruments of record.

4) Bearings based on N 00°00'00" E for the right of way line of New Street (Assumed). Nassau County, Florida.

5) Fence ownership, if aplicable, 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 apporent.

6) "Unless it bears the signature ond the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

7) 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.

8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed
Surveyed Accuacy - 1 foot in 11327 feet
Commercial/High Risk Linear - 1 foot in 10000 feet
SOP rule 5J-17.051(3) (B) (15) b.ii

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
CONC = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
= FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
= LIGHT POLE
MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
S = SEWER MANHOLE
D = STORM MANHOLE
T = TELEPHONE PEDESTAL
—o—o— = WOOD FENCE
= WOOD POWER POLE
W = WATER METER
W = WELL

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.

BY: _____

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

ALAN FRANKLIN GLASS

ALAN FRANKLIN GLASS
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318

SCALE: 1"=30'
DATE: 8-6-18
DRN BY: WWG
CKD BY: AFG
JOB ND: JOB
F.B. NO: CS-1
PAGE NO. 54

DWG No. CS16-78

CONSTRUCTION NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
3. 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.
4. 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 INCONSTANCIES 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.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
6. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
7. THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
8. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
10. ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
11. ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
12. 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.
13. ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
14. THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT.
15. ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

CONSTRUCTION NOTES:

1. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
2. ALL STUD WALLS DIMENSIONS ARE 3-½", 5-½", OR 7-¼" (UON)
3. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UON)
4. REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
5. ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. ¼" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
6. ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
7. 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.
8. ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
9. WATER RESISTANCE ½" CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
10. 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.
11. CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
12. ALL WALL STUD SHALL BE SPF#2 SPACED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
13. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
2. ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
3. ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
4. ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
5. SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
6. CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
7. VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
8. STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
9. ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014. (6TH EDITION)
2. 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.
3. OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U.I APPROVED PLASTIC.
4. 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.
5. SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
6. ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
7. 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.
8. 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.
9. 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.
10. PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

ROOF NOTES:

1. ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
2. ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
3. ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
4. ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 6" O.C. FIELD
5. 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.
6. 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 $\frac{1}{300}$ 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 ID 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.
7. 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
8. 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.
9. 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

PONGETTI RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

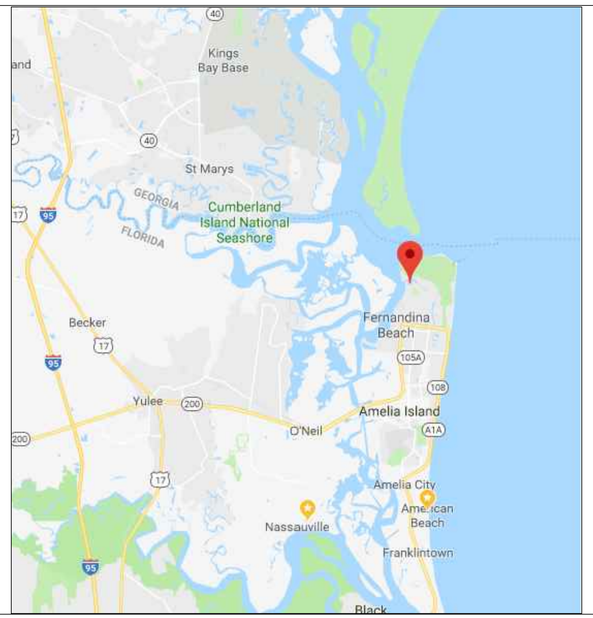
PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.(P.E.)

PROJECT ADDRESS

1102 WHITE 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 -	1,311 sq.ft.
* UNCONDITIONED SPACE -	0 sq.ft.
* UNENCLOSED SPACE -	476 sq.ft.
* LOT SIZE (ACRE) -	
* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	1

PLAN INDEX

COVER SHEET / PROJECT INFORMATION	C1.0
HOUSE ELEVATIONS	B2.0
FOUNDATION PLAN	B3.0
FRAMING PLAN	B4.0
ELECTRIC PLAN	B5.0
ROOF PLAN	B6.0
STRUCTURAL DETAILS	D7.0
FLASHING DETAILS	D7.1

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C1.0

SHEET #: (1)OF (8)
PROJECT NAME: PONGETTI

PROJECT #:	18.06.10
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¼"=1'-0"
DATE:	10.16.18

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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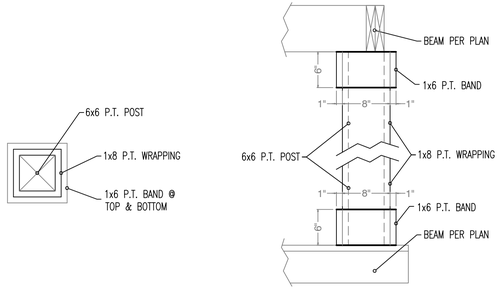
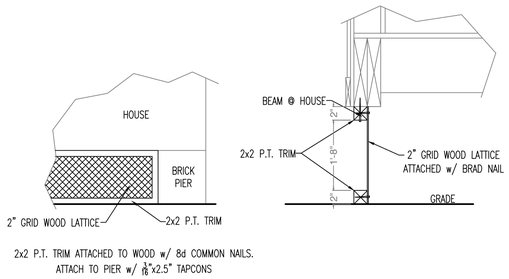
10.16.18
ENGINEER OF RECORD



PLAN **ELEVATION**

POST TRIM DETAIL

N.T.S.

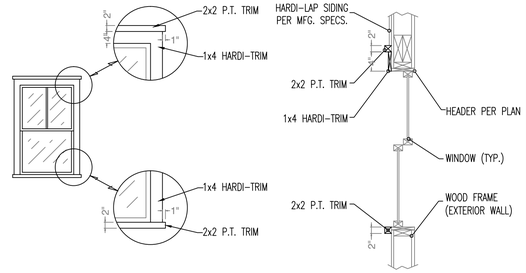


2x2 P.T. TRIM ATTACHED TO WOOD w/ 8d COMMON NAILS.
ATTACH TO PIER w/ $\frac{1}{8}$"x2.5" TAPCONS

FRONT **SIDE**

LATTICE DETAIL

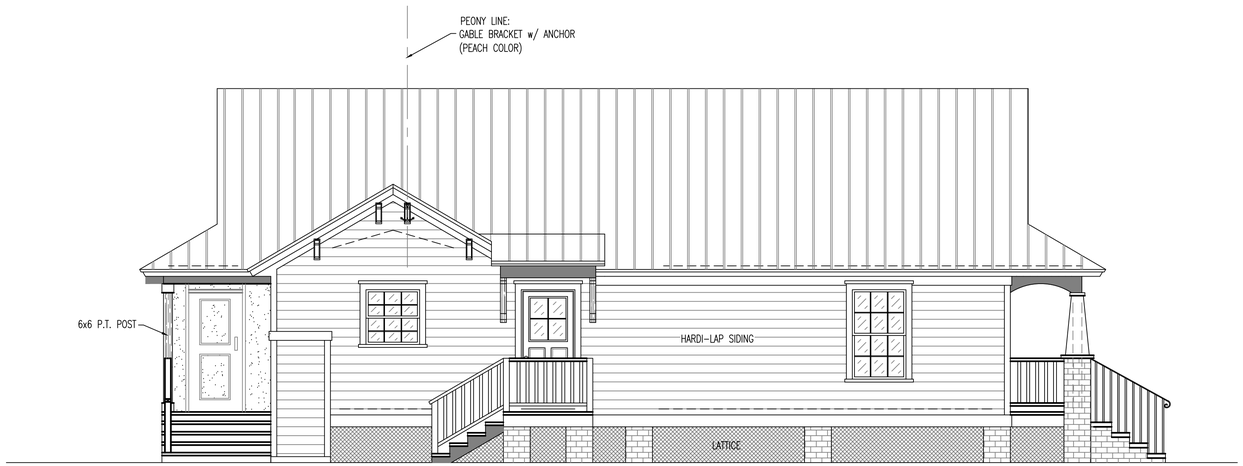
N.T.S.



FRONT **SIDE**

WINDOW/DOOR TRIM DETAIL

N.T.S.

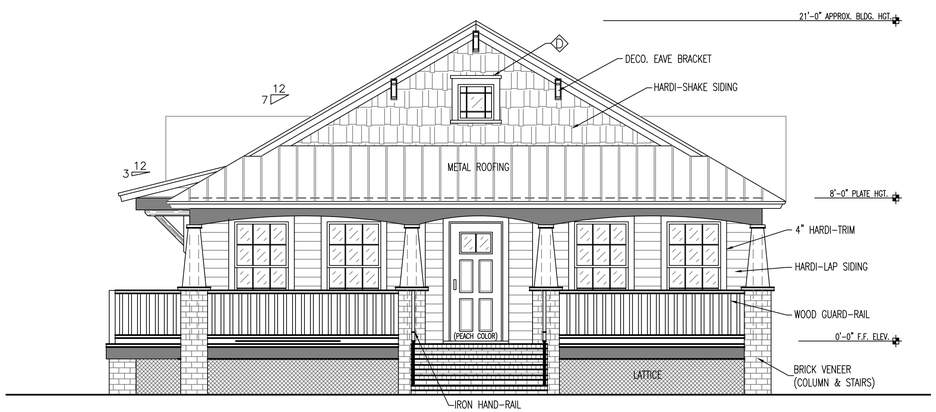


LEFT ELEVATION

SCALE: $\frac{1}{4}$"=1'

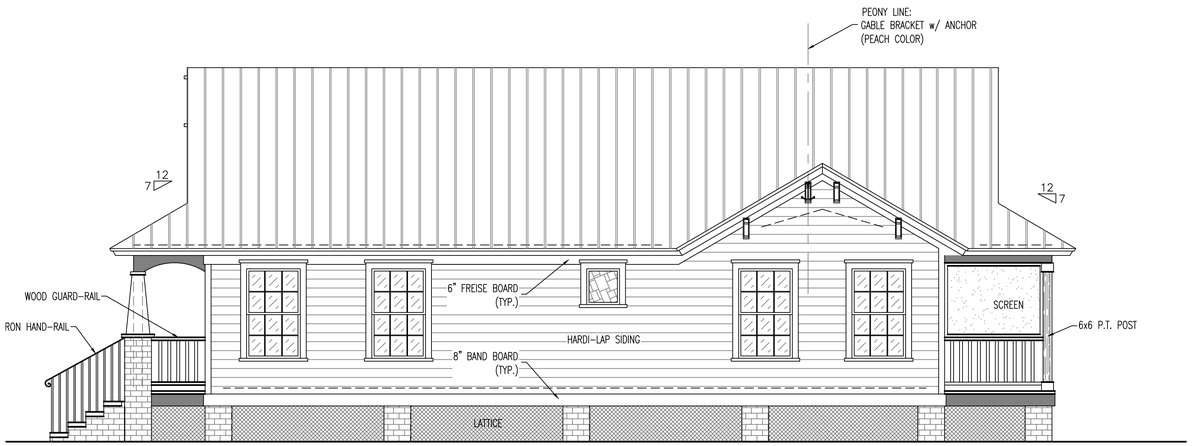
REAR ELEVATION

SCALE: $\frac{1}{4}$"=1'



FRONT ELEVATION

SCALE: $\frac{1}{4}$"=1'



RIGHT ELEVATION

SCALE: $\frac{1}{4}$"=1'

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B2.0

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PROJECT NAME: PONGETTI

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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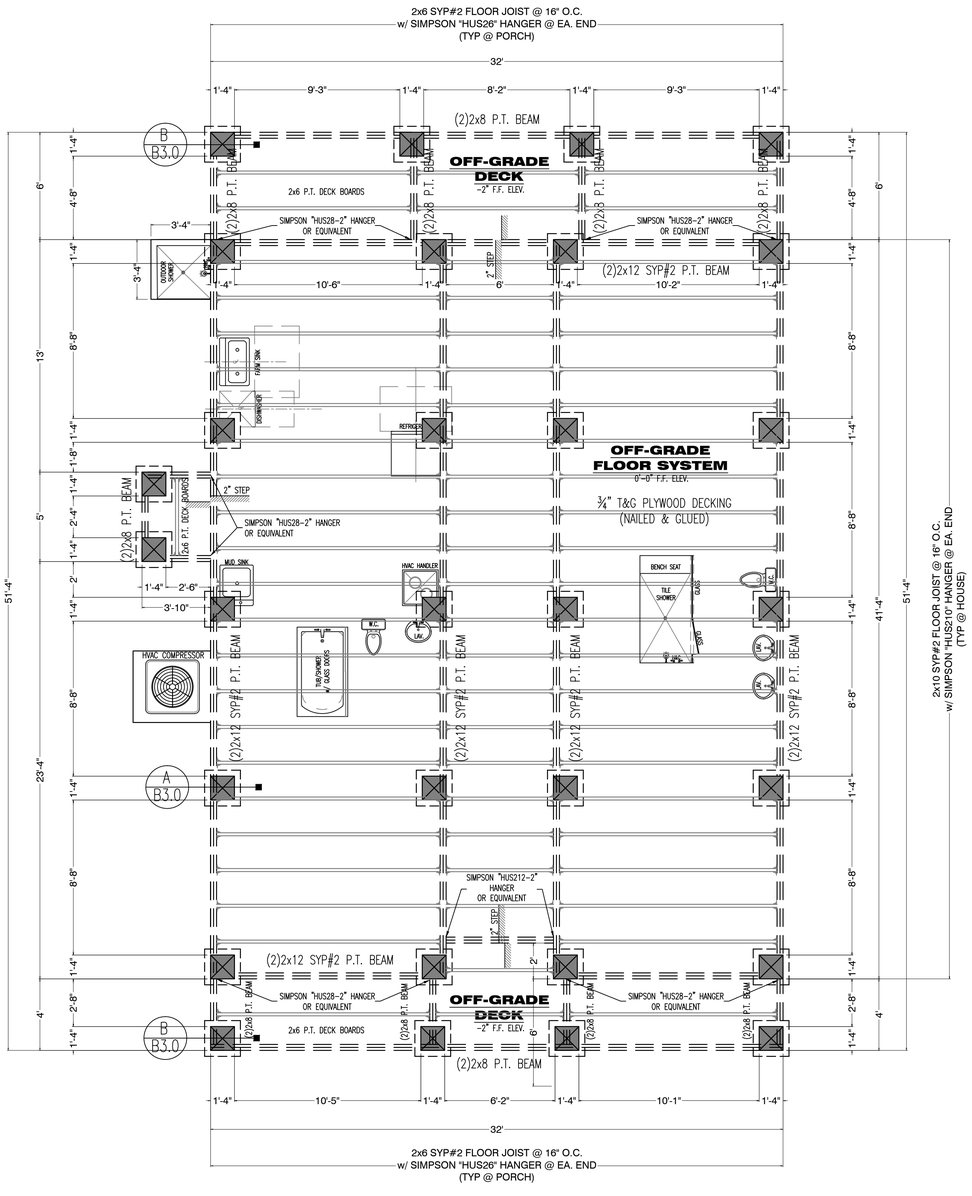
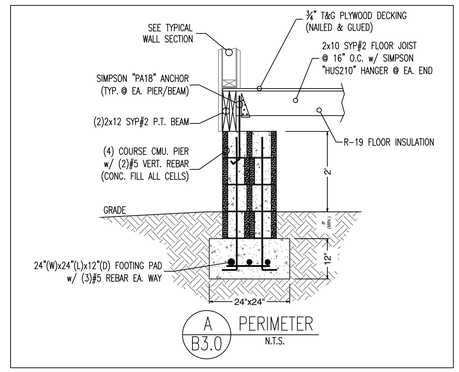
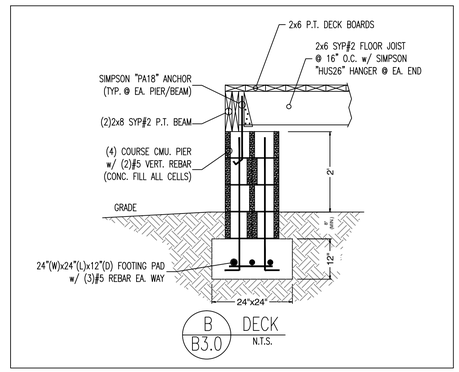


FOUNDATION PLAN

SCALE: ¼"=1'





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B3.0

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PROJECT NAME: **PONGETTI**

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SCALE:	¼"=1'-0"
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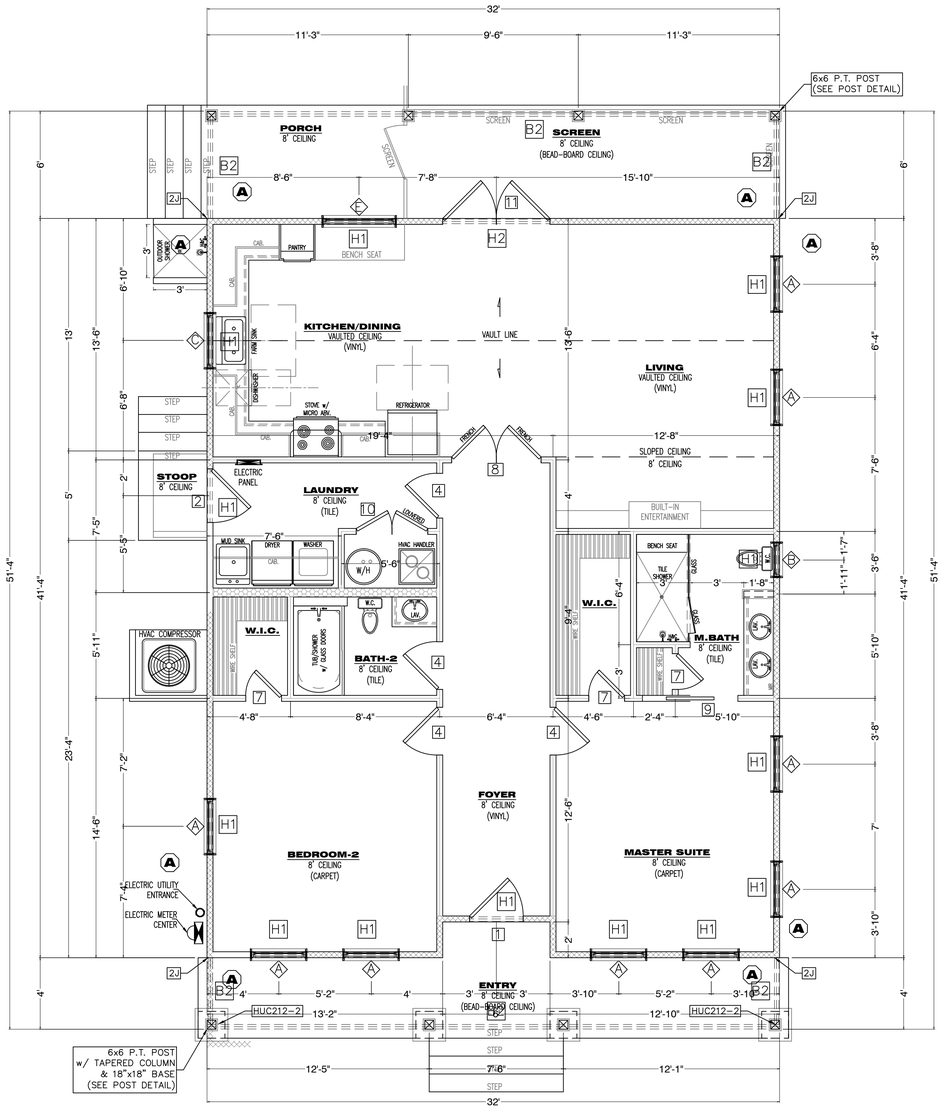

1st LEVEL FRAMING PLAN

SCALE: $\frac{1}{4}$" = 1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,311 sq.ft.
ENTRY	UNENCLOSED	204 sq.ft.
PORCH	UNENCLOSED	256 sq.ft.
PORCH	UNENCLOSED	16 sq.ft.
TOTAL A/C		1,311 sq.ft.
TOTAL SQ.FT.		1,787 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
A	3050	36"x60"	SINGLE HUNG
B	11020	22"x24"	FIXED GLASS (CUSTOM PER OWNER)
C	3030	36"x36"	SINGLE HUNG
D	2020	24"x24"	FIXED GLASS
E	4020	48"x24"	CASEMENT

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
1	3068	36"x80"	SOLID CORE EXT. (¼ LIGHT)
2	3068	36"x80"	SOLID CORE EXT. (½ LIGHT)
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	(2)2668	60"x80"	SOLID CORE INTERIOR UNIT (w/8" TRANSUM)
9	2868	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)
10	(2)2068	48"x80"	SOLID CORE INTERIOR UNIT
11	(2)3068	72"x80"	SOLID CORE EXT. (½ LIGHT)

WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DISCRIPTION
	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	DISCRIPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(2) 2x10	SOUTHERN YELLOW PINE #2

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD
* 2J SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DISCRIPTION
H1	(2) 2x6	SOUTHERN YELLOW PINE #2
H2	(2) 2x8	SOUTHERN YELLOW PINE #2
H3	(2) 2x10	SOUTHERN YELLOW PINE #2
H4	(2) 2x12	SOUTHERN YELLOW PINE #2
H5	(3) 2x6	SOUTHERN YELLOW PINE #2
L1	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" 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.	7/16" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	7/16" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	7/16" 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 ½" x 8" EPOXY GROUTED BOLTS.
* INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

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B4.0

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PROJECT NAME: PONGETTI
PROJECT #: 18.06.10
DRAWN BY: WMD
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SCALE: ¼"=1'-0"
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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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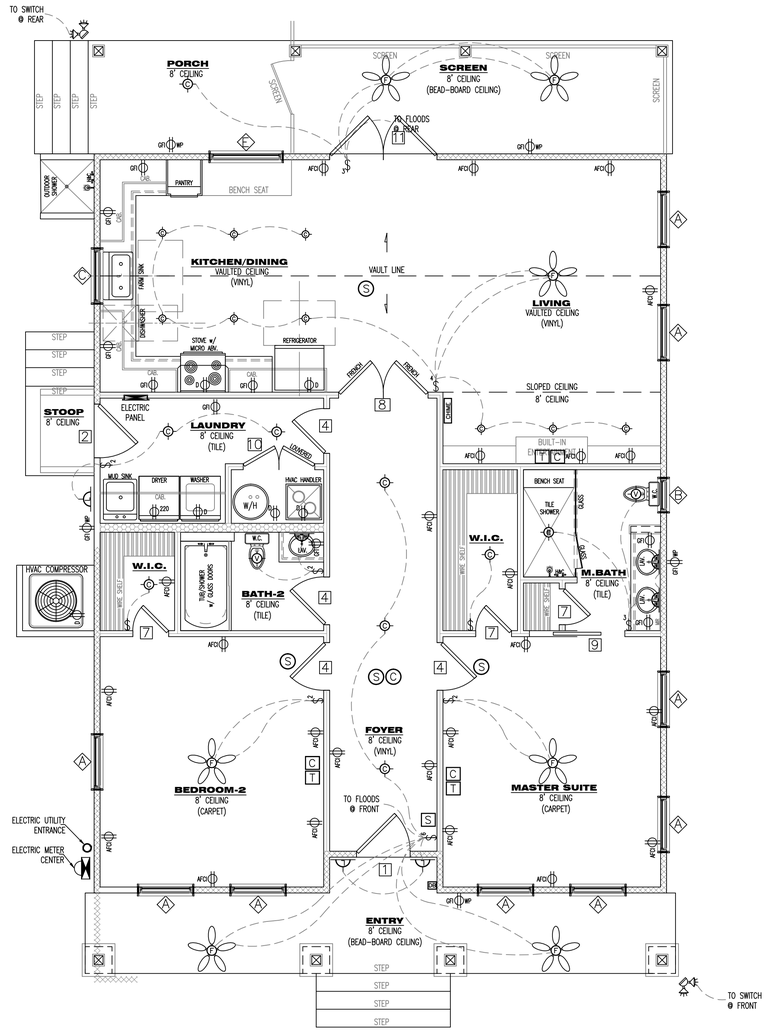
ENGINEER OF RECORD



1st LEVEL ELECTRICAL PLAN

SCALE: ¼"=1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,311 sq.ft.
ENTRY	UNENCLOSED	204 sq.ft.
PORCH	UNENCLOSED	256 sq.ft.
PORCH	UNENCLOSED	16 sq.ft.
TOTAL A/C		1,311 sq.ft.
TOTAL SQ.FT.		1,787 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
A	3050	36"x60"	SINGLE HUNG
B	11020	22"x24"	FIXED GLASS (CUSTOM PER OWNER)
C	3030	36"x36"	SINGLE HUNG
D	2020	24"x24"	FIXED GLASS
E	4020	48"x24"	CASEMENT

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
1	3068	36"x80"	SOLID CORE EXT. (½ LIGHT)
2	3068	36"x80"	SOLID CORE EXT. (½ LIGHT)
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	(2)2668	60"x80"	SOLID CORE INTERIOR UNIT (w/8" TRANSUM)
9	2868	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)
10	(2)2068	48"x80"	SOLID CORE INTERIOR UNIT
11	(2)3068	72"x80"	SOLID CORE EXT. (½ LIGHT)

ELECTRICAL LEGEND	
SYMBOL	DISCRIPTION
AFCI	110 – ARC FAULT INTERRUPTER OUTLET
GFI	110 – GROUND FAULT INTERRUPTER OUTLET
GFI WP	110 – WATER PROOF GFI OUTLET
FO	110 – FLOOR OUTLET (RECESSED)
D	110 – DEDICATED OUTLET
$	SINGLE POLE SWITCH
$4	MULTIPLE POLE SWITCH
$3	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
S	SMOKE DETECTOR (CEILING MOUNT)
C	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
C	CABLE OUTLET
T	TELEPHONE/DATA OUTLET
S	SECURITY PANEL
CHIME	DOOR BELL CHIME
DB	DOOR BELL
	CEILING HUNG FAN W/ LIGHT (REMOTE)

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014.
2. ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
3. ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
4. ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
5. CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER.
6. 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES

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B5.0

SHEET #: (5) OF (8)
PROJECT NAME: PONGETTI

PROJECT #: 18.06.10
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: ¼"=1'-0"
DATE: 10.16.18

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OWNER / BUILDER

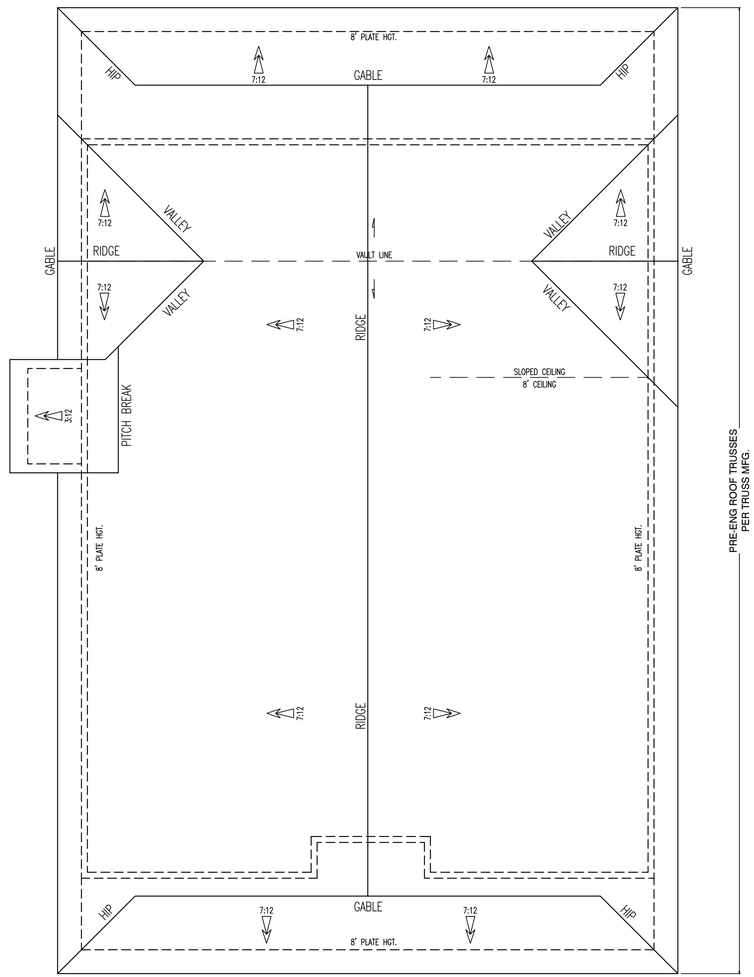
PONGETTI RESIDENCE

PROJECT ADDRESS

1102 WHITE 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

10.16.18
ENGINEER OF RECORD



ROOF PLAN

SCALE: ¼"=1'

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: 7/16" A.P.A. RATED OSB SHEATHING (MIN.)

NAIL PATTERN: 8d RING-SHANK NAILS SPACED
6" O.C. @ EDGE & 6" O.C. @ FIELD

ROOF PLATE: 8'-0"

ROOF EAVE: 16" (TYP.)
12" @ GABLE

SOFFIT MATERIAL: VINYL SOFFIT (VENTED)
VINYL FASCIA w/
METAL DRIP EDGE

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 1,787 / 300 = 5.95 SQ.FT. (TOTAL VENTILATION) /2
= 2.97 SQ.FT. (UPPER ROOF) & 2.97 SQ.FT (SOFFIT)

-EACH ROOF VENT WILL VENTILATE (2)SQ.FT. = (2) ROOF 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

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B6.0

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PROJECT NAME: PONGETTI

PROJECT #:	18.06.10
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¼"=1'-0"
DATE:	10.16.18

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OWNER / BUILDER

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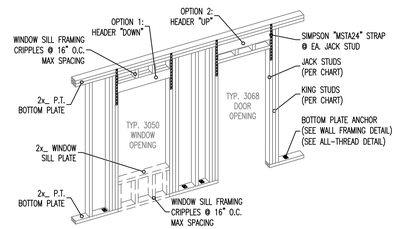
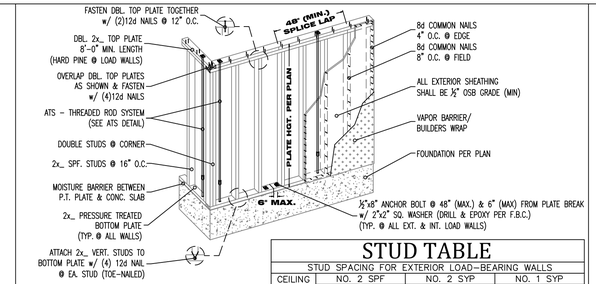
ENGINEER OF RECORD



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

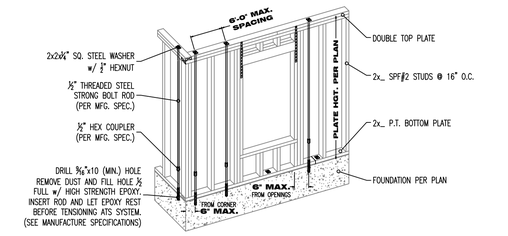
HEADER DETAIL N.T.S.



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/ 0.145"x2½" SHOT PIN OR EQUIVALENT.

STUD TABLE						
STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS						
CEILING HEIGHT	NO. 2 SPF		NO. 2 SYP		NO. 1 SYP	
	2x4	2x6	2x4	2x6	2x4	2x6
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.

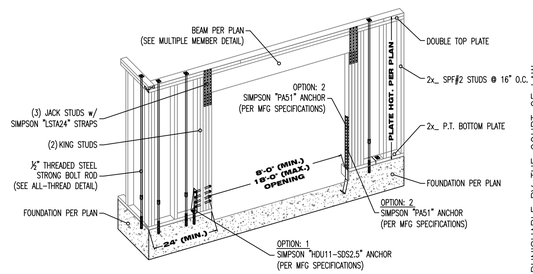
WALL FRAMING DETAIL N.T.S.



FRAMING NOTES:
1. ATS ROD MAY SUBSTITUTE FOR ½" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
2. INSTALL ATS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
3. ATS 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-A35 THREADED STEEL" SECTION.

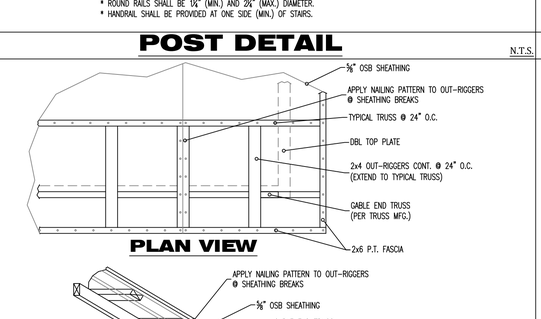
PLAN LEGEND
- = (1) STORY ROD
- = (2) STORY ROD
- = (1) STORY ROD 2nd LEVEL ONLY

ALL-THREAD ROD SYSTEM DETAIL N.T.S.



GARAGE DOOR NOTES:
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.)
2. INSTALL ATS 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).

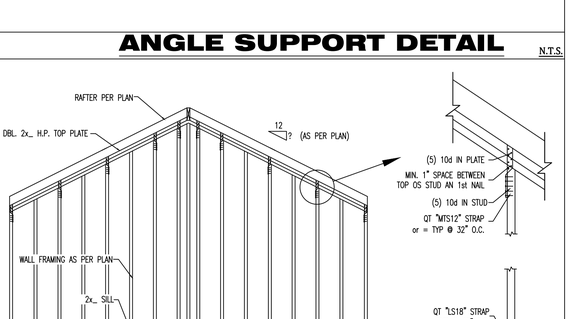
GARAGE DOOR DETAIL N.T.S.



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 MANUFACTURES. (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.



* ALL BEAMS SHALL BE HAVE (1) SIMPSON "HTS16" STRAP OR EQUIV. AT EACH END

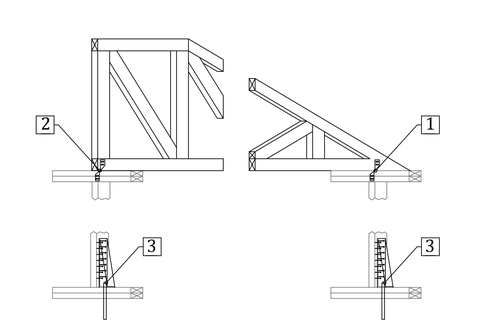
SOLID SAWN LUMBER LVL BEAMS 4-PLY MEMBERS

MULTI-PLY MEMBER NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2017 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.

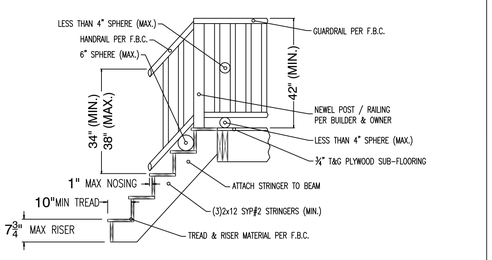
ROOF OVER FRAMING NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2017 AND MANUFACTURE SPECIFICATIONS.
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

ROOF OVER FRAME DETAIL N.T.S.



COLLAR TIE NOTES:
1. 2x6 SYP.#2 (MIN.) COLLAR TIE SHALL BE FASTENED TO RAFTER w/ (6) 12d NAILS TYP. @ EA. END.
2. COLLAR TIE SHALL BE PLACED IN THE TOP ⅓ OF THE RAFTER BEARING SPAN WITH THE INTENT TO PREVENT RIDGE SAGGING.
3. 2x4 WIND-TIE USAGE SHALL BE SPECIFIED IN THE TYPICAL WALL SECTION WITH THE INTENT TO PREVENT RIDGE SAGGING
4. ALL HURRICANE CLIPS, RAFTERS, AND RIDGE BEAM SPECIFICATIONS WILL BE FOUND ON THE ROOF PLAN AND/OR THE TYPICAL WALL SECTION.

COLLAR TIE DETAIL N.T.S.

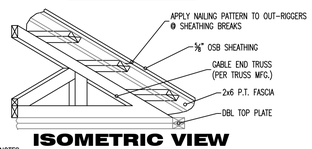


STAIR NOTES:
* (2)RISERS + (1)TREAD SHALL NOT BE LESS THAN 24" COMBINED OR MORE THAN 25" (MIN.)
* WIDTH SHALL BE 36" (MIN.) BETWEEN RAILS (SEE F.B.C. FOR PROTRUDING OBJECTS)
* ATTACH STRINGERS TO BEAM w/ (6)16d NAILS @ BEAM, TOE NAIL BOTTOM.

RAIL NOTES:
* ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2017
* ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) & 6" (MAX.) x 2¾" DEPTH (MAX.)
* RAIL HEIGHT SHALL BE 34" (MIN.) AND 38"(MAX.) ABOVE TREAD NOSING / FLOOR.
* FINGER SPACE SHALL BE 19⅛"(MIN.) AND 35" (MAX.) FROM DOWELS / WALLS.
* ROUND RAILS SHALL BE 1¼" (MIN.) AND 2¾" (MAX.) DIAMETER.
* HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

POST DETAIL N.T.S.

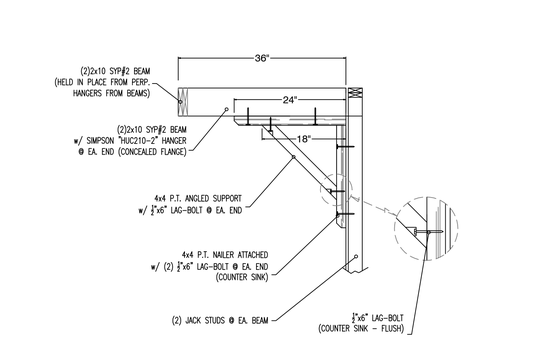
PLAN VIEW



ISOMETRIC VIEW

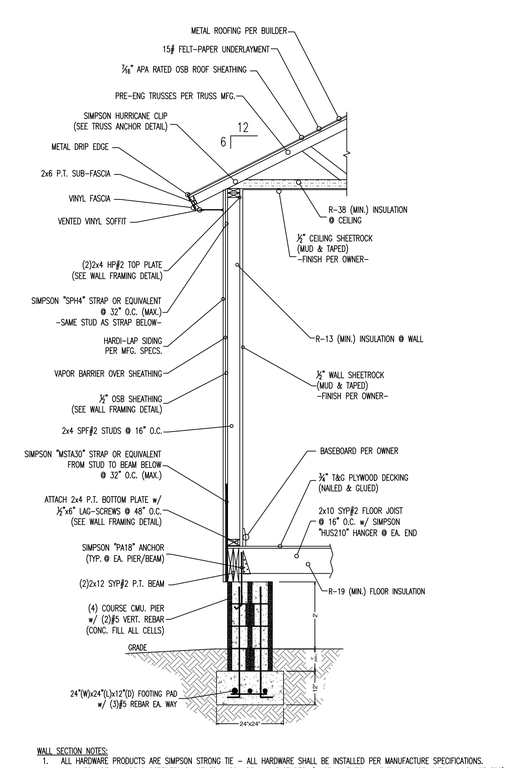
SECTION NOTES:
1. DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2017 FBC-R 107.3.5

DROP GABLE DETAIL N.T.S.



ANGLE SUPPORT DETAIL N.T.S.

BALLOON FRAME STRAPPING 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 MANUFACTURES. (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.

WALL SECTION N.T.S.

TRUSS FASTENERS

1 GIRDER TRUSS STRAPPING - BOTTOM CHORD

0–400#	H2.5
400#–800#	(2) H2.5
800#–1200#	H16
1200–1700#	LGT2 (2 PLY)
1700#–6400#	HGT2 (2 PLY)

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

0–400#	H2.5
400#–1200#	LST24
1200#–2800#	(2) MSTA24
2800#–6600#	HST3
6600#–13300#	HST6

3 GIRDER TRUSS STRAPPING - ANCHORING

0–5600#	HDU8–SDS2.5
5600#–8000#	HDU11–SDS2.5
8000#–10000#	HDU14–SDS2.5

TRUSS ANCHOR NOTES:
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TRUSS ANCHOR DETAIL N.T.S.

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D7.0

SHEET #: (7) OF (8)
PROJECT NAME: PONGETTI

PROJECT #:	18.06.10
DRAWN BY:	WMD
CHECKED BY:	MGH
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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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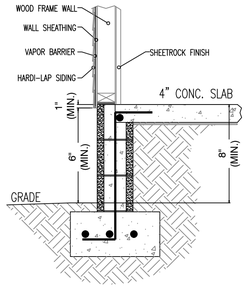
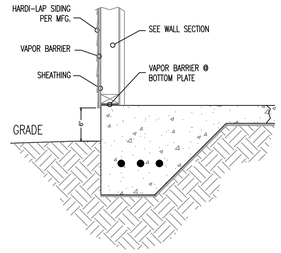
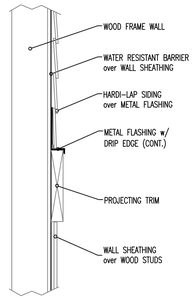


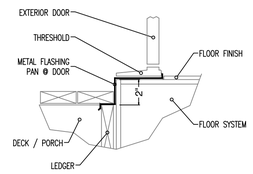
HARDI-LAP FLASHING DETAIL N.T.S.



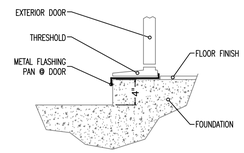
HARDI-LAP FLASHING DETAIL N.T.S.



PROJECTING TRIM DETAIL N.T.S.

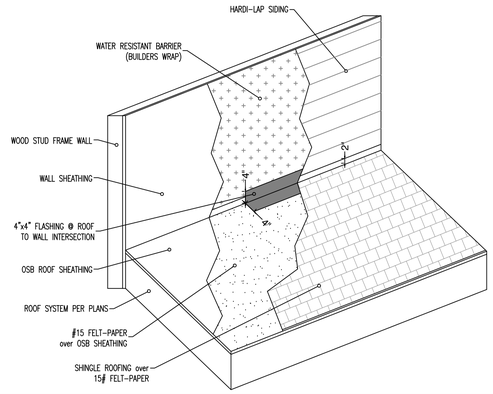


NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

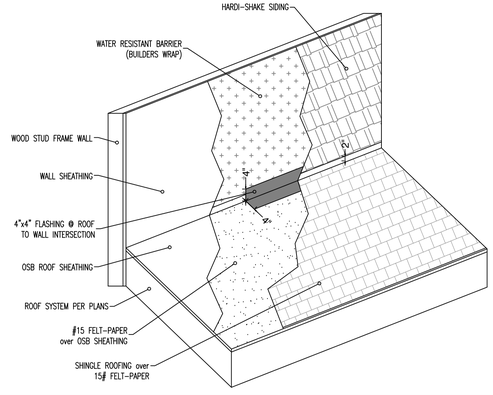


NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

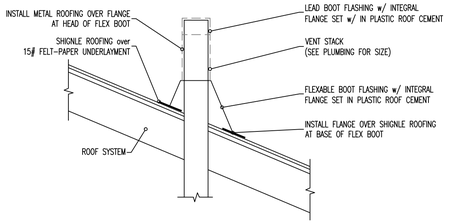
DOOR THRESHOLD DETAIL N.T.S.



