



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 20, 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 May 23, 2019 Regular Meeting**
 - 2.2 June 5, 2019 Special Meeting**
- 3. OLD BUSINESS**
 - 3.1 *POSTPONED TO THE JULY 18, 2019 REGULAR 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)2 Parking Standards & Parking Lot Design: Off- Site Parking 7.01.04(B)6 and Parking Standards & Parking Lot Design: On-Street Parking
(*Quasi-Judicial*)
 - 3.2 *POSTPONED TO THE JULY 18, 2019 REGULAR MEETING***
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 primary structure and associated parking lot. (*Quasi-Judicial*)
 - 3.3 HDC 2019-04: CHISM DEVELOPMENT COMPANY, AGENT FOR TUP REAL ESTATE HOLDINGS LLC, 14 N 2ND STREET**
Certificate of Approval (COA) to construct a three-story, mixed use primary structure. (*Quasi-Judicial*)
 - 3.4 HDC 2019-21 (PREVIOUSLY 2018-35): OLD TOWN PROPERTIES LLC, BLOCK 19 LOTS 3 & 4 (OLD TOWN)**
Amend a previously approved COA shifting home on lot to construct a two-car garage. (*Quasi-Judicial*)
- 4. NEW BUSINESS**
 - 4.1 HDC 2019-17: SHERYL DEGROVE, 323 N 4TH STREET**
Certificate of Approval (COA) to construct an 820 sq. ft. single-family residence. (*Quasi-Judicial*)

- 4.2 **HDC 2019-19: AQUA CLASSICS, AGENT FOR ANDREA LEE, 322 S 6TH STREET**
Certificate of Approval (COA) to construct an in-ground swimming pool with paver deck. (*Quasi-Judicial*)
- 4.3 **HDC 2019-22: MCG HOMES LLC, AGENT FOR ROBERT & MELBA WHITAKER, 217 CENTRE STREET**
Certificate of Approval (COA) to remove & replace all second-floor windows; remove and replace aluminum awning with fabric awning. (*Quasi-Judicial*)
- 4.4 **HDC 2019-20: RICHARD SASSER, AGENT FOR CMR ISLAND PROPERTIES, LLC, 22 S 8TH STREET**
Certificate of Approval (COA) to install 3 metal awnings at the south-west elevation of the building to match existing; add additional doors and windows at south elevation for new tenant spaces to match existing; install new metal door and awning at east elevation. (*Quasi-Judicial*)
- 5. **BOARD BUSINESS**
- 6. **STAFF REPORT**
 - 6.1 **EVENT REMINDER:** Bosque Bello Cemetery Cleanup: Saturday, June 22, 2019 8AM-11AM
- 7. **PUBLIC COMMENT**
- 8. **ADJOURNMENT**

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JULY 18, 2019.

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



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MAY 23, 2019**

1. CALL TO ORDER: 5:00

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta
Michael Harrison
Ricky Escalante (Alt 1)

Benjamin Morrison
Michael Spino (Chair)
Robert Erickson

MEMBERS ABSENT:

OTHERS PRESENT

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

Alternate Member Escalante was seated as a voting member for items 4.1 & 4.2
Mr. Cumella informed the Board that Ms. Angela Conway would be returning to the Board.

There were no ex parte communications to report.
Member Harrison will refrain from voting on item 4.1 (HDC 2019-16) as he is the applicant.
Member Pozzetta will refrain from voting on item 4.2 (HDC 2019-18) as he is the agent to the applicant.

2. APPROVAL OF MEETING MINUTES

2.1 April 18, 2019 Regular Meeting

Member Harrison stated that as part of the ex parte communications, it should state that he looked inside the structure, not only outside.

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

Motion passed by unanimous voice vote.

Wednesday, June 5th was selected for a workshop meeting to discuss outstanding issues and receive public input.

3. OLD BUSINESS

- 3.1 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 associated accessory structure. (*Quasi-Judicial*)

The item was withdrawn at the applicants request.

Teresa Prince, agent to the applicant, explained that a demolition permit has been issued by the Building Department.

3.2 **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 townhomes. (*Quasi-Judicial*)

Teresa Prince, agent to the applicant, explained that there is no longer a commercial component to the project. Using a slide show presentation and handouts, she provided information and details about the proposed project and changes made as response to comments from previous meetings.

Chip Sasser, 211 Sunrise Drive, agent to the applicant, stated that there are trees on the property that are in awful shape.

Richard Sasser, 631 Tarpon Avenue, architect, was present to answer questions from the Board.

Peter Mallory, owner of 118 & 120 N. 2nd Street, raised concerns with drainage issues on 2nd Street, and voiced his overall support for the project.

Bob Carpenter, 113 N. 3rd Street, voiced support for the project and also has concerns regarding drainage.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante, to continue HDC case number 2019-09 to the July 18, 2019 regular meeting, without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-09, as presented, is not substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant conceptual approval at this time.

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

3.3 ***POSTPONED TO THE JUNE 20, 2019 REGULAR MEETING***

HDCV 2019-02 (PREVIOUSLY HDC 2018-42): MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET

Variance from Land Development Code sections 7.01.04(B)2 Parking Standards & Parking Lot Design: Off Street Parking and 7.01.04(B)6 Parking Standards & Parking Lot Design: On-Street Parking. (*Quasi-Judicial*)

3.4 ***POSTPONED TO THE JUNE 20, 2019 REGULAR MEETING***

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*)

4. **NEW BUSINESS**

4.1 **HDC 2019-16: MICHAEL & JENNIFER HARRISON, 800 SOMERUELUS STREET**

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

Jennifer Harrison, 820 Someruelus Street, owner and applicant, provided information and details specific to the requested action.

Michael Harrison, 820 Someruelus Street, owner and applicant, provided additional information and details.

Tim Green, 2830 1st Avenue, opposed the idea of a variance.

Andrea Power, 913 White Street, voiced concern with the height of the garage and visibility of the view corridor obstructed by the porch stair case.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Erickson, to continue HDC case number 2019-16 to the July 18, 2019 regular meeting, without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-16, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

4.2 HDC 2019-18: MICHAEL JOHNSON, AGENT FOR ALTON FRANK FREEMAN, 515 BROOME STREET

Certificate of Approval (COA) to demolish and salvage rear portion of the home; repair/stabilize remainder of the property; construct wooden deck and fence. (*Quasi-Judicial*)

Michael Johnson, 515 Broome Street, agent to Alton Frank Freeman, provided a brief history of the home and was available to answer questions from the Board.

James Pozzetta, architect, provided additional information and details.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante to approve HDC case number 2019-18 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-18, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

There were no comments regarding Staff Approvals.

6. BOARD BUSINESS

7. STAFF REPORT

Mr. Cumella spoke to emergency demolition procedures. The Board discussed.

The Old Town presentation was postponed.

8. PUBLIC COMMENT

9. ADJOURNMENT – 7:27 PM



**MINUTES
HISTORIC DISTRICT COUNCIL
SPECIAL MEETING
JUNE 5, 2019**

1. CALL TO ORDER: 5:02 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta
Michael Harrison
Ricky Escalante (Alt 1)

Robert Erickson
Michael Spino (Chair)

MEMBERS ABSENT:

Benjamin Morrison

OTHERS PRESENT

Tami Bach, City Attorney
Sal Cumella, Historic Preservation Planner
Samantha Rogic, Recording Secretary
Michelle Forstrom (Code Enforcement Director)

Mr. Cumella explained the intent of the Special Meeting.

2. NEW BUSINESS

2.1 Discussion of Unsafe Structures and Emergency Demolition Procedures

The Board discussed implementing a procedure or condition for the deconstruction of Historic Structures in order to salvage and preserve historic materials.

No members of the public wished to speak.

2.2 Discussion of Other LDC Changes

Mr. Cumella presented the proposed changes. The Board discussed.

2.3 Discussion of Issues Affecting Old Town

Mr. Cumella presented the discussion items. The Board discussed.

The following members of the public spoke to the item: *Peggy Lehosit, 1016 San Fernando Street; Pat Gas, 801 White Street; Ron Machado, 314 New Street; Andrea Power, 913 White Street; Jennifer Harrison, 820 Someruelus Street.*

3. BOARD BUSINESS

3.1 Recommendation of Appointment of HDC Alternate #2 Seat

The Board agreed to recommend the appointment of Ms. Angela Conway to Alternate Member #2, to the City Commission for their consideration.

DRAFT

- 4. PUBLIC COMMENT**
- 5. ADJOURNMENT - 6:42 PM**

Samantha Rogic, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-04
JUNE 20, 2019

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a 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, and received Conceptual Approval on April 18, 2019.

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Construction

ADA Compliance and Accessibility Ramps (pg.55)

Most commercial buildings have entrances that meet Americans with Disabilities Act (ADA) requirements. Entrances can also be retrofitted with new hardware and automatic door openers if desired. If accessibility ramps and chair lifts are needed they should be sited at rear elevations or designed to minimize their visual impact on the primary facade.

1. Americans with Disabilities Act (ADA) curb cuts should be installed to minimize damage to the original concrete sidewalks and be consistent with the existing concrete color and texture.
2. Locate ramps out of public view.
3. Use landscaping where appropriate to screen accessibility ramps.

Infill Buildings (pg.57)

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

1. Construct new buildings to a height compatible with existing adjacent buildings. New buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas.
2. Construct new buildings with façade proportions, including the height-to width ratio, similar to and compatible with others on existing adjacent buildings.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. Match the degree of new design's complexity with that of existing adjacent buildings. The area's dominant architecture should dictate the degree of simplicity or complexity for a new building.
5. With respect to height-to-width ratios, design new buildings' windows and doors in relation to the proportions of existing adjacent buildings visible from public areas.
6. Design new buildings with solid-to-void rhythms and open-to-solid proportions compatible with those used in existing adjacent buildings.
7. Select materials and textures for new buildings that relate to the extent such materials and textures are used in the surrounding area and on existing adjacent buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be

strongly considered.

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

Decks (pg.60)

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

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

Utilities and Energy Retrofitting (pg.66)

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

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

ANALYSIS:

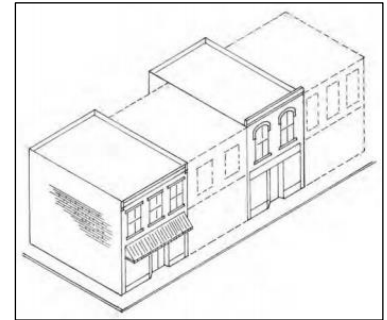
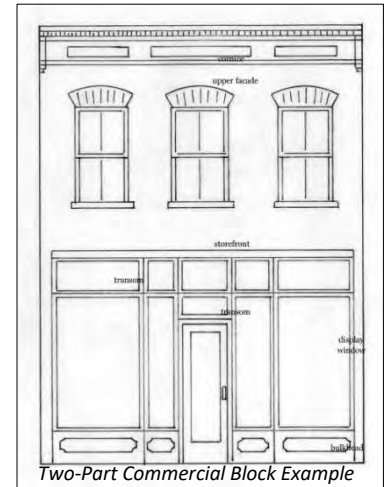
The proposed scope of work includes construction of a 3-story mixed use primary structure. The building will be divided into commercial restaurant space on the ground floor, two office suites on the second floor, and one residential unit on the third floor. All floors will have vertical accessibility provided by an elevator.

The building's design is reminiscent of the two-part commercial blocks that are typical of Fernandina's late 19th and early 20th century architecture. The two-part commercial block is notable for its two primary components – storefronts and upper facades. Original storefronts are largely transparent and consist of display windows resting on bulkheads, transoms, and entrances with glass and wood doors. Upper facades have one or more floors of windows and decorative detailing such as brick corbelling, or terra cotta panels and cornices at rooflines.

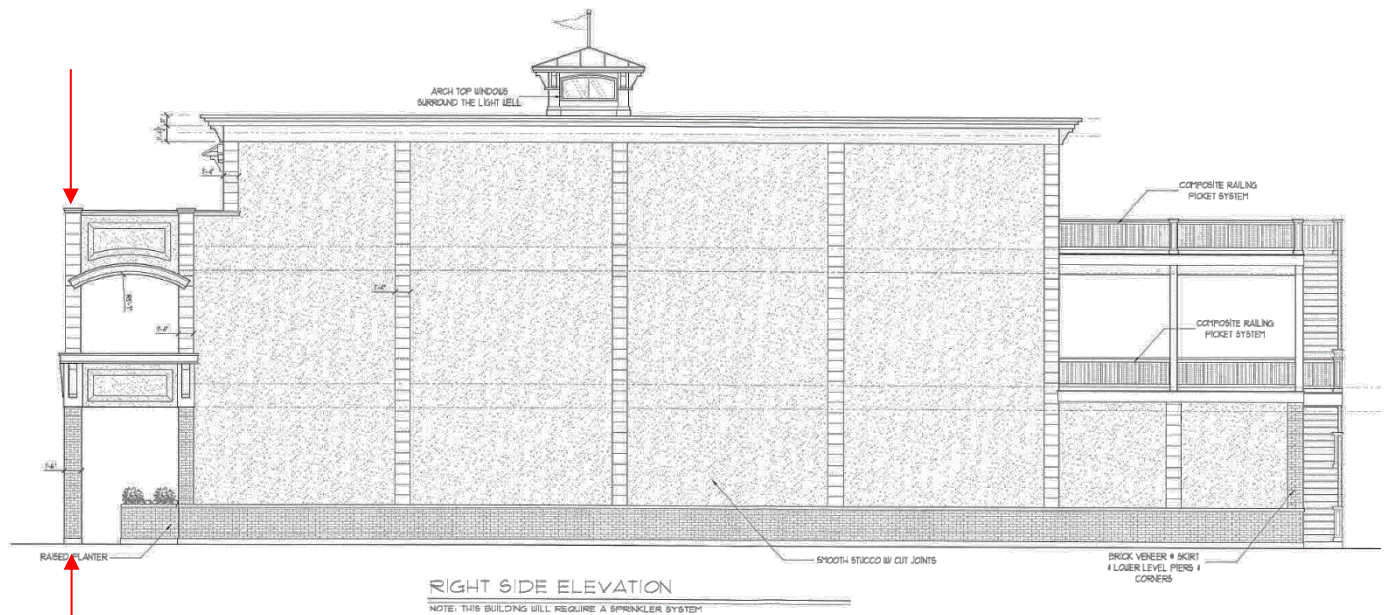
Scale, Height, Width – the proposed height of the structure is 43' 8 ¼", which is below the max allowable height of 45'. Historic District Guidelines require that *"new buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas."* The blockface consists of four existing buildings. The applicant has not provided the average height of the structures on this block. Without that information, staff cannot find the proposal in compliance with the requirement for height compatibility.

Additionally, the Guidelines state that infill construction be designed "with façade proportions, including the height-to width ratio, similar to and compatible with others on existing adjacent buildings." It should be noted that this proposed three-story building has a width of only 34' which will add to the visual incompatibility within the blockface. The Chandlery building, which is an example of three-story building on this blockface, has 85' of frontage on N. 2nd Street. This visually balances the proportions of the building. To construct a 34' wide by 43' tall building adjacent to one and two story buildings will create a stark contrast that visually detracts from the streetscape.

Setbacks – the proposed project has no required setbacks per its C-3 zoning. The Guidelines state that setbacks for infill development should be compatible with the setbacks of adjacent buildings. The proposed construction is setback 10' from the front setback and features balconies on the front elevation. This is not compatible with historic commercial development downtown. The overwhelming majority of structures, both historic and infill, have the front façade on the property line. Decks and balconies on the fronts of buildings are not compatible with the historic building pattern of Fernandina Beach, and the guidelines call for them to be located at the rear of structures where they are out of view. There have been a few successful examples where structures have been redesigned to have open air space to the front of the structures (see examples below). These have been achieved behind the façade of the buildings, which remain appropriately sited on the



property line.



Property line and front elevation line of all adjacent buildings.

Mechanical – no mechanical is indicated on the plans. All mechanical/plumbing equipment must be shown on plans and appropriately screened. This includes HVAC, hood vents, backflow preventers, etc.

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:

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.
4. Side elevations of the structure be addressed to include more architectural detailing.
5. Indicate all mechanical on plans.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-04 with or without conditions;

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

That HDC case 2019-04, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-04 Application and Backup Materials

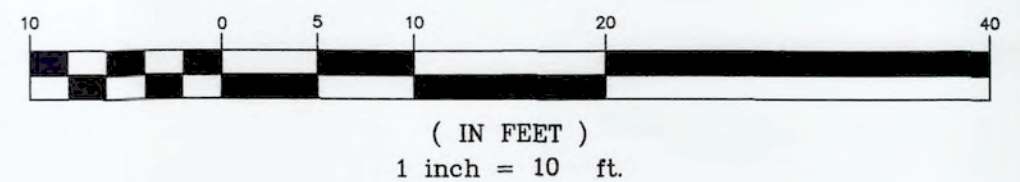
Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

MAP OF BOUNDARY SURVEY AND PROPOSED LOT DIVISION

GRAPHIC SCALE



PARENT TRACT:

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

ALL OF LOTS THREE (3), FOUR (4) AND FIVE (5) IN BLOCK TEN (10).

PARCEL A:

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

ALL OF LOT FIVE (5) AND THE NORTH 9.00 FEET OF LOT FOUR (4) IN BLOCK TEN (10).

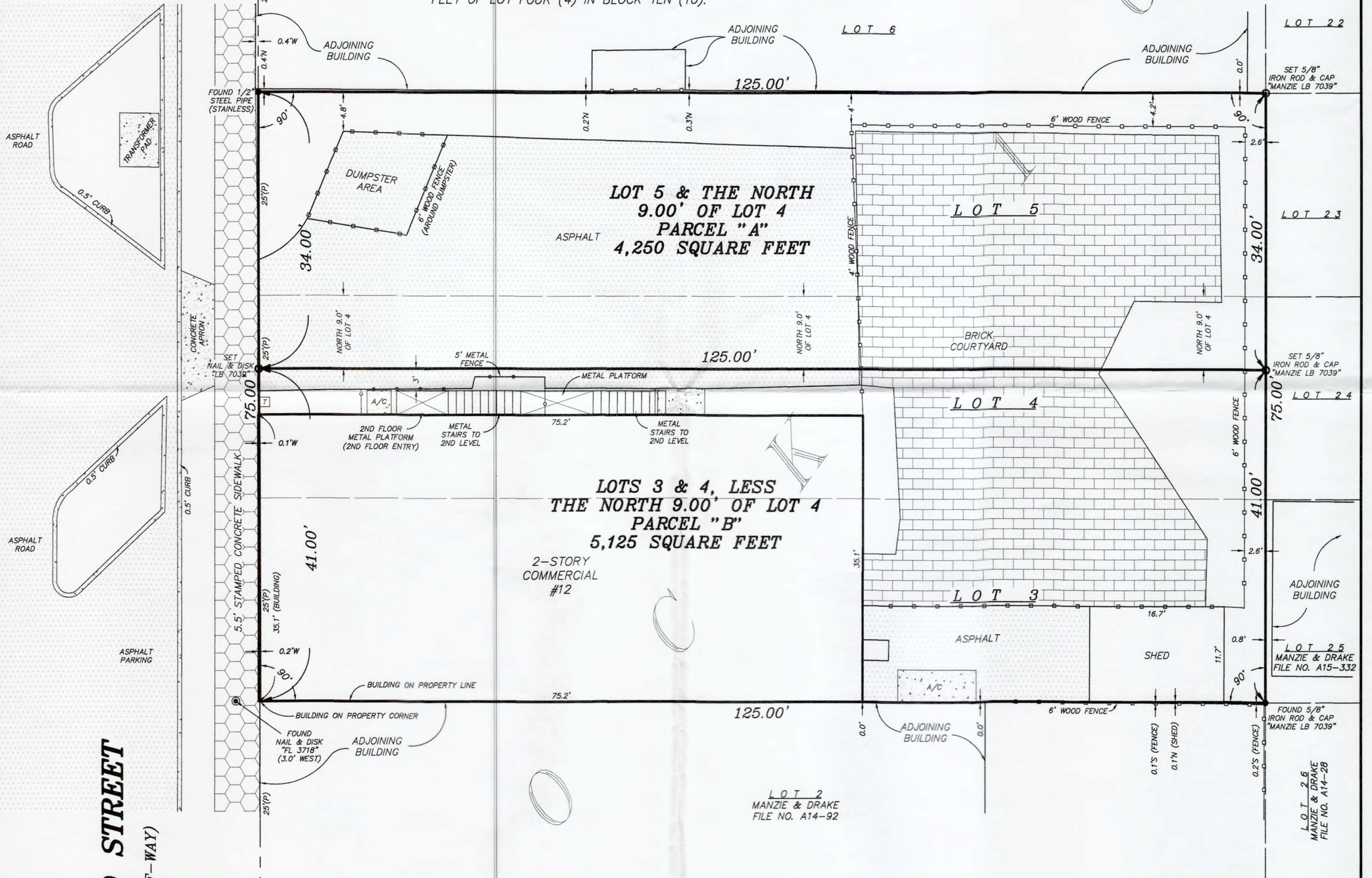
PARCEL B:

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

ALL OF LOTS THREE (3) AND FOUR (4), LESS AND EXCEPT THE NORTH 9.00 FEET OF LOT FOUR (4) IN BLOCK TEN (10).

CERTIFIED TO:
P&T REAL ESTATE HOLDINGS, LLC
SPACE COAST CREDIT UNION
ROBERT B. REED, JR.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
12 NORTH SECOND STREET
FERNANDINA BEACH, FL 32034



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

LEGEND
A/C = AIR CONDITIONER
CONCRETE FLATWORK
(P) = PLAT
= TELEPHONE PEDESTAL
= WOOD FENCE
= 5/8" IRON ROD & CAP (LB 7039) SET

FOUND NAIL & DISK "LB 7039"

REVISIONS:

1. REVISED ON 02/28/2018 TO PROPOSED LOT DIVISIONS FOR PARCEL "A" AND PARCEL "B" AND TO SHOW LEGAL DESCRIPTIONS FOR PARCELS. (WKD)

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Internal lot angles shown hereon are based on recovered monumentation.
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- The property shown hereon lies within flood zone "AE 10" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 E, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 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 A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=10' JOB NO: 19165 DATE: 2/2/15 CADD: WKD
F.B. NO: X-281 PAGE NO: 3 FIELD CREW: GS FILE NO: B-925

5/23/19 to Seal



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

OFFICE USE ONLY
REC'D: 5/23/19 BY: JB
PAYMENT: \$ _____ TYPE _____
APPLICATION #: _____
HDC CASE #: _____
APPLICATION COMPLETE: Y _____ N _____
PRE-CONFERENCE: Y _____ N _____ DATE _____

BOARD MEETING DATE: 6/20/19
PLANNER: _____ DATE: _____
APPROVED _____ DENIED _____

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

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

PROPERTY INFORMATION Property information can be found at the [Nassau County Property Appraiser's Website](#) → Map Search
Street Address: 14 N. 2nd Street
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0010-0050
Zoning District: AE-10 Lot / Block Number (optional) _____

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Peter Grasei</u>	
Company (if applicable) <u>Top Real Estate Holdings LLC</u>	
Street Address <u>1 Harborside Dr. APT 4107</u>	
City State Zip <u>Delray Beach, FL 33483</u>	
Telephone Number <u>561-251-1340</u>	
Email Address <u>pg7@att.net</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name <u>Wayne R. Chism</u>	
Company (if applicable) <u>Chism Development Company, Inc</u>	
Street Address <u>97010 Elk Creek Ct.</u>	
City State Zip <u>Fernandina, FL 32034</u>	
Telephone Number <u>904-491-0728</u>	
Email Address <u>chism712@aol.com</u>	

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.

New Construction of 3-Story building
with 1st floor restaurant, 2nd floor office space
and residential on 3rd floor.

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	CEMENT/STUCCO	Asi Product's	see attached	
Doors	Anderson	OutSwing door	13074.14	white
Windows	ANDERSON	Double Hung Fixed Window	13082.1 13080.1	white
Roofing	AAF	TPO PRODUCT		
Fascia/Trim	AZEKO	1x NATURAL	N/A	white
Foundation	BLUFF/CEMENT	FOUNDATION PAINT	N/A	
Shutters	n/a			
Porch/Deck	PLY WOOD		15027.2	Dark Grey
Fencing				
Driveways/Sidewalks	TREMBOR	PAVING / 3x6		Grey/WHITE BASE
Signage	n/a			
Other				

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

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

CERTIFICATION (REQUIRED)

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

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

5/23/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this 23rd day of May, 2019.

[Signature]
Notary Public: Signature

Dina L Fansler
Printed Name

03/29/23
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.

Peter Grassi

(Signature of owner)

PETER GRASSI

(Print name of owner)

Maria Terezz Grassi

(Signature of owner)

Maria Terezz Grassi

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

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

Dina L. Fansler

Notary Public: Signature

Dina L. Fansler

Printed Name

3/29/19

My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



" />



[\(https://authentincbrick.com/\)](https://authentincbrick.com/)

Grand Chenier Thin Brick

Stocking Size: King (.75" x 2.625" x 9.625")

DOWNLOAD THE GRAND CHENIER STYLE PDF
([HTTPS://AUTHENTICBRICK.COM/PDF/AUTHINTIC-BRICK-GRANDCHENIER.PDF](https://AUTHENTICBRICK.COM/PDF/AUTHINTIC-BRICK-GRANDCHENIER.PDF))



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Real **Brick.**
Real **Thin.**
Right **There.**

GRAND CHENIER
stocking size: King (.625 x 2.625 x 9.625)

EverGuard® TPO 45 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.045" (1.14 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	280 lbf x 270 lbf (417.2 x 402.3 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	110 lbf (membrane failure) (163.9 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	100 lbf x 120 lbf (149 x 178.8 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	290 lb (131 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% max.	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	380 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m² · nm) at 340 nm	>20,000 KJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	15.8 mil (Nominal)
Guarantee			
Up to 20 years			

*White Membrane Only

**ENERGY STAR® only valid in the U.S.

Product Data

Roll Size	5'x 100'	6' x100'	8'x100'	10'x100'	12'x100'
	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	128 lb. (58.1 kg)	153.6 lb. (69.7kg)	204 lb. (93kg)	256 lb. (116.1 kg)	307.2 lb. (139.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.					



Quality You Can Trust...
From North America's
Largest Roofing Manufacturer!™

gaf.com

 *** TX Result Report ***

Sending is complete

Job Number 0084
 Address 187769208230
 Name
 Start Time 05/23 08:11 PM
 Call Length 01'12
 Sheets 2
 Result OK

Form **2848**
 (Rev. January 2018)
 Department of the Treasury
 Internal Revenue Service

Power of Attorney and Declaration of Representative

► Go to www.irs.gov/Form2848 for instructions and the latest information.

OMB No. 1545-0150

For IRS Use Only

Received by:

Name

Telephone

Function

Date

Part I Power of Attorney

Caution: A separate Form 2848 must be completed for each taxpayer. Form 2848 will not be honored for any purpose other than representation before the IRS.

1 Taxpayer information. Taxpayer must sign and date this form on page 2, line 7.

Taxpayer name and address
 Chester F. Kimes
 5446 Heckshire Dr
 Jacksonville, FL 32226

Taxpayer identification number(s)

594-26-5579

Daytime telephone number

904-444-1141

Plan number (if applicable)

hereby appoints the following representative(s) as attorney(s)-in-fact:

2 Representative(s) must sign and date this form on page 2, Part II.

Name and address
 DANIEL CLEAVELAND, E.A.
 97010 ELK CREEK CT
 FERNANDINA BEACH, FL 32034

Check if to be sent copies of notices and communications ☒

CAF No. 0312-21617R

PTIN P01897861

Telephone No. 904-647-5639

Fax No. 904-491-0782

Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

Name and address
 Joe D Jefferson
 5412 Morse Ave
 Jacksonville, FL 32244

Check if to be sent copies of notices and communications ☒

CAF No. 6505-94085-R

PTIN P00290840

Telephone No. 904-442-7952

Fax No. 904-212-1127

Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

Name and address

CAF No.

PTIN

Telephone No.

Fax No.

Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

(Note: IRS sends notices and communications to only two representatives.)

Name and address

CAF No.

PTIN

Telephone No.

Fax No.

Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

(Note: IRS sends notices and communications to only two representatives.)

to represent the taxpayer before the Internal Revenue Service and perform the following acts:

- 3 Acts authorized (you are required to complete this line 3).** With the exception of the acts described in line 5b, I authorize my representative(s) to receive and inspect my confidential tax information and to perform acts that I can perform with respect to the tax matters described below. For example, my representative(s) shall have the authority to sign any agreements, consents, or similar documents (see instructions for line 5a for authorizing a representative to sign a return).

Description of Matter (Income, Employment, Payroll, Excise, Estate, Gift, Whistleblower, Practitioner Discipline, PLR, FOIA, Civil Penalty, Sec. 5000A Shared Responsibility Payment, Sec. 4980H Shared Responsibility Payment, etc.) (see instructions)	Tax Form Number (1040, 941, 720, etc.) (if applicable)	Year(s) or Period(s) (if applicable) (see instructions)
INCOME, EMPLOYMENT, PAYROLL, SHARED RESPONSIBILITY	1040	2009-2019

EverGuard® TPO 45 mil Membrane Data Sheet

Updated: 6/18



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*



RE: Florida Product Approval –Pli-Dek & Con-Dek System FL# 15027

To whom it may concern:

Let this letter serve as verification that the Con-Dek and Pli-Dek waterproof deck coating systems currently hold a Product Approval status with the state of Florida for the following applicable code editions:

- 2010 Florida Building Code – Building
- 2010 Florida Building Code – Residential

Summary of Products		
FL #	Model, Number or Name	Description
15027.1	Con-Dek	The Con-Dek system is a fiberglass fabric reinforced cementitious walking deck and roof covering system that consists of fiberglass mat, a liquid polymer resin, polymer-modified cementitious coats, and sealer coats applied directly to a concrete substrate.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		Installation Instructions FL15027_R0_II_ICC-ES ESR-2097 Rev June 2012 Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: Evaluation Reports FL15027_R0_AE_FBC supplement to ESR-2097 FL15027_R0_AE_ICC-ES ESR-2097 Rev June 2012
15027.2	Pli-Dek	The Pli-Dek system is a walking deck and roof covering system that consists of a plywood substrate covered with expanded metal lath; a polymer-modified cementitious base coat; an optional reinforcing fabric layer; and intermediate and sealer coats.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		Installation Instructions FL15027_R0_II_ICC-ES ESR-2097 Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: Evaluation Reports FL15027_R0_AE_FBC supplement to ESR-2097 FL15027_R0_AE_ICC-ES ESR-2097

Please visit the Florida Building website at

http://floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXZTxdokDa-bvwWY9V5oe5utg%3d%3d to verify our 2010 approval status.

- 2014 Florida Building Code – Building
- 2014 Florida Building Code – Residential

Summary of Products		
FL #	Model, Number or Name	Description
15027.1	Con-Dek	The Con-Dek system is a fiberglass fabric reinforced cementitious walking deck and roof covering system that consists of fiberglass mat, a liquid polymer resin, polymer-modified cementitious coats, and sealer coats applied directly to a concrete substrate.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		Installation Instructions FL15027 R1 II Con-Dek Application Instructions CD-120.pdf Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: Evaluation Reports FL15027 R1 AE ESR-2097 14.pdf
15027.2	Pli-Dek	The Pli-Dek system is a walking deck and roof covering system that consists of a plywood substrate covered with expanded metal lath; a polymer-modified cementitious base coat; an optional reinforcing fabric layer; and intermediate and sealer coats.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		Installation Instructions FL15027 R1 II Pli-Dek Application Instructions PD-120.pdf Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: Evaluation Reports FL15027 R1 AE ESR-2097 14.pdf

Please visit the Florida Building website at https://www.floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXpU9%2bFGRHyDLxaqrcOEQXRg%3d%3d to verify our 2014 approval status.

Description:

The Pli-Dek Waterproofing System is a 1-Hour, Class "A" Fire Rated deck system. It uses a poly-acrylic emulsion membrane, combined with elastomeric, acrylic, or cementitious finishes. The system consists of 2.5lbs/sq. yd. galvanized metal lath, base coat, and a wide range of finishes. This system offers high durability with low maintenance.

Uses:

- Plywood Balconies
- Walking Decks
- Stairways
- Roof Decks
- Interior & Exterior
- New Construction
- Rehabilitation

Standards:

The Pli-Dek System meets the requirements of the ASTM E119 for a 1-Hour Fire Rating and the ASTM E108 for a Class "A" Fire Retardant Roof.

Job Conditions:

The ambient air and surface temperature must be a minimum of 4.44°C (40°F) and a maximum of 43°C (110°F) and shall remain so for at least 24 hours. Do not install over wet substrates or in rainy conditions.

The Pli-Dek installer shall inspect the substrate for any deficiencies and notify the architect or general contractor in writing of the corrections that need to be made before application of the Pli-Dek products.

Color:

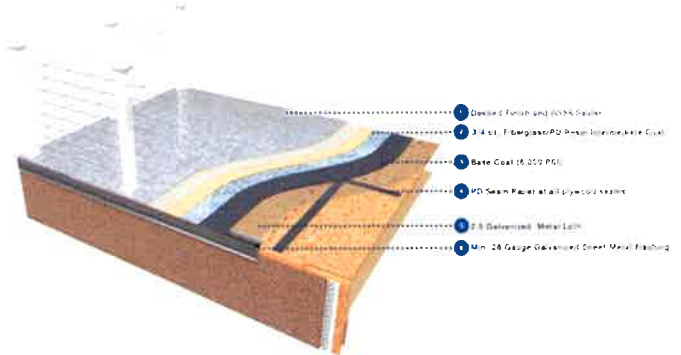
The finish coat of the Pli-Dek System is available in Pli-Dek's standard colors. Custom color matching is also available, refer to the Pli-Dek System brochure or contact Pli-Dek Systems, Inc. for further information.

Packaging:

The GU80-1 Powders are available in 46 lb. bags. The PD Resin, GU80-1 Liquid Admixture, GS88-1 Pigmented Sealer, and the GS99-1 or GS13 Sealer are supplied in 5 gallon pails. The flashing, metal lath, and staples are sold separately in various quantities.

Shelf Life:

One year from the ship date. Do not allow products to freeze. Do not store GU80-1 powders in wet or damp areas.



Technical Data:

Spread of Flame (ASTM E-108)	Class "A"
Freeze Thaw (ASTM C67-03)	Pass
1-Hour (ASTM E119)	Pass
Bond Strength – Plywood (ASTM C-297)	126 psi
Tensile Strength (ASTM D 2707)	1505 psi after weathering
Impact Test (ASTM D-3320)	No Cracking
Water Transmission (ASTM E-96)	31g/24hrs.
Abrasion Test (ASTM D-1242)	2.9%
Static Coefficient of Friction (ASTM C-1028-96)	835

Limitations:

Not for use in areas intended for vehicular traffic.

Warranty:

Contact Pli-Dek Systems, Inc. for warranty information.

Technical Assistance:

Pli-Dek Systems, Inc. or its local authorized representatives are available for technical assistance and/or inspections for the Pli-Dek line of products.



PLI-DEK SYSTEM**WATERPROOF DECK COATING – PLYWOOD SUBSTRATE**

PART 1 GENERAL**1.1 SECTION INCLUDES**

- A. Waterproof Deck Coating and accessories.

1.2 RELATED SECTIONS

- A. Section 07 90 00 - Sealants.

1.3 REFERENCES

- A. ASTM C 297 - Bond Strength.
- B. ASTM D570 – Water Absorption of Plastics.
- C. ASTM D 1242 – Resistance of Plastic Materials to Abrasion
- D. ASTM E 96 – Water Vapor Transmission of Materials
- E. ASTM E 108 – Fire Tests of Roof Coverings
- F. ASTM E 108 – Spread of Flame
- G. ASTM E 108 – Intermittent Flame
- H. ASTM G 23 - Weatherability
- I. ASTM D2707L – Tensile Strength -- Longitude
- J. ASTM D2707T – Tensile Strength -- Transverse
- K. ASTM A756 – Freeze-Thaw cycle for deleterious effects
- L. ASTM A756 – Freeze-Thaw cycle for weight loss
- M. ASTM C150-72 – Compressive Strength
- N. ASTM D2299 – Chemical Resistance
- O. ASTM C1028-96 – Static coefficient of Friction
- P. ASTM E119 – One-Hour System
- Q. ASTM Pending -- Impact
- R. ASTM Pending – Concentrated Load
- S. ASTM Pending – Percolation

1.4 SYSTEM DESCRIPTION

- A. Pli-Dek is a proprietary blend of high performance acrylic formulations. The Pli-Dek System is



a waterproof barrier with a decorative coating that offers a variety of colors and textures.

1.5 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Installer's approval by Manufacturer: Submit document stating manufacturer's acceptance of Installer as Certified Applicator for the specified materials.
- D. Warranty: Submit a sample warranty identifying the terms and conditions stated in Warranty article.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum 5-year experience manufacturing similar products.
- B. Manufacturer Certifications: Manufacturer recognized by the following Model Building Code organizations:
 - 1. ICC-ES
 - 2. Florida Product Approval
 - 3. City of Los Angeles Research Report
- C. Applicator Qualifications: Experienced in applying the same materials and shall be specifically certified in writing by the system manufacturer.
- D. Sample: Provide a sample for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Architect.
 - 2. Do not proceed with remaining work until workmanship is approved by Architect.
 - 3. Rework mock-up area as required to produce acceptable work.

