



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
AUGUST 15, 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 July 18, 2019 Regular Meeting
- 3. OLD BUSINESS**
 - 3.1 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)*
 - 3.2 HDC 2019-22: MCG HOMES, AGENT FOR ROBERT & MELBA WHITAKER, 217 CENTRE STREET**
Certificate of Approval (COA) to remove and replace all second-floor windows; remove and replace aluminum awning with fabric awning. *(Quasi-Judicial)*
 - 3.3 HDC 2019-23: ALEX & CATHLEEN SEEFRIED, BLOCK 7 LOT 7 LADIES STREET (OLD TOWN)**
Amendment to previously approved COA to construct a two-story primary structure. *(Quasi-Judicial)*
- 4. NEW BUSINESS**
 - 4.1 HDC 2019-29: ALEX & CATHLEEN SEEFRIED, BLOCK 7 LOT 7 LADIES STREET (OLD TOWN)**
Certificate of Approval (COA) to construct a two story accessory structure. *(Quasi-Judicial)*
 - 4.2 HDC 2019-30: ERIC MIKLAS, LOT 8 BLOCK 3 GARDEN STREET**
Certificate of Approval (COA) to construct a single family home. *(Quasi-Judicial)*

- 4.3 **HDC 2019-31: JOEL MIKLAS, LOT 10 BLOCK 3 GARDEN STREET**
Certificate of Approval (COA) to construct a single family home. (*Quasi-Judicial*)

- 4.4 **HDC 2019-32: CITY OF FERNANDINA BEACH, AGENT FOR AMELIA ISLAND MUSEUM OF HISTORY, 233 S 3RD ST, BLOCK 273 LOTS 15 TO 21**
Downtown Historic District Boundary Expansion to include the Nassau County Jail/Amelia Island Museum of History

- 4.5 **Presentation by Morgan Waas, Planning & Conservation Intern:** Queen Anne and Folk Architecture in Downtown Fernandina

- 5. **STAFF APPROVED CERTIFICATE OF APPROVALS**
 - 5.1 **July Staff Approvals**

- 6. **BOARD BUSINESS**
 - 6.1 **Reappointment:** Enrique Escalante

- 7. **STAFF REPORT**
 - 7.1 **Memo: Staff Recommendations Related to Old Town**
 - 7.2 **Summary of Recommended LDC Changes**
 - 7.3 **Recommended LDC Changes CH. 6**
 - 7.4 **Recommended LDC Changes CH. 8**
 - 7.5 **Mechanical Screening Discussion**
 - 7.6 **HDC Certificate of Approval Application Update**

- 8. **PUBLIC COMMENT**

- 9. **ADJOURNMENT**

NEXT HDC REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 19, 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
JULY 18, 2019**

1. CALL TO ORDER: 5:03 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Robert Erickson
Michael Spino (Chair)
Michael Harrison

Benjamin Morrison
Angela Conway (Alt 2)

MEMBERS ABSENT:

Ricky Escalante (Alt 1)
James Pozzetta

OTHERS PRESENT

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

Alternate Member Conway was seated as a voting member by unanimous voice vote.

There were no ex parte communications to report.

Member Morrison recused himself from case number 2019-07 as he works directly with the project.

Member Harrison recused himself from case number 2019-16 as he is the applicant.

2. APPROVAL OF MEETING MINUTES

2.1 June 20, 2019 Regular Meeting

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

Motion passed by unanimous voice vote.

3. OLD BUSINESS

3.1 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*)

Michael Harrison, 820 Someruelus Street, the applicant, provided information and details specific to the request.

Tim Green, 1119 Someruelus Street, raised concern with the mid lot corridor.

Andrea Power, 913 White Street, voiced concern with the City's liability of considering things on a case by case basis and feels this project does not follow the guidelines.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Erickson, to approve HDC case number 2019-16 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 substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

- 3.2 **HDC 2019-07 (PREVIOUSLY HDC 2018-44): COTNER & ASSOCIATES, AGENT FOR DAVID PEYTON PAGE JR. & KIMBERLY PRUITT PAGE, 224 N 2ND STREET**
Conceptual Certificate of Approval (COA) to construct two mixed-use, 3-story structures containing commercial and residential units totaling approximately 10,000 square feet. (*Quasi-Judicial*)

Chair Spino explained that an update on the project will be provided as Conceptual Approval has already been granted.

John Cotner, 1627 Atlantic Ave, agent to the applicant, was present to provide the update.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Harrison, to grant conceptual approval of HDC case number 2019-07 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-07, as presented, is 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 **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 town-homes. (*Quasi-Judicial*)

The item was continued to the August 15 regular meeting at the applicant's request.

- 3.4 **HDC 2019-10: SPURGEON RICHARDSON, AGENT FOR BOAT HOUSE FERNANDINA, LLC, 30 S 2ND STREET**
Amendments to previously approved COA for an exterior remodel to facilitate the adaptive use of a non-contributing structure as a restaurant. (*Quasi-Judicial*)

Steven Papke, agent to the applicant, provided information and details specific to the request.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Conway, to approve HDC case number 2019-10 with the condition that changes in screening material will receive administrative approval through the planning office; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-10, with condition, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

- 3.5 **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*)

Wayne Chism, 96107 Brady Pointe Rd, agent to the applicant, provided information and details specific to the request.

Gwen Coart, 2128 Natures Gate, representing the Art Association, voiced concern with the design and height of the building.

Tammi Kosack, 322 N 3rd Street, agreed with Ms. Coarts comments, adding that the design resembles a warehouse.

Arlene Filkoff, 845 Tarpon Ave, Associate Director of Fernandina Beach Main Street Program, voiced concern that the building does not fit in the historic district.

Member Morrison provided the applicant a list of items to address.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to continue HDC case number 2019-04 without conditions to the August 15 regular meeting with a deadline to submit materials to the City no later than July 24; AND 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 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.

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

Member Harrison:	Aye
Member Conway:	Aye
Member Morrison:	Aye
Member Erickson:	Nay
Chair Spino:	Nay

Motion passed.

4. NEW BUSINESS

4.1 HDC 2019-23: ALEX & CATHLEEN SEEFRIED, BLOCK 7 LOT 7 LADIES STREET (OLD TOWN)

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

Alex Seefried, 404 Amelia Street, the applicant, provided information and details specific to the request.

Jennifer Harrison, 820 Someruelus Street, voiced her support for the design.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve HDC case number 2019-23 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-23, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

4.2 HDC 2019-26: CECILIA DAVIS TAYLOR, 112 S 9TH STREET

Certificate of Approval (COA) to demolish an accessory structure. (*Quasi-Judicial*)

Item continued to the November meeting, providing Commissioner Ross time to work with the applicant to find an alternative to demolition.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Conway, to continue HDC case number 2019-26 to the November regular meeting of the HDC.

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

4.3 **HDC 2019-24: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 224 N 5TH STREET**

Certificate of Approval (COA) to demolish a non-contributing primary structure. (*Quasi-Judicial*)

Jose Miranda, 309 ½ Centre Street, agent to the applicant, provided information and details specific to case numbers 2019-24, 2019-25, and 2019-27.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Morrison, to approve HDC case number 2019-24 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-24, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.4 **HDC 2019-25: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET**

Certificate of Approval (COA) to demolish a non-contributing primary structure. (*Quasi-Judicial*)

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Morrison, to approve HDC case number 2019-25 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-25, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.5 **HDC 2019-27: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 224 N 5TH STREET**

Certificate of Approval (COA) to relocate a contributing primary structure; redesign and enlarge an existing parking lot. (*Quasi-Judicial*)

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Harrison, to approve HDC case number 2019-27 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-27, 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 CERTIFICATE OF APPROVALS**

6. **BOARD BUSINESS**

6.1 Bob Erickson's Term Expiration

Member Erickson announced his resignation, effective September 2019.

6.2 Consideration for Alternate #2 Vacancy: Tammi Kosack

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Conway, to forward the recommendation of the appointment of Tammi Kosack to the City Commission for their consideration.

Motion passed by unanimous voice vote.

7. STAFF REPORT

7.1 Demolition Report: 605 Broome Street

7.2 Approved Window List Review & Proposed Window Survey

7.3 Association for Gravestone Studies Annual Conference Review

8. PUBLIC COMMENT

Peggy Lehosit, 1016 San Fernando Street, inquired on 605 Broome Street.

9. ADJOURNMENT – 7:49 PM

Samantha Rogic, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-04
AUGUST 15, 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. The proposed 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.

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.

HDC 2019-04 was heard for final approval at the June 20, 2019 and July 18, 2019 regular meeting of the HDC and continued to allow to the applicant time to address concerns raised by staff and the board.

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 facade 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:



Center Street Fernandina looking west from the harbor right after the fire on March 23, 1876. The Kydd Building (center) is one of the few buildings that survived. AIMH ObjectID 2001.002.108

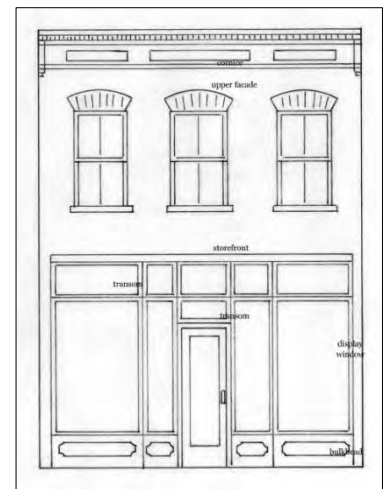
The National Register of Historic Places Downtown Fernandina Beach Historic District has a very distinct architecture that characterizes it. Like many communities throughout America at the turn of the century, Fernandina's commercial core consisted mainly of masonry one- and two-part commercial blocks. This was an evolution in downtown architecture in response to the threat of fire, that devastated many city's downtown districts. Fernandina was no exception and suffered the loss of a large portion of downtown's wooden structures in 1876. After this event the structures downtown became predominantly one and two-part masonry structures. 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 36' 2 ¼", which is below the max allowable height of 45'. The cupola is an additional 6' but is not included in the total height calculation per 4.02.03(C)2. 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 provided the following height chart, but has included a total of 5 building heights and has not identified what buildings they are.

The board will need further clarification to consider this evidence.

Guideline number 1. related to Infill Buildings (p.57) states 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."*

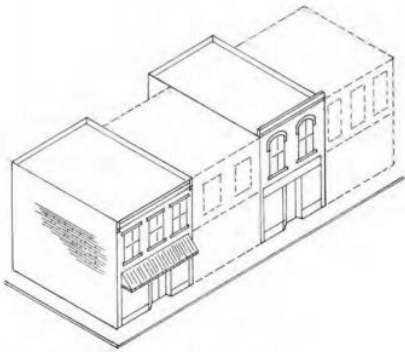


Two-Part Commercial Block Example

BUILDING HEIGHTS	
36'2"	(OUR BUILDING)
ADJACENT BUILDINGS	
46'5"	
43'5"	
34'	
36'	
46'8"	
1818' TOTAL / 6 = 303' AVG.	

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.

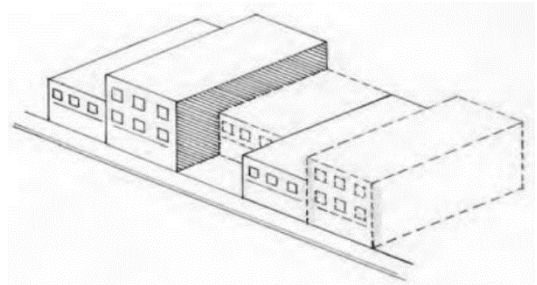
Mechanical – Mechanical is indicated on the plans. All mechanical/plumbing equipment must be shown on plans and appropriately screened. This includes HVAC, hood vents, backflow preventers, etc.



Example of appropriate height and setbacks infill development (Downtown Design Guidelines p. 58)

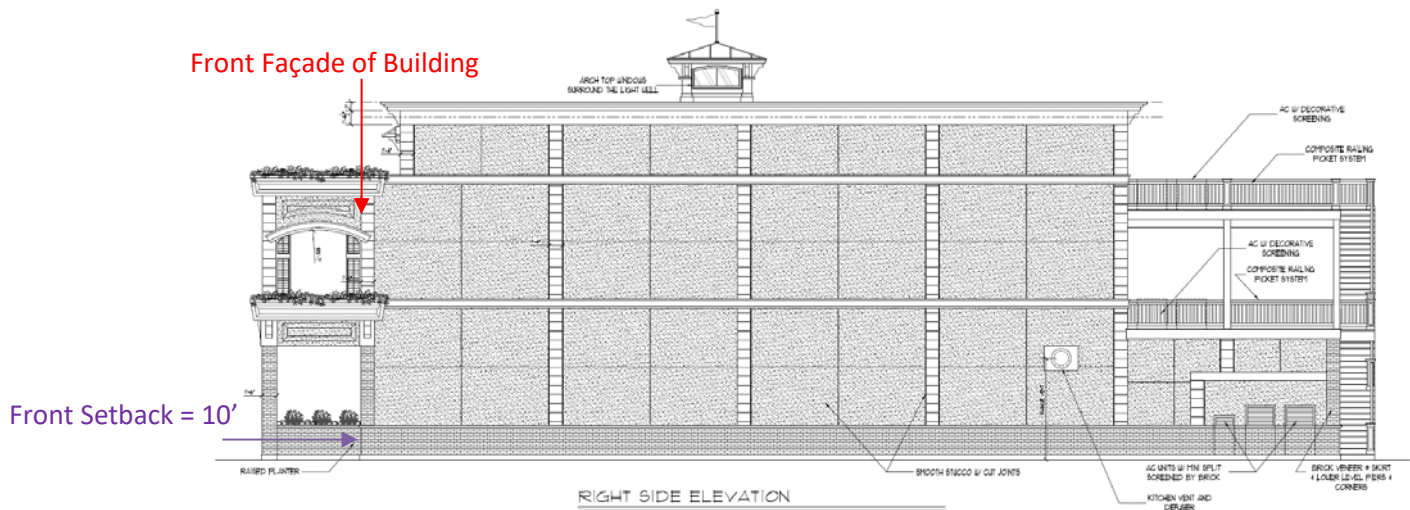
Setbacks – the proposed project has no required setbacks per its C-3 zoning. The Guidelines state that setbacks for infill development should be compatible with the setbacks of adjacent buildings. The proposed construction is setback 10’ from the front setback and features balconies on the front elevation. 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.



Example of inappropriate setback for infill development (Downtown Design Guidelines p. 57)





Typical Downtown Setbacks of Historic and Infill Buildings







[illegible]

The image displays two architectural front elevation drawings for a building, labeled 'OPTION "A"' and 'OPTION "B"'. Both drawings show a three-story structure with a central entrance and two side entrances. The building features a mix of brickwork, stucco, and decorative elements like arches and flower boxes.

OPTION "A" Details:

- Dimensions:**
 - Overall height: 34'-0"
 - First floor height: 11'-0"
 - Second floor height: 12'-0"
 - Third floor height: 11'-0"
 - Roof height: 6'-0"
 - Arch top window height: 6'-0"
 - Arch top window width: 4'-0"
 - Arch top window depth: 4'-0"
 - Arch top window height: 6'-0"
 - Arch top window width: 4'-0"
 - Arch top window depth: 4'-0"
 - Arch top window height: 6'-0"
 - Arch top window width: 4'-0"
 - Arch top window depth: 4'-0"
- Materials and Features:**
 - STANDING SEAM METAL ROOF
 - COMPOSITE TRIM & CORBELS
 - COMPOSITE FREEZE BOARD w/ CORBELS
 - DECORATIVE ARCH TOP ELEMENT
 - COMPOSITE PANELS
 - ARCHED OPENINGS
 - SMOOTH STUCCO
 - OPERABLE LOUVER SHUTTERS
 - CONTINUOUS FLOWER BOX
 - COMPOSITE RAILING & PICKET SYSTEM FOR EGRESS STAIRS
 - COMPOSITE BRACKETS
 - DECORATIVE ARCH TOP ELEMENTS
 - BRICK VENEER @ SKIRT & LOWER LEVEL PIERS & CORNERS
 - RAISED PLANTER
- Other Features:**
 - ARCH TOP WINDOWS SURROUND THE LIGHT WELL
 - BAHAMAS STYLE SHUTTER OVER DOORS

OPTION "B" Details:

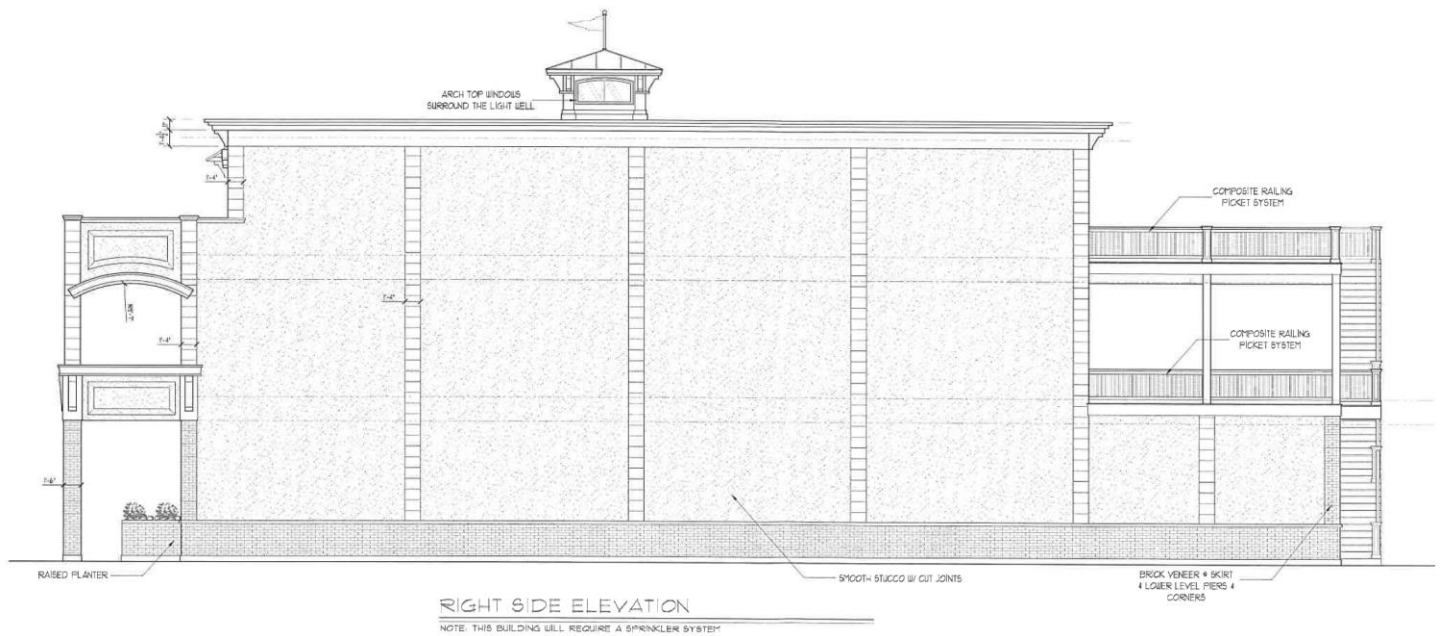
- Materials and Features:**
 - STANDING SEAM METAL ROOF
 - COMPOSITE TRIM & CORBELS
 - COMPOSITE FREEZE BOARD w/ CORBELS
 - DECORATIVE ARCH TOP ELEMENT
 - COMPOSITE PANELS
 - ARCHED OPENINGS
 - SMOOTH STUCCO
 - OPERABLE LOUVER SHUTTERS
 - CONTINUOUS FLOWER BOX
 - COMPOSITE RAILING & PICKET SYSTEM FOR EGRESS STAIRS
 - COMPOSITE BRACKETS
 - DECORATIVE ARCH TOP ELEMENTS
 - BRICK VENEER @ SKIRT & LOWER LEVEL PIERS & CORNERS
 - RAISED PLANTER
- Other Features:**
 - ARCH TOP WINDOWS SURROUND THE LIGHT WELL
 - BAHAMAS STYLE SHUTTER OVER DOORS