ROOF TO WALL DETAIL N.T.S.

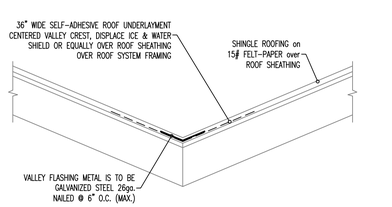


ROOF TO WALL DETAIL N.T.S.



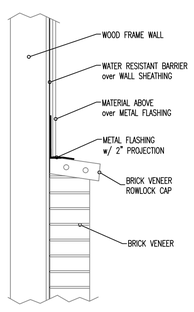
NOTE: - INSTALL IN STRICT ACCORDANCE w/ MFG. INSTRUCTIONS
- APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY.

ROOF VENT STACK DETAIL N.T.S.



VALLEY FLASHING DETAIL N.T.S.

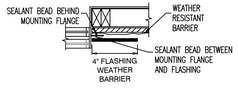
DECK FLASHING DETAIL N.T.S.



PROJECTING CAP DETAIL N.T.S.

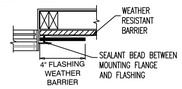
OPTION A-1

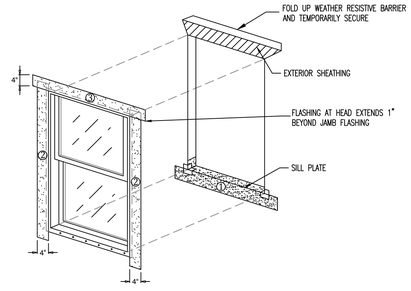
WEATHER RESITIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



OPTION B-1

WEATHER RESITIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED BEHIND THE MOUNTING FLANGE.





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 CONTINOUS 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)

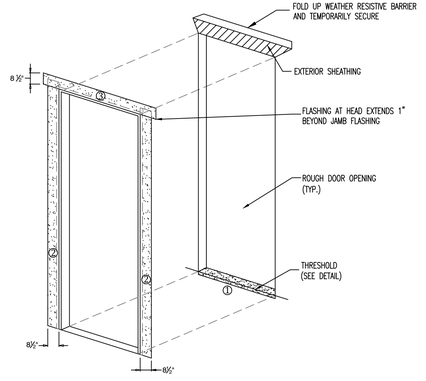
HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.
AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

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 8½" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 8½" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

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SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

DOOR FLASHING DETAIL N.T.S.

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D7.1
SHEET #: (8) OF (8)
PROJECT NAME: **PONGETTI**

PROJECT #:	18.06.10
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¾"=1'-0"
DATE:	10.16.18

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downsdraftinganddesign@gmail.com

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OWNER / BUILDER
PONGETTI RESIDENCE

PROJECT ADDRESS
1102 WHITE 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

10.16.18
ENGINEER OF RECORD

CONSTRUCTION NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
3. 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.
4. 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 INCONSTANCIES 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.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
6. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
7. THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
8. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
10. ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
11. ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
12. UPON COMPLECTION 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.
13. ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
14. THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT.
15. ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

CONSTRUCTION NOTES:

1. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
2. ALL STUD WALLS DIMENSIONS ARE 3-½", 5-½", OR 7-¼" (UON)
3. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UON)
4. REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
5. ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. ¼" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
6. ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
7. 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.
8. ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
9. WATER RESISTANCE ½" CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
10. 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.
11. CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
12. ALL WALL STUD SHALL BE SPF#2 SPACED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
13. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
2. ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
3. ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
4. ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
5. SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
6. CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
7. VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
8. STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
9. ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014.
2. 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.
3. OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U.I APPROVED PLASTIC.
4. 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.
5. SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
6. ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
7. 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.
8. 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.
9. 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.
10. PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

ROOF NOTES:

1. ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
2. ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
3. ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
4. ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 6" O.C. FIELD
5. 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.
6. 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 $\frac{1}{300}$ 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 ID 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.
7. 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
8. 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.
9. 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

PONGETTI
RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

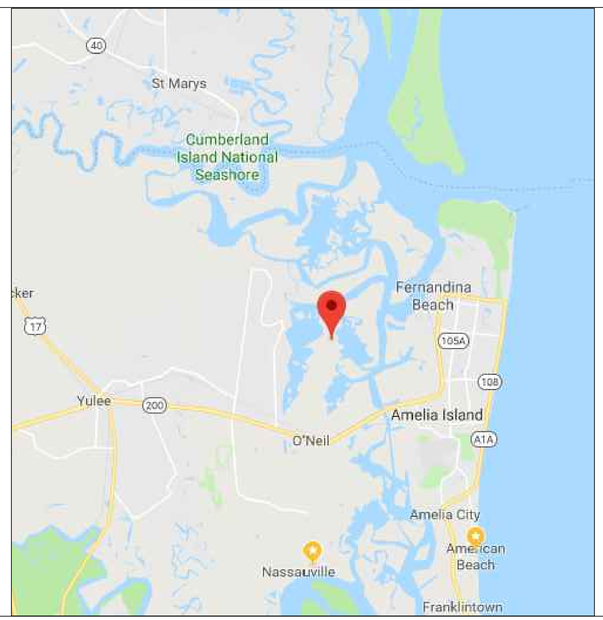
PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.

PROJECT ADDRESS

1102 WHITE 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 -	C
* 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 -	0 sq.ft.
* UNCONDITIONED SPACE -	435 sq.ft.
* UNENCLOSED SPACE -	0 sq.ft.
* LOT SIZE (ACRE) -	
* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	1

PLAN INDEX

COVER SHEET / PROJECT INFORMATION	C1.0
ELEVATIONS	B2.0
FOUNDATION & ROOF PLAN	B3.0
FRAMING & ELECTRICAL PLAN	B4.0
STANDARD DETAILS	D5.0
FLASHING DETAILS	D5.1

SCOPE OF WORK

* CONSTRUCT NEW 435 sq.ft. CUSTOM GARAGE OUT-BUILDING

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C1.0

SHEET #:	(1)OF (6)
PROJECT NAME:	PONGETTI - GARAGE
PROJECT #:	18.07.02
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¾"=1'-0"
DATE:	09.27.18

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Jacksonville, FL. 32218
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downsdraftinganddesign@gmail.com

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OWNER / BUILDER
PONGETTI RESIDENCE
FL.

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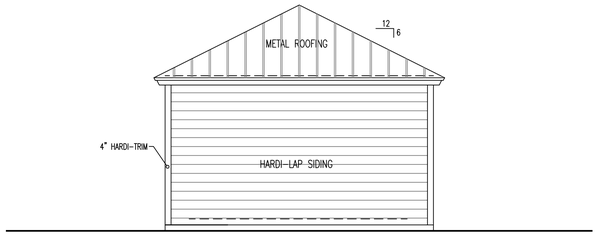
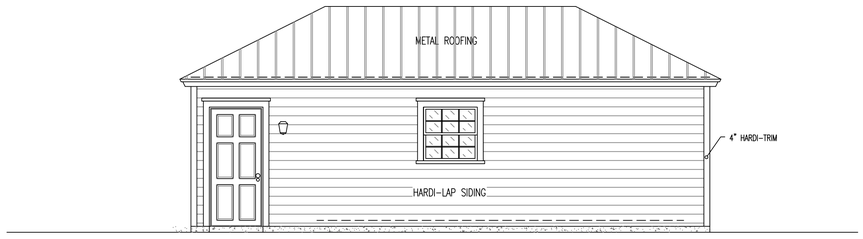
PHONE: (904)721-7676
FAX: (904)721-7685

09.27.18
ENGINEER OF RECORD



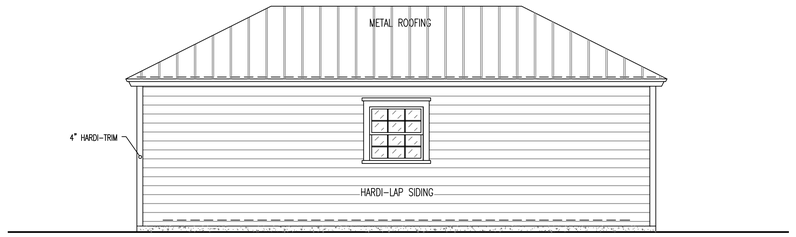
REAR ELEVATION

SCALE: ¼"=1'



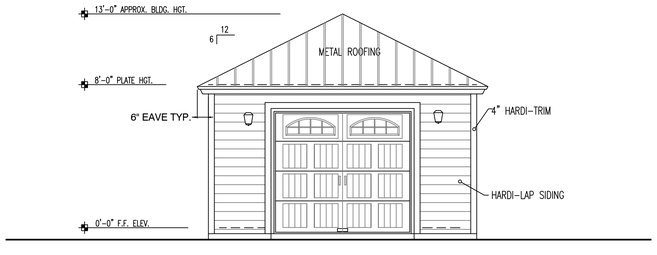
LEFT ELEVATION

SCALE: ¼"=1'



RIGHT ELEVATION

SCALE: ¼"=1'



FRONT ELEVATION

SCALE: ¼"=1'

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B2.0

SHEET #:	(2) OF (6)
PROJECT NAME:	PONGETTI - GARAGE
PROJECT #:	18.07.02
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¾"=1'-0"
DATE:	09.27.18

DOWNS
DRAFTING & DESIGN LLC
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downsdraftinganddesign@gmail.com

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

1102 WHITE 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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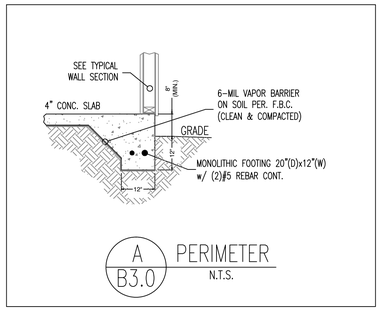
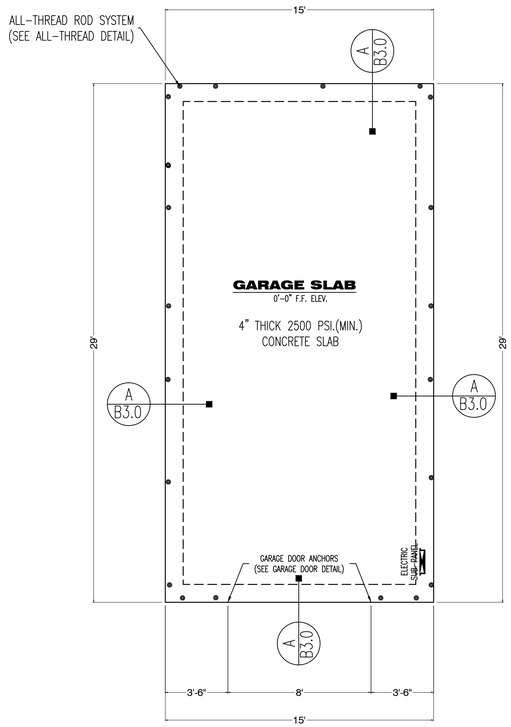
09.27.18
ENGINEER OF RECORD





FOUNDATION PLAN

SCALE: ¼"=1'

ROOF NOTES:

ROOF PITCH: 6:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: METAL ROOFING

ROOF MEMBRANE: 15# FELT-PAPER (OR EQUIV.)

SHEATHING MATERIAL: 7/16"" A.P.A. RATED OSB SHEATHING (MIN.)

NAIL PATTERN: 8d RING-SHANK NAILS SPACED
6" O.C. @ EDGE & 6" O.C. @ FIELD

ROOF PLATE: 8'-0" (TYP.)
(SEE ELEV.)

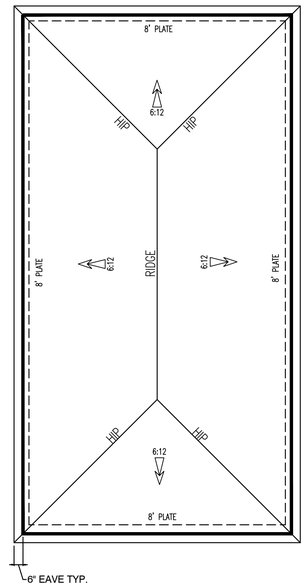
ROOF EAVE: 6" (TYP.)

SOFFIT MATERIAL: VINYL SOFFIT (VENTED)
VINYL FASCIA w/
METAL DRIP EDGE

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. =450 / 300 = 1.50 (TOTAL VENTILATION) / 2 =
0.75 SQ.FT (UPPER ROOF) & 0.75 SQ.FT (SOFFIT)

-EACH OFF-RIDGE VENT WILL VENT (2) SQ.FT. = (1) VENT REQUIRED-

* ALL ROOF VENTS SHALL COMPLY WITH F.B.C. (SEC. R1503.5)
* ALL ROOF FLASHING SHALL COMPLY WITH F.B.C (SEC. R903.2)
* ALL ROOF VENTS SHALL EXIT @ REAR OF ROOF



ROOF PLAN

SCALE: ¼"=1'

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B3.0

SHEET #:	(3) OF (6)
PROJECT NAME:	PONGETTI - GARAGE
PROJECT #:	18.07.02
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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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09.27.18
ENGINEER OF RECORD

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
1	3068	36"x80"	SOLID CORE EXTERIOR UNIT
2			
3			

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED)

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
A	3050	36"x60"	SINGLE HUNG
B	3040	36"x48"	SINGLE HUNG
C	3030	36"x36"	SINGLE HUNG

HEADER SCHEDULE			
SYMBOL	BEAM SIZE	DISCRIPTION	
H1	(2) 2x6	SOUTHERN YELLOW PINE #2	
H2	(2) 2x8	SOUTHERN YELLOW PINE #2	
H3	(2) 2x10	SOUTHERN YELLOW PINE #2	
H4	(2) 2x12	SOUTHERN YELLOW PINE #2	

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DISCRIPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(3) 1¾"x11⅞"	LVL OR PARREALAM BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD
* (2) SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

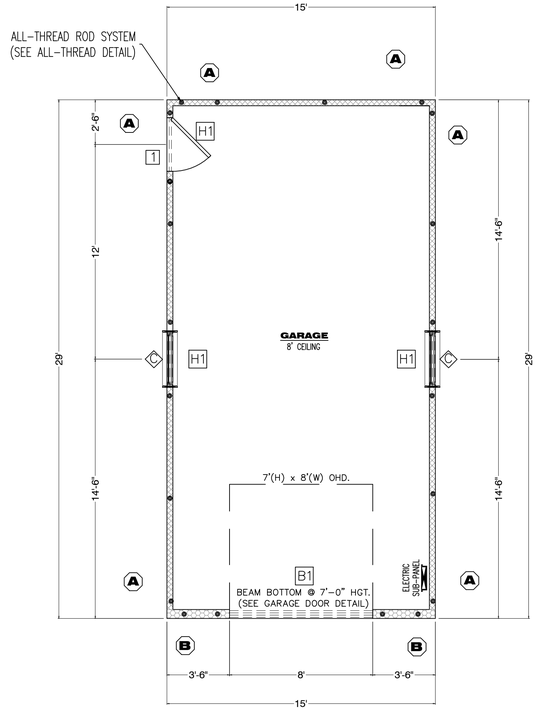
SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
GARAGE	UNCONDITIONED	435 sq.ft.
TOTAL A/C		0 sq.ft.
TOTAL U/R		435 sq.ft.

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	7/16" OSB (MIN) –BLOCKED–	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	7/16" OSB (MIN) –BLOCKED–	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	7/16" 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 ½" x 8" EPOXY GROUTED BOLTS.
* INSTALL ALL–THREAD ROD SYSTEM PER DETAIL



FRAMING PLAN

SCALE: ¼"=1'

ELECTRICAL LEGEND			
SYMBOL	DISCRIPTION	SYMBOL	DISCRIPTION
AFCI	110 – ARC FAULT INTERRUPTER OUTLET	FL	SURFACE MOUNT FLUORESCENT LIGHT
GFI	110 – GROUND FAULT INTERRUPTER OUTLET		EXTERNAL FLOOD LIGHT
GFI WP	110 – WATER PROOF GFI OUTLET		HEAT LIGHTING
FO	110 – FLOOR OUTLET (RECESSED)	S	SMOKE DETECTOR (CEILING MOUNT)
D	110 – DEDICATED OUTLET	C	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
$	SINGLE POLE SWITCH	C	CABLE OUTLET
$4	MULTIPLE POLE SWITCH	T	TELEPHONE OUTLET
$3	3–WAY SWITCH	S	SECURITY PANEL
	CEILING HUNG LIGHT	CHIME	DOOR BELL CHIME
	CAN LIGHT (RECESSED)	DB	DOOR BELL
	RECESSED CEILING FAN (VENT OUTSIDE)	F	CEILING HUNG FAN W/ LIGHT (REMOTE)
	WALL MOUNTED LIGHT		
	SUSPENDED LIGHT MIXTURE		

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011.
2. ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
3. ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER BUILDER & OWNER.
4. ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY BUILDER & OWNER.
5. ALL LIGHTS (100%) SHALL BE HIGH EFFICACY FIXTURES PER F.B.C. – ENERGY CONSERVATION: R404

ELECTRIC PLAN

SCALE: ¼"=1'

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B4.0

SHEET #: (4) OF (6)
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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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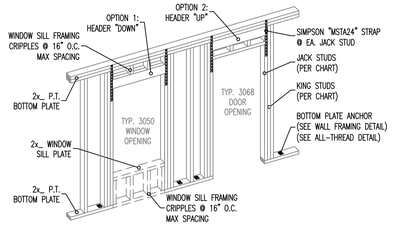
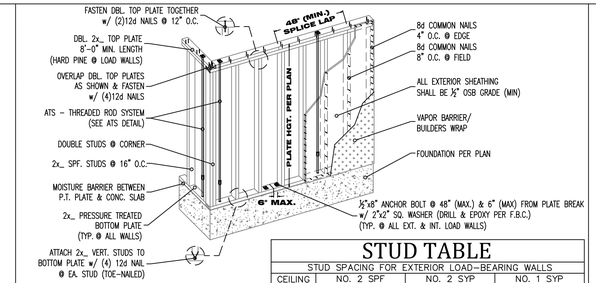


HEADER NOTES:
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING SPECIFICATIONS.
3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
4. SEE ALL THREAD DETAIL FOR OPTIONAL BOTTOM PLATE ANCHOR.
5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

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

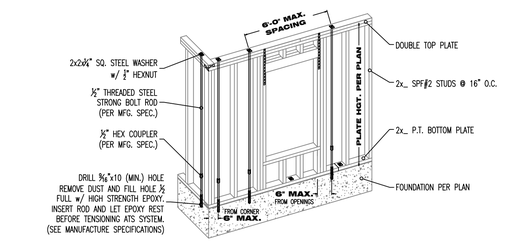
HEADER DETAIL N.T.S.



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/ 0.145"x2½" SHOT PIN OR EQUIVALENT.

STUD TABLE						
STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS						
CEILING HEIGHT	NO. 2 SPF		NO. 2 SYP		NO. 1 SYP	
	2x4	2x6	2x4	2x6	2x4	2x6
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.

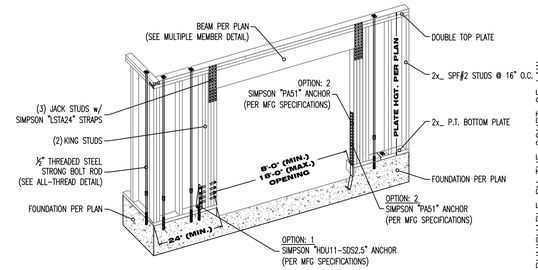
WALL FRAMING DETAIL N.T.S.



FRAMING NOTES:
1. ATS ROD MAY SUBSTITUTE FOR ¾" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
2. INSTALL ATS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
3. ATS 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-A35 THREADED STEEL" SECTION.

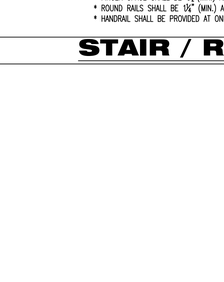
PLAN LEGEND
- = (1) STORY ROD
- = (2) STORY ROD
- = (1) STORY ROD 2nd LEVEL ONLY

ALL-THREAD ROD SYSTEM DETAIL N.T.S.

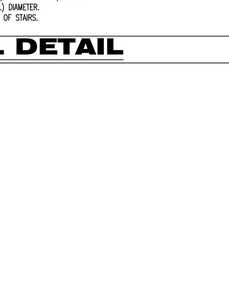


GARAGE DOOR NOTES:
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.)
2. INSTALL ATS ROD SYSTEM PER ALL-THREAD DETAIL.
3. ALL ANCHOR INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURE SPECIFICATIONS
4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).

GARAGE DOOR DETAIL N.T.S.



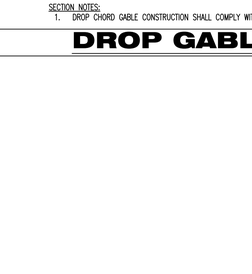
6x6 POST



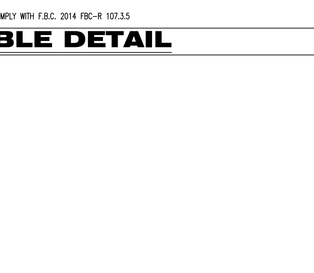
4x4 POST

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 MANUFACTURES. (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



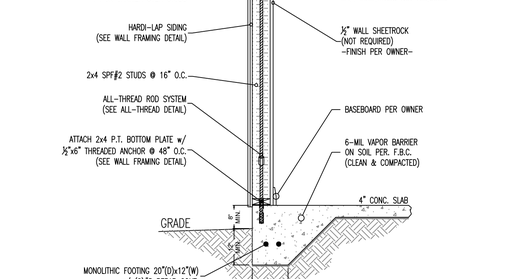
LVL BEAMS

4-PLY MEMBERS

* ALL BEAMS SHALL BE HAVE (1) SIMPSON "HTS16" STRAP OR EQUIV. AT EACH END

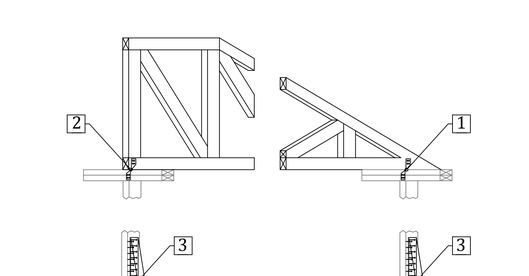
MULTI-PLY MEMBER NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

MULTI-PLY MEMBER DETAIL N.T.S.



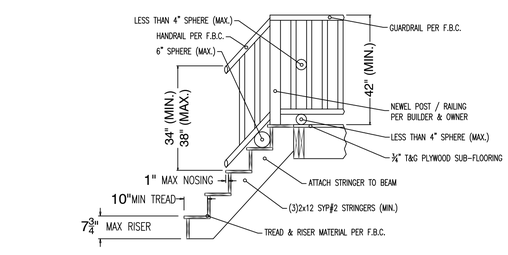
ROOF OVER FRAMING NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

ROOF OVER FRAME DETAIL N.T.S.



COLLAR TIE NOTES:
1. 2x6 SYP.#2 (MIN.) COLLAR TIE SHALL BE FASTENED TO RAFTER w/ (6) 12d NAILS TYP. @ EA. END.
2. COLLAR TIE SHALL BE PLACED IN THE TOP ⅓ OF THE RAFTER BEARING SPAN WITH THE INTENT TO PREVENT RIDGE SAGGING.
3. 2x4 WIND-TIE USAGE SHALL BE SPECIFIED IN THE TYPICAL WALL SECTION WITH THE INTENT TO PREVENT RIDGE SAGGING
4. ALL HURRICANE CLIPS, RAFTERS, AND RIDGE BEAM SPECIFICATIONS WILL BE FOUND ON THE ROOF PLAN AND/OR THE TYPICAL WALL SECTION.

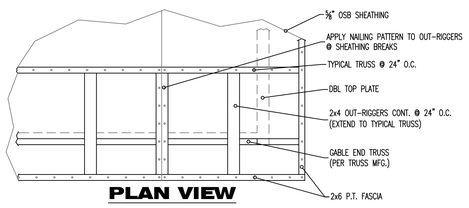
COLLAR TIE DETAIL N.T.S.



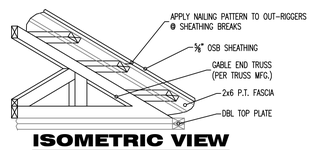
STAIR NOTES:
* (2)RISERS + (1)TREAD SHALL NOT BE LESS THAN 24" COMBINED OR MORE THAN 25" (MIN.)
* WIDTH SHALL BE 36" (MIN.) BETWEEN RAILS (SEE F.B.C. FOR PROTRUDING OBJECTS)
* ATTACH STRINGERS TO BEAM w/ (6)16d NAILS @ BEAM, TOE NAIL BOTTOM.

RAIL NOTES:
* ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2014
* ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) & 6" (MAX.) x 2¾" DEPTH (MAX.)
* RAIL HEIGHT SHALL BE 34" (MIN.) AND 38"(MAX.) ABOVE TREAD NOSING / FLOOR.
* FINGER SPACE SHALL BE 1½"(MIN.) AND 3½" (MAX.) FROM DOWELS / WALLS.
* ROUND RAILS SHALL BE 1¼" (MIN.) AND 2¼" (MAX.) DIAMETER.
* HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

STAIR / RAIL DETAIL N.T.S.



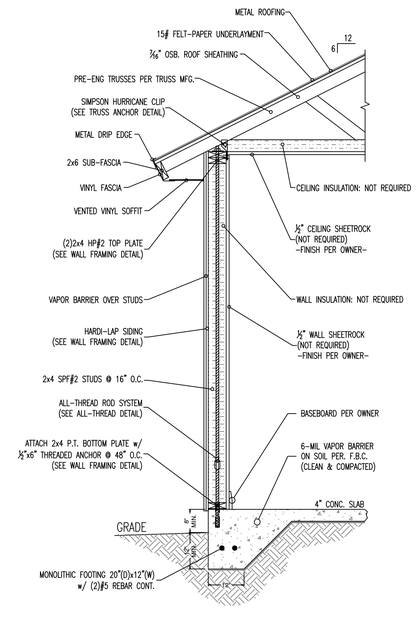
PLAN VIEW



ISOMETRIC VIEW

SECTION NOTES:
1. DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2014 FBC-R 107.3.5

DROP GABLE 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 MANUFACTURES. (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.

TYP. WALL SECTION N.T.S.

TRUSS FASTENERS

1 GIRDER TRUSS STRAPPING - BOTTOM CHORD

0–400#	H2.5
400#–800#	(2) H2.5
800#–1200#	H16
1200–1700#	LGT2 (2 PLY)
1700#–6400#	HGT2 (2 PLY)

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

0–400#	H2.5
400#–1200#	LST24
1200#–2800#	(2) MSTA24
2800#–6600#	HST3
6600#–13300#	HST6

3 GIRDER TRUSS STRAPPING - ANCHORING

0–5600#	HDU8–SDS2.5
5600#–8000#	HDU11–SDS2.5
8000#–10000#	HDU14–SDS2.5

TRUSS ANCHOR 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 MANUFACTURES. (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.

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D5.0

SHEET #: (5) OF (6)
PROJECT NAME: PONGETTI - GARAGE
PROJECT #: 18.07.02
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: ¾"=1'-0"
DATE: 09.27.18

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

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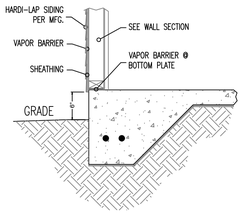
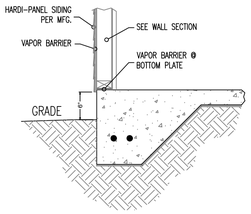
JACKSONVILLE,FL. 32216
PHONE: (904)721-7676
FAX: (904)721-7685

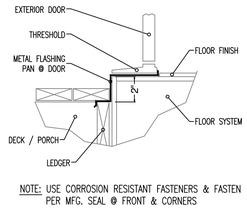
09.27.18
ENGINEER OF RECORD



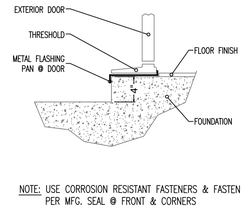
HARDI-LAP FLASHING DETAIL N.T.S.



HARDI-PANEL FLASHING DETAIL N.T.S.

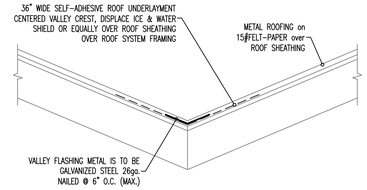


NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

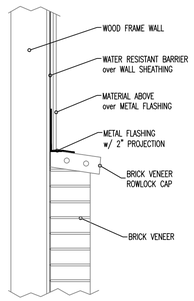


NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

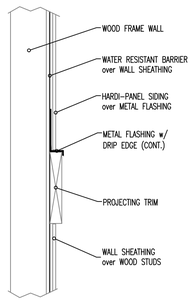
DOOR THRESHOLD DETAIL N.T.S.



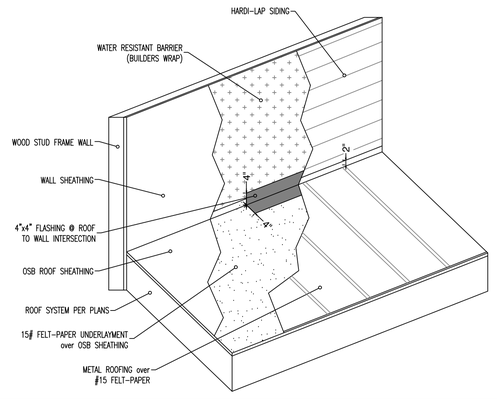
VALLEY FLASHING DETAIL N.T.S.



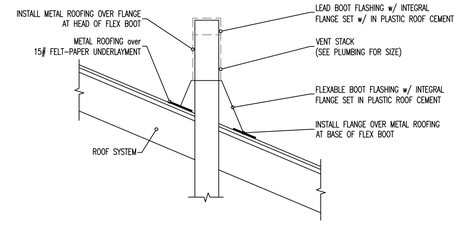
PROJECTING CAP DETAIL N.T.S.



PROJECTING TRIM DETAIL N.T.S.



ROOF TO WALL DETAIL N.T.S.

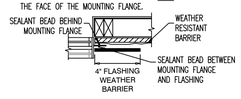


NOTE: – INSTALL IN STRICT ACCORDANCE w/ MFG. INSTRUCTIONS
– APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY.

ROOF VENT STACK DETAIL N.T.S.

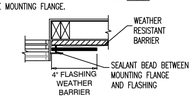
OPTION A-1

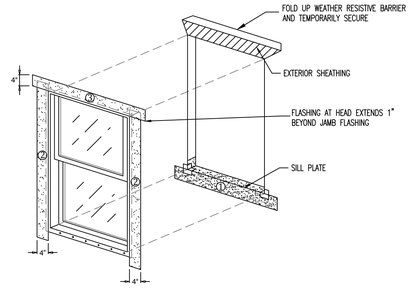
WEATHER RESITIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



OPTION B-1

WEATHER RESITIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED BEHIND THE MOUNTING FLANGE.





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 CONTINOUS 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)

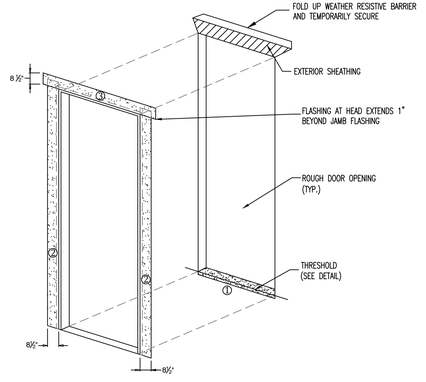
HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.
AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

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 8½" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 8½" 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 N.T.S.

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D5.1

SHEET #: (6) OF (6)
PROJECT NAME: PONGETTI - GARAGE
PROJECT #: 18.07.02
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: ¾"=1'-0"
DATE: 09.27.18

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OWNER / BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

**1102 WHITE ST.
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MICHAEL G. HOLDER
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7441-2 SILVER LAKE TERRACE
JACKSONVILLE,FL. 32216
PHONE: (904)721-7676
FAX: (904)721-7685

09.27.18
ENGINEER OF RECORD

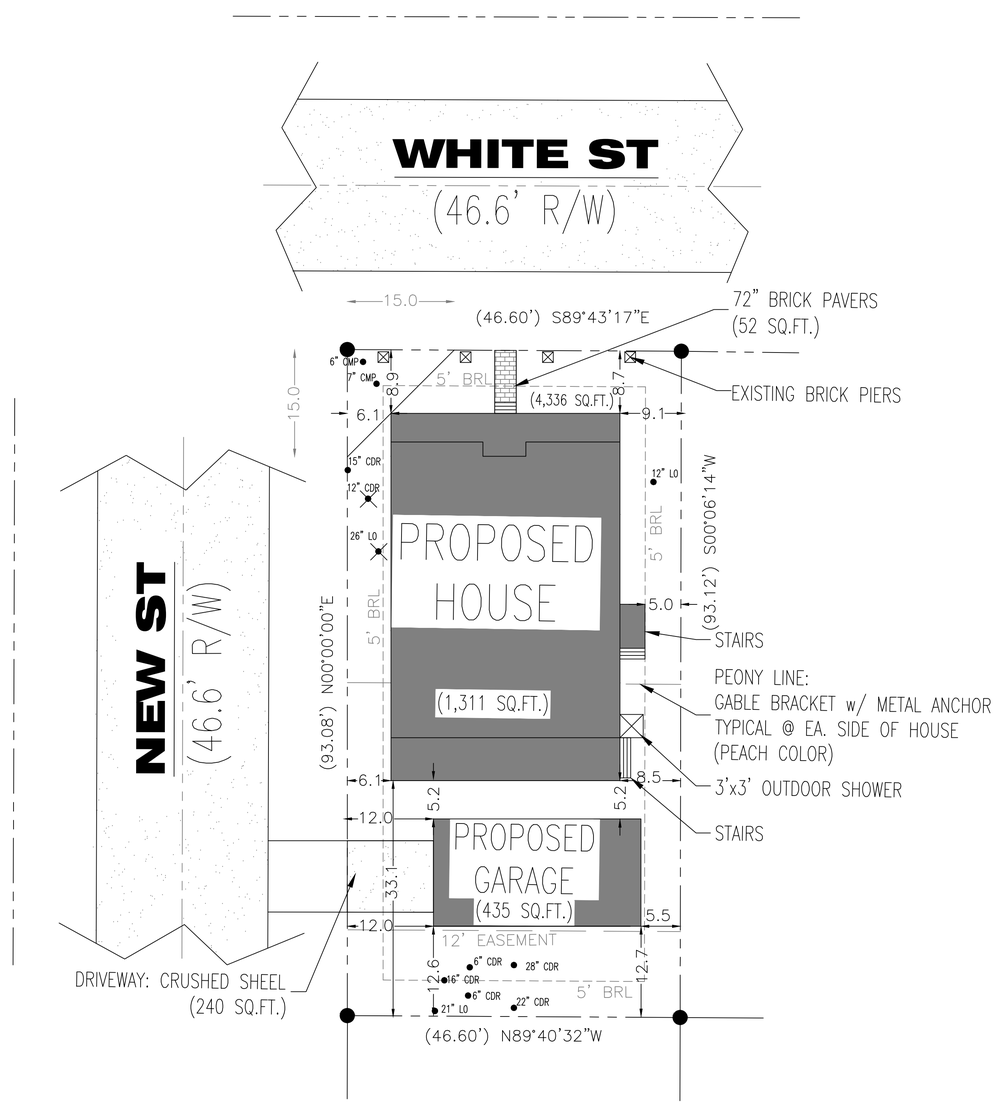
BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	5'–0"
REAR	5'–0"
SIDE	5'–0"

NOTES:

- MAX LOT COVERAGE (PER ZONING)
- LIMITS OF EAVES NOT SHOWN ON SITE
- PROJECT SHALL BE EQUIPPED w/ GUTTERS, DOWN SPOUTS, & DRAINS. LOCATION & SPECS AS PER CONTRACTOR/BUILDER

SQ.FT. TOTALS	
LOCATION	SQ.FT.
LAND	4,337 SQ.FT.
HOUSE	1,311 SQ.FT. (100%)
GARAGE	435 SQ.FT. (100%)
WALKWAY	52 SQ.FT.
DRIVEWAY	230 SQ.FT.
COVERAGE	1,746 SQ.FT. = 40%

NORTH



SITE PLAN

SCALE: 1 = 40

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SP1.0

SHEET #:

PROJECT NAME: **PONGETTI -**

PROJECT #:	00.00.00
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	⅛"= 1'-0"
DATE:	10.30.18

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OWNER/ BUILDER

PONGETTI RESIDENCE

PROJECT ADDRESS

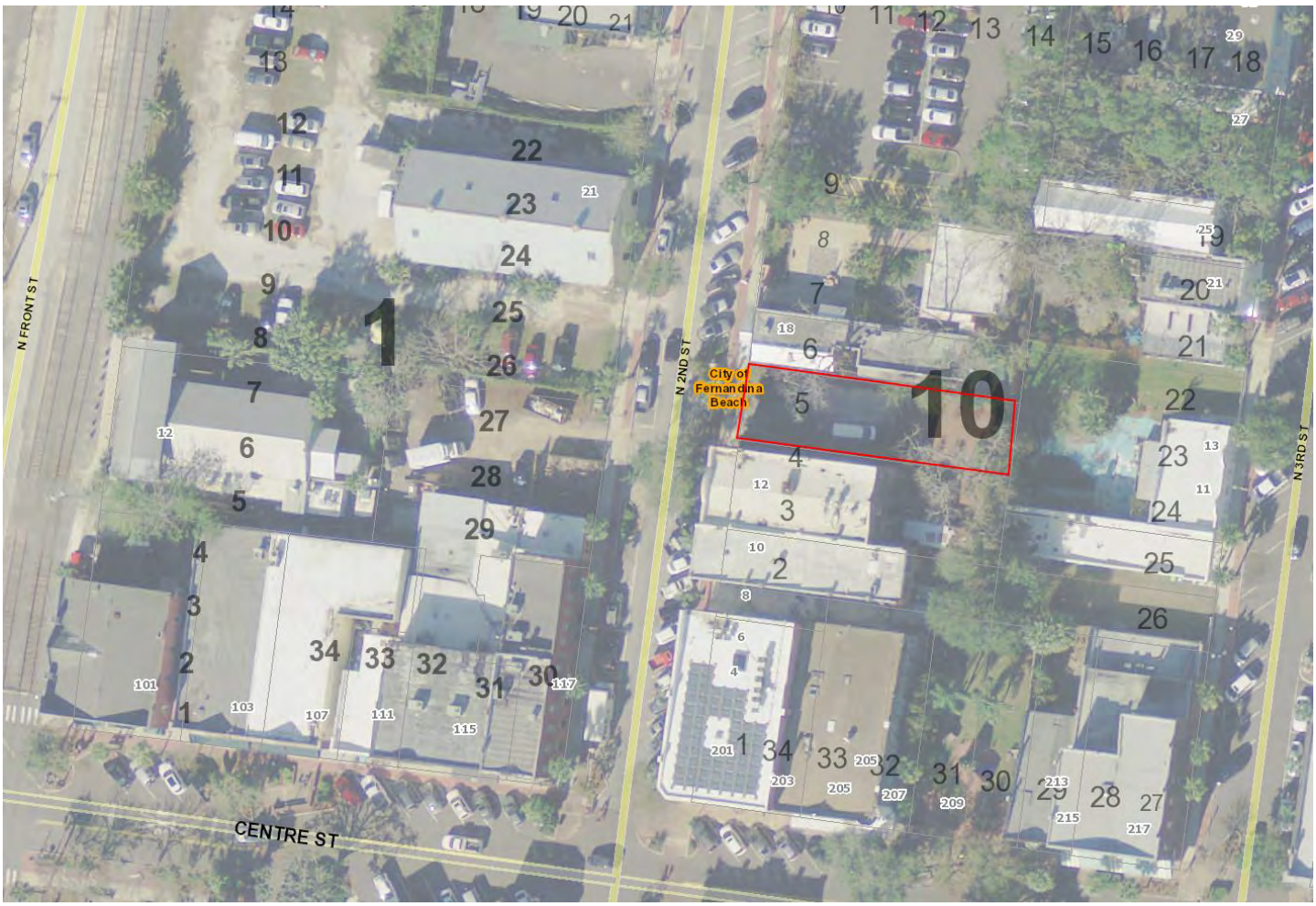
1102 WHITE ST.
FERNANDINA BEACH, FL.
32034

ENGINEER OF RECORD

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-04
APRIL 18, 2019

Owner/Applicant:	Chism Development Company Inc
Property Address:	14 N 2nd 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.

This case was continued from the February 21, 2019 regular meeting of the HDC.

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)

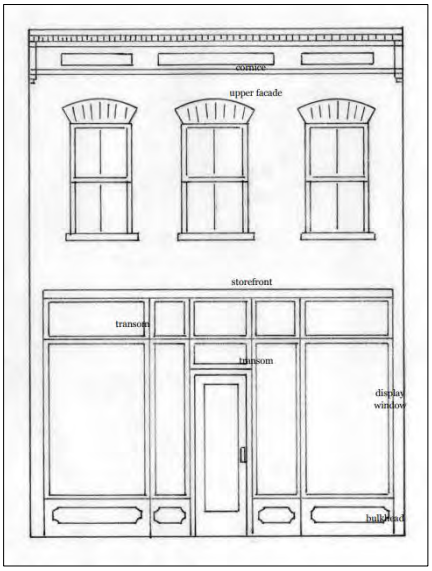
Utilities such as garbage containers and mechanical systems are important to the functionality of buildings and the district. Locate theses mechanical systems, solar panels and also air conditioning and heating units at rear facades or on rooftops, where they are not readily visible from the street.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

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

ANALYSIS:

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.