1.7 PRE-INSTALLATION MEETINGS

- A. Pre-Installation Conference: Prior to beginning work, convene a conference to review conditions, installation procedures, schedules and coordination with other work.
- B. Convene minimum two weeks prior to starting work of this section.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to project site in original, factory-sealed, unopened containers bearing manufacturer's name and label intact and legible with following information.
 - 1. Name of material.
 - 2. Manufacturer's stock number and date of manufacture.
 - 3. Material safety data sheet.
- B. Recommended storage and application temperature between 40 degrees F (4 degrees C) and 110 degrees F (43 degrees C). Store materials in a dry location, out of direct sunlight and protected from weather and other damage in accordance with safety data sheet.
- C. Handling: Handle materials to avoid damage.

1.9 PROJECT CONDITIONS

- A. Existing Conditions:

1. The applicator shall have access to electrical power, clean potable water and clean work area at the location where the waterproofing materials are to be applied.
2. Other working trades need to be made aware to keep off those areas being covered by waterproofing materials during the application and curing process.
3. All required inspections must be made prior to the installations of the Pli-Dek materials.

B. Environmental Conditions:

1. The ambient air and surface temperature shall be 50 degrees F (10 degrees C) and 110 degrees F (43 degrees C) and shall remain so for at least 24 hours.
2. For application instructions in areas classified as Inclement Weather areas, refer to Waterproof Deck Coating – Pli-Dek System Application Instructions PD-120.

C. Protection:

1. Protect adjacent areas and materials shall be protected from damage, drops and spills. Protect plants, vegetation and animals which might be affected by waterproofing operations.
 2. The Pli-Dek materials shall be protected by permanent or temporary means from weather and other damage, prior to, during, and immediately after application. Care must be taken to prevent condensation and/or heat buildup when using a tarp or plastic as protection.
 3. The materials shall be protected from weather and other trades which may damage the integrity of the product.
- D.** Maintain work area in a neat and orderly condition, removing empty containers, rags, and rubbish daily from the site.

1.10 SEQUENCING

- A.** Application shall be coordinated with other construction trades.
- B.** Sufficient labor and equipment shall be employed to ensure a continuous operation.

1.11 WARRANTY

- A.** Warranty: Provide manufacturer's standard limited material warranty.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A.** Acceptable Manufacturer: Pli-Dek Systems, Inc., which is located at: 41610 Date Street, Suite 104, Murrieta, CA 92562; Toll Free Tel: 800-364-0287 Tel: 951-834-9550; Fax: 951-834-9551; Email: [request info \(info@plidek.com\)](mailto:request info (info@plidek.com)); Web: www.plidek.com
- B.** Substitutions: Not permitted.
- C.** Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 WATERPROOFING MEMBRANE

- A.** Waterproofing membrane shall be Con-Dek System comprised of the following components:
 1. GU80-1 Gray Base Mix: A Portland cement and silicon dioxide composition that is to be mixed with GU80-1 Liquid Admixture.
 2. GU80-1 Top Coat Mix: Proprietary blend of various sands and cement, when combined with GU80-1 Liquid Admixture, is a polymer modified cement coating.
 3. GU80-1 Custom Top Coat Mix: Proprietary blend of various sands and cement, when combined with GU80-1 Liquid Admixture, is a polymer modified cement coating

4. GU80-1 Liquid Admixture: Water based acrylic emulsion.
5. GS88-1 Pigmented Sealer: Blend of high solid acrylic polymers that provides and elastomeric water repellent coating.
6. Fiberglass Mat: Medium-fine fiber chopped strand mat composed of multi-directional chopped glass filament bundles.
7. PD Resin: Elastomeric acrylic material designed to absorb into the fiberglass mat and adhere to the concrete substrate or Pli-Dek GU80 Base Coat.
8. GS13: Durable and versatile water based sealer and concrete coating (optional).
9. PD Clear: Solvent based, clear, single component VOC compliant sealer and glaze (optional).

2.3 ACCESSORY PRODUCTS

- A. Galvanized Metal Lath: 2.5 lbs/sq yd G60, an expanded metal lath, that is hot dipped not electro-galvanized.
- B. Sealants: ASTM C-920 Polyurethane Joint Sealant.
- C. Flashing: 26 gauge bonderized, galvanized sheet metal.
- D. PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Before any waterproofing work is started, the Pli-Dek certified applicator shall thoroughly examine all surfaces for any deficiencies. Where deficiencies exist, the Architect, Owner, or Contractor shall be notified in writing and corrections made.
- B. Condition of Plywood Surfaces:
 1. Ensure that the substrate is of sound and dry exposure 1 sheathing.
 2. Refer to ICC-ES Legacy Report for framing requirements.
 3. All surfaces shall be sloped for positive drainage. A slope of 6.4 mm/.3m (1/4" slope per square foot is highly recommended, not required.)
 - a. Pli-Dek requires a galvanized or stainless steel deck drain as per Drain Detail, PD-24, on all plywood installations. Please contact Pli-Dek for help in acquiring these drains. Do not use plastic or shower drains, use of these types of drains will void warranty. If copper drains are used, please contact Pli-Dek for instructions on dissimilar metals.
 4. All plywood seams shall be staggered and a 3.2 mm (1/8") space between all sheets shall exist.
 5. Framing or blocking must support all plywood edges, except as per APA guidelines, blocking is not required when tongue and groove plywood is used. Joists to be spaced 16" on center. For alternate assemblies contact Pli-Dek Systems, Inc. for written approval.
 6. Maximum deflection of the deck shall not exceed L/360th of the span.
 7. Minimum thickness of plywood shall be 16 mm (5/8"). 3/4" thick exposure 1 sheathing recommended.
 8. All adjacent edges of the plywood sheets shall not be more than 0.78 mm (1/32") out of plane (i.e.: above or below each other).
 9. Flashing shall be minimum 26 gauge galvanized bonderized sheet metal, (contact Pli-Dek for Alternatives).
 10. Proper flashing must be installed at all doors, walls, fascia edges, posts, penetrations, columns, etc.
 11. Flashing must be installed to accommodate all exterior wall coating applications from coming in contact with the deck surface. Exterior siding, stucco, etc. must be held off the deck a minimum of 2".
 12. All flashing splices must be overlapped a minimum of 4" and caulked between any two pieces of flashing with ASTM C-920 polyurethane joint sealant or equivalent.

13. All vertical flashing shall be coated with ¾ oz. Fiberglass and PD Resin or PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape, GU80 Top Coat, and GS88 Pigmented Sealer at the time of applying each product.
14. Flashing at walls must be installed behind the building paper (or equivalent) on all areas that intersect the deck surface.
15. All door pans, threshold flashing, and deck to wall flashings shall be coated with ¾ oz. Fiberglass and PD Resin or PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape.

3.2 SURFACE PREPARATION

- A. All seams in plywood shall be gapped 3.2 mm (1/8"), and covered with a maximum of 50 mm (2") wide Pli-Dek approved flashing paper and tacked in place.
- B. Plywood shall be free of dust, moisture and/or other debris or residue that would affect adhesion.
- C. Delaminated plywood shall be replaced with sound plywood.
- D. Fascia boards shall be installed to be level with the plywood substrate.

3.3 APPLICATION

- A. Refer to Pli-Dek Application Instructions, PD-120, for complete information.
- B. Plywood Deck Preparation:
 1. Lay out 2.5 lbs/sq yd G60 Hot Dipped Galvanized Metal Lath in a staggered pattern over the entire plywood surface overlapping the metal flashing, to the edge of the deck surface.
 2. Overlap all edges of metal lath, a minimum of 13mm (3/4").
 3. Offset metal lath edges a minimum of 150mm (6") from plywood seams. (See DECK PLAN in the Pli-Dek Detail Appendix.)
 4. Secure metal lath to plywood with a minimum 22mm (7/8") crown by a minimum 16mm (5/8") long corrosion resistant staples spaced approximately 1½" on center around the perimeter and on overlapped lath seams, and 75mm (3") in the field (approximately 12 staples per square foot).
 5. Additional staples spaced every 1½" on center are required where the metal lath overlaps the seam paper.
- C. Base Coat:
 1. Mix the GU80-1 Liquid Admixture with GU80-1 Base Coat. Refer to Pli-Dek Application Instructions, PD-120 for complete instructions.
 2. Trowel Base Coat emulsion into the galvanized expanded metal lath completely covering the metal lath. Allow it to dry completely, for approximately 2 to 6 hours, depending on weather conditions.
- D. Screed Coat Application
 1. Screed coat may not be necessary in all applications. Contact Pli-Dek Systems, Inc. for application details and recommendations.
 2. Prior to the screed coat application, remove any high or rough edges using a hand grinding stone or scraper.
 3. The deck must be free of all surface contaminants, such as dust, dirt, etc., which will impair the adhesion of the Pli-Dek GU80-1 Top Coat.
 4. Mix the GU80-1 Top Coat and trowel over the base coat at a rate of 150 square feet per mix. Allow to dry for a minimum of 2 - 6 hours.
- E. "F" System (Fiberglass and PD Resin Coats):
 1. Lay out the 3/4 oz. fiberglass mat, overlapping metal flashing to the horizontal edge and overlap mat seams by a minimum of 1/4".
 2. Thoroughly mix the PD Resin and then pour PD Resin over the fiberglass mat, and apply with a pool trowel at a rate of approximately 40 - 50 square feet per gallon. Allow 6 - 8 hours to dry.
- F. Finish Coat Preparation: Prior to any finish coat installation, the following must be completed: Grind any rough areas, being careful not to damage Fiberglass and PD Resin. Rough areas will affect the aesthetic appearance of the finished product. The deck must be free of all surface contaminants, such as dust, dirt, etc. which will impair the adhesion of the Finish Coats.
- G. Finish Coat Application:
 1. Knockdown:
 - a. Using a hopper gun, spray the Knockdown Coating over the entire deck surface at a rate of 150 square feet per mix. When the material begins to dry, knockdown the material with a trowel.

- b. Allow the Knockdown to dry a minimum of 2 - 6 hours, depending on weather. Remove any sharp edges by scraping the surface with a scraper or trowel.
- c. Apply the GS88-1 Pigmented Sealer over the dry Knockdown application at a rate of 100 square feet per gallon using a 19mm (¾") paint roller nap, suitable for latex type coatings. Two Coats may be necessary. Allow GS88-1 Pigmented Sealer coat to dry for a minimum of 6 hours.

2. Elastomeric Sand Finish:

- a. Air temperature for application of the Sand Finish must be between 10°C (50°F) and 43°C (110°F) and must remain so for a minimum of 8 hours. Do not apply over any moisture.
- b. Apply a bead of manufacturer's recommended elastomeric joint sealant at all wall-to-deck junctions, wood posts, wrought iron posts, etc.
- c. Before application, mix PD Resin using a mechanical mixer at slow speeds; mix thoroughly until a homogenous mixture and color is obtained. Use care not to allow the entrapment of air into the mixture.
- d. Apply PD Resin over the entire deck surface and flashing using a ¾" nap roller and a brush at a rate of 75 square feet per gallon. Do not allow PD Resin to puddle.
- e. Broadcast aggregates of washed, dry, rounded, crystal silica sand, approximately 16 mesh at a rate of 100 lbs. per 100 square feet or until refusal (depending on skid resistance requirements) into the wet/uncured PD Resin.
- f. Allow a minimum of 8 hours before removing all excess silica sand.
- g. Air temperature for application of the GS88-1 Sealer must be between 13°C (55°F) and 43°C (110°F) and must be allowed to dry for a minimum of 8 hours. Ensure humidity levels.
- h. The deck must be free of all surface contaminants, such as dust, dirt, etc., which will impair adhesion of the GS88-1 Sealer.
- i. Mix the GS88-1 Sealer thoroughly by boxing, stirring, or by using a mechanical mixer. Box and mix all containers to ensure consistent coloring throughout.
- j. Apply the GS88-1 Sealer over the dry PD Resin and Sand Coat, using a 19mm (¾") nap paint roller, suitable for latex type coatings (2 coats may be necessary.)
- k. To make cleaning easier in high traffic areas, a coat of GS13 or PD Clear Sealer may be applied over the dry GS88-1 Pigmented Sealer at a rate of 200 square feet per gallon. Surface will become more slippery. Use of a non-skid agent is recommended.
 - 1) Surface will become more slippery. Add 40 grit nonskid sand (approximately 5 oz per gallon) to the GS13 or PD Clear Sealer.
 - 2) Continuously mix the sealer through the application process so the no skid sand does not settle to the bottom of the pail.

3. Underlayment:

- a. *The vertical leg of all flashings should be coated with Fiberglass and PD Resin or PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape.*
- b. PD Resin should not be exposed to construction traffic.
- c. Apply a screed coat of GU80-1 Top Coat over the entire deck and up the vertical leg of all flashings at a rate of 150 square feet per mix. Allow to dry for a minimum of 2 - 6 hours.
- d. Allow a minimum of 8 hours prior to installing any finished product over the PD Resin and sand surface or screed coat.

4. Polyacrylic Smooth Finish:

- a. Mix the GU80-1 Top Coat and Trowel a screed coat over the entire deck surface at a rate of 150 square feet per mix. Allow it to dry for a minimum of 6 hours.
- b. It may be necessary to apply an additional coat of GU80-1 Custom Top Coat to create a smoother finish. Coverage rate should be approximately 200 square feet per mix. ****Please note:** Surface will not be perfectly smooth and will have some imperfections/variations.
- c. Apply a bead of Pli-Dek recommended elastomeric joint sealant to all wall-to-deck junctions, wood posts, wrought iron posts, etc. Air temperature for application of the GS88-1 Sealer must be between 13°C (55°F) and 43°C (110°F) and must be allowed to dry for a minimum of 8 hours. Ensure humidity levels.
- d. The deck must be free of all surface contaminants, such as dust, dirt, etc., which will impair adhesion of the GS88-1 Sealer.
- e. Mix the GS88-1 Sealer thoroughly by boxing, stirring, or by using a mechanical mixer. Box and mix all containers to ensure consistent coloring throughout.
- f. Apply the GS88-1 Sealer over the dry PD Resin and Sand Coat, using a 19mm (¾") nap paint roller, suitable for latex type coatings (2 coats may be necessary.)
- g. To make cleaning easier in high traffic areas, a coat of GS13 or PD Clear Sealer may be

applied over the dry GS88-1 Pigmented Sealer at a rate of 200 square feet per gallon. Surface will become more slippery. Use of a non-skid agent is recommended.

- 1) Surface will become more slippery. Add 40 grit nonskid sand (approximately 5 oz per gallon) to the GS13 or PD Clear Sealer.
- 2) Continuously mix the sealer through the application process so the no skid sand does not settle to the bottom of the pail.

5. Epoxy Stone Finish: Contact Pli-Dek for written instructions

6. Custom Finish:

- a. The GU80-1 Custom Top Coat or Gu80-1 Top Coat should be troweled down over the substrate with the desired color added to the mix at a rate of 150 square feet per mix.
- b. Darker colors are recommended to help hide the PD Stain. Once the GU80 Custom Top Coat has cured, for a minimum of 2-6 hours, the stencils can be applied.
- c. After applying the stencil, trowel GU80 Custom Top Coat into the template using the thickness of the template as a guide, at a rate of 150 square feet per mix. Texture can be added to the wet mix if desired.
- d. After the GU80 Custom Grout Coat Mix has cured, allow for a minimum of 2-6 hours. the stencils should be removed.
- e. Once the surface is swept up, the PD Stain can be used to create the desired modeling. Samples should be made prior to the finish coat application and approved.
- f. Allow PD Stain to cure, under normal conditions, PD Stain cures in 10 to 60 minutes, under adverse weather conditions, cure time could increase to 24 hours. Once PD Stain has cured, the surface should be sealed with the desired Pli-Dek Clear Sealer.
- g. For exterior applications, apply a coat of GS13 or PD clear Sealer at a rate of 200 sqft. per gallon (2 coats may be necessary). For interior applications, apply Resinyte Urethane 100 at a rate of approximately 225-270 sqft. per gallon with a squeegee and back rolled with a ¼" non-shedding nap roller. Use of non-skid agent is recommended.

3.4 CLEAN UP

- A. The applicator in accordance with contract provisions shall remove all excess Con-Dek materials from the job site.
- B. All surrounding areas, where the waterproofing materials have been applied, shall be left free of debris and foreign substances resulting from the contractor's work.

3.5 SLIP AND FALL PRECAUTION:

- A. OSHA, American Disabilities Act (ADA), and The Federal Housing Act (FHA) have now set enforceable standards for slip-resistance on pedestrian surfaces. Pli-Dek Systems, Inc. recommends the use of angular slip-resistant aggregate in all coatings or flooring systems that may be exposed to wet, oily/greasy, or otherwise potentially slippery conditions. It is the end users responsibility to provide a flooring system that meets current safety standards. Pli-Dek Systems, Inc. or its sales agents will not be responsible for injury incurred in a slip and fall accident. Please consult local building codes for the current coefficient of friction requirement.

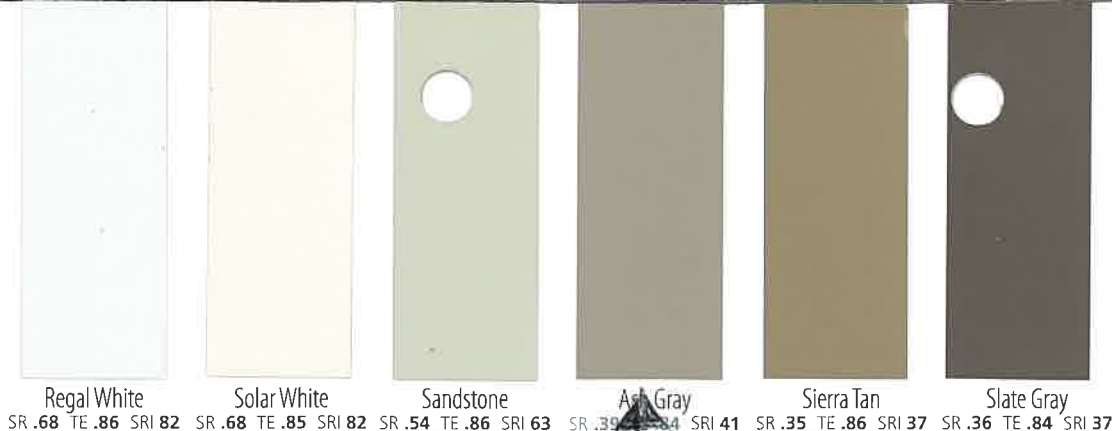
END OF SECTION

Disclaimer

Information contained in this specification conforms to standard detail and product recommendations for the installation of the Pli-Dek products as of the date of publication of this document and is presented in good faith. Pli-Dek Systems, Inc. assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any project. Pli-Dek Systems, Inc. or the Pli-Dek Applicator does not warrant cracks in the Pli-Dek Finish material resulting from structural movement and/or recurring of existing cracks in the substrate. To ensure that you are using the latest, most complete information, contact Pli-Dek Systems, Inc., at:

**41610 Date St, Suite 104
Murrieta, CA 92562
Tel.: (800) 364-0287
Website: www.plidek.com**

* The Trained Applicator has certain employees of the company that have been instructed in the proper application of Pli-Dek products and have received copies of the Pli-Dek Application Instructions and Specifications. The Trained Contractor Program is not an apprenticeship. Each trained contractor is an independent company and bears responsibility for its own workmanship. Pli-Dek Systems Inc. assumes no liability for the workmanship of a trained contractor



PVDF Resin Technology
KYNAR 500® PAINT FINISHES

See color profile availability matrix for lead times - Not all colors available in all profiles.



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Mill Finish
UNPAINTED FINISH
SR .69 TE .06 SRI 55

Copper SR .49 TE .85 SRI 55

Napa Champagne SR .37 TE .80 SRI 37

Nevada Silver SR .60 TE .77 SRI 68

Pre-Weathered SR .30 TE .79 SRI 27



Aged Copper
SR .47 TE .85 SRI 53



Evergreen
SR .27 TE .86 SRI 26



Brook Blue
SR .29 TE .85 SRI 28



Cobalt Stone
SR .26 TE .85 SRI 24



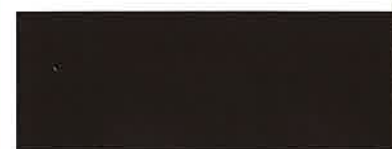
Terra Cotta
SR .35 TE .87 SRI 37



Regal Red
SR .42 TE .84 SRI 45



Colonial Red
SR .33 TE .85 SRI 34



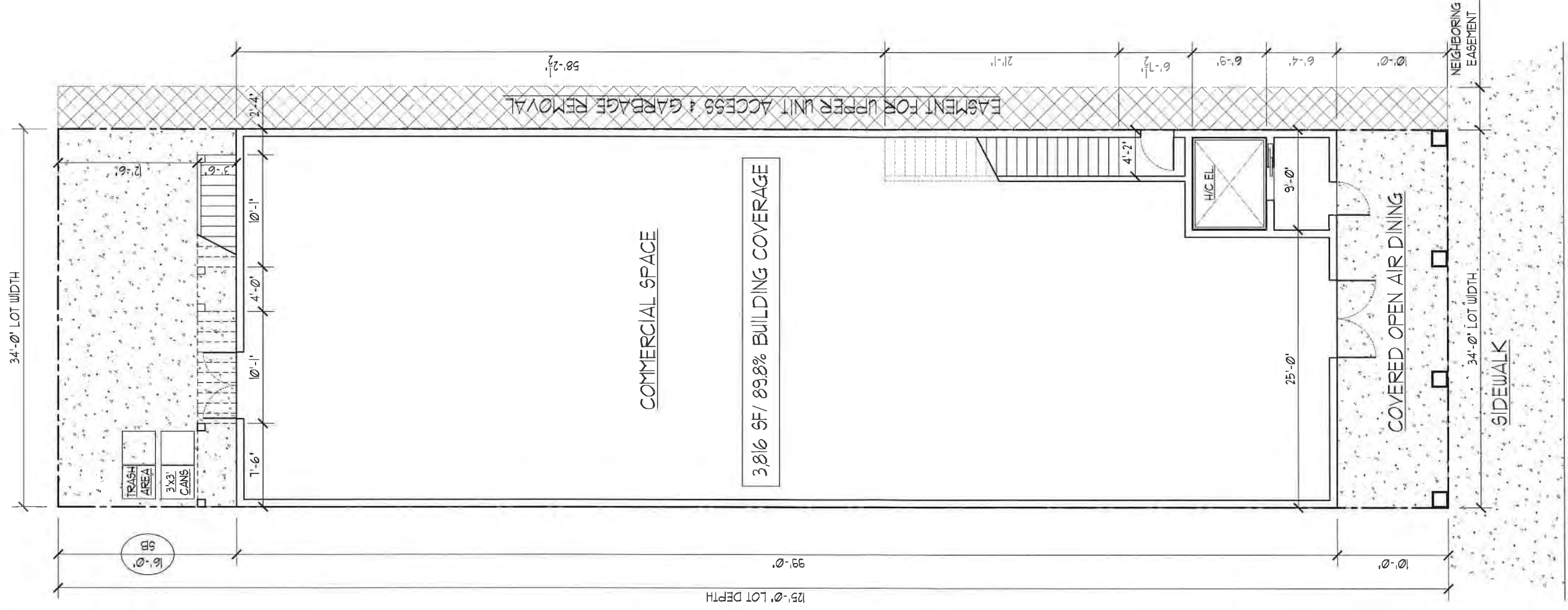
Mansard Brown
SR .27 TE .86 SRI 26



Medium Bronze
SR .30 TE .87 SRI 31



Dark Bronze
SR .26 TE .84 SRI 24



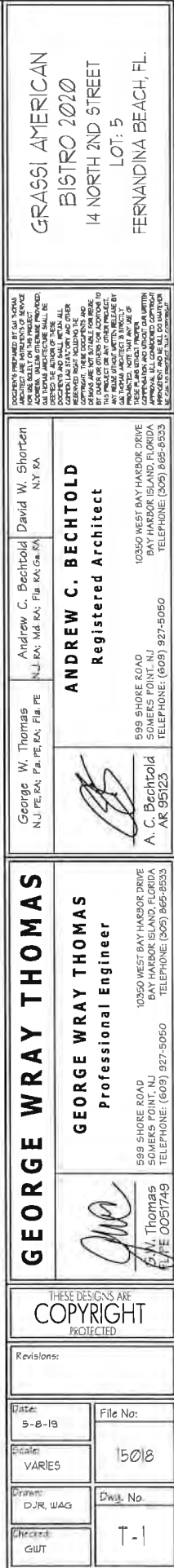
NORTH 2ND STREET
PLOT PLAN

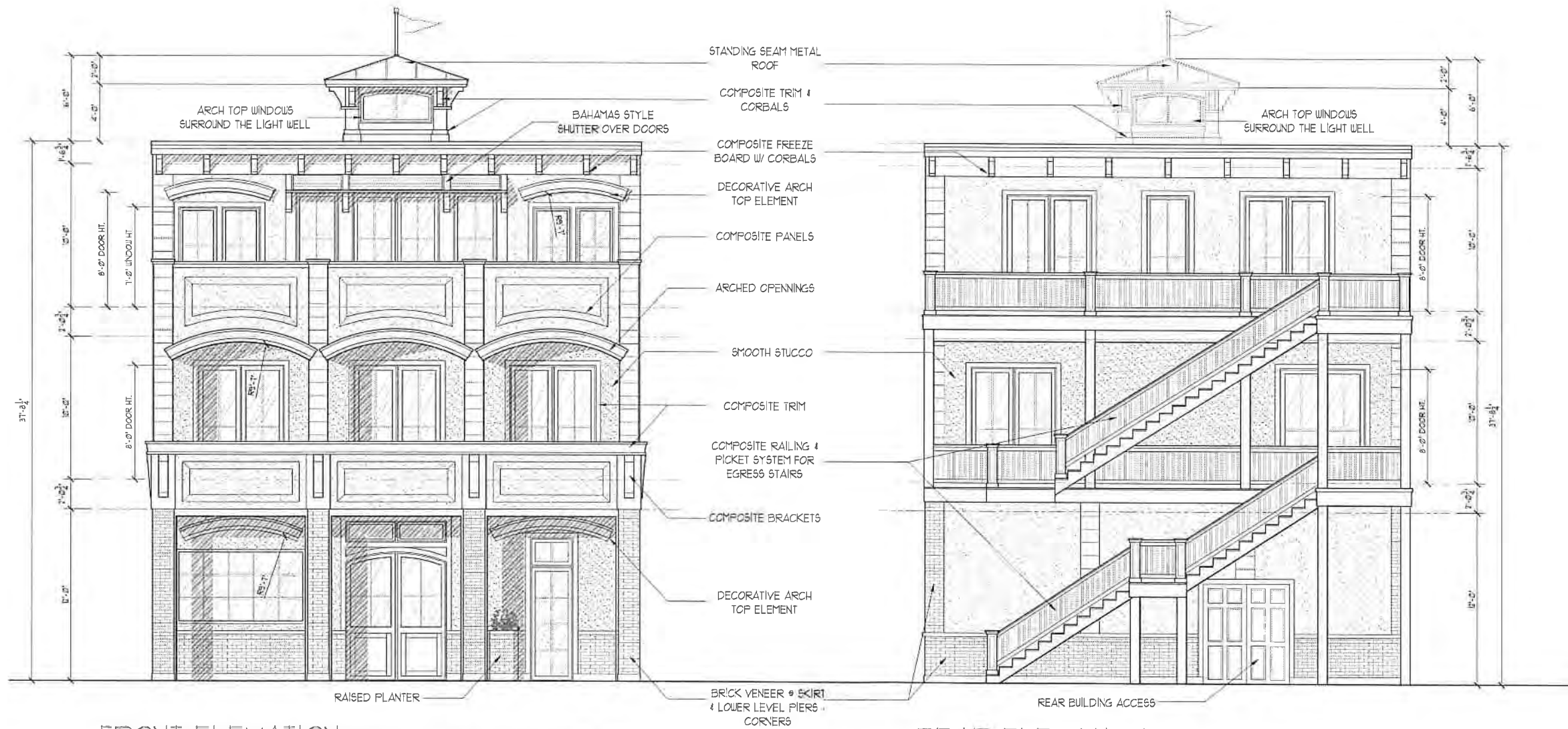
1/8"=1'-0"



This is a detailed architectural line drawing of a three-story building facade. The structure is symmetrical and features a variety of window styles and decorative elements. At the top, a small square cupola with a flagpole sits on the roofline. The third floor has three windows: two smaller double-hung windows on the ends and a larger central window. The second floor consists of three large, arched double-hung windows. The first floor features a large central entrance with a double door and an arched transom, flanked by a large display window on the left and a narrow vertical door on the right. The building is divided into sections by vertical pilasters, and the facade is textured with horizontal lines and stippling to represent different materials like stone or brick. Shading is used to provide a sense of depth and three-dimensionality.

LIST OF DRAWINGS		
DATE	PAGE #	TITLE
5-8-19	T-1	TITLE SHEET
5-8-19	A-1	FRONT & REAR ELEVATIONS
5-8-19	A-2	RIGHT SIDE ELEVATION
5-8-19	A-3	LEFT SIDE ELEVATION
5-8-19	A-4	FIRST FLOOR PLAN
5-8-19	A-5	SECOND FLOOR PLAN
5-8-19	A-6	THIRD FLOOR PLAN





FRONT ELEVATION

NOTE: THIS BUILDING WILL REQUIRE A SPRINKLER SYSTEM

REAR ELEVATION

NOTE: THIS BUILDING WILL REQUIRE A SPRINKLER SYSTEM

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

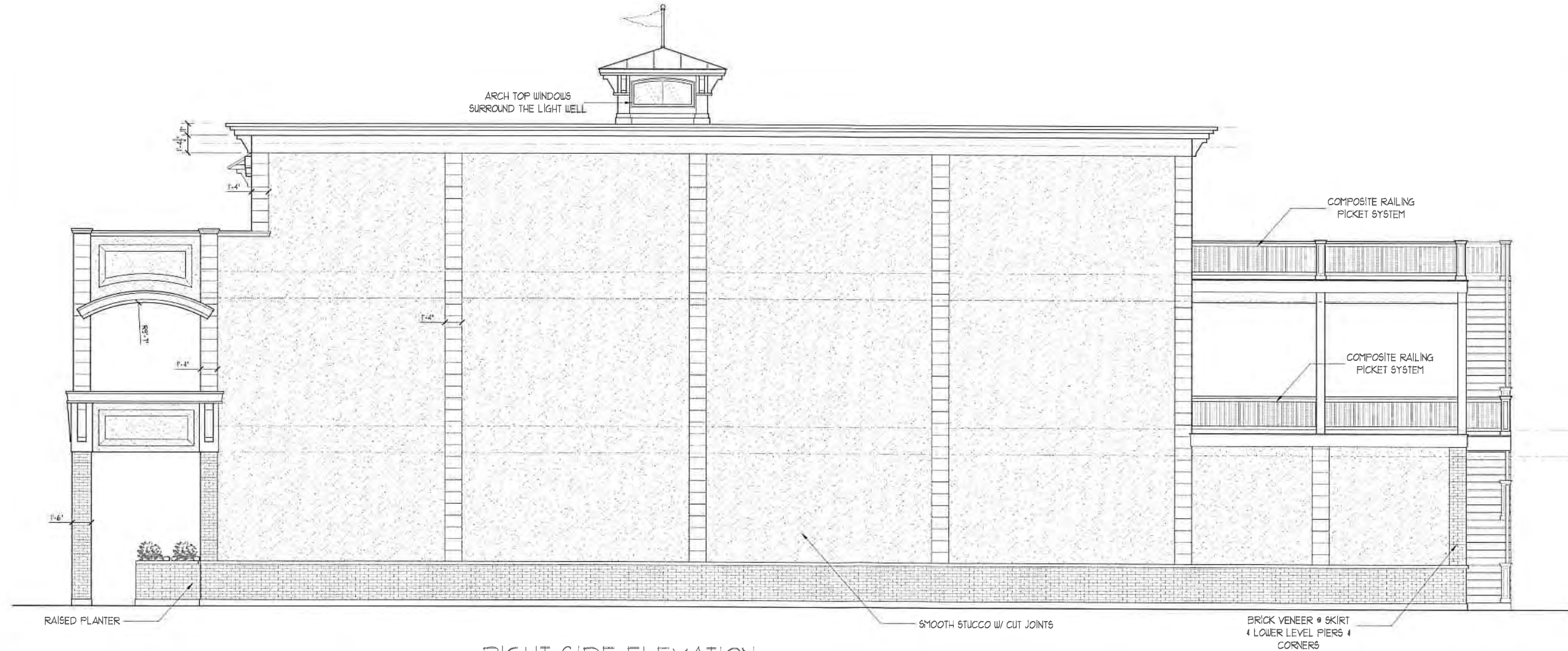
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Revisions:	
Date:	5-8-19
Scale:	1/4" = 1'-0"
Drawn:	DJR, WAG
Checked:	GLT
File No:	15018
Dwg. No:	A-1



RIGHT SIDE ELEVATION

NOTE: THIS BUILDING WILL REQUIRE A SPRINKLER SYSTEM

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

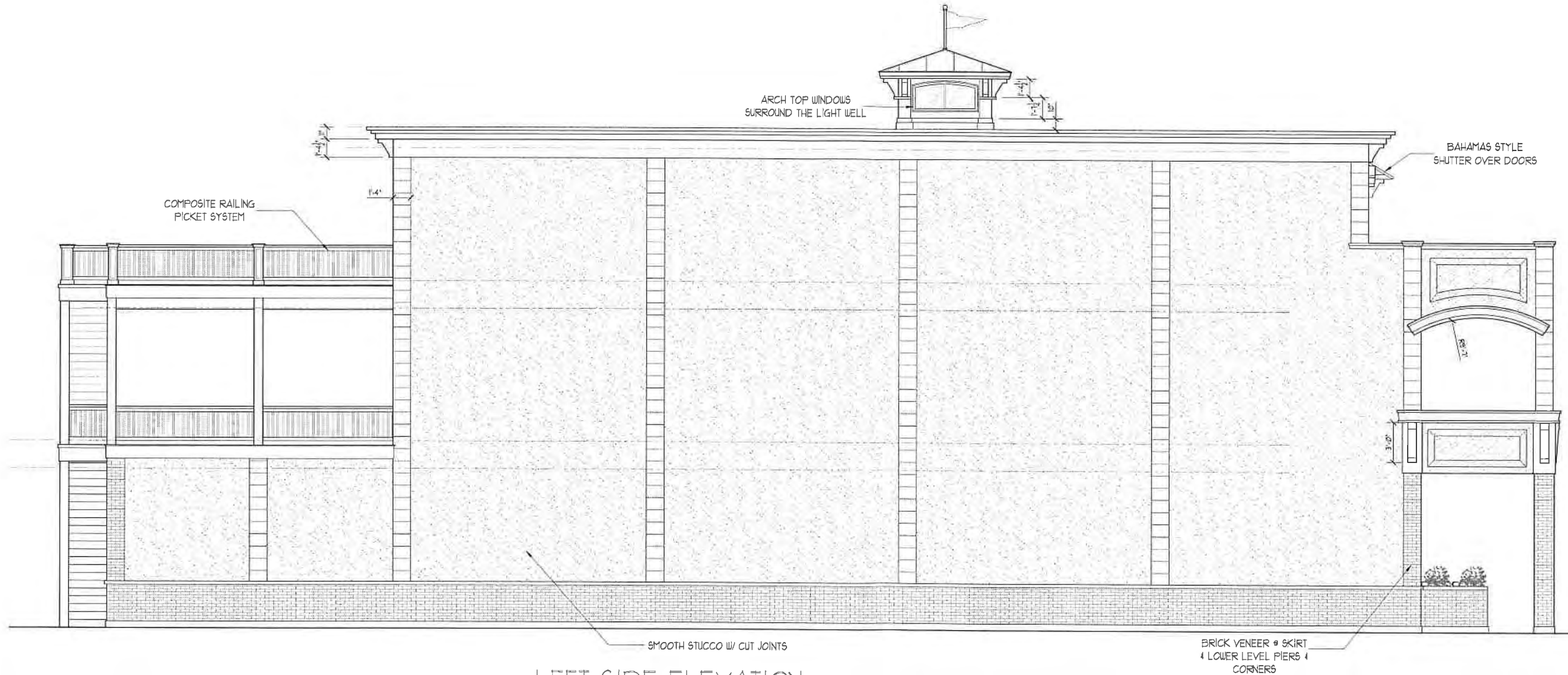
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Revisions:	
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Checked: GIUT	A-2



LEFT SIDE ELEVATION

NOTE: THIS BUILDING WILL REQUIRE A SPRINKLER SYSTEM

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

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Revisions:	
Date: 5-8-19	File No: 15018
Scale: 1/4" = 1'-0"	Dwg. No. A-3
Drawn: DJR, WAS	
Checked: GIUT	



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-21
JUNE 20, 2019

Owner/Applicant:	Old Town Properties, LLC				
Property Address:	Lots 3 & 4, Block 19 Old Town (Corner of New St. & Ladies St.)				
Requested action:	Certificate of Approval (COA) to amend a previously approved COA, shifting home on lot to construct a two-car garage				
Current zoning:	OT-2				
FLUM land use category:	Old Town 2				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Vacant	OT-2		
	South	Single-Family Residential	OT-1	c.1946	
	East	Vacant	OT-2		
	West	Vacant	OT-2		

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to amend a previously approved COA, shifting home on lot to construct a two-car garage.