FRONT ELEVATION - OPTION "A"
CONTINUOUS FLOWER BOX

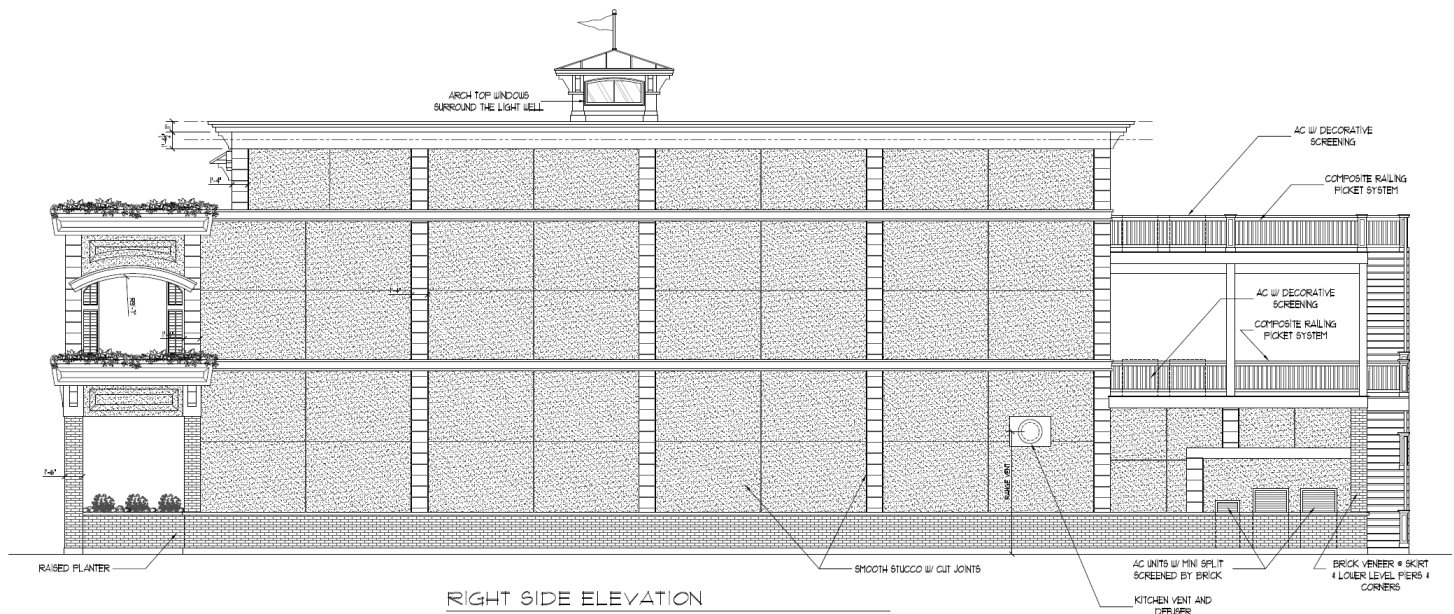
FRONT ELEVATION - OPTION "B"
INDIVIDUAL FLOWER BOXES

11

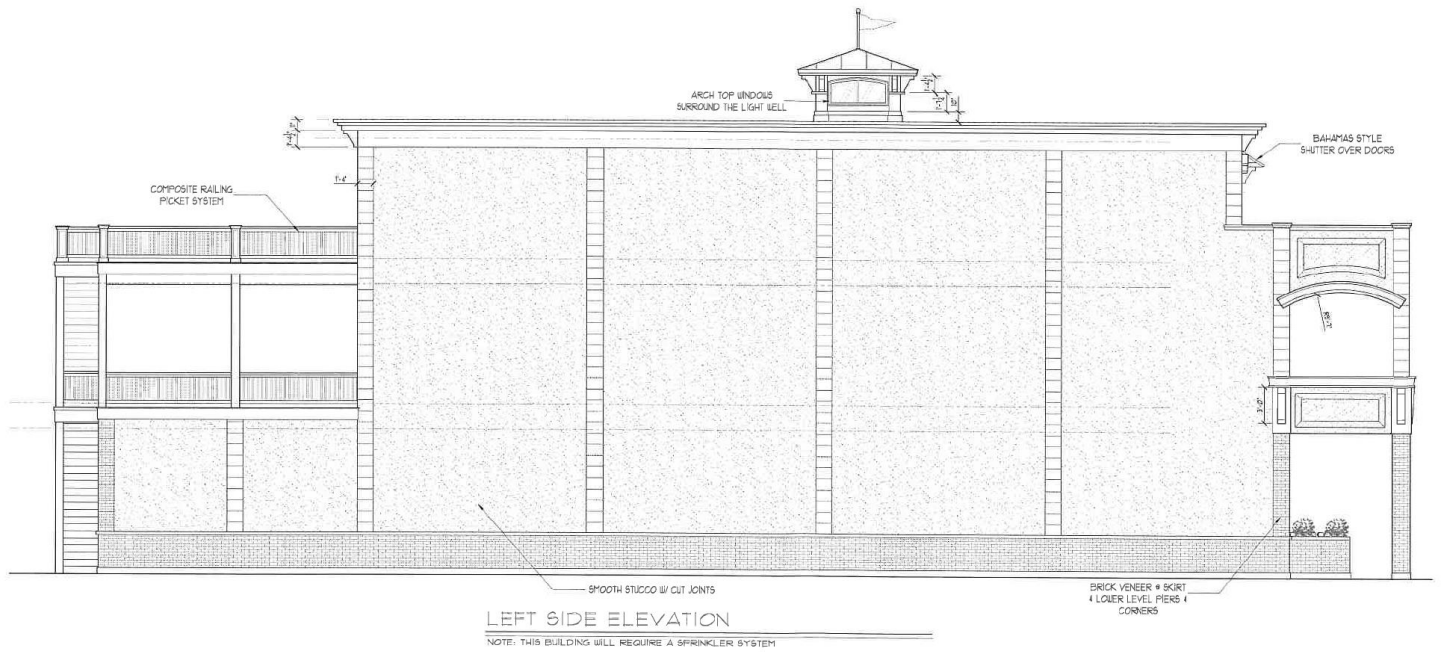
Proposed Previous South/Side Elevation (June)



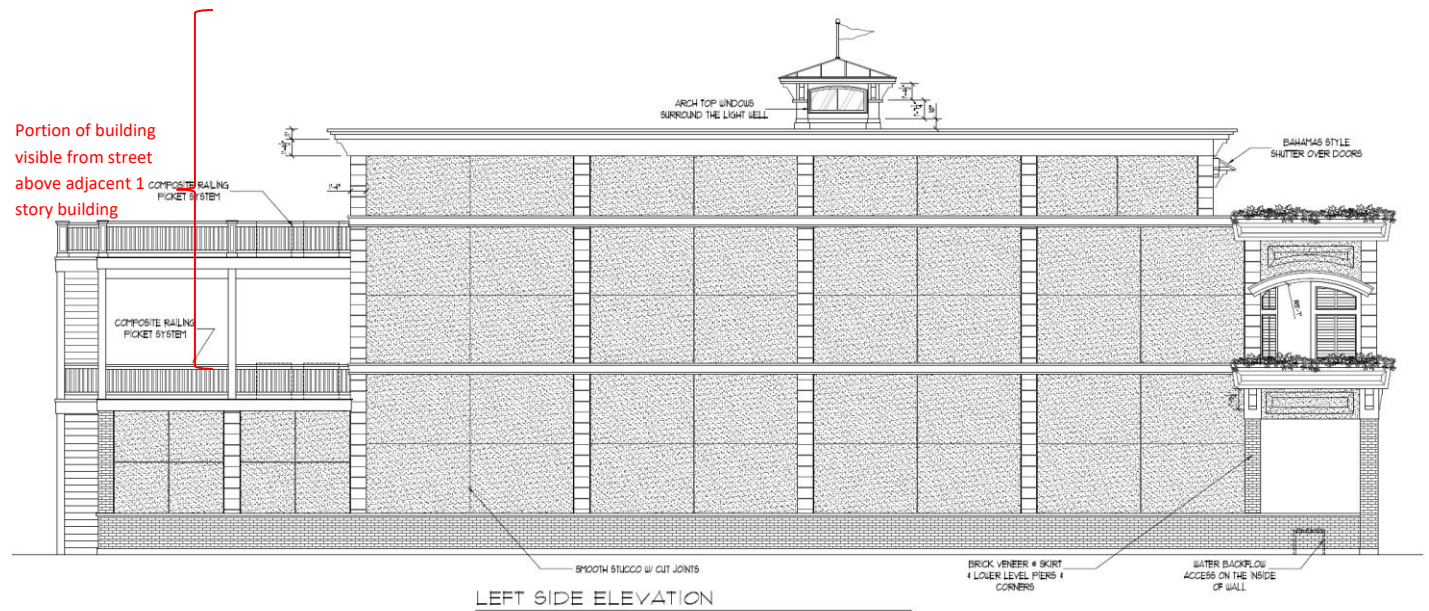
Proposed Current South/Side Elevation (July)



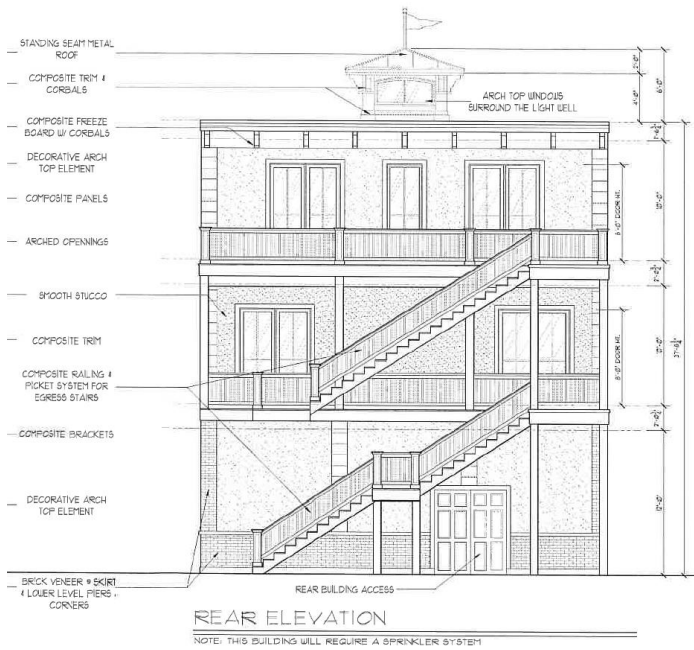
Proposed Previous North/Side Elevation (June)



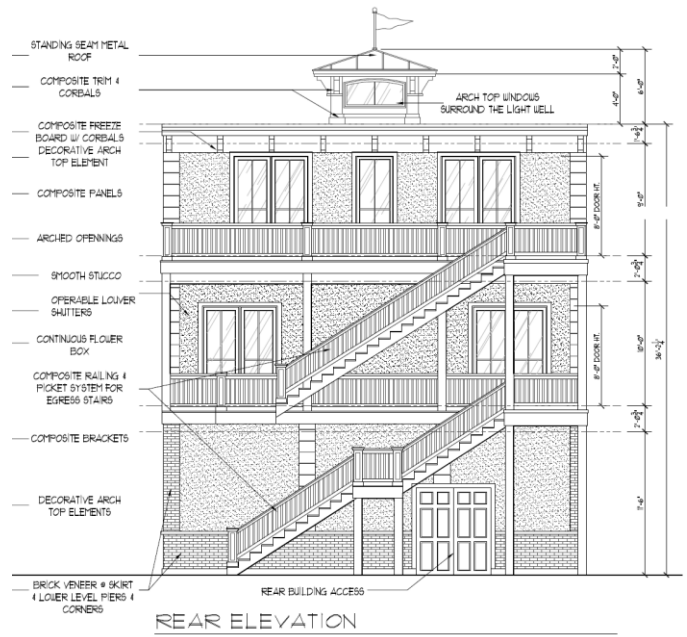
Proposed Current North/Side Elevation (July)



Proposed Previous Rear Elevation (June)

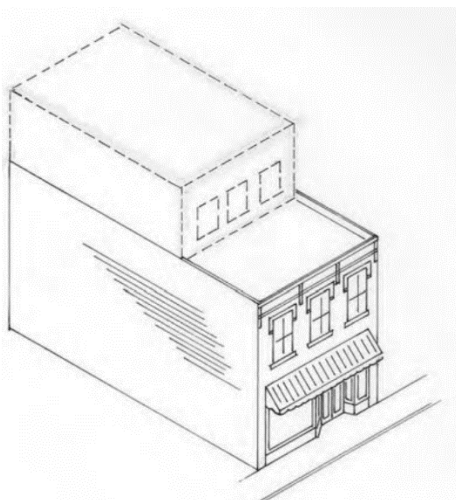


Proposed Current Rear Elevation (July)



Since the June submission a number of changes have been made such as the flowerboxes and louvered shutters. Although these are features give the structure further visual interest, they do not overcome the fundamental inconsistency with the Downtown Historic District Guidelines related to setbacks, solid to void rhythms, open to solid proportions, degree of design complexity (side elevations). As the third floor is set back (appropriately) the user experience from the street would be two stories of balcony front. The front elevation, which is setback 10' from the property line would recede into the background and carry very little visual weight.

Since this case is not adequately progressing toward a design compatible with the National Register of Historic Places Fernandina Beach Downtown Historic District, staff must recommend denial of the case.



Example of three-story building that is designed to be compatible with the historic downtown commercial buildings and recesses the third floor to minimize the appearance of excess height from the street. (Downtown Design Guidelines p. 56)

***August Update** – The applicant has submitted a revised version of the plan. Although a number of changes have been made, the building remains incompatible with the architecture of Fernandina Beach’s National Register of Historic Places Downtown Historic District and the City of Fernandina Beach’s Downtown Historic District Design Guidelines. The Historic District Council serves as a resource to make recommendations to improve projects, but ultimately it is the responsibility of applicant to ensure the design is compatible with the architecture present downtown. To date, a great deal of staff and board time and resources have been expended on review this project, which continues to fail to reflect local architectural patterns. At this time, staff has to recommend denial of this application.

Staff acknowledges that the functions being proposed in this project would all add value to the district and hopes to see this project come back with a reimagined design in the future. Staff would recommend that the applicant and project architect conduct a study of downtown Fernandina Beach to better understand the historic built environment during its period of significance (1850-1927). Infill construction should not replicate historic structures, but should speak the same architectural “language” as the historic structures. This ensures that new development occur in a manner that allows the city to grow, while maintaining and enhancing the character of the city that makes it a significant historic district on the National Register of Historic Places.

STAFF RECOMMENDATION:

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

Staff recommends:

DENIAL of HDC 2019-04

MOTION TO CONSIDER:

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

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

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

LIST OF EXHIBITS:

- EXHIBIT 1 HDC 2019-04 Application and Backup Materials (as presented in June)
- EXHIBIT 2 Revised Elevations & Plans (6/26/19)
- EXHIBIT 3 Revised Elevations & Plans (7/27/19)

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-04

EXHIBIT 1

*Application & Backup Materials
(as presented in June)*

(IN FEET)

1 inch = 10 ft.

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:

PARCEL A:

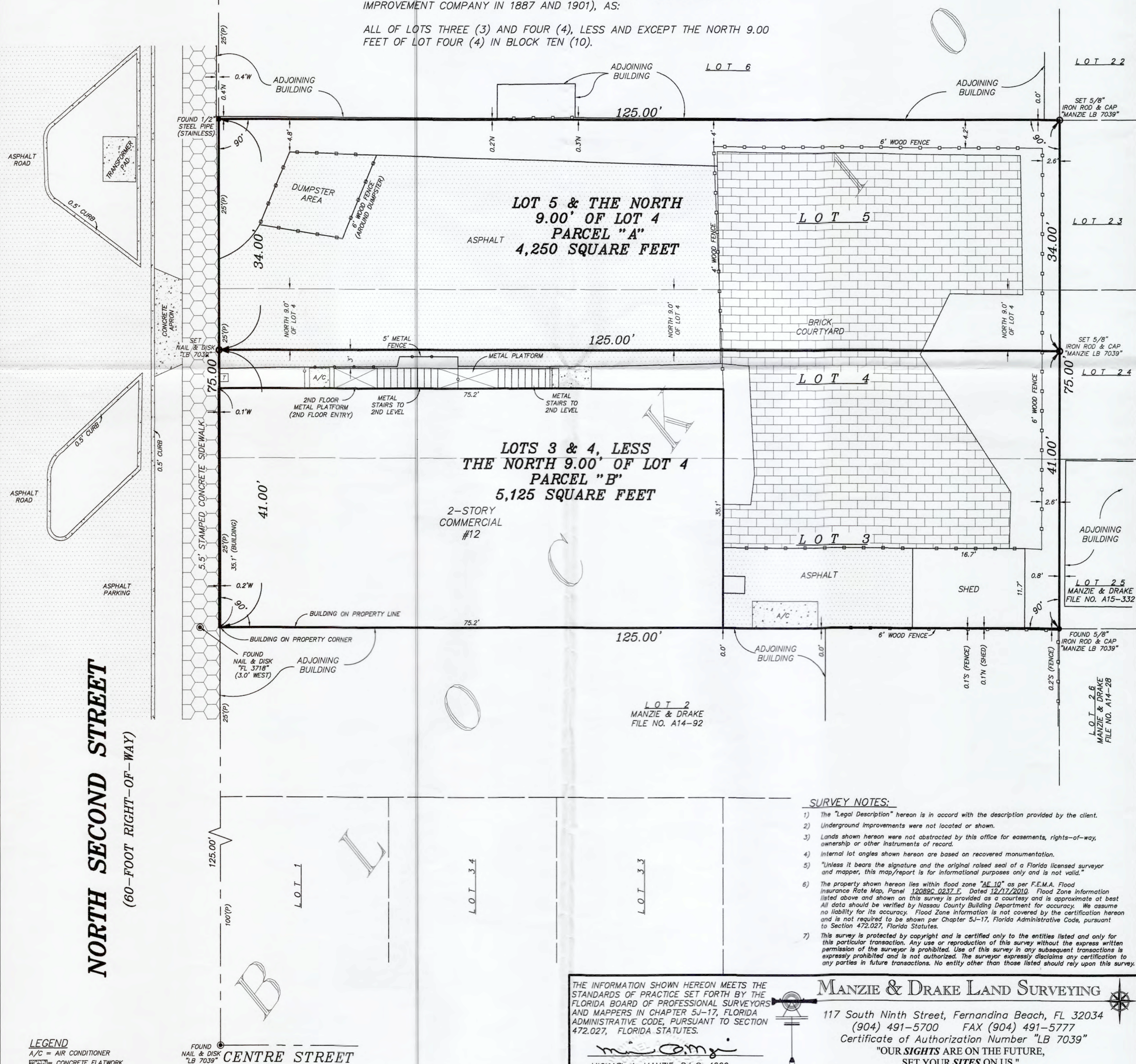
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE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

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

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:

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



- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "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 50-17, 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. The surveyor expressly disclaims any certification of the survey 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.

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."

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

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

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)

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

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

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	PERIC/BERAL Anderson	2nd Historic Build 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 PIER	N/A	
Shutters	n/a			
Porch/Deck	PLY WOOD		15027.2	Dark Grey
Fencing				
Driveways/Sidewalks	TREMBLE	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://authentincbrick.com/pdf/authentic-brick-grandchenier.pdf))



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brick

by MERIDIAN™ BRICK

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authenticbrick.com

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

CAF No. 0312-21617R

PTIN P01897861

Telephone No. 904-647-5639

Fax No. 904-491-0782

Check if to be sent copies of notices and communications ☒

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

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

CAF No. 6505-94085-R

PTIN P00290840

Telephone No. 904-442-7952

Fax No. 904-212-1127

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Name and address

CAF No.

PTIN

Telephone No.

Fax No.

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

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

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=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXZTxdokDabvwWY9V5oe5utg%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:

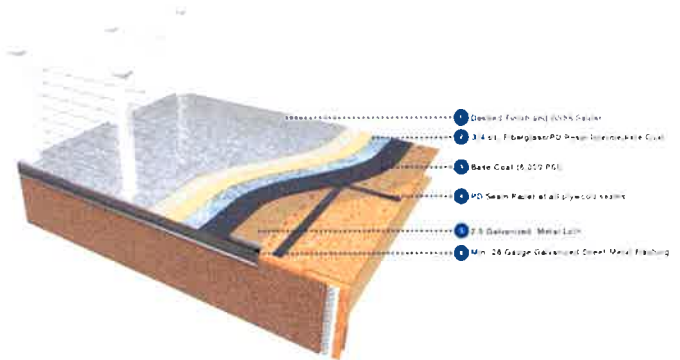
The finish coat of the Pli-Dek System is available in Pli-Dek's standard colors. Custom color matching is also available, refer to the Pli-Dek System brochure or contact Pli-Dek Systems, Inc. for further information.

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.

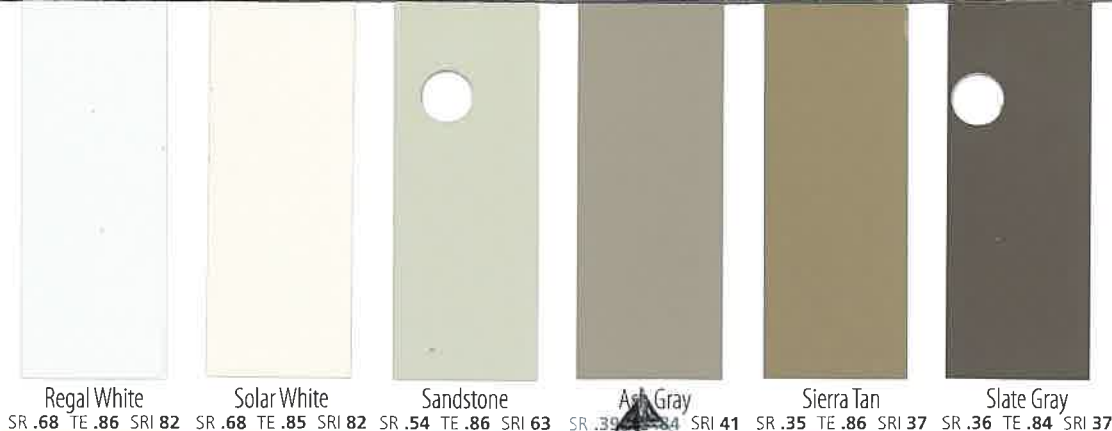
END OF SECTION

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



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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