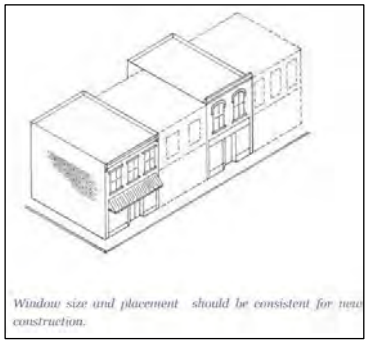
The building's design is reminiscent of the two-part commercial blocks that are typical of Fernandina's late 19th and early 20th century architecture. The two-part commercial block is notable for its two primary components – storefronts and upper facades. Original storefronts are largely transparent 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 seen 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. Balconies on the front elevation of buildings are not compatible visually with Fernandina's downtown architecture.

The proposed structure is sited 10' off of the front property line. The historic building pattern of Fernandina Beach's Central Business District features buildings that are pulled up to the front property line. Staff recommends removing the balconies at the front elevation and building the front elevation at the property line to be compatible with all existing structures on the block.


Window size and placement should be consistent for new construction.

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 he proportions typically seen throughout the historic district.

The proposed structure appears to be approximately 43' tall. The maximum height is 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. The applicant has provided a rendering that appears to illustrate the compatibility of the height with other buildings on the blockface. A scaled elevation of this blockface will need to be provided along with calculations to determine if the proposed structure does fall within 10% of the average height of buildings on the blockface.

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:

CONCEPTUAL APPROVAL of HDC 2019-04 with the conditions:

1. Balcony's at front elevation be removed;
2. Front elevation of the structure be built to the property line to be compatible with historic building pattern; and
3. Height calculations be provided at next submission to demonstrate compliance with the 10% guideline.

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 Backup Materials (revised for the April 2019 HDC meeting)**

EXHIBIT 2 **HDC 2019-04 Application and Backup Materials (as submitted at February 2019 HDC meeting)**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-04

EXHIBIT

Backup Materials

(Revised for April 2019 HDC meeting)

BISTRO 2020

12 NORTH SECOND STREET

NORTH SECOND STREET ELEVATIONS

GRASSI AMERICAN
BISTRO 2020
12 NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

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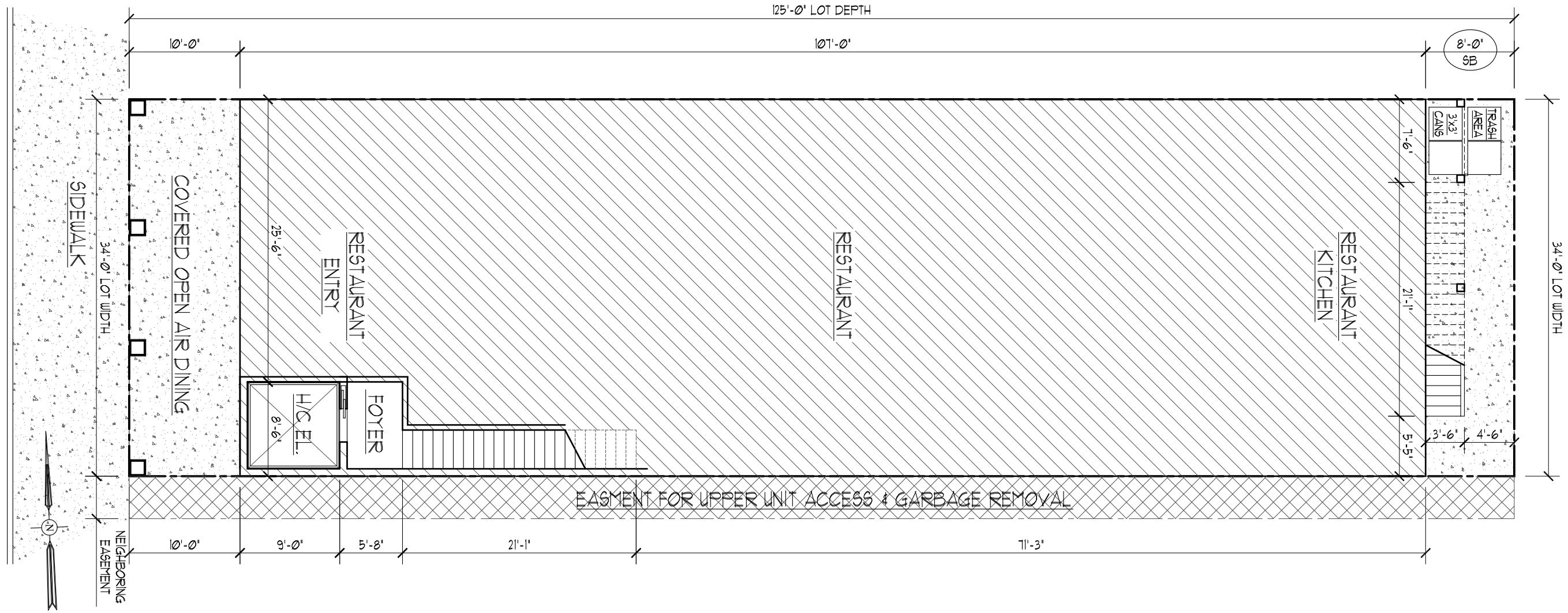

NORTH 2ND STREET

PLOT PLAN

1"=10'-0"

Checked: GWT	Drawn: DJR, WAG	Scale: 1" = 1'-0"	Date: 3-20-19
Dwg. No. S-1		File No: 1501B	

Revisions:

THESE DESIGNS ARE COPYRIGHT PROTECTED

GEORGE WRAY THOMAS

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Professional Engineer

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FLPE 0051749

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TELEPHONE: (305) 865-8533

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA

David W. Shorten
N.Y. RA

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GRASSI AMERICAN BISTRO 2020

14 NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

HDC 2019-04

EXHIBIT 2

Application & Backup Materials

(as submitted at February 2019 HDC meeting)

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ _____ TYPE _____

APPLICATION #: _____

HDC CASE #: _____

APPLICATION COMPLETE: Y____ N____

PRE-CONFRENCE: Y____ N____ DATE _____

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

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

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

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

PROJECT TYPE:

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

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

PROPERTY INFORMATION *Property information can be found at the Nassau County Property Appraiser's Website → Map Search*

Street Address: 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 33483
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	97010 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 **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
	Photographs of the existing site and existing buildings if any, including views from the street.	
	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	Elevations **must** include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
	Elevations and/or site plan **must** show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
	New construction applications **must** show context of project within existing streetscape.	
	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

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 of Applicant**

STATE OF FLORIDA
ss
COUNTY OF NASSAU

DINA L. FANSLER
MY COMMISSION # FF 214854
EXPIRES: March 29, 2019
Bonded Thru Notary Public Underwriters

Subscribed and sworn to before me this 14th day of January, 2019.

_____ Dina L. Fansler 3/29/19

Notary Public: Signature Printed Name 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 of owner)

(Signature of owner)

PETER GRASSI
(Print name of owner)

maria terezz grass
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 12th day of December, 2017.

Notary Public: Signature

Dina L. Fansler
Printed Name

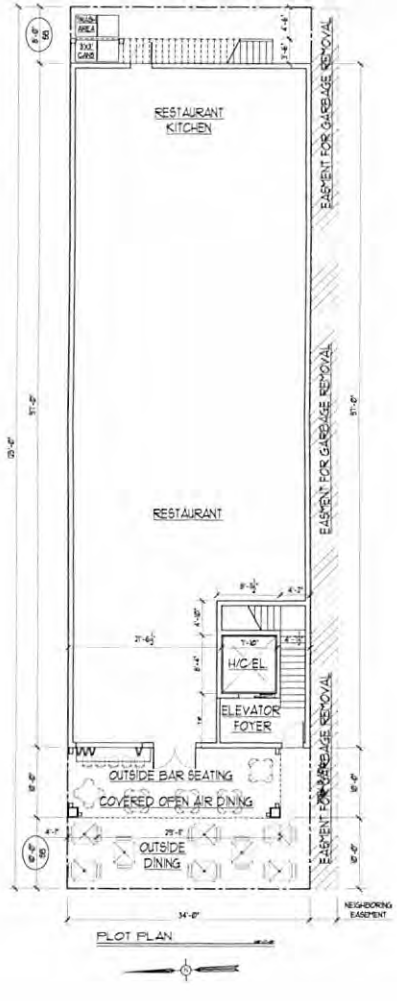
3/29/19
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

DINA L. FANSLER
MY COMMISSION # FF 214854
EXPIRES: March 29, 2019
Bonded Thru Notary Public Underwriters

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 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

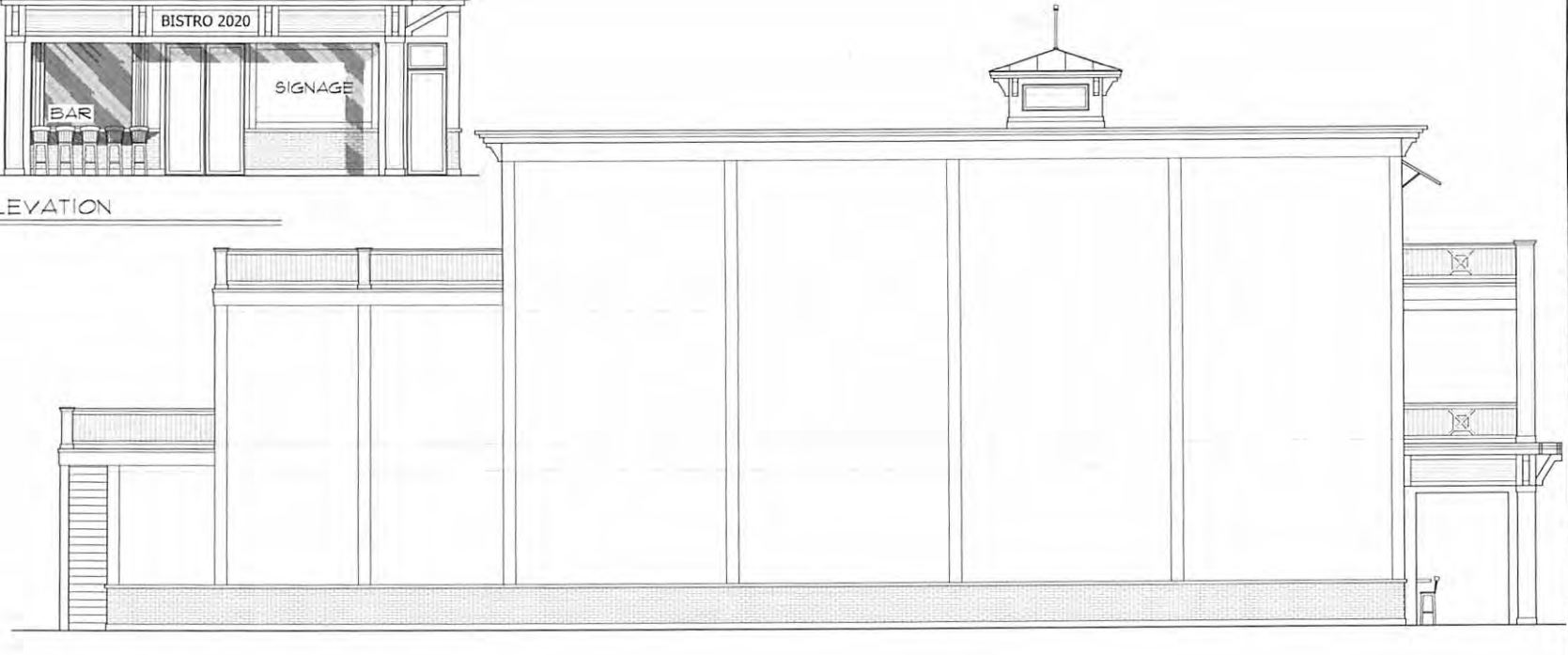
ANDREW C. BECHTOLD
Registered Architect

GEORGE WRAY THOMAS
Professional Engineer

PREPARED FOR COPYRIGHT REVIEW

1-9-19
File No. 1508
Drawn: DJR, WAG
Dwg. No. T-1
Reviewed: CMJT

FRONT ELEVATION



LEFT SIDE ELEVATION

GRASSI AMERICAN BISTRO 2020
N. NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

GEORGE WRAY THOMAS
Professional Engineer

ANDREW C. BECHTOLD
Registered Architect

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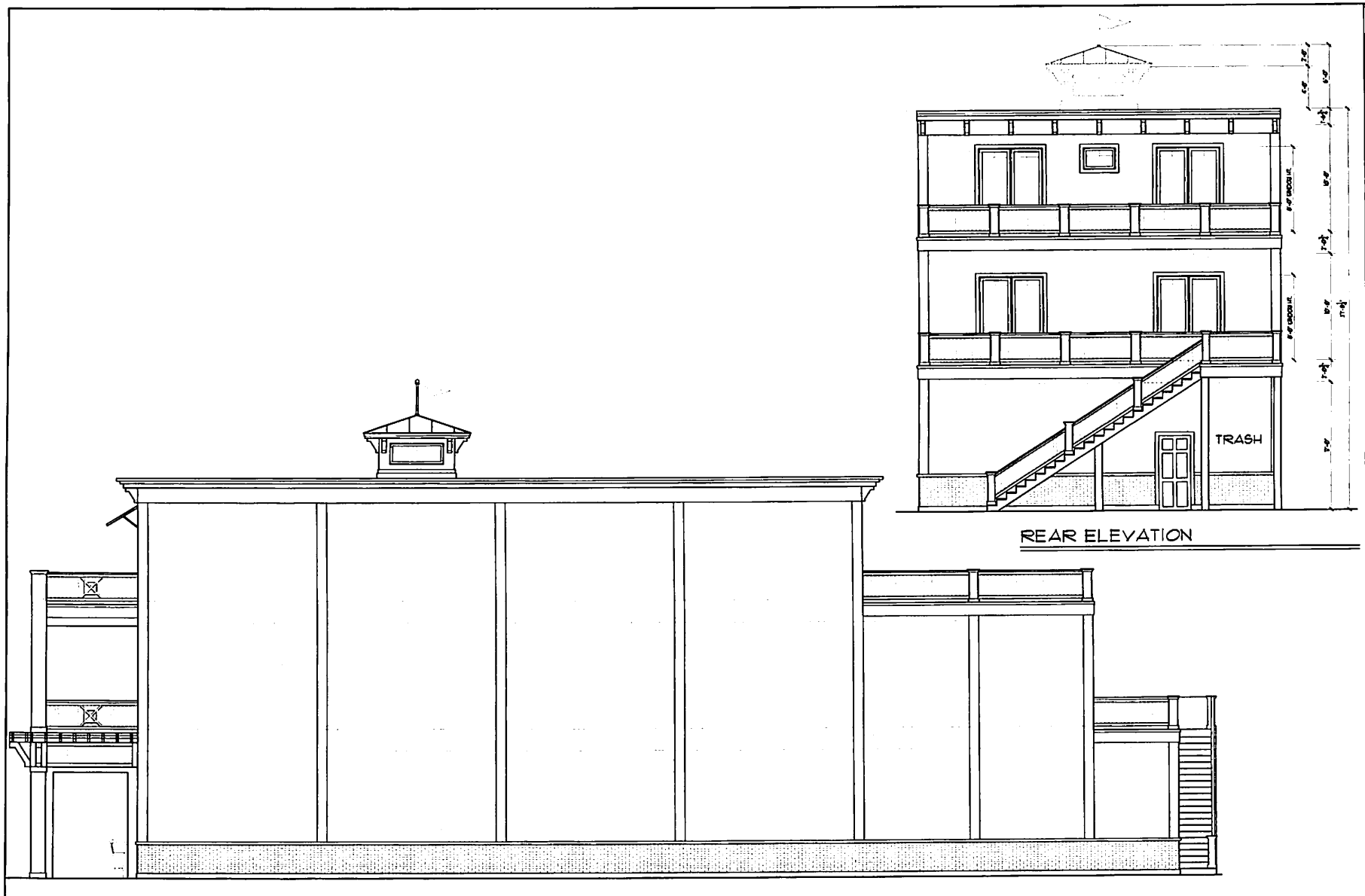
Revisions:	
Date: 1-9-19	File No: 1508
Scale: 1/4" = 1'-0"	
Drawn: DJR, EAG	Dwg. No. A-1
Checked: GWT	



REAR ELEVATION

RIGHT SIDE ELEVATION

GRASSI AMERICAN BISTRO 2020
N. NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

GEORGE WRAY THOMAS
Professional Engineer
599 SPRUCE ROAD
HOMER, NEW YORK
TELEPHONE (607) 749-3000

ANDREW C. BECHTOLD
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599 SPRUCE ROAD
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TELEPHONE (607) 749-3000

George W. Thomas
A. C. Bechtold
AR 95125

David W. Sinclair

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Revisions

Date: 1-9-15
Scale: 1/8" = 1'-0"
Drawn: D.W.S. MAS
Reviewed: CWT
File No: 15018
Dwg. No. A-2

GROUND FLOOR PLAN

1/4"=1'-0"

2287 SF RESTAURANT/BAR
766 SF KITCHEN/PREP AREA
273 SF STAIR & ELEVATOR
3,326 SF TOTAL

GRASSI AMERICAN BISTRO 2020
N. OCEAN BLVD & NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

ANDREW C. BECHTOLD
Registered Architect

GEORGE WRAY THOMAS
Professional Engineer

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Date: 1-9-19	File No: 1508
Scale: 1/4" = 1'-0"	Dwg. No. A-3
Project: D.R. SUBS	
Revised: GWT	

SECOND FLOOR PLAN

1/4"=1'-0"

1,353 SF SUITE 1
1,469 SF SUITE 2
265 SF COMMON
2,827 SF TOTAL

GRASSI AMERICAN BISTRO 2020
NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

ANDREW C. BECHTOLD
Registered Architect

GEORGE WRAY THOMAS
GEORGE WRAY THOMAS
Professional Engineer

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1-3-19	File No:
1/4" = 1'-0"	1908
D.R. EVANS	Dwg. No
QUIT	A-4

THIRD FLOOR PLAN

1/4"=1'-0"

8300 FAR MAX ALLOWED + 200%
23035 ALLOWED SF FOR THIRD FLOOR SUITE
21,111 CURRENTLY DRAWN

GRASSI AMERICAN BISTRO 2020
NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

GEORGE WRAY THOMAS
GEORGE WRAY THOMAS
Professional Engineer

George W. Thomas
A. C. Bechtold
ANDREW C. BECHTOLD
Registered Architect

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1-3-19	File No. 1508
1/4" = 1'-0"	
DJR BMG	Dwg. No. A-4
GWT	

PALACE
PALACE SALOON
PARKING

2nd Street

Pablo's

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-13 (Previously HDC 2018-20)
APRIL 18, 2019

Owner/Applicant:	Miranda Architects, agent for St. Michael Catholic Church				
Property Address:	505 Broome Street				
Requested action:	Conceptual Certificate of Approval (COA) to construct an approximately 5,136 primary structure, accessory structure and associated parking lot				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Office (religious)				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Parking/Office	R-2	c.1900	St. Michael Church
	South	Single-Family Residential	R-2	c.1884	
	East	Single-Family Residential	R-2	c.1900	
	West	Church	R-2	c.1882	St. Michael Church

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

CALHOUN STREET
BROOME STREET
N 3RD ST
N 4TH ST
City of Fernandina Beach

N 5TH ST
N 6TH ST
BROOME ST
City of Fernandina Beach

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 to construct an approximately 5,136 square foot parish office building and associated parking lot.

HDC 2019-13 was previously heard as case HDC 2018-20 on May 24, 2018. At that time board voted to continue the case to allow the applicant the opportunity to address the Board's comments.

The applicant has revised the proposed plans to address concerns and is seeking further conceptual review.

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

2.01.05 Medium Density Residential (R-2)

The R-2 District is intended for the development, redevelopment, or maintenance of stable medium-density residential neighborhoods. The medium-density residential designation includes a mixture of single- and multi-family structure types.

2.02.03 Historic District Overlays

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

6.02.25 Religious Uses and Facilities

A. Religious uses and facilities are allowable in the RE, R-1, RLM, R-2, R-3, OT-1, OT-2, and MU-1 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
B. The primary use for a site developed for religious uses is worship. Worship is a form of religious practice with its creed and ritual.
C. Uses and activities other than worship shall be considered accessory uses and shall be clearly ancillary to the primary use. Such uses and activities shall be limited to religious instruction (such as “Sunday School,” Bible school, or similar instruction or study typically associated with the religion); offices to support the religious facility; child or adult day care, subject to the standards of Section 6.02.25(F); private academic school, subject to the standards of Section 6.02.25(G); fellowship hall, with or without a kitchen, subject to the standards of Section 6.02.25(H), (which may be known as a community center, activity hall, or life center); cemeteries regulated as set forth in Section 6.02.06; and individual meeting spaces.
D. All accessory uses are subject to the following requirements:
   1. The accessory use shall be owned and operated only by the owner of the primary use.
   2. The facility housing the accessory use shall meet all local, State, or federal standards.
   3. The owner of the primary use shall obtain any licenses required to conduct the accessory use. Any approval of the accessory use shall be contingent upon receipt of all licenses.

4. Audio amplification systems, including, but not limited to, telephone loudspeakers or paging systems, shall be located to ensure that they cannot be heard on adjacent properties.
5. All outdoor activities shall occur no earlier than 8:00 a.m. and no later than 10:00 p.m.
6. All exterior lighting shall be directed or shielded to avoid illumination of adjacent properties.

7.01.04 Parking Standards and Parking Lot Design

A. Parking space requirements
   1. Minimum off-street vehicular parking spaces shall be provided at the time of the construction of the principal building or at the time of the conversion of a building having a previously existing use to a more intensive use of the same property.
   2. The minimum number of parking spaces shall conform to the standards in Table 7.01.04(A).
   3. Due to the nature and character of the central business district, the provision of off-street parking will not be required, except for lodging accommodations and bed and breakfast inns. For these uses, the off-street parking requirements shall be satisfied within 1,000 feet of the property involved and as otherwise required under this chapter.
   4. Calculation of required parking
      a. Where floor area determines the amount of off-street parking required, the floor area of a building shall be the sum of the gross horizontal areas of every floor of the building, using exterior wall dimensions.
      b. For places of public assembly, the number of seats shall be the maximum occupancy load established for the building by the Fire Marshal.
   5. Requirements for off-street parking for uses not specifically mentioned in this chapter shall be the same as required for the use most similar to the one sought.
   6. Any development adjacent to a public beach access shall be prohibited from interfering in any manner with the public use of the beach access, including but not limited to blocking the parking, removing parking, or interfering with the normal flow of traffic within the beach access area.
   7. Off-street parking may not exceed 10% of the required parking amount on any site.
   8. Up to two (2) on-site internal non-illuminated signs per business may be allowed to designate specific on-site parking areas. Signs are exempt from permitting requirements and are limited to four (4) square feet and no tall than eight (8) feet.

Table 7.01.04(A). Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Assembly places (religious facilities, funeral homes, schools, theaters, auditoriums, arenas, civic centers, and facilities with an auditorium, sanctuary, or gathering place, whether fixed seats or open area)	1 space per 4 seats
Offices (general, professional, or government)	1 space per 300 ft^2 of gross floor area

B. Parking Flexibility – This section recognizes that minimum parking requirements, in certain circumstances, may result in excess provision of parking. Excess parking supply results in the inefficient use of land at the expense of additional landscaped areas, civic space, enhanced site design or building area and the reduction in subsequent tax revenue and employment opportunities. Therefore, off-street parking requirements may be met through additional and alternative measures provided in this subsection. These measures shall be requested during site plan review.

1. Shared Parking Provisions
    a. Shared parking may be applied when land uses have different parking demand patterns and can use the same parking spaces/areas throughout the day or night. Shared parking may also be applied when an existing development can demonstrate excess parking. Factors evaluated to establish shared parking arrangements shall include operating hours, seasonal/weekly/daily peaks in parking demand, the site's orientation, location of access driveways, accessibility to other nearby parking areas, pedestrian connections, distance to parking area, and availability of parking spaces.
    b. Shared parking is subject to an agreement that addresses the following:
        1. The agreement is valid only as long as the conditions described in the application for the shared parking exist, the City must be a party identified in the agreement requiring a signature from the City Manager, and the agreement must be in a form acceptable to the City Attorney recorded with the Nassau County Clerk of Courts.
        2. A copy of the recorded agreement shall be submitted to the City Attorney and City Manager within ten (10) days of its recording.
2. Off-Site Parking – Up to 50% of the overall required parking may be met in off-site parking areas through a shared parking agreement. The off-site parking area must be located within 600 feet walking distance of the structures' nearest public entrance. A pedestrian connection providing a safe, well lighted walking environment shall be required. No more than two (2) off-site non-illuminated signs per business shall be allowed in order to designate or direct use of off-site parking spaces. Signs are exempt from permitting requirements and are limited to four (4) square feet and no taller than eight (8) feet.
3. Existing Sites – If the parking deficit on an existing site is within 20% of the required additional parking generated by proposed alterations or expansions in use then, those spaces may be provided in unimproved parking areas.
4. Valet Parking – On-site or off-site valet parking is permitted. All off-site locations shall require a recorded parking agreement, meeting the requirements for shared parking arrangements. Motor vehicles may be stacked for valet operations.
5. The City may require, or an applicant may request, the elimination of up to 20% of the required parking spaces in order to preserve specimen trees. The site plan shall show the location of all required parking and the spaces eliminated to preserve the trees.
6. On-Street Parking – The City Manager may grant a parking waiver for use of on-street parking spaces immediately adjacent to the site of a commercial use, not to exceed 10% of the required parking spaces when the following conditions exist:
    a. On-street parking is permitted on both sides of the right-of-way;
    b. Sufficient improved right-of-way width is evidenced and maintained;
    c. A linear length of at least 25 feet along the right-of-way for each alternative space;
    d. On-street spaces shall not be located closer than 30 feet from an intersection or 15 feet from a driveway;
    e. The maximum utilization of other off-street parking alternatives for the commercial site shall be implemented prior to the granting of a parking waiver.

C. Parking lot design requirements
1. All parking areas shall be arranged for convenient access and safety of pedestrians, bicyclists, and vehicles. All new non-residential development parking lots shall be located in the side or rear of buildings. All non-residential redevelopment shall incorporate strategies for masking parking areas and creating a more pedestrian-oriented environment whereby the majority of required parking is screened through landscaping or other design strategies.

2. Parking Material: All new and redeveloping properties shall incorporate the use of pervious parking materials for a minimum of 75% of the required parking. Pervious parking materials that require regular maintenance through activities such as, vacuum sweeping, must demonstrate their ability to perform regular maintenance of the site. Pavement systems must be maintained in a smooth, well-graded, and drained condition. Parking materials may consist of standard paving, pavers and alternate paving systems. Use of grass or alternate lawn surface as parking material may be considered for up to one-third (1/3) of the required off-street parking facilities. All accessible spaces must comply with all requirements set by ADA.
3. All parking areas shall be adequately drained and maintained in a dust-proof condition. All non-residential developments parking lots shall incorporate the use of Low Impact Development (LID) facilities such as use of pervious paving materials or pervious pavers, open section drainage, vegetative swales, and bio retention basins that exhibit unique design characteristics. The design of the parking lot shall be incorporated into the development's stormwater management plan.
4. Parking areas shall be designed with consideration given to future shared parking arrangements. All non-residential site development shall be designed to allow for vehicular cross accesses to adjacent non-residential properties. Where there are existing stub-outs on adjoining properties, the site under review shall complete the connection. The cross access must be designed to the same standards as internal circulation within the parking and circulation area.
5. If the parking area is artificially lighted:
    a. All lighting shall be designed, arranged, and constructed such that no source of such lighting is visible from any adjoining or nearby property used or zoned for residential purposes.
    b. All lighting shall be designed, arranged, and constructed to shield public roadways and all other adjacent properties from direct illumination.
    c. For all areas adjacent to beach areas, the lighting shall be designed, arranged, and constructed consistent with Section 3.05.02 of the LDC regarding outdoor lighting in beach areas.
6. Individual spaces and internal aisles shall be designed according to the standards below;
    a. Parking space dimensions shall be a minimum of nine (9) feet by eighteen (18) feet.
    b. The number, design, and location of accessible parking spaces shall comply with the ADA standards for accessible design.
    c. The minimum width for a one-way internal aisle shall be twelve (12) feet, and the minimum width for a two-way internal aisle shall be twenty-two (22) feet.
7. When drop-off areas are provided, the drop-off area shall be fully separated from driveways and parking areas. The separate drop-off area shall allow a person to enter or exit a vehicle directly to a sidewalk abutting the entrance to an establishment.
8. The atmosphere of parking lots for all non-residential developments is intended to be park like and shall comply with all landscaping provisions for parking areas contained in LDC Section 4.05.06. All parking areas shall be designed with landscaping and buffering which serve to reduce heat-island effect.

D. Pedestrian circulation
    1. Large retail development projects shall provide parking areas that enhance pedestrian safety, efficiency, and connectivity with a clear definition between vehicular areas and pedestrian walkways.
    2. Pedestrian and vehicular circulation systems are required to be adequately separated for

pedestrian safety. Pedestrian connectivity between building entrances and parking areas shall be clearly indicated through the use of landscaped areas; walkways made of materials such as scored concrete, pavers, or bricks; or paint striping.

3. Internal pedestrian walkways, located between two (2) rows of parking spaces and not in the vehicular aisles, shall be provided at focal points of pedestrian activity, such as store entrances. Additionally, such walkways shall be at least five (5) feet wide and shall include landscaping adjacent to the walkways.
4. New and redeveloping non-residential properties shall, where feasible, be required to provide or enhance pedestrian connectivity to adjacent residential neighborhoods.
5. New and redeveloping non-residential properties shall, where feasible, be required to establish pedestrian connections to the transportation network including but, not limited to, sidewalks, bike lanes or trails, or transit systems.

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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Construction (pg. 108)

The protection of the historic and architectural resources of the district includes new construction and requires compatible new buildings to respect visual and historic characteristics. New construction of primary buildings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, and colors. New outbuildings and detached garages are addressed in the section for outbuildings.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of setback.
4. New buildings should be compatible with adjacent buildings in terms of width, scale, and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New construction should have raised foundations.

ANALYSIS:

Staff's main concern with this proposal had been the overall size of the structure in relation to the surrounding residential properties. The applicant has revised the plans remove the attached garage structure and construct a detached accessory structure on the opposite side of the parking lot. This change does help to reduce the overall size of the primary structure. Although larger in footprint than the surrounding residential properties, the architecture of the building is designed in a way that lessens its massing. The Broome St. elevation reflects a multi-gabled roof to break the massing of the roof up and the addition of the entry porch relates to the surrounding historic architecture. The materials proposed, such as the HardiLap siding, reference common materials historically seen in the Downtown Historic District.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2019-13

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-13 **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 2019-13, 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 2019-13 Revised Conceptual Plans Dated 01-25-19**

EXHIBIT 2 **HDC 2018-20 Application and Backup Materials as Conceptually Approved May 24, 2018**

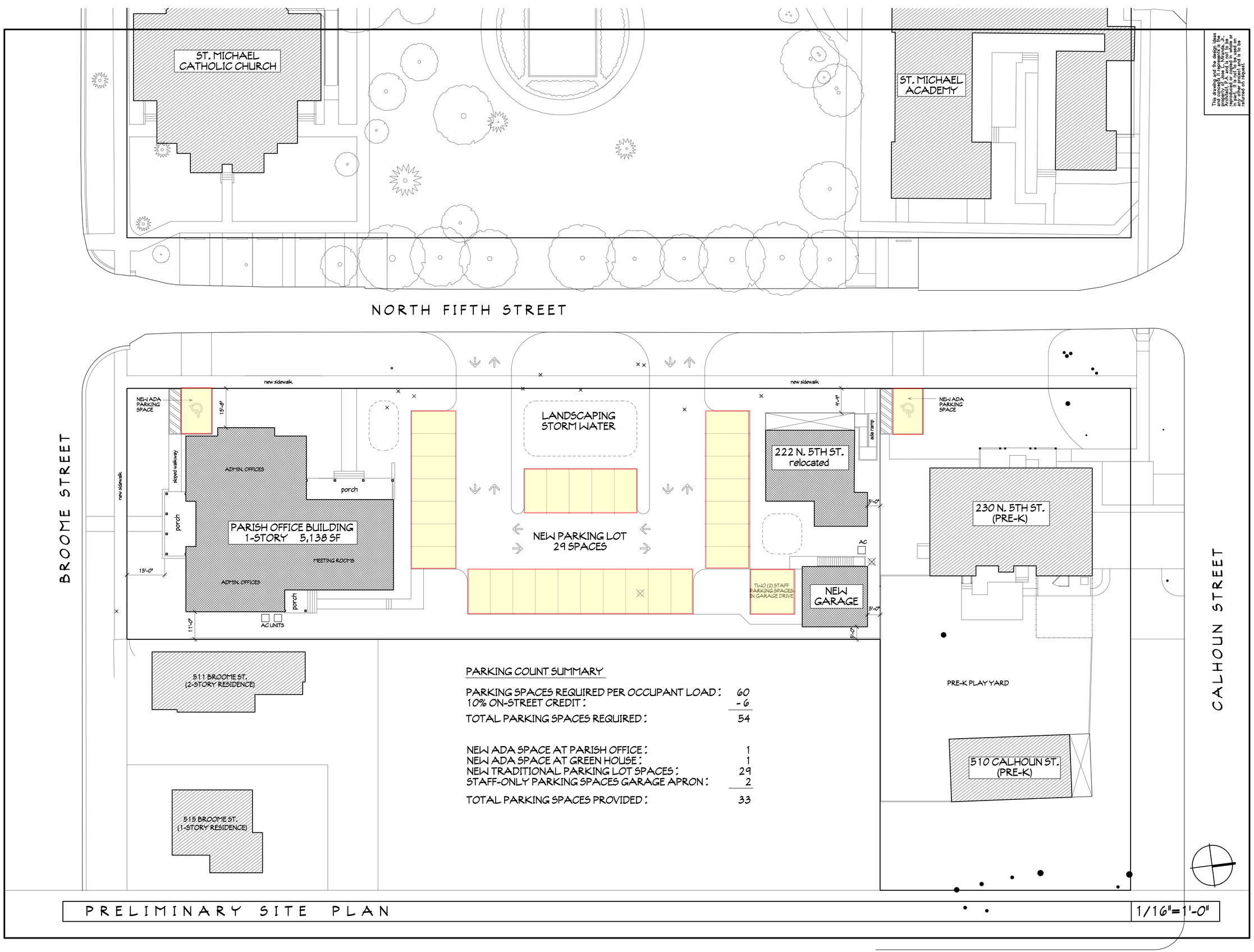
Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-13

EXHIBIT 1

Revised Conceptual Plans Dated 01-25-19



PARKING COUNT SUMMARY

PARKING SPACES REQUIRED PER OCCUPANT LOAD :	60
10% ON-STREET CREDIT :	- 6
TOTAL PARKING SPACES REQUIRED :	54
NEW ADA SPACE AT PARISH OFFICE :	1
NEW ADA SPACE AT GREEN HOUSE :	1
NEW TRADITIONAL PARKING LOT SPACES :	29
STAFF-ONLY PARKING SPACES GARAGE APRON :	2
TOTAL PARKING SPACES PROVIDED :	33

PRELIMINARY SITE PLAN — 1/16"=1'-0"

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5th CC PARISH OFFICE PARKING PLAN
PROJECT # 5170522
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-11-19

John L. Miranda, Jr.
FL. AR # 94887

MIRANDA ARCHITECTS
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FL. REG. NO. AA 0002628

CONCEPTUAL SITE PLAN

REVISIONS	DATE

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

P1

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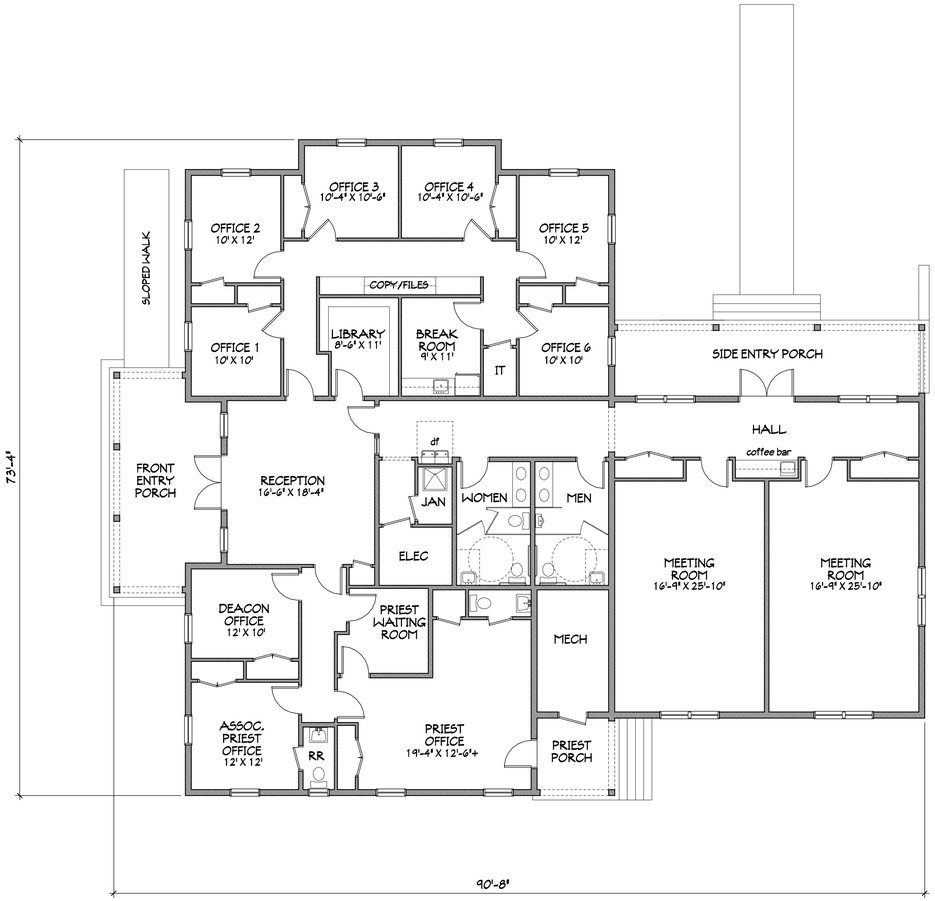

PROJECT SQUARE FOOTAGE	
HEATED FLOOR AREA	4,536 SQ.FT.
COVERED PORCHES	600 SQ.FT.
TOTAL UNDER ROOF	5,136 SQ.FT.

PRELIMINARY FLOOR PLAN

0 5 10 20

1/8"=1'-0"

SMCC PARISH OFFICE
REVISED PRELIM PLAN

PROJECT # 5170522

DRAWN BY -- JLM

CHKD BY -- JLM

DATE -- 01-25-19

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PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

PRELIMINARY FLOOR PLAN

REVISIONS	DATE

P2

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SOUTH ELEVATION -- BROOME STREET | 1/8"=1'-0"

WEST ELEVATION -- NORTH 5TH STREET | 1/8"=1'-0"

5th CC PARISH OFFICE REVISED PRELIM ELEVS
PROJECT # 5170522
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 01-25-19

Jose L. Miranda, Jr.
FL.A.R. # 14887

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PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

PRELIMINARY ELEVATIONS

REVISIONS	DATE

P3

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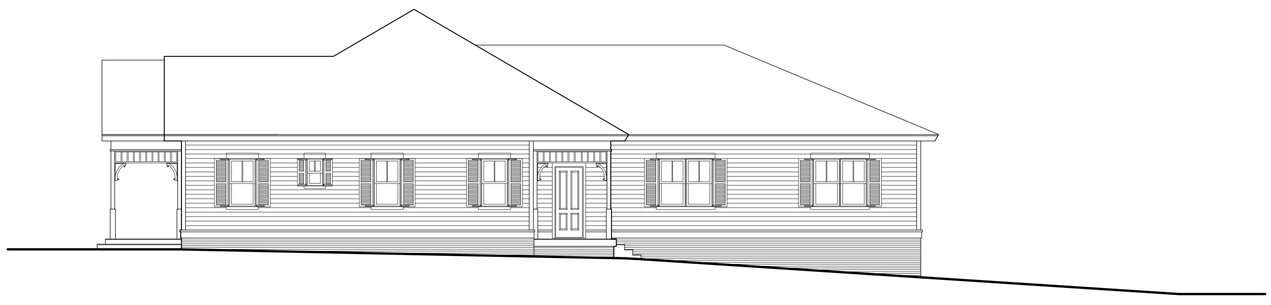
NORTH ELEVATION | 1/8"=1'-0"



EAST ELEVATION | 0 5 10 20 | 1/8"=1'-0"

5th CC PARISH OFFICE
REVISED PRELIM ELEVS
PROJECT # 5170522
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 01-25-19

Joe L. Miranda, Jr.
FL. LAR. # 6667

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PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

PRELIMINARY ELEVATIONS

REVISIONS	DATE

P4

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505 BROOME STREET

511 BROOME STREET

515 BROOME STREET

BROOME STREET ELEVATION | 1/8"=1'-0"

SMCC PARISH OFFICE
REVISED PRELIM ELEVS

PROJECT # 5170522

DRAWN BY -- JLM

CHKD BY -- JLM

DATE -- 01-25-14

Jose L. Miranda, Jr.
FLA. AR # 14897

MIRANDA ARCHITECTS
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PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

BROOME STREET ELEVATION

REVISIONS	DATE

P5

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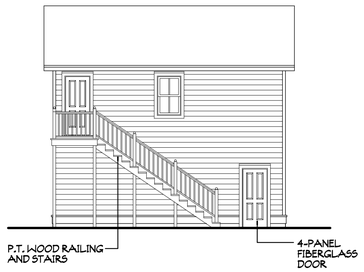
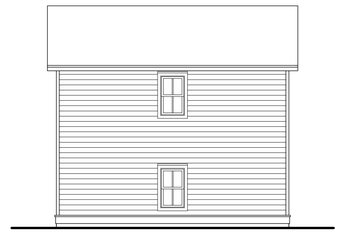
NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

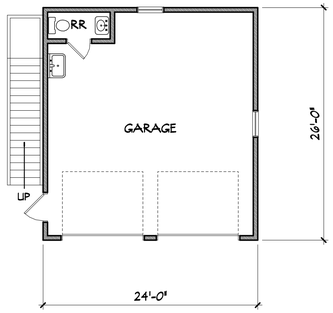


EAST ELEVATION

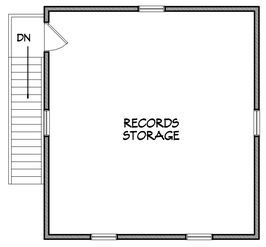
ACCESSORY BUILDING ELEVATIONS

0 5 10

1/8"=1'-0"



GROUND FLOOR



SECOND FLOOR

PROJECT SQUARE FOOTAGE	
GROUND FLOOR AREA	624 SQ.FT.
SECOND FLOOR AREA	624 SQ.FT.
TOTAL UNDER ROOF	1,248 SQ.FT.