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

A Certificate of Approval (COA) was issued August 16, 2019.

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.

4.5 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.

ANALYSIS:

Site Plan –

- **Lot Density** – Total lot coverage is 43% which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches and breezeway are not included in the 45% lot coverage maximum per section 4.4 of the Old Town Design Guidelines.
- **Mechanical** – Per LDC 4.02.03(A)7, “*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.*” Mechanical equipment is noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Parking** – Driveway to be accessed off of unimproved right-of-way at New Street. Driveway to be crushed shell in material.
- **Accessory structure** – the accessory garage structure has a footprint of 528 square feet which exceeds the 500 square foot maximum. It will match the primary structure in design and materials.

Since the proposed garage exceeds the allowable maximum footprint, staff recommends a continuation of this case to allow the applicant time to resubmit a revised plan, or seek a variance.

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 Old Town Preservation and Development Guidelines.

Staff recommends:

Continuation of HDC 2019-21 to the July 18, 2019 regular meeting of the HDC.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-21 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 2018-21, 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 2018-21 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



OFFICE USE ONLY
REC'D: 5/21/19 BY: [Signature]
PAYMENT: \$ Amendment TYPE
APPLICATION #: to HDC 2018-350
HDC CASE #: HDC 2019-0021
APPLICATION COMPLETE: Y ☒ N ☐
PRE-CONFERENCE: Y ☐ N ☐ DATE _____

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

BOARD MEETING DATE: 6/20/19
PLANNER: _____ DATE: _____
____ APPROVED ____ DENIED

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

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>OLD TOWN PROPERTIES</u>	
Company (if applicable)	
Street Address <u>112 N 6th St</u>	
City State Zip <u>FERNANDINA 32034</u>	
Telephone Number <u>904 753-3158</u>	
Email Address <u>CaptWHLK@LOWCAST.net</u>	

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



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:

Anne B. Kavanaugh, agent for
Derek + Katherine Dahlgren
Lots 3 & 4, Block 19 Old Town
Fernandina Beach, FL
32034

FOR: HDC 2018-35

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

DATE ISSUED:

August 16, 2018

DATE EXPIRES:

August 16, 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.

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.

5/21/19
Date

William K...
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 21 day of May, 2019.

Harriet Davis
Notary Public: Signature

Harriet Davis
Printed Name

3/22/21
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

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.

Approved & Received COA on Aug 16, 2018
HDL 2018-35

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.

move home forward on lot to allow
2 car garage to be built instead of
single car 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				
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.



CONCEPTUAL RENDERING

0	COVER SHEET
1	SITE & FOUNDATION PLANS
2	FIRST, SECOND & ROOF PLANS
3	ELEVATIONS
4	WALL SECTIONS & DETAILS
5	ELECTRICAL LAYOUTS
G1	GARAGE FLOOR PLANS & DETAILS
G2	GARAGE ELEVATIONS
SF1	SPECIFICATIONS
SF2	SPECIFICATIONS
SF3	SPECIFICATIONS

AREA CALCULATIONS: GARAGE = 325 SF
FIRST FLOOR HEATED = 1842 SF
SECOND FLOOR HEATED = 208 SF
TOTAL HEATED = 2050 SF
SCREENED PORCH = 224 SF
COVERED PORCH = 224 SF
USE AREA CALCULATIONS:
LOT = 4350 SF
PREPARED LOT COVERAGE = 45%
- BUILDING = 1842 SF
TOTAL LOT COVERAGE 43%

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

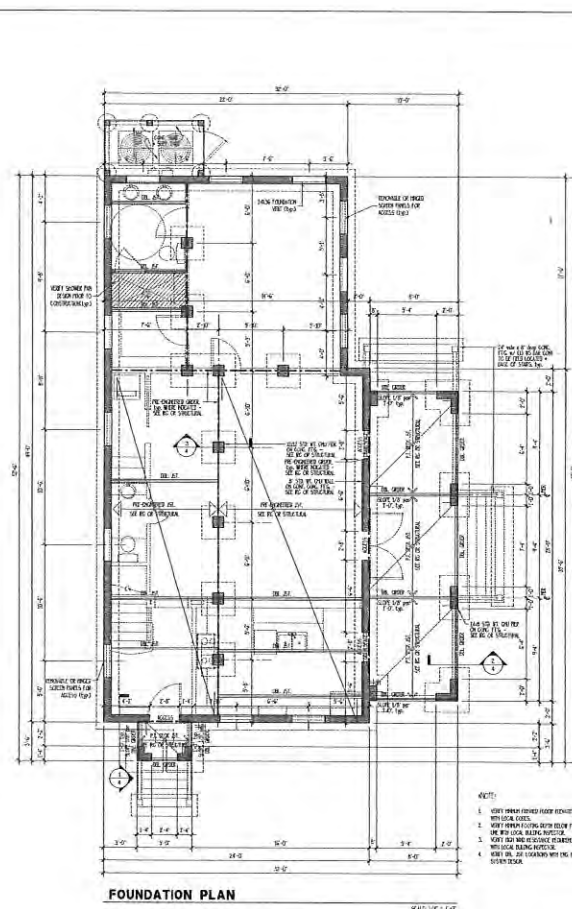
LADY & NEW STREET COTTAGE
LOT 3 + 4, BLOCK 1BLADY + STREET STREET
CITY OF FERNANDINA BEACH, FLORIDA

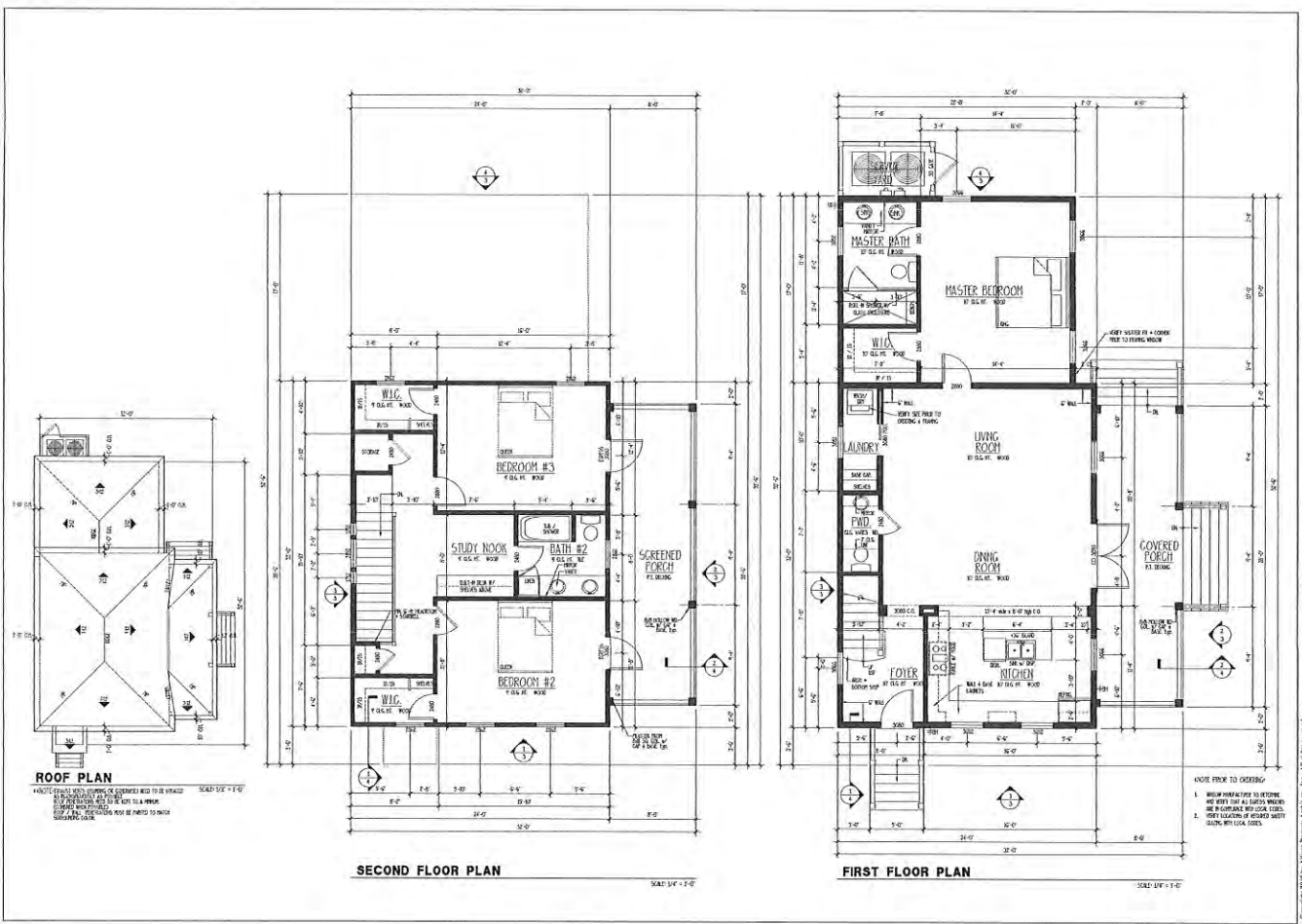
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www.allisonramseyarchitects.com

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SALE	5/16/2006
CO NO.	033120
QTY	62
PRC	03.05249

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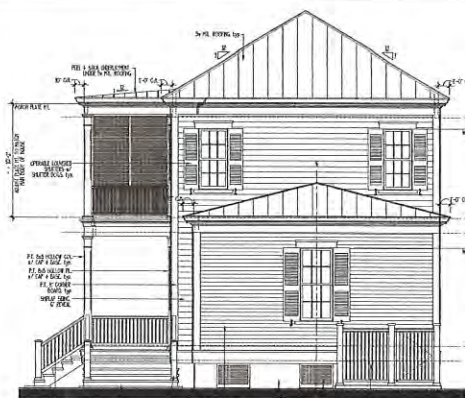


LADY & NEW STREET COTTAGE
LOT 3 + 4, BLOCK BLADY + STREET STREET
CITY OF FERNANDINA BEACH, FLORIDA

ALLISON RAMSEY
ARCHITECT
10000 N. W. 11th Ave., Suite 100
Miami, FL 33150
Phone: 305.444.1111
www.allisonramsey.com

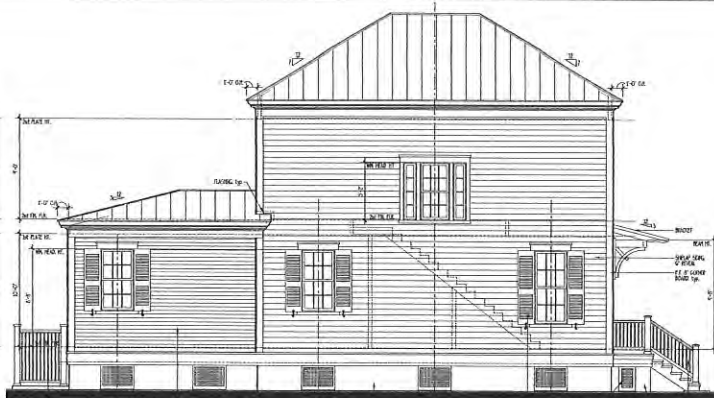
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3



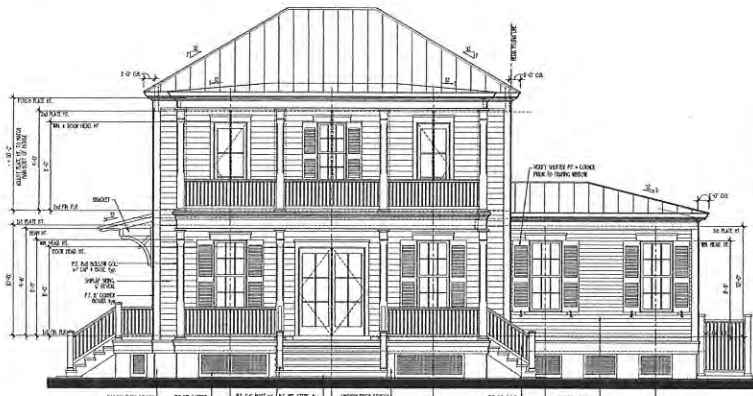
4 REAR ELEVATION

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



3 LEFT ELEVATION

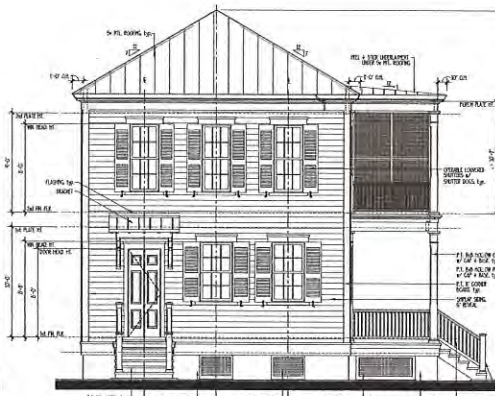
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2 RIGHT ELEVATION

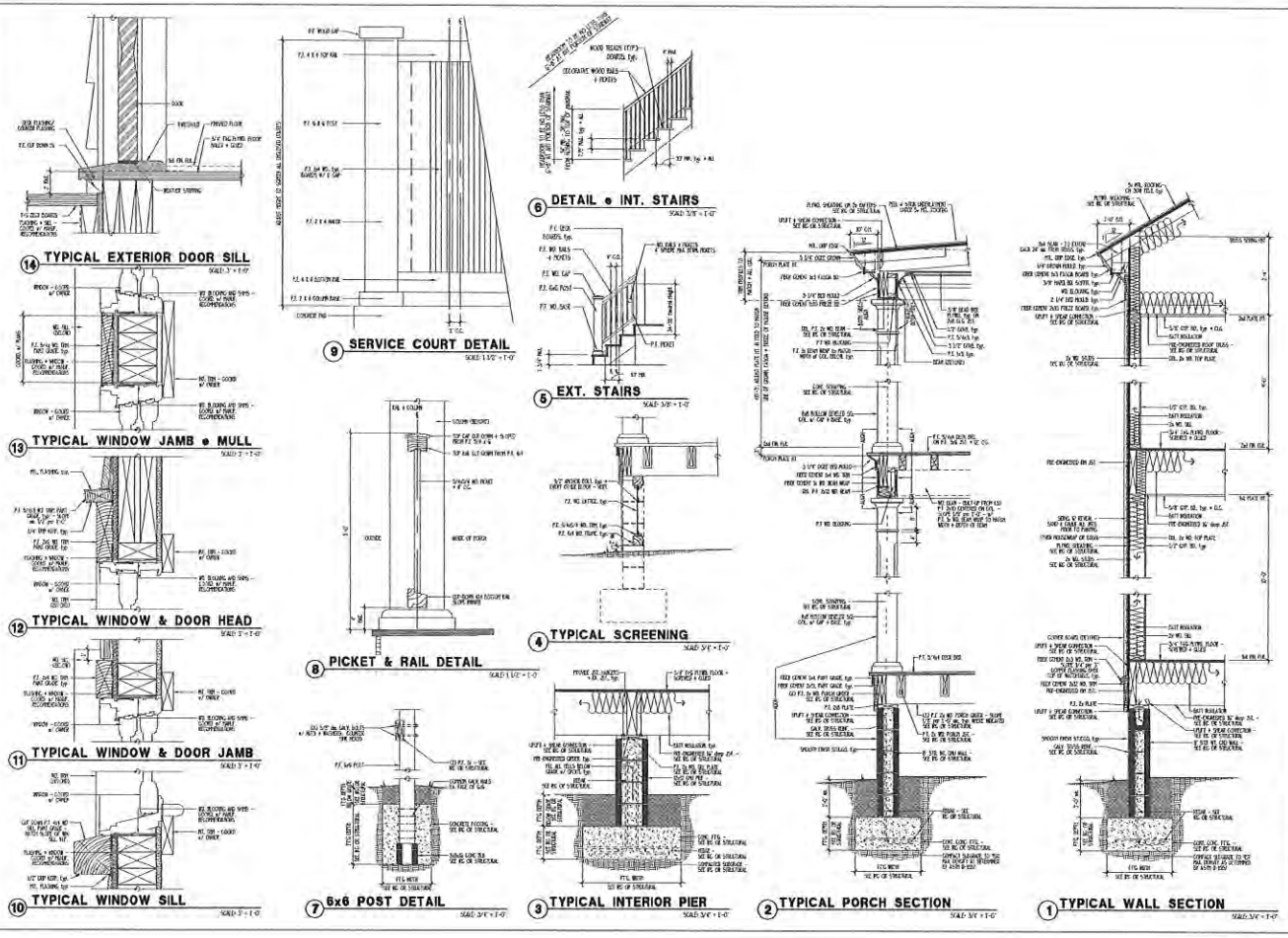
NOTED: TO RIGHT: GARDEN REMOVES FROM EXISTING FOR CLIMB

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



1 FRONT ELEVATION

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

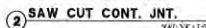
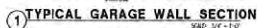


LADY & NEW STREET COTTAGE
LOT 3 + 4, BLOCK 1840Y + STREET STREET
CITY OF FERNANDINA BEACH, FLORIDA

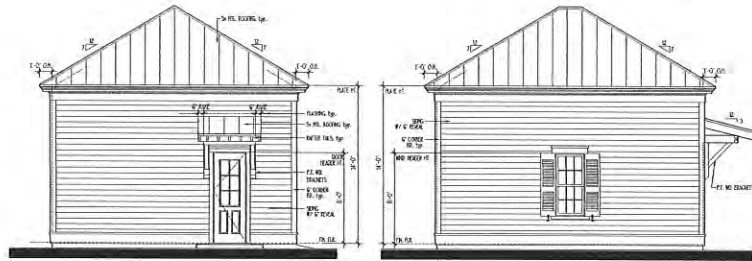
ALLISON RAMSEY
ARCHITECT
1000 N. 10TH AVE., SUITE 100
FERNANDINA BEACH, FL 32044
904.261.1234
www.allisonramsey.com

DATE	3/27/2014
BY	AS
FOR	1000 N. 10TH AVE., SUITE 100 FERNANDINA BEACH, FL 32044 904.261.1234 www.allisonramsey.com
PROJECT	1000 N. 10TH AVE., SUITE 100 FERNANDINA BEACH, FL 32044 904.261.1234 www.allisonramsey.com
DATE	3/27/2014

4



G1

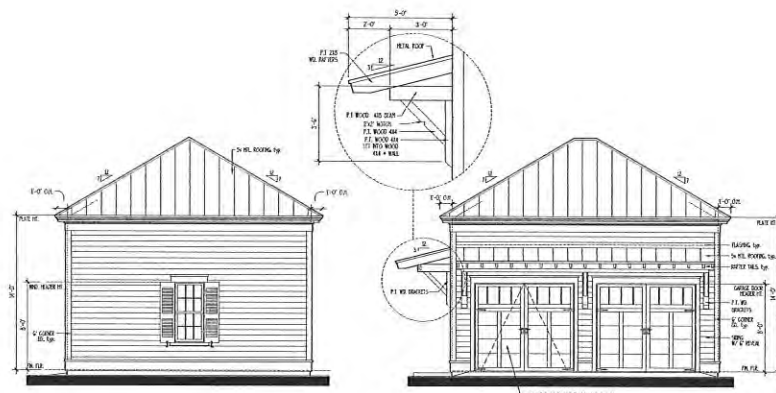


4 LEFT ELEVATION

SCALE 1/4" = 1'-0"

3 REAR ELEVATION

SCALE 1/4" = 1'-0"



2 RIGHT ELEVATION

SCALE 1/4" = 1'-0"

1 FRONT ELEVATION

SCALE 1/4" = 1'-0"

LADY & NEW STREET COTTAGE
LOT 3 & 4, BLOCK 18 LADY & STREET STREET
CITY OF FERNANDINA BEACH, FLORIDA

ALLISON R. MEESEY
ARCHITECT
1000 S. GULF BLVD.
SUITE 100
FERNANDINA BEACH, FL 32034
(904) 944-6600
www.allisonmeseeyarchitect.com

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10/27	5/15/2019	10/27	5/15/2019
10/27	5/15/2019	10/27	5/15/2019
10/27	5/15/2019	10/27	5/15/2019
10/27	5/15/2019	10/27	5/15/2019

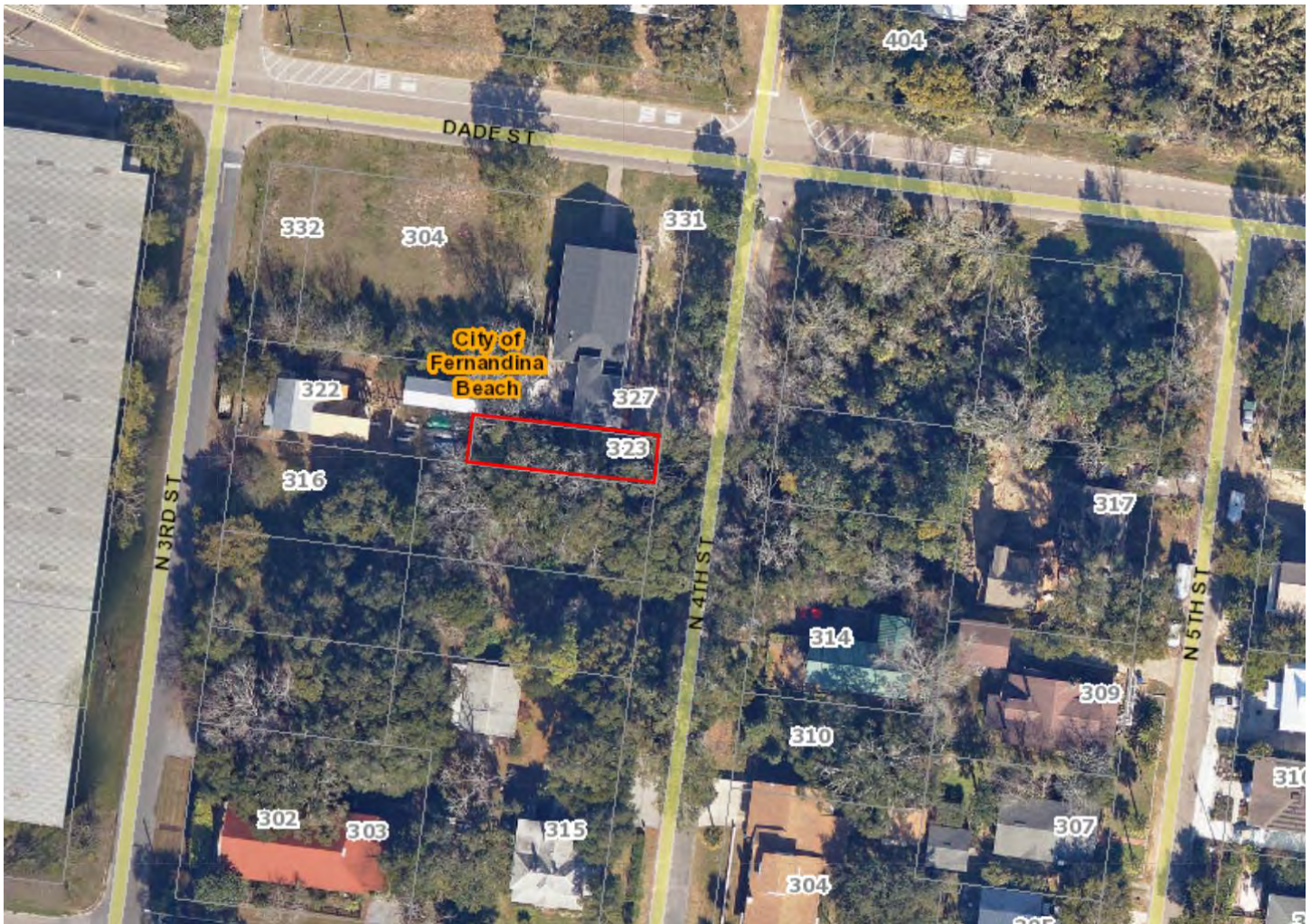
G2



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-17
JUNE 20, 2019

Owner/Applicant:	Sheryl DeGrove
Property Address:	323 N. 4 th Street
Requested action:	Certificate of Approval (COA) to construct an 820 sq. ft. single-family residence.
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
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.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is proposing to construct a 736 sq. ft. one-story residence.

Lot 20 is a 25' x 99.34' lot of record.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Construction (pg. 10)

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 set back.
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 analysis not completed as elevations and site plan page is missing from the application submission. Staff recommends a continuation of this case to allow the applicant time to submit missing materials.

STAFF RECOMMENDATION:

Staff finds that the requested action is not substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

CONTINUATION of HDC 2019-17 to the July 18, 2019 regular meeting of the HDC.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-17 **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 2019-17, 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 2019-17 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

NASSAU COUNTY TAX COLLECTOR

NASSAU COUNTY TAX COLLECTOR

NASSAU COUNTY TAX COLLECTOR

323 N 4TH
BLOCK 17 LOT 20
IN OR 2183/1734
CITY OF FDNA BEACH

2018 Paid Real Estate

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	22,688	0	22,688	155.13
TRANSPORTATION	0.5902	22,688	0	22,688	13.39
AI BEACH RENOURISHMENT MSTU	0.1021	22,688	0	22,688	2.32
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	43,750	0	43,750	32.73
CAPITAL OUTLAY	1.5000	43,750	0	43,750	65.62
SCHOOL BOARD LOCAL EFFORT	4.0690	43,750	0	43,750	178.02
ST JOHNS RIVER MGMT DIST	0.2562	22,688	0	22,688	5.81
FL INLAND NAVIGATION DIST	0.0320	22,688	0	22,688	0.73
MOSQUITO CONTROL DISTRICT	0.1412	22,688	0	22,688	3.20
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.8553	22,688	0	22,688	132.85
VOTER APPROVED DEBT	0.1929	22,688	0	22,688	4.38
TOTAL MILLAGE			20.3245		
			AD VALOREM TAXES		\$594.18

LEVYING AUTHORITY		NON-AD VALOREM ASSESSMENTS			RATE		AMOUNT	
NON-AD VALOREM ASSESSMENTS							\$0.00	
COMBINED TAXES AND ASSESSMENTS				\$594.18				
If Paid By	Nov 30, 2018							
Please Pay	\$0.00							

NASSAU COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0017-0200	2018	REAL ESTATE	11298	002	

323 N 4TH
BLOCK 17 LOT 20
IN OR 2183/1734
CITY OF FDNA BEACH

2018 Paid Real Estate

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

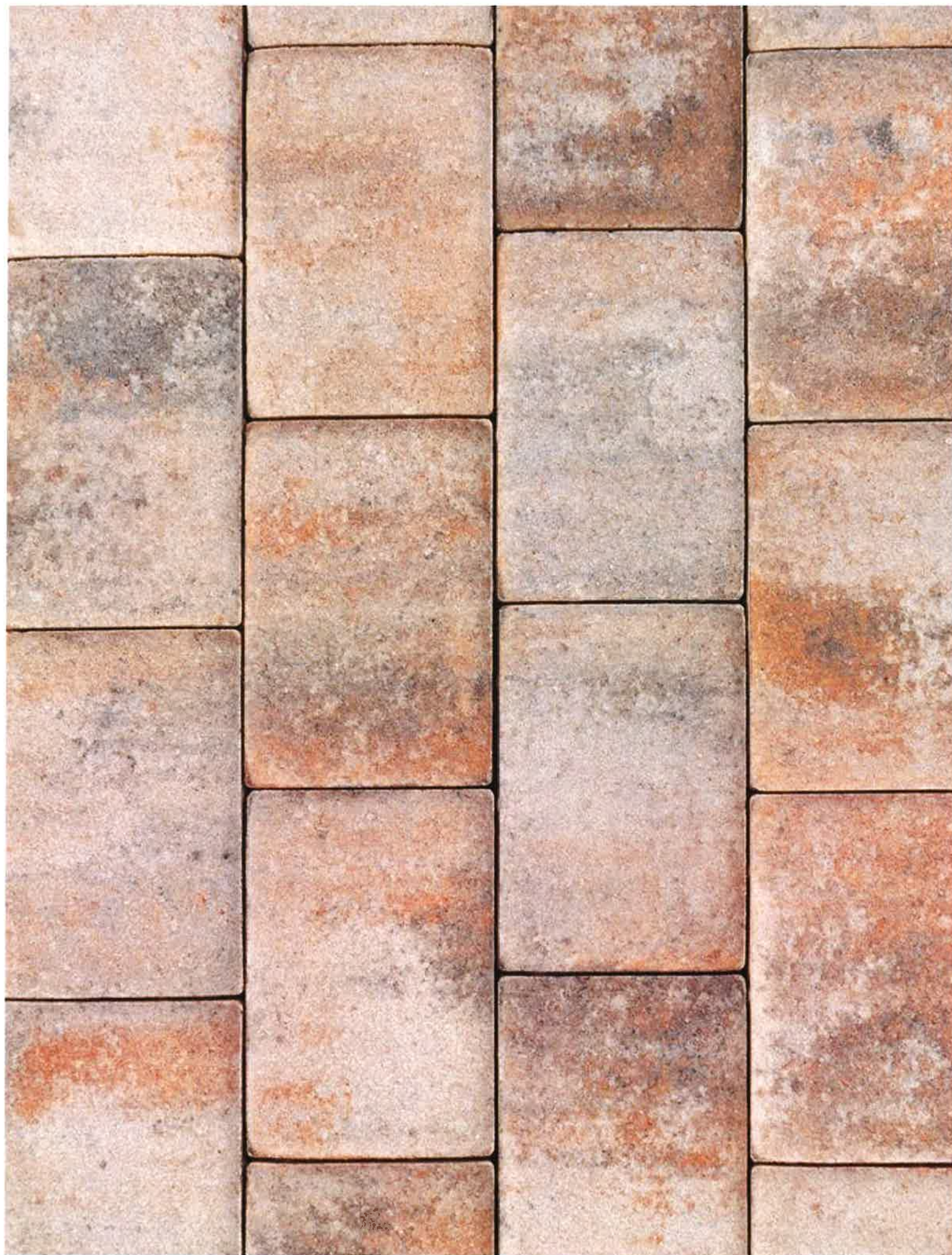
If Paid By Please Pay	Nov 30, 2018 \$0.00				
--------------------------	------------------------	--	--	--	--

Receipt # INT-18-00023224

Paid By Sheryl K DeGrove









EXPOSED SCREW ROOF SYSTEM



GulfCoast
SUPPLY & MANUFACTURING

5V CRIMP

PREMIUM METAL ROOFING

MANUFACTURED IN THE U.S.A.



*All measurements are nominal and can vary according to FL Building Code.

CLASSIC BEAUTY MEETS MODERN ENGINEERING

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

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

PREMIUM METAL ROOFING PROFILE GUIDE



HIDDEN SCREWS



GULFLOK™

An integrated screw flange means no fasteners visible. Snaplock system perfect for residential and light commercial applications.



GULFSEAM™

A bold, 1 1/4" rib offers architectural distinction on the snap-lock system.



MEGALOC™

With an ultra-tight 2" rib height, this mechanically-locked system can be installed over decking or open framing.



VERSALOC™

Available in a variety of metal types and in a 1.5" rib height, this versatile, mechanically-locked panel is perfect for many commercial and architectural applications.



EXPOSED SCREWS



GULFRIB™

Durability, strength and ease of installation make this exposed fastener panel a top choice for many residential and agricultural applications.



5VCRIMP™

Get that "traditional" look of metal roofing from yesterday with this classic exposed fastener roofing system.



GULFPBR™

Strength and durability make this exposed fastener panel a top choice for many commercial and residential applications.



GULFWAVE™

Ride the wave of architectural distinction with this 34" high rolling rib exposed fastener panel.



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SUPPLY & MANUFACTURING



ROOFING GUIDE

A COMPLETE SELECTION OF AVAILABLE COLORS AND PROFILE OPTIONS



**Siliconized Modified Polyester
STANDARD SMP PAINT FINISHES**



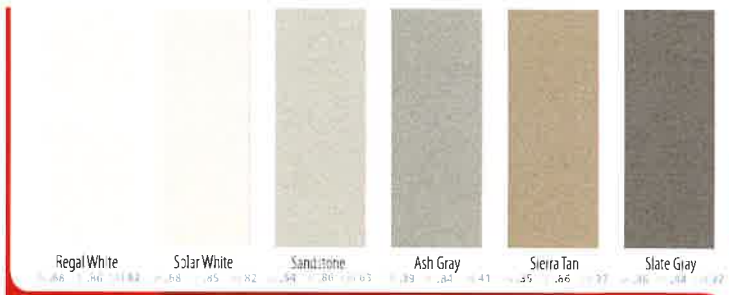
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METAL ROOF COLOR VISUALIZER**

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www.ProofMyRoof.com



ProofMyRoof® is the Roofing Industry's #1 Color Visualizer.
 Upload your photo today to see **YOUR HOME** in all of our metal roofing options.
 Switch between all of our profiles in over 40 colors on your fully customizable roofing dashboard.
Pick your favorites and share them with family and friends!

* Actual colors on this brochure are your computer monitor's display. Don't rely on color. Color differences shown are for illustrative purposes only. Request a metal sample to view exact color.



**PVDF Resin Technology
KYNAR 500® PAINT FINISHES**



**KYNAR 500®
PVDF Resin Technology**

**METAL ROOF COLOR
THAT LASTS!**

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**FADE TEST
CHALLENGE**
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- MILDEW RESISTIVE FINISH
- UNMATCHED COLOR RETENTION



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KYNAR 500® METALLIC PAINT FINISHES

Mill Finish
UNPAINTED FINISH



Hibiscus Tea

CI115 | Valspar
Available at Lowe's

valspar®



Ultra White

7006-24 | Valspar
Available at Lowe's

valspar®





Monroe™ Zinc

Mini Blinds

Monroe™ with Amber glass and Phoenix™ with Amber glass also available for 1-Lite door

See page 16-17 for larger glass details

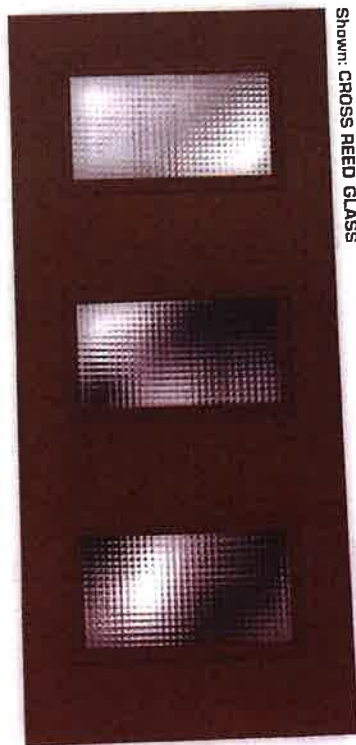
ES



Doors shown in Pre-painted Antique White

3-LITE CRAFTSMAN B

3-LITES



Shown: CROSS REED GLASS

3-LITE MIX C



Shown: REEDED GLASS

3-LITE STAIRS (A/C)



3-LITE MIX B

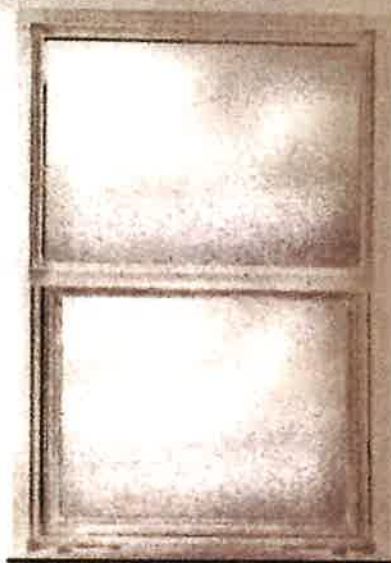


Shown: CORD GLASS

3-LITE ZAG (C/A)



WINDOW STYLES



SINGLE-HUNG

Single-hung windows work with virtually any style of architecture and are proven performers.

Available In:

Premium Atlantic™ Vinyl
Premium Atlantic™ Aluminum
Builders™ Aluminum



DOUBLE-HUNG

Double-hung windows provide a classic look to any home and provide maximum ventilation.

Available In:

Premium Atlantic™ Aluminum

Line 300 Description



Frame Width = 35 1/2"
Frame Height = 59 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	35.5-In x 59.5-In Premium Atlantic Vinyl Rectangle Single Hung	\$555.08	\$471.84	1	(\$83.24)	\$471.84
Unit 300 Total:		\$555.08	\$471.84		(\$83.24)	\$471.84

Begin Line 300 Description

— Line 300-1 —

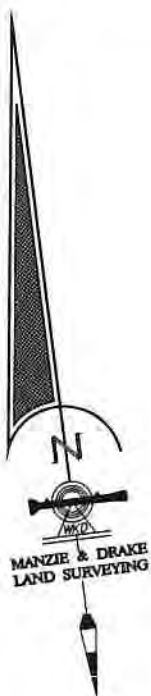
Premium Atlantic Vinyl,
Single Hung,
35.5 x 59.5
Assembly = Full Unit,
Regional Compliance = FBC-HVHZ-NAMI,
Impact Rating = Large Missile Impact,
Rating = DP+65/-70,
Installation & Frame Type = Box
Frame Color - Exterior = White,
Frame Color - Interior = White
Select Size Type = Standard and Custom Sizes.