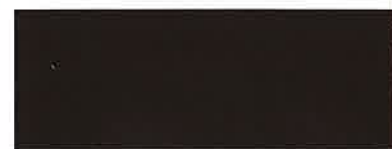
Terra Cotta
SR .35 TE .87 SRI 37



Regal Red
SR .42 TE .84 SRI 45



Colonial Red
SR .33 TE .85 SRI 34



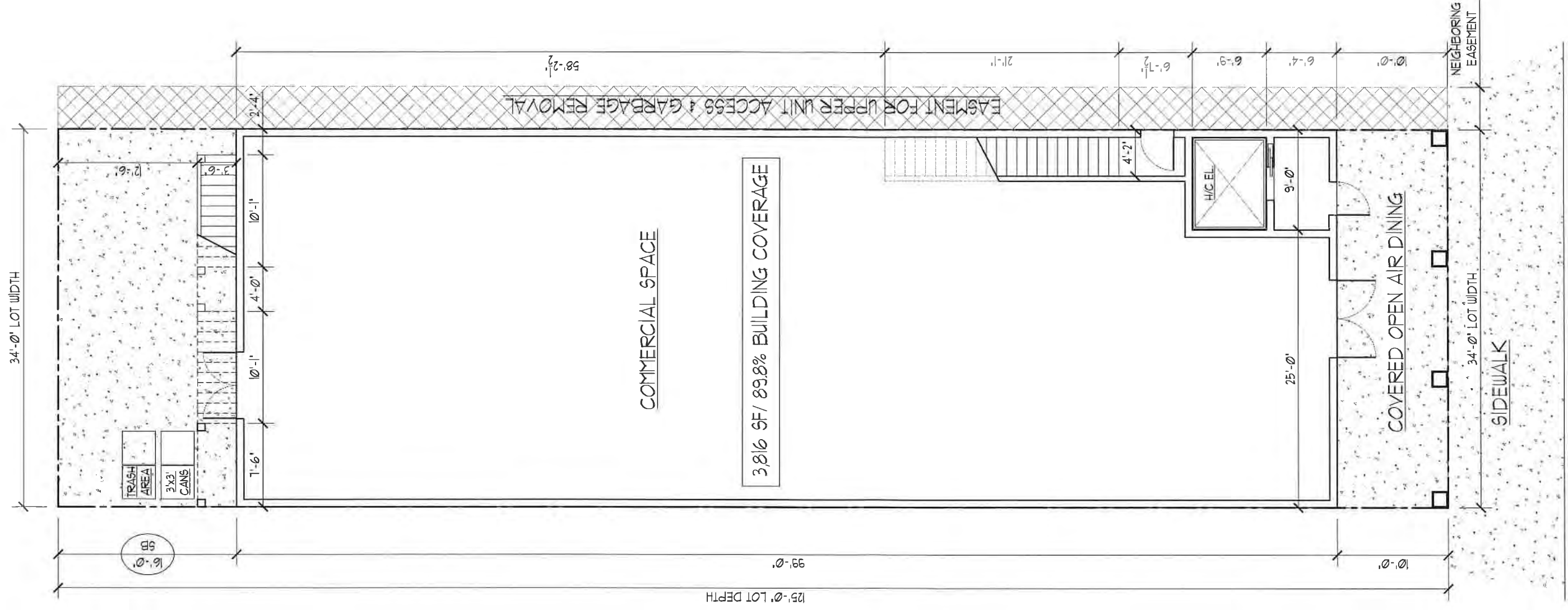
Mansard Brown
SR .27 TE .86 SRI 26



Medium Bronze
SR .30 TE .87 SRI 31



Dark Bronze
SR .26 TE .84 SRI 24

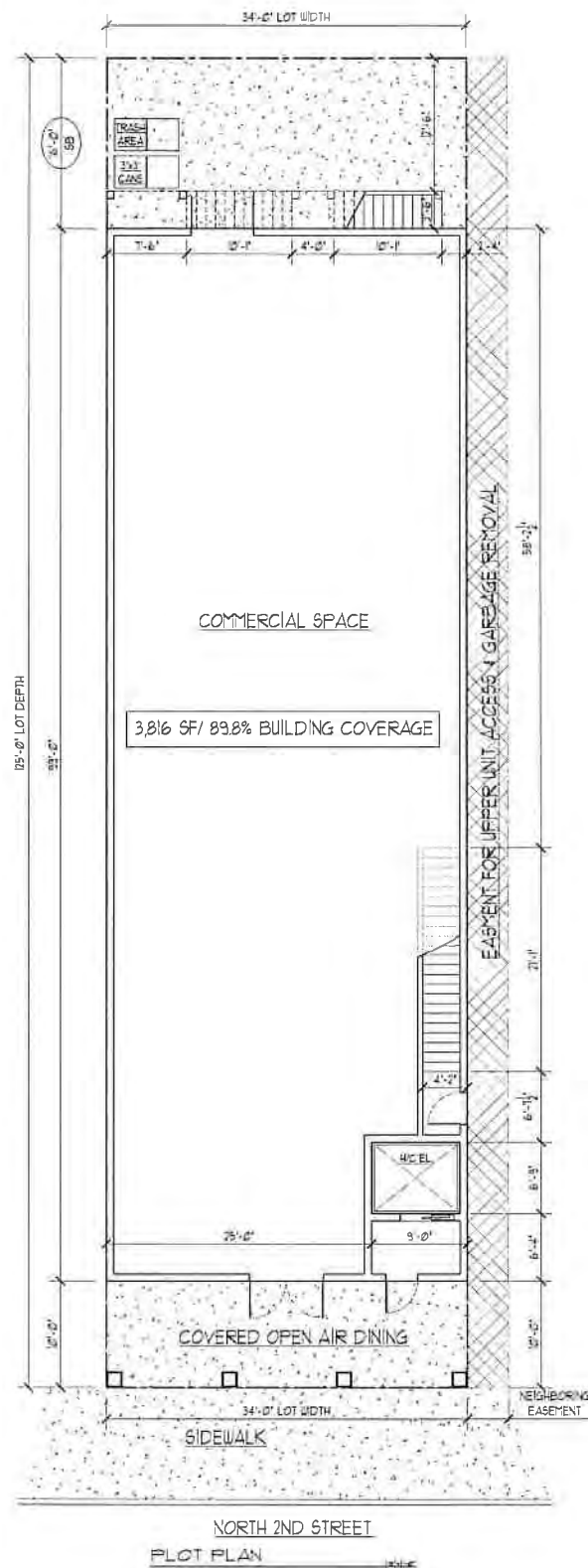


NORTH 2ND STREET

PLOT PLAN

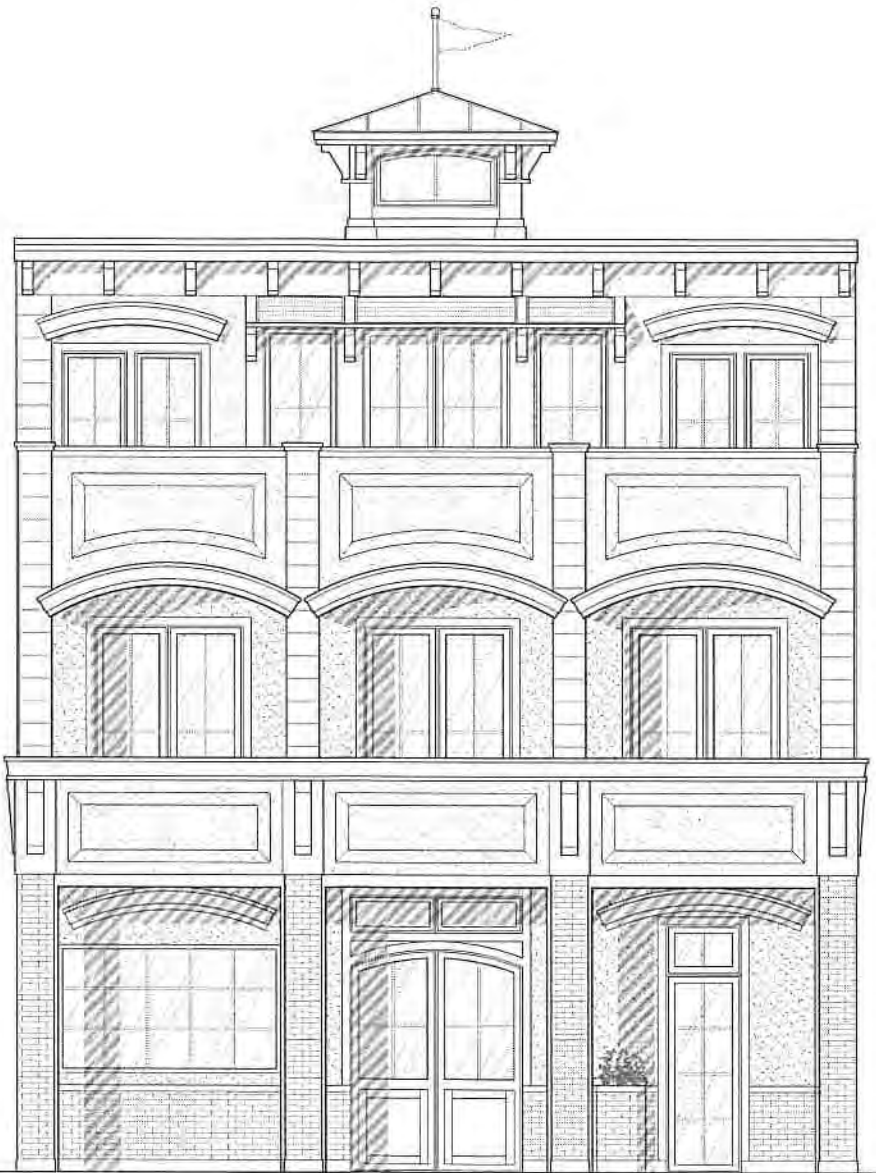
1/8"=1'-0"





BISTRO 2020

14 NORTH SECOND STREET



Design Development
May 8, 2019

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

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LOT: 5
FERNANDINA BEACH, FL.

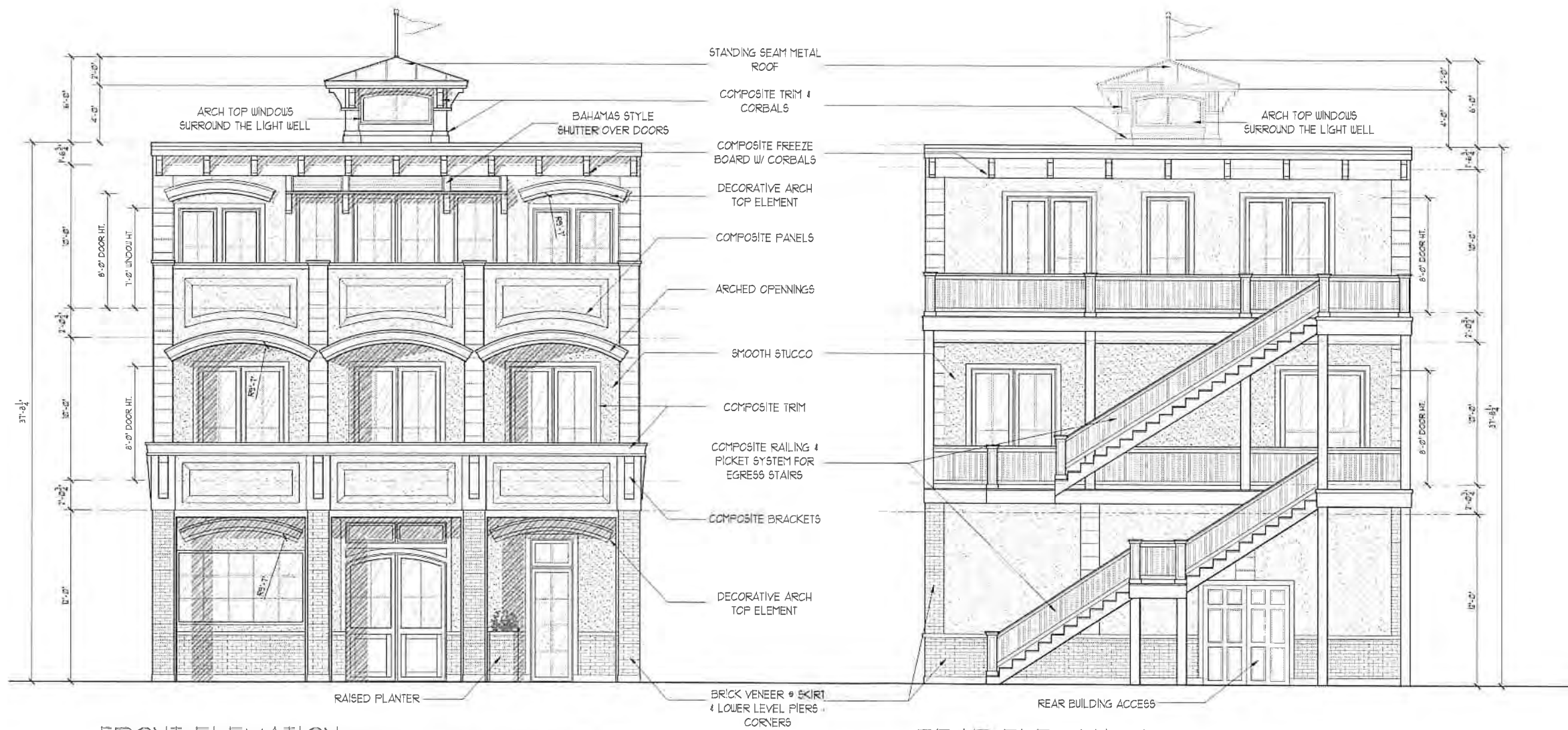
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FRONT ELEVATION

NOTE: THIS BUILDING WILL REQUIRE A SPRINKLER SYSTEM

REAR ELEVATION

NOTE: THIS BUILDING WILL REQUIRE A SPRINKLER SYSTEM

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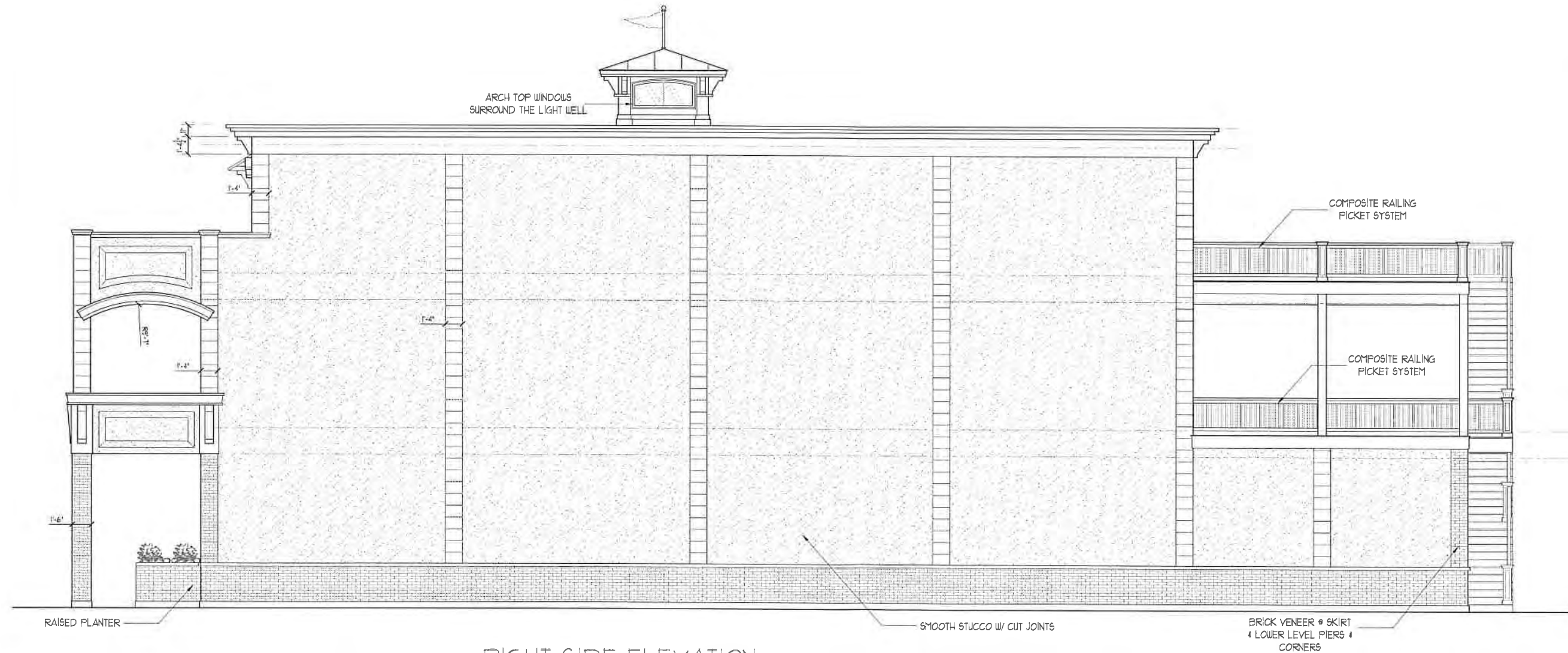
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RIGHT SIDE ELEVATION

NOTE: THIS BUILDING WILL REQUIRE A SPRINKLER SYSTEM

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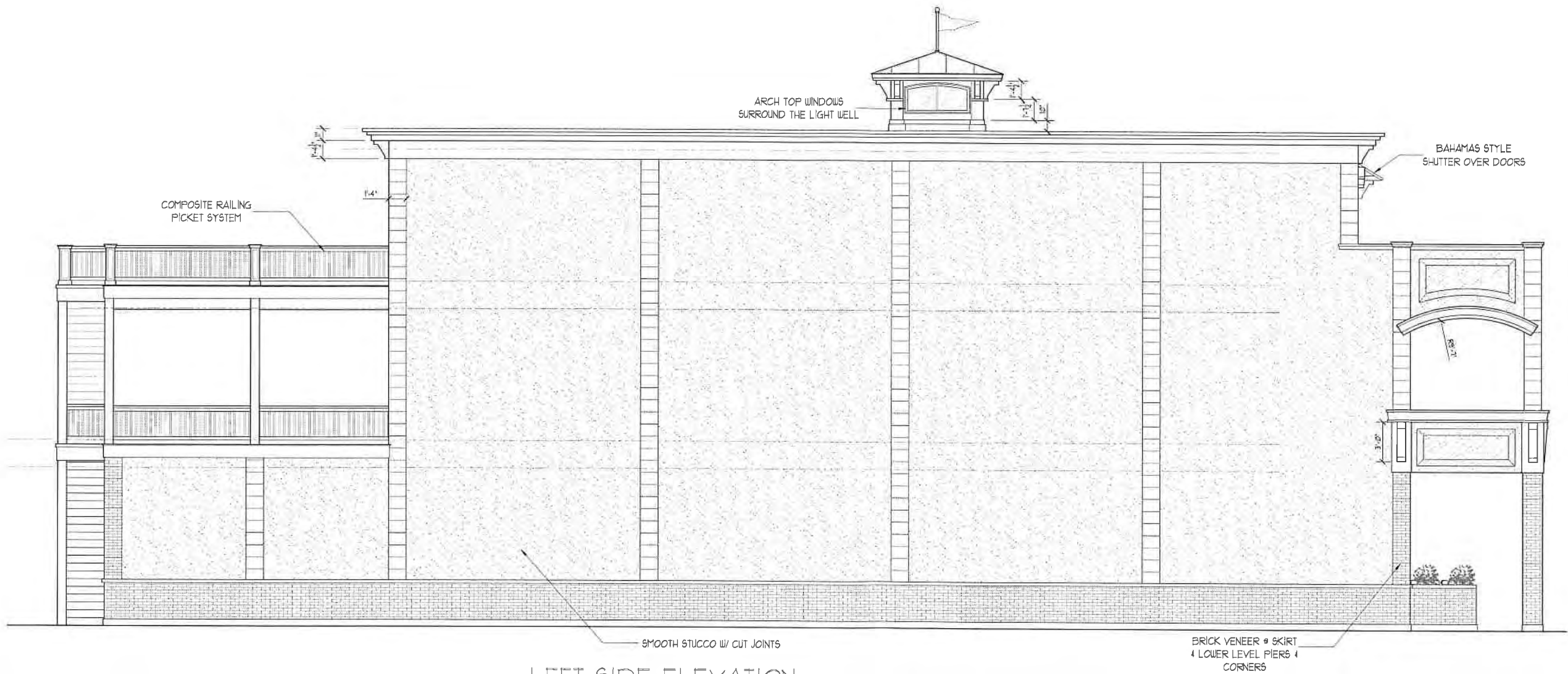
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LEFT SIDE ELEVATION

NOTE: THIS BUILDING WILL REQUIRE A SPRINKLER SYSTEM

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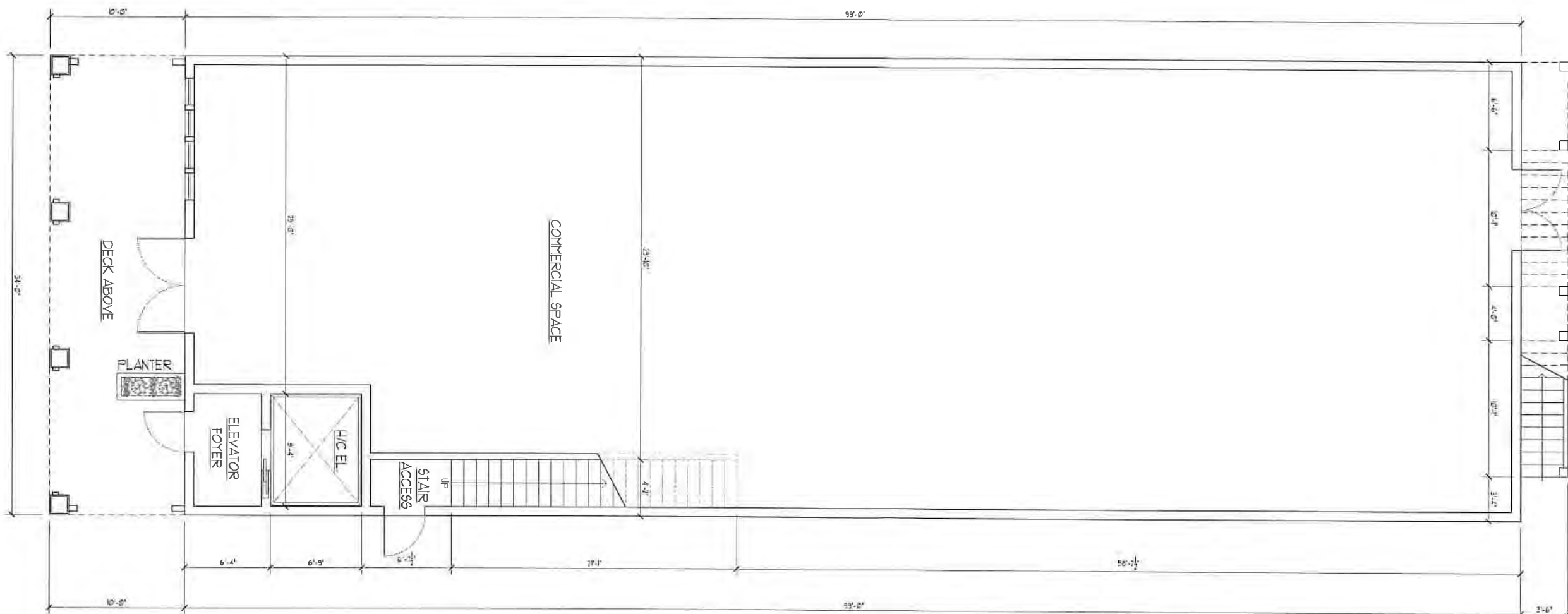
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GROUND FLOOR PLAN
1/4" = 1'-0"
3,366 SF

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Check:	GWT	Drawn:	A-4



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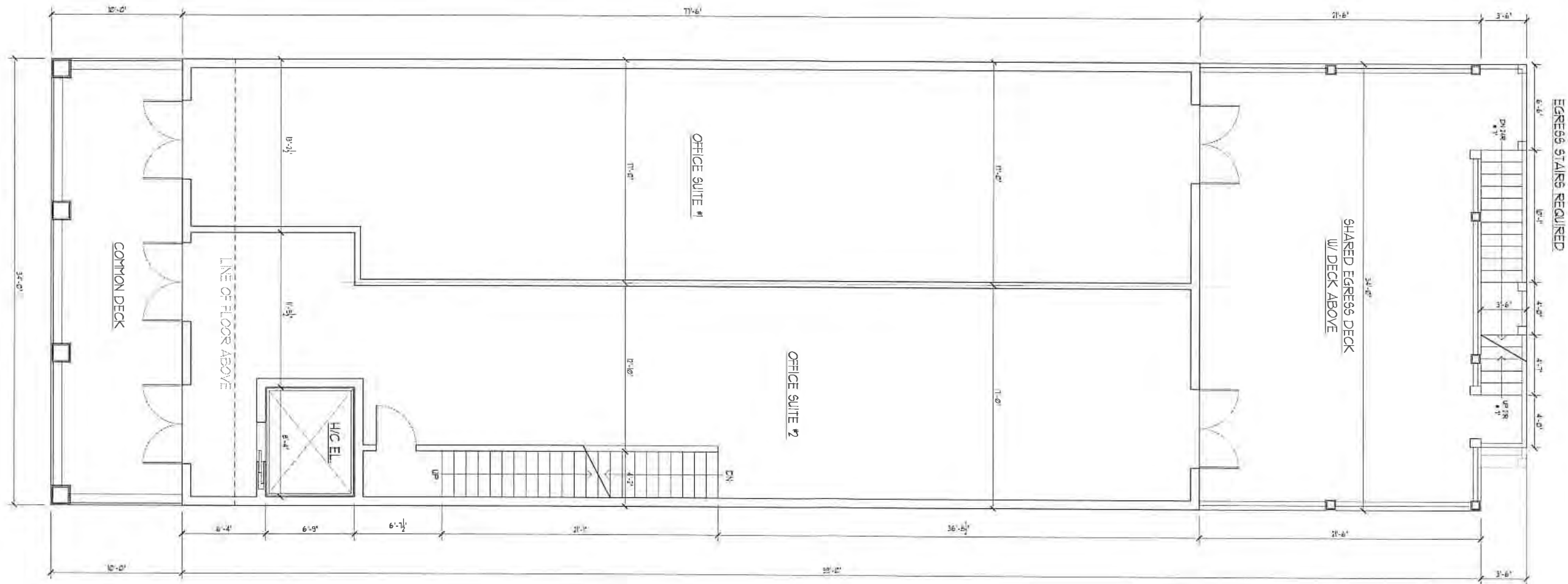
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SECOND FLOOR PLAN
1/4" = 1'-0"
2,635 SF

EGRESS STAIRS REQUIRED

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FERNANDINA BEACH, FL.