ACCESSORY BUILDING FLOOR PLANS

0 5 10

1/8"=1'-0"

STCC GARAGE STORAGE PRELIM DESIGN	
PROJECT # 5170522	
DRAWN BY -- JLM	
CHKD BY -- JLM	
DATE -- 01-25-19	

Jose L. Miranda, Jr.
FLA. AR # 14887

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4596 TEL
FL. REG. NO. AA 0002028

MIRANDA

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
ACCESSORY BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

GARAGE/STORAGE DESIGN	DATE
REVISIONS	

P6

HDC 2018-20

EXHIBIT 2

Application and Backup Materials as Conceptually Approved May 24, 2018

DEMO HDC2018-18
Also Variance HDC 2018-17

OFFICE USE ONLY
REC'D: 3/13/18 BY: 8
PAYMENT: $ ~~15~~ TYPE —
APPLICATION #: 2018.000551
HDC CASE #: 2018-20
APPLICATION COMPLETE: Y___ N___
PRE-CONFRENCE: Y___ N___ DATE _____

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

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

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

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

PROPERTY INFORMATION *Property information can be found at the Nassau County Property Appraiser's Website → Map Search*
Street Address: 505 Broome Street
Historic District: ☑ Downtown ☐ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0032-0010
Zoning District: R-2 Lot / Block Number (optional) 1, 2, 16/32

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	St. Michael Catholic Church
Corporation or Company (if applicable)	Diocese of St. Augustine
Street Address	505 Broome Street
City State Zip	FB, FL 32034
Telephone Number	261-3472
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	Jose Miranda
Corporation or Company (if applicable)	Miranda Architects
Street Address	309 1/2 Centre St., Suite 206
City State Zip	FB, FL 32034
Telephone Number	261-4586
Email Address	jmiranda@mirandaarchitects.com

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

Existing one-story, circa 1973 building used as Parish office space to be demolished.

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.

Construction of new ± 6,300 SF Parish office Building and associated parking lot.

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		Stucco		
Doors		Fiberglass		
Windows		Vinyl Clad Wood		
Roofing		Asphalt Shingles Metal Roofing		
Fascia/Trim		Wood		
Foundation		Concrete Block Stucco Finish		
Shutters		Fiberglass		
Porch/Deck				
Fencing				
Driveways/Sidewalks		Concrete Pavers		
Signage				
Other				

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

CERTIFICATION

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

1. *I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.*

2. *I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.*

3. *I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.*

4. *I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.*

5. *I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).*

6. *I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.*

7. *I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.*

8. *I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.*

9. *I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.*

3/12/18
Date

Signature of Applicant

STATE OF FLORIDA }
SS }
COUNTY OF NASSAU }

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

LEAH HALL
MY COMMISSION # FF 929201
EXPIRES: February 20, 2020
Bonded Thru Budget Notary Services

Leah Hall
Notary Public: Signature

LEAH HALL
Printed Name

My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

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

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE St. Michael Catholic Church
(print name of property owner(s))

hereby authorize: Jose Miranda, Architect
(print name of agent)

to represent me/us in processing an application for: CoA, Historic District Council
(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.

Jkallukalam
(Signature of owner)

(Signature of owner)

Rev. Father Jose Kallukalam
(Print name of owner)

(Print name of owner)

JEANNE DEAN
Notary Public - State of Florida
Commission # GG 143562
My Comm. Expires Sep 17, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA
SS
COUNTY OF NASSAU

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

Jeanne Dean — JEANNE DEAN
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

OWNER NAME	DIOCESE OF ST AUGUSTINE	**PARCEL NUMBER**	00-00-31-1800-0032-0010
MAILING ADDRESS	C/O CATHOLIC CENTER	**TAX DISTRICT**	FERNANDINA BEACH (DISTRICT 2)
	11625 OLD ST AUGUSTINE RD	**MILLAGE**	20.2467
		PROPERTY USAGE	CHURCHES
	JACKSONVILLE, FL 32258	**DEED ACRES**	0
LOCATION ADDRESS	505 BROOME ST	**HOMESTEAD**	N
	FERNANDINA BEACH 32034	**PARCEL MAP RECORD**	MAP THIS PARCEL
SHORT LEGAL	BLOCK 32 LOTS 1 2 & 16 IN OR 209 PG 287 CITY OF FDNA BEACH	**TAX COLLECTOR SEARCH**	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	$221,375
LAND VALUE AGRICULTURAL	$0
TOTAL BUILDING VALUE	$88,274
TOTAL MISC VALUE	$29,439
JUST OR CLASSIFED TOTAL VALUE	$339,088
ASSESSED VALUE	$299,444
EXEMPT VALUE	$299,444
TAXABLE VALUE	$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
CHURCH 007100	100	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
OFFICE LOW	2,735	1,886	2	2	ABOVE AVG.	COMMON BRK	AIR DUCTED	FORCED AIR	1973	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE B	0 X 0	805	1973
CONCRETE B	58 X 4	232	1993
CONCRETE A	0 X 0	24	1993
A/C UNIT	0 X 0	1	1998
CONCRETE A	33 X 4	132	2005

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
01/01/1975	209/287	209/287	46500	WD	Q	Y		
01/01/1972	121/588	121/588	4000	WD	Q	N		

505 Broome Street

ST. MICHAEL CATHOLIC CHURCH

ST. MICHAEL ACADEMY

NORTH FIFTH STREET

BROOME STREET

CALHOUN STREET

DRIVEWAY

505 BROOME (ADMINISTRATION)

PARKING LOT

222 N. 5TH (OFFICE / MEETING)

224 N. 5TH (GIFT SHOP)

230 N. 5TH (SMA PRE-K)

RETENTION AREA

SHED

PRE-K PLAY YARD

510 CALHOUN (SMA PRE-K)

N00°28'00"E 300.00'

S00°32'00"E 100.00'

N88°32'00"W 100.00'

S00°28'00"W 300.00'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 16

29" MAG

EXISTING CONDITIONS SITE PLAN

0 5 10 20

1/16"=1'-0"

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SMCCNORTH5TH5T
EXISTING SITE PLAN

PROJECT # 5170522

DRAWN BY – JLM

CHK'D BY – JLM

DATE – 03-14-18

Jose L. Miranda, Jr.
FLA. REG. # 14587

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
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FL. REG. NO. AA 0003628

MIRANDA ASSOCIATES

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

EXISTING CONDITION SITE PLAN

REVISIONS	DATE

AB 1

ST. MICHAEL CATHOLIC CHURCH

ST. MICHAEL ACADEMY

NORTH FIFTH STREET

BROOME STREET

CALHOUN STREET

NEW ADA SPACE

NEW ADA SPACE

NEW ADA SPACE

NEW ADA SPACE

NEW ADA SPACE

new sidewalk

new sidewalk

15'-0" CORNER SETBACK

25'-0" FRONT SETBACK

FRONT SETBACK VARIANCE

25'-0" FRONT SETBACK

sloped walkway

ramp

porch

porch

porch

porch

PARISH OFFICE BUILDING
1-STORY, 6,280 SF

meeting space

CHAPEL OFFICES

CHAPEL

GARAGE 17 PLACES

MAIN OFFICES

15'-0" PROPOSED SETBACK VARIANCE

10'-0" SIDE SETBACK

VALET PARKING LOT
43 SPACES

222 N. 5TH ST.
relocated

19'-0" SIDE SETBACK VARIANCE

230 N. 5TH ST.
(PRE-K)

29' MAG

STORM WATER RETENTION

PRE-K PLAY YARD

510 CALHOUN ST.
(PRE-K)

511 BROOME ST.
(2-STORY RESIDENCE)

515 BROOME ST.
(1-STORY RESIDENCE)

PRELIMINARY SITE PLAN

0 5 10 20

1/16"=1'-0"

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STICK MASTER PLAN
CONCEPT SITE PLAN

PROJECT # 5170522

DRAWN BY – JLM

CHK'D BY – JLM

DATE – 03-05-18

Jose L. Miranda, Jr.
R.L.A. #6676 STATE OF FLORIDA

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4388 TEL
FL. REG. NO. AA 0003028

MIRANDA

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

CONCEPTUAL SITE PLAN

REVISIONS	DATE

P1

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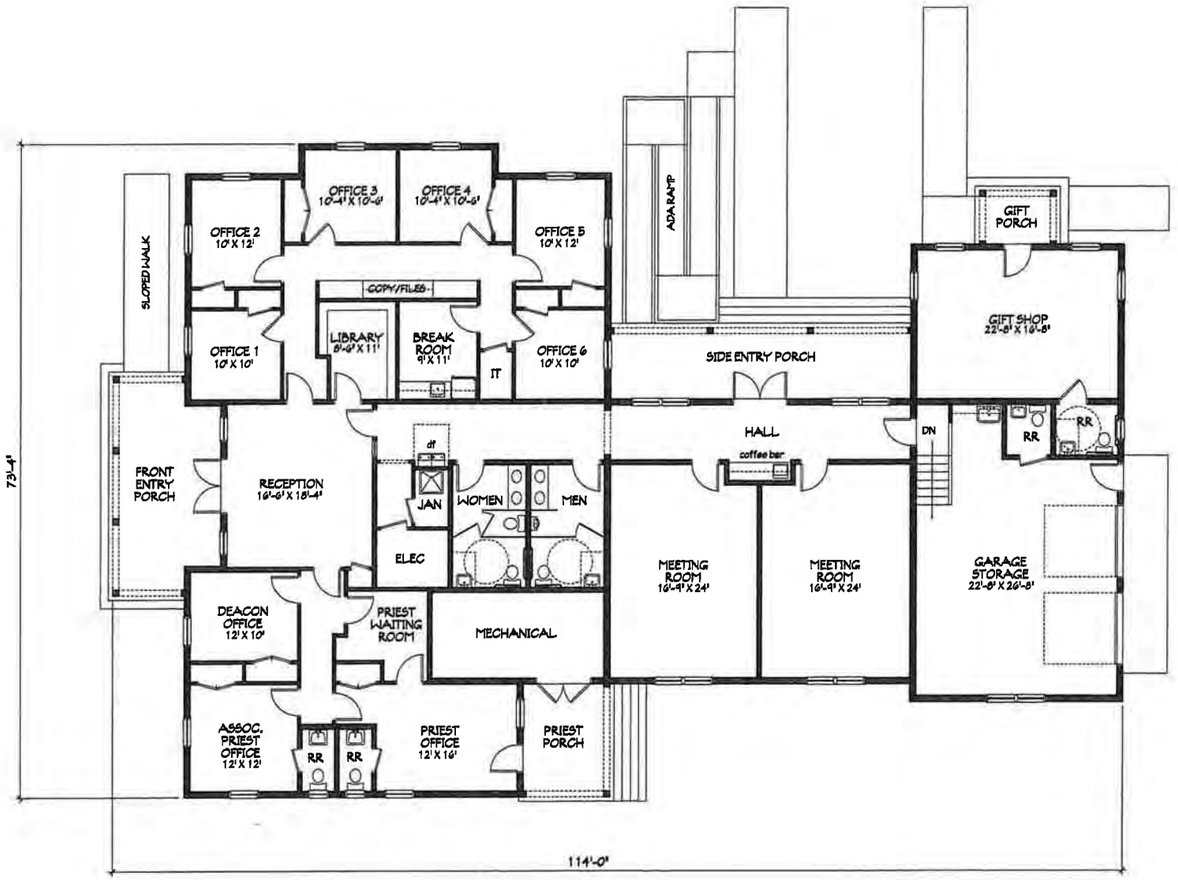

PROJECT SQUARE FOOTAGE	
HEATED FLOOR AREA	4,867 SQ.FT.
COVERED PORCHES	714 SQ.FT.
GARAGE/STORAGE	701 SQ.FT.
TOTAL UNDER ROOF	6,282 SQ.FT.

PRELIMINARY FLOOR PLAN

0 5 10 20 1/8"=1'-0"

SFCC/PARISH OFFICE
PRELIMINARY DESIGN
PROJECT # 5170522
DRAWN BY — JLM
CHKD BY — JLM
DATE — 03-05-18

Jose L. Miranda, Jr.
FLA Alt. # 14887

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.5656 TEL
Fax Machine Not Provided

MIRANDA

PRELIMINARY FLOOR PLAN
REVISIONS | DATE

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

P2

SOUTH ELEVATION -- BROOME STREET | 1/8"=1'-0"

WEST ELEVATION -- NORTH 5TH STREET | 0 5 10 20 | 1/8"=1'-0"

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SFCC PARISH OFFICE CONCEPT DESIGN
PROJECT # 5170522
DRAWN BY -- JLM
CHK'D BY -- JLM
DATE -- 03-05-18

John L. Miranda, Jr.
FLA. AR # 14567

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FERNANDINA BEACH, FL 32034
904.261.4386 TEL
A Minority Owned Business

MIRANDA ASSOCIATES

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

PRELIMINARY ELEVATIONS

REVISIONS	DATE

P3

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GARAGE/STORAGE GIFT SHOP

NORTH ELEVATION 1/8"=1'-0"

ASST. PRIEST PRIEST MEETING MEETING GARAGE/STORAGE

EAST ELEVATION 0 5 10 20 1/8"=1'-0"

SHCC PARISH OFFICE CONCEPT DESIGN
PROJECT #5170522
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-05-18

Jose L. Miranda, Jr.
FLA. LIC. # 0017697

MIRANDA ARCHITECTS
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FL. REG. NO. AA 0000028

MIRANDA ASSOCIATES

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL. 32304

PRELIMINARY ELEVATIONS

REVISIONS	DATE

P4

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505 BROOME STREET | 511 BROOME STREET | 515 BROOME STREET

BROOME STREET ELEVATION — 1/8"=1'-0"

SPCC PARISH OFFICE CONCEPT DESIGN
PROJECT #5170522
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-05-18

Jose L. Miranda, Jr. FLA. AIA # 19887

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4598 TEL
FL. REG. NO. AA 0002655

MIRANDA ASSOCIATES

BROOME STREET ELEVATION

REVISIONS	DATE

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

P5

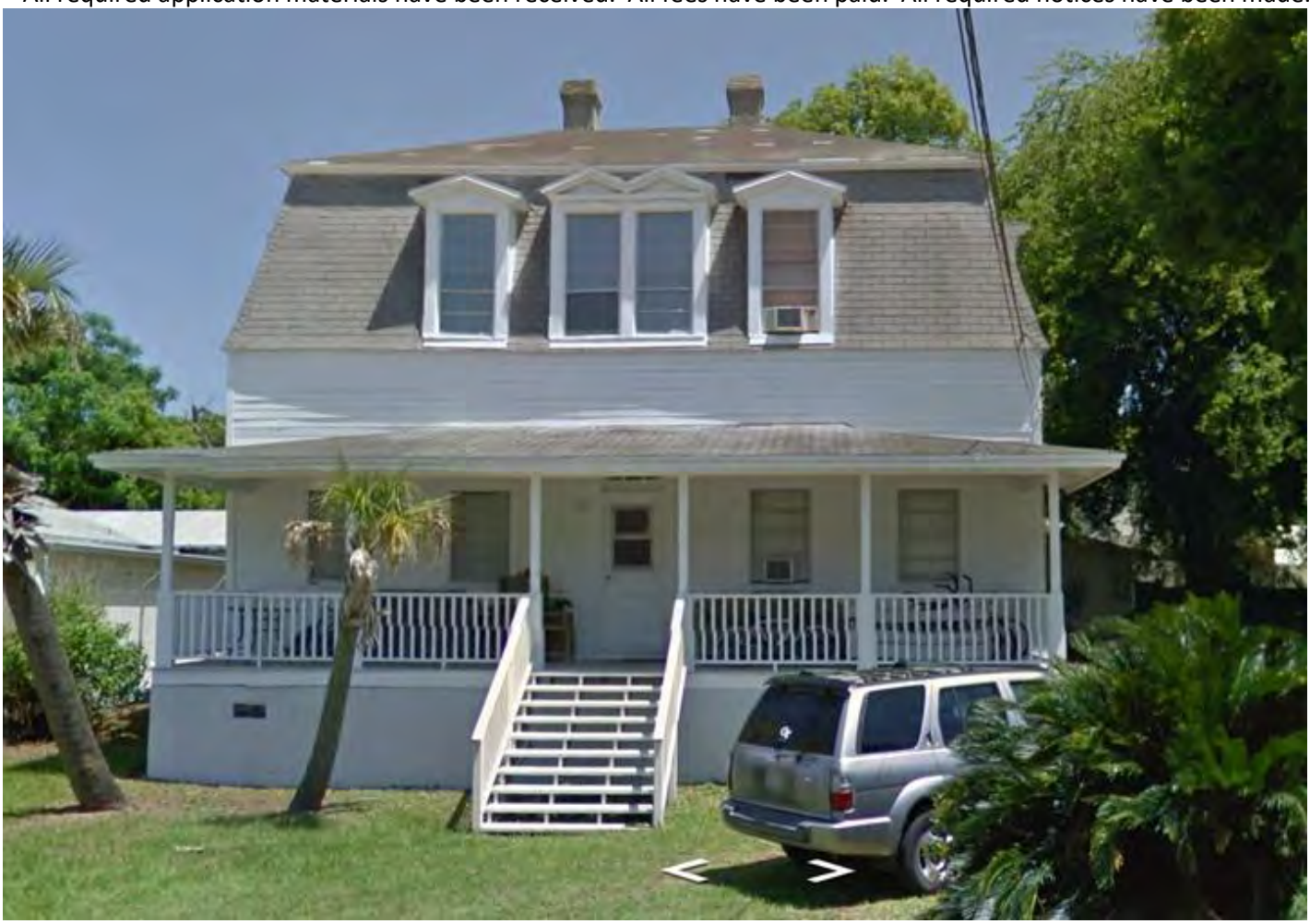
SOUTH ELEVATION -- BROOME STREET

1/8"=1'-0"

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-06 (PREVIOUSLY HEARD AS HDC 2018-43)
APRIL 18, 2019

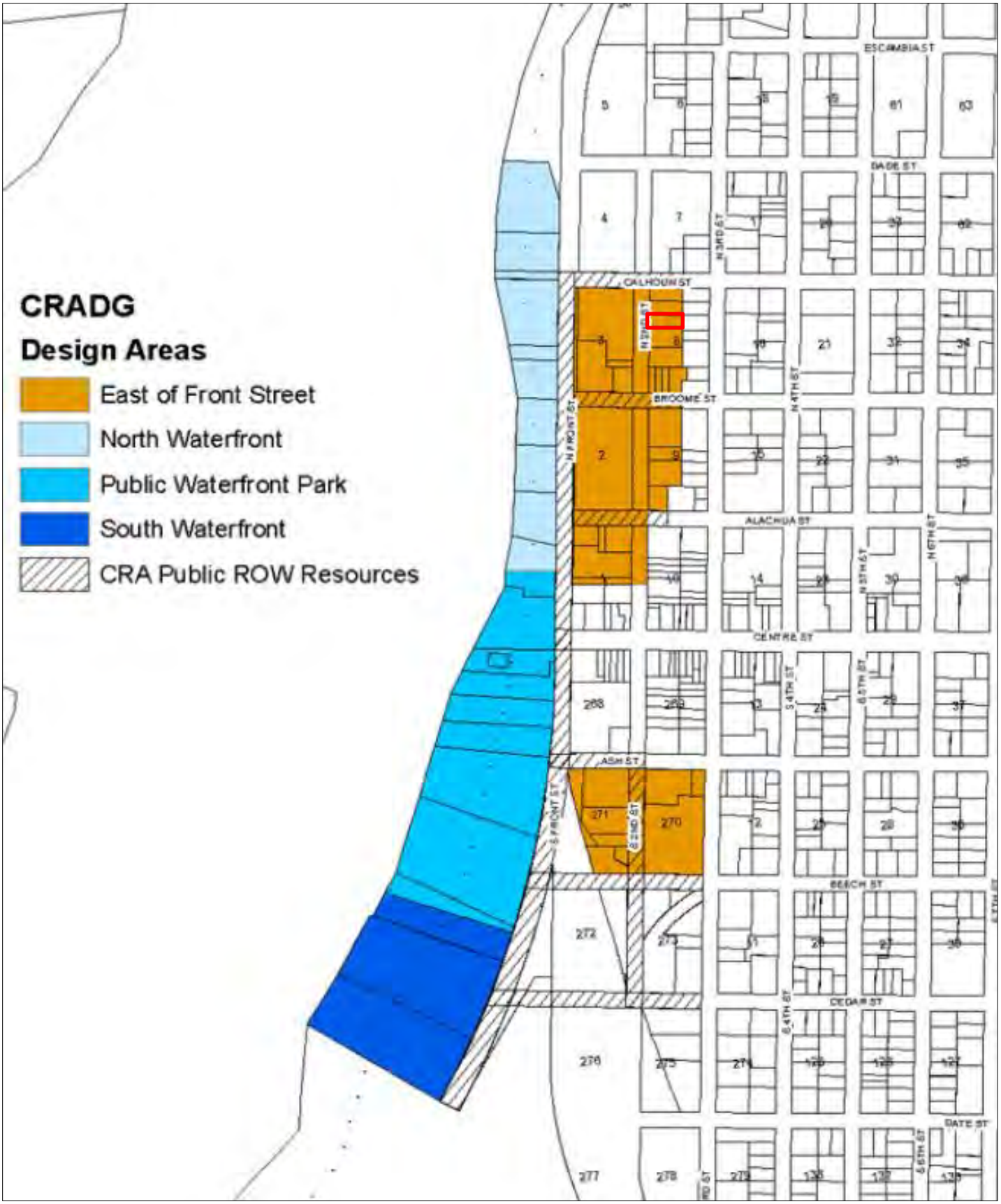
Owner/Applicant:	Cotner Associates, Inc., agent for David Peyton Page Jr. & Kimberly Pruitt Page				
Property Address:	224 N. 2nd Street				
Requested action:	Certificate of Approval (COA) to demolish primary structure.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
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.

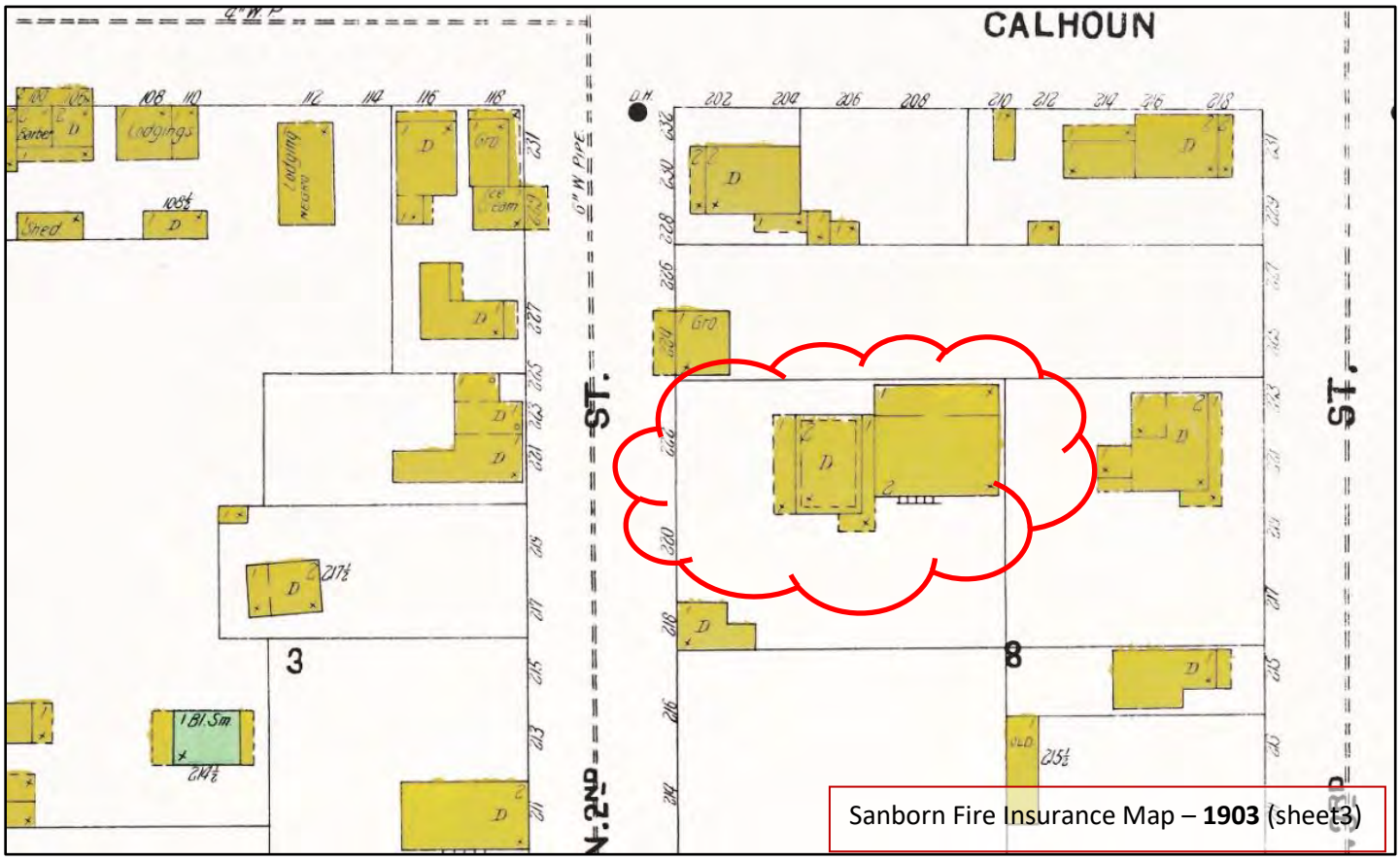


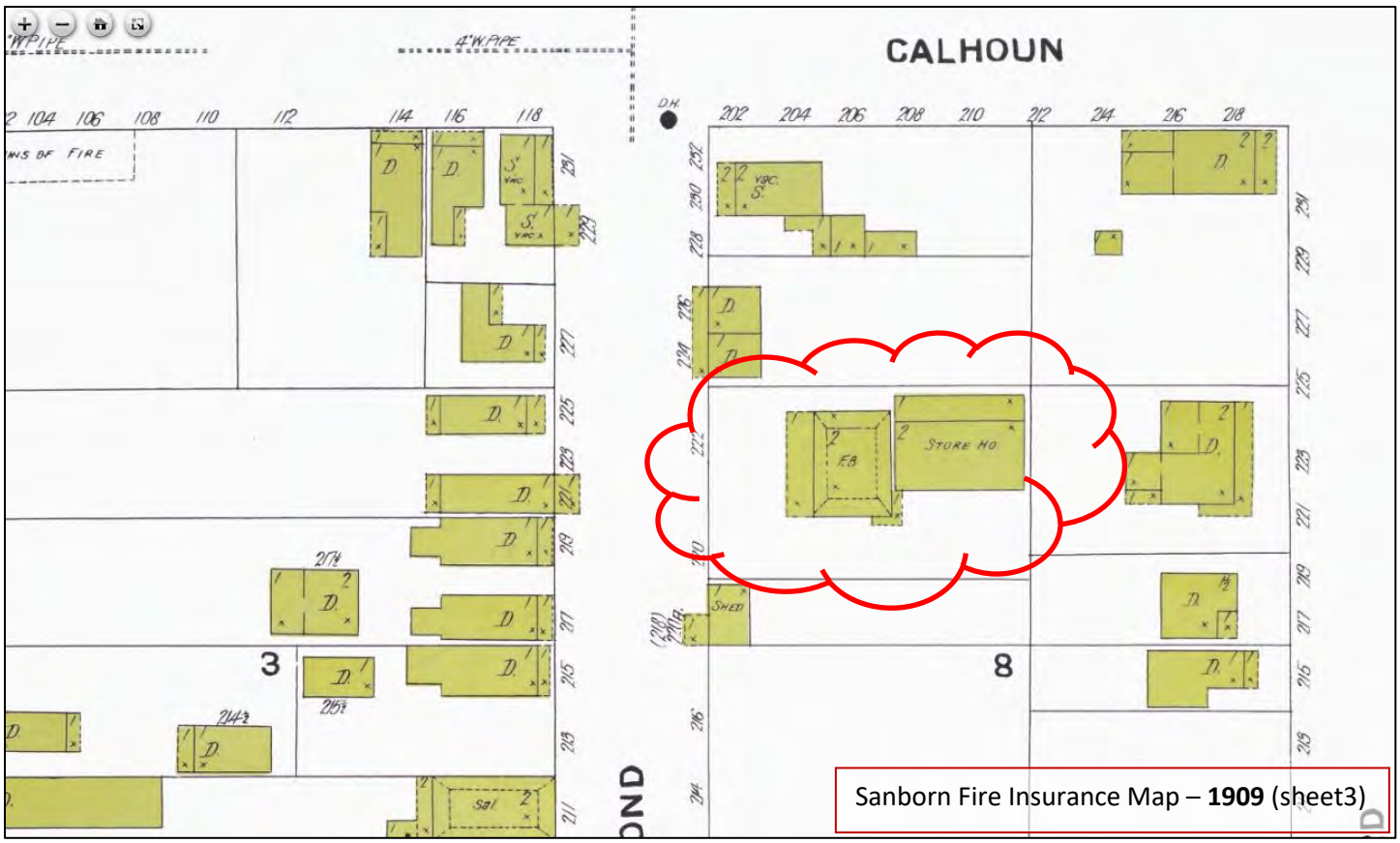
224 N 2nd Street

224 N 2nd Street Zoning

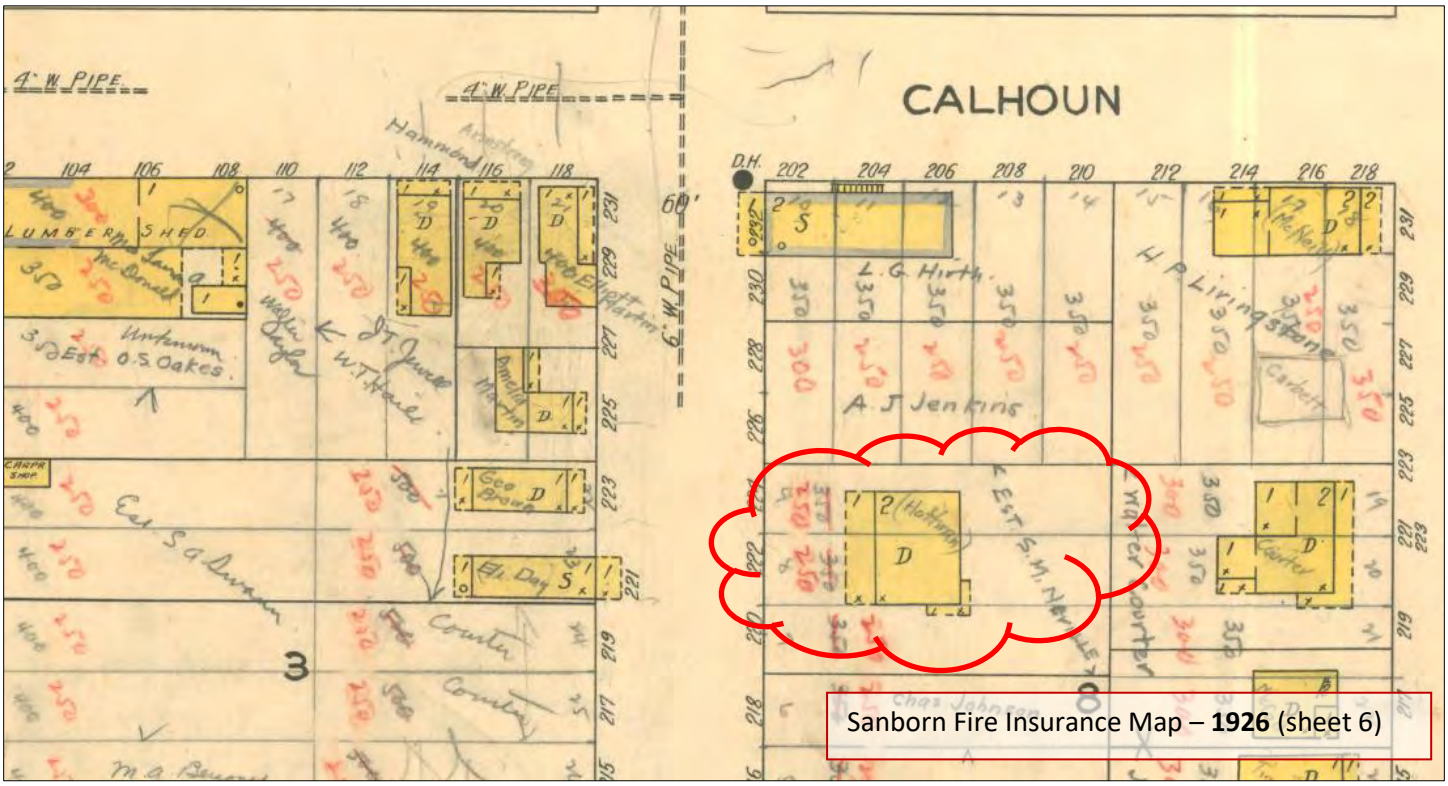

CRADG
Design Areas
East of Front Street
North Waterfront
Public Waterfront Park
South Waterfront
CRA Public ROW Resources
ESCAMBIA ST
BADE ST
CALHOUN ST
BROOME ST
ALACHUA ST
CENTRE ST
ASH ST
BEECH ST
CEDAR ST
GATE ST
N 3RD ST
N 4TH ST
N 5TH ST
N 6TH ST
N FRONT ST
S FRONT ST
S 2ND ST
S 3RD ST
S 4TH ST
S 5TH ST
S 6TH ST

History of Site





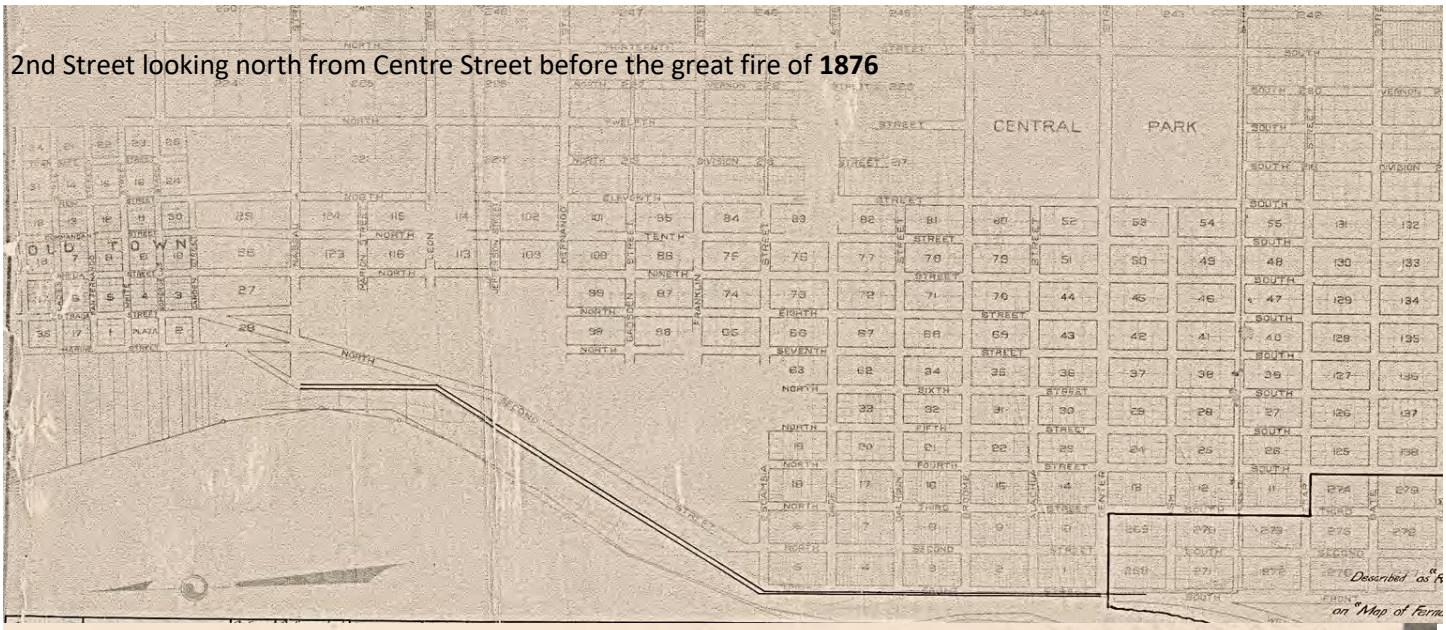
Sanborn Fire Insurance Map – **1909** (sheet3)

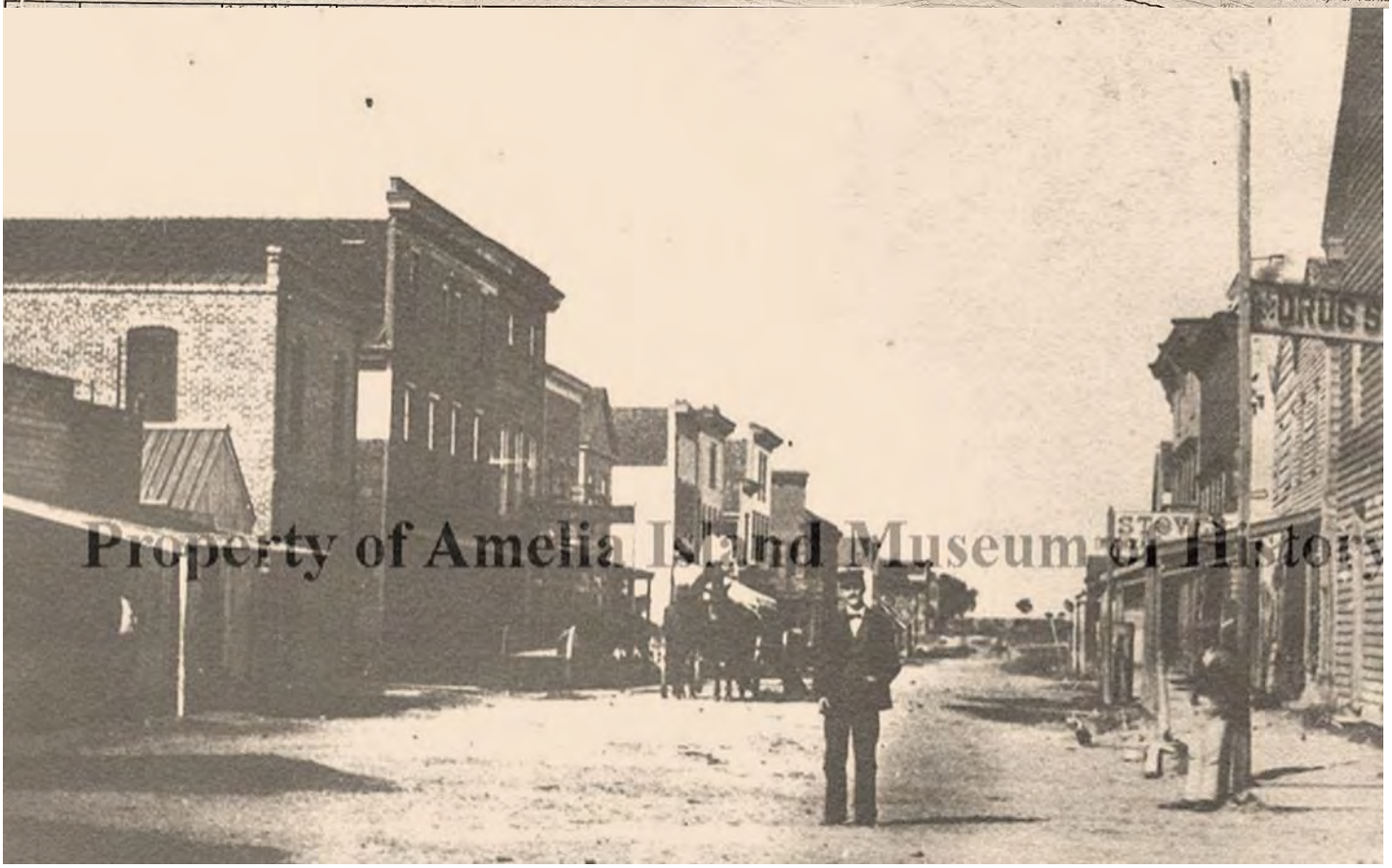


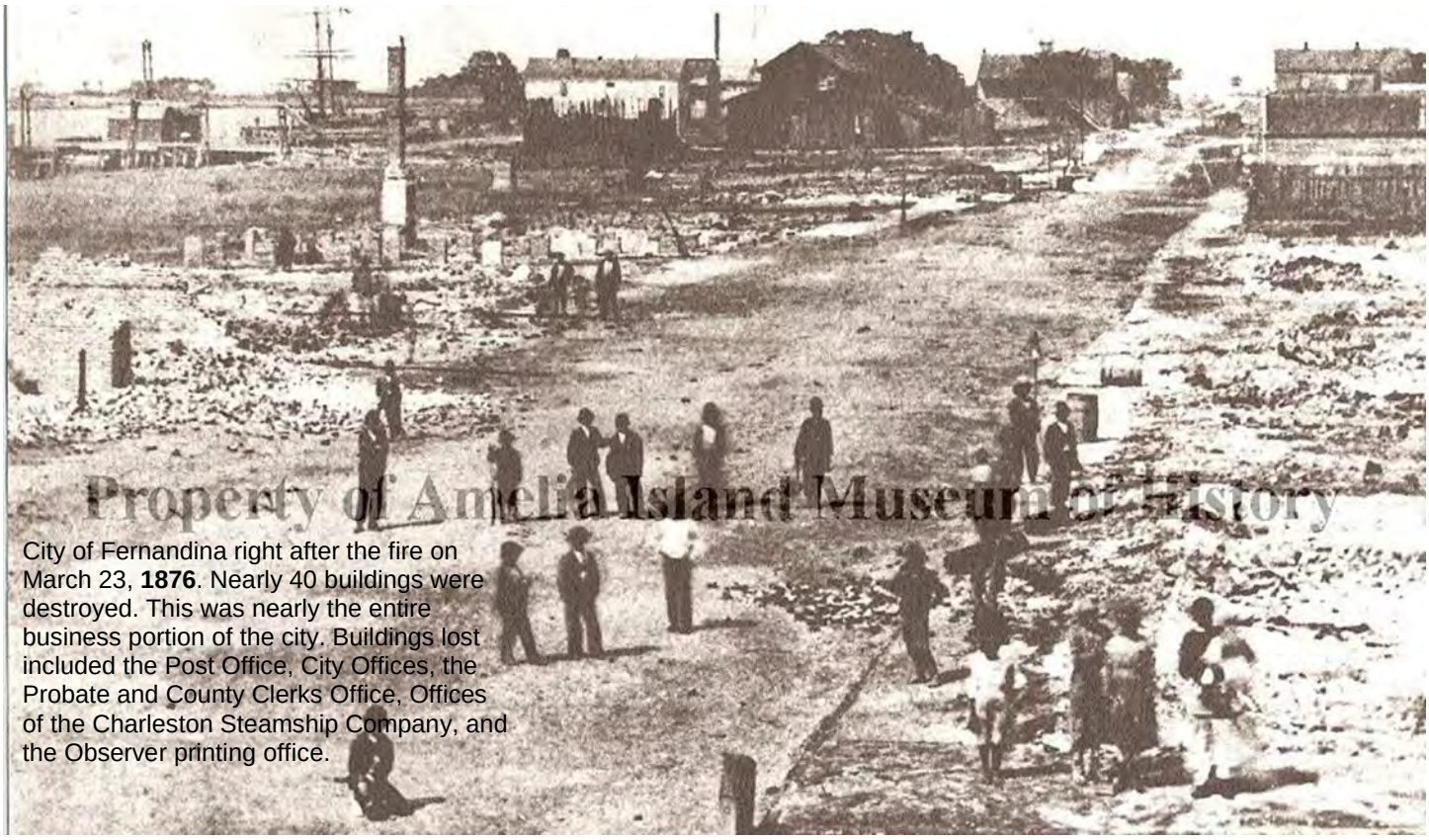
Sanborn Fire Insurance Map – **1926** (sheet 6)

Map of Fernandina **1857**

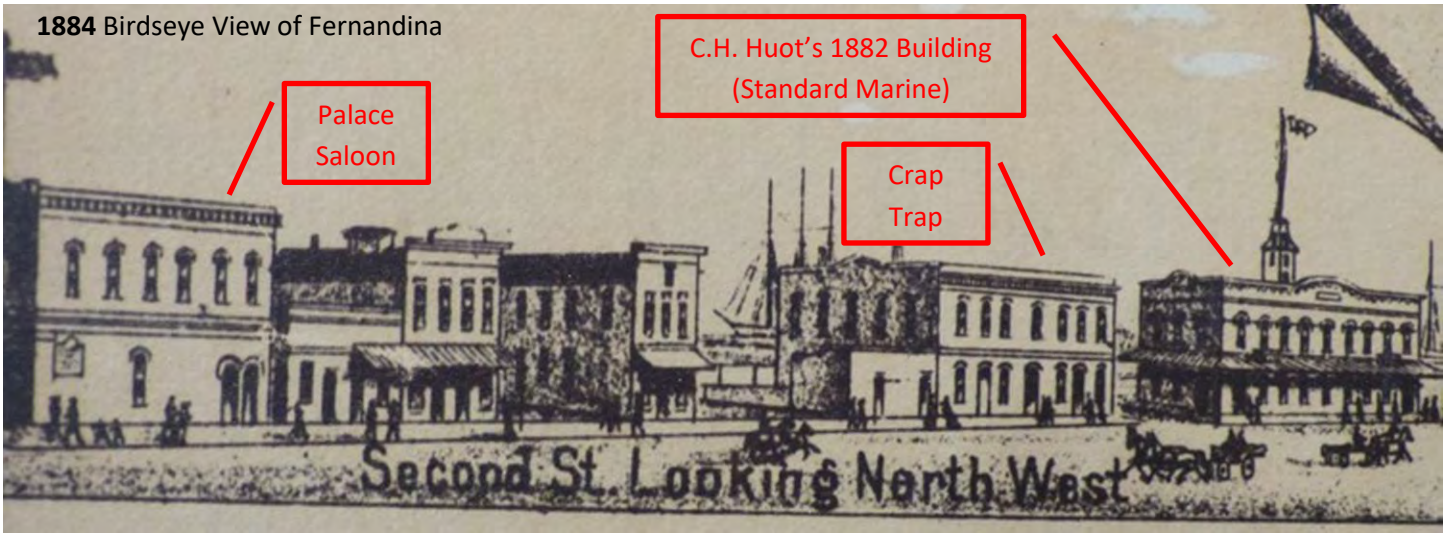
2nd Street looking north from Centre Street before the great fire of **1876**







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

2nd St after **1898** Hurricane

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.