Energy Star Zone = Energy Star - Southern,
Soundmaster = Standard,
Glazing = Insulated,
Low-E = Low-E 366 (Green Tint),
Neat Glass = Yes,
Glass Color/Texture = Clear,
Glass Type = Impact,
Inner Glass Type = Impact,
Outer Glass Type = Standard,
Select Impact Interlayer Type = PVB,
IG Options = None,

Number of Locks = 2 Locks,
Hardware Finish - Interior = White
Does Unit Meet Egress Req.? = Does Not Meet
Egress
Installation Accessories = None,
Interior Frame Options = None,
Extension Jamb = None
Prep for Mull = No Mull Prep
FL # = 14095.1,
U-Factor = 0.36,
Solar Heat Gain Coefficient = 0.22,

Date Printed: 4/7/2019 12:22 PM

MAP OF BOUNDARY SURVEY

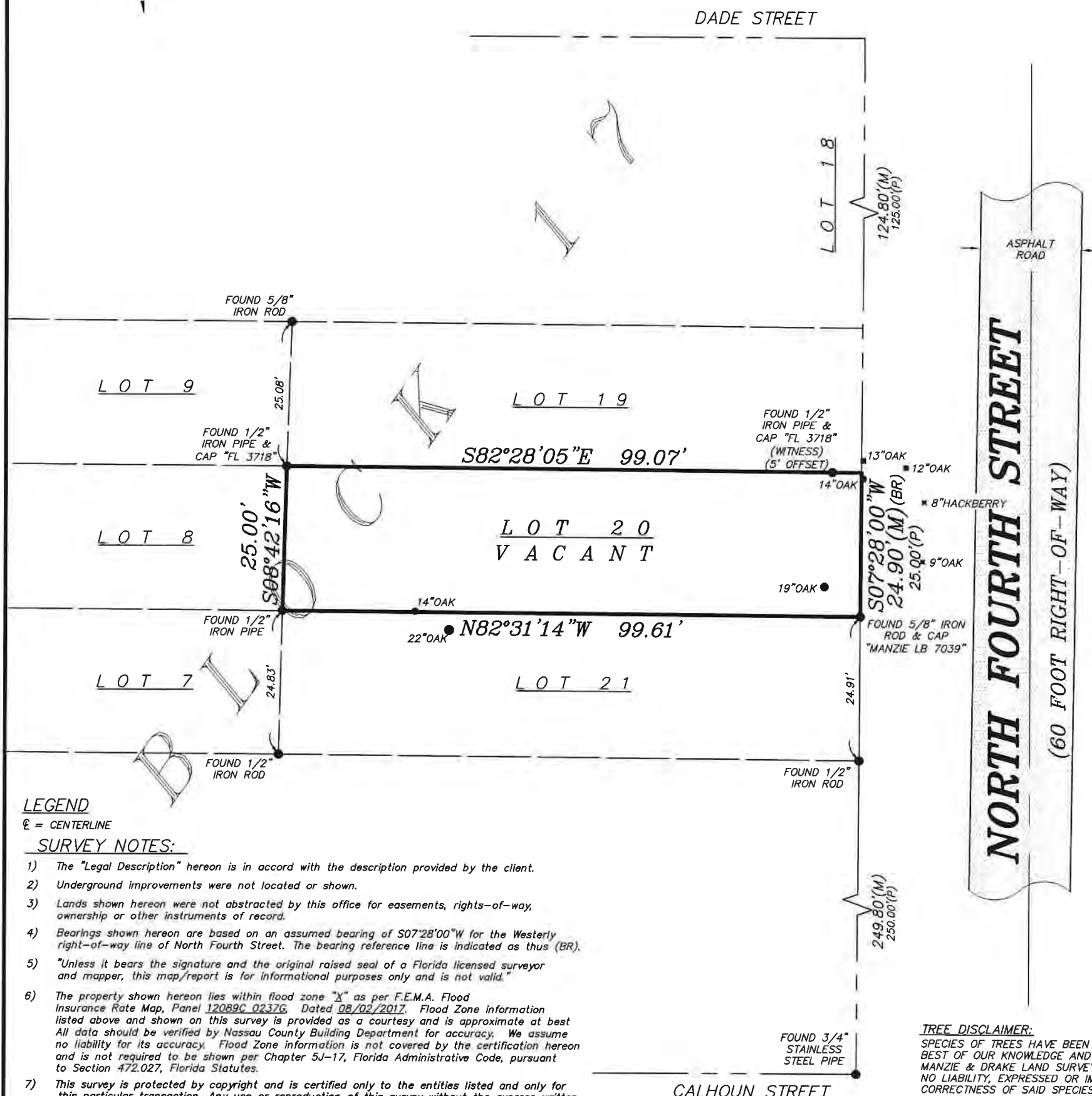


ALL THAT CERTAIN PEICE , PARCEL OR TRACT OF LAND SITUATE LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY CITY OF FERNANDINA) IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY. (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA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

LOT TWENTY (20), BLOCK SEVENTEEN (17), CITY OF FERNANDINA BEACH.

CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
ANDRES F. LENNON, P.A.
SHERYL K. DeGROVE



LEGEND

℄ = CENTERLINE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on an assumed bearing of S07°28'00"W for the Westerly right-of-way line of North Fourth Street. The bearing reference line is indicated as thus (BR).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 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) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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REVISIONS:

- 1) REVISED ON 07/02/2018 TO SHOW LOCATION OF TREES ON PROPERTY. (BH)

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.

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



MANZIE & DRAKE LAND SURVEYING

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

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SET YOUR SITES ON US."

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

SCALE: 1"=20' JOB NO: 20221 DATE: 03/09/2018 CADD: BH
F.B. NO: X-294 PAGE NO: 56 FIELD CREW: MM FILE NO: A-4492

Sheryl DeGrove Residence
323 North 4th Street FERNANDINA BEACH, FL. 32034



DESIGN CRITERIA FOR NEW SINGLE STORY, WOOD
FRAME SINGLE FAMILY REISDENCE, FERNANDINA
BEACH, FLORIDA

1. Designed per Florida Building Code, 2017 Edition
2. Design for 130 MPH fastest wind velocity, Exposure C
3. Importance 1.0, Enclosed, Roof Height 17' -1", Roof Slope 30 degrees
4. Main Wind Force Resisting Wind Loads Table 1609.6.2.1 (1)
5. Components and Cladding from table 1609.6.2.1 (2)
6. The Wall loads are +31.3 psf and -42.0 psf.
7. Concrete-----fc3,000 psi
8. Reinforcing-----Fy60,000 psi
9. Timber-----Spruce Pine Fir Pine No 2
10. Soil Bearing Pressure-----2000 psf
11. All exterior walls are to be shear wall components.

Code Information

This structure has been designed in accordance
Florida Building Code 2017 Edition

Structure Height and Number of Stories

Maximum height of structure	17'- 1 "
Mean roof height	14'- 4 "
Number of stories	1

Wind Zone

Basic wind speed (3 second gust)	130 MPH
Wind importance factor	1.0
Wind exposure category	C
Building category	Enclosed
Internal pressure coefficient	+/- .18

Index

Sheet #	Description
Cover Sheet	DESIGN CRITERIA
A-1	FLOOR PLAN / ELEVATIONS
E-1	ELECTRICAL PLAN / FLASHING DETAILS
S-1	FOUNDATION / FLOOR FRAMING PLAN
S-2	SECTIONS & FRAMING DETAILS

Square Foot Information

HEATED	736 SF
FRONT PORCH	84 SF
TOTAL SF	820 SF

Effective Wind Area (SF)	End Zones		Interior Zones	
	POS. +	NEG. -	POS. +	NEG. -
SF				
0-20	30.4	-40.7	30.4	-33
20-50	29.0	-38.0	29.0	-31.6
50-100	27.2	-34.3	27.2	-29.8
>100	25.9	-31.6	25.9	-28.4

END ZONE:2'- 0" North & South 6'-0" East & West

Roofing Material Specifications

UL CLASS A FIRE RATING	ASTM D 3018 TYPE 1
UL WIND RESISTANCE	ASTM D 3161 (MODIFIED TO 110
MPH)	
VALLEY FLASHING	26 GA. GALVANIZED, 18 " WIDE
UNDERLAYMENT	Shall conform wth ASTM D 226 Type I or Type
	II, ASTM D 4869 Type II or Type IV, or ASTM
	D 6757.

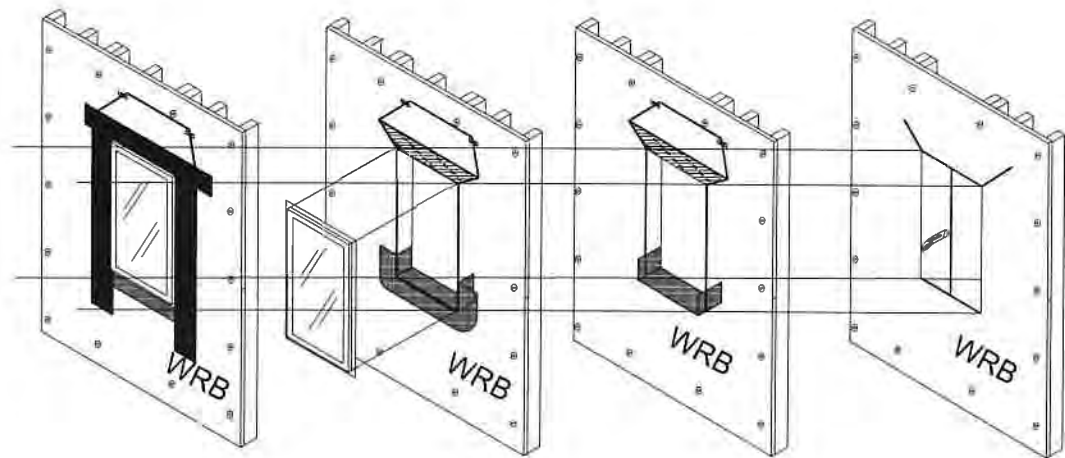
CALLAHAN DRAFTING, INC.
541226 US-1 CALLAHAN FL. 32011
904 575 0181 ethan@scaffbuilders.com

Sheryl DeGrove Residence
323 North 4th Street FERNANDINA BEACH, FL. 32034

Banga, Alnis P.E.
FL # 42414
Jacksonville, FL 32216

SHEET
COVER SHEET

DATE 3/1/19
SCALE 1/4" = 1'



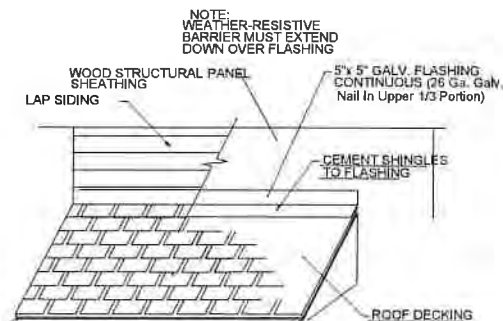
- A. CUT A PIECE OF FLASHING TAPE FOR HEAD FLASHING.
B. HEAD FLASHING TO EXTEND BEYOND OUTER EDGES OF JAMB FLASHING.

- A. INSTALL WINDOW ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.

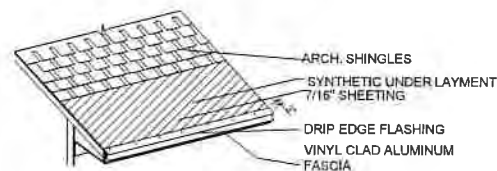
- A. INSTALL THE SILL FLASHING. REMOVE THE LARGEST STRIP OF RELEASE PAPER, ALIGN THE FLASHING WITH THE INTERIOR EDGE OF SILL AND INSTALL INTO ROUGH OPENING ACROSS SILL AND UP JAMBS (6" MIN).

- A. CUT AN "I-CUT" (STANDARD I-CUT) IN THE WRB.
B. CUT A HEAD FLAP AT A 45 ANGLE TO EXPOSE 5" OF SHEATHING TO ALLOW FOR HEAD FLASHING INSTALLATION.

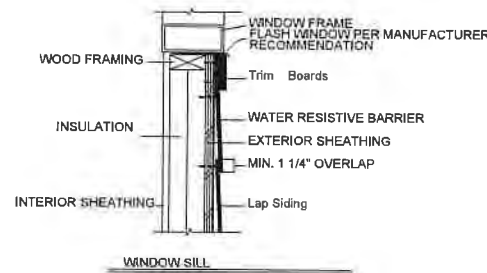
WINDOW FLASHINGS



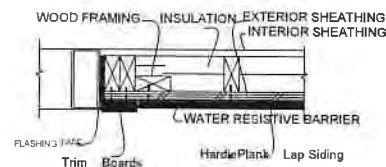
SIDE WALL FLASHING



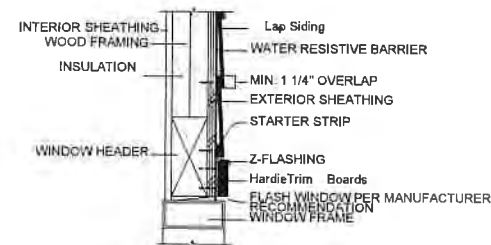
SEE DRIP EDGE FLASHING NOTES
ROOF FLASHINGS



WINDOW SILL

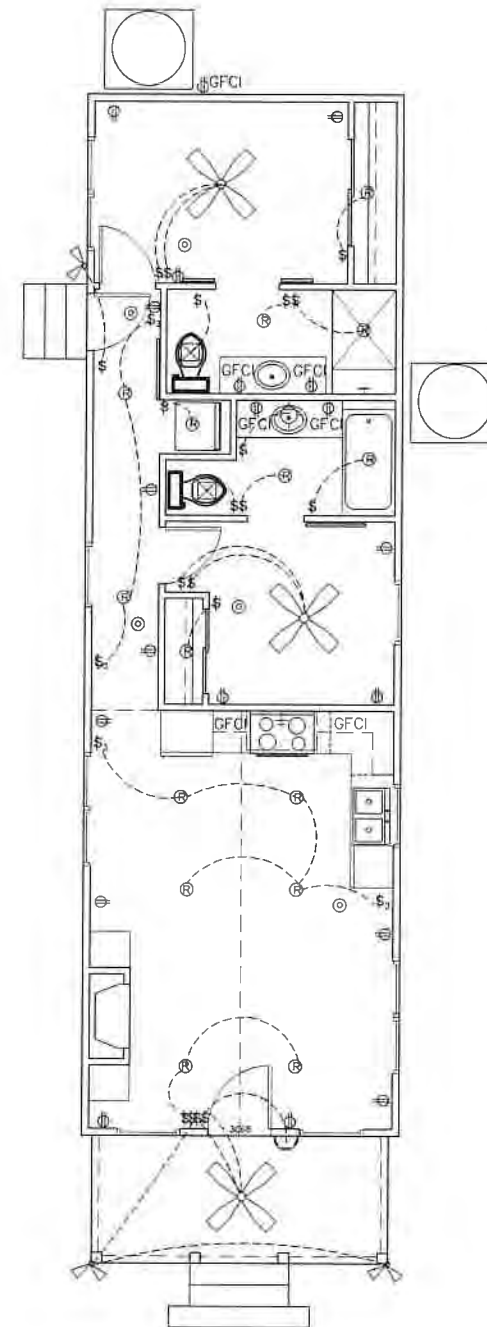


WINDOW / DOOR JAMB



WINDOW / DOOR HEADER

SIDING FLASHINGS



ELECTRICAL PLAN

Every separate building or an addition to an existing building for which a permit for new construction is issued and having a fossil-fuel-burning heater or appliance, a fireplace, an attached garage, or other feature, fixture, or element that emits carbon monoxide as byproduct of combustion shall have an operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes.

Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a listed AFCI, combination type, installed to provide protection of the branch circuit FBC R 3902.16.

THIS PLAN IS FOR PERMITTING PURPOSE AND LAYOUT OF OUTLETS, SWITCHES AND FIXTURES MAY BE MOVED TO ACCOMMODATE FRAMING MEMBERS OR CONVENIENCE FOR THE OWNERS, WITHIN THE LIMITS OF THE 2017 FBC AND THE N.E.C.

ELECTRICAL LEGEND

	CEILING FAN/LIGHT
	FLOURESCENT LIGHT
	LIGHT
	OUTLET
	(All Waterproof)
	EXHAUST FAN/LIGHT
	FAN ONLY
	SWITCH
	THREEWAY
	FOURWAY
	EYEBALL LIGHT
	RECESSED LIGHT
	SCONCE
	PRE-WIRE & BRACE
	PHONE
	DATA/LAN
	CABLE
	SMOKE DETECTOR/CARBON MONOXIDE
	FLOOD LIGHT
	AUTOMOBILE CHARGER
	COMPRESSOR

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SHEET

E-1

DATE 3/1/19

SCALE 1/4" = 1'

HEADER SPAN TABLE				
SIZE	SPAN	FASTENING	JACKS EA. END	STUDS EA. END
2-2X6	0'-0" - 3'-9"	2 RCWS 10d X 3" NAILS @ 8" O.C.	1	2
2-2X8	3'-9" - 6'-0"	3 STAGGERED ROWS 10d X 3" NAILS 12" O.C.	2	3
2-2X10	6'-0" - 12'-0"	4 STAGGERED ROWS 10d X 3" NAILS 12" O.C.	2	3
2-2X12	12'-0" - 16'-0"	5 STAGGERED ROWS 10d X 3" NAILS 12" O.C.	3	3
3 1/2" X 16" LVL	16'-0" - 19'-0"	6 STAGGERED ROWS 10d X 3" NAILS 12" O.C.	3	4

FULL HEIGHT ANCHORING SPECIFICATIONS

THE THREADED ROD ANCHORING SYSTEM SHALL CONSIST OF 1/2" THREADED ROD (UNLESS OTHERWISE NOTED), ATTACHED TO THE BOND BEAM AND THROUGH THE TOP PLATE AT THE LOCATIONS INDICATED IN THESE DOCUMENTS, FASTENED ABOVE THE TOP PLATE WITH A STEEL NUT AND WASHER.

DRILL HOLE 1/4" LARGER THAN THE DIAMETER OF THE THREADED ROD USED. COUPLERS MAY BE USED IN CASES WHERE ONE CONTINUOUS ROD IS UNFEASIBLE. RODS MAY BE SLANTED 6" IN 10" TO AVOID CONFLICTS WITH FRAMING. RODS PLACED 48" O.C. BESIDE EACH OPENING AND 1 ROD EACH CORNER, UNLESS OTHERWISE NOTED.

DRILL AND EPOXY ANCHORED 7" MINIMUM INTO SLAB TOTAL

THREADED ROD	WOOD PLATE HOLE	CONCRETE HOLE	WASHER SPEC	EMBEDMENT DEPTH	EDGE DISTANCE
3/8"	1/2"	1/2"	2X2X1/8"	4"	2"
1/2"	5/8"	5/8"	3X3X1/4"	7"	2 1/2"
5/8"	3/4"	3/4"	3X3X1/4"	7.5"	2 1/2"

NOTES

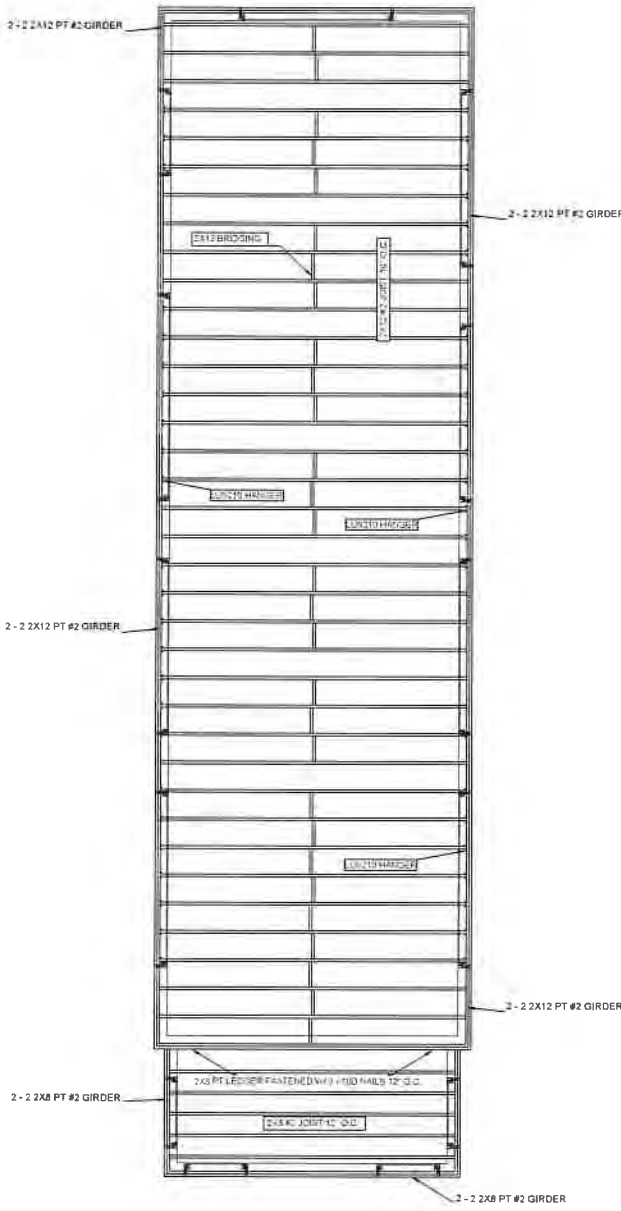
- ROOF SHEATHING - 7/16" OSB FASTENED WITH 113 8D RING SHANK NAILS AT 6" O.C. ON THE EDGES AND 6" O.C. IN THE FIELD.
- WALLS SHEATHING - 7/16" OSB FASTENED WITH 131 8D NAILS AT 6" O.C. ON THE EDGES AND 6" O.C. IN THE FIELD.
- FLOOR SHEETING - 23/32" T&G OSB SHEETING, GLUE AND NAIL WITH 10d RING SHANK 6" O.C.
- MASONRY STEM WALL - ALL CMU SHALL BE COMPOSED OF ASTM C903, E GRADE N-1 GROUT FILL ALL CELLS WITH 3000 PSI CONCRETE. SLICES IN REINFORCING SHALL BE 30 BAR MIN (5/8" = 24") ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT WITH - #4 @ 48" O.C. MAX AND AT EACH CORNER, WALL END AND WALL INTERSECTIONS.

WOOD FASTENING SCHEDULE		
MEMBERS	CONNECTION	FASTENER
TOP PLATE TO TOP PLATE	FACE NAIL	2-GUN NAILS @ 12" STAG.
TOP PLATE LAP/INTERSECTION	FACE NAIL	(2-100) 3-GUN NAILS
DIR. TOP PLATE TO STUD	FACE NAIL	(2-100) 3-GUN NAILS
CEILING JOIST TO TOP PLATE	TOE NAIL	(2-100) 3-GUN NAIL
CEILING JOIST TO ROOF RAFTER	FACE NAIL	(8-100) 3-GUN NAIL
JOIST/ TRUSS TO PLATE	TOE NAIL	(2-100) 3-GUN NAIL
JACK RAFTER TO HP	TOE NAIL	(3-100) 4-GUN NAIL
ROOF RAFTER TO 2x RIDGE BEAM	TOE NAIL	(3-100) 3-GUN NAIL
ROOF/ 2x HEADER TWO REDES	FACE NAIL EACH SIDE	(2-100) @ 12" STAG.
STUD TO SOLE PLATE	TOE NAIL	(3-100) 4-GUN NAIL
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	(100 @ 16" GUN NAIL @ 8"
RAFTER TO PLATE	TOE NAIL	(3-100) 3-GUN NAIL

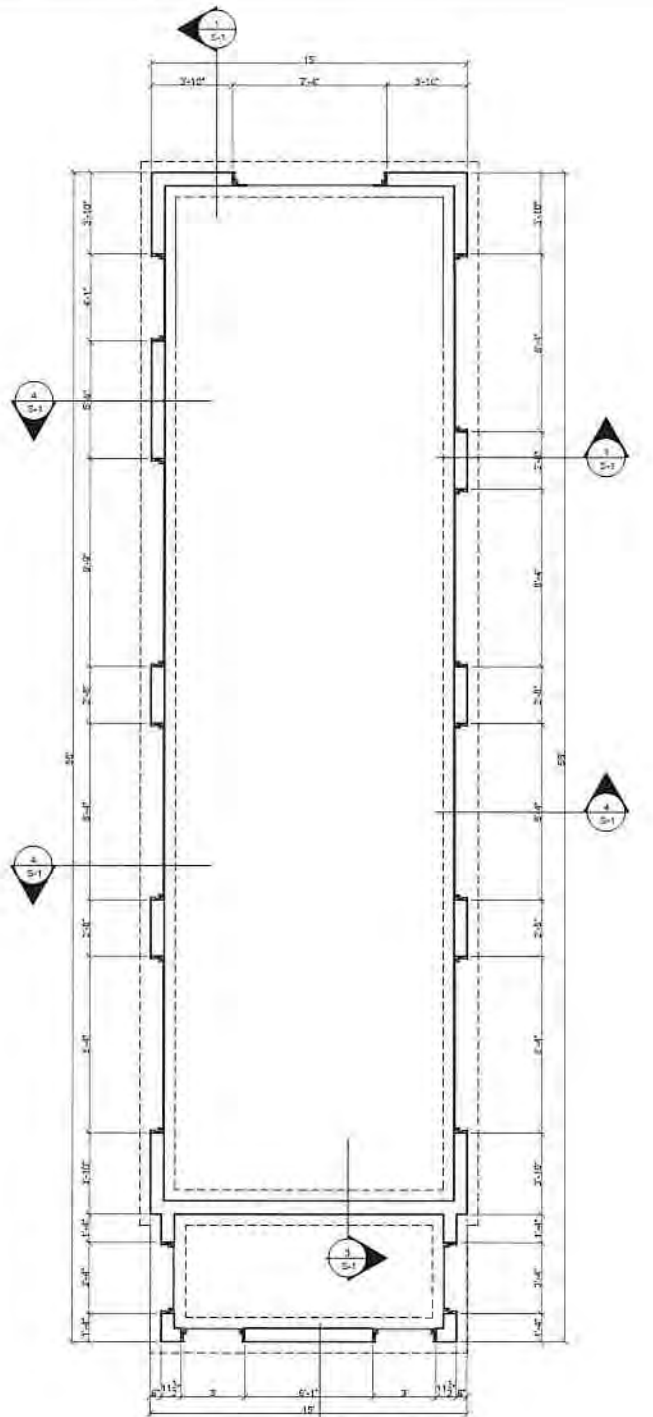
Truss Anchoring

Load	Anchor
0 - 350	(1) Simpson H2.5
350 - 700	(1) Simpson H2.5 1/4"
700 - 1200	(1) Simpson H15
1200 - 1500	(1) Simpson H16

Load	Anchor
0 - 615	(1) SDWC15600
615 - 1200	(2) SDWC15600
1200 - 1500	(1) Simpson H16



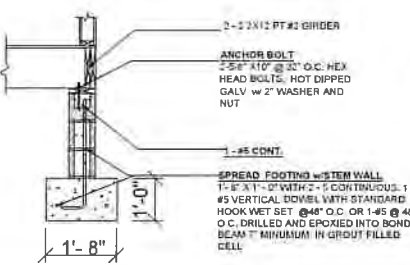
FLOOR FRAMING
1/4" = 1'



FOUNDATION PLAN
1/4" = 1'

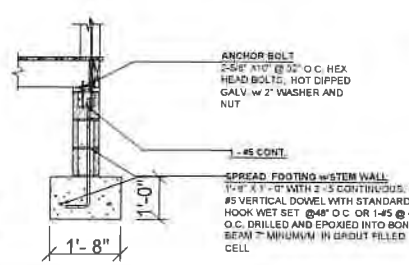
1 / S1

TYPICAL STEM WALL
8" X 8" CMU w/GROUTED CELLS



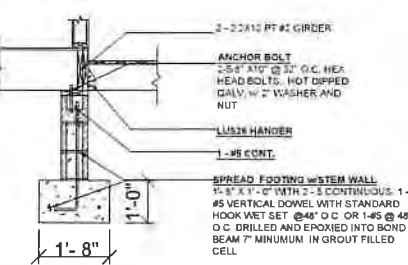
2 / S1

TYPICAL STEM WALL
8" X 8" CMU w/GROUTED CELLS



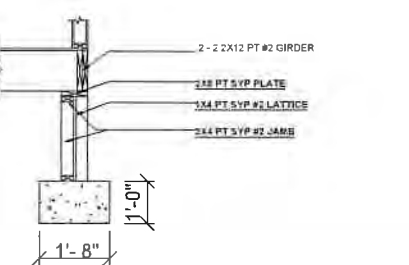
3 / S1

TYPICAL STEM WALL
8" X 8" CMU w/GROUTED CELLS



4 / S1

TYPICAL STEM WALL
8" X 8" CMU w/GROUTED CELLS



FINISHED FLOOR 0' - 0"
PORCH FLOOR -0' - 4"
TOP OF FOOTER -3' - 1"

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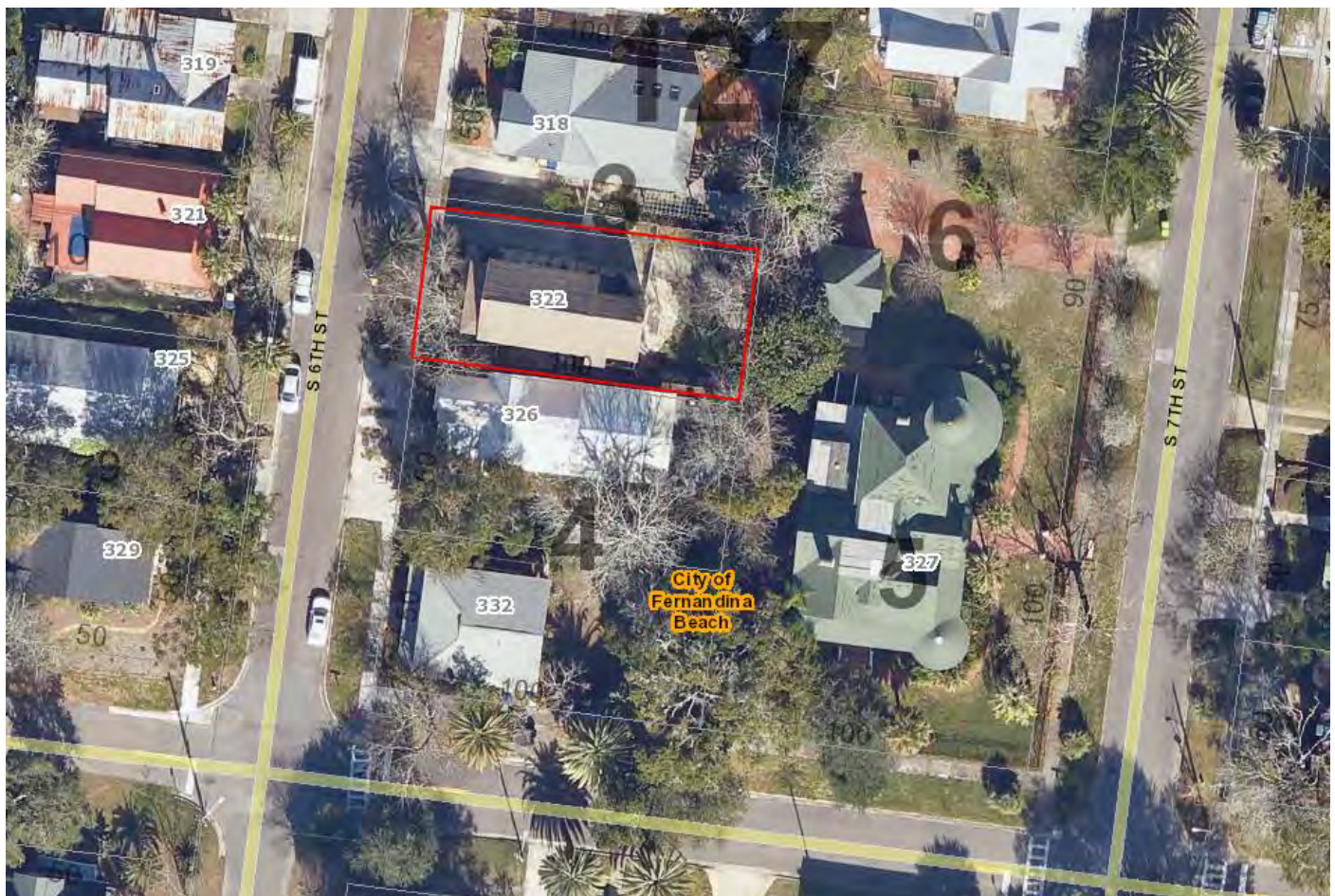
SHEET
S-1
DATE 3/1/19
SCALE 1/4" = 1'



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-19
JUNE 20, 2019

Applicant/Owner:	Jeremy Marrero, agent for Andrea Lee
Property Address:	322 S 6 th Street
Requested action:	Certificate of Approval (COA) to construct an in-ground swimming pool and paver deck.
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residential
FL Master Site File #	NA00408
Year Built:	1900 (FMSF)
Contributing Status:	Contributing

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to install an in-ground swimming pool and paver deck.

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* ☐

5.01.11 Swimming Pools and Pool Enclosures

- A. All pools shall provide fencing or enclosures in compliance with the requirement of the Florida Building Code.
- C. No overhead electric power lines shall pass over any pool unless enclosed in conduit and rigidly supported, nor shall any power line be nearer than ten (10) feet horizontally or vertically from the pool edge.
- D. Pool equipment may be located within the side yard setback, but not closer than five (5) feet to side or rear yard lot line.
- E. Lights used to illuminate any swimming pool shall be shielded and directed to avoid illuminations of adjoining properties.
- F. The following setback shall be maintained and shall be measured from the pool's edge of water to the lot line as follows:
 - 1. The minimum front setback shall be the same as that required for a residence located on the parcel where the pool is to be constructed. However, in no case is the pool to be located closer to a front property line than the principal building is located;
 - 2. The minimum side setback shall be not less than eight (8) feet from the side lot line;
 - 3. The minimum rear setback shall be not less than eight (8) feet from the rear lot line; and

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:

- C. 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;
- D. 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;
- E. Foster awareness and pride in the accomplishments and events of the City's past;
- F. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- G. Stabilize and improve property values and encourage compatible redevelopment;
- H. Enhance the visual and aesthetic character of the City; and
- I. 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.

ANALYSIS:

While not commonly found in the City of Fernandina Beach Downtown Historic District, swimming pools are an allowable feature.

The proposed pool is appropriately located in the rear yard, and will be screened from view by the existing wood fence.

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 2019-19

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-19 **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 2019-19, 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 2019-19 Application and Backup Materials

Respectfully Submitted,



Samantha N. Rogic
Planning Technician

Reviewed by:



Salvatore J. Cumella
Historic Preservation Planner



APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)

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

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

APPROVAL TYPE:	☐ Staff Approval
	☒ Board Approval: Conceptual _____ or Final ☒
PROJECT TYPE:	
☒ New Construction	☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair	☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>322 6TH STREET SOUTH</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1800-0127-0032</u>	
Zoning District: <u>R-2</u> Lot / Block Number (optional) <u>LOT 3 BLK 127 S45</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>ANDREA LEE</u>	
Company (if applicable)	
Street Address	
<u>322 6TH STREET SOUTH</u>	
City State Zip	
<u>FERNANDINA BEACH, FL. 32034</u>	
Telephone Number	
<u>904.661.2636</u>	
Email Address	
<u>ANDREALLEE337@YAHOO.COM</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
<u>JEREMY MARRERO</u>	
Company (if applicable)	
<u>AQUA CLASSICS</u>	
Street Address	
<u>600 ST. JOHNS BLUFF RD. N.</u>	
City State Zip	
<u>SARASOTA, FLORIDA 32235</u>	
Telephone Number	
<u>904.487.7400</u>	
Email Address	
<u>JEREMY@AQUACLASSICS.COM</u>	



Historic District Council Windows List

As amended from time to time – Approved 1/18/18

*New products not on the list will be reviewed on a case by case basis.

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS:

Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).

Wood

Hurd

Jeld-wen

Marvin

Pella (Reserve)

Aluminum-Clad Wood

Hurd

Marvin

Pella (Architect, Designer, Reserve) Weather Shield

Vinyl-Clad Wood

Andersen (400 Series, Architectural, 200 Series)

Cellular PVC/Ultrex

Marvin (Integrity)

Windsor

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY:

Any product line approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).

Aluminum-Clad Wood

Pella (ProLine)

All Vinyl/Plastic/Fiberglass Jeld-wen

Pella (Impervia, 350 Series, Encompass) PGT

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.

BACKYARD WITH GRASS + DECK

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.