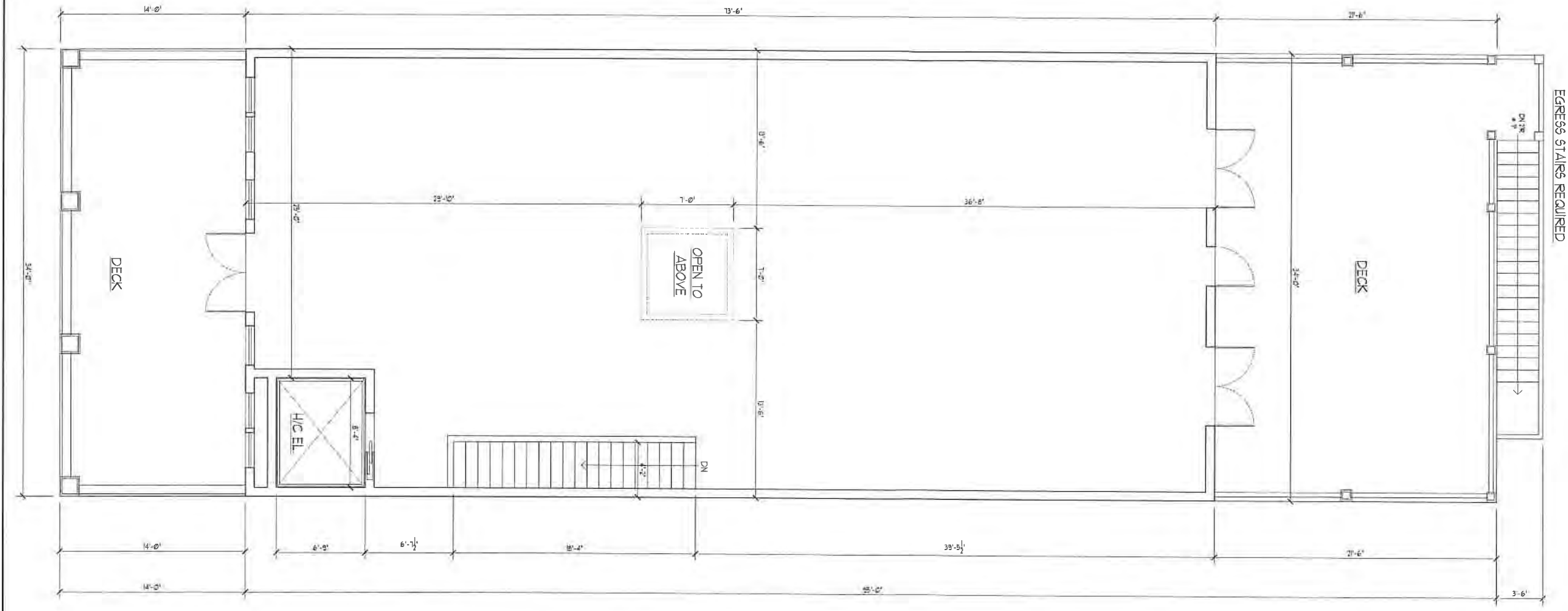
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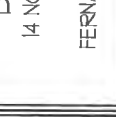
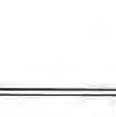
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A-5

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THIRD FLOOR PLAN
1/4" = 1'-0"
2,499 SF

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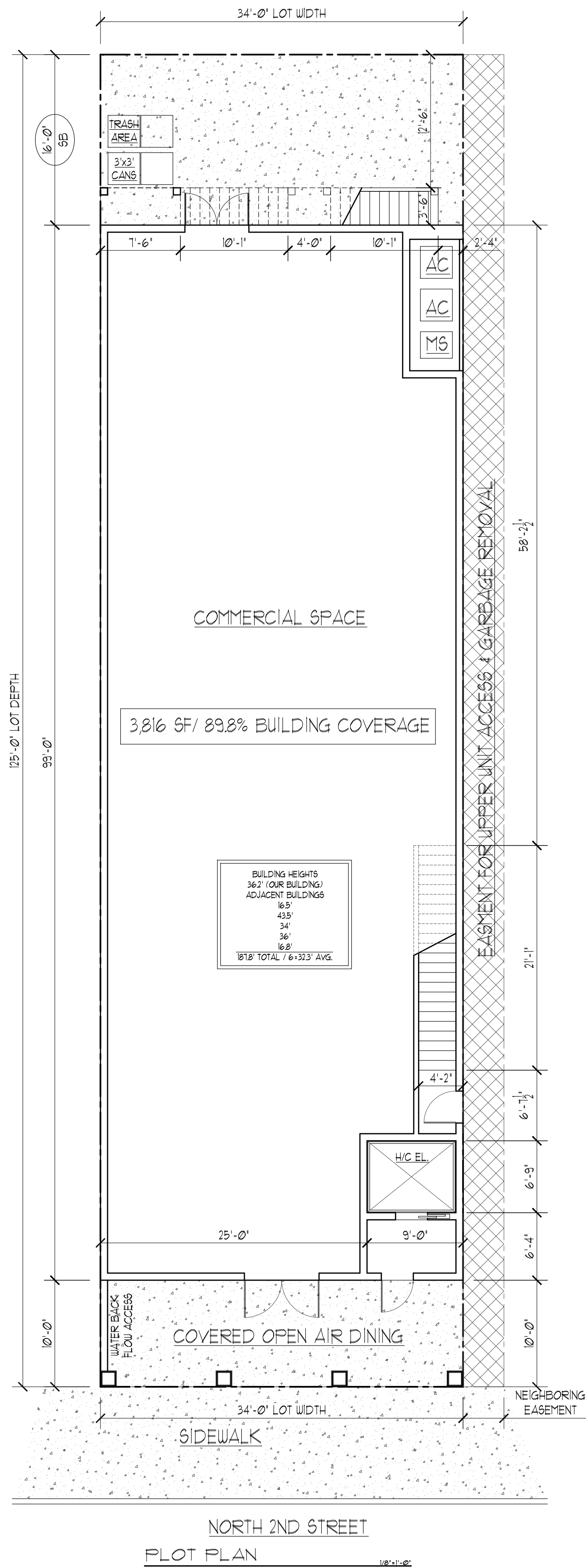
HDC 2019-04

EXHIBIT 2

Revised Elevations & Plans (6/26/19)

BISTRO 2020

14 NORTH SECOND STREET



SEE ELEVATION PAGE A-1 FOR ALTERNATE FLOWER BOX

Design Development
June 26, 2019

LIST OF DRAWINGS		
DATE	PAGE #	TITLE
6-26-19	T-1	TITLE SHEET
6-26-19	A-1	OPTIONAL FACADE FLOWER BOX DESIGNS
6-26-19	A-1a	FRONT & REAR ELEVATIONS
6-26-19	A-2	RIGHT SIDE ELEVATION
6-26-19	A-3	LEFT SIDE ELEVATION
6-26-19	A-4	FIRST FLOOR PLAN
6-26-19	A-5	SECOND FLOOR PLAN
6-26-19	A-6	THIRD FLOOR PLAN

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BISTRO 2020
14 NORTH 2ND STREET
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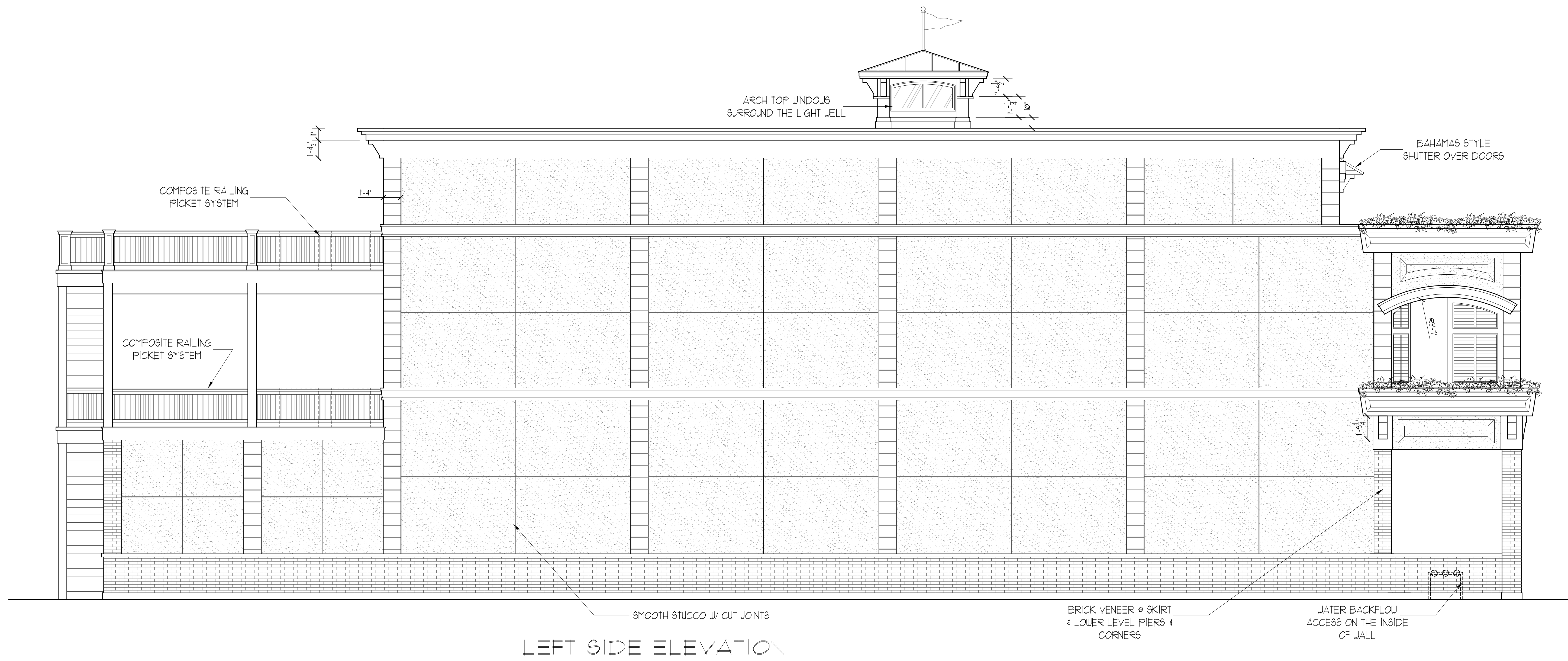
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LEFT SIDE ELEVATION

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LOT: 5
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$$\frac{1/4' = 1' - 0'}{2,635 \text{ SF}}$$

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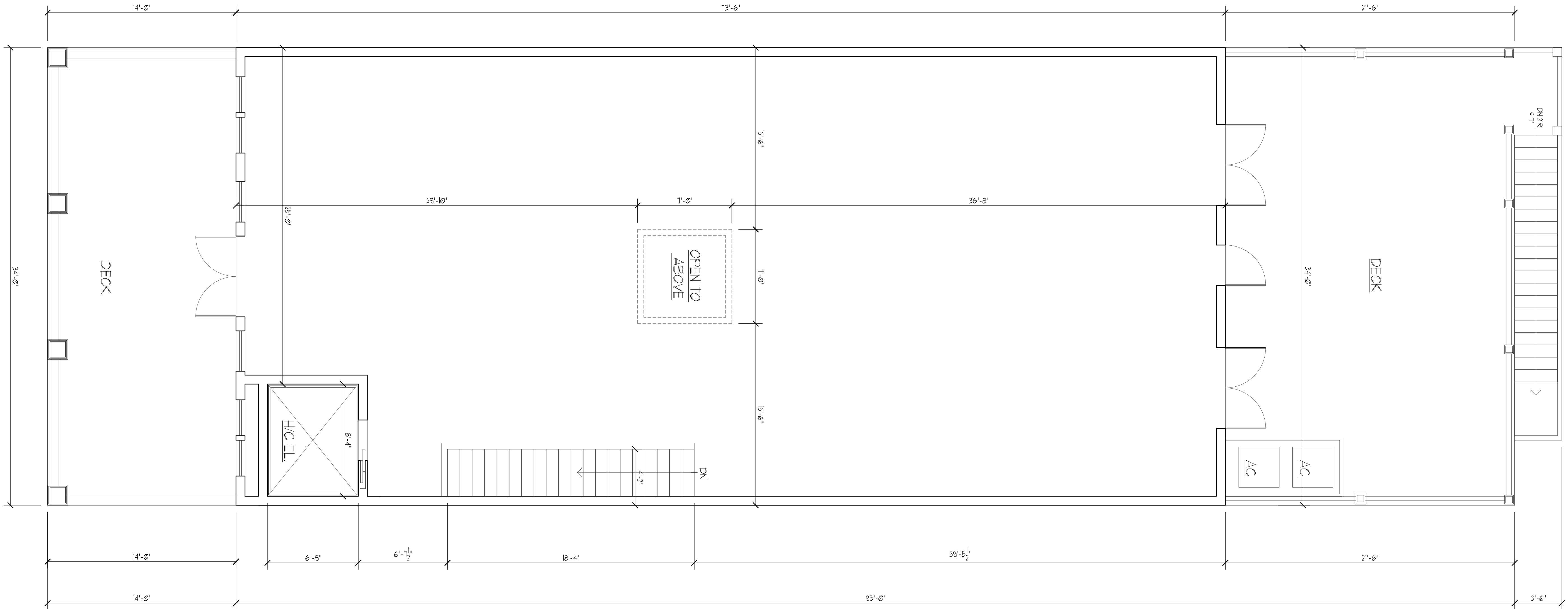
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THIRD FLOOR PLAN
1/4" = 1'-0"
2,499 SF

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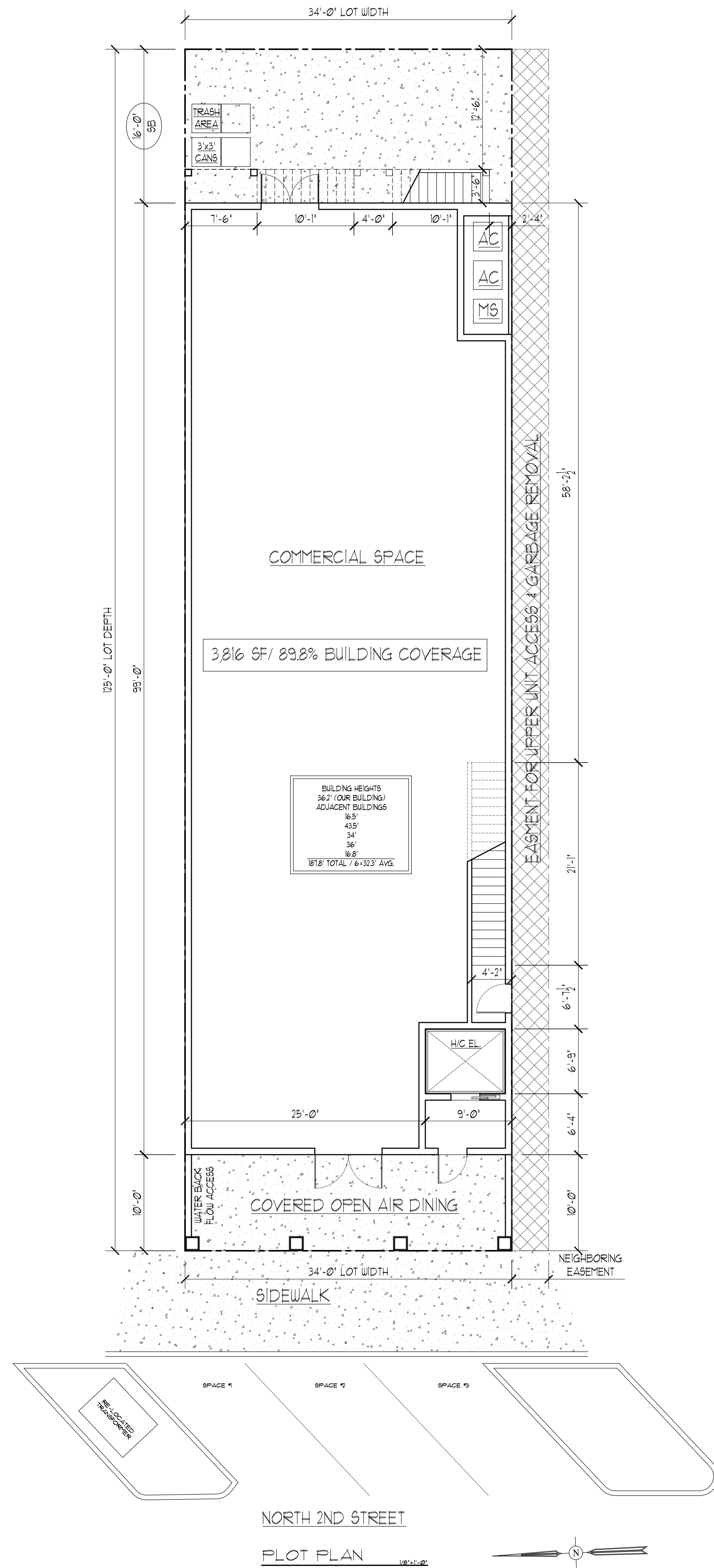
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14 NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

HDC 2019-04

EXHIBIT 3

Revised Elevations & Plans (7/27/19)

BISTRO 2020
14 NORTH SECOND STREET



Design Development

July 24, 2019

<u>LIST OF DRAWINGS</u>		
<u>DATE</u>	<u>PAGE #</u>	<u>TITLE</u>
7-24-19	T-1	TITLE SHEET
7-24-19	A-1	OPTIONAL FACADE FLOWER BOX DESIGNS
7-24-19	A-1a	FRONT & REAR ELEVATIONS
7-24-19	A-2	RIGHT SIDE ELEVATION
7-24-19	A-3	LEFT SIDE ELEVATION
7-24-19	A-4	FIRST FLOOR PLAN
7-24-19	A-5	SECOND FLOOR PLAN
7-24-19	A-6	THIRD FLOOR PLAN