Case HDC 2019-06 was heard at the HDC's regular meeting February 21, 2019 meeting. The board continued the case and requested further information relating to the historic fabric remaining on site and allowed for more time to investigate a potential relocation of the structure. The applicant has provided further photo evidence and an evaluation from a local contractor.

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.

Albemarle Hotel, 406-410 Broome Street
Appears on Sanborn Maps 1903
Property of Amelia Island Museum of History

Property of Amelia Island Museum of History

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.

04.07.2011

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, although this would be highly unlikely due to the level of alteration and lack of historic fabric.
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;	Structure is eligible for evaluation as 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. The interested parties have evaluated the possibility of relocating the structure and have found it to be infeasible.

9. Whether the applicant will be denied a reasonable return on his or her investment;	Due to the severe deterioration of the structure, the structure would require major alterations to bring it up to current code to facilitate its continued use. Retaining the structure would deny a reasonable return on the applicant's investment.
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.

Staff believes the home to be an important link to this neighborhood's history. 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).

Staff and the Board take the demolition of historic structures very seriously and applications face a high review standard to ensure that demolition is warranted. The applicant has provided details attesting to the level of deterioration present in the structure, the lack of historic fabric present on the structure, and the economic feasibility of rehabilitation.

An interested party had come forward earlier this year and proposed relocating the structure. Since the February HDC meeting, the party has explored the option and found it to be infeasible.

Although staff still finds value in the form of the structure and encourages the rehabilitation of the structure as part of the redevelopment of the site, evidence has been provided to show that much of the historic fabric is lost, and much of what remains is deteriorated and would require replacement. Due to these considerations, staff finds that although not the preferable option, enough evidence exists to warrant

approval of demolition of the structure.

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:

Approval of HDC 2019-06 with the following conditions:

1. **Applicant further consider options to incorporate the structure into the redevelopment project;**
2. **Approval of this demolition be conditional on the conceptual approval of the redevelopment plans for the site (HDC 2019-07);**
3. **Materials be salvaged/recycled to the extent feasible.**

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	**Evidence presented by applicant January 8, 2019**
EXHIBIT 4	**New Evidence presented by applicant**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-06

EXHIBIT 1

Application & Backup Materials

OFFICE USE ONLY
REC'D: 9/11/18 BY: SJC
PAYMENT: $ 300 + 150 TYPE √ #2269
APPLICATION #:
HDC CASE #:
APPLICATION COMPLETE: Y √ N
PRE-CONFRENCE: Y √ N DATE 9/11/18

BOARD MEETING DATE: Oct. 18, 2018
PLANNER: SJC DATE:
___ APPROVED ___ DENIED

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

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

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

PROPERTY INFORMATION *Property information can be found at the Nassau County Property Appraiser's Website → Map Search*

Street Address: 224 N. 2ND STREET
Historic District: ☐ Downtown ☐ Old Town ☒ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0008-0080, 00-00-31-1800-0008-0050
Zoning District: C-3 Lot / Block Number (optional) 5, 6, 7, 8 & 9 / 8

PROJECT DESCRIPTION

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

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

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

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 TOTALLING 10,000 +/- 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 N/A	SMOOTH BOARD & BATTEN BRICK		T.B.D.
Doors	PLASTPRO	COMPOSITE		TBD
Windows	PGT	VINYL		TBD
Roofing	TBD	METAL 5V CRIMP		TBD
Fascia/Trim	HARDIE	SMOOTH		TBD
Foundation	TBD	BRICK (TUMBLED 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 of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 5th 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 _____ ID Produced: _____

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

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 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 _____ ID Produced _____

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

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

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 CLASSIFED 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	BECTON VIRGINIA T	BECTON MILES W JR

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

OWNER NAME	PAGE DAVID PEYTON JR &	PARCEL NUMBER	00-00-31-1800-0008-0080
MAILING ADDRESS	PAGE KIMBERLY PRUITT (H&W) 1702 ATLANTIC AVE FERNANDINA BEACH, FL 32034	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	MULTI-FAMILY
		DEED ACRES	0
LOCATION ADDRESS	224 2ND ST N FERNANDINA BEACH 32034	HOMESTEAD	N
		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 CLASSIFED 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

INSTR # 201713195, Book 2117, Page 1534 Doc Type D, Pages 2, Recorded 05/03/2017 at 02:15 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $420.00 Rec. Fee $18.50

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:

WitnessSignature: _____

Witness Printed Name: MARIE DAVIS

Witness Signature: _____

Witness Printed Name: Michelle Elliott

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

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

MARIE DAVIS
Commission # GG 089643
Expires July 18, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

INSTR # 201713190, Book 2117, Page 1512 Doc Type D, Pages 2, Recorded 05/03/2017 at 02:09 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $1449.00 Rec. Fee $18.50

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 (Folio) 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

Michelle Elliott

Susan Courtney McCranie (Seal)

(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.

Notary Public

My Commission expires:

(Seal)

MARIE DAVIS
Commission # GG 089643
Expires July 18, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Gillette & Associates, Inc.

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.

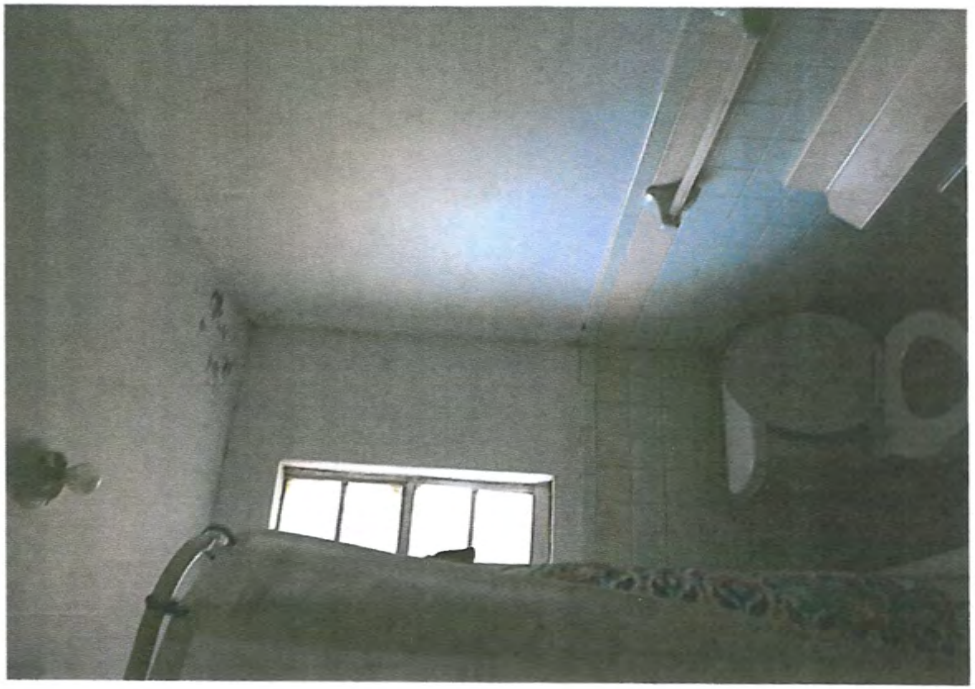
Sincerely,

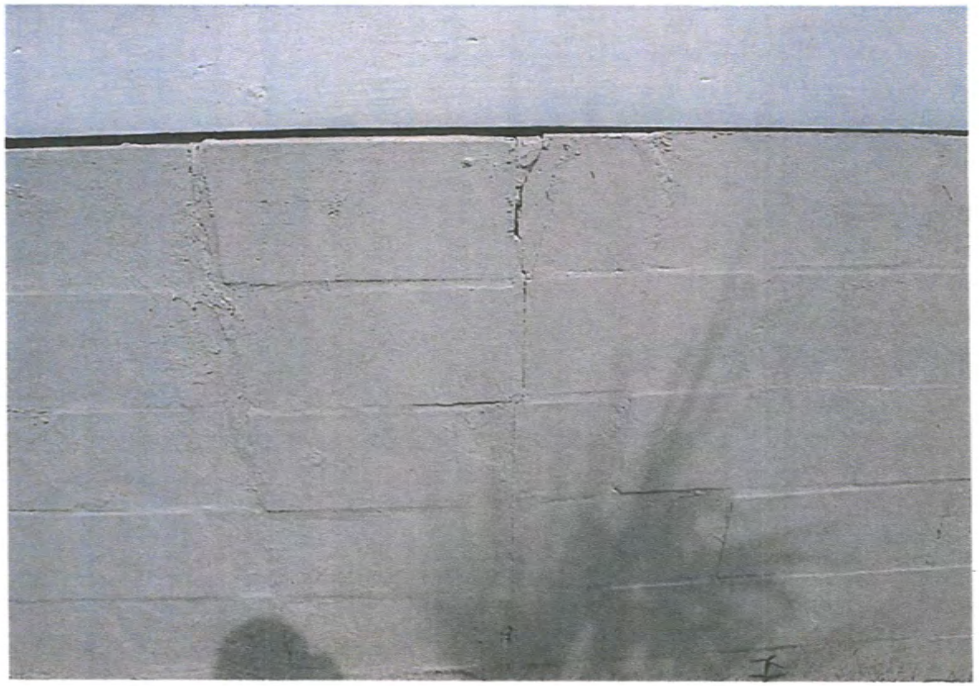
Asa R. Gillette, PE
FL P.E. No. 56177
Principal
Gillette and Associates, Inc.

ATTACHMENT A

Interior and Exterior Pictures
Taken on 8/01/18

224 North 2nd Street
Fernandina Beach, Florida





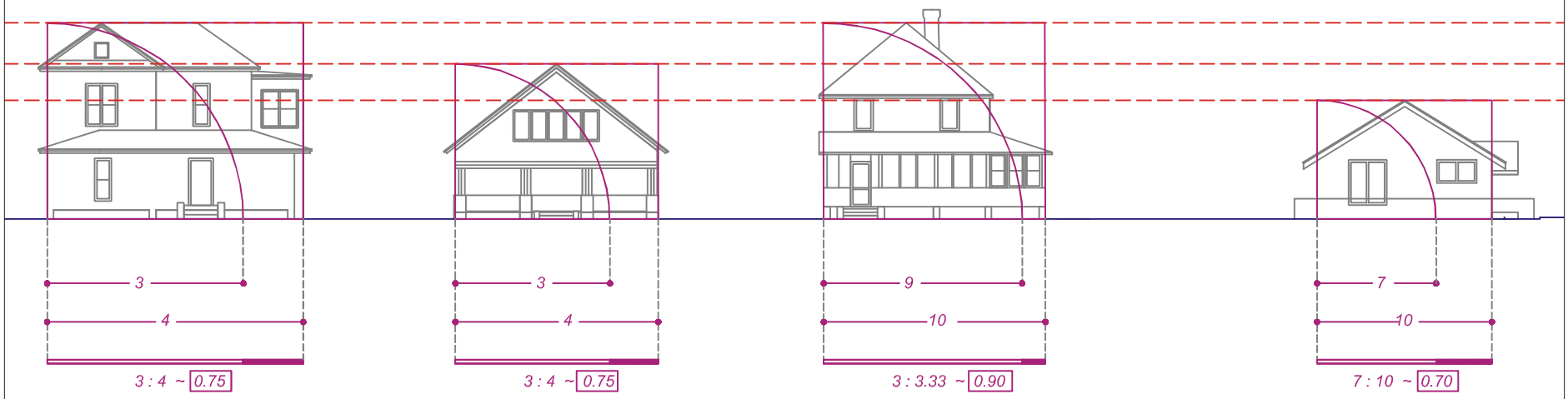
HDC 2019-06

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

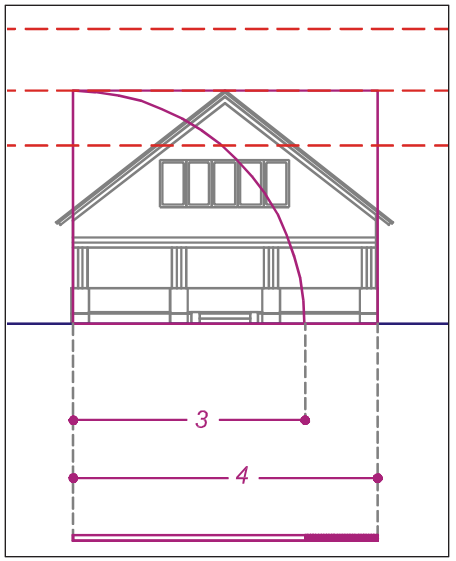
Gainesville, Florida



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

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 | w.w.w.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

CITY OF FERNANDINA BEACH **Jud Allen, CBO, CEAP**
Building Department Building Director

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.

505.1Scope.
Level 3 *alteration*s 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,

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

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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,

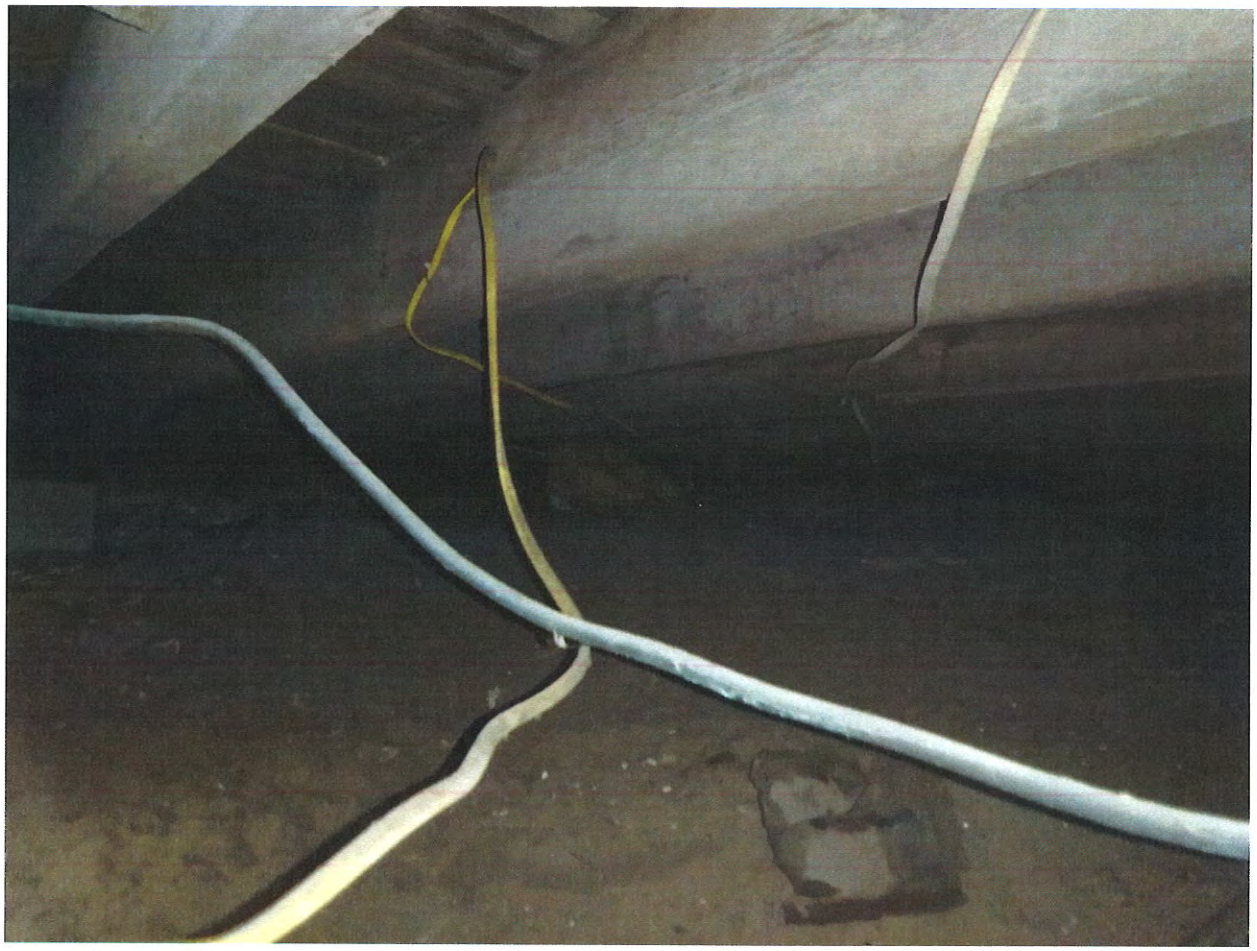
Thought I'd share this with you (I have Judd's permission). I wondered if you could share your opinion on the inspection performed at 224 N 2nd Street.

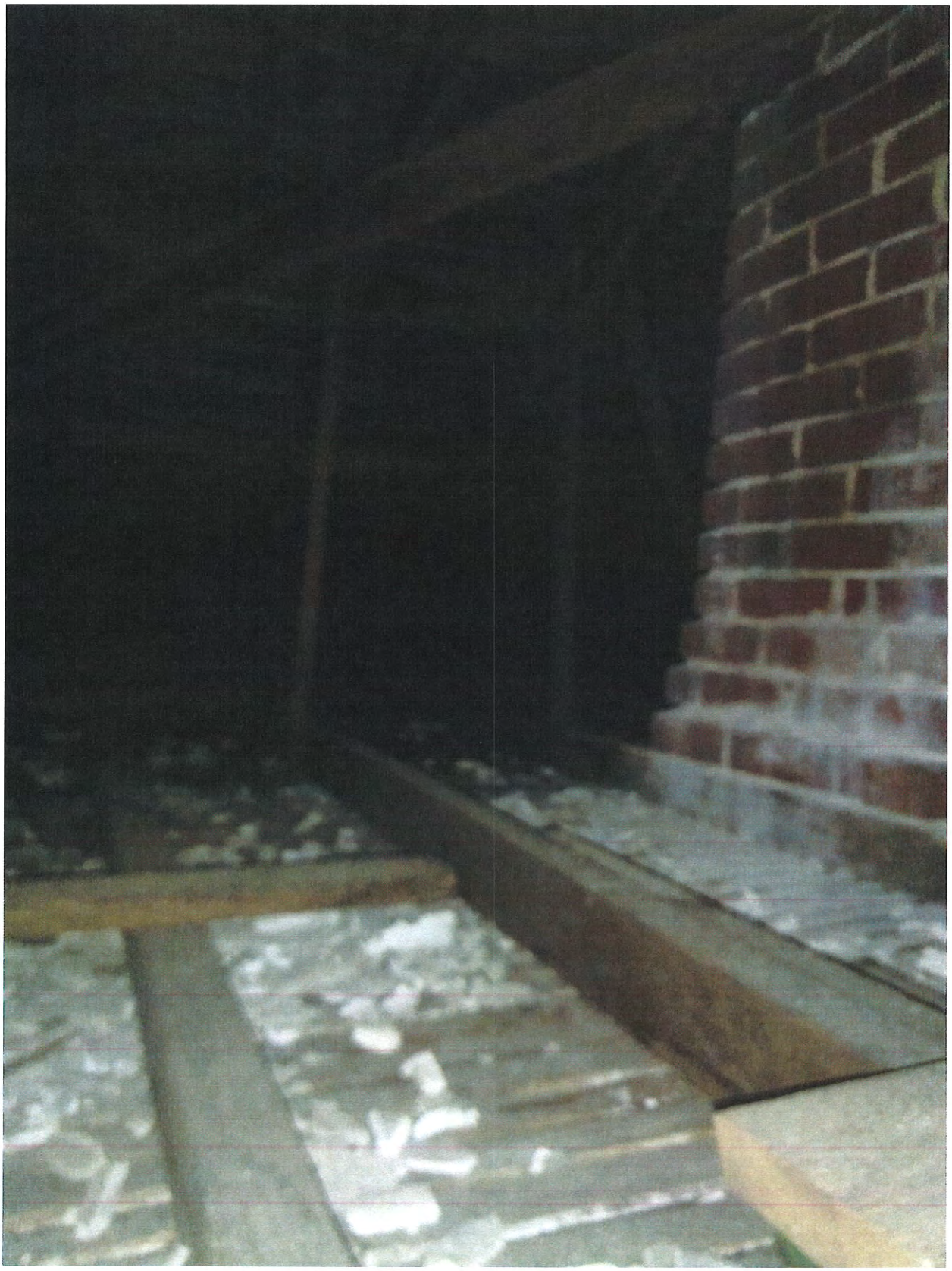
Thanks,
John

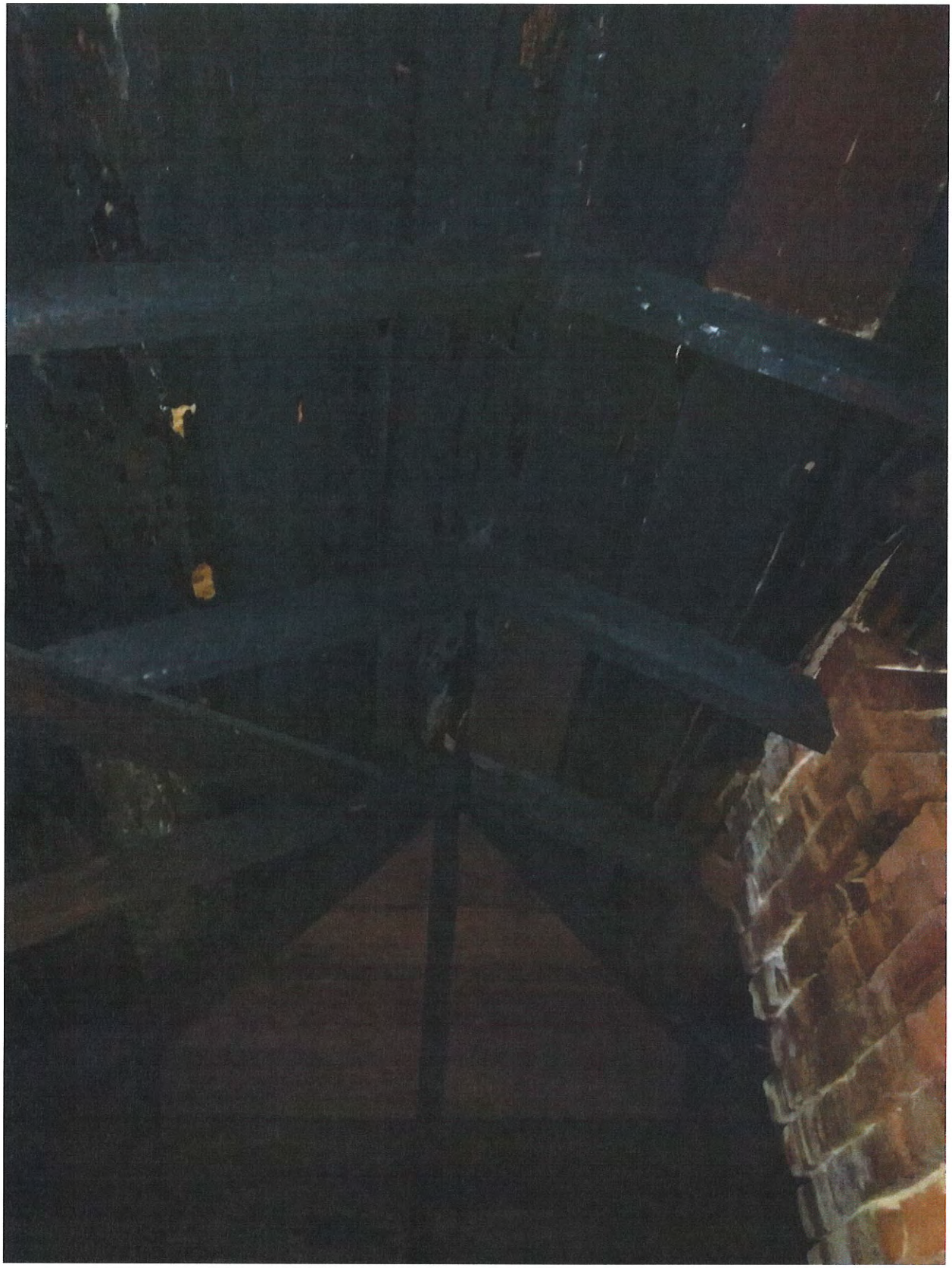
From: James Allen <jallen@fbfl.org>
Sent: Monday, November 5, 2018 4:48 PM
To: John Cotner <john@cotnerassociates.com>
Subject: RE: 224 N. 2nd Street

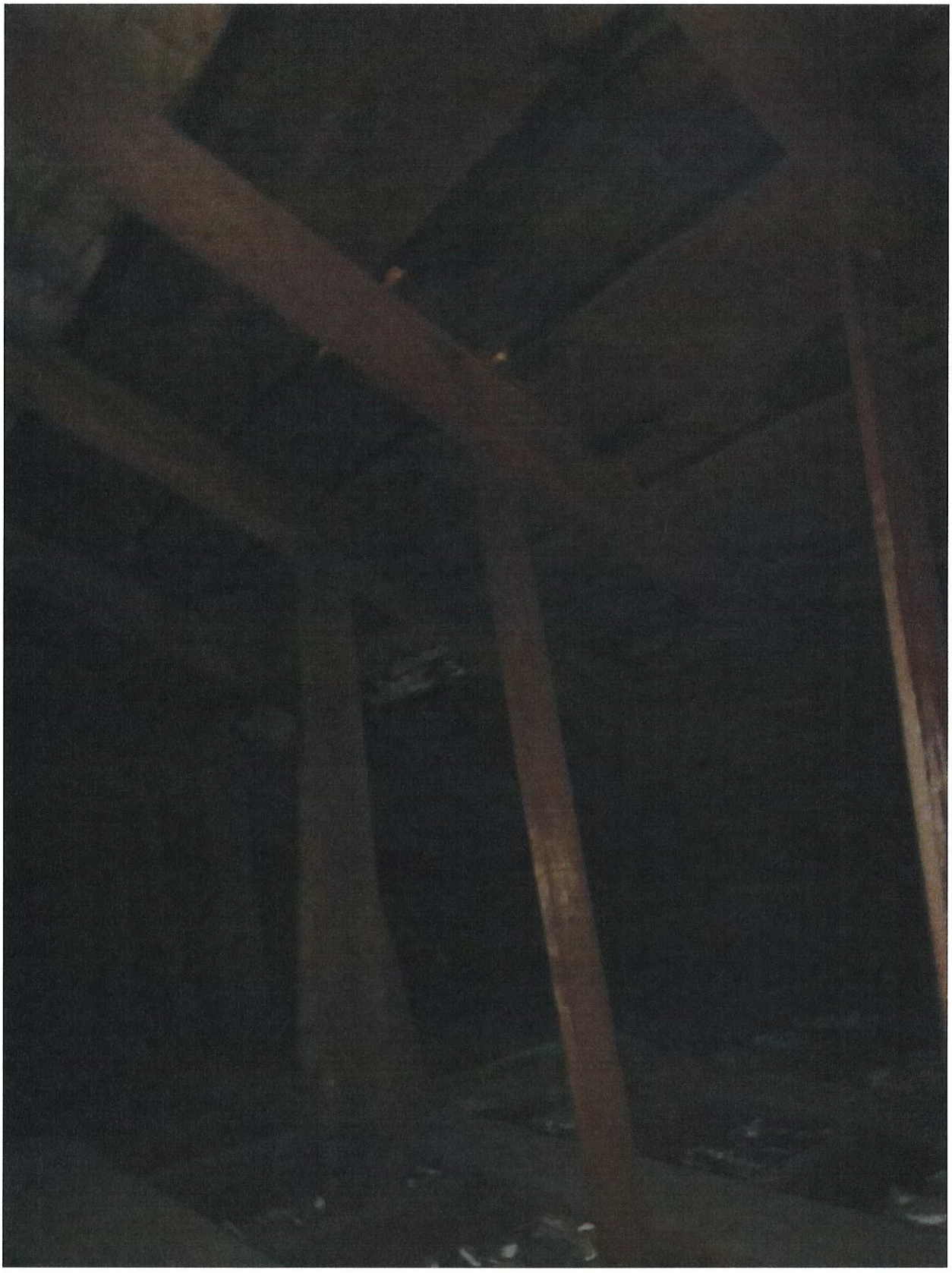
I added additional language to address the demolition of the structure and the requirements for a Level 3 alteration.

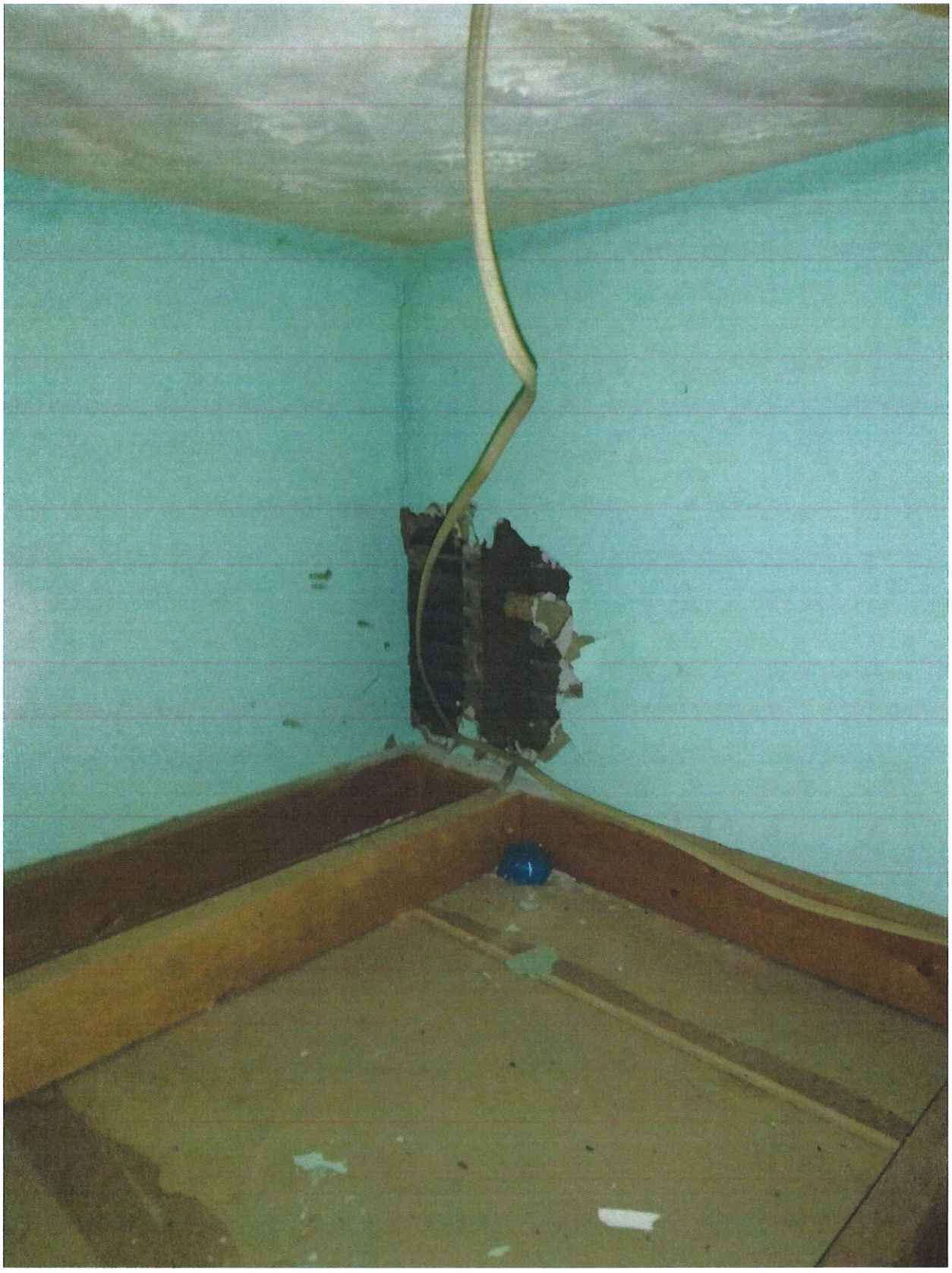
Jud Allen CBO, CEAP
Building Director











SHARP

Richard Mark Boyles
President
CB CO56929

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

Since 1927

HYGEMA

Foundation Repair & House Movers

Where Skill and Experience Count

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Jacksonville, FL 32203
Office: (904) 764-9509
(904) 282-4212
Fax: (904) 282-0595

hhm1986@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,

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_____

HDC 2019-06

EXHIBIT 4

New Evidence Presented by Applicant

Dear Historic District Council:

Thank you for allowing us on to be on the agenda for the April Meeting. Enclosed you will find a packet containing pictures of the building located at 224 N 2nd Street as well as pictures of our previous renovations to assist you in your consideration of our request.

One of the concerns you expressed in the prior meeting was "what percentage of the building was historic" or what historic features remained in the building. We hope that the photos in your packet, provide that answer for you. It is our opinion, as well as that of several architects and contractors, that there is virtually nothing remaining in the building of any historic value. We have additional pictures that we will have at the meeting if you desire to see them. We would also invite each of you to personally walk through the building and the property prior to the April meeting. This would need to be done individually so as not to violate any Sunshine Laws. You may contact us directly at 415-3243, davidpagemd@comcast.net or contact Cotner & Associates 277-4593 to make arrangements.

As we stated at the February meeting, we have lived here most of our lives and place a high value on maintaining the integrity of the historic district as well as our entire city. You will find at the back of your packet, photos of previous homes that we have renovated. We understand how much thought, expense and labor goes into a renovation. The homes in each of the previous renovations retained historic features that were able to be restored to their original glory. That is what separates those from the building at 224 N 2nd Street.

We will be happy to answer any questions that you may have at the April meeting. Thank you for your consideration of this matter.