SWIMMING POOL + PAVER DECK

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		INGROUND SWIMMING POOL		
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

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

CERTIFICATION (REQUIRED)

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

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

5-14-19
Date

Austin R. Lee
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

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

Deborah Werling
Notary Public: Signature

Deborah Werling
Printed Name

11-17-19
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: Fdl



City of Fernandina Beach, Department of Planning & Conservation - 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3480 - Email: PlanningInfo@fbfl.city - www.fbfl.us

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE ANDREA LEE
(print name of property owner(s))

hereby authorize: JEREMY MARRERO
(print name of agent)

to represent me/us in processing an application for: SWIMMING POOL
(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.

Andrea R. Lee
(Signature of owner)

(Signature of owner)

Andrea R. Lee
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

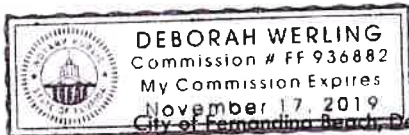
Subscribed and sworn to before me this 14th day of May, 2019.

Deborah Werling
Notary Public: Signature

Deborah Werling
Printed Name

11-17-19
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: Fall



City of Fernandina Beach, Department of Planning & Conservation · 204 Ash Street Fernandina Beach, FL 32034
P: 904.310.3480 – Email: PlanningInfo@fbfl.city – www.fbfl.us

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0127-0032

Owner Name LEE ANDREA RUTH
Mailing Address 322 S 6TH ST
FERNANDINA BEACH, FL 32034
Location Address 322 6TH ST S
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 20.3245
Homestead HX
Property Usage SINGLE FAM 000100
Deed Acres 0.11
Short Legal BLOCK 127 S45 FT OF LOT 3 IN OR 2144/172 CITY OF FDNA
BEACH

2018 PROPERTY VALUES (Certified Final Roll)

Land Value	\$78,750
(+) Improved Value	\$200,460
(=) Market Value	\$279,210
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$279,210
(-) Homestead	\$
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$279,210
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$279,210

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



AERIAL MAP

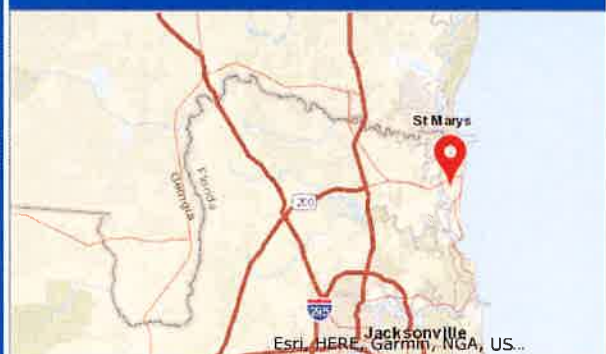


PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
DUPLEX	2272	1858	3	2					1900

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2017-08-30	2144 / 172	\$375,000	WD	Q	Y	IRA STEWART B &	LEE ANDREA RUTH

Property Search Results

2014-05-20	1917 / 1787	\$135,000	TD	Q	Y	ROGERS DOROTHY L TRUSTEE	IRA STEWART B & EILEEN SHANNON MOORE
2008-11-26	1594 / 1834	\$100	QC	U	Y	ROGERS DOROTHY L	ROGERS DOROTHY L TRUSTEE
1992-07-02	662 / 390	\$68,000	WD	U	Y	DANOS BARBARA L	ROGERS WM & DOROTHY
1979-04-01	289 / 351	\$15,000	WD	Q	Y		
1972-01-01	128 / 554	\$4,500	TA	U	Y		





Aqua Classics

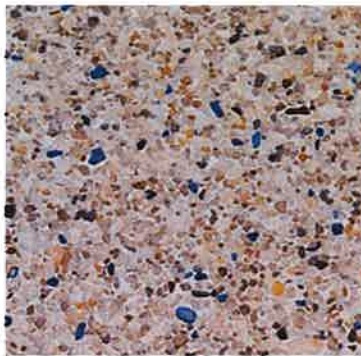
Materials to be used at:

Lee Residence - 322 S. 6th St. Fernandina Beach, Fl. 32034

Waterline Tile: 6x6



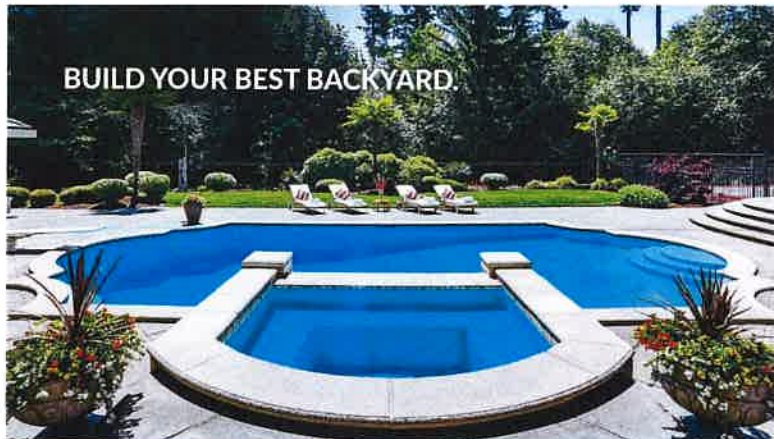
Interior: CLI Cove Blue Pearl



Deck: Napoli Concrete Brick Pavers



BUILD YOUR BEST BACKYARD.



At Hayward®, our best-in-class pool products make owning a pool easy, economical and environmentally friendly. Our innovative solutions save more time and more money by using fewer resources. Remember, when it takes less to run your pool, you get more time to enjoy it.



MEET THE INDUSTRY'S BROADEST LINEUP OF VARIABLE-SPEED PUMPS.

According to EPA ENERGY STAR® third-party test data, our TriStar VS variable-speed pumps are the most energy-efficient pumps on the market. Our industry-leading EccStar®, TriStar® VS, Super Pump® VS, and MaxFlo VS® can reduce pool-related costs by up to 90%, saving consumers an average of \$1500 per year compared to traditional single-speed pump.



FOR SPARKLING WATER, HAYWARD'S FILTERS ARE THE CLEAR CHOICE.

Our SwimClear™ filters are simply the most efficient single-element cartridge filters ever produced. ProGrid™ D.E. filters and ProSeries™ sand filters are two other smart options, as their efficient flow and totally balanced backwashing provide the best value available in filtration.



PUT OUR SMARTEST CLEANERS TO THE TEST.

Hayward offers a wide variety of suction, pressure and robotic cleaners, including Expert Line models exclusive to the trade. Our new TriStar® pressure cleaner is the only cleaner that can skim debris from the water's surface.



TIRED OF NOT BEING ABLE TO USE YOUR POOL WHEN THE SUN GOES DOWN?

Universal H-Series heaters from Hayward offer the most reliable and hydraulically efficient heating solution for any pool or spa. Energy-efficient Hayward HeatPro® heat pumps quietly and economically maintain your ideal water temperature at all times, all while consuming less energy than gas heaters to lower your operating costs by 75%.



EXPERIENCE THE FREEDOM OF TOTAL BACKYARD CONTROL.

Hayward's automation systems save up to 70% on pool energy costs. OmniLogic®—the simplest and most intuitive pool controller ever—puts your backyard at your fingertips by allowing you to control every feature from your iPhone®, iPad® or Android® device. Hayward also offers OnCommand®, a cost-effective automation solution that offers seamless retrofitting.



DISCOVER SALT CHLORINATION WITH THE BRAND THAT DOES IT BEST.

Say goodbye to red eyes, itchy skin, harsh odors and faded fabrics. Hayward's AquaRite® is the best-selling salt chlorination system in the world. Salt provides an easier, gentler, more cost-effective way to chlorinate. AquaRite delivers savings of 50% or more over traditional chlorine.



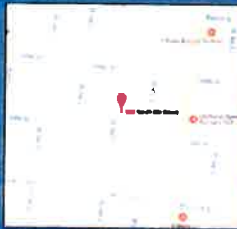
COLOR EVERY CORNER OF YOUR OASIS.

Light up your night with Universal ColorLogic® LED Pool, spa and backyard lighting, and save up to 86% on pool energy costs compared to incandescent lighting. Pair these LED lights with a Hayward Automation system for the complete backyard experience, and transform your backyard into an oasis of color.

ORDERED BY:



**BERKSHIRE
HATHAWAY**
HomeServices



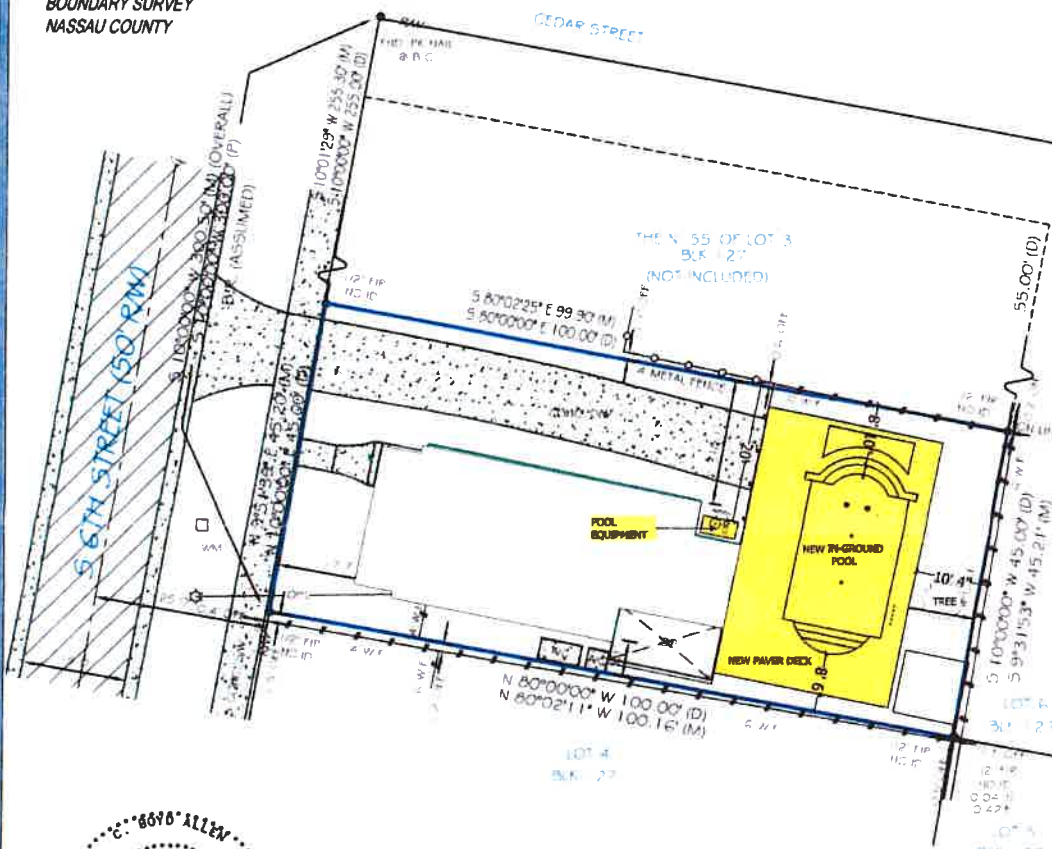
PROPERTY ADDRESS: 322 S 6TH STREET FERNANDINA BEACH, FLORIDA 32034

SURVEY NUMBER: 1707 3576

FIELD WORK DATE: 8/2/2017

REVISION DATE(S): (REV 0 8/3/2017)

17073576
BOUNDARY SURVEY
NASSAU COUNTY



CERTIFICATE
No. 3932
I hereby certify that the Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Engineers in Chapter 29-17 of the Florida Administrative Code.

GRAPHIC SCALE (In Feet)
1 inch = 20' ft.



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

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, DATED 12/17/10

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 8/3/2017

BUYER: Andrea Lee

SELLER:

CERTIFIED TO: ANDREA LEE; WOOD & SMITH; BRAND MORTGAGE

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

Team Werling



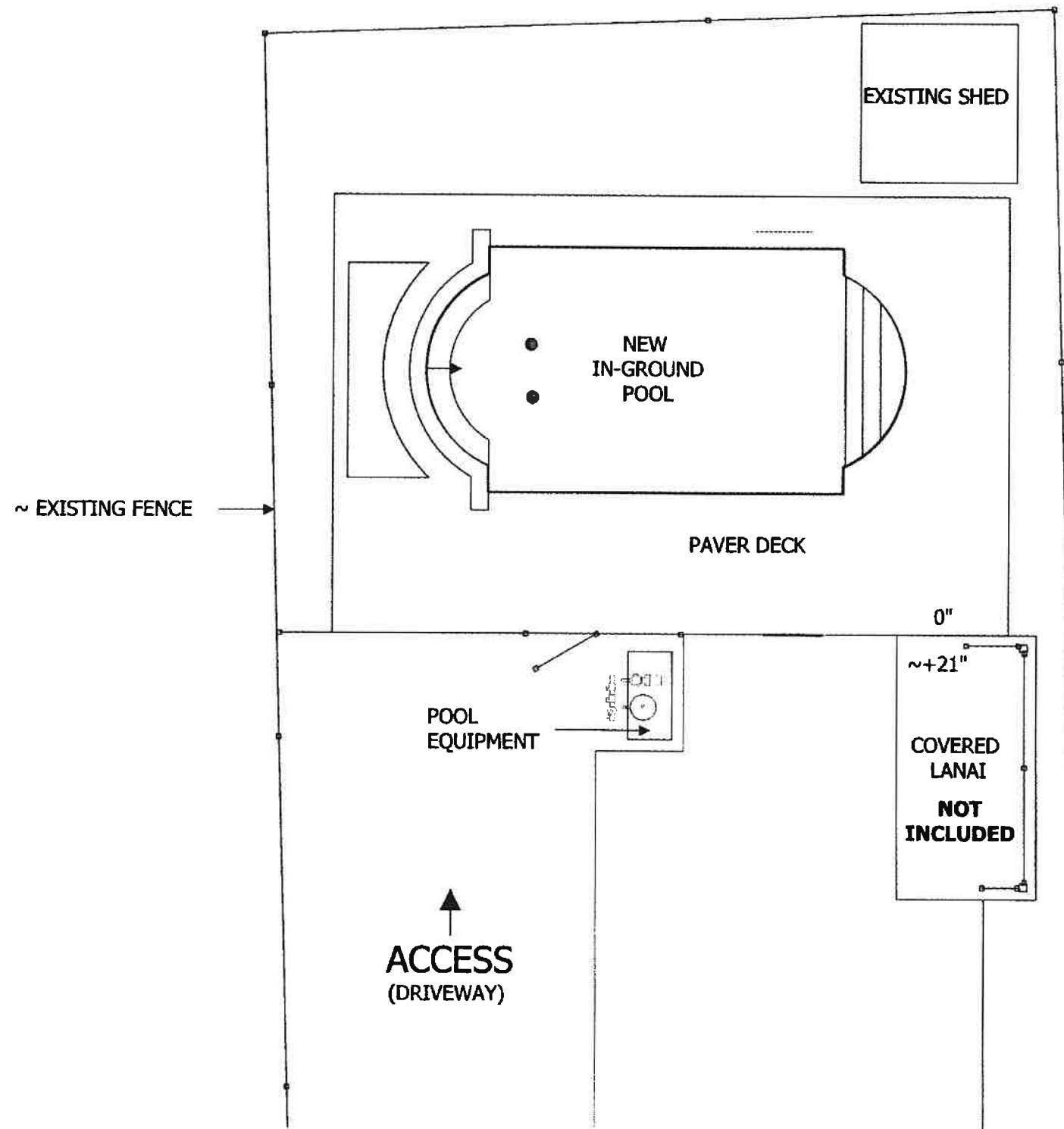
paul: 904.556.9402
karen: 904.556.9549
www.teamwerling.com
paulwerling@teamwerling.com
karenwerling@teamwerling.com

BERKSHIRE
HATHAWAY
HomeServices

EXACTA
Land Surveyors, Inc.

LB# 7337

www.exactaland.com
PM66-735-1916, F866-744-2882
11940 Fairway Lakes Drive, Suite 1-PL Myers, FL 33913



Customer Info	
Name: <u>Lee Residence</u>	Job #: <u>AC-2</u>
Address: <u>322 6th Street South</u>	
Zip: <u>32034</u>	
Neighborhood: <u>Fernandina Beach</u>	
Builder: <u>Residential</u>	
Project Manager: <u>Terry</u>	

Pool Specification
Perimeter: <u>75 L.F.</u>
Square Footage: <u>340 Sq. Ft.</u>
Est. Total Gallons: <u>9688 Gal.</u>
LST: <u>20 GPMs</u>
HST: <u>40 GPMs</u>
Deck Area: <u>515 Sq. Ft.</u>
Lanal Area: <u>n/a</u>
Footer: <u>n/a</u>
Dist. to P/E: <u>12 L.F.</u>

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

Company Info
Designer: <u>Jeremy</u>
Division: <u>Judd</u>
Address: <u>600 St. Johns Bluff Rd. N.</u>
City: <u>Jacksonville</u>
State/Zip: <u>FL / 32225</u>
Phone #: <u>904.223.4050</u>
Fax #: <u>904.223.0735</u>
E-mail: <u>Info@pbjc.com</u>
License #: <u>CPC 009595 & 1457425</u>



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-22
JUNE 20, 2019

Owner/Applicant:	MCG Homes, agent for Robert & Melba Whitaker
Property Address:	217 Centre Street
Requested action:	Certificate of Approval (COA) to remove & replace all second-floor windows; remove and replace aluminum awning with fabric awning.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial
FL Master Site File #	8NA000652
Year Built:	1911 (NCPA); 1885 (FMSF)
Contributing Status:	Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to replace all second-floor windows; remove aluminum awning on front elevation and replace with a fabric awning.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

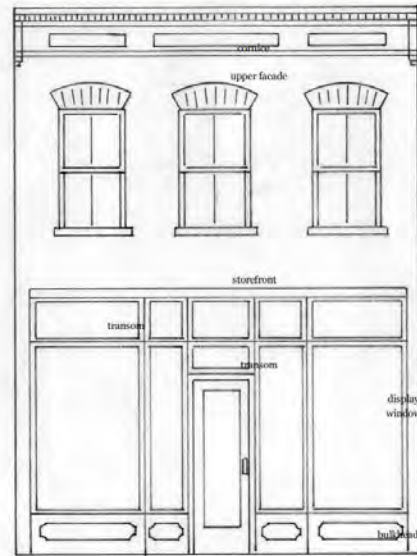
- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Two-Part Commercial Block (pg.26)

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

Commercial Building Details



This drawing shows a typical late nineteenth and early twentieth century commercial building and identifies some of its components. Downtown Fernandina Beach includes similar buildings.

Awnings (pg.37)

On storefronts, awnings were very common elements historically. They provided shade and helped cool commercial buildings pre air-conditioning. Retain and keep in good repair any existing historic awnings. Add appropriately designed new awnings as desired.

1. Retain and maintain historic awnings, including metal ones.
2. Ensure that the installation of new awnings does not damage the building. Appropriate materials for new awnings include canvas duck or cotton and polyester blends; these may be treated with acrylic. Select awnings in colors that complement the building and mimic the shape of their opening.
3. Awnings should fit exactly over their display windows, and not span across any portion of wall surface in between display windows.
4. Preserve and maintain mid-20th century metal awnings.
5. Repair damaged historic metal awnings.

Windows (pg.52)

Windows are functional and aesthetic, helping to define a building’s particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Street-level windows allow passersby to view into the building. In the historic district 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. Retain and maintain historic windows.
2. Patch, paint, putty, and weather strip as needed to restore historic windows to their original condition.
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 replacement of historic windows is required, closely match them in size, type, and material.
5. If the majority of windows are beyond reasonable repair, wood windows should be replaced

with wood windows to match the original. Replacement windows should have true divided lights and not snap-in or flush muntin bars.

6. Reuse serviceable window hardware and locks.
7. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.
8. Select storm windows that are white, or paint them to match the window trim.
9. Select storm windows with a design that allows for full view of the historic windows or that match the pane configuration of the windows.
10. Retain historic blinds or shutters.
11. If new blinds or shutters are installed, use ones that are constructed of wood and sized and installed like historic working ones. Operable shutters are preferred.
12. The installation of “bahama” style shutters is appropriate if the property owner can demonstrate the building originally had such shutters through photographic or physical evidence.
13. The installation of vinyl shutters is not appropriate. Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
14. 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.
15. Do not install bars in windows visible from the street.
16. The installation of temporary storm shutters to protect windows is appropriate as long as they are reversible and do not result in damage to historic elements.

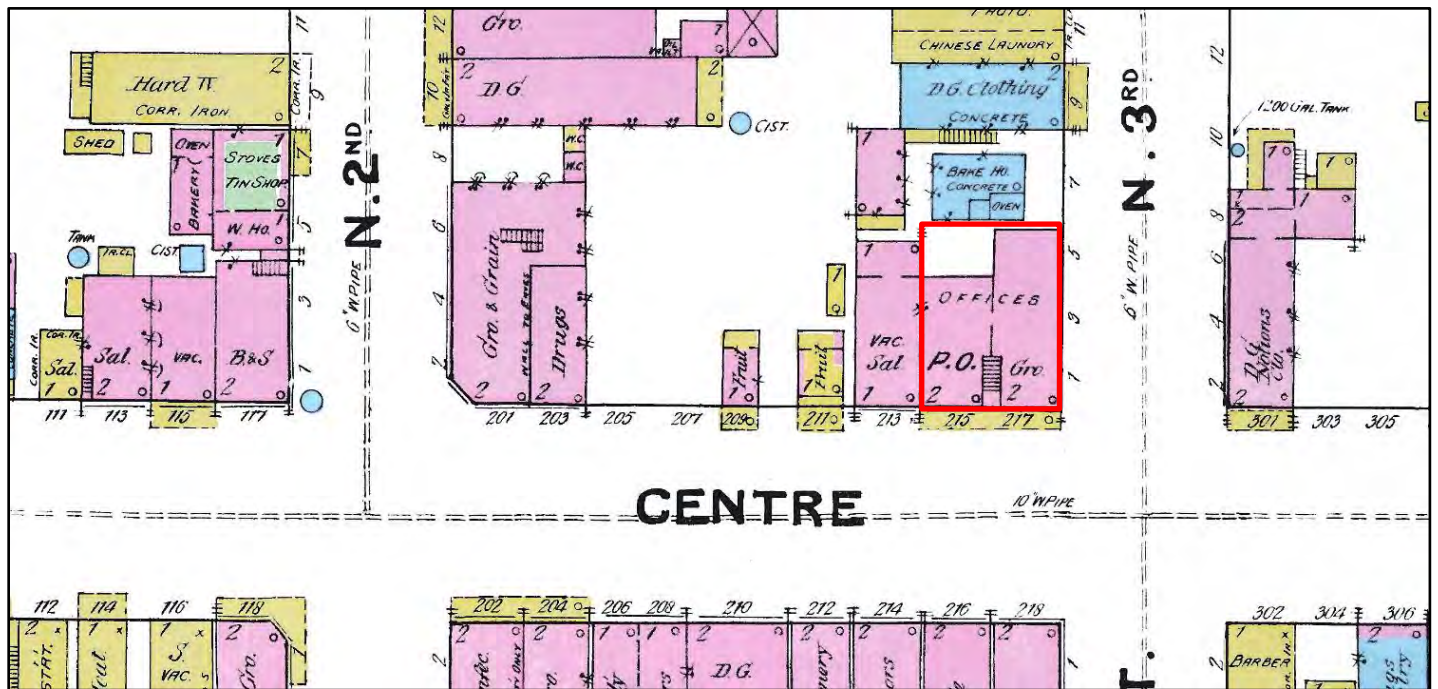
Why Preserve Historic Wood Windows? (pg.54)

- Rebuilding historic wood windows and adding storm windows makes them as efficient as new vinyl windows and more than offsets the cost of installation.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.
- Vinyl window seals often fail after a few years, making their replacement more costly than upgrading historic wood windows.
- Vinyl windows don’t look like historic wood windows; their texture and thinness are inappropriate for the historic district. Vinyl is harmful both in its creation and disposal.

General Maintenance (pg.54)

- Keep the glazing putty free of cracked, loose, or missing sections.
- Monitor the paint condition; if paint becomes deteriorated, check the wood below in those spots.
- Remove excess, peeling, or flaking paint.
- Keep wooden components painted.
- Replace deteriorated components like broken sash cords and panes.

ANALYSIS:



1891 Sanborn Fire Insurance Map



The Angel & Friend Building was constructed in 1885 and housed the grocery and bakery of Mrs. Bertha F. Angel and Mr. Emil O. Friend. It later served at the location of Thompson's Drug Store and the local telephone company.

The building was remodeled in the mid-twentieth century to include brick infill at the ground level storefront façade and an aluminum awning.

The applicant is requesting to replace all windows at the second floor (19 total) with Anderson A-Series windows, which are wood windows with a fiberglass/composite exterior. This window is on the pre-approved list of windows allowed for use on historic structures.

The applicant has provided no information relating to the condition of the windows showing that they are beyond repair. Windows play an important part in the architectural integrity of historic buildings (and the District as a whole) and should only be replaced when repair is not possible. Wholesale replacement is discouraged by the City of Fernandina Beach Downtown Design Guidelines, which state that historic windows should be retained and maintained. Wholesale replacement of the windows does not comply with the Secretary of the Interior's Standards for Rehabilitation:

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;*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;*
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; and*
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.*

Staff recommends that the windows be evaluated for repair by a company specialized in historic window repair. If energy efficiency is a concern, removable interior storm windows would be a good alternative mitigation strategy.



As evidenced by the above photo (circa 1930's), the building featured awnings that complimented its original storefront. The awnings were an operable 19th century design, that were retractable and sized to fit the shape of each window opening.

The aluminum awning does not date to the period of significance of the Downtown Historic District, but is recognized as a significant part of the buildings post-WWII renovations. The awning represents material shifts that were occurring across the country in which 19th century buildings were being "modernized".

As the awning is part of the mid-20th century changes that occurred to the building, it is recommended that the awning be retained as SOIS #2 directs that a property shall be recognized as a physical record of its time, place, and use. Additionally, the Downtown Guidelines offer guidance on metal awnings and recommend:

1. Retain and maintain historic awnings, including metal ones; and
4. Preserve and maintain mid-20th century metal awnings.

Additionally, it is unknown what condition the building is in behind the metal awning and if any of the original upper storefront remains. Removal of the metal awning could potentially damage or expose portions of the building that were intended to be covered in the mid-century remodel. It is recommended that the metal awning only be removed if a larger rehabilitation project is undertaken to restore the storefront to its original appearance.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

DENIAL of HDC 2019-22

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-22 with or without conditions;

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

That HDC case 2019-22, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 HDC 2019-22 Application & Backup Materials
- EXHIBIT 2 National Park Service Preservation Brief #9: The Repair of Historic Wooden Windows
- EXHIBIT 3 National Park Service Preservation Brief #44: The Use of Awnings on Historic Buildings:
Repair, Replacement, and New Design
- EXHIBIT 4 National Park Service Preservation Brief #11: Rehabilitating Historic Storefronts

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

**OFFICE USE ONLY**

REC'D: 5/23 BY: (B)
PAYMENT: \$ 250.00 TYPE CH
APPLICATION #: HDC2019-0022
HDC CASE #:
APPLICATION COMPLETE: Y ___ N ___
PRE-CONFERENCE: 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 X

PROJECT TYPE:

☐ New Construction ☐ Addition ☒ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☒ Other: window/awning replacement

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

Street Address: 217 CENTRA ST. FERNANDINA BLH, FL 32034

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s):

Zoning District: C-3 Lot / Block Number (optional)

Owner of Record

As recorded with the Nassau
County Property Appraiser

Owner(s) Name

ROBERT F. WHETAKER & MELBA P.

Company (if applicable)

N/A

Street Address

222 LEATHOUSE CORNER

City State Zip

FERNANDINA BLH, FL 32034

Telephone Number

904-556-3062

Email Address

WHETAKER MBO@GMAIL.COM

2210

**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

MATT MBSILMAN

Company (if applicable)

MCH HOMES

Street Address

P.O. BOX 16717

City State Zip

FERNANDINA BLH, FL 32035

Telephone Number

904-654-4846

Email Address

MATTE MCH HOMES.B22

PROJECT DESCRIPTION (REQUIRED)

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

- TWO STORY BRICK BUILDING

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

- REPAIR UPSTAIRS WINDOWS
- REPAIR AWNING

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	ANDERSON	DOUBLE HUNG NON IMPACT	13082.1	OFF WHITE CANVAS/LARAN TRIM
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other	THUMBUP AWNING "SUNBARIA"	REMOVE & REPLACE AWNING	(STAMPED ENCLOSURE DRAWING)	GREEN

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

SUNBARIA #4705
ARMLOCK TRIM FORMAL



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)	
N/A	11x17 signed, sealed , scaled survey of property. Completed within the last 2 years.	
N/A	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	
N/A	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 <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
✓	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
N/A	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
✓	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
✓	New construction applications <u>must</u> show context of project within existing streetscape.	
N/A	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:

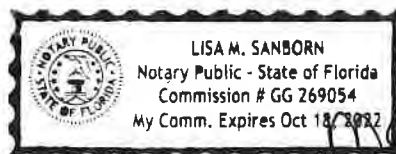
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question 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.

10-18-22
Date

Robert A. Hutter
Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU



Subscribed and sworn to before me this 21 day of April, 2019.

Rosa M. Carlin
Notary Public: Signature

Lisa M. Sanborn
Printed Name

10-18-22
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 Robert F. + Melba P. Whitaker
(print name of property owner(s))

hereby authorize: MCG Homes
(print name of agent)

to represent me/us in processing an application for: upstairs windows replacements
(type of application) & awning replacement

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.

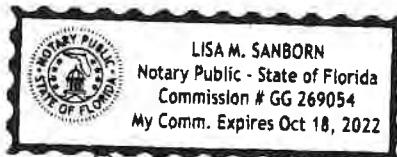
Robert F. Whitaker
(Signature of owner)

Melba P. Whitaker
(Signature of owner)

Robert F. Whitaker
(Print name of owner)

Melba P. Whitaker
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 21 day of April, 2019.

[Signature]
Notary Public: Signature

Lisa M. Sanborn
Printed Name

10-18-22
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

NASSAU

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

Property Search Sales Search Nassau Home

OWNER NAME	WHITAKER MELBA P & ROBERT F	PARCEL NUMBER	00-00-31-1800-0010-0270
MAILING ADDRESS	TRUSTEES OF ROBERT F WHITAKER LIVING TRUST 222 LIGHTHOUSE CIR FERNANDINA BEACH, FL 32034	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
LOCATION ADDRESS	217 CENTRE ST FERNANDINA BEACH 32034	MILLAGE	20.3245
SHORT LEGAL	BLOCK 10 LOTS 27 & 28 IN OR 1709/1216 CITY OF FDNA BEACH	PROPERTY USAGE	STORE/OFFICE/RESID
		DEED ACRES	0
		HOMESTEAD	N
		PARCEL MAP RECORD	MAP THIS PARCEL
		TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Certified Values

JUST VALUE OF LAND	\$350,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$439,890
TOTAL MISC VALUE	\$2,860
JUST OR CLASSIFIED TOTAL VALUE	\$792,750
ASSESSED VALUE	\$792,750
EXEMPT VALUE	\$0
TAXABLE VALUE	\$792,750

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TOW-RNG
STORE COMB 001200	5,000	SF	22-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
STORE RETL	8,150	7,723	0	0	COMMON BRK		AIR DUCTED	AIR DUCTED	1911	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
AWNING CN	0 X 0	50	1993
AWNING CN	0 X 0	0	0

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
11/11/2010	1709/1216	1709/1216	100	WD	U	Y	WHITAKER ROBERT F	WHITAKER MELBA P & ROBERT F TRUSTEES
06/17/1996	763/238	763/238	150000	WD	U	Y	MITCHELL F & WHITAKER R	WHITAKER ROBERT F
01/01/1967	74/677	74/677	45000	TA	U	Y		

John M. Drew
Nassau County Tax Collector
86130 License Road, Fernandina Beach, FL 32034
Office (904) 491-7400
Toll Free (866) 815-4690
www.nassautaxes.com

Transaction # 919513	
Cashier:	MSH
Paid By:	WHITAKER MELBA P & ROBERT F TRUSTEES OF ROBERT F WHITAKER LIVING TRUST
Posted Date:	11/26/2018 03:35PM
Received Via:	In Person
Num. Items:	2
Total Tendered:	\$14,646.71
Receipt #:	MSH1-18-00024246
Location:	Courthouse Office
Batch:	73968
Drawer:	MSH
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 00-00-31-1800-0010-0270 Bill Yr: 2018 Regular Due: 03/31/2019	11/26/2018	\$13,166.29	\$13,166.29
Real Estate	Acc# 00-00-31-1440-0029-0000 Bill Yr: 2018 Regular Due: 03/31/2019	11/26/2018	\$1,480.42	\$1,480.42
Total:			\$14,646.71	\$14,646.71
Payment				
Payment	Details	Paid		
Check	Acc# XXXX0 Chk# 4247	\$14,646.71		
Balance:			\$0.00	

SCHEDULE A

[Description of Real Property]

All of those certain lots, tracts or parcels of land situate, lying and being in the City of Fernandina (now Fernandina Beach), County of Nassau and State of Florida, and known and described upon and according to the official plat of said City of Fernandina (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as Lots numbered TWENTY-SEVEN (27) and TWENTY-EIGHT (28) in BLOCK numbered TEN(10), which said lots measure twenty-five feet in width and one hundred feet in depth, and said premises measure and front fifty feet on Centre Street (now named Atlantic Avenue), which bounds them on the South from whence they extend North, at right angles, to a depth of one hundred feet, and are bound on the East by Third Street.



Sunbrella # 4705
Hemlock Tweed Formal

Copy



P.O. Box 16717 • Fernandina Beach, FL 32035 • Phone: 9046544846 • Fax: 9046544846

Print-date: 4-4-2019

MCG Homes LLC is a licensed, bonded, and insured Certified General Contractor (#CGC1526011), Certified Roofing Contractor (#CCC056818), and EPA Lead RRP Certified Firm (NAT-F182034-1) that can handle all of your building and remodeling needs.

Window Replacement

Description

Qty
/
Unit

Installation labor and materials for quoted "A" series windows. We will use a wet flashing method for water proofing. It is assumed removal will require lead safe practices. Work areas will be shrouded, materials bagged for disposal, HEPA vacuum, Filtration, and areas will be wiped cleaned prior to new installation. (Note: Additional \$300 for equipment rental of this is done when awning is still installed.)

19

Unit, 4 9/16" Frame Depth, White/Pine, White - Factory Painted, High Performance Low-E4 (Each Sash), Divided Light with Spacer, Specified Equal Lite, 2W1H, 1 1/8", Ext Grille - White, Int Species - Pine, Int Grille Color - White - Factory Painted(Each Sash), Traditional, White, 2 Sash Locks, w/ Standard Flange

1

This is the only window the ARB allows for new install in the historic district.
Approval from the historic district must be received prior to permitting. This is for 19 total openings.

Awning Removal

Description**Qty
/
Unit**

Removal and Disposal of the existing Awning. Electrical will be boxed off for new installation. Sidewalk access will need to be restricted, and customer entry to building would be impeded. It is best to do this when the store is closed. Historic District approval required for permitting.

1

Note: Window installation will be easier when this is removed.

Signature**Print Name:****Date:**











RICHARD SASSER
ARCHITECT
904-491-6060







217

DESIGNER

DIAMONDS

ESTATE

SEALIFE

PEARLS



























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

Preservation Briefs: 9

The Repair of Historic Wooden Windows

John H. Myers

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building (see figure 1). Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. The *Secretary of the Interior's Standards for Rehabilitation*, and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This Brief is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

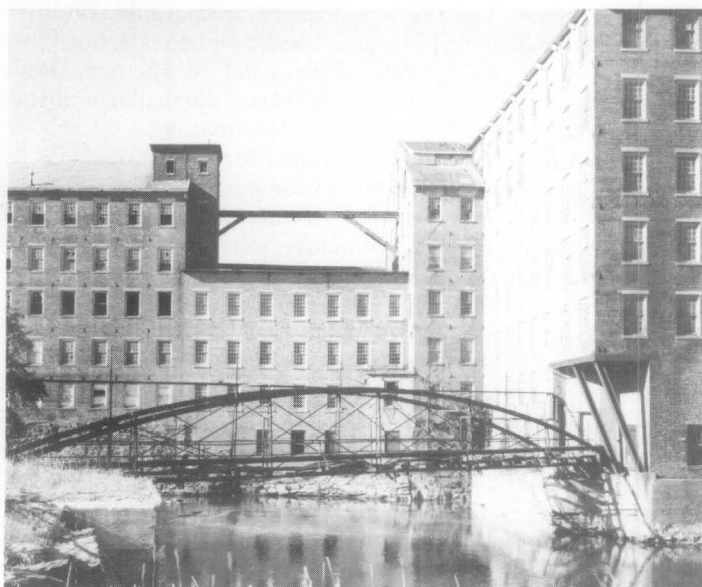


Figure 1. Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows here with larger panes could dramatically change the appearance of the building. The areas of missing windows convey the impression of such a change. Photo: John T. Lowe

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element (see figure 2).