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N.Y. RA

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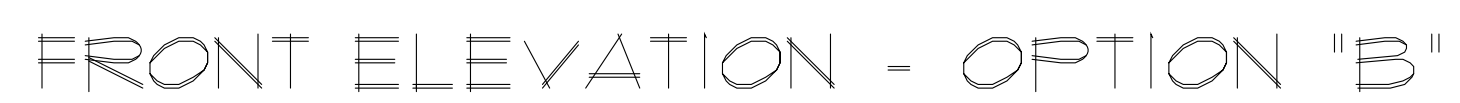
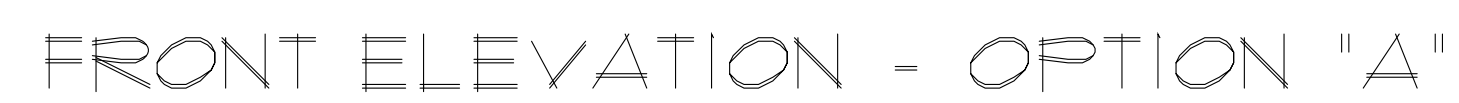
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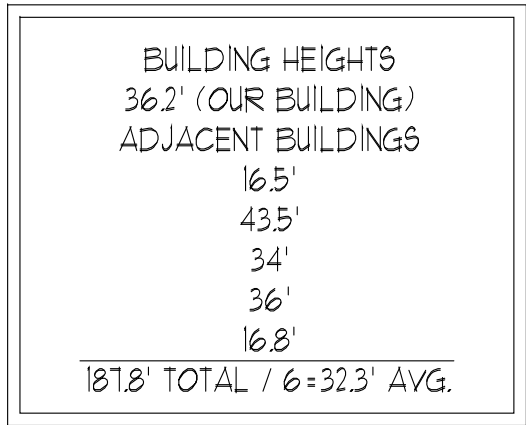
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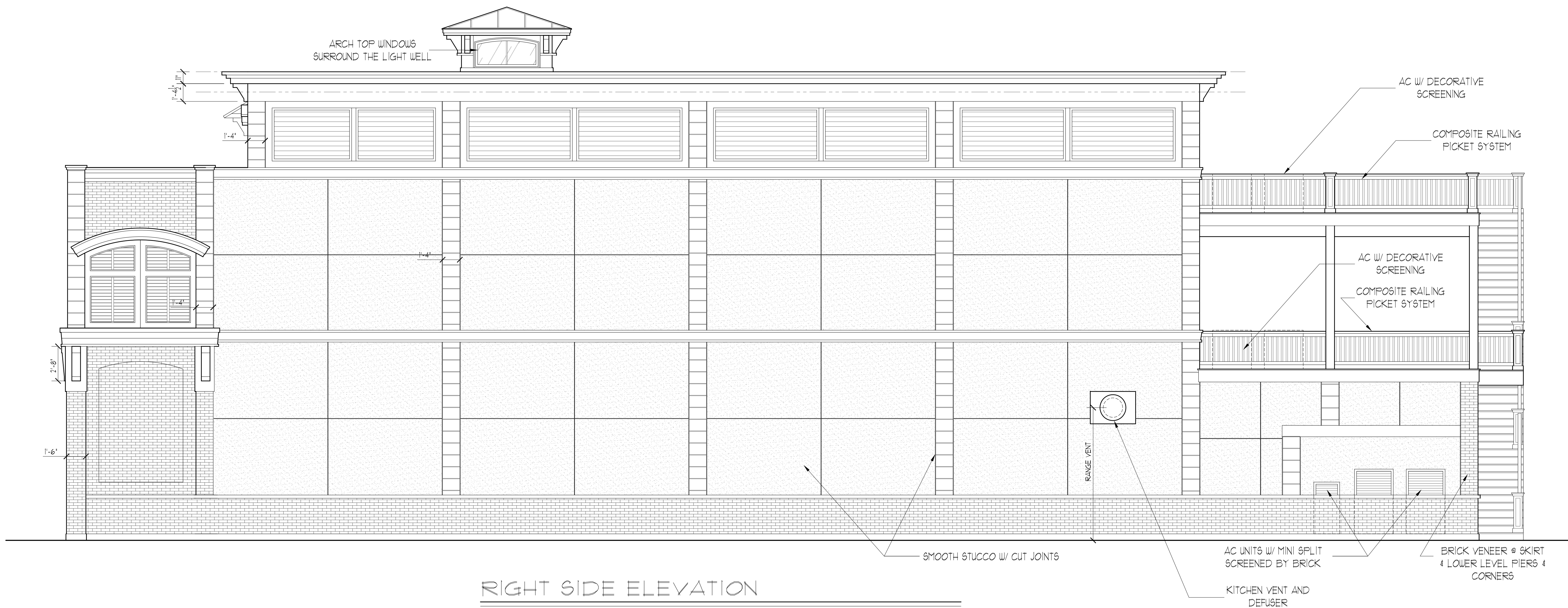
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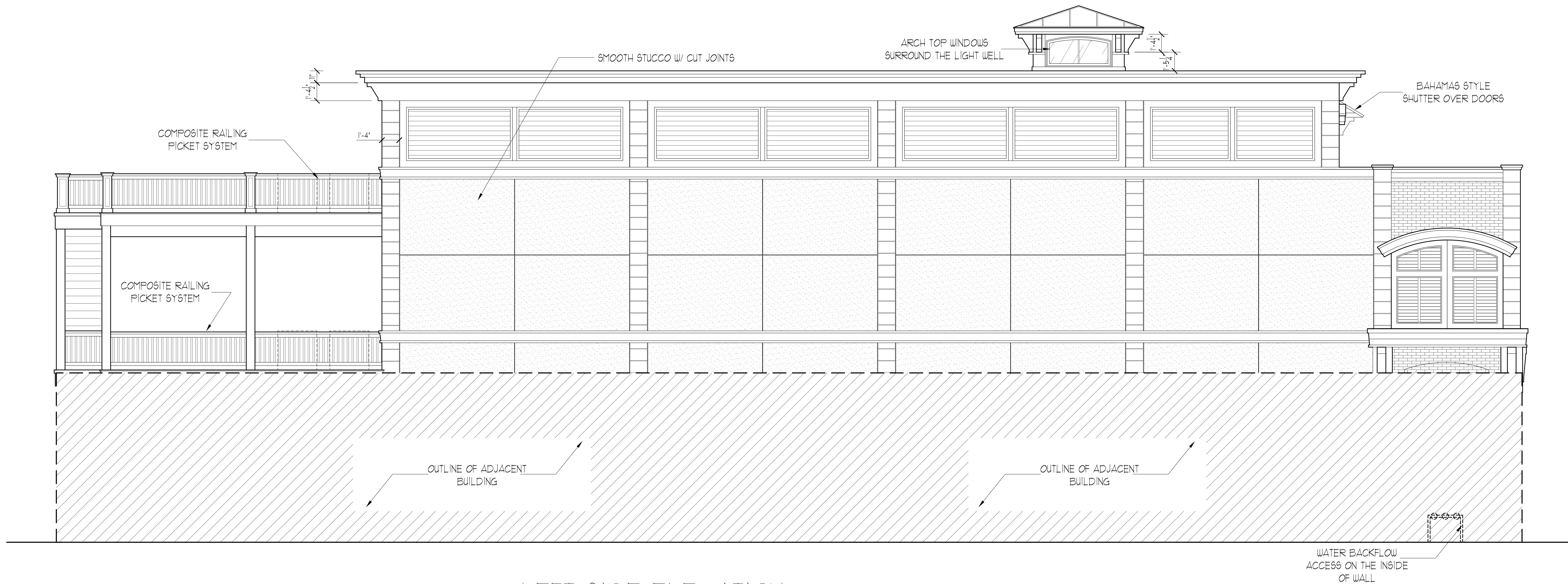
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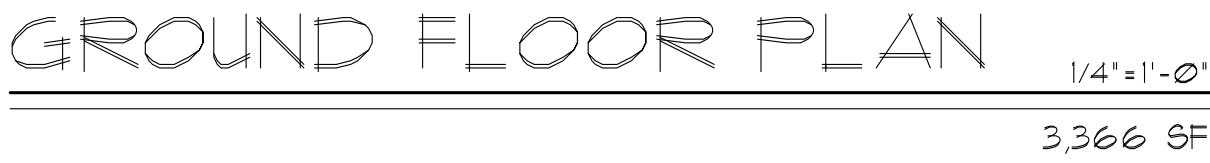
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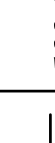
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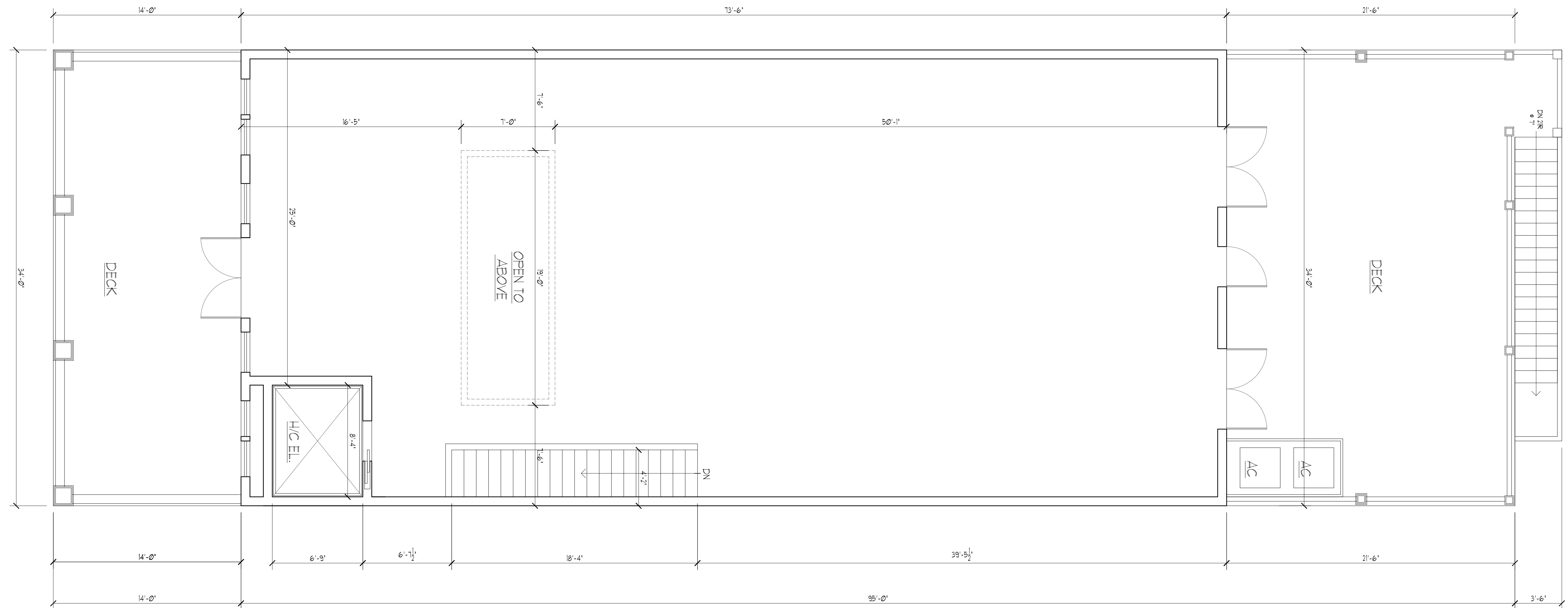
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EGRESS STAIRS REQUIRED

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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-22
AUGUST 15, 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.

This case was continued from the June 20, 2019 regular HDC meeting to allow the applicant time to investigate the condition of the windows and feasibility of removing the metal 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* ☒

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

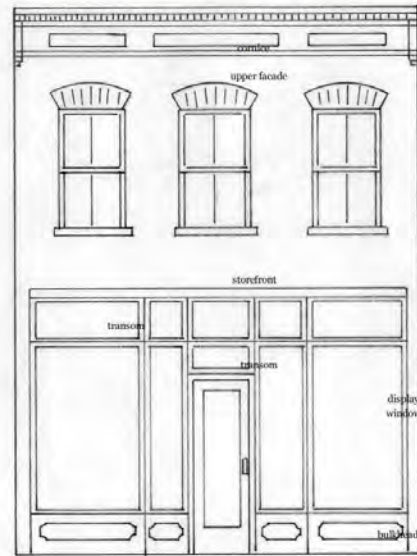
- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

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.

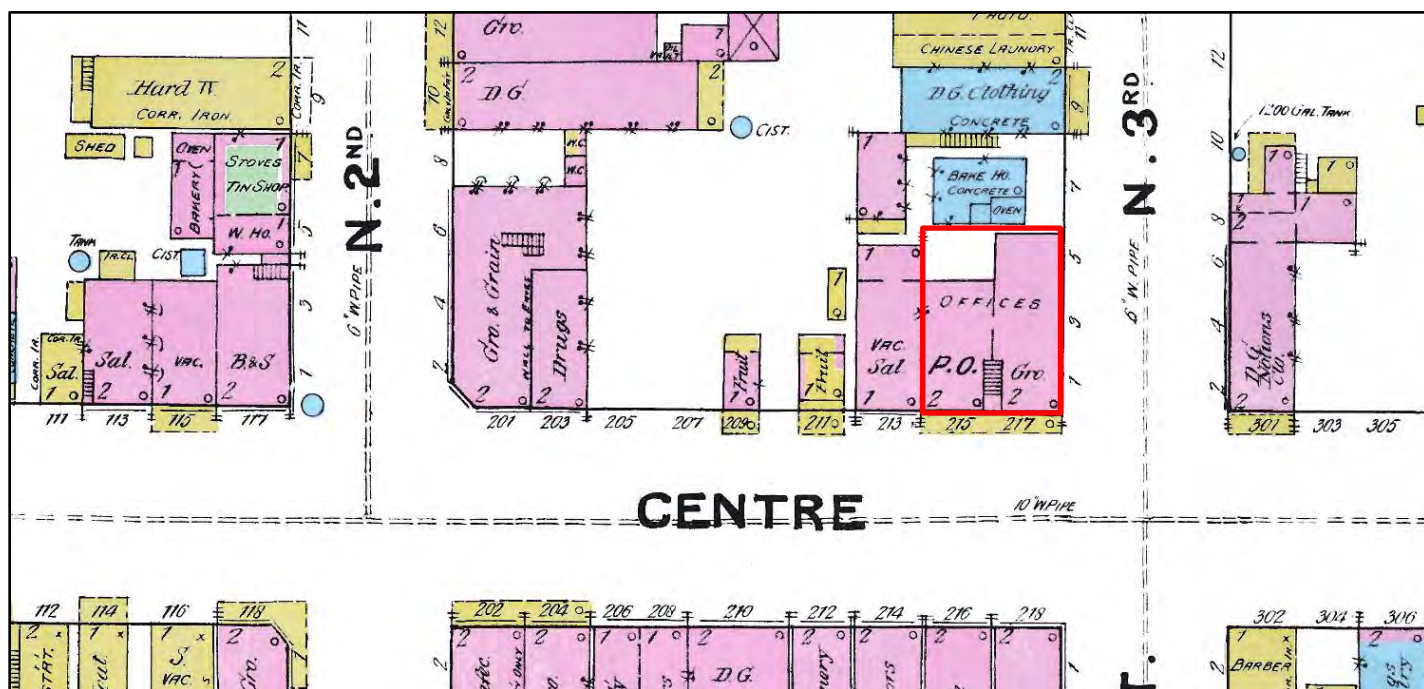
6. Reuse serviceable window hardware and locks.
7. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.
8. Select storm windows that are white, or paint them to match the window trim.
9. Select storm windows with a design that allows for full view 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.



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.

***August Update** – the applicant has provided a survey of the windows completed by Specialized Property Services dated July 5, 2019 (exhibit 5).

The report outlines the condition of each window and indicates windows that need restoration and sashes that need replacement parts or replication. Based on the report, wholesale replacement is not being recommended by staff. The windows should be repaired, or sashes replicated on an as needed basis, based on the survey.

The applicant had also requested replacement of the aluminum awning with a fabric awning. Staff and the board had concerns about the removal of this integral part of the 1970s remodel, and the guidelines specifically stated that removal of these awnings is not appropriate. No further information about awning was provided by the applicant. Staff is recommending denial of the replacement of the metal awning. The board could consider it in the future as part of a larger project that returns the storefront to a more period appropriate design.

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 2019-22 with the conditions:

1. Windows be repaired as per survey, restoring the originals where possible and building new custom sashes where recommended.
2. Metal awning to remain as-is.

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 |
| EXHIBIT 5 | Robison Jewelry Window Survey – July 5, 2019 – Specialized Property Services |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-22

EXHIBIT 1

Application & Backup Materials

**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

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

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

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. WHETTER & 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

WHETTER MB O @ G MAIL. 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 / LARSEN 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:

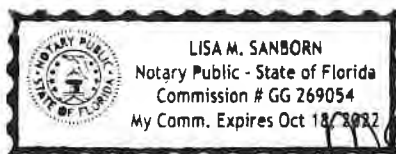
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question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

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU



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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known

OR Produced Identification

ID Produced:

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE 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.

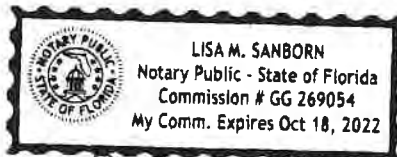
Robert F. Whitaker
(Signature of owner)

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	DEED 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































HDC 2019-22

EXHIBIT 2

National Park Service Preservation Brief #9:

The Repair of Historic Wooden Windows



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.

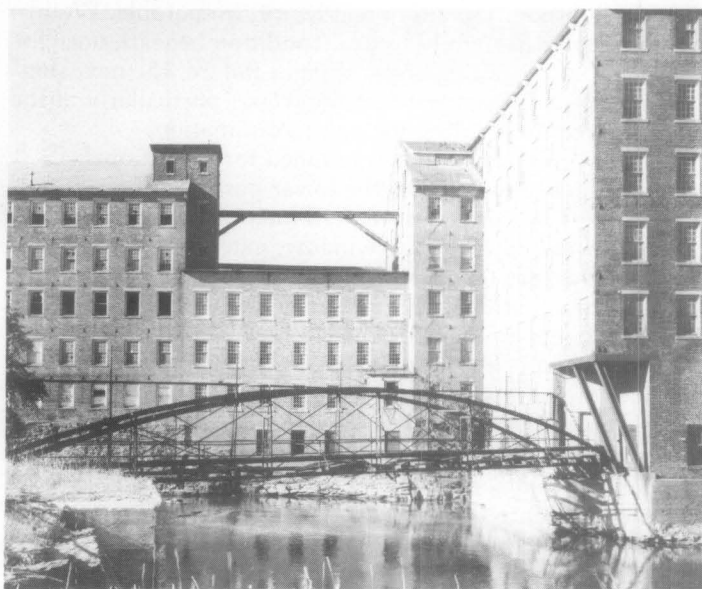


Figure 1. Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows here with larger panes could dramatically change the appearance of the building. The areas of missing windows convey the impression of such a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

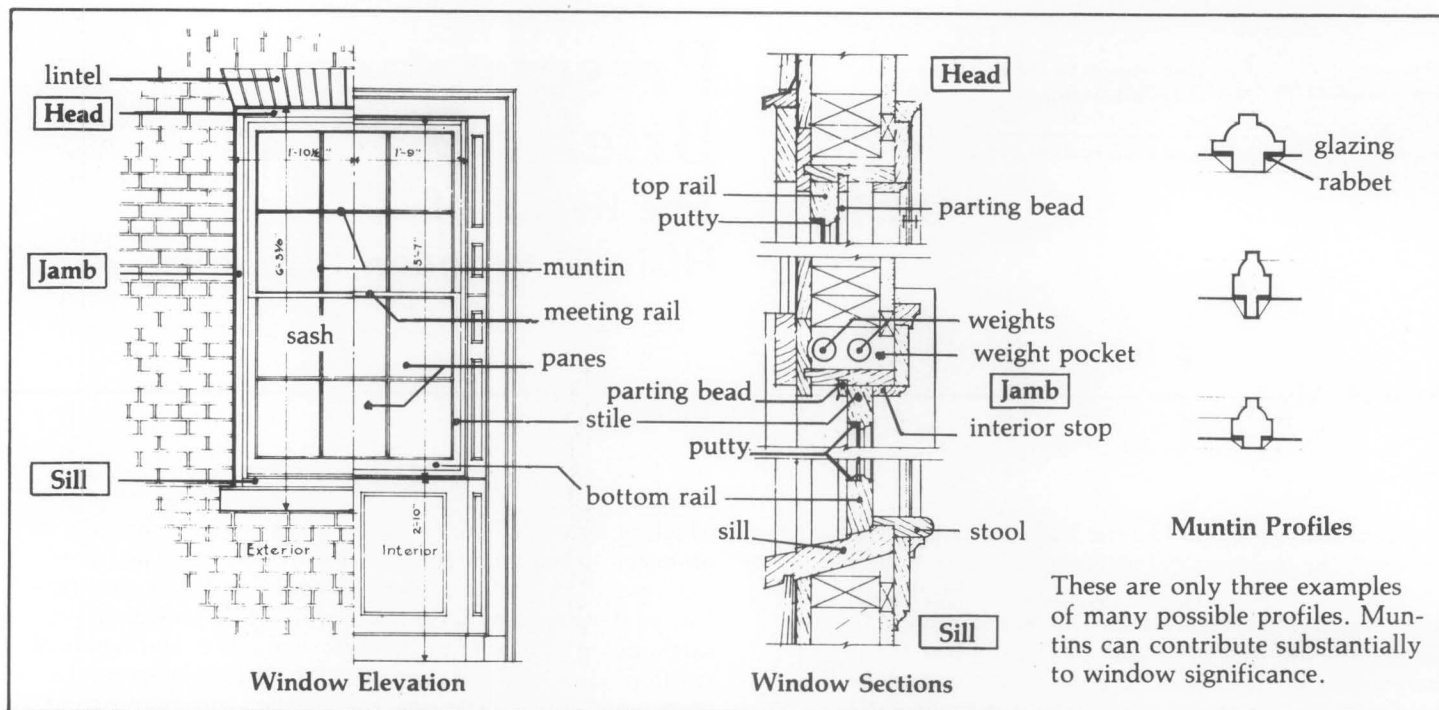


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

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

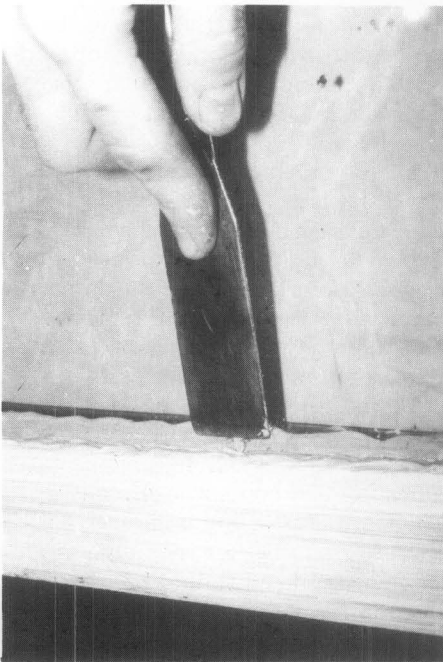


Figure 4d. Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points 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).
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- Morrison, Hugh. *Early American Architecture*. New York: Oxford University Press, 1952.
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- "Sealing Leaky Windows." *Old House Journal* (no. 1, 1973): 5.
- Smith, Baird M. "Preservation Briefs: 3 Conserving Energy in Historic Buildings." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1978.

HDC 2019-22

EXHIBIT 3

National Park Service Preservation Brief #44:

The Use of Awnings on Historic Buildings:

Repair, Replacement, and New Design

44 PRESERVATION BRIEFS

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

Chad Randl



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



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

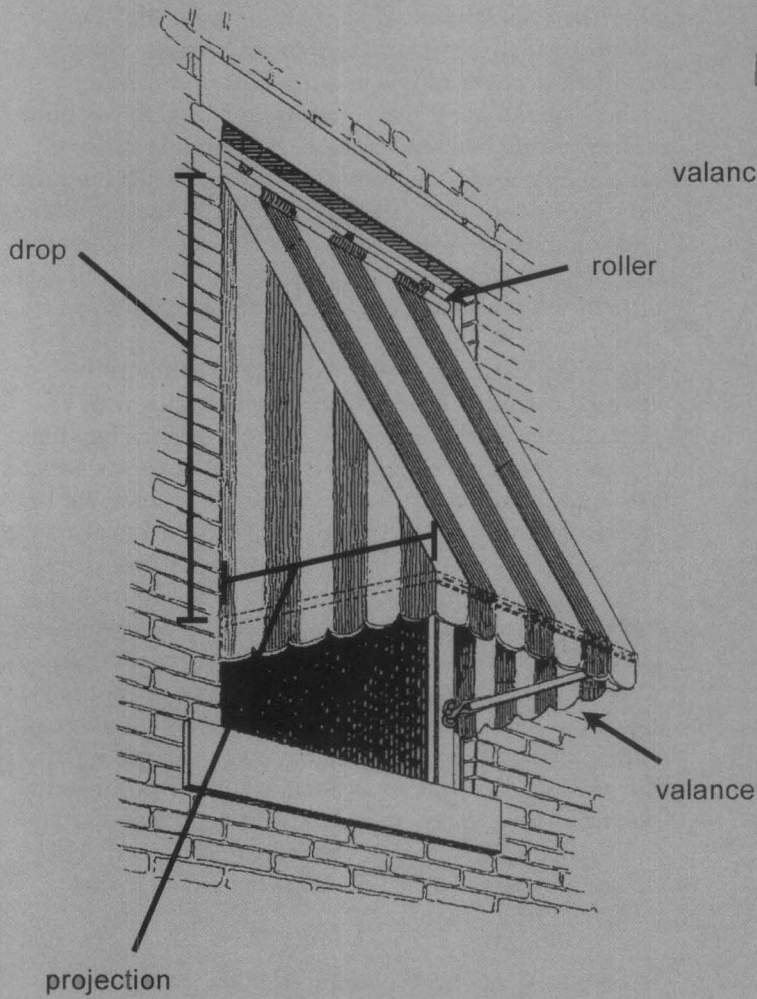
When awnings began to commonly appear on American storefronts—during the first half of the 19th century—they were simple, often improvised, and strictly utilitarian assemblies. The basic hardware consisted of timber or cast-iron posts set along the sidewalk edge and linked by a front cross bar (Fig. 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



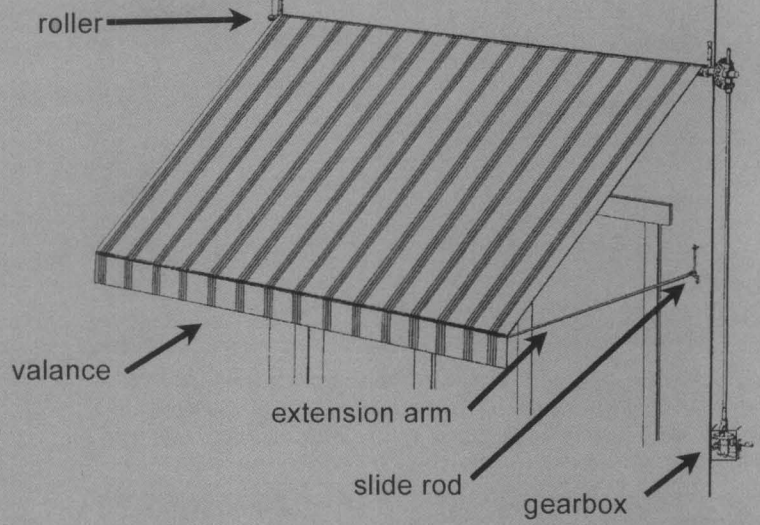
Figure 3. Early 19th century awnings featured canvas coverings stretched between the building facade and post-supported front bars. Projecting frameworks of extension bars were not common until later in the century. Photo: Second Street, Philadelphia, c. 1841, Print and Photo Collection, The Free Library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