Sincerely,

David P Page, MD

Kimberly P Page

Kimberly P Page

224 N 2nd St

The only existing photo in Museum of History

Photo taken March 2019
Porch roof, railings, and stairs differ from previous photo

Particle Board Porch Ceiling

Porch Railing & Concrete Block
Not Original

Rotted siding due to water intrusion

Aluminum Windows Throughout

No Original Windows Remain

Exterior Doors Not Original

Shingles Not Original

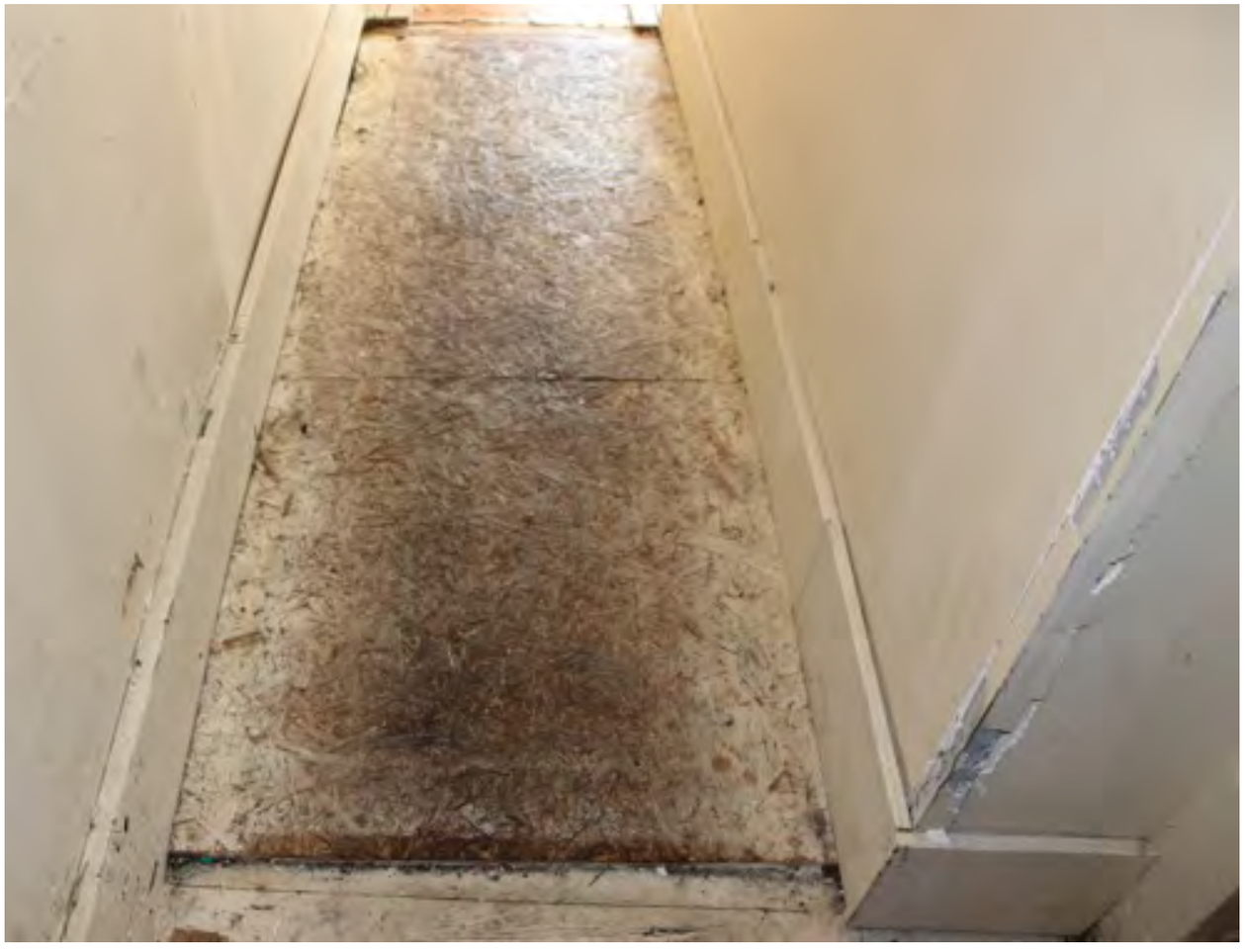
Aluminum Facia/Trim
Not Original

Foundation Unstable
Concrete Blocks Not Original

Staircase and Fireplace Removed
Staircase Replaced With Phone Booth

No Original Interior Doors or Hardware

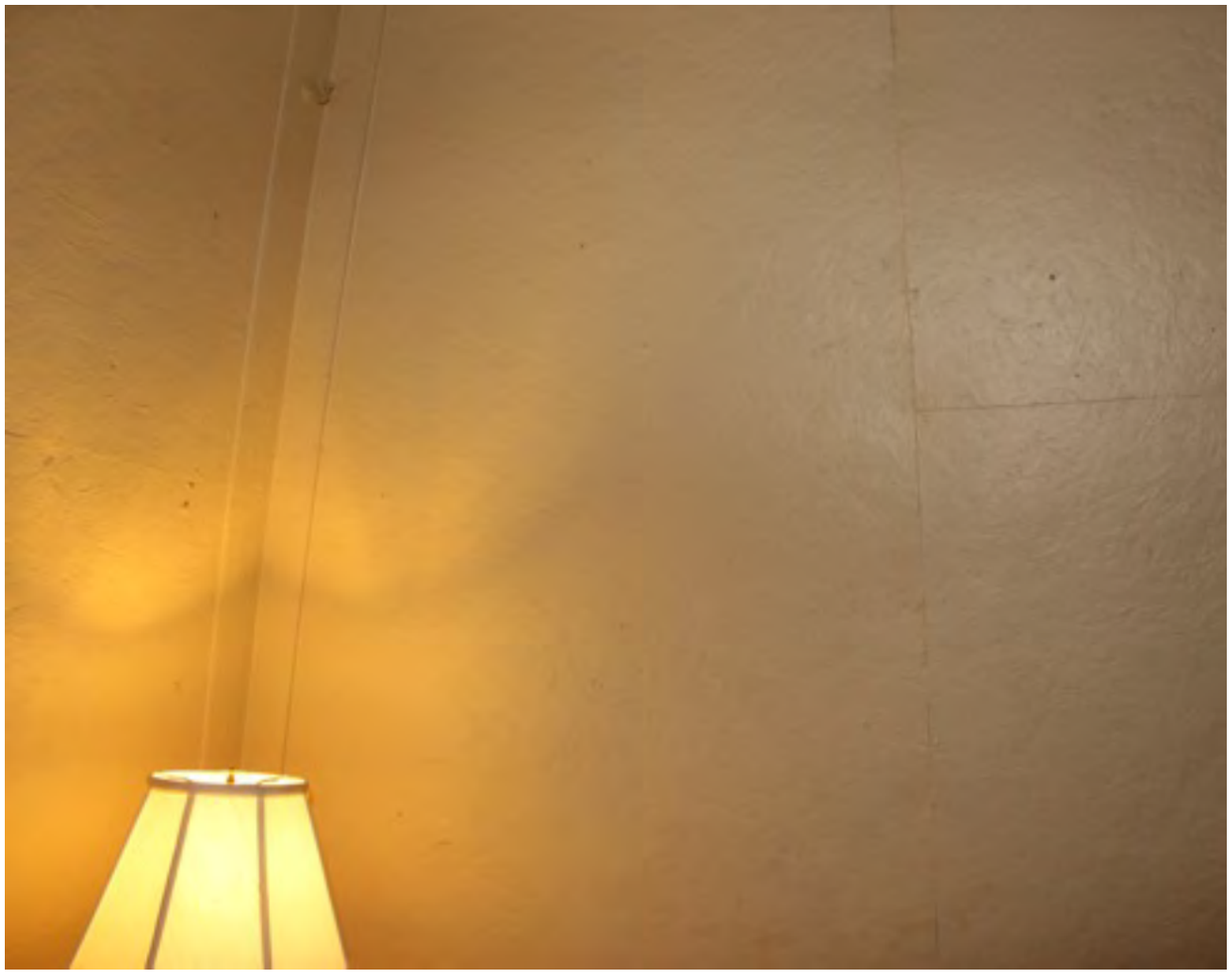
Floors Are Particle Board
and
Particle Board Covered with Vinyl



Original Wood Floor - Approximately 4x8 Area
Significantly Warped

Ceilings 8ft
Throughout

Walls: Pre-Fab “Wood-Look” Paneling



Particle Board Walls

Damage To Downstairs
Due To Water Intrusion

No Original Bath Fixtures

No Original Cabinetry

Not Original Trim
Around Windows-Doors

View From Front Porch

Street View

224 N 2nd Street

Pictures taken 3/12/19

Exterior

- Particle board used ceiling front porch
- All windows are aluminum
- Porch roof and railings have been replaced since 1970's (See museum photo)
- Porch floor and steps appear to be "pressure treated wood"
- Exterior doors/door knobs are ready-made
- Metal/aluminum facia along roof and at least one window
- Rotting wood siding in places indicating not original heart of pine
- Cinder block used underneath house and around underpinning

Interior

- Fireplaces have been removed
- Staircase has been removed
- No original interior doors or doorknobs
- Floors throughout plywood and particle board, covered with linoleum
- Exception: wood floors in area 3x8' hallway, but they are significantly warped
- Ceilings lowered to 8 ft throughout
- Sheetrock/popcorn type finish on ceilings
- No original cabinetry
- No original plumbing fixtures or light fixtures
- Walls are pre-fab 1/4" "wood-look" paneling throughout house
- Interior window trim inexpensive 2" plain trim
- Possible original interior trim on 4 windows, but so many layers of lead paint that it would be easier to replicate than to preserve

WARNING
NO
STUPID
PEOPLE
BEYOND THIS POINT
NO TRESPASSING
Violators will be shot. Survivors will be shot again.

phone

Super Smoke!
HICKORY
BRIQUETS

FRIGIDAIRE

FRIGIDAIRE

Garlic Powder

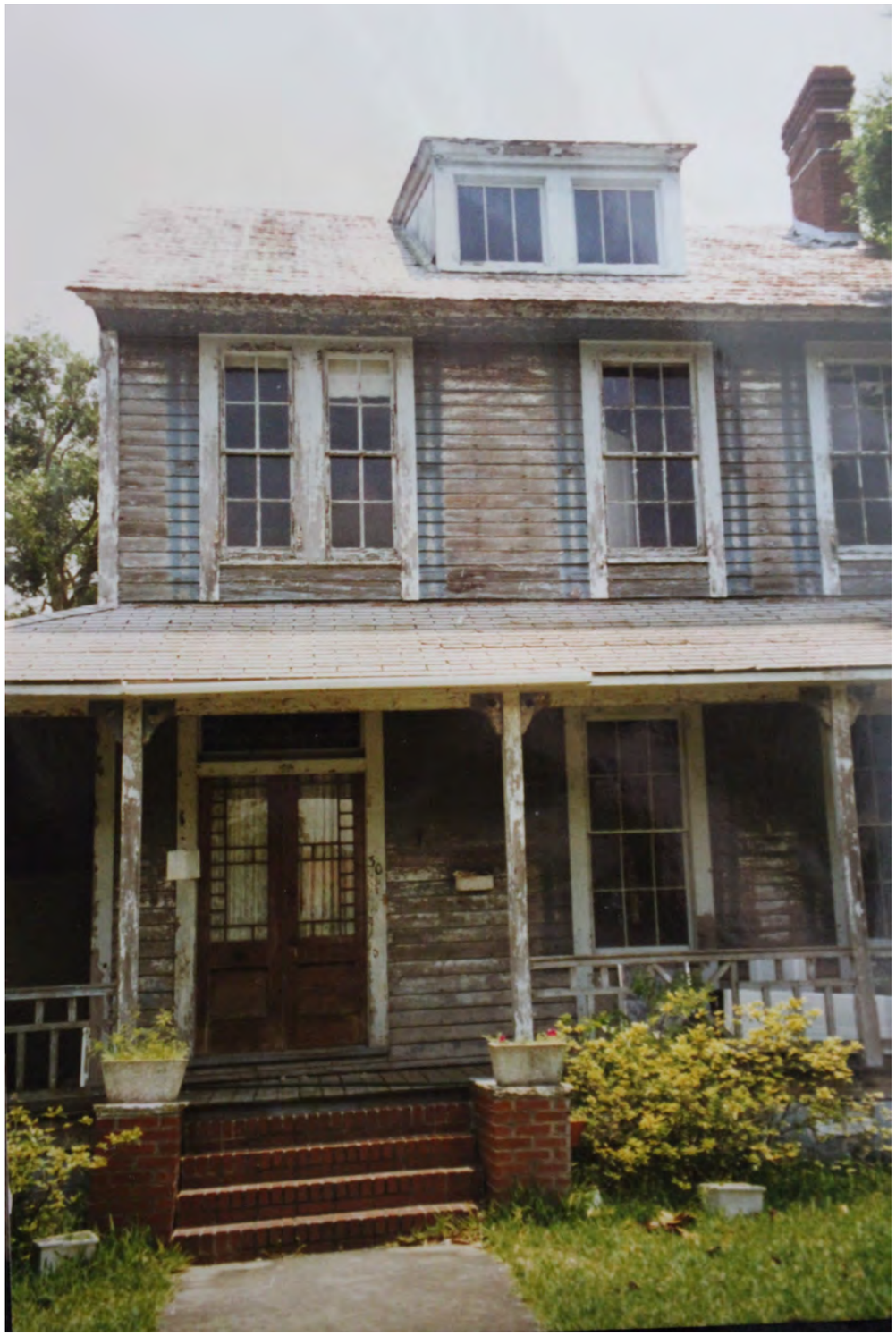
30%
INCREASE
7-HOUR

FRIGIDAIRE

FRIGIDAIRE

PPL 3/4 200 2 BG 3/4" SCH 40 PSI 4HG ASTM D-1785 PVC-1120 TIGI

Previous Renovations in Fernandina Beach



30 N 6th Street
Purchased 1995

Renovation Completed 1996

“The Meth Lab”

1702 Atlantic Ave

Renovated 2013

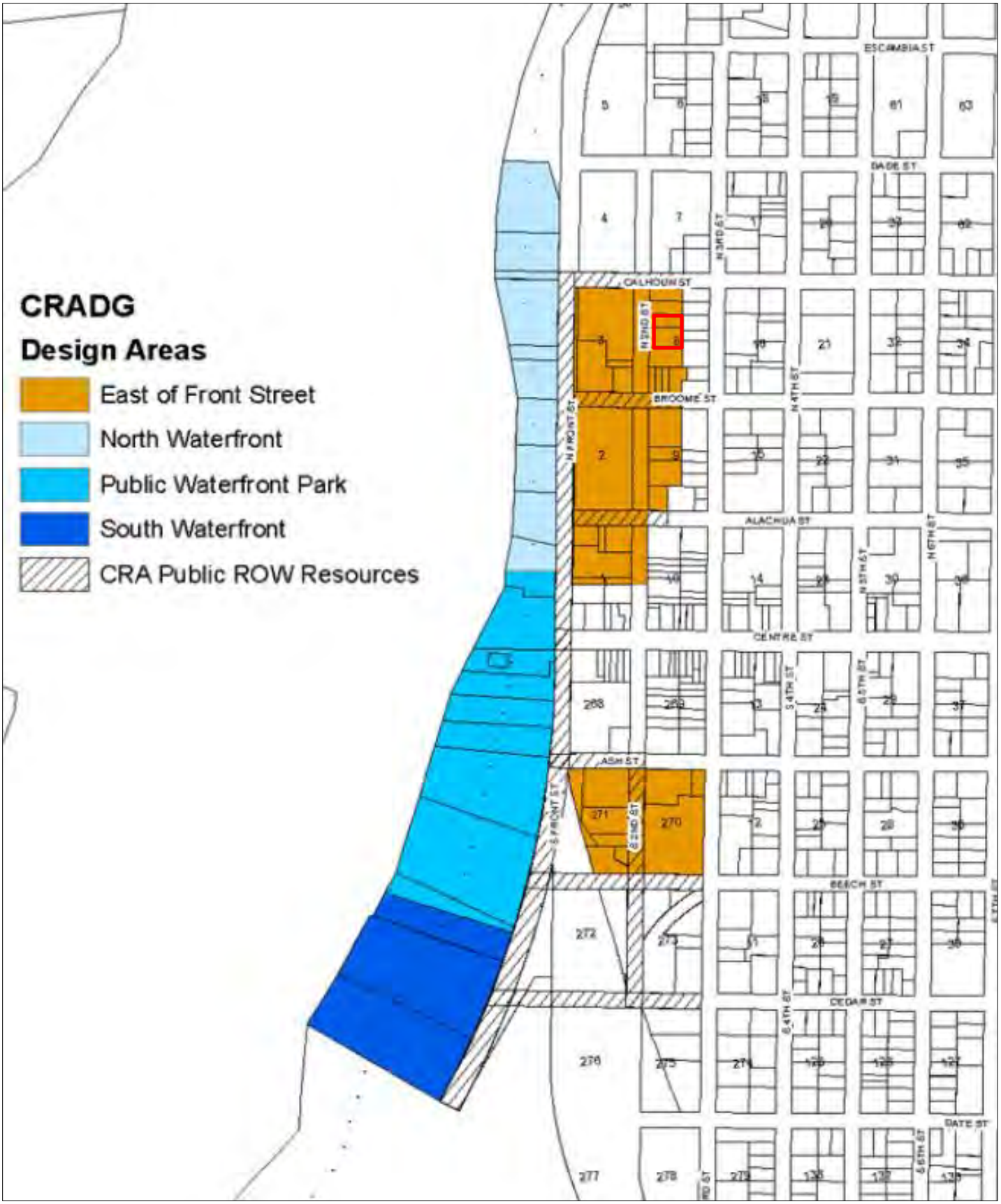
329 S. 6th Street

Renovated 2016

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-07 (PREVIOUSLY HDC 2018-44)
APRIL 18, 2019

Owner/Applicant:	Cotner Associates, Inc., agent for David Peyton Page Jr. & Kimberly Pruitt Page				
Property Address:	224 N. 2nd 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.


CRADG
Design Areas
East of Front Street
North Waterfront
Public Waterfront Park
South Waterfront
CRA Public ROW Resources
ESCAMBIA ST
BADE ST
CALHOUN ST
BROOME ST
ALACHUA ST
CENTRE ST
ASH ST
BEECH ST
CEDAR ST
GATE ST
N 3RD ST
N FRONT ST
N 4TH ST
N 5TH ST
N 6TH ST
S FRONT ST
S 2ND ST
S 4TH ST
S 5TH ST
S 6TH ST

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. 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 (ft^2) 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 with the conditions:

1. Applicant return for at least one more conceptual approval before submitting for final approval.

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

OFFICE USE ONLY
REC'D: 9/11/18 BY: SJC
PAYMENT: $ 300 + 150 TYPE √ #2269
APPLICATION #:
HDC CASE #:
APPLICATION COMPLETE: Y √ N
PRE-CONFRENCE: Y √ N DATE 9/11/18

BOARD MEETING DATE: Oct. 18, 2018
PLANNER: SJC DATE:
___ APPROVED ___ DENIED

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

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

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

PROPERTY INFORMATION *Property information can be found at the Nassau County Property Appraiser's Website → Map Search*

Street Address: 224 N. 2ND STREET
Historic District: ☐ Downtown ☐ Old Town ☒ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0008-0080, 00-00-31-1800-0008-0050
Zoning District: C-3 Lot / Block Number (optional) 5, 6, 7, 8 & 9 / 8

PROJECT DESCRIPTION

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

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

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

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 TOTALLING 10,000 +/- 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 N/A	SMOOTH BOARD & BATTEN BRICK		T.B.D.
Doors	PLASTPRO	COMPOSITE		TBD
Windows	PGT	VINYL		TBD
Roofing	TBD	METAL 5V CRIMP		TBD
Fascia/Trim	HARDIE	SMOOTH		TBD
Foundation	TBD	BRICK (TUMBLED 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 of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 5th 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 _____ ID Produced: _____

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

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 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 _____ ID Produced _____

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

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

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 CLASSIFED 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	BECTON VIRGINIA T	BECTON MILES W JR

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

OWNER NAME	PAGE DAVID PEYTON JR &	PARCEL NUMBER	00-00-31-1800-0008-0080
MAILING ADDRESS	PAGE KIMBERLY PRUITT (H&W) 1702 ATLANTIC AVE FERNANDINA BEACH, FL 32034	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	MULTI-FAMILY
		DEED ACRES	0
LOCATION ADDRESS	224 2ND ST N FERNANDINA BEACH 32034	HOMESTEAD	N
		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 CLASSIFED 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

INSTR # 201713195, Book 2117, Page 1534 Doc Type D, Pages 2, Recorded 05/03/2017 at 02:15 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $420.00 Rec. Fee $18.50

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:

WitnessSignature: _____

Witness Printed Name: MARIE DAVIS

Witness Signature: _____

Witness Printed Name: Michelle Elliott

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

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

MARIE DAVIS
Commission # GG 089643
Expires July 18, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

INSTR # 201713190, Book 2117, Page 1512 Doc Type D, Pages 2, Recorded 05/03/2017 at 02:09 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $1449.00 Rec. Fee $18.50

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 (Folio) 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.

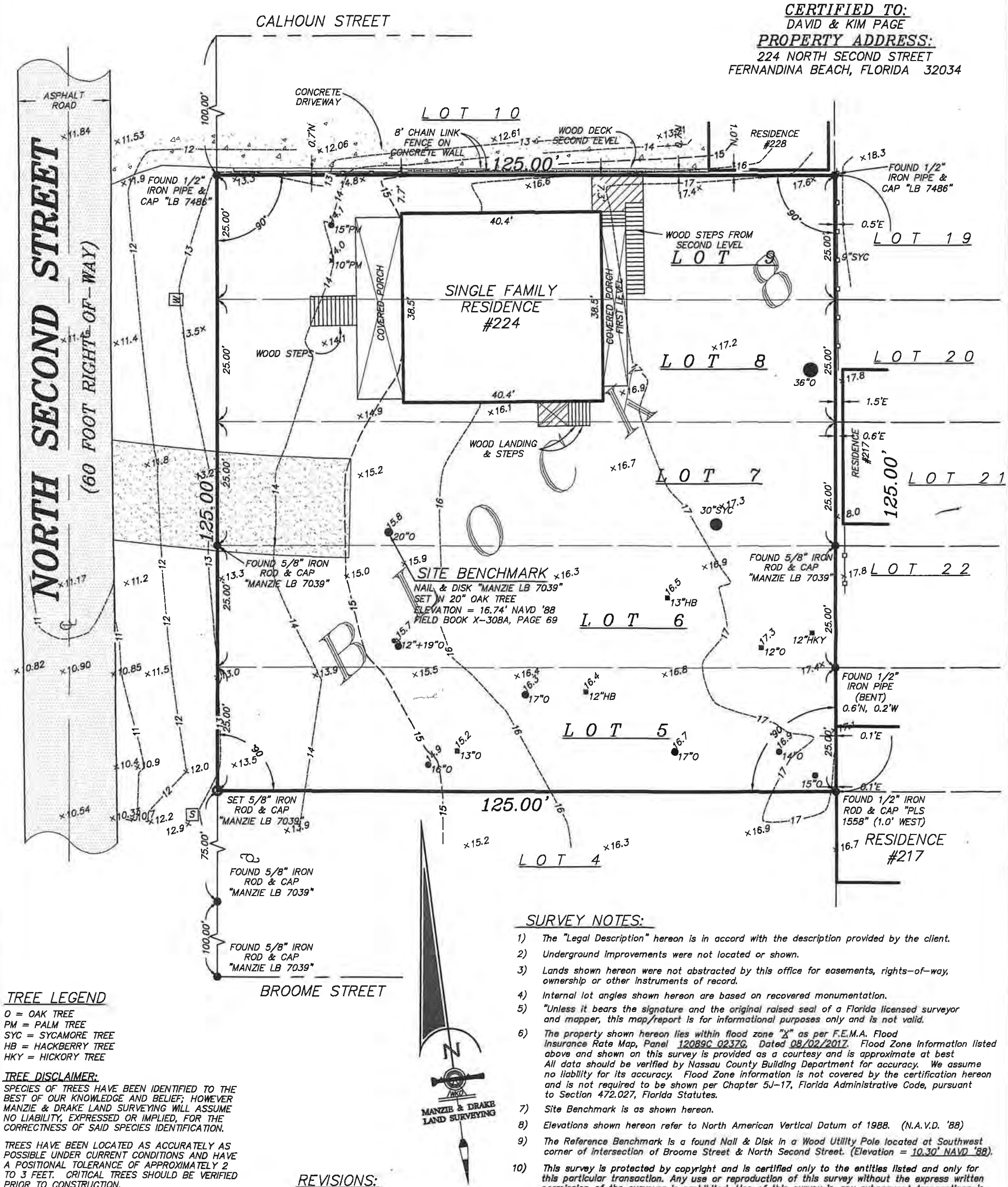
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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



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.

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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.**

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.

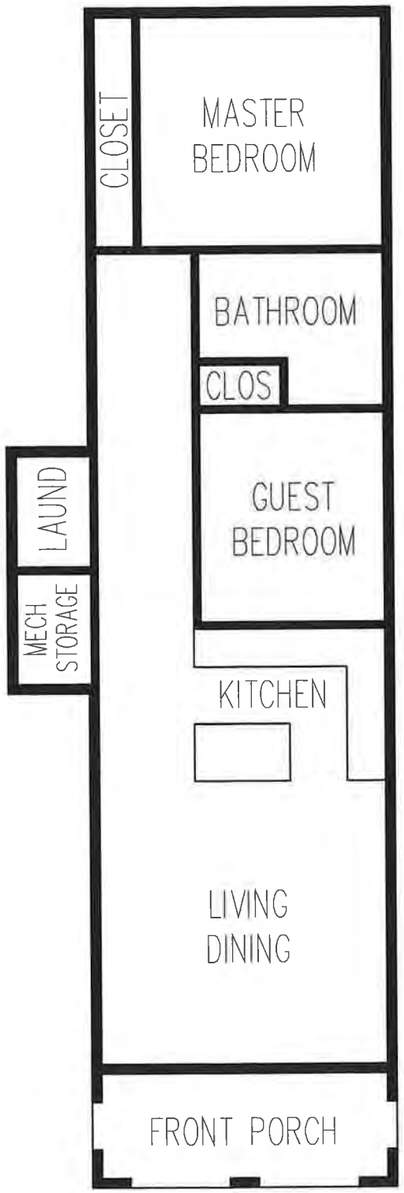
Michael B. Manzie

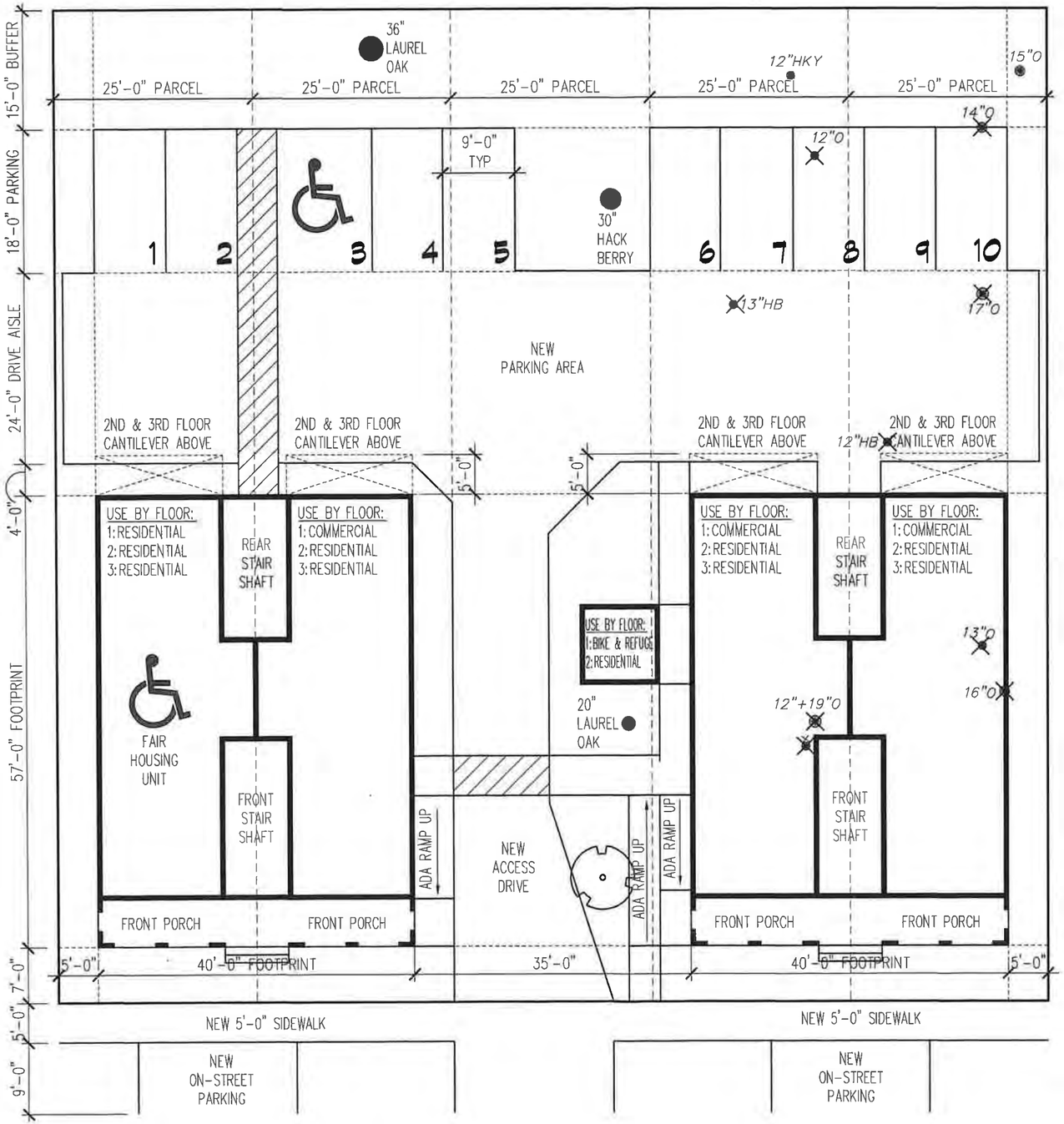
MICHAEL A. MANZIE, P.L.S. 4069 7/19/18

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





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

UNIT A–1.1 **TYP. UNIT PLAN**

1/8" = 1'-0"

Plan North **NORTH 2ND STREET**

PROP A–1.1 **PROPOSED SITE PLAN**

1/16" = 1'-0"

MIXED USE DEVELOPMENT FOR PAGE PROPERTIES

COTNER ASSOCIATES, INC. ARCHITECTS

07-17-2018

Page Properties
N. 2nd St. Fernandina Bch
Florida
7-18-18 cotner assoc. inc.

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-14
APRIL 18, 2019

Owner/Applicant:	Fernandina Beach Main Street, agent for Ctiy of Fernandina Beach
Property Address:	204 Ash Street
Requested action:	Certificate of Approval (COA) to install wayfinding signage throughout the Downtown Historic District.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	N/A
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

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 install wayfinding signage throughout the Downtown Historic District.

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.

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 (ft^2) 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 an 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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Streetscape Elements (pg.62)

Fernandina Beach has invested in improvements to the downtown area with the installation of streetscape elements. Continued expansion of this program is encouraged.

1. The City of Fernandina Beach should continue to enhance the commercial area with streetscape elements such as benches and planters.
2. The existing streetlamp fixtures in the downtown area are an appropriate design that should continue to be used for future installation.
3. Future streetscape improvements should be consistent with the historic character of the downtown area and follow traditional designs.
4. Outdoor furniture provided by the city should be uniform in appearance, of historically appropriate materials, such as wrought iron, and placed so as not to impede pedestrian flow.

ANALYSIS:

This proposed new signage will replace the current sign program which was installed in the 1970's streetscape project. Over time signage from that program was replaced that did not keep with the aesthetic design of the originals and many new signs were haphazardly erected throughout downtown. The proposed program will reduce the visual blight caused by the abundance of signage currently present in the streetscape. As well as create a harmonious design that will blend with the historic architecture of the Downtown Historic District.

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 2019-14

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-14 **with or without** conditions;

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

That HDC case 2019-14, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-14 Fernandina Beach Historic District Signing Program Phase 2 Report by Dawson Associates.

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Fernandina Beach Historic District Signing Program
Phase 2 Report

DAWSON | ASSOCIATES

Fernandina Beach Main Street Program and City of Feranadina Beach

The purpose of the Fernandina Beach Main Street Program is to stimulate and sustain economic development in Historic Downtown Fernandina Beach. The Fernandina Beach Main Street program promotes sensible, sustained economic growth and enhancements based on local assets, especially historic resources and buildings. Being a Florida Main Street will enable the community to maintain a focus on downtown to create greater economic stability, revitalization, sustainability, vitality, quality of life, and civic pride.

Signage program is to help enable and maintain a focus on the Historic District to create greater sense of place, economic stability, stimulate new life and civic pride.

Phase 2 Report August 30, 2018

With the recommendations of Phase 1 and an ongoing dialogue with the steering committee, this phase finalizes the design development of the signage program.

Deliverables Phase 2:

- *Provide the final signage nomenclature, typography, colors and sizes*
- *Present highly developed designs to a broader group of stakeholders*
- *Create final design drawings detailing color palette, materials, graphics, typography and sizes*
- *Provide a master sign location plan with all signage information identified*
- *Provide a spreadsheet keyed to the master location plan listing the signs by type*
- *Provide a revised implementation priorities and phasing plan*
- *Provide a revised statement of probable cost for the fabrication and installation*
- *Provide performance specifications of sign types and other environmental sign components*

Sign Types

The various sign types of the new wayfinding signage program are.

Type 1– Vehicle Directional Sign
Signs that direct vehicular traffic to destinations.

Type 2 – Gateway Sign
Signs and structures distinguishing the entrance welcome thresholds into the Historic District.

Type 3 – Destination Identity Sign
Signs that identify the Fernandina Beach Historic District and other important cultural and historic destinations.

Type 4 – Parking Lot Identification Sign
Identification and information signs that direct vehicles to parking lots, making them more identifiable and also provide parking rules.

Type 5 – Street Identification Sign
Signs that identify the streets within the Historic District marking the district boundary.

Type 6 – Pedestrian Wayfinding Sign (three types)
Signs that orient and direct pedestrians in the Historic District to shops and restaurants.

Type 7 – Interpretive and Cultural Sign
Signs that communicate historic or culturally interpretive and relevant information.

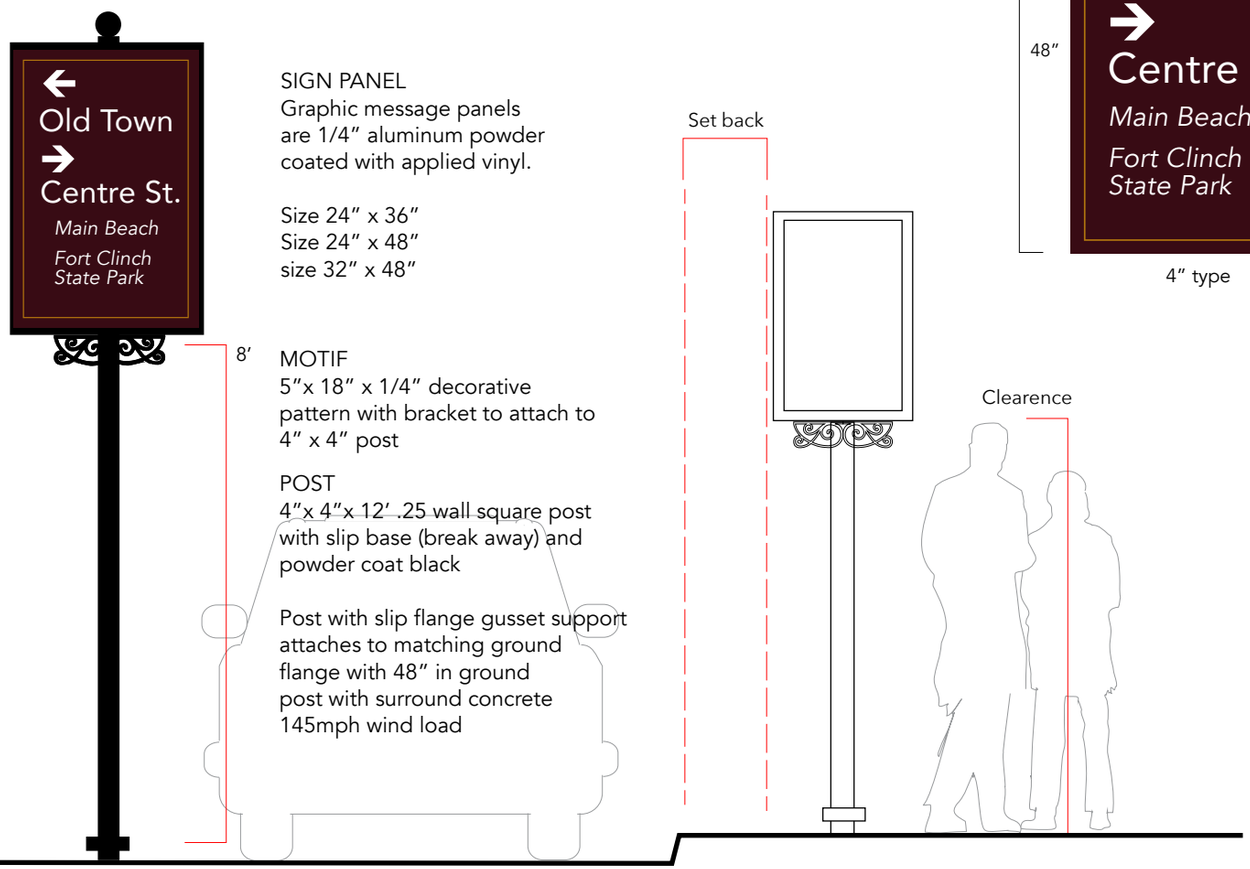
Type 8 – Regulatory Structure
Signs structures to be used to post regulatory information by others.

Each of the sign types may have various sizes, scaled for specific use, location and messaging requirements.

The drawings, 3D renders, and specifications contained herein are the property of Dawson Associates LLC, developed for Fernandina Beach Main Street and City of Fernandina Beach (the client) and may not be reproduced, distributed, modified, reposted, or otherwise used, except as provided herein, without the express permission and compensation given by Dawson Associates LLC.

Vehicle Directional Signing

Type 1– Vehicle Directional Signs
Signs that direct vehicular traffic to destinations.



SIGN PANEL
Graphic message panels are 1/4" aluminum powder coated with applied vinyl.

Size 24" x 36"
Size 24" x 48"
size 32" x 48"

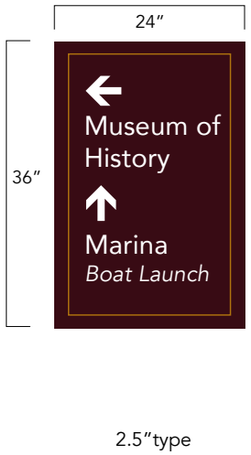
MOTIF
5"x 18" x 1/4" decorative pattern with bracket to attach to 4" x 4" post

POST
4"x 4"x 12' .25 wall square post with slip base (break away) and powder coat black

Post with slip flange gusset support attaches to matching ground flange with 48" in ground post with surround concrete 145mph wind load

4" type

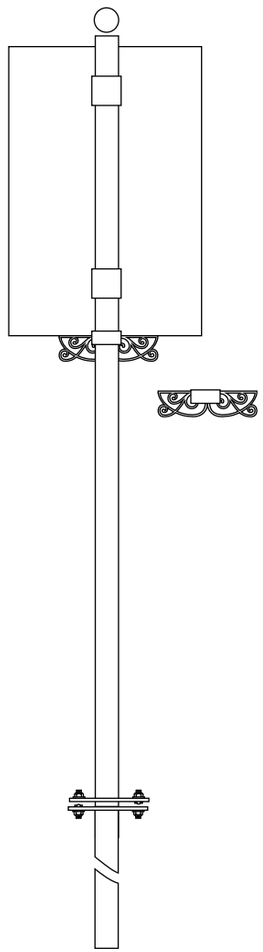
3"type



2.5"type

Graphic shows design intent only and is not the final graphic art for reproduction

MUTCD text message readability standards are based on:
1) Legibility
2) Class of road
3) Speed of travel



Gateway Signing

Type 2 – Gateway Signs
Signs and structures distinguishing the entrance welcome thresholds into the Historic District.

Destination Identification Signs

Type 3 – Destination Identity Signs
Signs that identify the Fernandina Beach Historic District and other important cultural and historic named destinations.

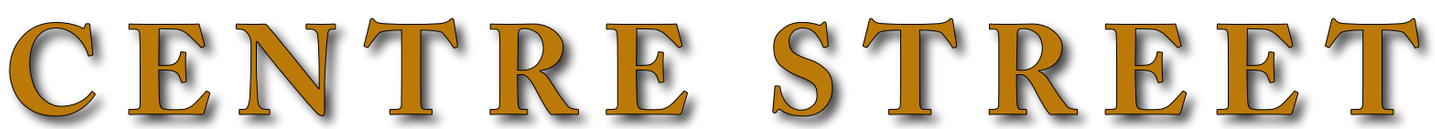
The letters and boarder frame are cut from .25" aluminum, powder coat satin black and stud mounts to aluminum back panel that has a powder coat light bronze texture surface.

The flags are 4" x 6.5" cut from .25" steel plate and are four color porcelain enamel.

Color:
Frame is powder coat black
Letters are powder coat light tan
Background panel is light bronze
Flags are four color.

Raised letters engraved from .5"aluminum with textured bronze finish.

Decorative motif cut from .5" aluminum and is attached to surround frame made from 1.25"x aluminum and both the frame and the motif are powder coat satin black.

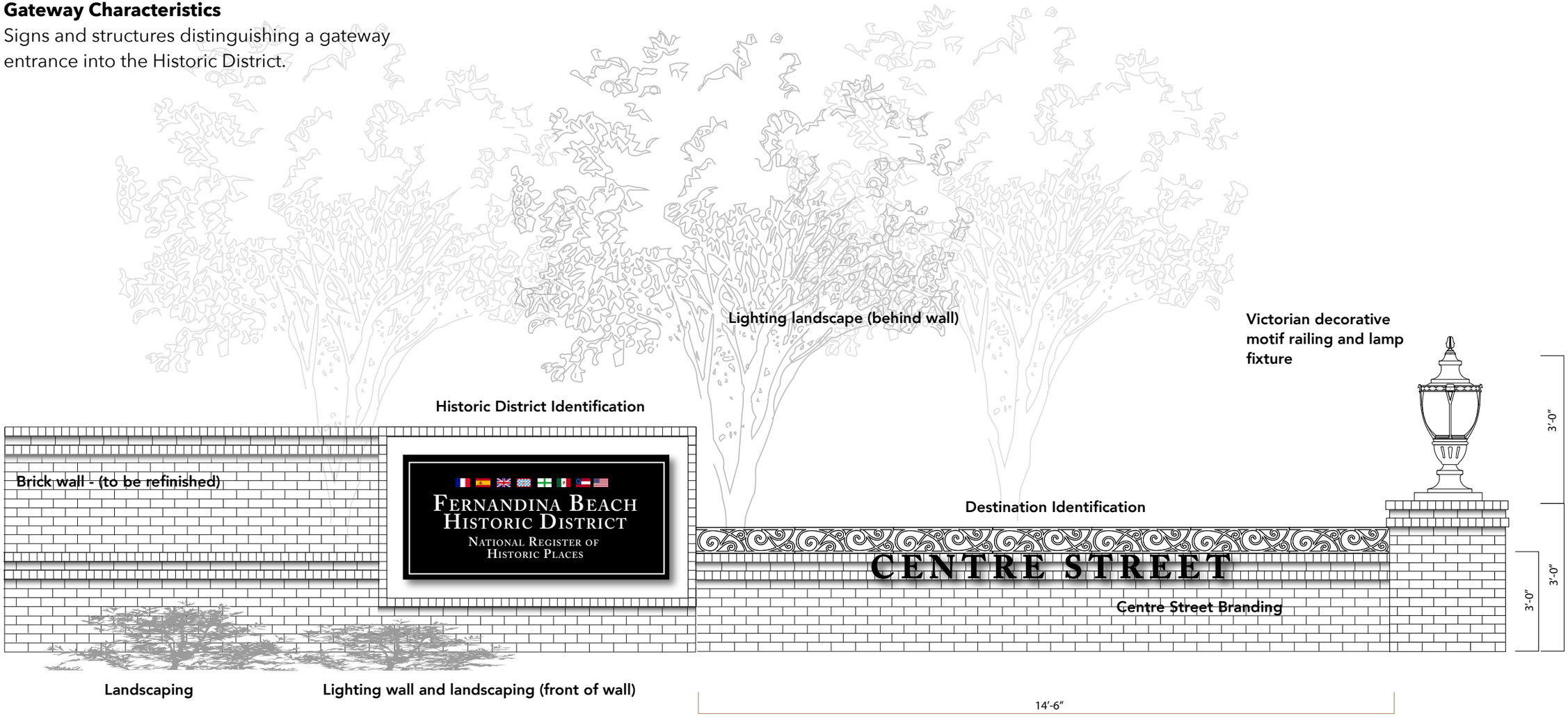


Letters are 10"
Prismatic style
Gold satin finish
Stud mounts

Gateway Signing

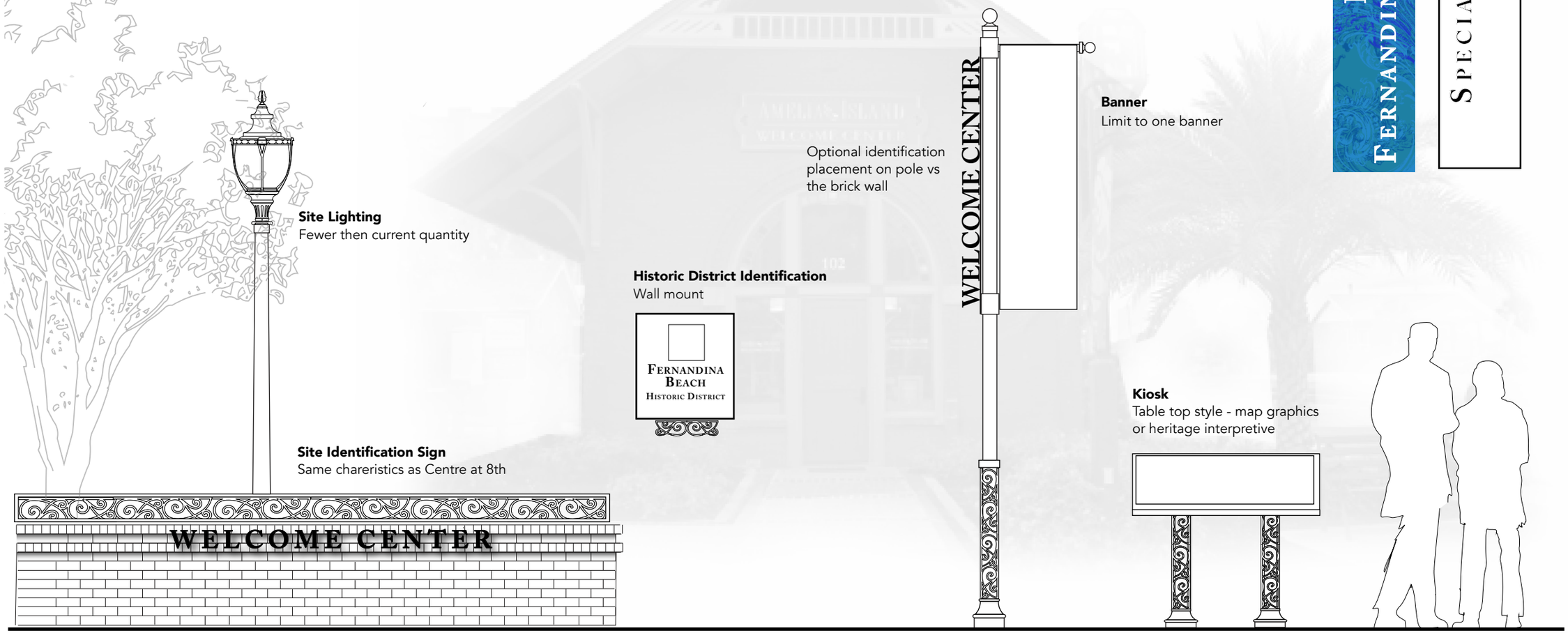
Gateway Characteristics

Signs and structures distinguishing a gateway entrance into the Historic District.