After all of the factors have been evaluated, *windows should be considered significant to a building if they:* 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to pro-

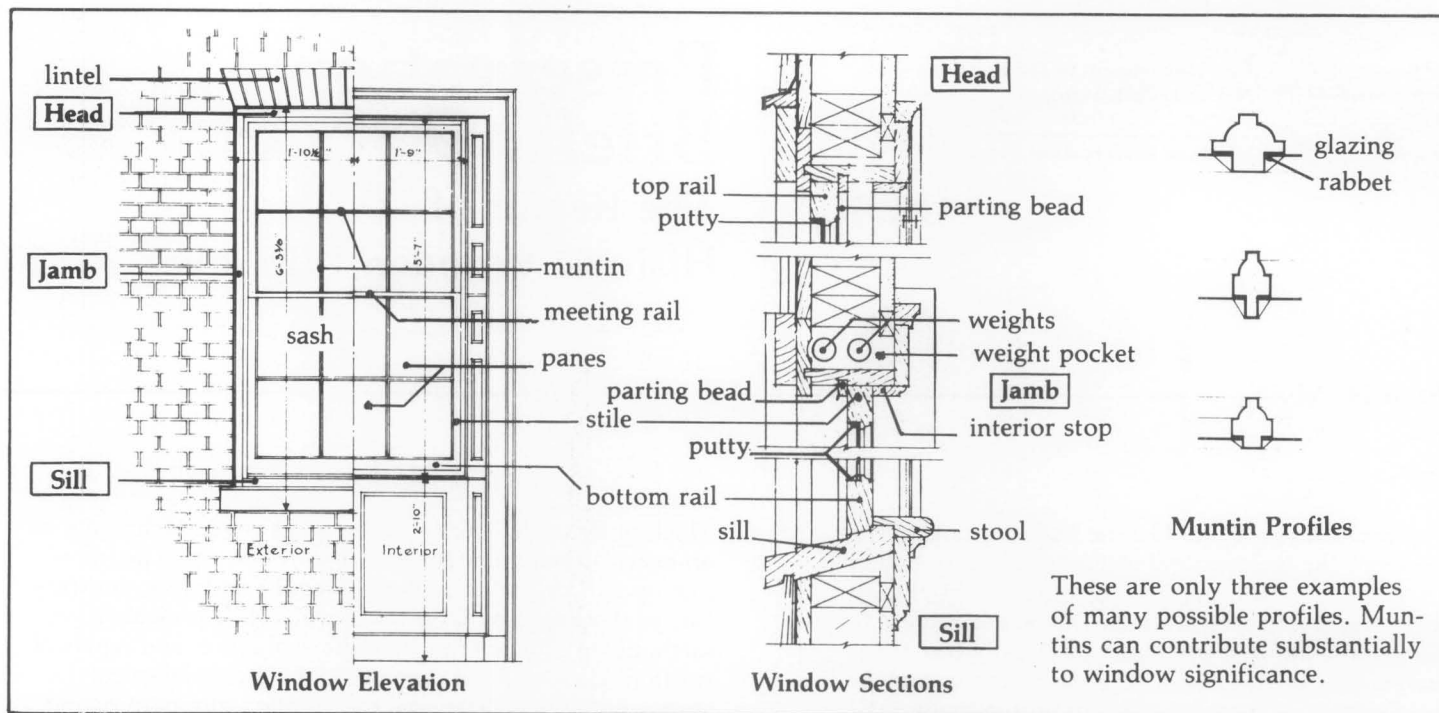


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

ceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum, 1) window location, 2) condition of the paint, 3) condition of the frame and sill, 4) condition of the sash (rails, stiles and muntins), 5) glazing problems, 6) hardware, and 7) the overall condition of the window (excellent, fair, poor, and so forth).

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water run-off, particu-

larly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins (see figure 3). The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the end-grain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small sec-

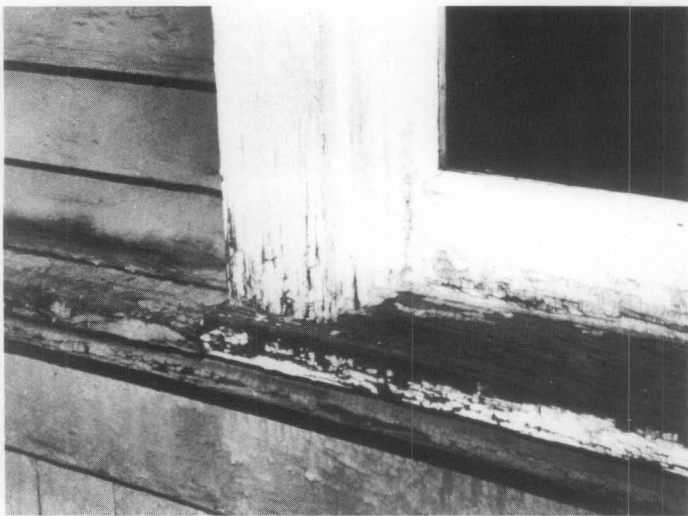


Figure 3. Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints where water can collect and saturate the wood. The problem areas are clearly indicated by paint failure due to moisture. Photo: Baird M. Smith, AIA

tion of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: 1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement. These categories will be discussed in the following sections and will be referred to respectively as Repair Class I, Repair Class II, and Repair Class III. Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this

allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical double-hung wooden window (see figures 4a-f), but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed. Several techniques such as scraping, chemical stripping, and the use of a hot air gun are discussed in "Preservation Briefs: 10 Paint Removal from Historic Woodwork" (see Additional Reading section at end).

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments (see figure 4b). With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used (see figure 4c), the glass should be removed or protected from the sudden temperature change which can cause breakage. An



Figure 4a. The following series of photographs of the repair of a historic double-hung window use a unit which is structurally sound but has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: John H. Myers



Figure 4b. After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. To avoid visible scarring of the wood, the sash can be raised and the stop pried loose initially from the outer side. Photo: John H. Myers



Figure 4c. Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun while an asbestos sheet protects the glass from sudden temperature change. Photo: John H. Myers

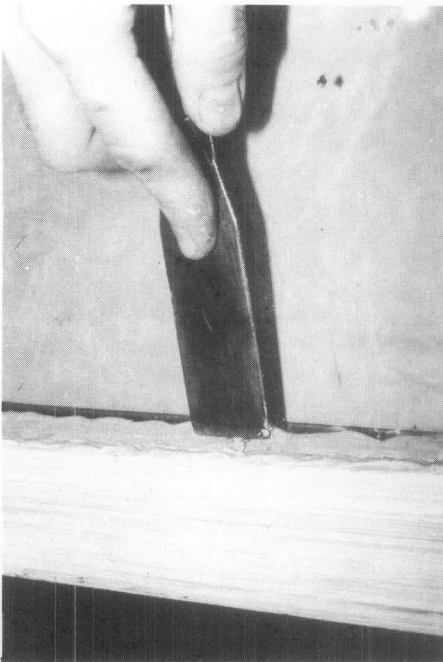


Figure 4d. Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points are inserted to hold the pane (shown), and a final seal of putty is beveled around the edge of the glass. Photo: John H. Myers



Figure 4e. A common repair is the replacement of broken sash cords with new cords (shown) or with chains. The weight pocket is often accessible through a removable plate in the jamb, or by removing the interior trim. Photo: John H. Myers



Figure 4f. Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come. Both the historic material and the detailing and craftsmanship of this original window have been preserved. Photo: John H. Myers

overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane (see figure 4d). The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weathertight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains (see figure 4e). The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition (see figure 4f). The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire proc-

ess took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be water-proofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: 1) dry the wood, 2) treat decayed areas with a fungicide, 3) water-proof with two or three applications of boiled linseed oil (applications every 24 hours), 4) fill cracks and holes with putty, and 5) after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or home-made mixtures such as sawdust and resorcinol glue, or whitening and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted (see figure 5). Epoxy patching compounds can be used to build up



Figure 5. This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: John H. Myers

missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Technical Preservation Services has published *Epoxy for Wood Repairs in Historic Buildings* (see Additional Reading section at end), which discusses the theory and techniques of epoxy repairs. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin of the Association for Preservation Technology*, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require

dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: 1) conduct regular maintenance of sound frames to achieve the longest life possible, 2) make necessary repairs in place wherever possible, using stabilization and splicing techniques, and 3) if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in

the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this **Brief** is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should *not* begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local wood-working mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of

information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to *ASHRAE 1977 Fundamentals*, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

- ASHRAE Handbook-1977 Fundamentals*. New York: American Society of Heating, Refrigerating and Air-conditioning Engineers, 1978 (chapter 26).
- Ferro, Maximillian. *Preservation: Present Pathway to Fall River's Future*. Fall River, Massachusetts: City of Fall River, 1979 (chapter 7).
- "Fixing Double-Hung Windows." *Old House Journal* (no. 12, 1979): 135.
- Look, David W. "Preservation Briefs: 10 Paint Removal from Historic Woodwork." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, forthcoming.
- Morrison, Hugh. *Early American Architecture*. New York: Oxford University Press, 1952.
- Phillips, Morgan, and Selwyn, Judith. *Epoxies for Wood Repairs in Historic Buildings*. Washington, DC: Technical Preservation Services, U.S. Department of the Interior (Government Printing Office, Stock No. 024-016-00095-1), 1978.
- Rehab Right*. Oakland, California: City of Oakland Planning Department, 1978 (pp. 78-83).
- "Sealing Leaky Windows." *Old House Journal* (no. 1, 1973): 5.
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44 PRESERVATION BRIEFS

The Use of Awnings on Historic Buildings: Repair, Replacement, and New Design

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A shopkeeper rolls out an awning at the beginning of the workday; a family gathers under a porch awning on a late summer afternoon. These are familiar and compelling images of earlier urban and residential life in America. For two centuries, awnings not only played an important functional role, they helped define the visual character of our streetscapes. Yet, compared to historic photographs of downtowns and neighborhoods with myriad awnings, today's streets often seem plain and colorless.

Throughout their history, awnings have had great appeal. Along with drapes, curtains, shutters, and blinds they provided natural climate control in an age before air conditioning and tinted glass. By blocking out the sun's rays while admitting daylight and allowing air to circulate

between interior and exterior, they were remarkably efficient and cost effective. Awnings permitted window-shopping on rainy days; they protected show window displays from fading due to sunlight. On the primary facade and near eye level, they were central to a building's appearance. Manufacturers came up with attractive, attention-getting awnings featuring distinctive stripes, ornate valances and painted lettering and logos. With a wide range of color and pattern choices, owners could select an awning that complemented the building and get both style and function in a relatively affordable package (Figs. 1 and 2).

In recent years, building owners and others interested in historic buildings have rediscovered awnings. Local



Figure 1. Storefront awnings over sidewalks and entrances were typical features of American streetscapes for much of the 19th and 20th centuries. Photo of Larimer Street, Denver, Colorado, c. 1870, Denver Public Library, Western History Collection, x-22058.



Figure 2. Awnings were an easy way to dress up and distinguish homes of virtually any style. Image: Otis Awning Fabrics Company brochure, c. 1920s.

“main street” preservation programs encouraging—and in some cases funding—rehabilitation work have helped spur the awning’s return. Continued concerns over energy efficiency have also persuaded building owners and developers to use awnings to reduce heat gain, glare, and cooling costs. Because awnings were so common until the mid-twentieth century, they are visually appropriate for many historic buildings, unlike some other means of energy conservation.

This Preservation Brief provides historical background information about diverse awning applications in the United States; suggests ways that historic awnings can best be maintained, repaired, and preserved; and recommends the varying circumstances in which replacement in kind, or new awning design may be appropriate for historic buildings.

Historical Background

Awnings are remarkable building features that have changed little over the course of history. Records dating back to ancient Egypt and Syria make note of woven mats that shaded market stalls and homes. In the Roman Empire, large retractable fabric awnings sheltered the seating areas of amphitheatres and stadiums, including the Coliseum. The Roman poet Lucretius, in 50 B.C., likened thunder to the sound that “linen-awning, stretched, o’er mighty theatres, gives forth at times, a cracking roar, when

much ‘tis beaten about, betwixt the poles and cross-beams.” Over the next two millennia awnings appeared throughout the world, while the technology used in their construction changed little.

Awnings in the 19th Century

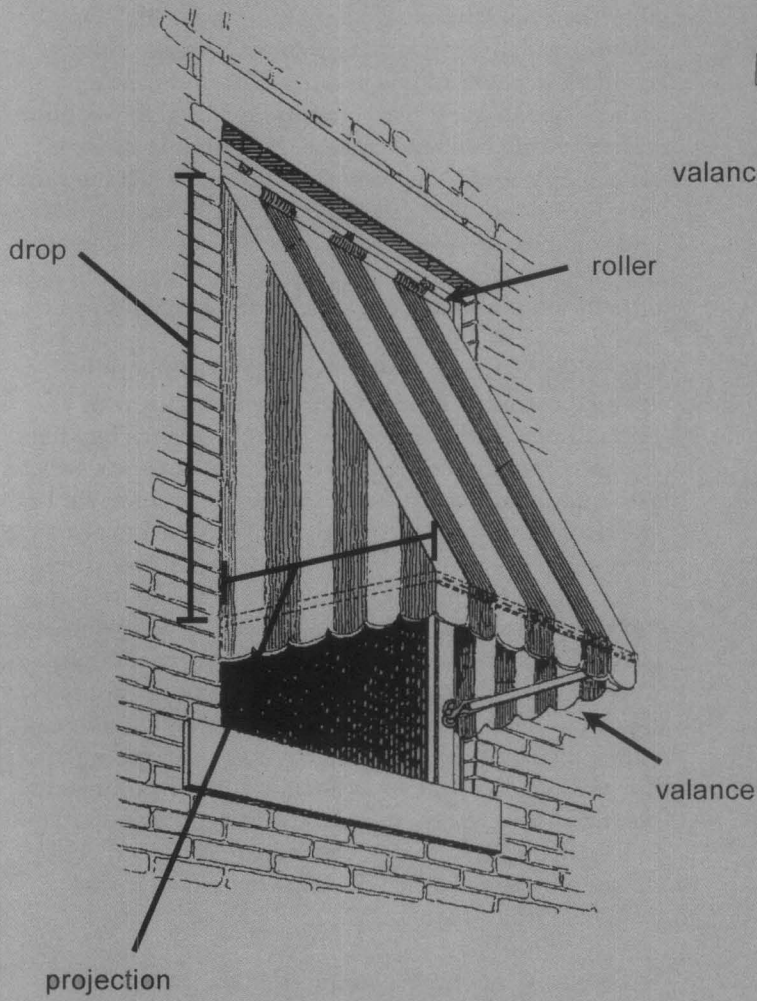
When awnings began to commonly appear on American storefronts—during the first half of the 19th century—they were simple, often improvised, and strictly utilitarian assemblies. The basic hardware consisted of timber or cast-iron posts set along the sidewalk edge and linked by a front cross bar (Fig. 3). To lend support to larger installations, angled rafters linked the front cross bar to the building facade. The upper end of the canvas was connected to the facade with nails, with grommets and hooks, or by lacing the canvas to a head-rod bolted to the facade. The other (projecting) end of the canvas was draped over, or laced to, a front bar with the edge often hanging down to form a valance. On ornate examples, metal posts were adorned with filigree and the tops decorated with spear ends, balls or other embellishments. On overcast days or when rain did not threaten, the covering was often rolled up against the building facade; during the winter months proper maintenance called for the removal and storage of



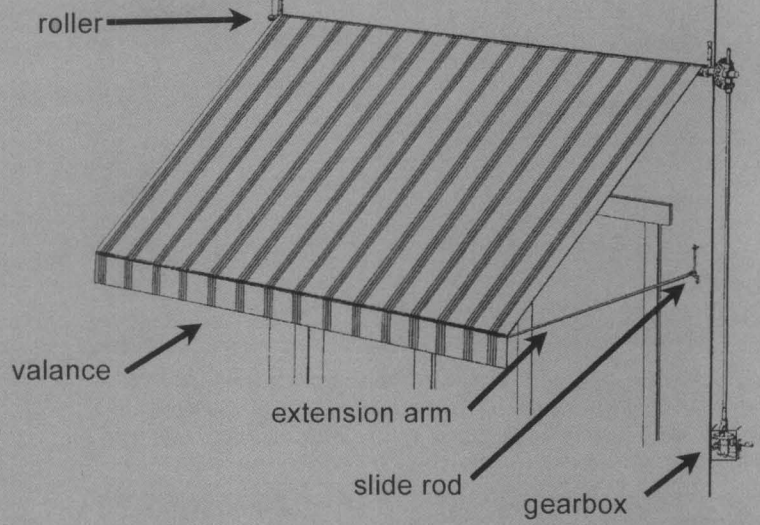
Figure 3. Early 19th century awnings featured canvas coverings stretched between the building facade and post-supported front bars. Projecting frameworks of extension bars were not common until later in the century. Photo: Second Street, Philadelphia, c. 1841, Print and Photo Collection, The Free Library of Philadelphia.

Awning Vocabulary

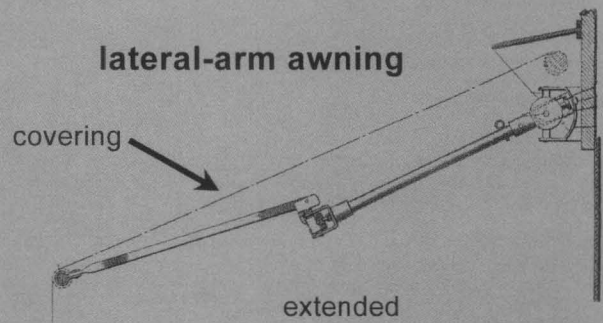
roller window awning



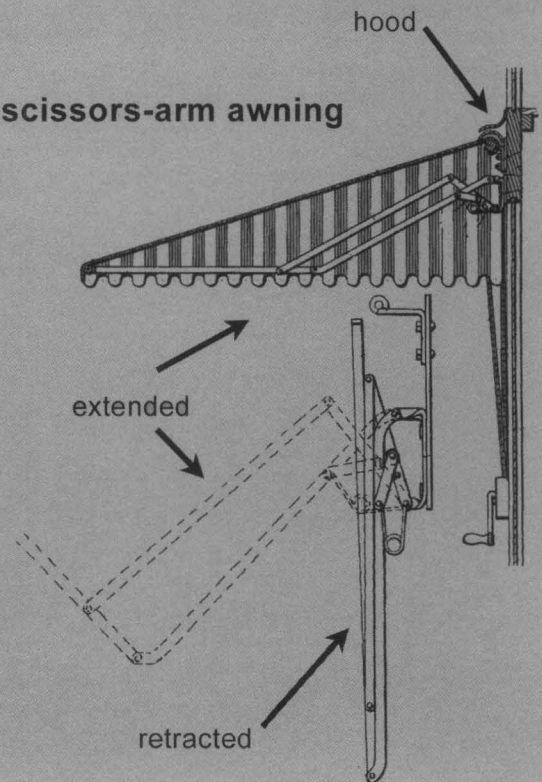
fixed-arm awning



lateral-arm awning



scissors-arm awning



fixed pipe frame

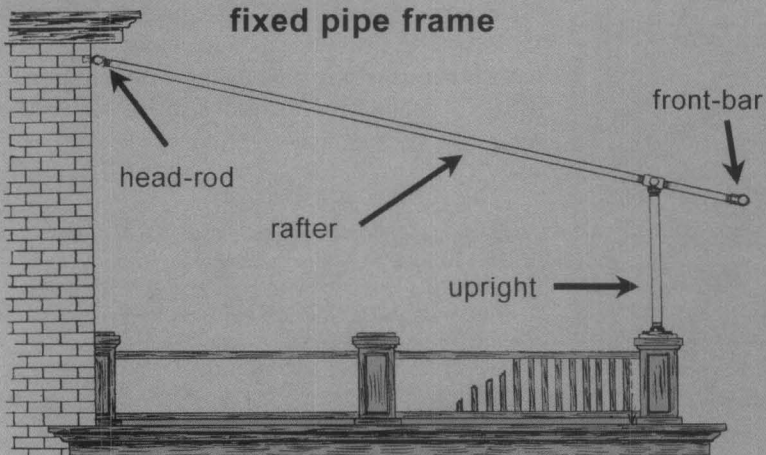




Figure 4. This 1892 photo shows the canvas sewing room of a large awning manufacturer. The wide variety of custom sizes and shapes, and the natural shrinkage of canvas demanded considerable skill in measuring, cutting and sewing. Photo: The Astrup Company.



Figure 5. During the second half of the 19th century, iron plumbing pipe became a popular material for fixed awning frames. Here, a pipe frame without its canvas cover extends around the corner of a building in Washington, D.C. Photo: Library of Congress, Prints and Photographic Division, LC-USZ62-121160.



awnings. Photographs from the mid-1800s often show the bare framework, suggesting that the covering was extended only when necessary. Canvas duck was the predominant awning fabric (Fig. 4). A strong, closely woven cotton cloth used for centuries to make tents and sails, canvas is a versatile material with a relatively short lifespan compensated for by its low cost.

Awnings became a common feature in the years after the Civil War. Iron plumbing pipe, which was quickly adapted for awning frames, became widely available and affordable as a result of mid-century industrialization. It was a natural material for awning frames, easily bent and threaded together to make a range of different shapes and sizes (Fig. 5). At the same time the advent of the steamship forced canvas mills and sail makers to search for new markets. An awning industry developed offering an array of frame and fabric options adaptable to both storefronts and windows.

Operable Awnings. In the second half of the 19th century, manufactured operable awnings grew in popularity (Fig. 6). Previously, most awnings had fixed frames—the primary way to retract the covering was to roll it up the rafters by hand. Operable systems for both storefront and window awnings had extension arms that were hinged where they joined the facade. The arms were lowered to project the awning or raised to retract the awning using simple rope and pulley arrangements. Because the canvas remained attached to the framework, retractable awnings allowed a more flexible approach to shading—shopkeepers and owners could incrementally adjust the amount of awning coverage depending upon the weather conditions. When the sun came out from behind clouds, the awning could be deployed with ease. In case of sudden storms, owners could quickly retract the awning against the building wall where it was protected from wind gusts.

But the early operable awnings had their own drawbacks. When retracted, the covering on early operable awnings bunched up against the building facade where it was still partially exposed to inclement weather. (In fact, deterioration was often accelerated as moisture pooled in the fabric folds.) Also, the retracted fabric often obscured a portion of the window or door opening and unless it was folded carefully, presented an unkempt appearance.

Figure 6. A 19th century shoe store in Richmond, Virginia, had an operable awning retracted against the building facade. Hinged extension arms were raised and lowered allowing for an awning configuration easily changed in response to weather conditions. This photo shows how the fabric gathered and was exposed to the elements when retracted—part of the reason roller awnings later became prevalent. Photo: Library of Congress, Prints and Photographic Division, LC-USZ62-99053.

Roller Awnings. Addressing the drawbacks of the original hinged awning, new roller awnings featured a wood or metal cylinder around which the canvas was stored when the awning was retracted. When fully retracted, only the valance was visible (Fig. 7). The roller was usually bolted to a backboard set against the building and protected beneath a wood or galvanized metal hood. In some cases it was installed in a recessed box built into the facade. A long detachable handle (called a “winding brace”), or a gearbox and crankshaft attached to the building, was used to turn the roller. Some later models were operated by electric motor. Rollers, especially those on window awnings, often contained a spring that helped retract the awning and kept the canvas from sagging excessively.

Most 19th century roller awnings had fixed arms that were similar to those found on the earlier operable awnings. The arms hinged flush to the building when the awning was retracted and, with the help of gravity, straightened out over the sidewalk when extended. When a storefront awning’s projection exceeded its drop by more than a foot, its long arms were connected to an adjustable slide rod rather than hinged directly to the building facade—increasing head room along the sidewalk (Fig. 8).

Shapes and Stripes. An expanded variety of available canvas colors, patterns, and valance shapes also appeared during this period. Some coverings were dyed a solid color; shades of slate, tan, and green were especially popular. Others had painted stripes on the upper surface of the canvas. Awning companies developed a colorful vocabulary of awning stripes that



Figure 8. The roller bar at the top of a fixed-arm awning is cranked to release the fabric. As the canvas unfurls the vertical arms swing downward from their lower point. Because the pictured awning had a large projection, extending far from the building wall, the lower hinges were mounted on vertical slide rods affixed to the facade. When the awning is lowered, the bottom hinges of the arms travel up the slide rod to increase headroom beneath the fully extended awning.

enhanced the decorative schemes of buildings, and in some cases, served as a building’s primary decorative feature (Fig. 9).

The broader choice of frame and canvas options encouraged the reassessment of awnings simply as a means to provide shelter from rain and sun. Homeowners found that the new generation of awnings could enhance exterior paint schemes and increase the visual appeal of their homes. Manufacturers developed new awning shapes, colors, patterns, and hardware to fit different house, door, window and porch styles (Fig. 10). They were an affordable, quick and simple improvement. They also proved to be an easy means of capturing outside space. Homeowners could use awning-covered balconies, porches and patios at any time of day; grocery stores were able to convert sidewalks to outdoor display areas protected from sunlight and quick changes in the weather. On Main Street, businesses used the expanded repertoire of awnings to draw attention to their buildings with bright colors, whimsical stripe patterns and exotic scallops.

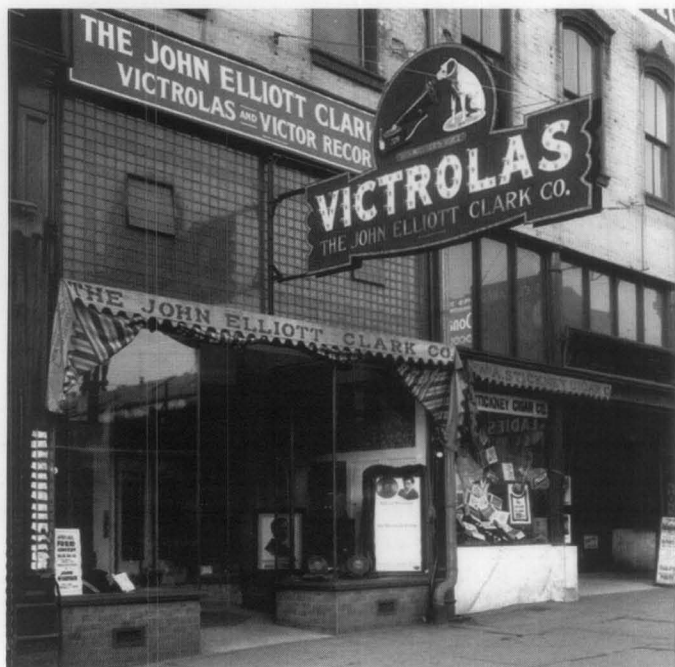


Figure 7. Early 20th century photo showing two operable awnings, an early version on the left and a next-generation roller awning on the right. The roller awning, with no side panels and just the valance showing, presented a clean storefront appearance. Photo: Utah State Historical Society, used by permission, all rights reserved.



Figure 9. A wide selection of striped patterns took the awning beyond its original, utilitarian function to serve as a decorative and appealing building feature. Photo: Library of Congress, Prints and Photographic Division, LC-D4-62072.

Awnings increasingly functioned as signs identifying the proprietor's name, goods on offer, or year of establishment. It was a trend that would culminate over a century later with awning installations in which shelter was secondary to advertisement (Fig. 11).

Awnings in the 20th Century

Awning development during the early twentieth century focused on improving operability. Variations in roller awnings addressed the need to provide an increasingly customized product that accommodated a wide range of storefront configurations and styles.

New folding-arm awnings appeared that operated either vertically or horizontally supplementing the fixed-arm awnings developed in the latter 19th century. Vertical folding arms were made up of smaller hinged arms that crossed like scissors. Operated by gravity the arms extended outward pulling the covering off the roller. Like a fixed-arm awning, the pitch of this scissors-type awning varied depending on whether it was fully or only partially extended (Fig. 12). Somewhat different was the "lateral arm awning" a horizontally operating awning that worked like a human elbow with the spring action in the arms pushing outward toward the street,

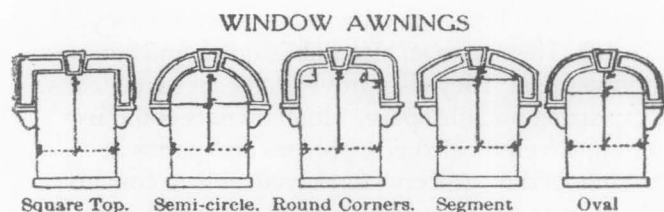
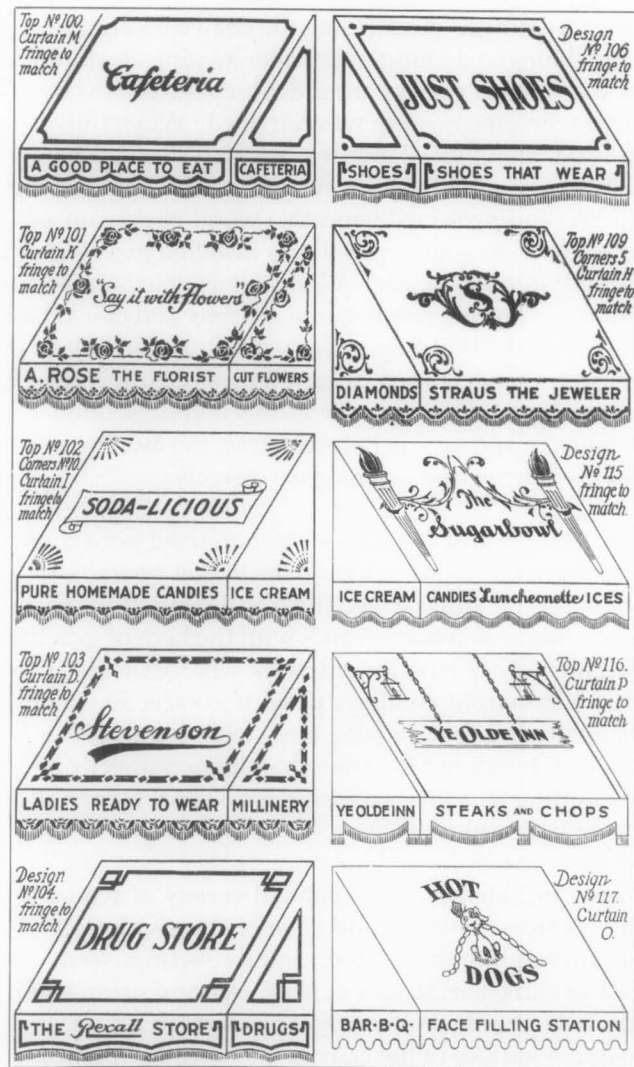


Figure 10. The expanding awning industry manufactured frames and cut fabric for every type of window and door opening. This 19th century catalog illustration provides measuring instructions to assure a custom fit. Awnings were typically set within the window opening.



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DESIGNS FOR STORE AWNINGS

Figure 11. A page from an early 20th century catalog shows lettering and signage that could be applied to commercial awnings. Image: Anchor Industries, Inc.

unfurling the cover from the roller and maintaining tension. Lateral-arm awnings featured a shallow drop that remained relatively constant regardless of how far the arms were extended (Fig. 13). Operable awnings, whether fixed arm, scissors arm, or lateral arm, rapidly gained popularity as customers came to appreciate the flexibility, concealed appearance, and longer lifespan made possible by roller units.

New Coverings. Slower to change was the fabric used to cover awnings. Canvas duck remained the common awning fabric during the first half of the 20th century. However, its tendency to stretch and fade, and its susceptibility to mildew, and flammable materials like cigarettes and matches motivated the awning industry to search for alternatives. Shortly after World War II, a vinyl plastic coating that increased fade and water resistance was first applied to the canvas. By the 1960s, vinyl resins, acrylic fibers and polyester materials were all being used to provide a longer-lasting awning cover. Ironically, just when these innovations promised more



Figure 12. Scissors-arm awnings have a pair of vertical, hinged arms on either side of the assembly supporting the front bar. To unfurl the awning, the roller is cranked and the arms extend outward pulling the cover away from the roller.



Figure 13. Lateral-arm awnings were preferred on long elevations, especially those with sheet glass (where vertical arms could not be fastened to the building facade). When lateral arm awnings were installed across a broad storefront or porch, manufacturers recommended spacing the arms at approximately eight foot intervals.

durable awnings, the fabric awning industry felt the impact of changing architectural fashion, the widespread adoption of air conditioning, and the increasing availability of aluminum awnings.

Modernism dominated commercial architecture during the postwar era. The style's signature form— austere steel, glass and concrete boxes—had little use for fabric awnings. Colorful awnings seemed old-fashioned, an unwanted distraction from the smooth lines of the machine aesthetic. The preference, instead, was for perforated structural screens or brises-soleil (French: “breaks the sun”) that integrated shading functions with new building forms. It was assumed that new buildings had no need for awnings. Widely available for the first time, mechanical air conditioning threatened to make the awning an unnecessary vestige of an earlier era. Awning companies fought back with arguments that traditional shading systems could reduce the required size and investment in air conditioning systems. Though canvas awnings continued to be used on contemporary buildings, new types were often selected to do the job, aluminum and fiberglass awnings.

Widely available by the 1950s, aluminum awnings were touted as longer-lasting and lower-maintenance than traditional awnings. Though used on small-scale commercial structures, they were especially popular with homeowners. Aluminum awnings were made with slats called “pans” arranged horizontally or vertically. For variety and to match the building to which they were applied, different colored slats could be arranged to create stripes or other decorative patterns. While aluminum awnings were usually fixed, in the 1960s several operable roller awnings were developed, including one with the trade name Flexalum Roll-Up (Fig. 14).

Also during this period, manufactured flat-metal canopies were an increasingly popular feature, used in new commercial construction and when remodeling existing storefronts. They were particularly common in the South where shading was critical to the comfort of both window shoppers and store interiors. Often made of aluminum, the canopies could stretch across a single facade, or be connected to extend along an entire block.

New Shapes. An increasing reliance upon fixed aluminum frames and plastic coverings spurred the development of new awning shapes during the 1970s and 1980s. Often, the awning served as a business's primary sign. Mansard awnings, concave awnings, quarter-round awnings, and quarter-rounds with rounded dome ends appeared with increasing frequency. Most had vinyl or other plastic coverings that were touted as being more resilient than traditional materials. Featuring bold lettering and colors that were often emphasized by illuminating the awnings from within, these awnings were common on new commercial strips and were even popular inside enclosed shopping



Figure 14. The years after World War II saw the widespread adoption of aluminum awnings on both storefronts and residences. Operable aluminum awnings incorporated a spring-loaded roller into the frontbar.

centers and food courts. They were also applied, less successfully, to older or historic buildings where their shape, size, and material bore little resemblance to traditional awnings.

Although the 1950s and 1960s saw the end of the canvas awning's ubiquity on Main Street, it remained a moderately popular feature of residential architecture. New materials and technologies such as lateral arm operators, acrylic fabric, and aluminum kept the awning relevant to the postwar ranch house and afforded an economical way to update older structures. Colorful awnings helped suburban dwellers distinguish their homes from other, similar, models in the neighborhood.

Awnings Today

Today, awnings come in a variety of shapes, sizes, frames and fabrics. Fixed, quarter-round, back-lit awnings with broad faces featuring company names, logos, phone numbers, and street addresses function more as signs than sunshades. Restaurants and other commercial chains use illuminated awnings with nationally recognized brand graphics and stripe and color patterns to attract customers along suburban strips. The triangular shed frame shape has enjoyed a resurgence of popularity in recent years, in many cases playing off nostalgia for the traditional awning. Relatively new "staple-in" awnings with a shed shape are commonly used on new commercial construction. This system has a welded frame of extruded aluminum with a slot on the outer edge. The fabric covering is pulled taut, and the ends are secured in the groove with galvanized steel staples. A vinyl trim bead covers the groove, protecting the fabric edges and providing a flush appearance.

Apart from the strip mall, awnings are also reappearing in historic business districts and residential neighborhoods. In these locations, new awnings typically feature fixed frames or operating lateral arms—both differing little from the awnings of one hundred years before. Fixed-frame awnings have frames made of either aluminum or light-gauge galvanized or zinc-

coated steel pipes welded together. Frames are secured to building facades with clamps, z-shaped clips, and other hardware. Until recently, operable awnings found in historic commercial districts were primarily those with historic frames and hardware that had survived to the present. But new lateral-arm awnings with powder-coated aluminum frames are an increasingly common choice for building owners who want the convenience of an operable system.

Solution-dyed acrylics and acrylic-coated polyester-cotton blended fabrics are often used to replicate historic awning coverings. These relatively new materials resemble canvas in appearance and texture, yet offer greater strength and durability. Because acrylics are woven (with the stripes and colors woven directly into the fabric rather than painted on the surface), they are durable and allow light to filter through while keeping heat out. They dry quickly, thereby reducing damage caused by mildew, and contain a UV inhibitor that further reduces sunlight damage. Poly-cotton fabrics coated with a thin acrylic layer that repels dirt and resists abrasion are also used. Both acrylic and poly-cotton fabrics do not stretch or shrink like traditional canvas so they are generally easier to measure, cut, and install.