Awning Vocabulary

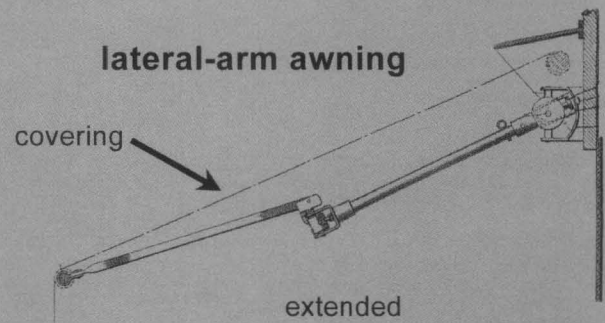
roller window awning



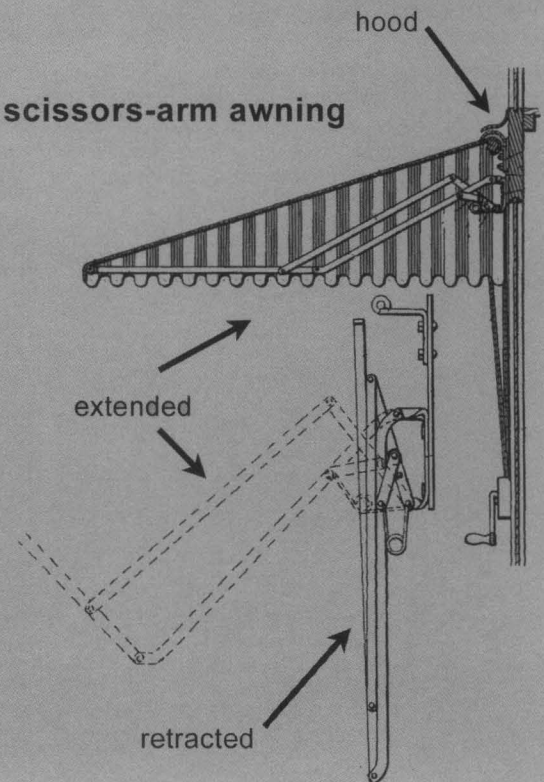
fixed-arm awning



lateral-arm awning



scissors-arm awning



fixed pipe frame

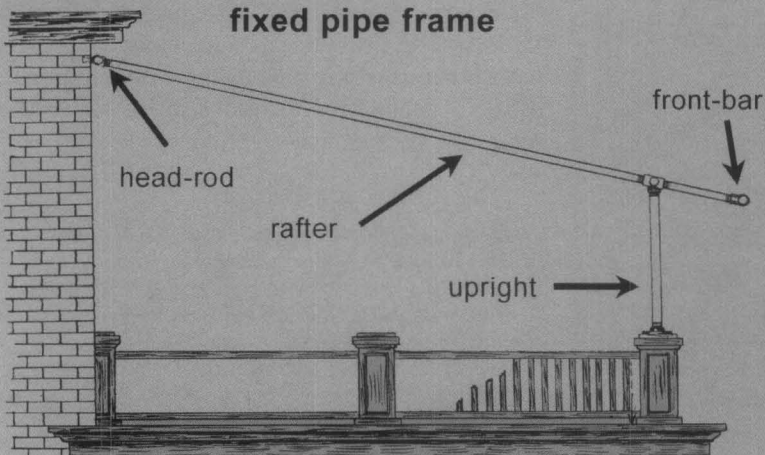




Figure 4. This 1892 photo shows the canvas sewing room of a large awning manufacturer. The wide variety of custom sizes and shapes, and the natural shrinkage of canvas demanded considerable skill in measuring, cutting and sewing. Photo: The Astrup Company.



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.



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.

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.

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.

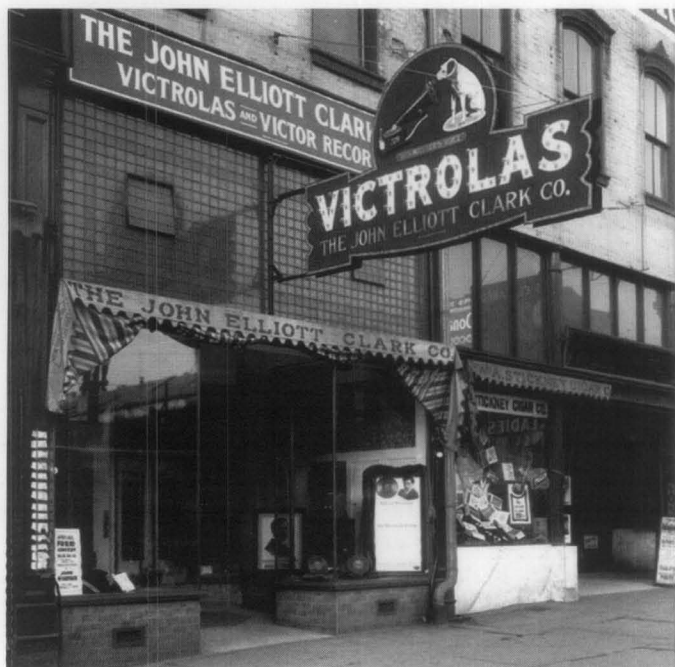


Figure 7. Early 20th century photo showing two operable awnings, an early version on the left and a next-generation roller awning on the right. The roller awning, with no side panels and just the valance showing, presented a clean storefront appearance. Photo: Utah State Historical Society, used by permission,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

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 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,

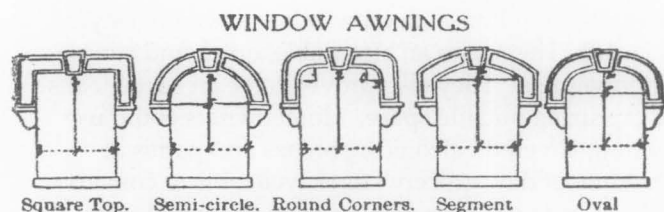
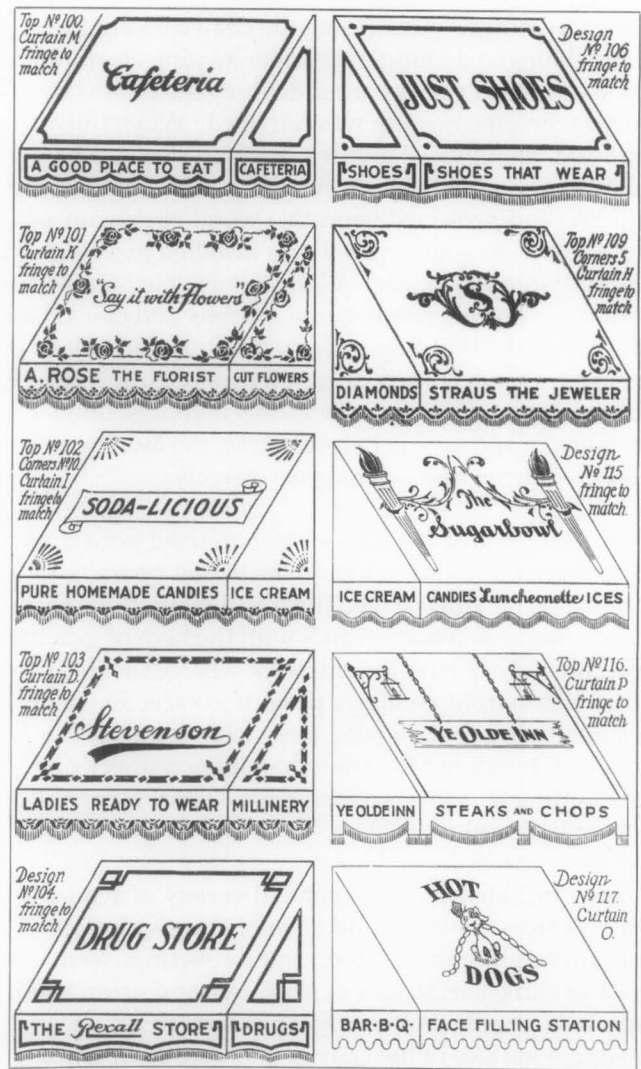


Figure 10. The expanding awning industry manufactured frames and cut fabric for every type of window and door opening. This 19th century catalog illustration provides measuring instructions to assure a custom fit. Awnings were typically set within the window opening.



22 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.



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.

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 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

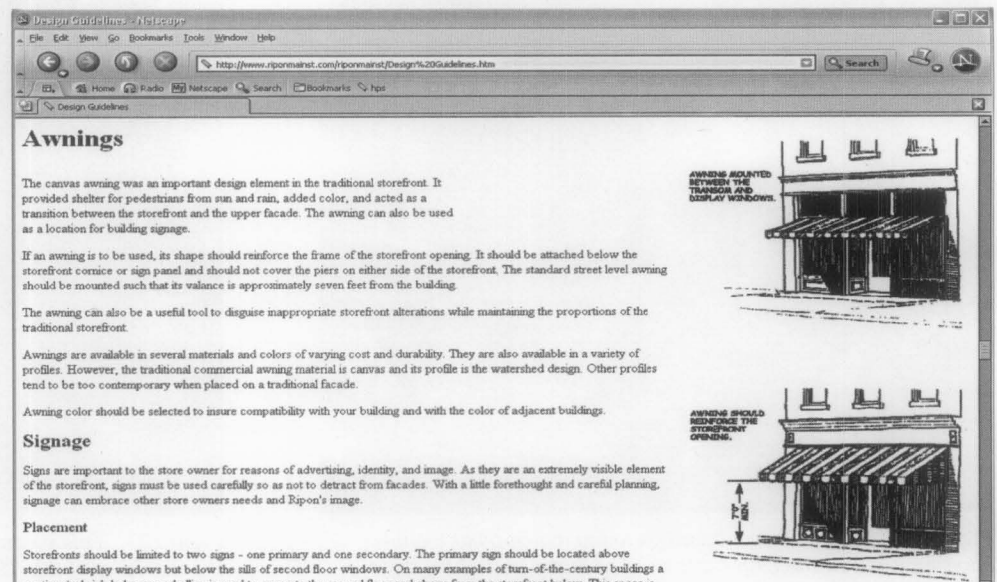


Figure 27. Local historic district commissions and neighborhood improvement associations often publish awning guidance on their websites. Image: Ripon Main Street, Inc.

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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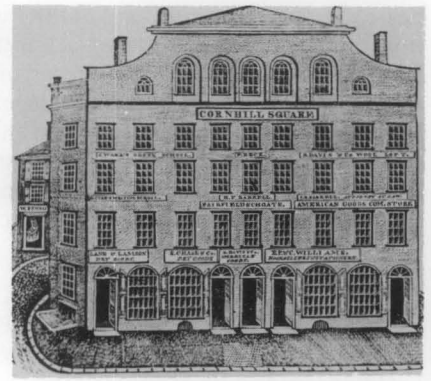
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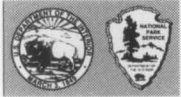
Rehabilitating Historic Storefronts

11 PRESERVATION BRIEFS



Rehabilitating Historic Storefronts

H. Ward Jandl



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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

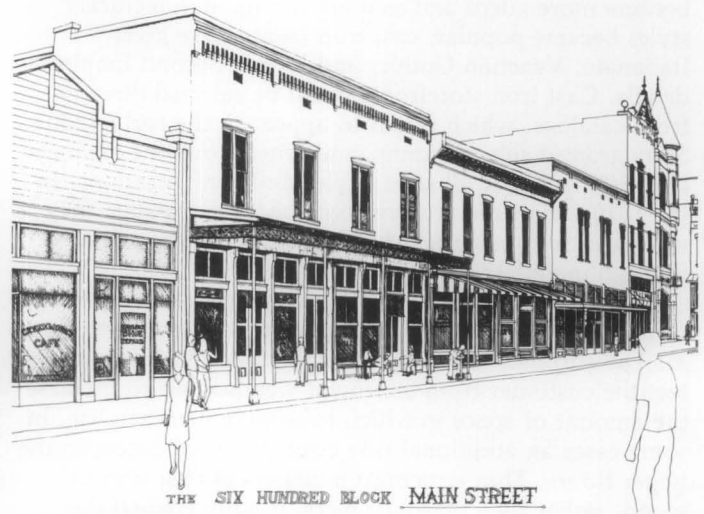


Figure 1. Inappropriate storefront alterations over the years—metal cladding, oversized signs and canopies—have detracted from the character of this historic district in Van Buren, Arkansas. A carefully considered rehabilitation plan for Main Street, including the removal of poorly designed signs, false 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

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

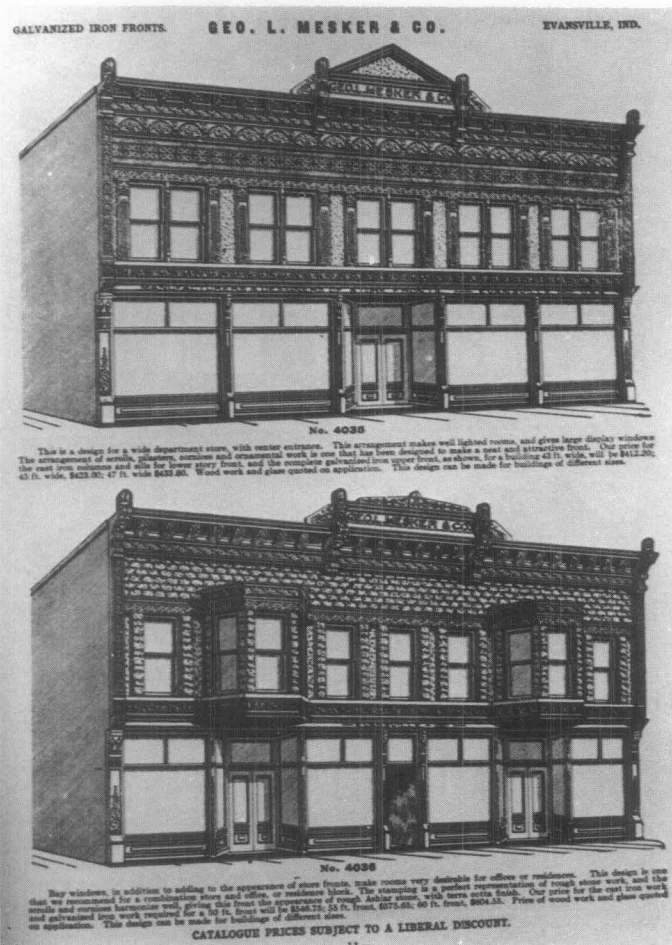


Figure 2. These 19th century galvanized iron storefronts could be purchased from George L. Mesker & Co. in Evansville, Indiana.

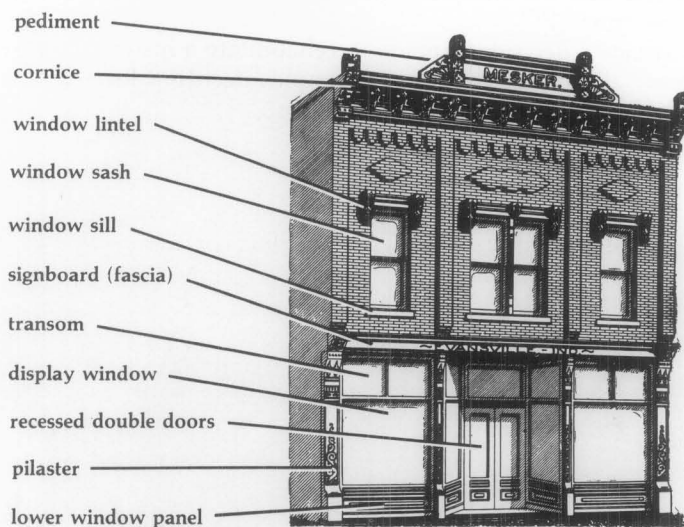


Figure 3. Become familiar with the architectural features typical of historic commercial buildings. A close look at a storefront's construction materials, features and relationship to the upper stories will help in determining how much of the original facade remains.

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.

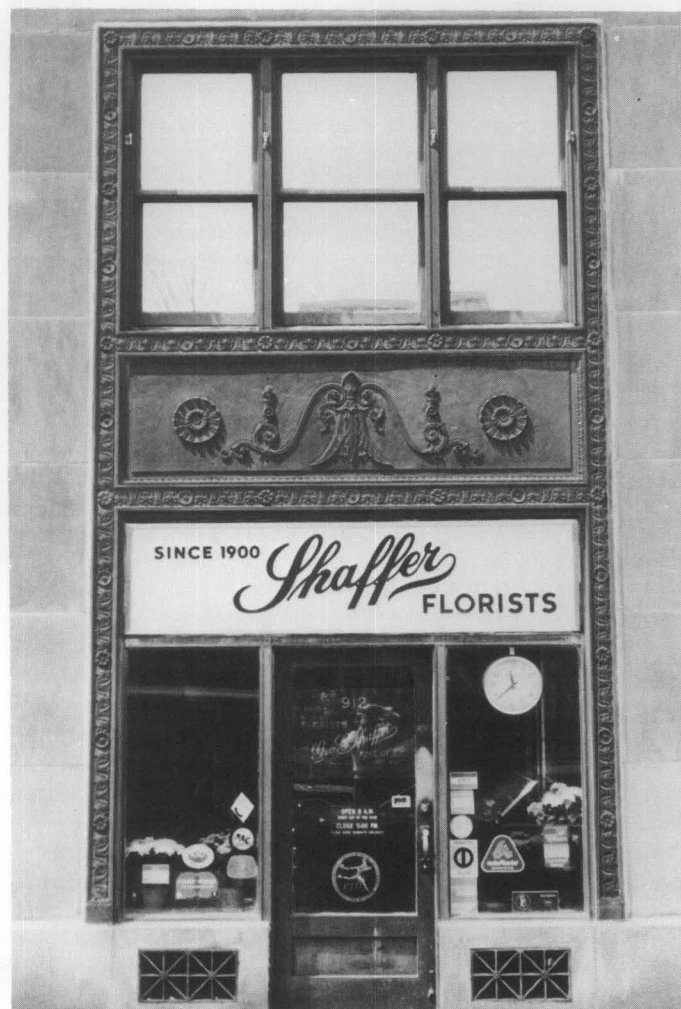


Figure 7. Part of a large office building constructed in Washington, D.C. in 1928, this finely detailed bronze storefront is typical of many constructed during this period. It should be noted that the original grilles, spandrel panel and window above are all intact. Photo: David W. Look, AIA

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.

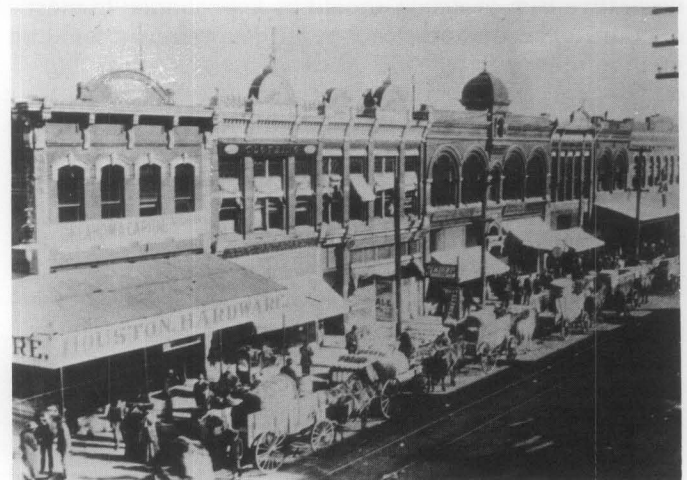


Figure 11. Try to locate old photographs or prints to determine what alterations have been made to the storefront and when they were undertaken. Awnings were common elements of storefronts at the turn of the century. They can be equally useful today.

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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Washington, D.C. 20402

HDC 2019-22

EXHIBIT 5

Robison Jewelry Window Survey

July 5, 2019 - Specialized Property Services

Robison Jewelry Window Survey

July 5, 2019

By Jodi Rubin

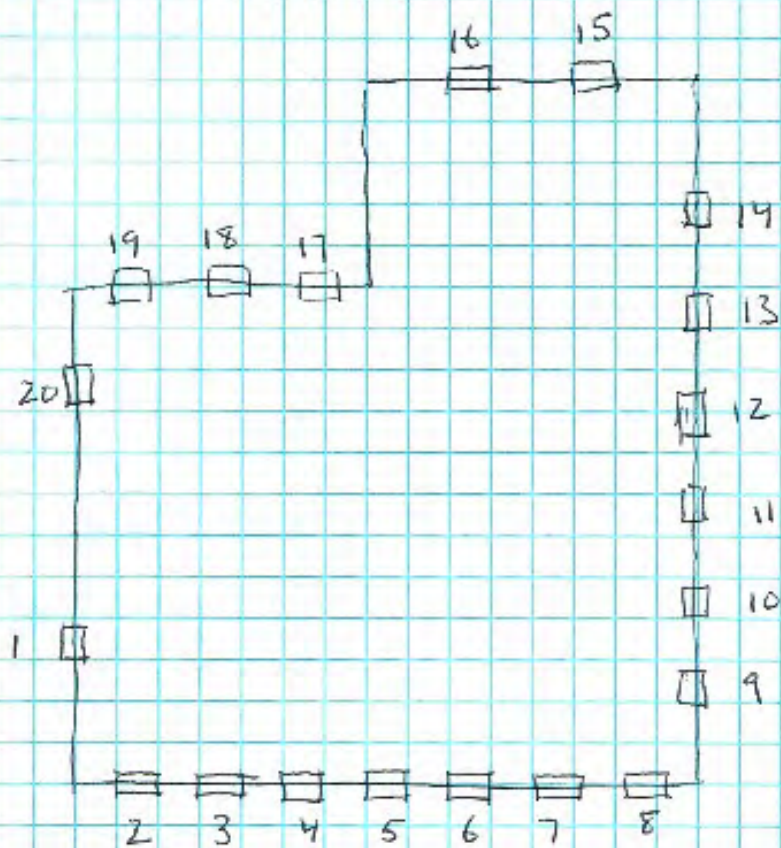
Specialized Property Services



Robison Jewelers
Fernandina Beach
Window Survey
July 5, 2019

Window Number	Type	Panes	Approx. Size	Upper	Lower	Notes
1	DH	1/1	34" x 64"	Restore	Build	Lower is a newer replacement sash. Metal grill on interior.
2	DH	2/2	36" x 88"	Build	Build	
3	DH	2/2	36" x 88"	Build	Restore	New narrow muntin in upper sash.
4	DH	2/2	36" x 88"	Restore	Build	New narrow muntin in lower sash.
5	DH	1/1	30" x 88"	Restore	Restore	Mildew at top of opening where dropped upper sash has allowed moist air movement.
6	DH	2/2	36" x 88"	Build	Build	Upper sash is a newer replacement sash. Lower sash has rot in right stile.
7	DH	2/2	36" x 88"	Restore	Restore	
8	DH	2/2	36" x 88"	Restore	Build	Lower sash bottom rail is rotten and it has a narrow muntin.
9	DH	2/2	36" x 88"	Restore	Build	Lower sash bottom rail is rotten and loose.
10	DH	2/2	36" x 88"	Restore	Restore	Remove wood added to meeting rail for upper sash.
11	DH	2/2	36" x 88"	Restore	Restore	Meeting rail for upper sash has dropped.
12	DH	2/2	36" x 88"	Build	Restore	
13	DH	2/2	36" x 88"	Restore	Restore	Sill collapsed and lower sash has dropped. Remove additional material at meeting rail of lower sash. Replace sill.
14	DH	2/2	36" x 88"	Restore	Restore	
15	DH	6/6	34" x 80"	Build	Restore	Metal grill on interior.
16	DH	6/6	34" x 80"	Build	Build	Metal grill on interior.
17	fixed	1-lite	30" x 19"	N/A	N/A	Fixed glass. No work.
18	DH	6/6	34" x 80"	Build	Build	Metal grill on interior. Rot on muntins at upper sash, new bottom rail on lower sash.
19	DH	6/6	34" x 80"	Restore	Restore	Metal grill on interior. Plexiglas on interior. Missing 2 screw-fit pulleys. Replace new bottom rail on lower sash.
20	DH	6/6	34" x 80"	Restore	Build	Metal grill on interior.