Welcome Center Gateway Signing

Type 2 – Gateway Signs
Signs and structures distinguishing the entrance welcome thresholds into the Historic District.

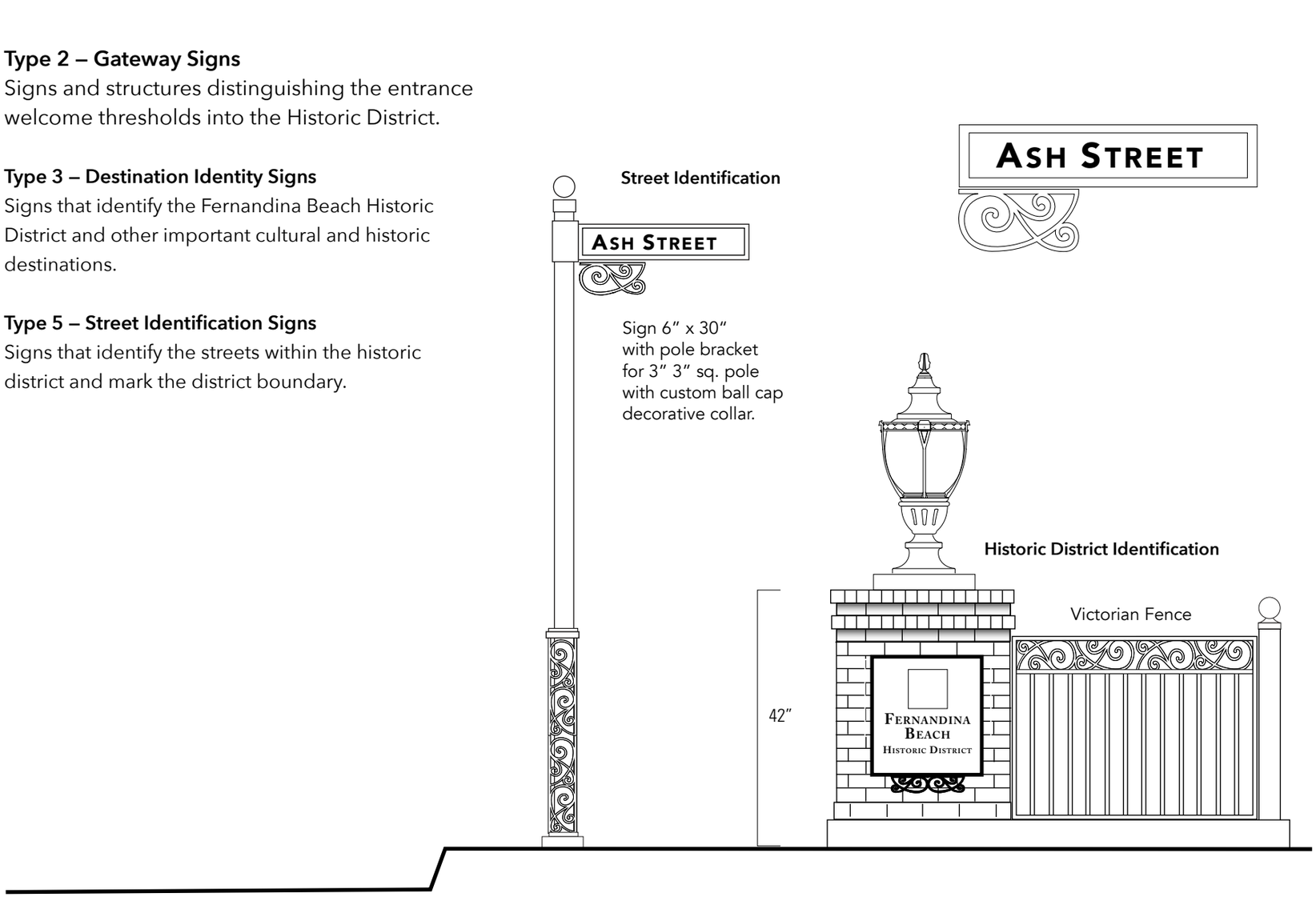


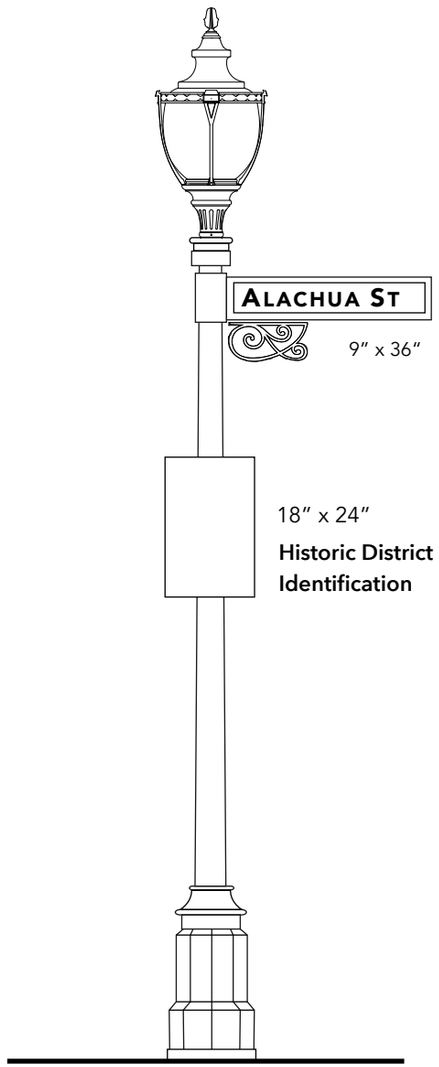
Secondary Gateway Signing

Type 2 – Gateway Signs
Signs and structures distinguishing the entrance welcome thresholds into the Historic District.

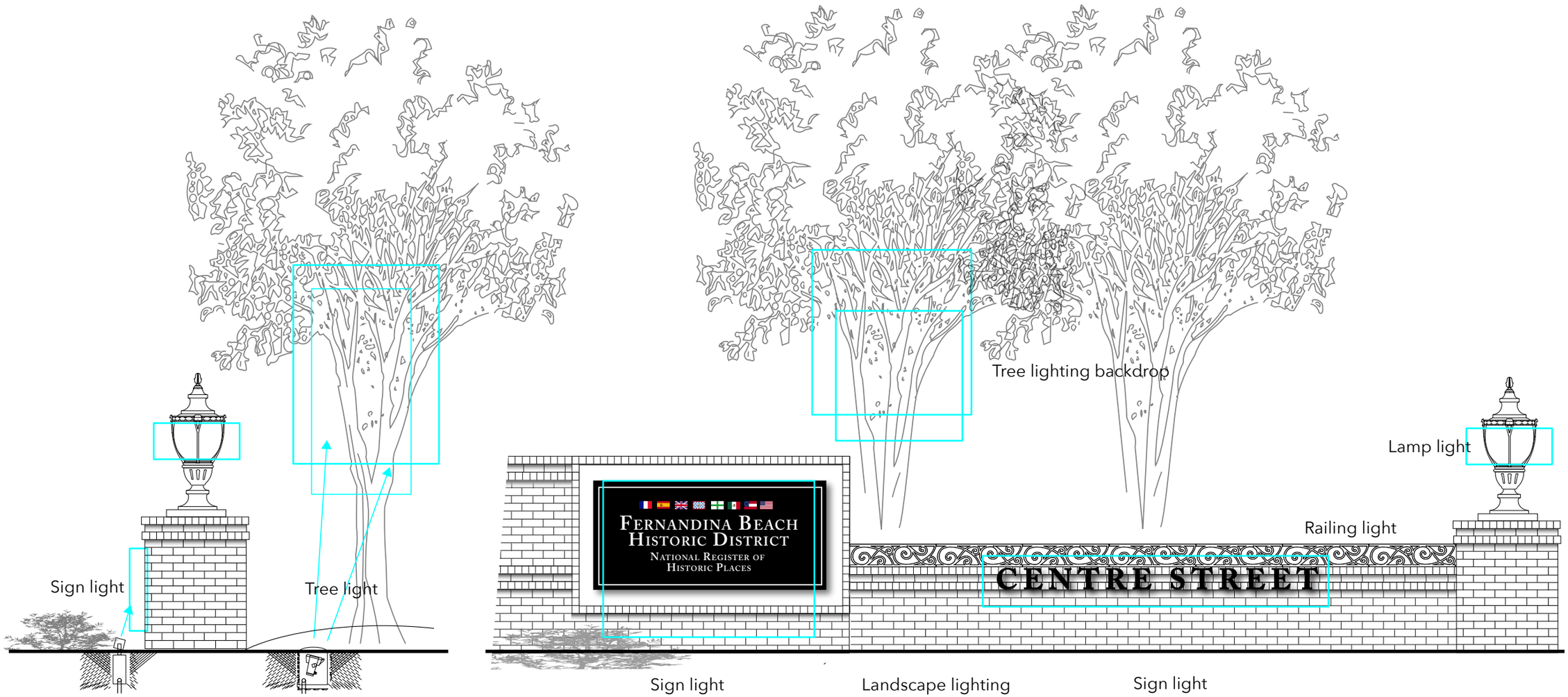
Type 3 – Destination Identity Signs
Signs that identify the Fernandina Beach Historic District and other important cultural and historic destinations.

Type 5 – Street Identification Signs
Signs that identify the streets within the historic district and mark the district boundary.





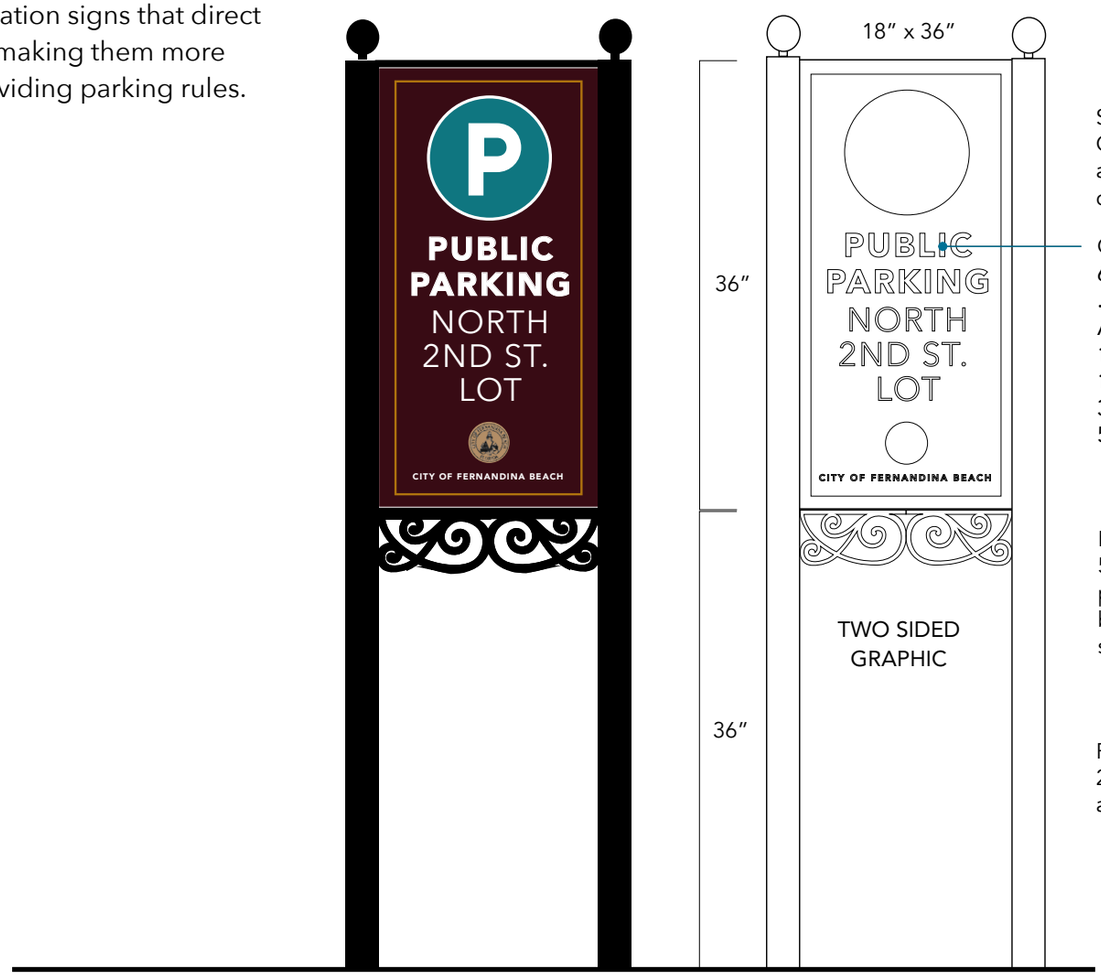
Gateway Lighting



Parking Lot Signing

Type 4 – Parking Lot Identification Signs
Identification and information signs that direct vehicles to parking lots, making them more identifiable and also providing parking rules.

Identification



SIGN PANEL
Graphic message panels are 1/4" aluminum powder coated with applied vinyl.

Graphic
6.5" P Logo
.25 Rule
Avenir Typeface
190 pt. Black
190 pt. Roman
3" City Logo
50 pt. Black

MOTIF
5"x 18" x 1/4" decorative pattern with bracket to attach to bottom frame and insert into 1/4" slot

POST
2"x 2' 1/4 slot to except .25 alumium plate

Trail blazer

Graphic Panel

12" x 18" panel
6" Logo
Avenir Typeface
130 pt. Black
.25 Rule
4.25" x 5" arrow

Rules

Graphic Panel

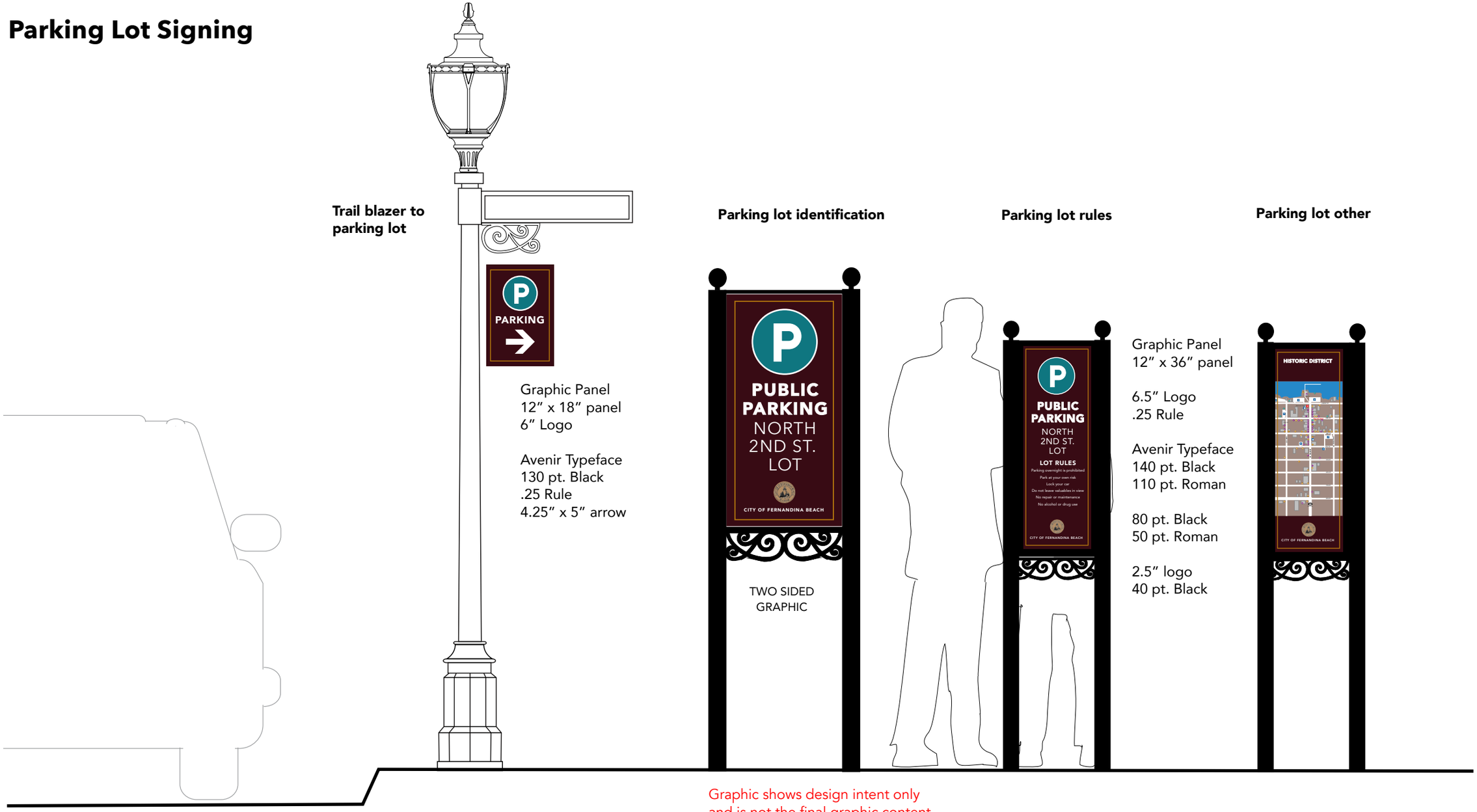
12" x 36" panel
6.5" Logo
.25 Rule

Avenir Typeface
140 pt. Black
110 pt. Roman

80 pt. Black
50 pt. Roman

2.5" logo
40 pt. Black

Parking Lot Signing

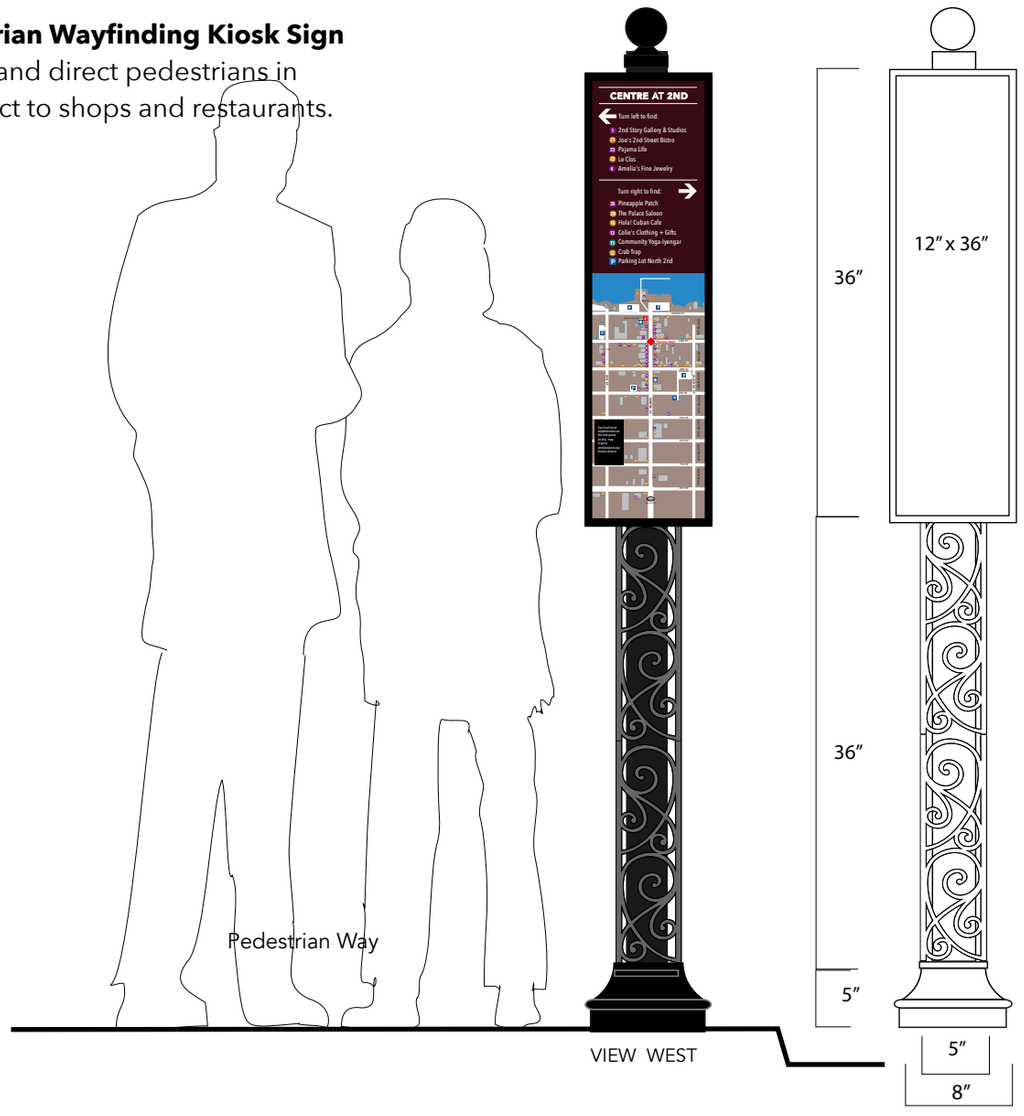


Graphic shows design intent only and is not the final graphic content for reproduction,

Pedestrian Wayfinding
Single Post Sign Type

Type 6 – Pedestrian Wayfinding Kiosk Sign

Signs that orient and direct pedestrians in the Historic District to shops and restaurants.



SIGN PANEL
Graphic message panel is 12" x 36" four color print

Custom extrusion corner allows panel insert from top after removing top frame made from L angle

POST
3"x 3" square post with 5"x 5" x 36" decorative router cut motif surround collar

Structure is powder coat satin black

Graphic shows design intent only and is not the final graphic content for reproduction.

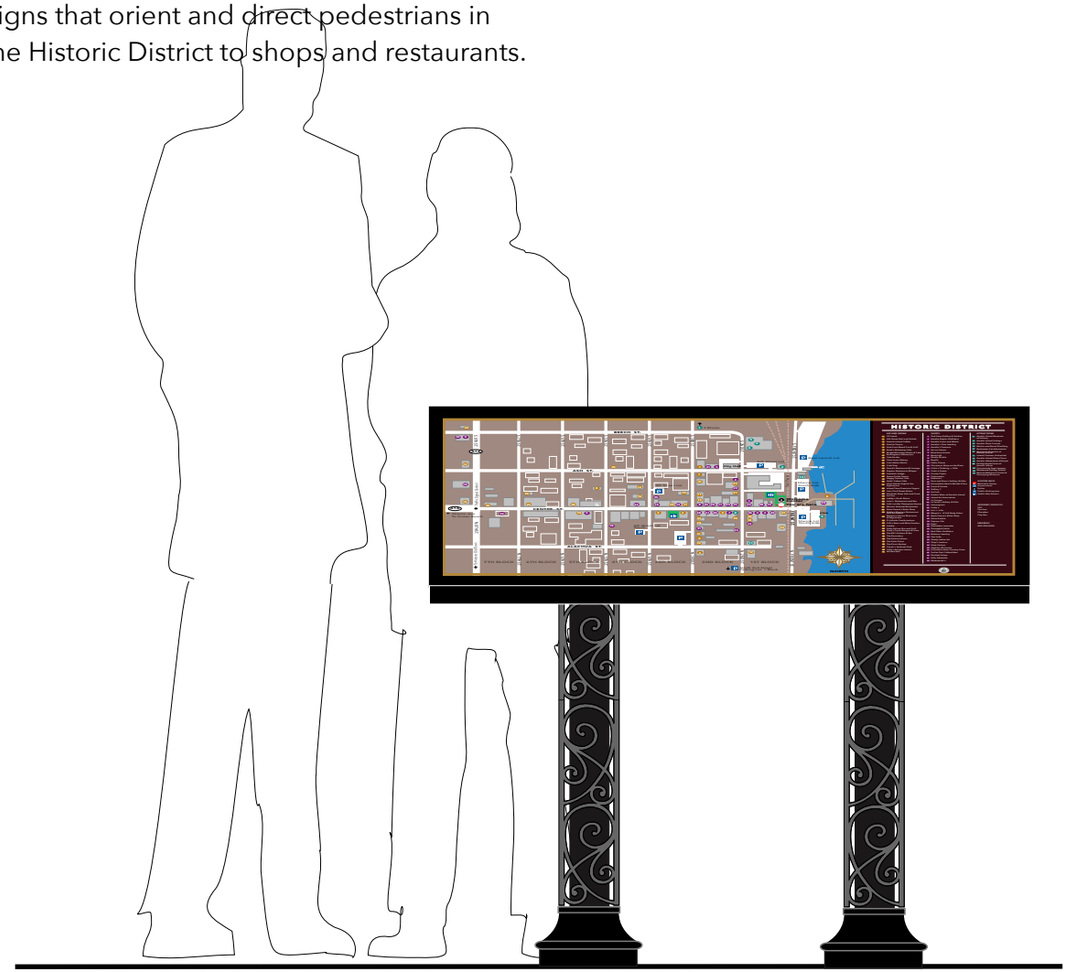
VIEW EAST // WEST

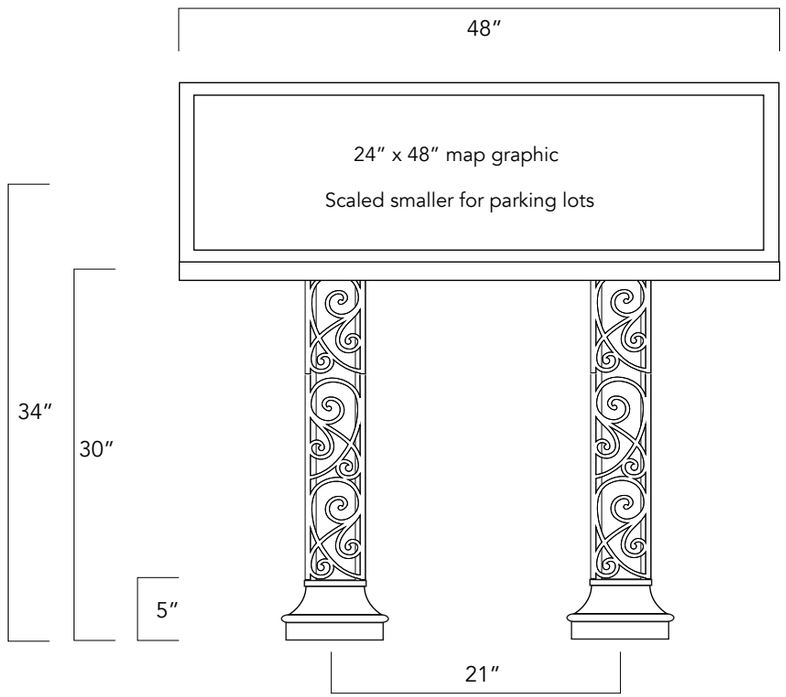
VIEW FACEING TOWARDS PEDESTRIAN WAY

Pedestrian Wayfinding
Table Style Display Sign Type

Type 6A – Pedestrian Wayfinding Map Display

Signs that orient and direct pedestrians in the Historic District to shops and restaurants.





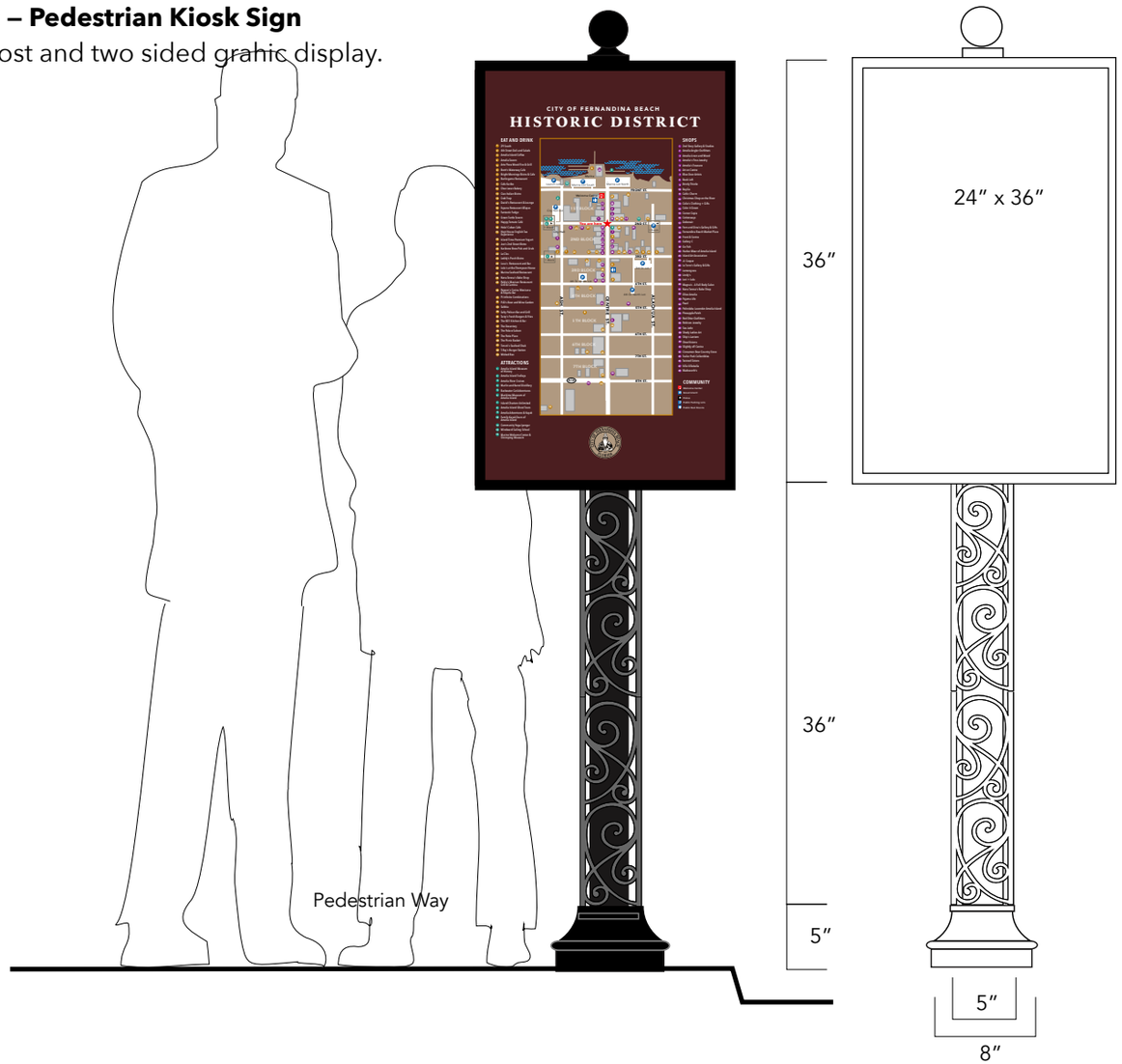
SIGN PANEL
Graphic message panel is 24″ x 48″ color print held with a removable 1.5″x face frame with a satin finish black

POST
3″x 3″ square post with 5″x 5″x 36″ decorative pattern motif with powder coat satin finish black

Pedestrian Wayfinding
Post and Double Sided Sign Type

Type 6B – Pedestrian Kiosk Sign

Single post and two sided grahic display.

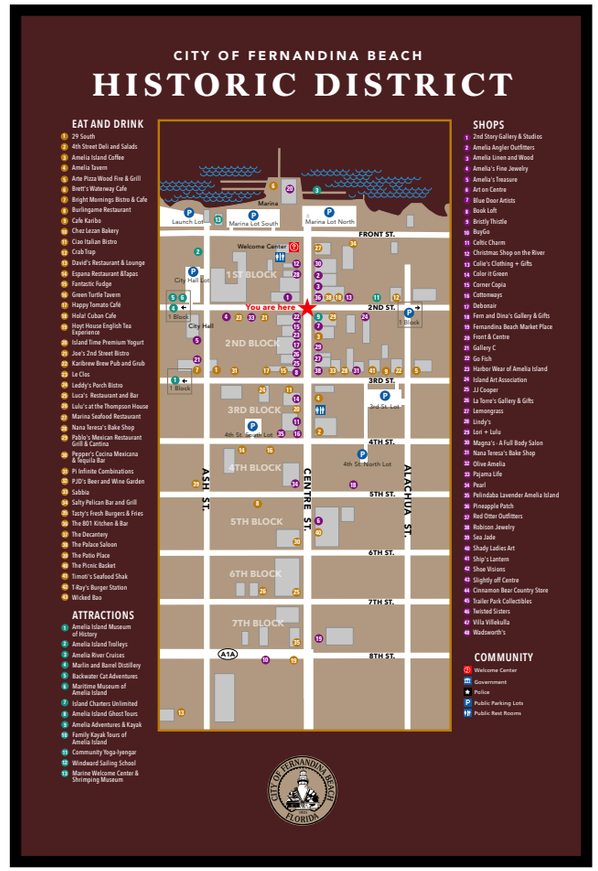


SIGN PANEL
Graphic message panel is 24" x 36" four color print

Custom extrusion corner allows panel insert from top after removing top frame made from L angle.

POST
3"x 3" square post with 5"x 5" x 36" decorative router cut motif surround

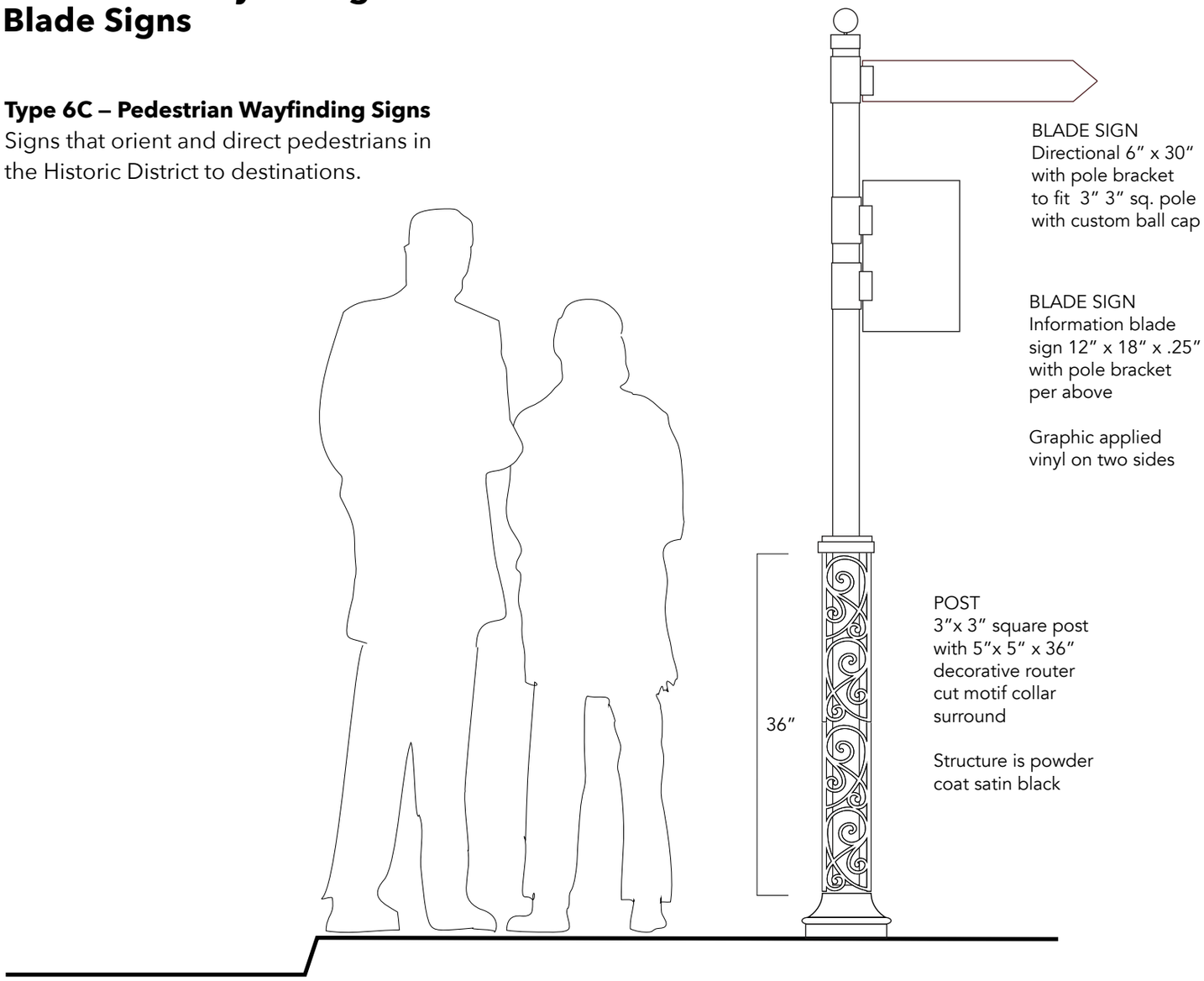
Structure is powder coat satin black

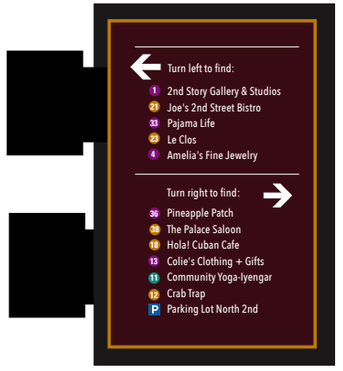


Graphic shows design intent only and is not the final graphic content art for reproduction

Pedestrian Wayfinding Blade Signs

Type 6C – Pedestrian Wayfinding Signs
Signs that orient and direct pedestrians in the Historic District to destinations.