Preserving Existing Historic Awnings

If awnings already exist on a historic building, they should be evaluated to determine whether they are appropriate to the age, style, and scale of the building, using the criteria identified below. Backlit awnings and dome awnings are usually inappropriate for 19th century and other historic buildings, while aluminum awnings may be perfectly compatible with buildings from the 1950 or 60s (Fig. 15). The time is approaching when some aluminum awnings may even be considered appropriate to older buildings, if the awnings formed part of an updated storefront, or are central features of an intact postwar refashioning of the building's exterior (Fig. 16).

When an existing awning is determined to be appropriate to the building, a program of repair and regular maintenance should be developed. The condition of its covering, hardware, connections between the hardware and the building, and the awning's operability should be evaluated. Hardware such as arms, rollers, and gearboxes may only need cleaning and lubrication. In other cases more substantial repairs by an awning company familiar with historic hardware may also be needed.

Awning Repair and Maintenance. The best preservation practice is to maintain and repair historic features. The proper care and maintenance of existing awnings and canopies will extend the life of both hardware and covering while ensuring the safety of those passing beneath them. Parts for historic hardware can still be obtained from some suppliers, either from existing stock or as newly manufactured pieces. In some cases, new marine and boating hardware can substitute for missing historic awning hardware. Damaged pieces of the still popular galvanized pipe frames can easily be bent back into shape or, if necessary, replaced with virtually identical material.

Ongoing maintenance consists of keeping all pivot points and gears lubricated and clean of debris. Regular inspections should also include checking for rust on the frame and hardware. Such areas should be promptly scraped and painted, as rust may discolor and deteriorate fabric coverings. When awning hardware is properly repaired and maintained, its lifespan can be significantly extended.

Exposure to the elements and the limited lifespan of even new acrylic fabrics mean the repair and replacement of the covering will probably occur more frequently than work on the frame or hardware. The longevity of any fabric covering is largely dependent upon where it is installed and how it is cared for. Awnings beneath overhanging trees, for example, are vulnerable to sap, fruit, and animal droppings that contain acids, which can deteriorate and discolor fabrics. Branches, flags, banners or other objects brushing against an awning can abrade the awning fabric. With proper care acrylic fabrics on fixed awnings have a service life of eight to fifteen years of year-round exposure.



Figure 15. This 1950s-era dry cleaner has an aluminum awning that, with its vertical pattern and alternating stripes, complements the facade's porcelain enamel panes and aluminum mullions. The awning forms an essential element of the building's historic character.



Figure 16. These fiberglass "clamshell" awnings, although not as old as the 1930s building to which they were affixed, are important features that have acquired significance. They were retained when the building was recently rehabilitated.

Regular cleaning will lengthen the lifespan of any awning. About once a month the covering should be hosed down with clean water. Choose a sunny day so that the fabric dries quickly and thoroughly. Keep retractable awnings extended until they dry completely. The awning underside can be kept clean by brushing it with a household broom. Regular cleaning helps prevent dirt from becoming embedded in the fabric. At least twice a year the awning should be gently scrubbed using a soft brush and a mild, natural soap (not a detergent) and rinsed with a garden hose. Every two or three years, professional cleaning is recommended. During this process, the covering is usually removed from the building, washed, and treated with an appropriate water repellent solution. Local awning companies may offer this service or the building owner can ship the covering to a specialty awning cleaning firm. Depending on the frame style and fabric, some awnings may be cleaned without being removed.

While most fixed awnings remain in place year round, they last longer if taken down at the end of the warm weather season. Preferably, coverings should be removed by an awning service that can clean them, restitch seams if necessary, and store them for the winter. Property owners removing awning coverings themselves need to store them in a dry place with good air circulation.

If a covering begins to sag between cleanings, the cause (an object on top stretching the material, loose laces, a damaged seam) must be addressed as soon as possible. When other maintenance or repair work is undertaken on the building, it is advisable to remove fixed awnings temporarily, as they are easily damaged or stained by materials dropped from above.

Funding Awning and Canopy Work

In some commercial districts, local “main street” associations, chambers of commerce, or business improvement district offices offer assistance for awning rehabilitation projects. Such organizations may sponsor grant programs or low-interest loan programs with funds that can be used for awning work. These initiatives, often bundled with facade improvement and signage programs, enhance the visual character of a street or neighborhood, encourage conformance with guidelines and offset what is in some cases the higher cost of a historically appropriate installation. When a building is located within a historic district, additional grants, loans and tax incentives may exist. The availability of funding assistance, in these cases, is usually contingent upon completing rehabilitation work in keeping with established preservation practices.

Although more durable than in times past, awning covers can still develop tears and holes caused by ladders, falling trees, and vandalism. Fabric nearing the end of its service life is most vulnerable to tearing along the seams. Though awning companies are usually called to do repairs, enterprising owners can undertake some work themselves. If the damage is minor, repair work may be done while the awning remains in place. Small holes or tears in acrylic coverings can be immediately treated with a hot needle or awl that will melt the frayed edges and prevent the damage from spreading. Patch kits are available that function like band-aids, keeping the torn edges together. These patches, glued or sewn to the fabric, let the awning color show through but do have a semi-gloss sheen to them. Significant damage requires removing the covering and, usually, sending it to a sewing shop. There, work may include inserting a fabric patch, restitching seams, or replacing an entire fabric panel. If the awning is relatively new it is possible to obtain a good match between replacement and original material.

Installing New Awnings

Since fabrics are subject to weathering and deterioration and hardware is exposed to the elements, some awnings may be beyond repair. Depending on the circumstances, new awnings may replace deteriorated existing awnings in kind or be installed where awnings were once in place as seen in pictorial or physical documentation. In other instances, they may be newly installed where no awning previously existed, provided they are compatible with the historic building. Whatever the circumstances, it is important to select an appropriate awning shape, material, frame dimensions, signage (if any), and placement on the facade.

If the condition of a historically appropriate existing awning is beyond repair, it should be used as the basis for selecting a replacement. When a historic awning is missing, owners should first look for evidence of a previous awning installation. Evidence can be either physical or documentary. The existence of surviving hardware—rollers and arms, gearboxes, clamps and other fasteners—or signs that hardware was once in place, such as bolt holes or recessed roller boxes—are the most likely forms of physical evidence (Fig. 17). Storefront remodeling projects often uncover concealed and disused awning hardware that can either be repaired or at least suggest what type of awning was formerly in place. This is especially true for awnings that had an operating rod, gearboxes, and perhaps motors concealed in recesses within the building wall. Protected from the elements, these items are likely to survive in repairable condition. Sometimes physical evidence of earlier awnings can be found in the basement or upper floors where hardware and even old coverings may have been stored after being removed from the facade. Clamps, fasteners, and bolt holes in an exterior wall can reveal the position, type and dimensions of a missing



Figure 17. A gearbox, slide rod, roller, front bar, and extension arm reveal that this 19th century building once featured a retractable awning. It is likely that with minor repairs the surviving hardware could again be made operable, recovered with a canvas or acrylic fabric, and reused to service the storefront.

awning installation. Fittings or other marks on the side of the entrance or windows, for example, suggest that a fixed-arm awning was present rather than a lateral-arm awning. Gearboxes point to a retractable rather than a fixed awning.

Historic photographs and drawings are a primary documentary resource used to determine an earlier awning configuration. Photographs have the added benefit of providing information about the covering, such as stripe pattern, valance type, and lettering. When old photographs indicate that the historic character of a building was defined in part by distinctive awnings, it is appropriate to install new awnings that replicate their appearance (Fig. 18). If there is evidence that awnings were once present but no information about their color or signage is available, a color should be selected that is in keeping with the historic character of the building and district.

Where no awning currently exists, and there is no evidence of a past one, it may still be possible to add an awning to a historic building without altering distinctive features, damaging historic fabric or changing the building's historic character. A new awning should be compatible with the features and characteristics of a historic building, as well as with neighboring buildings, or the historic district, if applicable. Historic photographs of similar neighboring buildings with awnings, can also be helpful in choosing an appropriate installation. When selecting and installing a new awning, a number of other factors should be considered: shape, scale, massing, placement, signage, and color.

Shape. Traditionally, both residential and commercial awnings were triangular in section, usually with a valance hanging down the outside edge (Fig. 19). Early examples of these "shed" awnings had simple



Figure 18. (Above) When the county clerk in Morgan County, West Virginia, was looking to reduce glare in the courthouse offices she located a 1940s photo showing sets of awnings on the first floor. (Below) Using the historic photos as a guide, new awnings with a similar shape and stripe pattern were installed increasing the comfort of employees and protecting county records from direct sunlight. Above photo: Frances Widmeyer and Debra Kesecker.



frameworks consisting of pipes or planks angling out from the building facade and supported on posts. Early retractable versions continued this triangular form. New awning shapes appeared in the later 19th century to accommodate the expanding variety of door and window configurations. Casement window awnings were box-like in shape to accommodate the outward swing of the vertical sash. Window openings with arched tops, such as those found on Italianate houses and commercial buildings, were often shaded by awnings with matching tops.

Generally, traditional shed awnings are appropriate for most historic window, door, and storefront installations. It is preferable (and in some historic districts, required) that these awnings have free-hanging valances, the flapping bottom pieces so characteristic of historic awnings. Quarter-round awnings, modern mansard awnings, and other contemporary commercial designs with distended, fixed valances have no precedent in traditional awning design and are usually inappropriate for historic buildings (Fig. 20).

Likewise, staple-in systems are not recommended for historic buildings. One of the distinctive features of a staple-in system is an exceptionally taut and wrinkle-free appearance; indeed, this is a chief appeal of the system when applied to new construction. Historic awnings, however, were either retractable or built with a covering laced onto a frame. Both forms had a fair amount of give in the fabric. Staple systems, especially those with long valances, usually present an appearance more suited to newer construction. While not recommended for installation on most historic buildings, they may be suitable for infill construction within a historic district.

Scale, Massing, and Placement. Because their primary purpose was functional rather than decorative, awnings were traditionally installed only where necessary. Window awnings were most commonly found on building elevations with southern exposures in the northern areas of the United States and on elevations with both northern and southern exposures in the southern United States. They were also found on east and west elevations, and sometimes just on selective windows. Retractable awnings were originally more common in northern climates where awnings required additional protection from extreme weather conditions.

The design of a particular commercial building influenced the placement of its awnings. Some storefronts with traditional glass transoms had the awning placed below the transom, others, had the awning installed above the transom. On both commercial and residential buildings, awnings were only wide enough to cover the window openings that they sheltered; a single awning rarely covered two or more bays (Fig. 21). On storefronts, they were not higher up on the building facade than was necessary to shade the entrance and display window. Thus, it is important



Figure 19. Simple shed-type awnings with acrylic or canvas coverings and free-hanging valances are appropriate for most historic residences featuring rectilinear openings.



Figure 20. A dome awning was an inappropriate addition to this circa 1890s building. In order to qualify for historic tax credits the new vinyl awning was replaced with a shed awning with a canvas-like woven acrylic covering.



Figure 21. Single awnings should not be set over more than one door or window bay. A separate shed awning with a canvas or acrylic covering would be more appropriate over each of these openings.

when installing new awnings on historic buildings to ensure that the covering not obscure the building's distinctive architectural features (Fig. 22). Also, new awning hardware should not be installed in a way that damages historic materials. Clamps and fasteners used to attach awning frames should penetrate mortar joints rather than brick or other masonry surfaces. If new backboards and rollers are installed, care needs to be taken not to damage cornices or transoms. Finally, awning placement, size, and shape must be compatible with the historic character of the building (Figs. 23 and 24).

Material. Historically, awnings were covered with canvas that was either solid in color or painted with stripes. During the second half of the twentieth century canvas fell out of favor and was superseded by vinyl and other synthetic textiles. For various reasons—particularly its reflectivity and texture—vinyl is generally an unsuitable material for awnings on historic buildings. Many historic review commissions note the inappropriateness of vinyl in their guidelines and call for the use of canvas, canvas blends, or acrylics that resemble canvas.



Figure 22. These window awnings today match what would have appeared in the 19th century. The fabric is slightly loose on the frames, the valances hang freely, each window bay has its own awning, and the awning frames are set within the openings. Photo: Mike Jackson.

Weather-resistant acrylic fabrics such as solution-dyed acrylic and acrylic-coated polyester-cotton approximate the historic look of canvas coverings, yet afford a new level of durability, color-fastness, and ease of use. Quality poly-cotton coverings may be more appropriate in some cases because, like traditional awnings, the colors and stripes are painted directly on the upper surface, while the underside remains a pearl gray color.

Signage. In addition to sheltering shoppers and merchandise, and reducing glare and temperatures, awnings on commercial buildings offer valuable advertising space. Photographs from the mid-19th century show a wide range of lettering and logos—business names, types of trade (hosiery shop, telegraph house), street numbers—on the sloped coverings and side flaps of awnings. The most common placement of a shop proprietor's business name or service was on the valance hanging down from the awning edge. The front valance provided a flat surface visible whether the awning was retracted against the building wall or fully extended (Fig. 25). Many establishments, however, left their awnings unadorned without any lettering.



Figure 23. This postwar aluminum awning does not contribute to the character of this 19th century residence and could be replaced during a rehabilitation project with a fabric shed awning more in keeping with the building's age and appearance.



Figure 24. This awning, extending across much of the building, is incompatible in shape. Of greater concern, however, is that its size wholly overshadows the modest historic building behind.



Figure 25. Appropriate lettering, as on this roller awning valance, can function as distinctive signage without detracting from the historic character of the building.

Today creating large lettered signs on a new awning as part of a rehabilitation project requires special care and is not appropriate in all cases. Used long before any local signage control, historic examples of such lettering often reflected the character of a district, with more upscale retail areas, for example, being more reserved than wholesale districts. Contemporary awning lettering can add visual interest and commercial identity but should be designed in keeping with the historic character of a building and its historic district.

Color. As in the past, variety in awning color is an appropriate characteristic when reintroducing awnings in historic districts. Since the 19th century, awnings have featured a range of different stripe patterns and an extensive color palette (Fig. 26). These lively, even whimsical,



Figure 26. The green and burgundy stripes that decorate these porch awnings complement the matching shutters and brick facade.

designs embellished building facades like a necktie or scarf does a suit. The vibrancy they lent to city streets and neighborhoods is part of the history of these environments and similar results can be achieved today as well.

Awning and Canopy Regulation

Because commercial awnings often extend into the public right-of-way, municipal building departments usually regulate their use. Regulations specify construction type (materials and dimensions of framing members, the use of flame-retardant fabrics), minimum height above the sidewalk (usually between seven and ten feet), minimum distance between the projecting edge and the curb (usually between one and two feet), and maximum projection from the building wall. Such regulations are meant to ensure that awnings are securely built, do not pose a threat to pedestrians, and

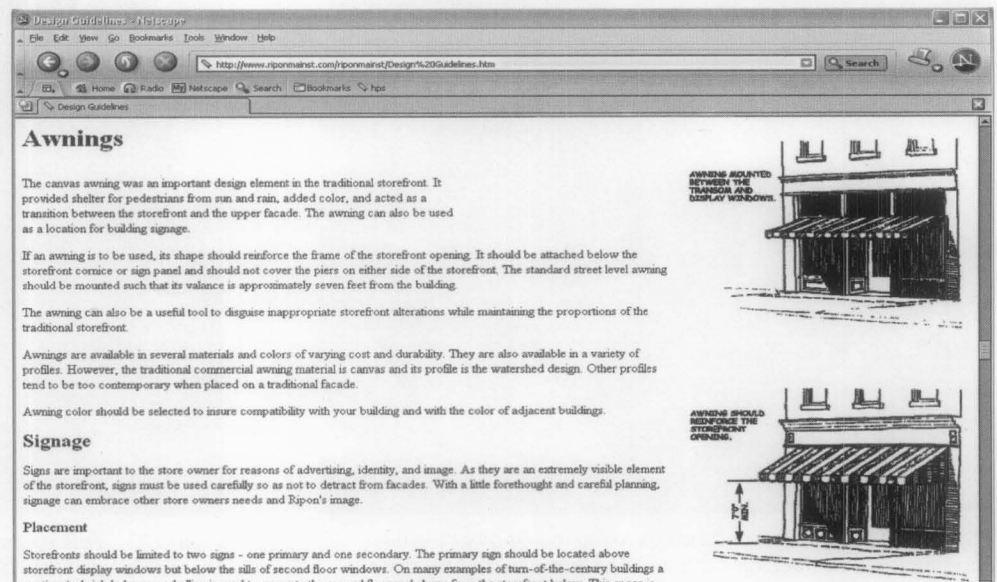


Figure 27. Local historic district commissions and neighborhood improvement associations often publish awning guidance on their websites. Image: Ripon Main Street, Inc.

are not at risk from widely-loaded trucks. Lettering, color, and the relationship to adjacent awning designs may also be subject to building department review and approval.

Awning work on buildings located in historic districts will likely be reviewed by a historic district commission (HDC). HDCs may also review grant applications and recommend approvals for facade improvement programs, where such programs are in place. Though commissions look at projects on a case-by-case basis, many have established guidelines that address general issues and local concerns relating to awnings and canopies (Fig. 27). Often, local design guidelines are modeled upon The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings. These standards set forth principles meant to ensure that new elements are added sensitively, do not damage historic fabric, and are compatible with the historic character of the building.

Summary

Like all exterior building features that are subjected to snow, rain, sunlight, wind, and pollution—awnings need regular attention. Covered even with modern materials, they require maintenance, repair, and eventually replacement. Awnings are often the first feature to be altered when historic buildings change owners or uses. They often have a significant role in contributing to the historic character of a building. It is important that owners, architects, engineers, historians, and others consider this when planning work on a historic building.

Awnings and the Sun

Although their effectiveness can be affected by many factors including location, climate, window size, and glass type, the energy efficiency advantages of awnings are clear. According to the Department of Energy, awnings can reduce heat gain up to 65% in south facing windows and up to 77% on windows facing east. Awnings reduce stress on existing air conditioning systems, and make it possible to install new HVAC systems with smaller capacity, thus saving purchasing and operating costs. Air conditioners need to work less hard, less often. When used with air conditioners, awnings can lower the cost of cooling a building by up to 25%.¹

Awnings offer a number of benefits to owners of historic buildings. Awnings can make unnecessary a host of other alterations made to buildings in the name of energy efficiency. Awnings provide nearly comparable glare reduction and reduced heat-gain as tinted windows or window films, yet are in keeping with the historic appearance of a building facade. They help protect historic windows and storefronts, and allow windows to remain open, and cool air to circulate, even during inclement weather. In warm climates, they reduce the need to replace existing windows with new insulating glass units for the purpose of energy conservation.



Awnings were reinstalled on the east, west, and south windows of the Florida State Capitol in the 1980s. With a design based on those seen in historic photographs of the building, the new awnings allowed a downsizing of the HVAC system by 25 tons. After installation, the exposed glass surface in a typical first floor office accounted for only 46% of the required cooling load, down from 72%. Photo: Division of Historical Resources, Florida Department of State.

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Acknowledgements

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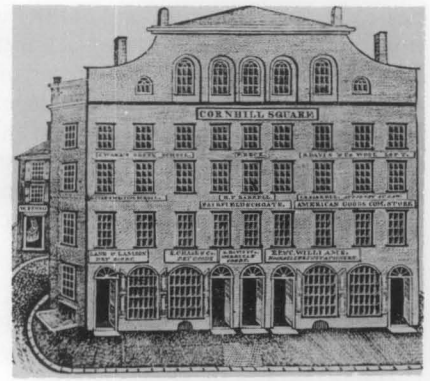
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Front cover image: Anchor Industries, Inc.

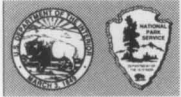
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11 PRESERVATION BRIEFS



Rehabilitating Historic Storefronts

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

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

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

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

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

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



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

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

Historical Overview

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

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

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

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

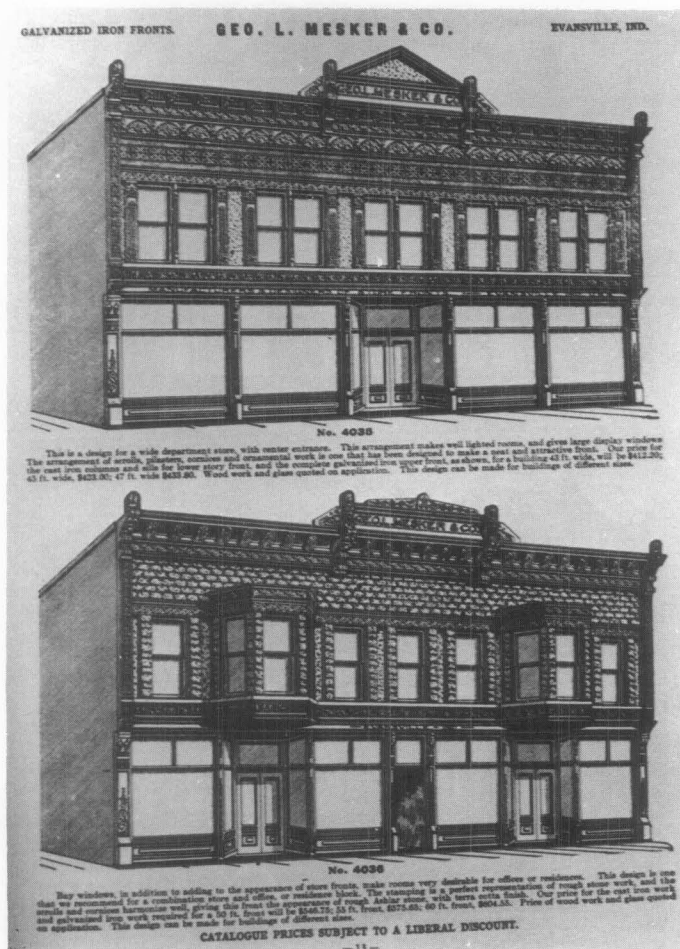


Figure 2. These 19th century galvanized iron storefronts could be purchased from George L. Mesker & Co. in Evansville, Indiana.

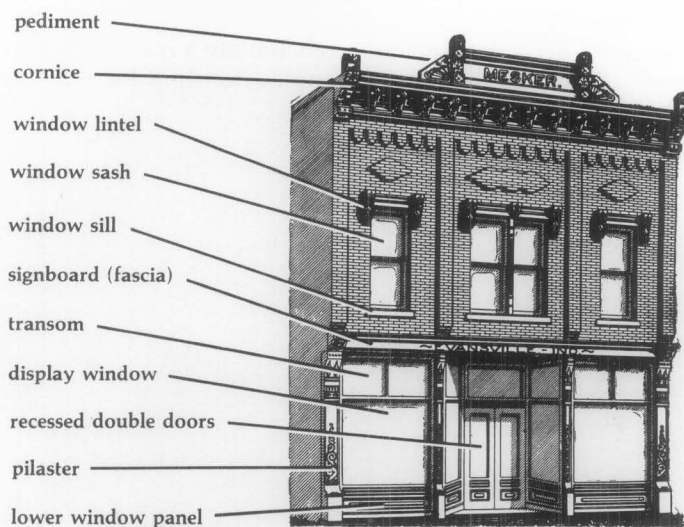


Figure 3. Become familiar with the architectural features typical of historic commercial buildings. A close look at a storefront's construction materials, features and relationship to the upper stories will help in determining how much of the original facade remains.

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

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

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

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

Evaluating the Storefront

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

tent and nature of rehabilitation work needed (see figure 6). In most cases, this examination is best undertaken by a qualified professional.

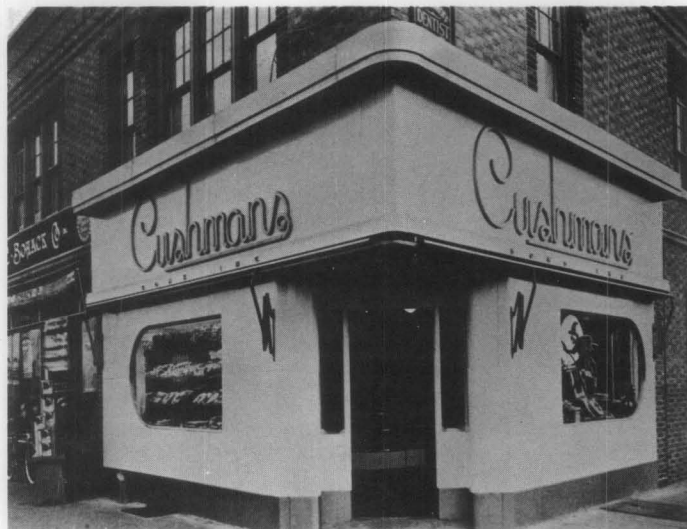


Figure 4. This storefront in New York City designed by Raymond Loewy typifies the streamlined look of the 1930's. Added to an earlier building, the front utilizes glass, stainless steel and neon to make a modern statement. This is a good example of a later storefront which has acquired significance and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



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

Guidelines for Rehabilitating Existing Historic Storefronts

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



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

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

Construction Materials, Features, and Design Relationships

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

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

- **Supporting Columns/Piers:**
What do the columns or piers supporting the storefront look like? Are they heavy or light in appearance? Are they flush with the windows or do they protrude? Are they all structural elements or are some columns decorative?
- **Display Windows and Transoms:**
Are the display windows and transoms single panes of glass or are they subdivided? Are they flush with the

facade or are they recessed? What is the proportion of area between the display windows and transom? Are there window openings in the base panels to allow natural light into the basement?

- **Entrances:**
Are the entrances centered? Are they recessed? Is one entrance more prominent than the others? How is the primary retail entrance differentiated from other entrances? Is there evidence that new entrances have been added or have some been relocated? Are the doors original or are they later replacements?
- **Decorative Elements:**
Are there any surviving decorative elements such as molded cornices, column capitals, fascia boards, brackets, signs, awnings or canopies? Is there a belt-course, cornice, or fascia board between the first and second floor? Are some elements older than others indicating changes over time?

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

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

Physical Condition

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

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

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

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

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

Deciding a Course of Action

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

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

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

Rehabilitating Metal Storefronts

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

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

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

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

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

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

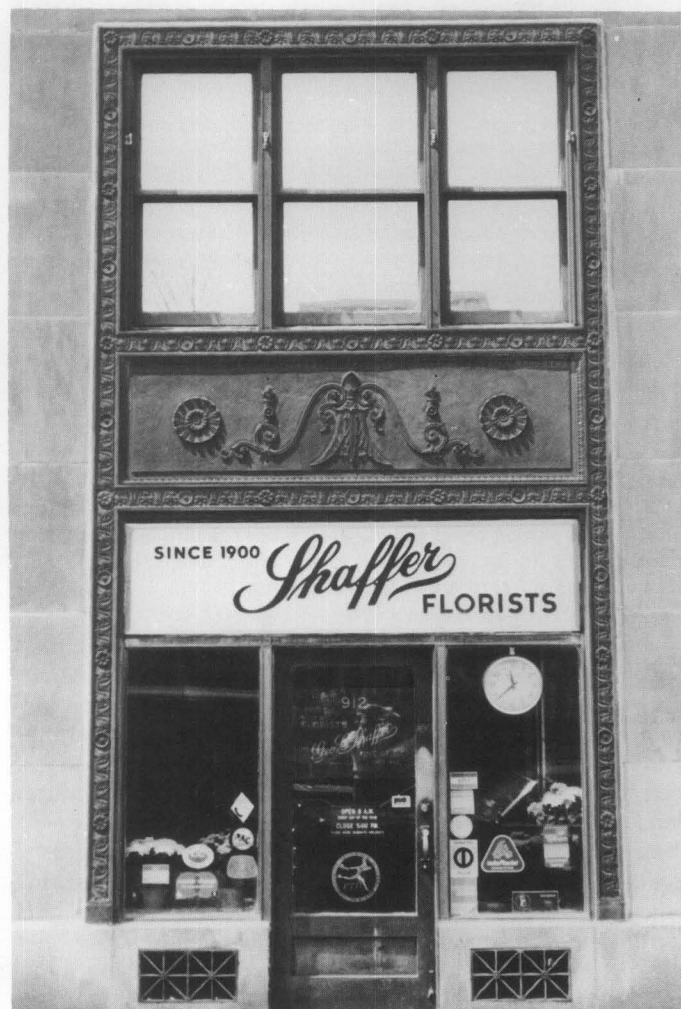


Figure 7. Part of a large office building constructed in Washington, D.C. in 1928, this finely detailed bronze storefront is typical of many constructed during this period. It should be noted that the original grilles, spandrel panel and window above are all intact. Photo: David W. Look, AIA

Repair and Replacement of Metal

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

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



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

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

Cleaning and Painting

Cast iron storefronts are usually encrusted with layers of paint which need to be removed to restore crispness to the details. Where paint build-up and rust are not severe

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

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

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

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

Rehabilitating Wooden Storefronts

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

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

Repair and Replacement of Wood

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

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

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

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



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

Repainting of Wood

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

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

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

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

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

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

Rehabilitating Masonry Storefronts

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

Repair and Replacement of Masonry

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

Cleaning Masonry

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

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

Removing unsightly mastic from masonry presents a similarly serious problem. Its removal by mechanical means may result in abrading the masonry, and chemical and heat methods may prove ineffective, although solvents like acetone will aid in softening the hardened mastic. If the mastic has become brittle, a flat chisel may be used to pop it off; but this technique, if not undertaken with care, may result in damaging the masonry. And even if total removal is possible, the mastic may have permanently stained the masonry. Replacement of these masonry sec-

tions marred by mastic application may be one option in limited situations; individual pieces of stone or bricks that have been damaged by inappropriate alterations may be cut out and replaced with new pieces that duplicate the original. However, since an exact match will be nearly impossible to achieve, it may be necessary to paint the repaired masonry in order to create a harmonious facade. Replacement of a large area with new materials may not be acceptable as it may give the building a new, non-historic appearance inappropriate to the building style and period.

Designing Replacement Storefronts

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

Guidelines for Designing Replacement Storefronts

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

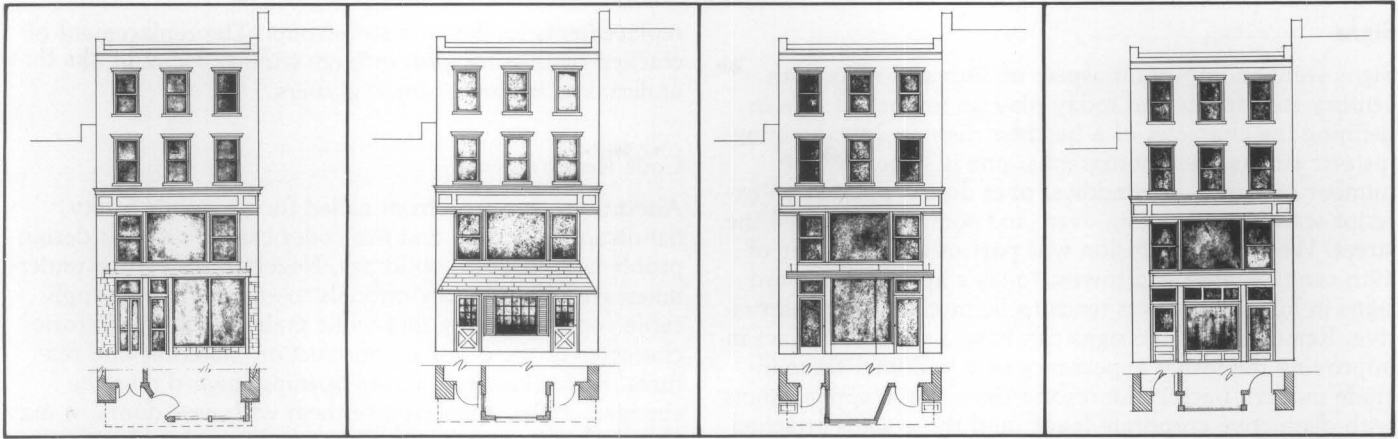


Figure 10. (A) This existing storefront, added in the 1950's to a late 19th century brick building, extends beyond the plane of the facade; faced with anodized aluminum and permastone, it does not contribute to the architectural and historic character of the building. (B) This replacement design uses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

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

Other Considerations

Pigmented Structural Glass

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

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

Awnings

Where based on historic precedent, consider the use of canvas awnings on historic storefronts (see figure 11).

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

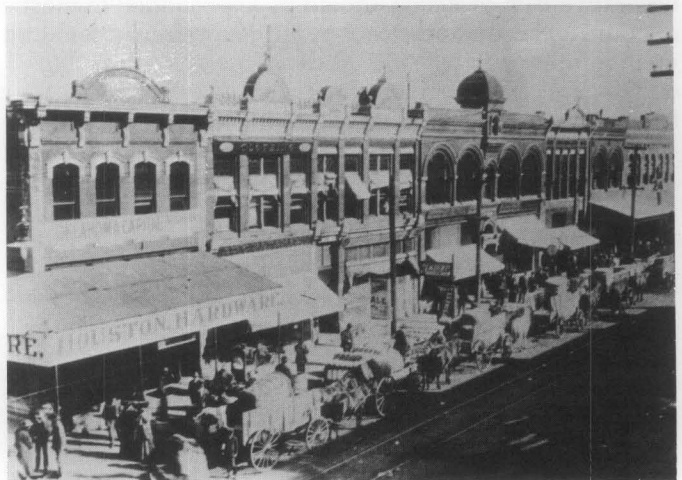


Figure 11. Try to locate old photographs or prints to determine what alterations have been made to the storefront and when they were undertaken. Awnings were common elements of storefronts at the turn of the century. They can be equally useful today.

Signs

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

Paint Color

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

Windows

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

replacements for historic storefronts. The replacement of cracked or missing glass in large windows should be undertaken by professional glaziers.

Code Requirements

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

Summary

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



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

Additional Reading

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

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

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

September 1982

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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-20
JUNE 20, 2019

Owner/Applicant:	Richard Sasser, agent for CMR Island Properties, LLC
Property Address:	22 S. 8th Street (Grand Oak Plaza)
Requested action:	Certificate of Approval (COA) to Install 3 metal awnings at the south-west elevation of the building to match existing; add additional doors and windows at south elevation for new tenant spaces to match existing; install new metal door and awning at east elevation.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial
FL Master Site File #	N/A
Year Built:	1954 (NCPA)
Contributing Status:	Non-Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to Install 3 metal awnings at the south-west elevation of the building to match existing; add additional doors and windows at south elevation for new tenant spaces to match existing; install new metal door and awning at east elevation.

The applicant is also proposing a 6'tall wood dumpster enclosure, to be painted to match the 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* ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

4.05.09 Mechanical Equipment Screening Plantings

Structures such as dumpster enclosures, mechanical equipment, backflow preventers, wells, pumps, tanks, buffer walls, HVAC units, transformers, lift stations, utility cabinets, electrical panels, or

cable television equipment shall be fully screened with planting beds in areas visible from the public rights-of-way.

- A. The height of such screening shall be a minimum of 30 inches at the time of installation.
- B. Required access ways to these utilities are exempt from the screening provisions. Other uses which require high visibility and easy access, such as fire hydrants, public and emergency telephones, mail boxes, and school bus shelters/benches, are exempt from these provisions.

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.

Mid-Twentieth Century (pg.35)

During the mid-twentieth century, the exteriors of commercial buildings were characterized by simplicity. While the form of buildings retained a traditional plan, upper facades had less ornamentation than those of previous decades. Often, these buildings' storefront components, such as entrance floors and bulkheads, were the most decorative features, with applied tile. These buildings are currently deemed noncontributing to the district.

Awnings (pg.37)

On storefronts, awnings were very common elements historically. They provided shade and helped cool commercial buildings pre air-conditioning. Retain and keep in good repair any existing historic awnings. Add appropriately designed new awnings as desired.

1. Retain and maintain historic awnings, including metal ones.
2. Ensure that the installation of new awnings does not damage the building. Appropriate materials for new awnings include canvas duck or cotton and polyester blends; these may be treated with acrylic. Select awnings in colors that complement the building and mimic the shape of their opening.
3. Awnings should fit exactly over their display windows, and not span across any portion of wall surface in between display windows.
4. Preserve and maintain mid-20th century metal awnings.
5. Repair damaged historic metal awnings.

ANALYSIS:

The site, formerly known as Fred's, contains a 1954 masonry vernacular structure that is considered a non-contributing structure the Fernandina Beach Historic District. The original section of this mid-century structure has recently been rehabilitated, including the re-installation of windows along the 8th Street elevation. As was popular with buildings built in this period, emphasis was placed on horizontality. This is emphasized by the cast concrete eyebrow awning that runs along the 8th Street elevation and around the corner over the original entrance.

The applicant is subdividing the building into multiple tenant spaces and wished to create entrances to the tenant spaces that match the existing entrance. This will be achieved through the construction of a matching awnings, doors and windows will be added to the south and east elevations that match the existing.

The applicant is also requesting to construct a wooden dumpster enclosure that is to be painted to match the structure. Staff notes that the location of the dumpster at the southern property line is required to have landscape screening (per LDC 4.05.09), which is not indicated on the site plan. The plan does indicate grass and shrubs to be planted in the public right of way, which will require approval through the Streets Department.