Robison Jewelry
217 Centre Street
July 5, 2019



Keyed window locations on second floor



Front façade—South



Side façade—East



Side façade—East



Rear façade—North



Side façade—West



Window 1



Window 2



Window 2

Rot in upper sash is poorly repaired.

Rot in lower sash has caused separation at joints.



Window 3



Window 3

Upper sash has inappropriate muntin.



Window 4



Window 4

Rot in lower sash.



Window 5



Window 5

Meeting rail of upper sash is visible because sash has dropped.



Window 6



Window 6

Upper sash is a new replacement.

Lower sash has rot at bottom rail and right stile.



Window 7



Window 7

Meeting rail of upper sash is visible because sash has dropped.



Window 8



Window 8

Bottom rail of lower sash is rotten.



Window 9



Window 9

Rot in lower sash has caused separation at joints.



Window 10



Window 10

The meeting rail at the upper sash has had material added to it.



Window 11



Window 11

Upper sash has dropped.



Window 12



Window 12

Lower sash is raised due to cable running under sash.

Upper sash has dropped.



Window 13



Window 13

Sill has rotted and dropped causing bottom sash to be misaligned.



Window 14



Window 15



Window 15



Window 15

Meeting rail of upper sash.



Window 16



Window 16

Both sashes are replacements and have significant rot.



Window 16



Window 16

Condition of upper sash.



Window 17



Window 18



Window 18



Window 18

The bottom rail of the lower sash has been replaced.

There is significant rot in the meeting rail of the upper sash.



Window 19



Window 19



Window 19

Separation of the joints in the upper sash.



Window 20



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-23
AUGUST 15, 2019

Owner/Applicant:	Alexander F. Seefried III and Cathleen M. Seefried
Property Address:	Lot 7 Block 7 Ladies Street (Old Town)
Parcel ID #	00-00-31-1580-0007-0070
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Amendments to a previously approved COA for the construction of a two-story primary structure.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

A Certificate of Approval (COA) was issued at the July 18th HDC meeting for the construction of a two-story primary structure.

The applicant requests the following amendments to that COA:

- Addition of hand rails on the front and rear steps;
- Change in dimensions to front steps;
- Shift in window location on left and right elevations;
- Chimney height made equal to the building height.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

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

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

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

(B) above:

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

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

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

In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.
- D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.

- E. No more than one (1) primary building shall be placed on one (1) peonia.
- F. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
- G. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.
- H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- K. Lot visibility corridors. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
 - 4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.
 - 5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum

density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

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

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

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

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

Avoid:

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

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

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

4.7 Sideyard Corridors: Five foot minimum requirement.

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

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

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

calculation.

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

ANALYSIS:

Staff finds that the proposed amendments meets all requirements and addresses all of the guidelines for new construction in Old Town.

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

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of Amendment to HDC 2019-23

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2019-23 **with or without** conditions;

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

Amendments to HDC case 2019-23, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-23 Amendment Application and Backup Materials

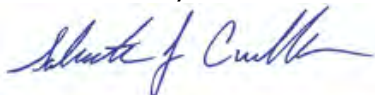
EXHIBIT 2 HDC 2019-23 Original Application and Backup Materials

Respectfully Submitted,



Samantha N. Rogic
Planning Technician

Reviewed by:



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-23 Amendment

EXHIBIT 1

Amendment Application & Backup Materials

TERMS OF PURCHASE AND USE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

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

2. Larger scale drawings supersede smaller scale drawings.

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

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



SEEFRIED RESIDENCE

BLOCK #7, LADIES STREET, FERNANDINA BEACH, FLORIDA

DRAWING INDEX

- G1.0

G1.1

S1.0

S1.1

A2.0

A2.1

A3.0

A4.0

A5.0

A5.1

E1.0
- COVER SHEET / GENERAL INFORMATION

SITE PLAN

FOUNDATION PLAN

FRAMING PLANS

FIRST & SECOND FLOOR PLAN

ROOF PLAN

ELEVATIONS

BUILDING SECTIONS

WALL SECTIONS

WALL SECTIONS

ELECTRICAL PLANS

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS

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

SYMBOLS AND ABBREVIATIONS

- 1

4

DRAWING NUMBER

SHEET NUMBER
- 1

4

DETAIL NUMBER

SHEET NUMBER
- 1

4

INTERIOR ELEVATION NUMBER

SHEET NUMBER
- 9/12

1'-0"

9'-1"

DIRECTION OF RISING SLOPE

ROOF PITCH

OVERHANG DIMENSION

RAFTER BEARING HEIGHT ABOVE SUBFLOOR
- W1

WINDOW KEY
- D1

DOOR KEY

KITCHEN

FURG.

CLG.

REM.

WOOD

10'-1"

HEAD BOARD

ROOM NAME

FINISH FLOORING

CEILING HEIGHT

CEILING FINISH OR OR SPECIAL NOTE

15' 10'

TREE TO BE REMOVED

ABV

AFF

ASF

ADJ

@

BFE

CONT

CNTR

CONST

CMU

CONC

DIA

DBL

DEG

EXT

FEE

FIN

FL

FT

FOS

FOB

GYP

HB

HVAC

HT

H/C

HDR

HORZ

ABOVE

ABOVE FINISHED FLOOR

ABOVE SUBFLOOR

ADJ

AT

BASE FLOOD ELEVATION

CONTINUOUS

CENTER

CONSTRUCTION

CONCRETE MASONRY UNIT

CONCRETE

DIAMETER

DOUBLE

DEGREES

EXTERIOR

FINISHED FLOOR ELEVATION

FINISH

FLOOR

FEET

FACE OF STUD

FACE OF BLOCK

GYPSUM

HOSE BIBB

HEATING, VENTILATION & AIR CONDITIONING

HEIGHT

HANDICAP

HEADER

HORIZONTAL

INT

IN

JST

MIN

MAX

NIC

OPN'G

OC

PSI

PSF

PT

PNT

R

ROW

REQ'D

REM

SQFT

TOS

TRD

TRT'D

VERT

GALV

SS

INTERIOR

INCHES

JOIST

MINIMUM

MAXIMUM

NOT IN CONTRACT

OPENING

ON CENTER

POUNDS PER SQUARE INCH

POUNDS PER SQUARE FOOT

PRESSURE TREATED

PAINT

RISER

RIGHT OF WAY

REQUIRED

REMOVE

SQUARE FEET

TOP OF BLOCK

TOP OF STUD

TREAD

TREATED

VERTICAL

GALVANIZED

STAINLESS STEEL

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

DATE :

JULY 16, 2019

MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET NO. 2 • BEAUFORT, SC 29906

info@moserdesigngroup.com

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

REVISIONS :

PROJECT :

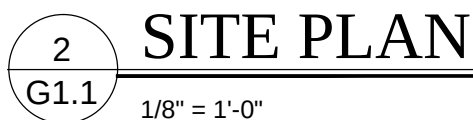
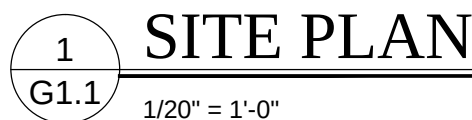
SEEFRIED RESIDENCE

BLOCK #7, LOT #7, LADIES STREET

FERNANDINA BEACH, FLORIDA

SHEET :

G1.0



AREA DATA:	
LOT 7	4326 SQ FT
ENCLOSED RESIDENCE	707 SQ FT
FUTURE OUTBUILDING	352 SQ FT
LOT COVERAGE	24.48%

GENERAL NOTES

1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.

2. Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.

CONCRETE

1. All concrete work shall be in accordance with A.C.I. 301, unless otherwise noted.

2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" + 1".

3. Admixtures shall not be permitted without written approval of the Engineer.

4. Formwork shall be clean and free of defects.

5. Minimum concrete cover shall be as follows; Poured on ground = 3". Formed in contact with ground = 2

MASONRY WALLS

1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.

2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).

REINFORCING STEEL

1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.

2. Welded wire fabric shall conform to ASTM A-185.

FOUNDATION NOTES

1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.

2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

STRUCTURAL WOOD

1. Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated. Use stainless steel or manufacturer approved anchors and fasteners for corrosion resistance. No galvanized fasteners are to be used in contact with pressure-treated members.

2. Roof framing to be engineered roof trusses, all connections, sizes and spacing to be detailed by manufacturer. Connection of the truss to building is the responsibility of builder/owner and shall be designed by others.

3. Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.

4. Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.

5. Metal exposed to the weather, including nails, flashing and drip edges, shall be galvanized, unless otherwise noted.

FRAMING NOTES

1. Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grade or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking lumber shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.

2. All joists installed crown up unless noted otherwise.

3. Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.

4. Provide solid blocking between joists above frame walls and beams.

5. Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.

6. Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.

7. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" oc.

8. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.

9. Bird-mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specified "Simpson" hurricane anchor

10. Wall Types

a. Typical interior partition walls shall be 2x4 studs (3 1/2" thick) @ 16" o.c. unless noted

b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.

c. Plumbing wall to be 2x6 studs (5 1/2" thick) @ 16" o.c. d. Notch maximum 25% of Stud depth

e. Bored hole maximum 40% Stud depth

11. All exterior stud walls to have 5/8" APA Exterior ply sheathing.

12. Typical header to be (3) 2x8's over doors & windows

13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.

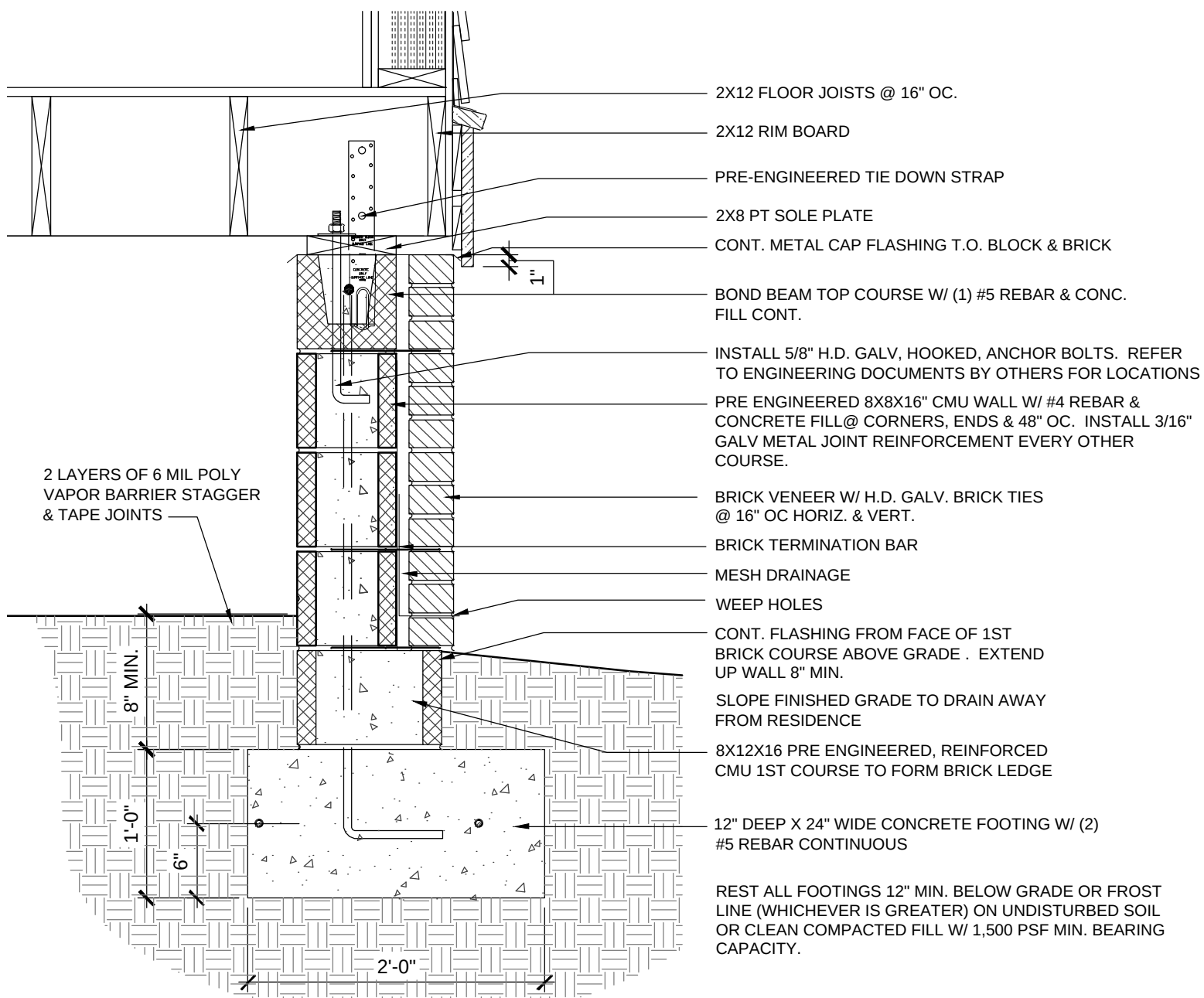
14. Coordinate truss design with rough frame opening for pull down attic stair.

NOTE:

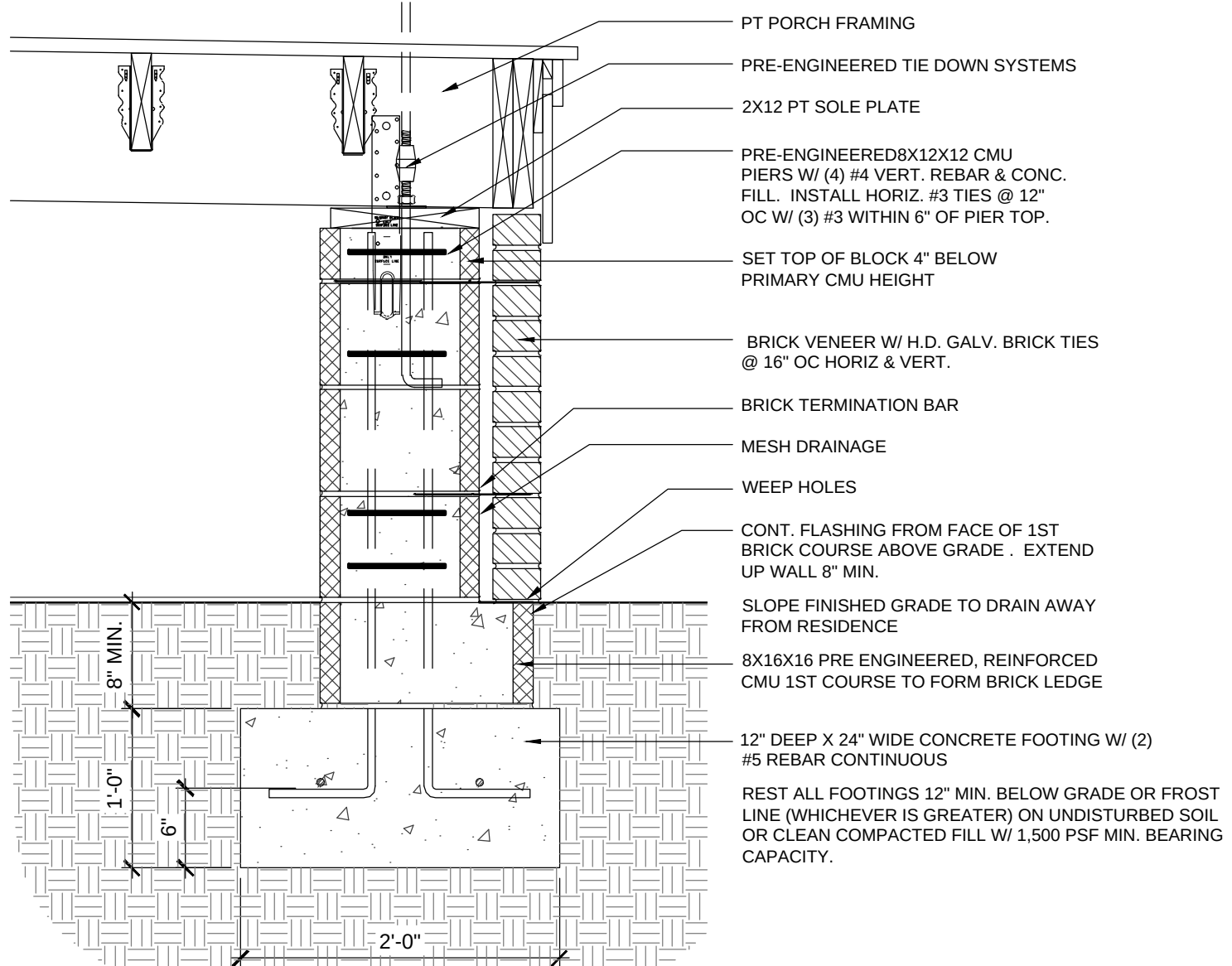
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

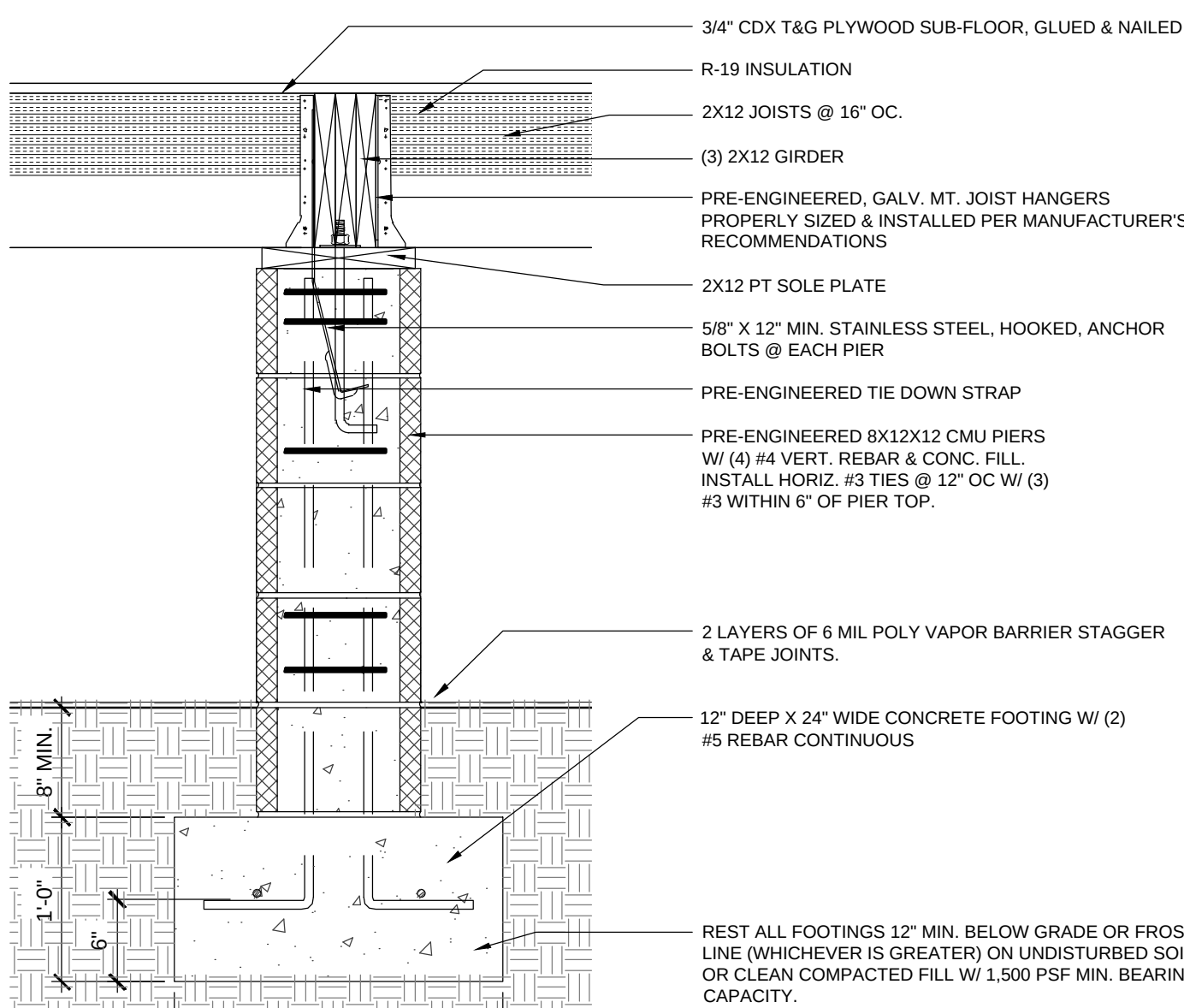
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES