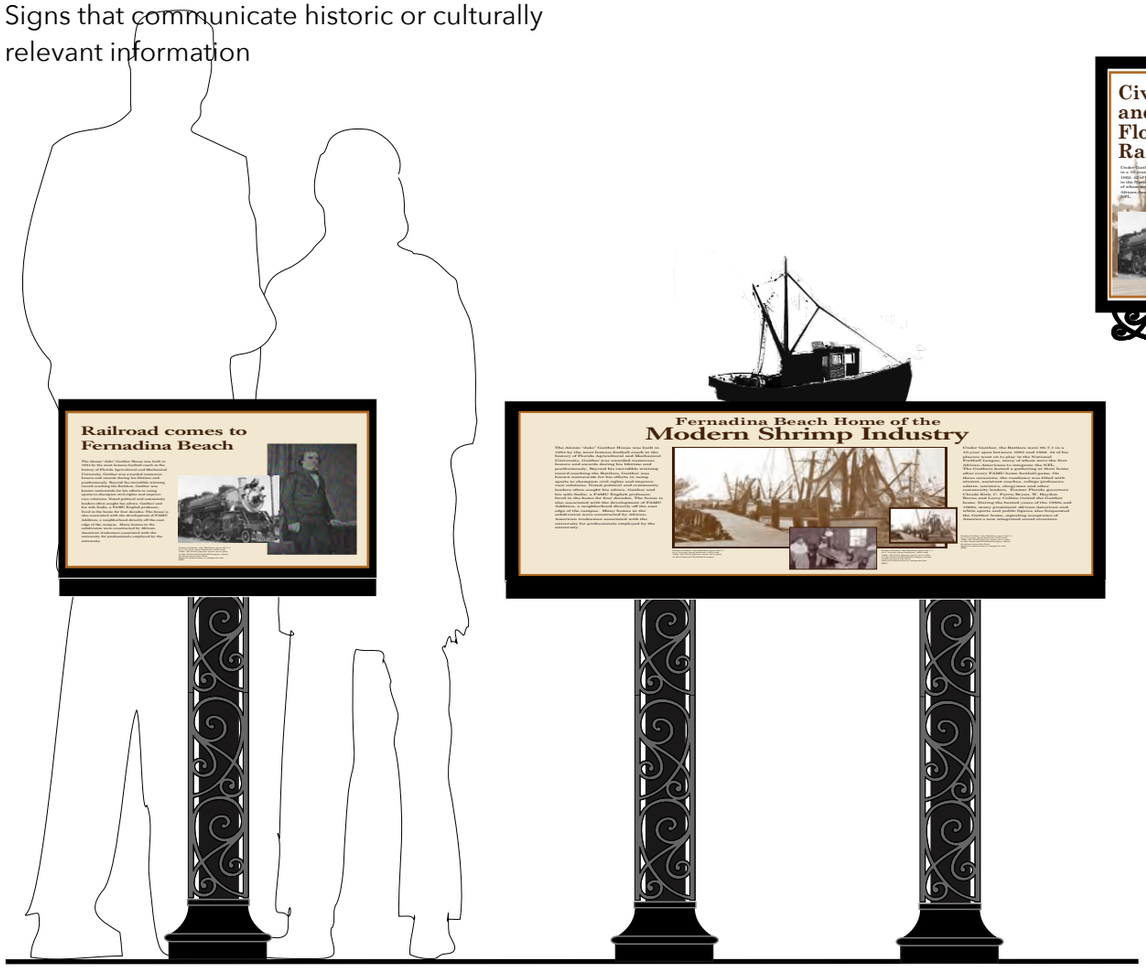


Graphic shows design intent only and is not the final graphic content art for reproduction

Interpretive Signing

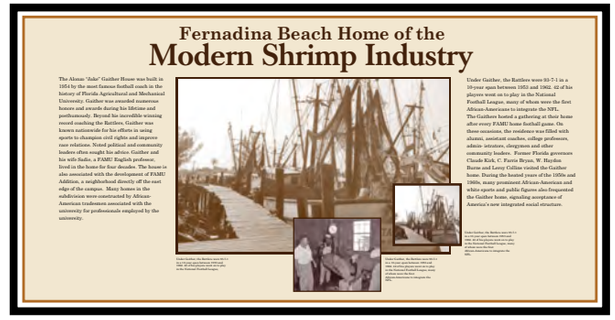
Type 7 – Interpretive and Cultural Sign

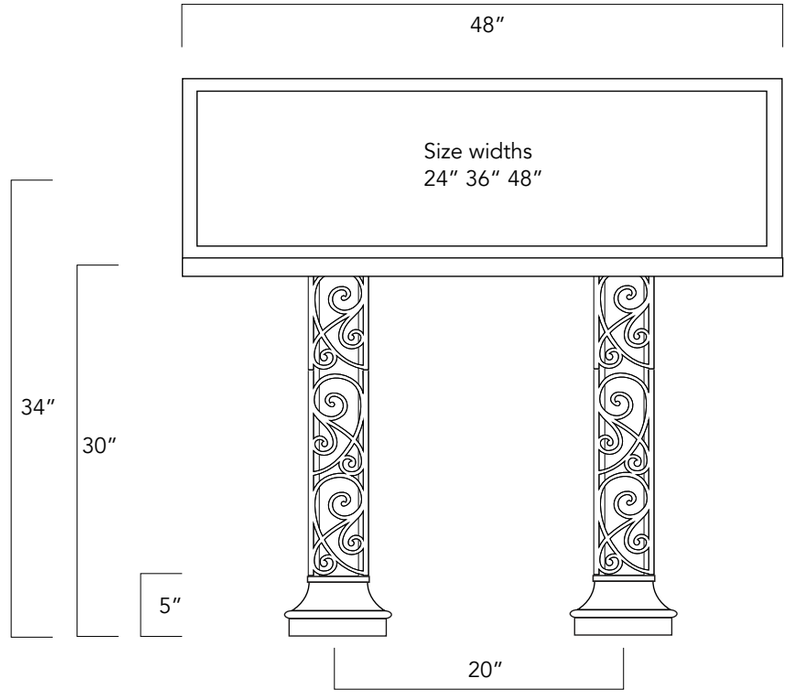
Signs that communicate historic or culturally relevant information



Graphic shows design intent only and is not the final graphic content for reproduction,

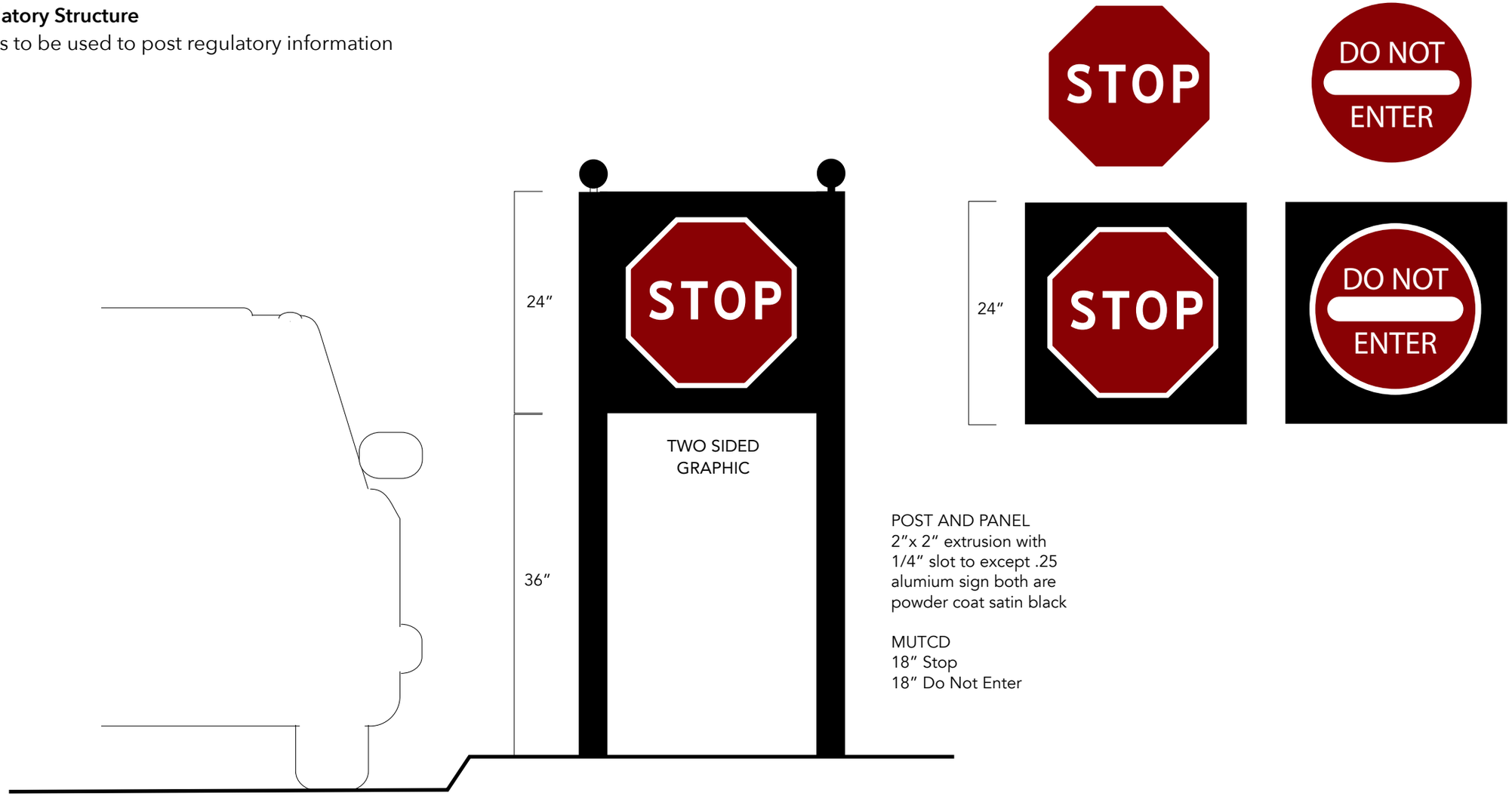
Wall mount
12″ x 18″





Regulatory Sign Structure

Type 8 – Regulatory Structure
Signs structures to be used to post regulatory information by others.



Design Vocabulary

In keeping with the strategic goals and objectives adopted in the stakeholder meetings it is imperative that signs be simple to see and understand, complement the historic and Victorian architecture, and branding efforts of the community. The elements selected for the signage program will have a consistent use of type, color, and graphics and sign architecture.

Type font standards

Color standards

Graphic design standards

Materials standards

Fabrication standards

Type family

Avenir Next

Caslon Book

Type Font Standards

CENTRE STREET

Caslon Book Bold Prismatic

AMELIA ISLAND

Avenir Next - Heavy

CENTRE AT 2ND

Avenir Next - Condensed - Medium

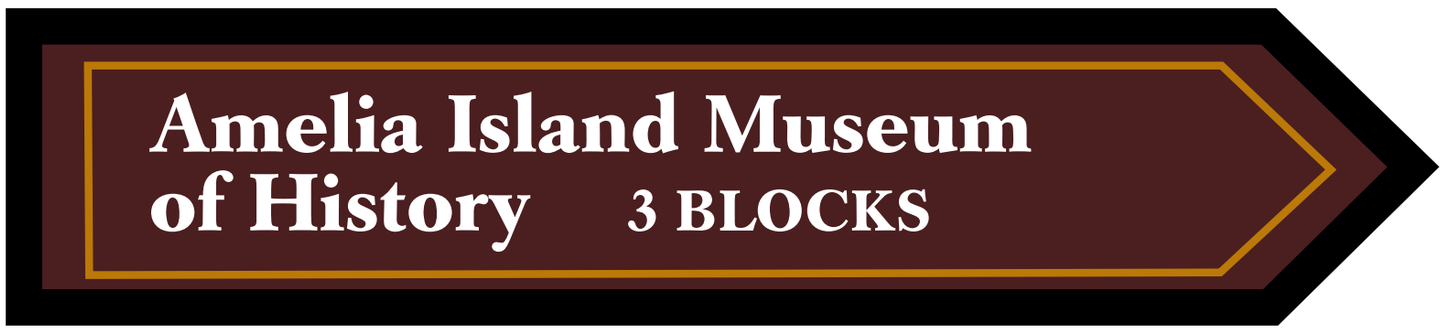
Turn left to find:

1 2nd Story Gallery & Studios

21 Joe's 2nd Street Bistro

Color Standards

Auto Direction Wayfinding Typeface- Clearview Hwy



Pedestrian Direction Wayfinding Typeface- Caslon Book

Design Vocabulary

Graphic Design Standards

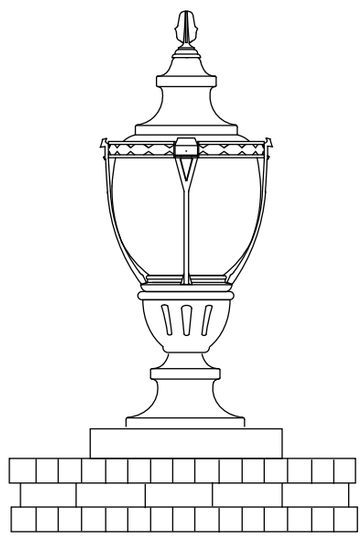
The 10” x 36” direction graphic illustrated is for the pedestrian wayfinding single post sign type located on Centre Street.

The 24” x 48” map graphic is intended for the Welcome Center.

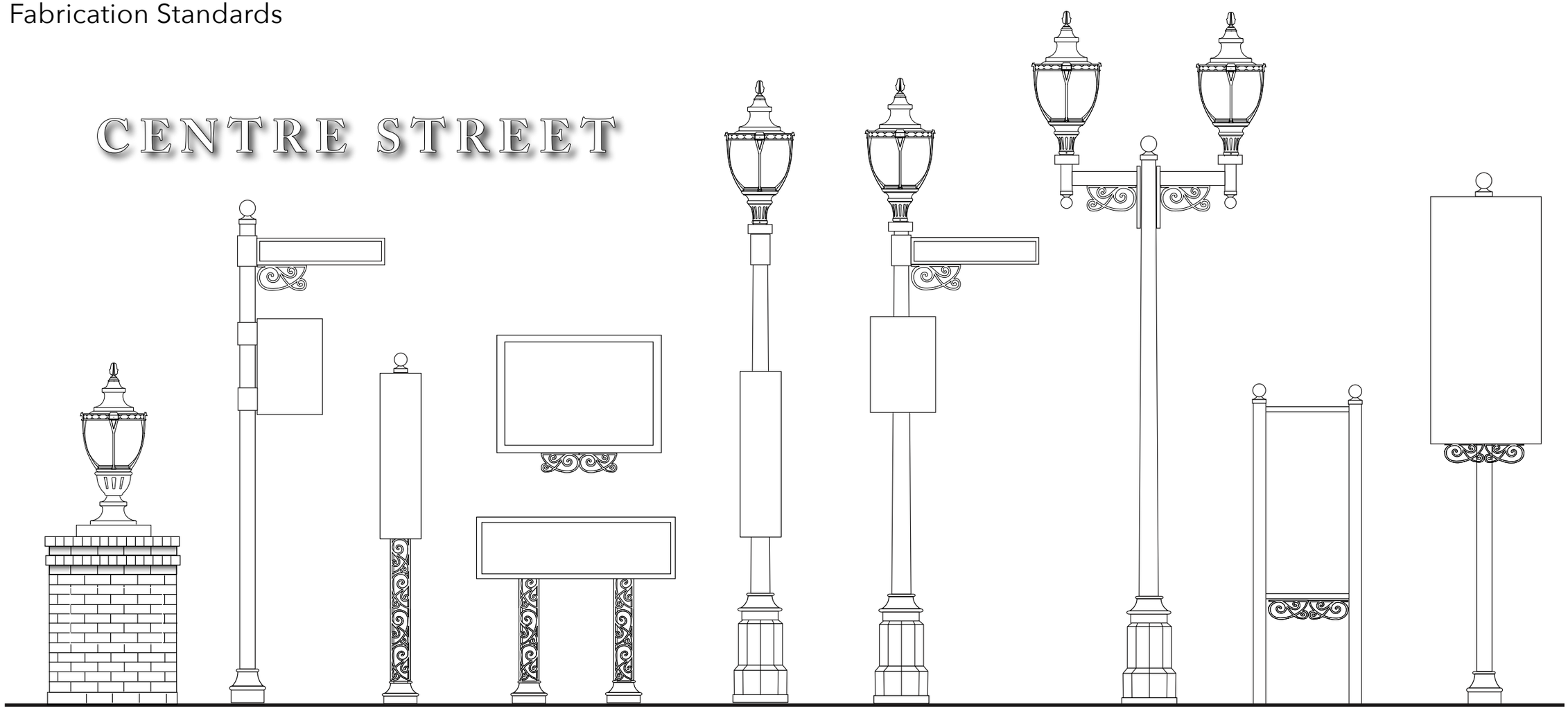
The graphic can down size to 36” smaller width sign for other applications such as public parking lots, etc.

Graphic shows design intent only and is not the final graphic art for reproduction.

Material Standards

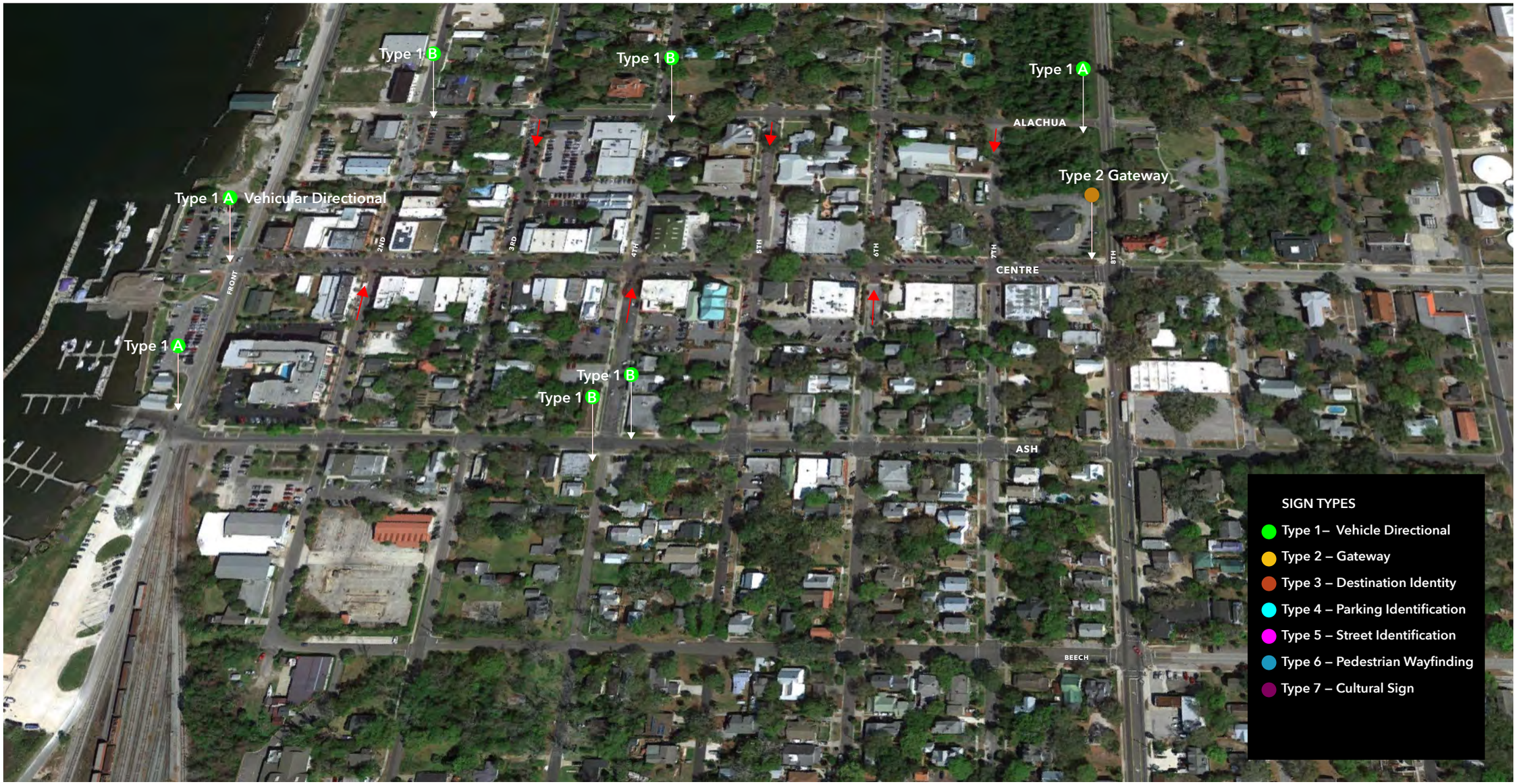


Fabrication Standards



Signage Area

Signage Location Plan



Signage Location Plan

Signage Location Plan

Signage Location Plan

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-15
APRIL 18, 2019

Owner/Applicant:	Fernandina Beach Main Street, agent for Ctiy of Fernandina Beach
Property Address:	102 Centre Street
Requested action:	Certificate of Approval (COA) to construct a 4ft. aluminum fence with rusticated block columns.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	N/A
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to construct a 4ft aluminum fence with rusticated block columns. The fence will serve as a barrier between a proposed sidewalk and the railroad tracks running the length of this one block. If approved, this design would be continued on future projects on other sections of the railroad.

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

Fences and Walls (pg.97)

Walls and fences, including gates, are found throughout the district. Their continued use is appropriate. Regularly maintain and make repairs to existing historic walls and fences instead of replacing them. Fences that are incompatible with the surrounding sites, like chain link, split rail, or stockade fences in areas where picket or iron fences predominate, are discouraged. The removal of incompatible walls and fences is encouraged.

1. Preserve historic fences and walls.
2. Construct new fences and walls using materials that predominated historically or that visually match these materials. Wood or metal for new fences and brick for new walls are generally appropriate materials.
3. Paint new wooden fences to complement their adjacent houses. Construct frontyard fences to a maximum height of four feet tall and with pickets set less than three inches apart and less than four inches in width.
4. New metal fences should not exceed four feet in height.
5. Use solid wood board fences in back yards only. Construct them to be less than six feet tall and paint them to

blend with the building.

6. Locate non-traditional fences such as split or horizontal rail, railroad tie, or timber fences at rear yards or where not visible from the street. Chain link fencing is not recommended within the district.
7. The installation of vinyl fencing is prohibited for yards of houses in the historic district per the LDC. Vinyl is not a sustainable material and does not convey the same appearance as historic fencing materials such as wood or brick.

ANALYSIS:

This proposed fence and support columns are a modern interpretation of fencing/wall types historically seen throughout the Downtown Historic District. The chosen design compliments both the Historic District and the Community Redevelopment Area. The fence will serve as a barrier between the railroad tracks and the new sidewalk in the block between Ash St and Centre St. The fence design will be used if additional fencing is required along the railroad tracks in the future.

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 2019-15

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-15 **with or without** conditions;

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

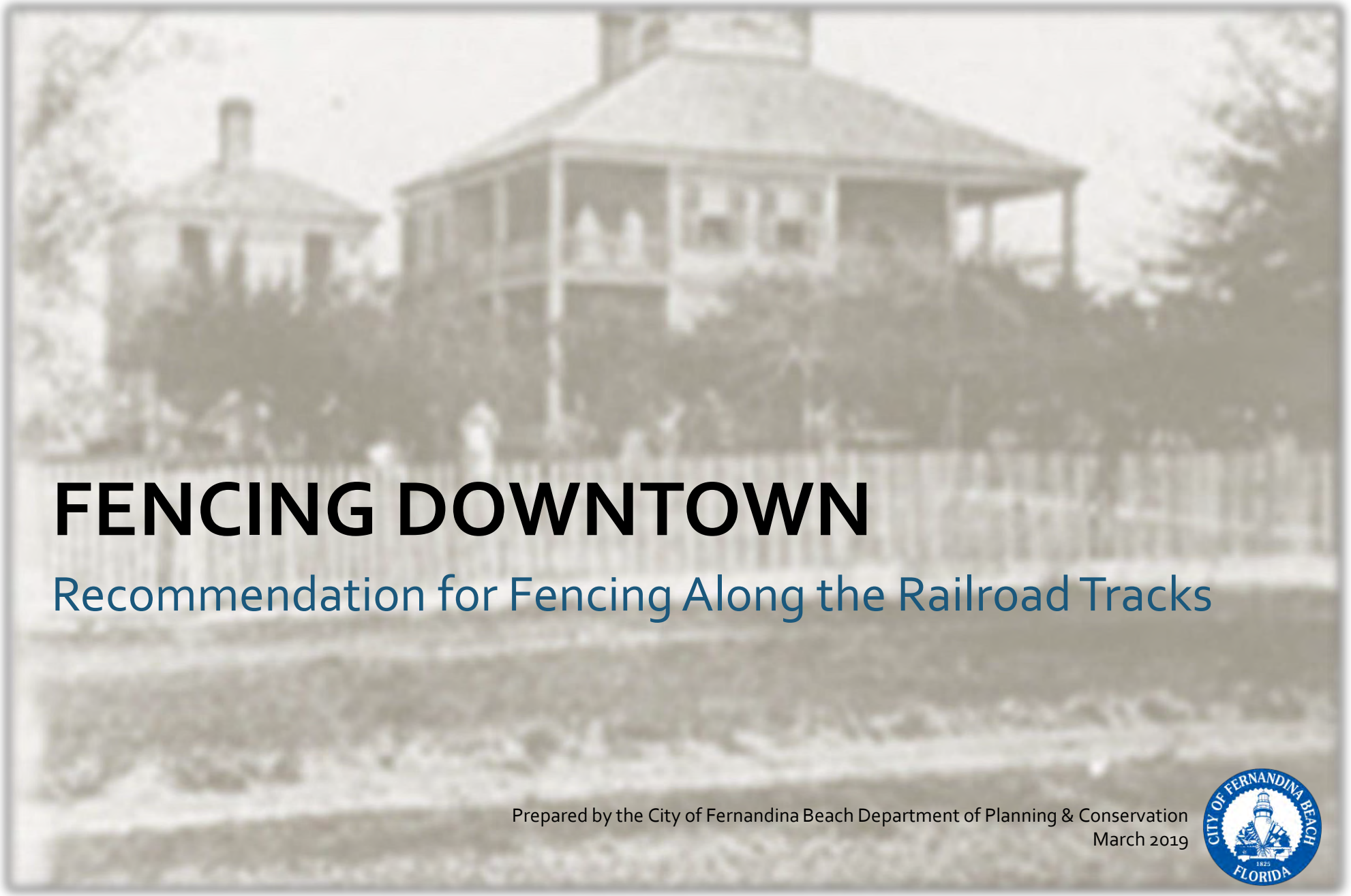
That HDC case 2019-15, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Fencing at Railroad Recommendation by Department of Planning & Conservation

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner



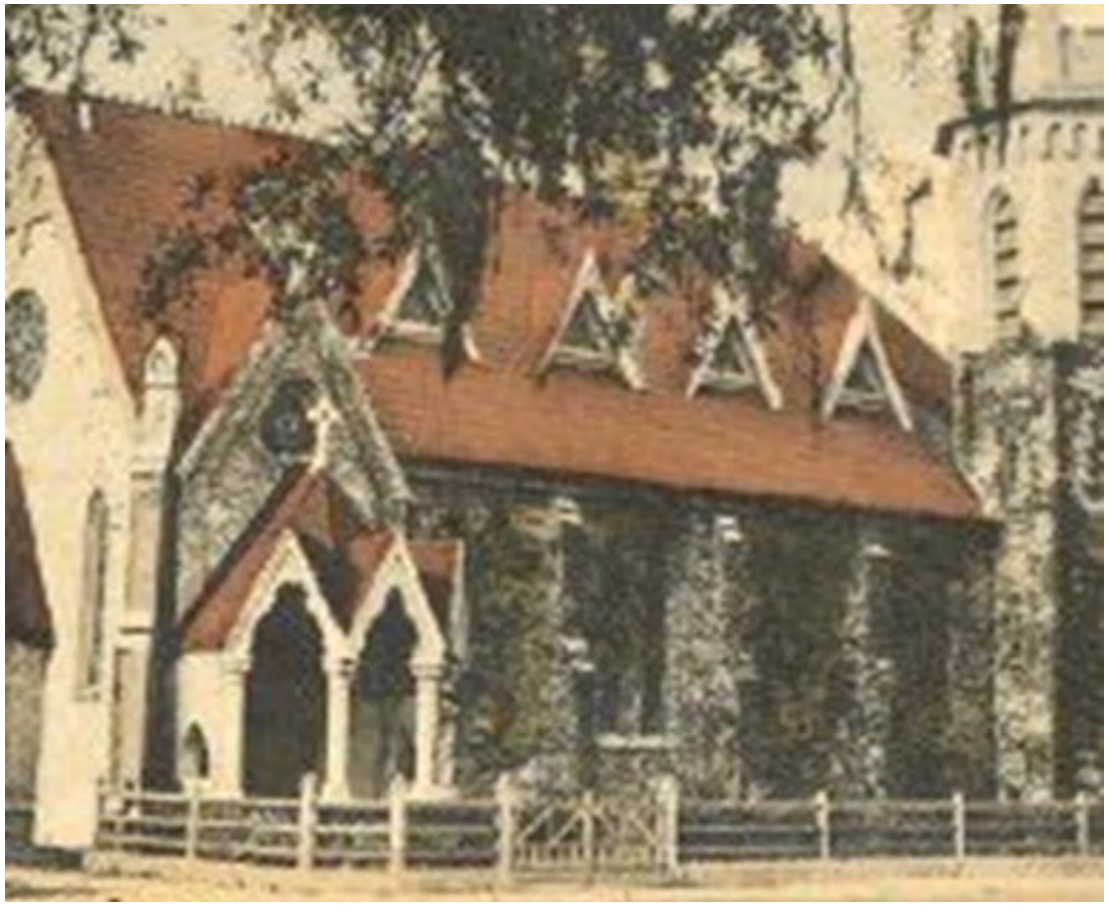
FENCING DOWNTOWN

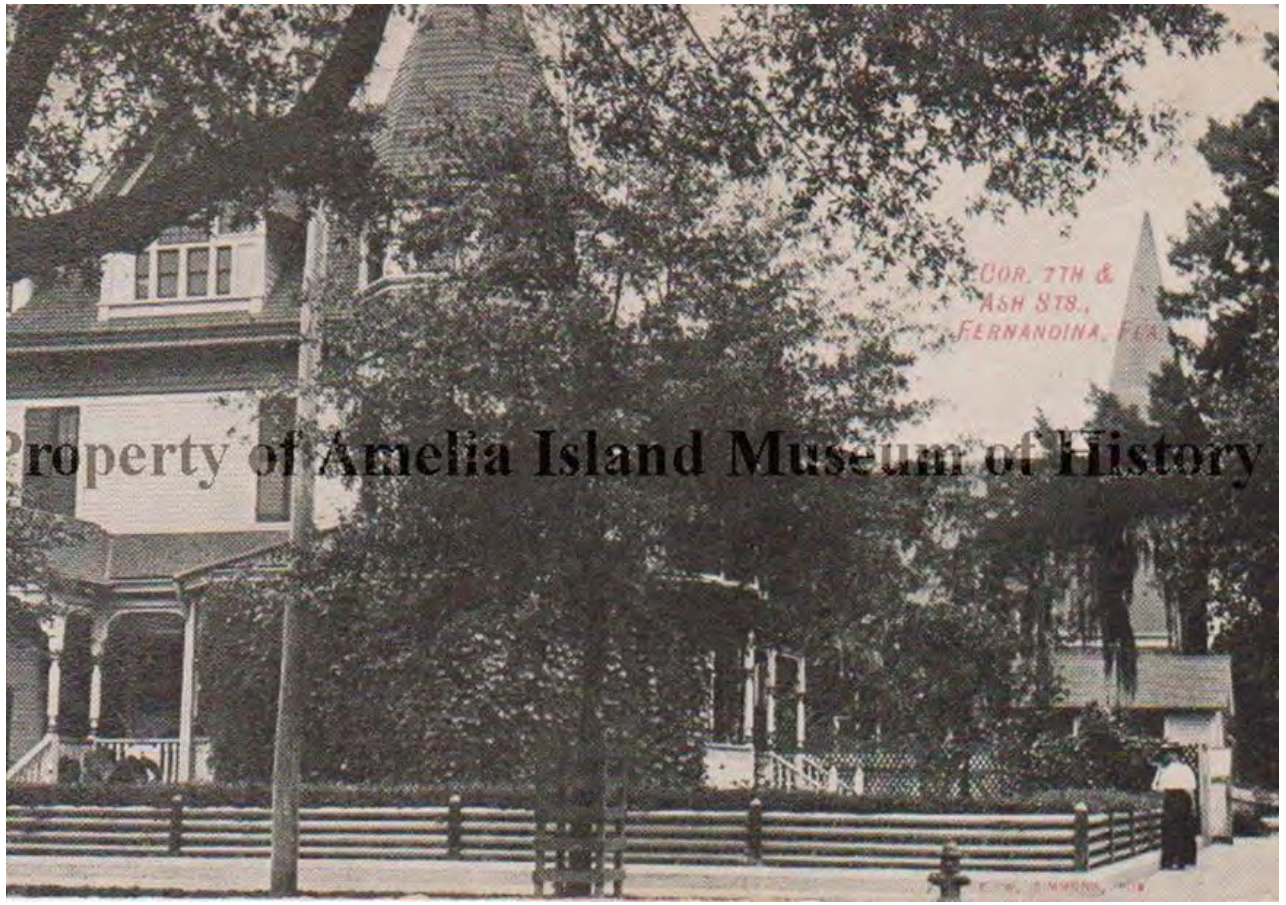
Recommendation for Fencing Along the Railroad Tracks

Prepared by the City of Fernandina Beach Department of Planning & Conservation
March 2019

Historic Fences in Fernandina

Fencing has always been a functional part of Fernandina's streetscape to delineate private space from public space





Historic Fences in Fernandina

Wrought Iron: Popular on some of the high-style Queen Anne architecture prevalent on the island

Historic Fences in Fernandina

Wood: Most commonly seen historically on the island

Historic Fences in Fernandina

Block Walls: Often brick with cement coating or rusticated block

Downtown Historic District Design Guidelines

Guidelines for Site Features: Fences and Walls (pg. 97)

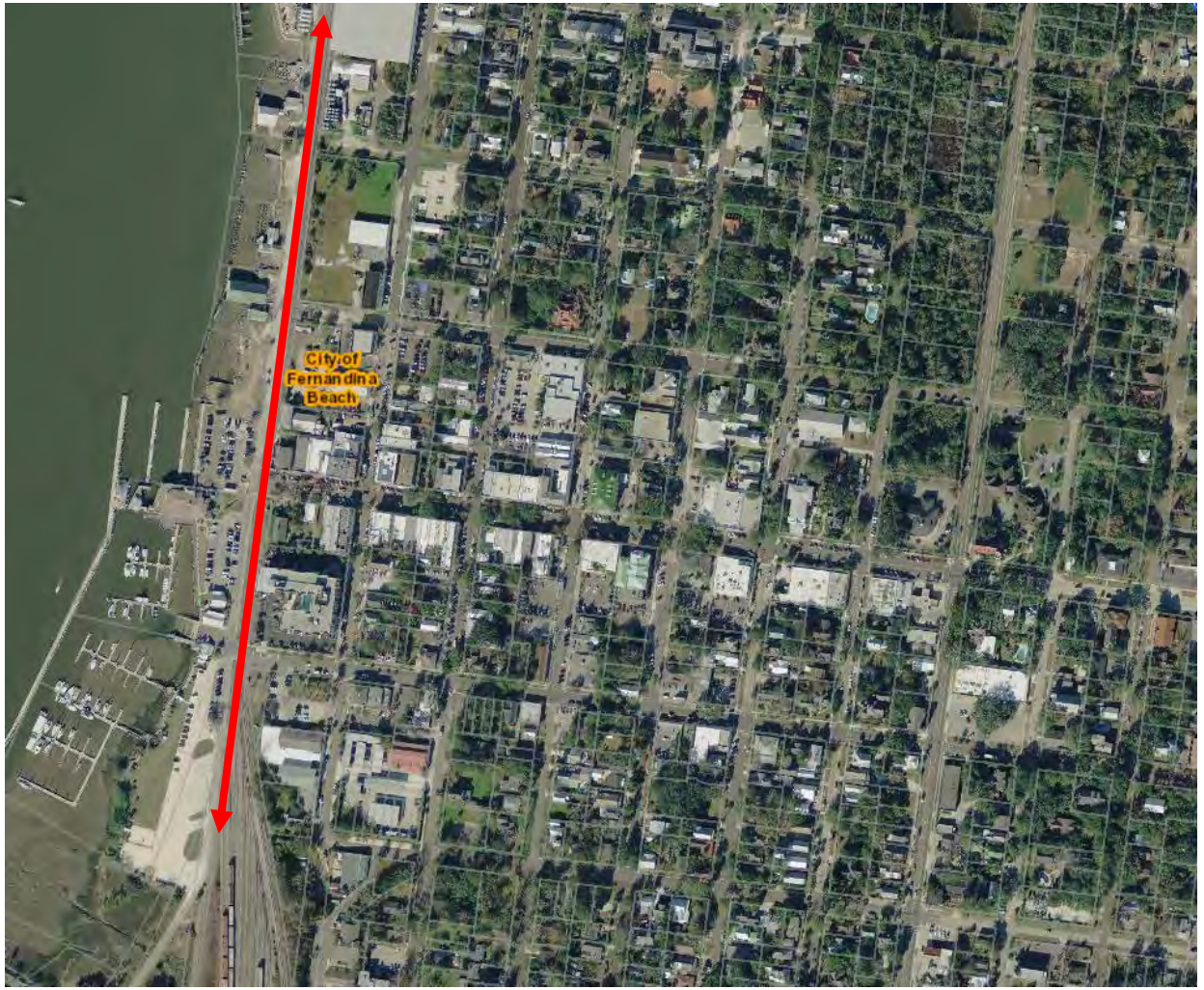
"Walls and fences, including gates, are found throughout the district. Their continued use is appropriate. Regularly maintain and make repairs to existing historic walls and fences instead of replacing them. Fences that are incompatible with the surrounding sites, like chain link, split rail, or stockade fences in areas where picket or iron fences predominate, are discouraged. The removal of incompatible walls and fences is encouraged.

2. Construct new fences and walls using materials that predominated historically or that visually match these materials. Wood or metal for new fences and brick for new walls are generally appropriate materials."

Recommendation

- The railroad tracks serve as a visual boundary between Downtown Fernandina and the Amelia River Waterfront

- The proposed fence is designed to compliment both areas and provide a functional barrier for pedestrian safety.



Recommendation

- The proposed design, constructed of durable modern materials, is inspired by the rusticated block walls and wrought iron fences commonly seen throughout the Downtown Fernandina Beach Historic District.
- Materials were chosen that will need minimum maintenance and be easy to replace if a section becomes damaged.

Recommendation

Rusticated Block Columns: 4’ tall rusticated block column with cement caps.

- These rusticated block columns provide a sturdy anchor for the fence and require minimal maintenance.
- They compliment both the historic architecture of the Downtown Historic District, as well as the waterfront.

Recommendation

Powdercoated Commercial-Grade Aluminum Fence: 4’ tall

- A modern interpretation of the historic wrought iron fences seen throughout downtown.
- This fencing will maintain openness across the train tracks while prohibiting pedestrian crossings across the tracks.
- Maintenance would be minimal and the sections would be modular and able to be replaced in sections if necessary.

Recommendation

Recommendation

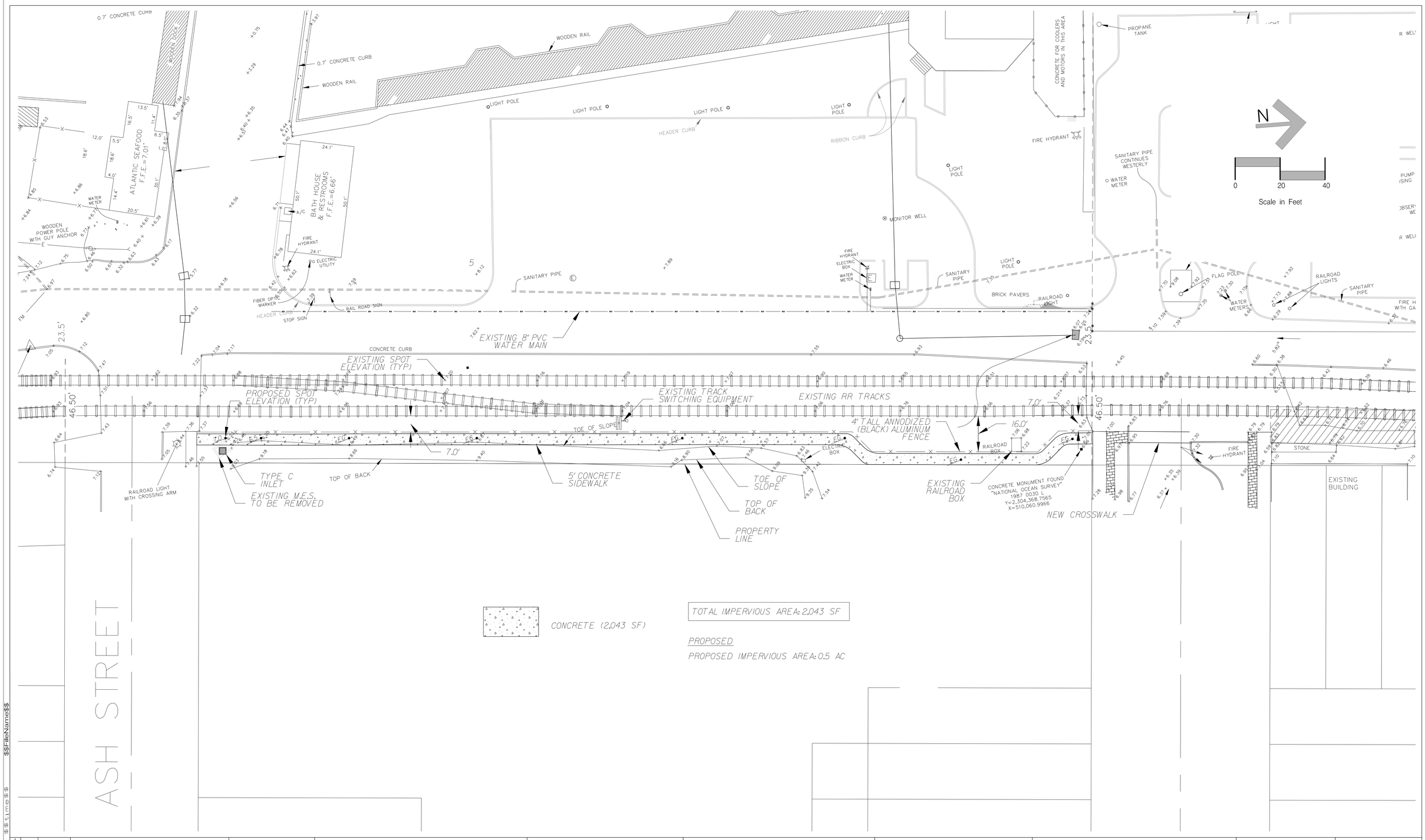
Recommendation

Recommendation

Recommendation

Recommendation

Recommendation



CONCRETE (2,043 SF)

TOTAL IMPERVIOUS AREA: 2,043 SF

PROPOSED

PROPOSED IMPERVIOUS AREA: 0.5 AC

$$FileName$$

No.	By	Date	Revision
J			
I			
H			
G			
F			
E			
D			
C			
B			
A			

Scale:

Project Mgr: AG

Designed by: MP

Drawn by: MP

QA/QC: NG

Gillette & Associates, Inc.
20 South 4th Street
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Certificate of Authorization No. 9332

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CITY OF FERNANDINA BEACH

FRONT STREET SIDEWALK

FEASIBILITY STUDY

Registered Professional

SHEET NO.
FS-1
X of X

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