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 2019-20 with the condition:

1. The required landscape screening be submitted and approved on a revised site plan before a COA is issued.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-20 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 2019-20, 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 2019-20 Application & Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



**APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)**

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE _____

APPLICATION #: _____

HDC CASE #: _____

APPLICATION COMPLETE: Y _____ N _____

PRE-CONFERENCE: Y _____ N _____ DATE _____

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

APPROVAL TYPE:

☐ Staff Approval

☒ Board Approval: Conceptual Yes _____ 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: 22 S. 8th St. (former 'Fred's' building, 8th and Ash)

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0045-0030

Zoning District: C _____ Lot / Block Number (optional) _____

Owner of Record

As recorded with the Nassau
County Property Appraiser

Owner(s) Name

John E. Sasser, Mike McCloskey, Richard Sasser

Company (if applicable)

CMR Island Properties LLC

Street Address

1766 Memorial Drive, Suite 1

City State Zip

Waycross GA 31501

Telephone Number

912-281-3737

Email Address

hrc1@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

Richard Sasser

Company (if applicable)

Richard Sasser, Architect

Street Address

217 Centre St, No. 2

City State Zip

Fernandina Beach, Florida 32034

Telephone Number

904-491-6060 / 912-288-5674

Email Address

richardsasser@bellsouth.net



Historic District Council Windows List

As amended from time to time – Approved 1/18/18

*New products not on the list will be reviewed on a case by case basis.

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS:

Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).

Wood

Hurd

Jeld-wen

Marvin

Pella (Reserve)

Aluminum-Clad Wood

Hurd

Marvin

Pella (Architect, Designer, Reserve) Weather Shield

Vinyl-Clad Wood

Andersen (400 Series, Architectural, 200 Series)

Cellular PVC/Ultrex

Marvin (Integrity)

Windsor

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY:

Any product line approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).

Aluminum-Clad Wood

Pella (ProLine)

All Vinyl/Plastic/Fiberglass Jeld-wen

Pella (Impervia, 350 Series, Encompass) PGT

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.

1 story brick structure with a large metal awning over the former Fred's entrance, and with aluminum storefront doors and windows.

Stucco finish over the brick, except at the pilasters which are natural brick.

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.

Install a matching large metal awning at the other end (9th Street end) of the building. Install new matching doors and windows, and smaller, compatible-styled metal awnings over the new doors and windows, as depicted in the attached drawings. Re-stripe the parking stalls.

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	First Coast Metal	Exterior metal finish (metal not fabric!) on		La Fonda antique red 2002-5a
	Roofing Supply	the proposed awnings.	FL24397.1	
Doors	Tru-Lite CG500	Aluminum Storefront doors	FL16843.1	Anodized dark bronze
	Hurricane series			
Windows	Tru-Lite CG500	Aluminum Storefront windows	FL16843.1	Anodized dark bronze
	Hurricane series			
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing	Custom	A custom-built enclosure for the new dumpster,	N/A	Lyndhurst castle sand
	(dimension lumber)	as detailed in the Drawings.		
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)
RS	Proof of ownership (copy of deed or tax statement)	
RS	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
RS	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	
RS	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
RS	Photographs of the existing site and existing buildings if any, including views from the street.	
RS	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
RS	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
N/A	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
N/A	New construction applications <u>must</u> show context of project within existing streetscape.	
N/A	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.

5-13-19

Date

Signature of Applicant

STATE OF FLORIDA

ss }

COUNTY OF NASSAU



Subscribed and sworn to before me this 29 day of May, 2019.

Harriet Davis

Notary Public: Signature

Harriet Davis

Printed Name

3/22/21

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

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

hereby authorize: _____
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
SS }

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

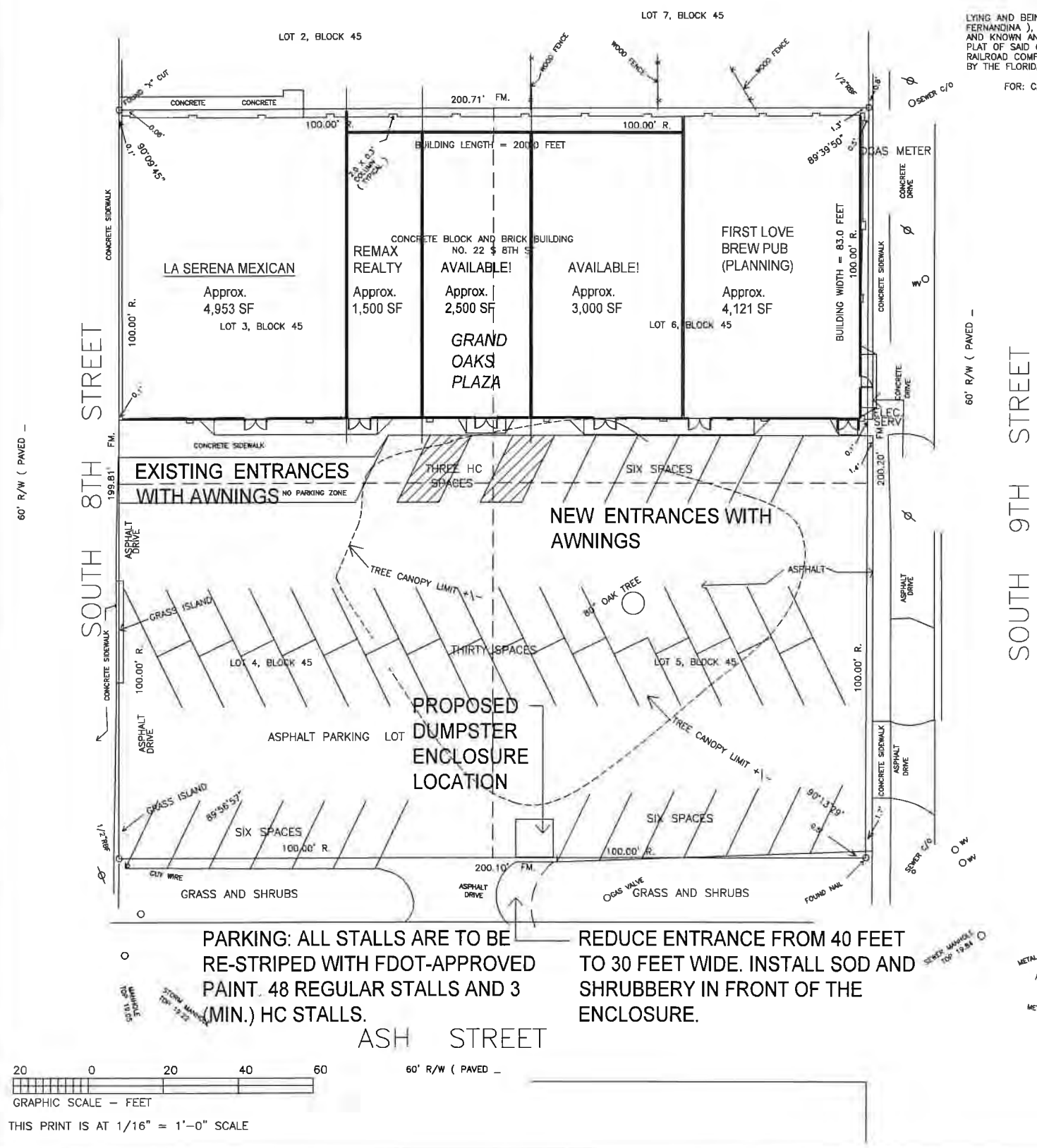
Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOT 3, 4, 5 AND 6, BLOCK 45,



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

FOR: CAYMAN BUILDERS,

Proposed New Awnings, Doors, Windows and Dumpster Enclosure
at
Grand Oak Plaza
22 South 8th Street
CMR Island Properties, LLC
Fernandina Beach, Florida 32034

COFB- TRC and HDC Submittal Drawings

Index to Sheets

- SU-1 Property Survey - Site Plan
- A-1 Existing and Proposed Front Elevations
- A-2 Existing and Proposed 9th Street (East Side) Elevations
- A-3 Dumpster Enclosure Drawings
- A-4 Wall Section and Dumpster Enclosure Detail

COASTAL LAND SURVEYORS

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

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

LICENSED BUSINESS NO 6412

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

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY NO.120172 PANEL NO. 8376 DATED 8-2-17

DATE OF SURVEY OCTOBER 17, 2017
SCALE 1"=20' F. 340.344
JOB NO. 1610-02 F. 340.344

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:
IRON PIPE FOUND - IFF
IRON PIPE SET - IFS
REBAR FOUND - REF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF CURVE - PC
POINT OF TANGENCY - PT
CENTERLINE - C/L
OFFICIAL RECORDS BOOK - O.R.B.
WATER VALVE - WV
CLEAN OUT - C/O

POWER LINE - P-
PLAT - P-
FIELD MEASURED - FM
RECORD - R. DEED - D.
POWER POLE - P.C.
CONCRETE - CONE.
FENCE - F-
RIGHT-OF-WAY - R/W
POINT OF TANGENCY - PT
POINT OF CURVE - PC
OFFICIAL RECORDS BOOK - O.R.B.
WATER VALVE - WV
CLEAN OUT - C/O

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Survey - Site Plan

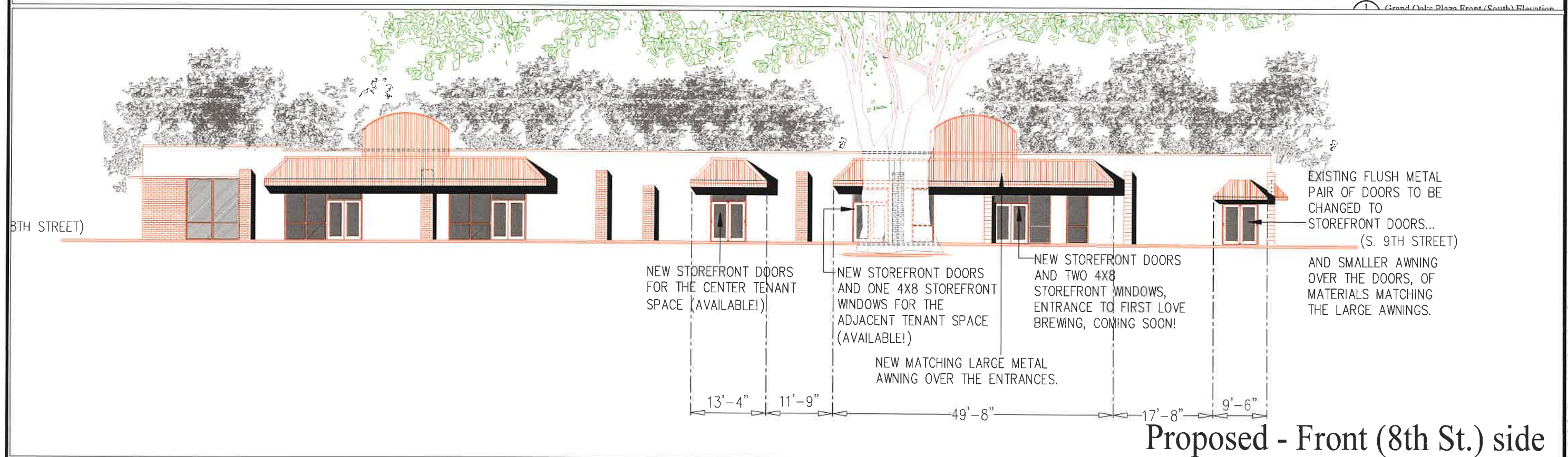
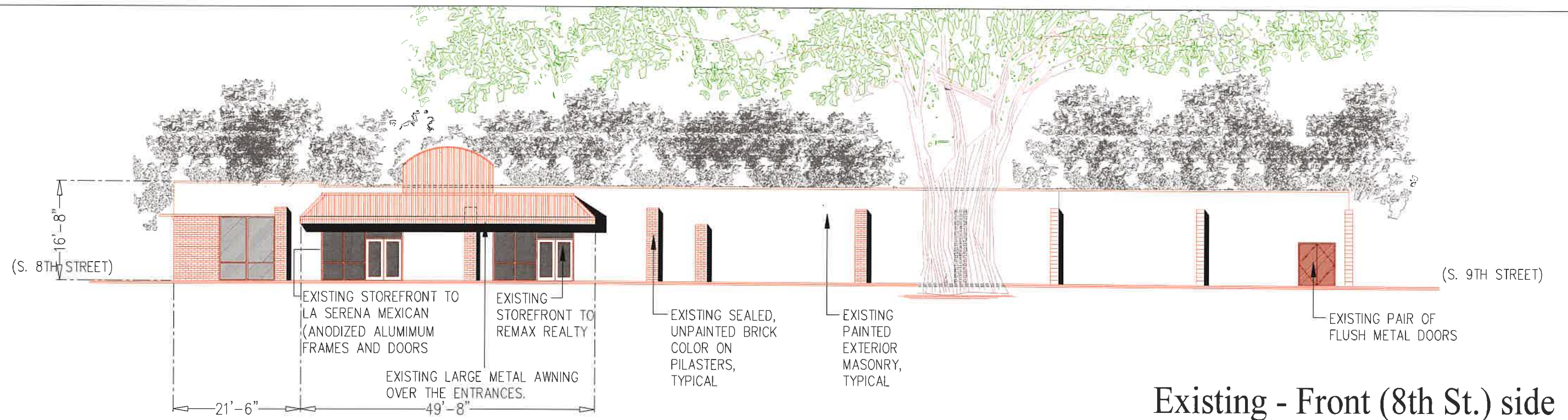
Grand Oak Plaza
22 South 8th Street
CMR Island Properties, LLC
Fernandina Beach, Florida 32034
hrc1@bellsouth.net - 912-281-3737 - CMRIslandLLC.com

DATE	ISSUE
10/17/17	Initial Survey and Map
10/17/17	Map and Plans Review
10/17/17	Final Submittal

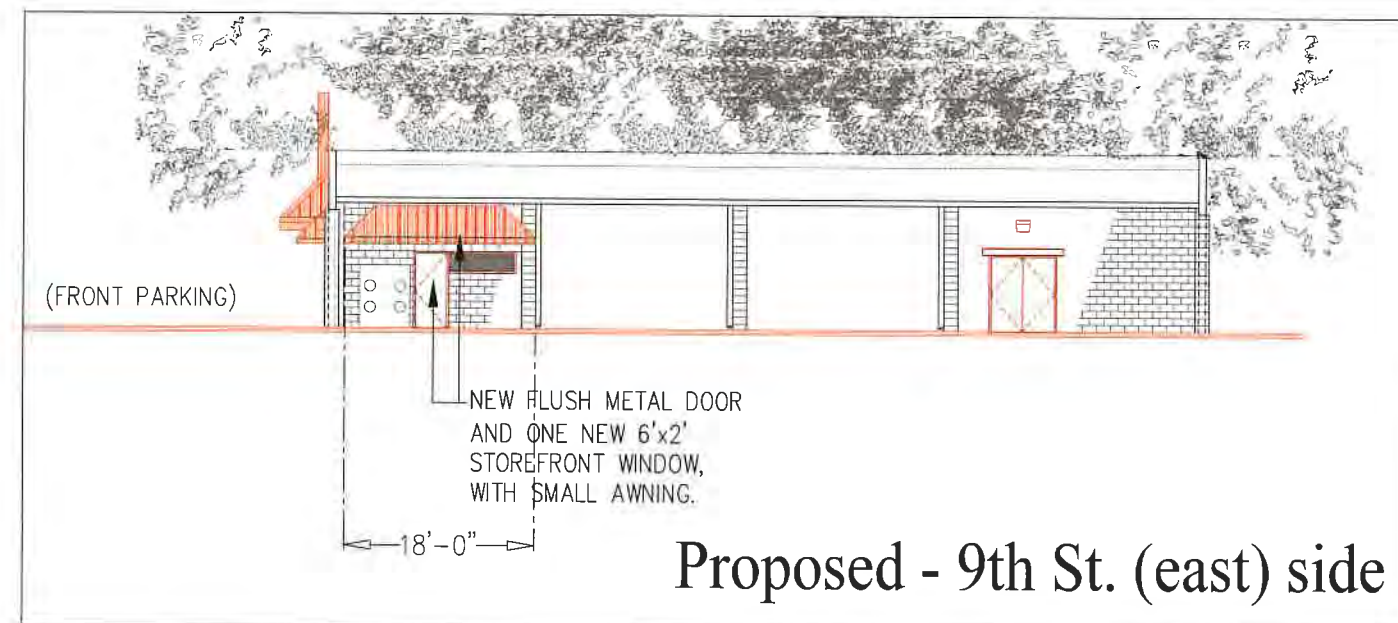
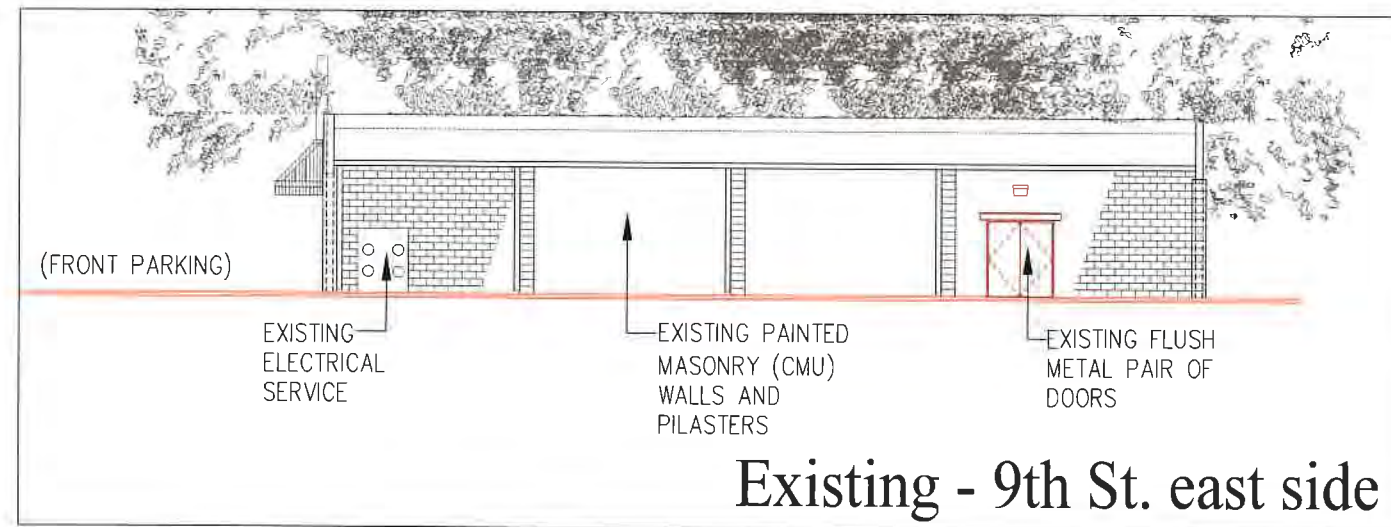
RICHARD SASSER, ARCHITECT
Florida License No. AR0013972
217 Centre St, No 2
Fernandina Beach, Florida
32034
904-481-6020

SHEET NO.
SU-1
OF 1

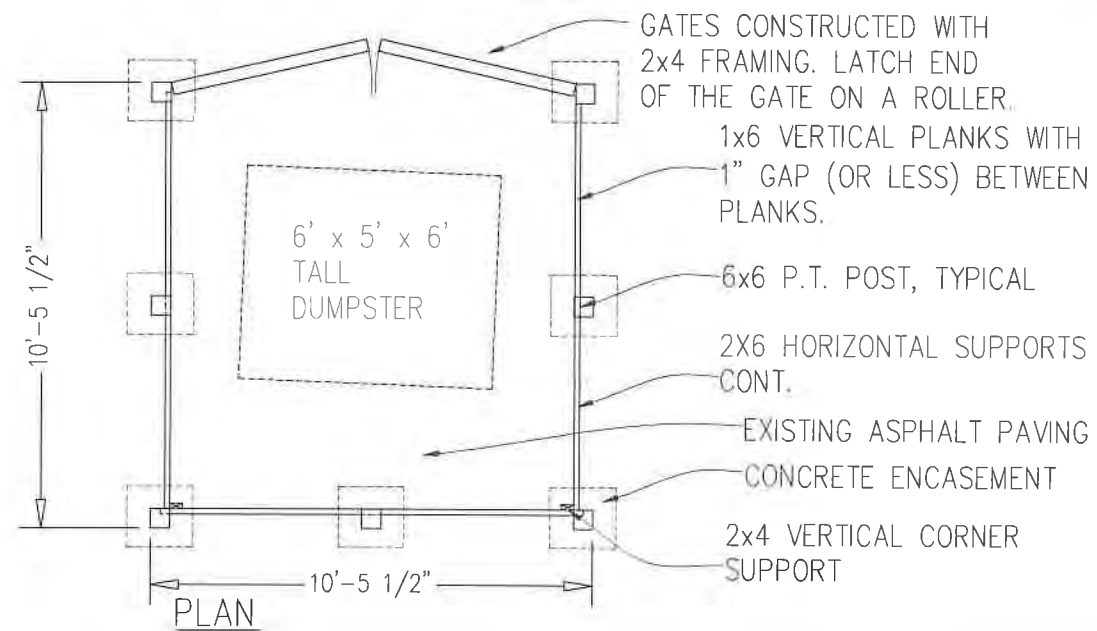
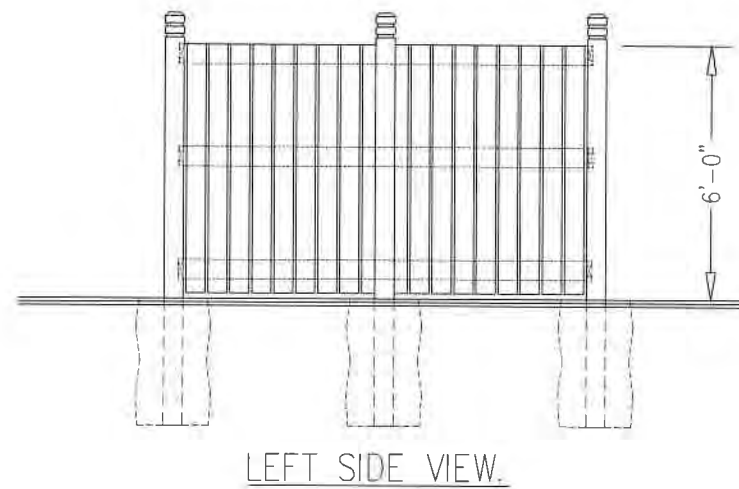
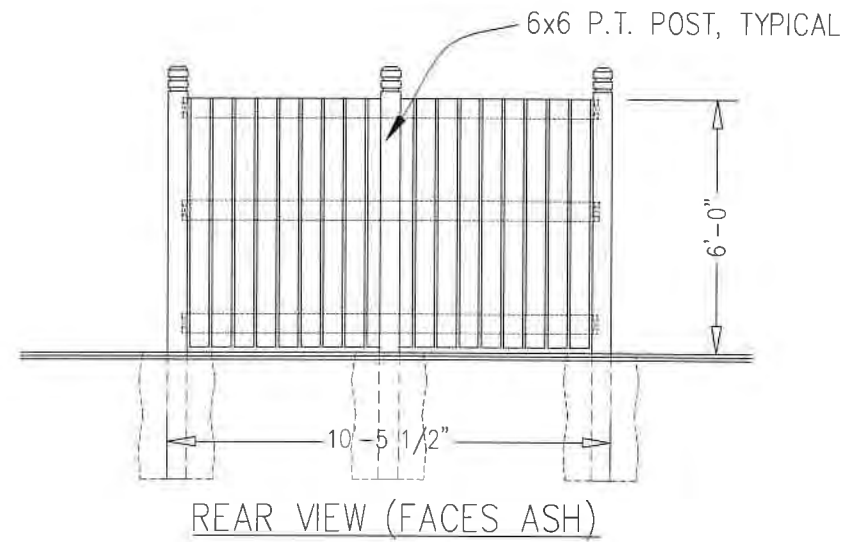
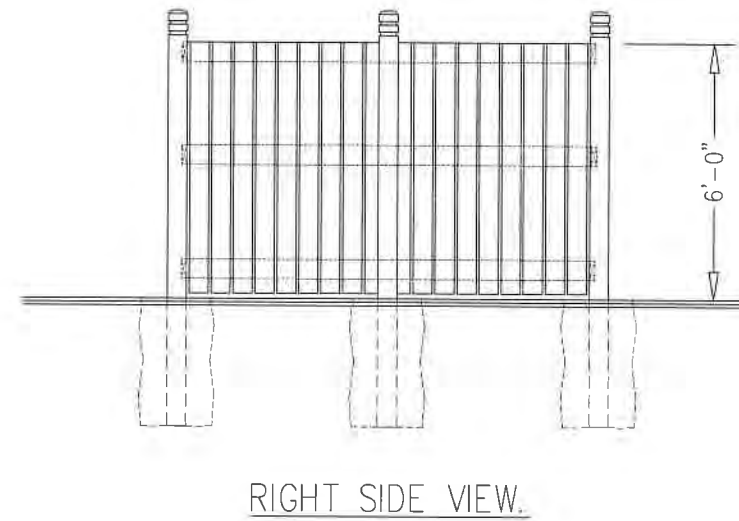
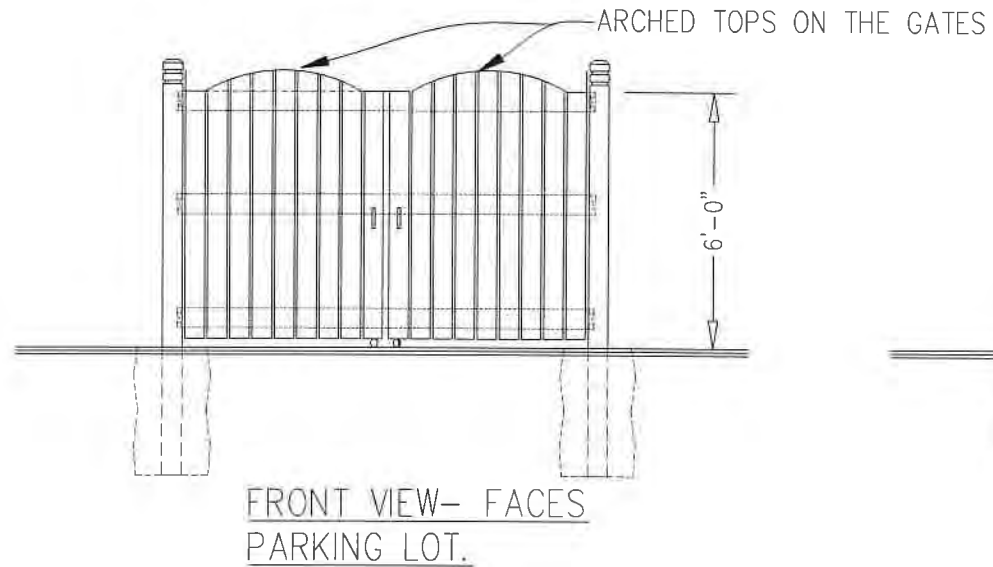
Grand Oak Plaza - 22 S 8th St - CMR Island Properties LLC



Existing and Proposed Front Elevations			
Grand Oak Plaza 22 South 8th Street CMR Island Properties, LLC Fernandina Beach, Florida 32034 hrc1@bellsouth.net - 912-281-3737 - CMRIslandLLC.com			
DATE	ISSUE	RICHARD SASSER, ARCHITECT Florida License No. AR0013972 217 Centre St. No. 2 Fernandina Beach, Florida 32034 904-491-6060	SHEET NO. A-1 OF 4
1-20-17	Historic Preservation Dept. review		
1-20-17	Plaster and place pipe columns		
1-20-17	HDC Submittal		
1-21-17	Revised HDC Submittal		
1-21-17	Final HDC Submittal for June		



Existing and Proposed 9th Street (East side) Elevations			
Grand Oak Plaza 22 South 8th Street CMR Island Properties, LLC Fernandina Beach, Florida 32034 hrc1@bellsouth.net - 912-281-3737 - CMRislandLLC.com			
DATE	ISSUE	RICHARD SASSER, ARCHITECT Florida License No. AR0013972 217 Centre St. No. 2 Fernandina Beach, Florida 32034 904-491-6060	SHEET NO A-2 OF 3
5-21-10	Initial Preparation (Arch. Review)		
5-21-10	Changes and plan completion		
5-21-10	Final Submittal		
5-21-10	Final THDC Submittal for June		

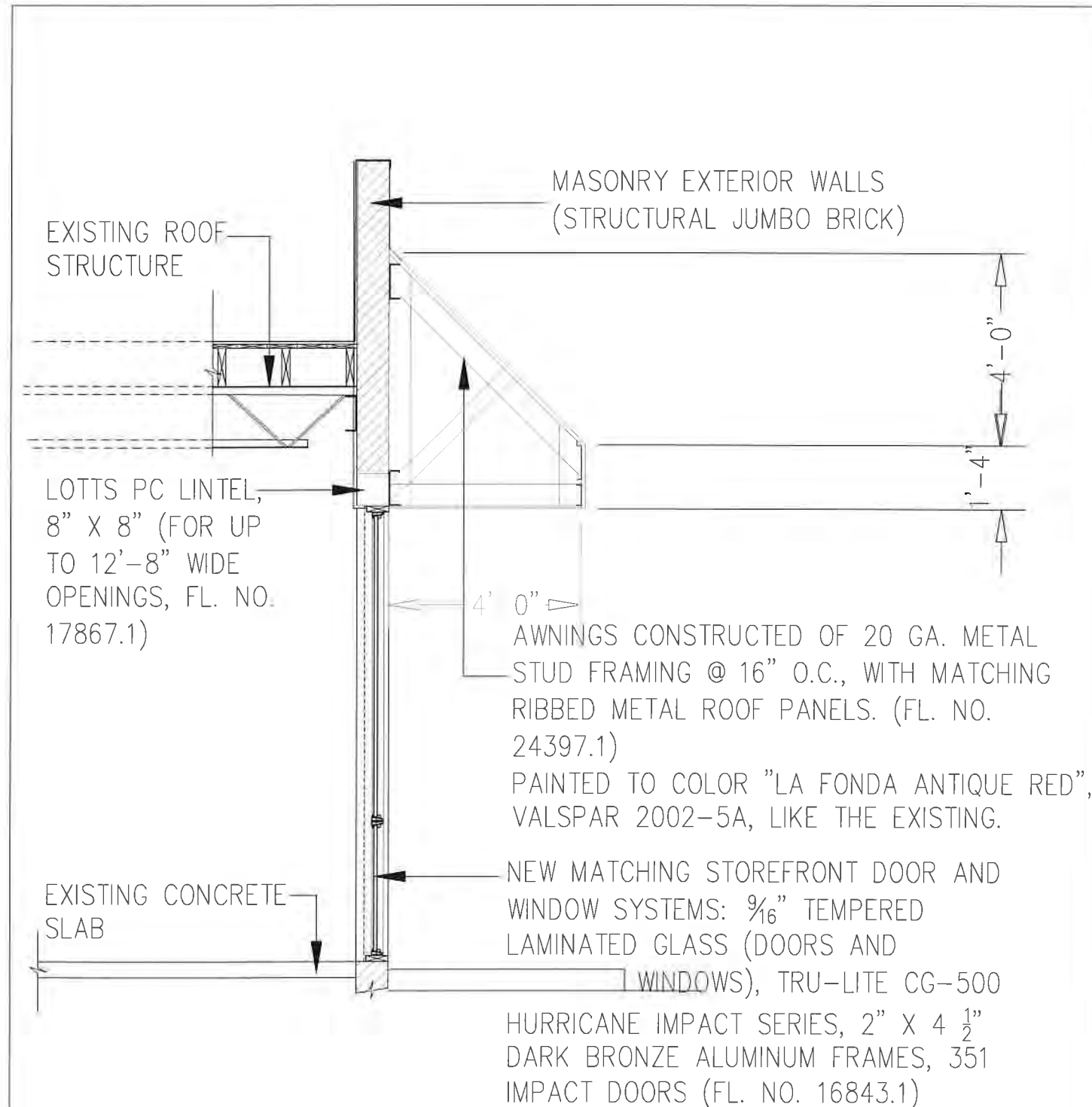


ENTIRE DUMPSTER ENCLOSURE IS TO BE PAINTED TO "LYNDHURST CASTLE SAND" TO MATCH BUILDING COLOR.

DUMPSTER ENCLOSURE DRAWINGS

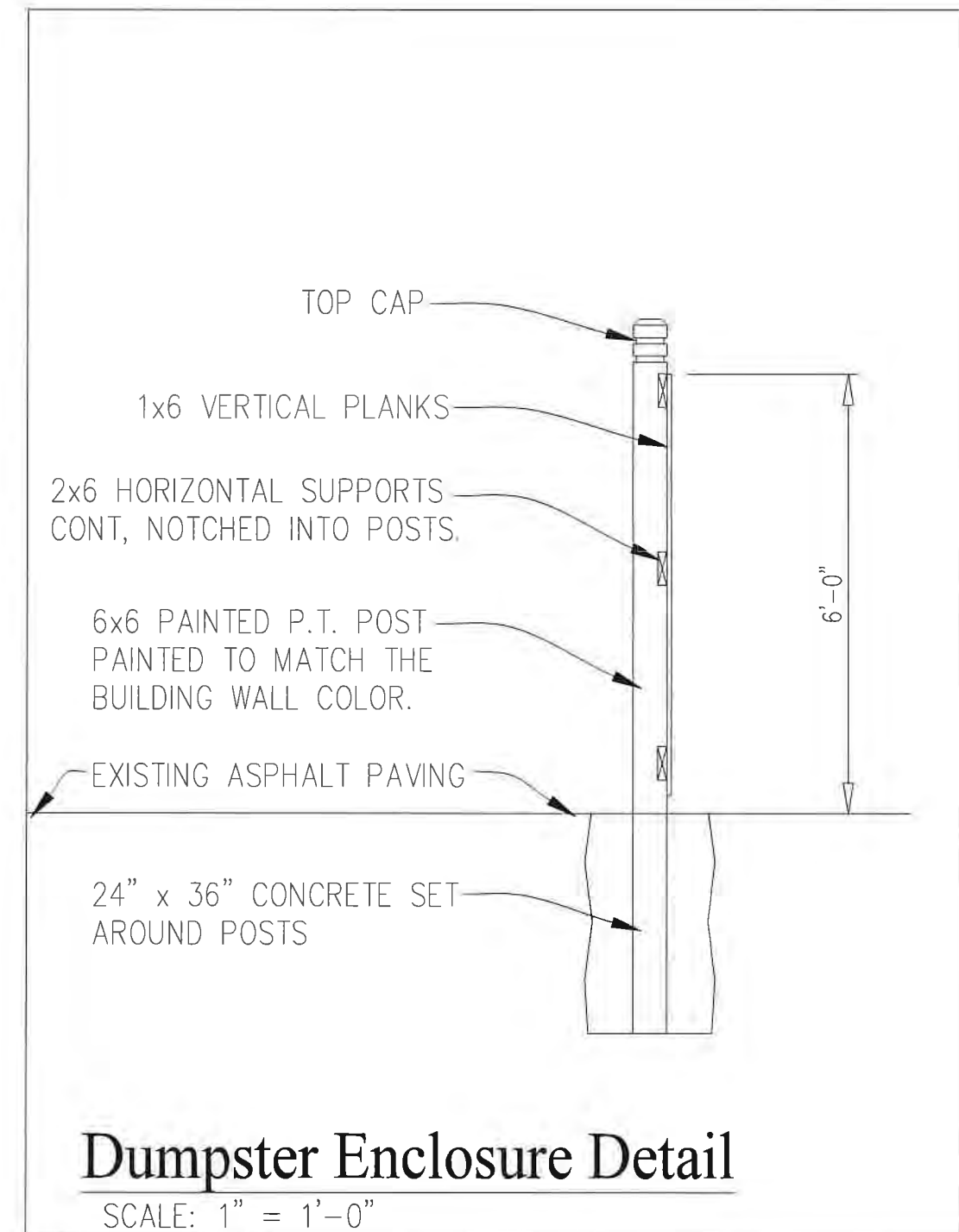
SCALE: 1/2" = 1'-0"

Dumpster Enclosure Drawings		Grand Oak Plaza 22 South 8th Street CMR Island Properties, LLC Fernandina Beach, Florida 32034 hrc1@bellsouth.net - 912-281-3737 - CMRislandLLC.com	
DATE	ISSUE	RICHARD SASSER, ARCHITECT Florida License No. AR0019972 217 Centre St No. 2 Fernandina Beach, Florida 32034 904-491-6060	SHEET NO. A-3 OF 4
10/1/10	Initial Design		
10/1/10	Revisions and Construction Documents		
10/1/10	Final Construction Documents		
10/1/10	Final HRC Submittal for June		



Wall Section

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



Wall Section and Dumpster Enclosure Detail			
Grand Oak Plaza 22 South 8th Street CMR Island Properties, LLC Fernandina Beach, Florida 32034 hrc1@bellsouth.net 912-281-3737 CMRIslandLLC.com			
DATE	ISSUE	RICHARD SASSER, ARCHITECT Florida License No. AR0013972 217 Centre St, No. 2 Fernandina Beach, Florida 32034 904-491-6060	SHEET NO. A-4 OF 4
Rev. 1	Initial Presentation (Sept. 2014)		
Rev. 2	Revised and final presentation (Oct. 2014)		
Rev. 3	Final (Nov. 2014)		
Rev. 4	Final (Dec. 2014)		