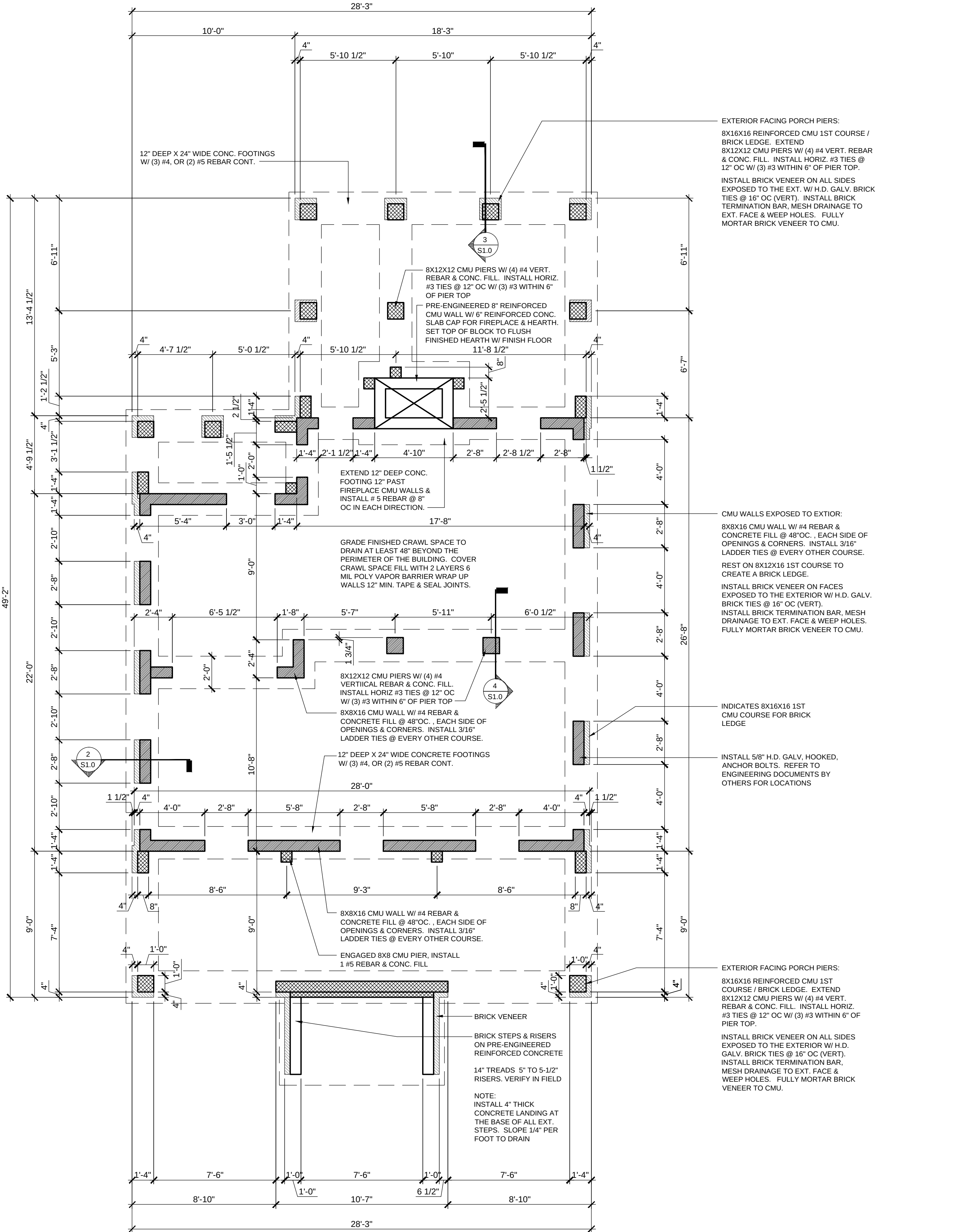
2 8" CMU WALL DETAIL
S1.0 1" = 1'-0"



3 12" CMU PORCH PIER DETAIL
S1.0 1" = 1'-0"



4 12" CMU PIER DETAIL
S1.0 1" = 1'-0"



1 FOUNDATION PLAN
S1.0 1/4" = 1'-0"

LEGEND

INDICATES CMU PIER OR FOUNDATION WALL. BASE HEIGHT

INDICATES CMU'S TO BE DROPPED 4" BELOW BASE HEIGHT

INDICATES 8X16X16 1ST CMU COURSE FOR BRICK LEDGE

DO NOT CONSTRUCT FOUNDATION AS SHOWN.
Soil conditions and Flood Elevations vary significantly and foundation work must be suitable to the site specific requirements. The actual foundation requirements should be designed by others, and, if required by the Building Official, a scientific soil investigation may be required in order to determine the most suitable foundation system.

DATE: JULY 16, 2019

MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS

17 MARKET NO. 2 • BEAUFORT, SC 29906

info@moserdesigngroup.com

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

REVISIONS:

PROJECT: SEEFRIED RESIDENCE BLOCK #7, LOT #7, LADIES STREET FERNANDINA BEACH, FLORIDA

SHEET: S1.0

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



DO NOT CONSTRUCT FOUNDATION AS SHOWN.

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

SHEET:

OK

S1.1

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

FINISH NOTES

1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.

2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.

3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.

5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

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

WINDOW SCHEDULE

Unit ID	Manufacturer Number	Quantity	Frame Width	Frame Height	Type	Header Height	Manufacturer	Remarks
FIRST FLOOR								
w1	ITDH3476 E	6	2'-9 1/2"	6'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
w2	ITDH3276 E	1	2'-7 1/2"	6'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
SECOND FLOOR								
w3	ITDH3476 E	2	2'-9 1/2"	6'-3 3/4"	Dbl Hung	8'-0"	Marvin Integrity	
w4	ITDH3468 E	8	2'-9 1/2"	5'-7 3/4"	Dbl Hung	8'-0"	Marvin Integrity	
w5	ITDH3468 E	1	2'-9 1/2"	5'-7 3/4"	Dbl Hung	13'-5 1/2"	Marvin Integrity	Stairwell window. Height above first floor subfloor

Note, All windows to have:

2 1/4" deep historical sill
2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar.

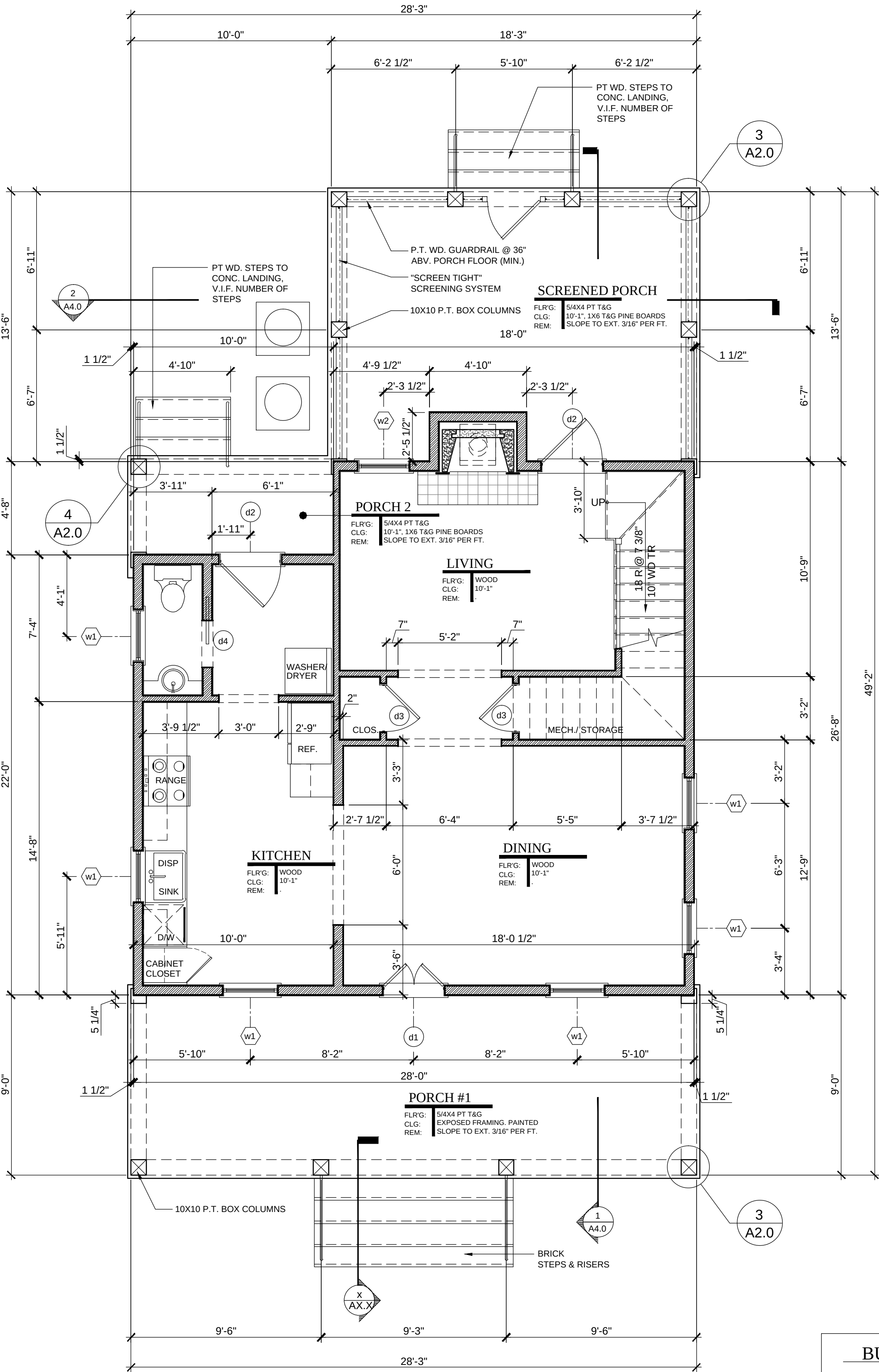
ALL UNIT SIZES ARE BASED ON MARVIN INTEGRITY WOOD ULTREX SERIES. CONSULT WINDOW MFG. FOR ROUGH OPENINGS.
ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER. SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED
ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.

Note:

Consult Manufacturer for Rough Opening sizes
See elevations for shutter allocations

DOOR SCHEDULE

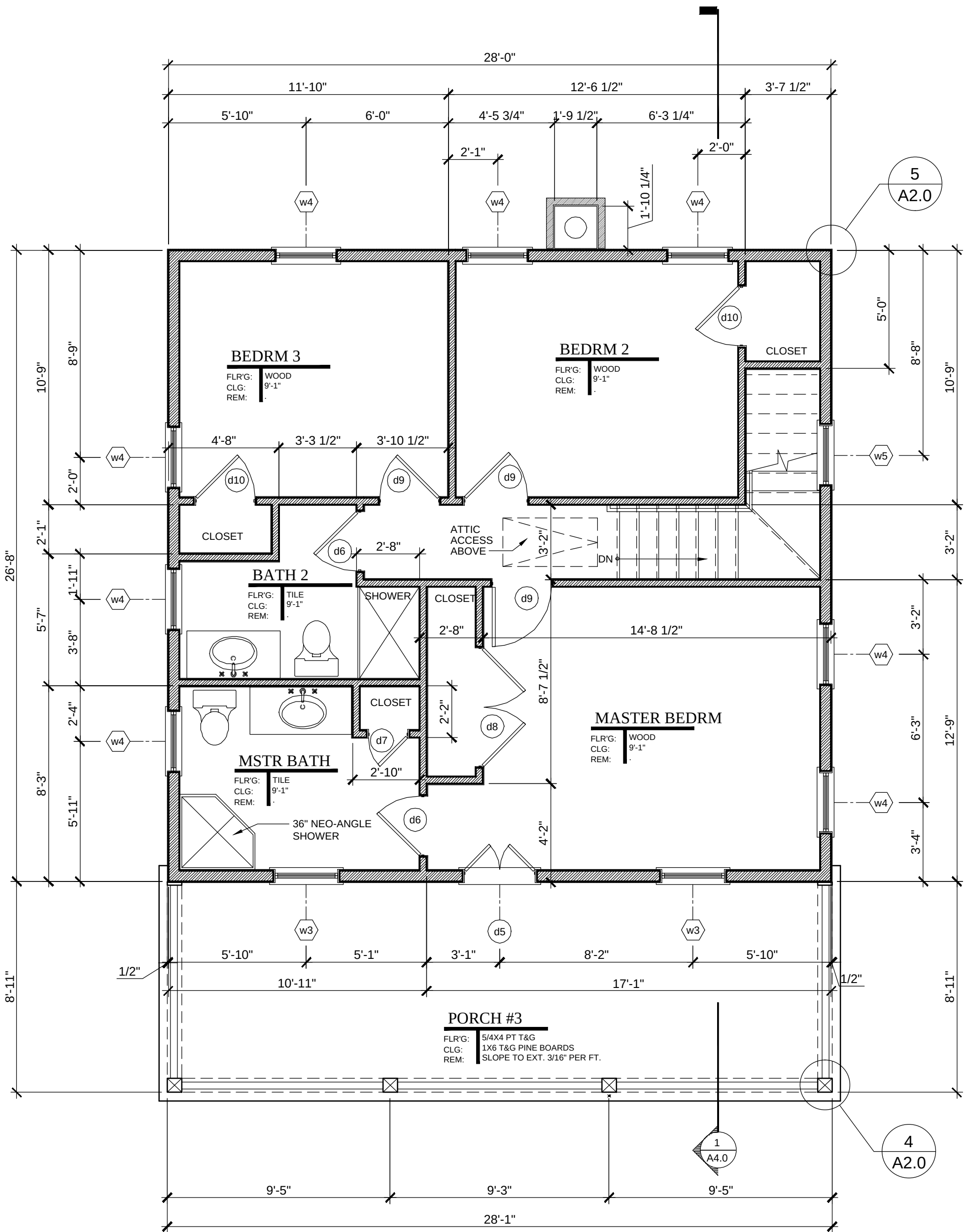
DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware	Remarks
FIRST FLOOR													
d1	3'-0"	6'-8"	1	Mahogany	2 Raised	2/3 6 lite	2	French	1'-5 1/2"	4 lite	8'-6"	Entry	1-1/2" mull Direct Set Transom
d2	3'-0"	6'-8"	2	Mahogany	2 Raised	2/3 9 lite	1	Swing	1'-5 1/2"	3 lite	8'-6"	Entry	1-1/2" mull Direct Set Transom
d3	2'-4"	6'-8"	2	Solid Core	2 Raised	-	1	Swing	1'-5 1/2"	False Panel	8'-6"	Closet	1-1/2" mull Direct Set Transom
d4	2'-4"	6'-8"	1	Solid Core	2 Raised	-	1	Pocket	1'-5 1/2"	3 lite	8'-6"	Passage	1-1/2" mull Direct Set Transom, 2x6 wall framing
SECOND FLOOR													
d5	3'-0"	7'-11 1/2"	1	Mahogany	2 Raised	2/3 6 lite	2	French	-	-	8'-0"	Entry	
d6	2'-6"	6'-8"	1	Solid Core	2 Raised	-	1	Swing	-	-	6'-10 1/2"	Passage	
d7	1'-8"	6'-8"	1	Solid Core	2 Raised	-	1	Swing	-	-	6'-10 1/2"	Closet	
d8	5'-0"	6'-8"	1	Solid Core	2 Raised	-	2	French	-	-	6'-10 1/2"	Closet	
d9	2'-8"	6'-8"	3	Solid Core	2 Raised	-	1	Swing	-	-	6'-10 1/2"	Passage	
d9	2'-6"	6'-8"	2	Solid Core	2 Raised	-	1	Swing	-	-	6'-10 1/2"	Closet	



1
A2.0
FIRST FLOOR PLAN
1/4" = 1'-0"

BUILDING AREAS

1ST FLR HEATED	707 SQ FT
2ND FLR HEATED	698 SQ FT
TOTAL HEATED	1405 SQ FT



2
A2.0
SECOND FLOOR PLAN
1/4" = 1'-0"

DATE :

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ALL RIGHTS RESERVED

REVISIONS :

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

PROJECT :

SHEET :

JULY 16, 2019

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

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SEEFRIED RESIDENCE
BLOCK #7, LOT #7, LADIES STREET
HERNANDINA BEACH, FLORIDA

Building these plans on a lot other than the lot shown on these plans is the purchaser's responsibility. It is the purchaser's responsibility to consult with the proper construction authorities to determine if the plans meet all applicable codes and regulations. If necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

A2.0

ROOF NOTES

- Metal roof to be installed as per manufacturer's specifications. Installation subcontractor shall be responsible for all roofing work.
- Paint all roof mounted accessories to match roof color selected by owner or builder.
- Roof vent terminals shall be 12" away from and 2' above any air intake, door or window, 18" away from any vertical wall extending above roof vent, and not below any roof eave, or as required by local codes.
1. Gutters and downspouts are not shown for clarity. Owner or builder may elect to use rain diverters over doors and walkways in lieu of gutters. If gutters and downspouts are used, locate to allow drainage to flow away from house, adjacent structures and property line.
2. Gutters and downspouts, if used, shall be factory pre-primed .032 aluminum ready for finish painting. The back leg of all gutters shall extend 1" minimum above front rim. Gutters shall be hung with matching metal strips, which are attached under metal roofing. Penetrations of back of gutter or of eave flashing shall not be permitted. Downspouts shall be attached to wall with matching metal strips, which are attached to wall behind downspouts. Hold downspouts tight against walls.
3. Do not locate downspouts on front face of house. The designer suggests the use of traditional half round gutters and round downspouts should the owner or builder elect to install gutters and downspouts.
3. Window and door head flashing shall be 2 ounce copper-fabric flashing, equal to AFCO either 16 ounce copper or .019 factory pre-primed aluminum break metal, or rubberized roll flashing at owner or builder's option.
4. Eave and rake flashing shall either be 16 ounce copper or .019 factory pre-primed aluminum break material at owner or builder's option. All roof edge flashing shall extend 6" minimum behind roofing felt or other roofing material. Verify that flashing runs not only under roofing material, but also under sub-roofing material such as roofing felt. Eave flashing at gutters shall extend to cover back leg of gutter, but shall terminate above rim of gutter.
5. Valley flashing shall be either 16 ounce copper or .019 factory pre-primed aluminum break metal at owner or builder's option 12" wide minimum centered in valleys. Lap joints 12" minimum.
6. Crawlspace vapor barrier shall be 6 mil polyethylene. Overlap joints a minimum of 6" and tape with duct tape. Tape vapor barrier to all foundation walls and piers.
7. Provide flashing as per details or as per SMACNA where roof pitch changes or where roofing intersects with vertical surfaces.

VENTILATION NOTES

1. All attics, crawlspaces and other concealed areas shall be ventilated as per local building codes.
2. Soffit vent shall be equal to one 2" diameter aluminum soffit vent per rafter void.
3. Crawlspace ventilation shall be as indicated in the Wall Sections with insect screen installed on the inside.
4. Provide insulation baffles at ventilated eaves as required to assure minimum 1" clear air space at bottom of roof deck.

FLASHING AND DAMPROOFING NOTES

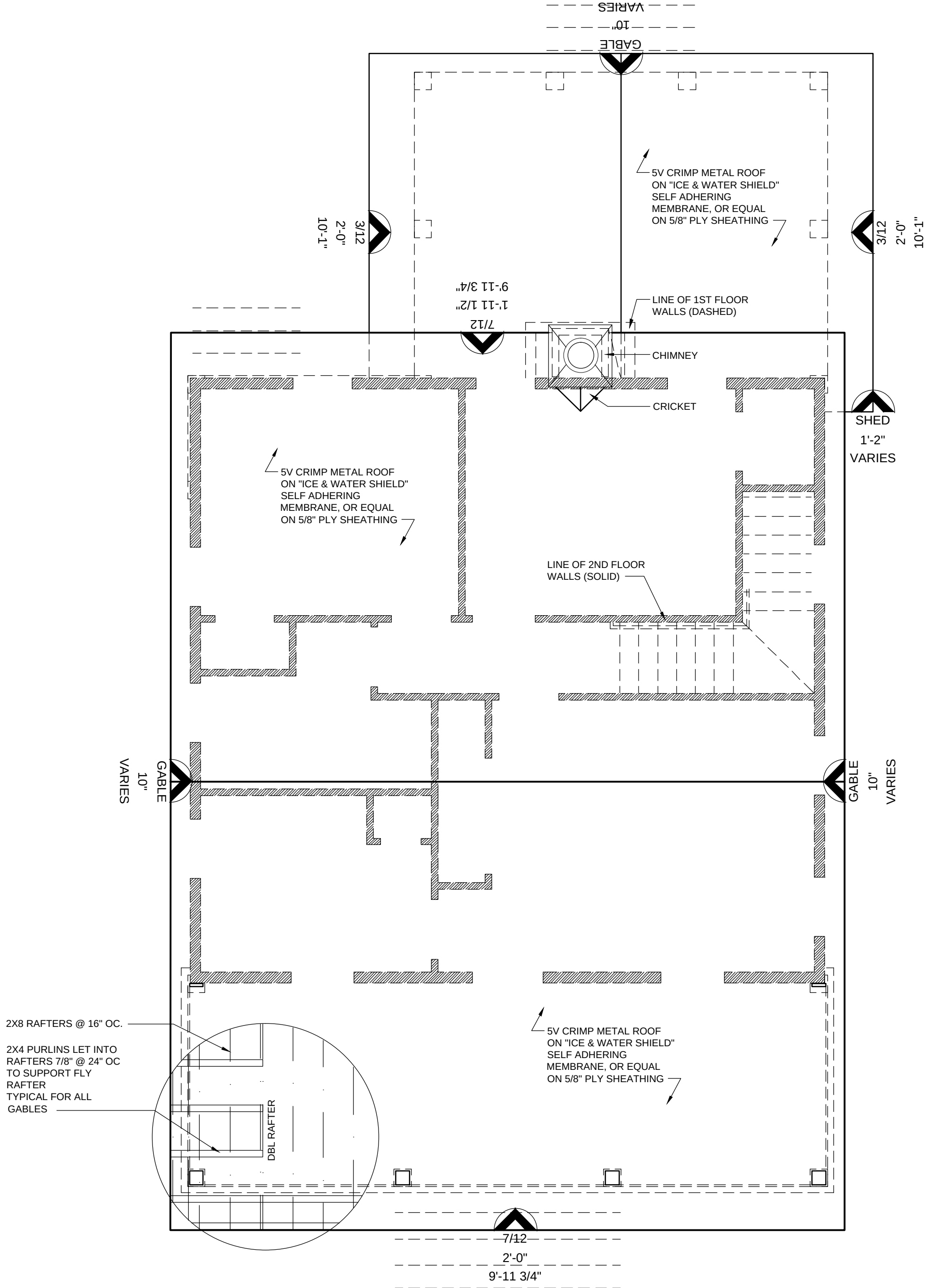
1. Install all exposed flashing with concealed cleats. Do not use surface fasteners of any type.
2. Base flashing shall be 2 ounce copper-fabric flashing equal to AFCO. Base flashing shall run up 6" minimum behind sheathing when installed at wood floor system.

ADDITIONAL ROOF NOTES

- 1) TYPICAL ROOF PITCH: 2.5/12 & 10/12
2) TYPICAL OVERHANG: VARIES
3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR.
4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL.
5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS.
6) ALONG 2" DIA. ALUM. SOFFIT VENTING INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS. VENTING IS NOT REQUIRED ATTIC IS SEALED AND INSULATED.
7) INSTALL CERTAINTED "WINTERGUARD" OR EQUAL UNDERLAYMENT BELOW ROOFING ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12
8) INSTALL METAL, OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.
- 9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.
10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS
- INDICATES ROOF PITCH
INDICATES DIRECTION OF ROOF SLOPE
INDICATES HORIZ. OVERHANG DIST. FROM PLYWOOD SHEATHING. SEE DETAIL @ WALL SECTIONS
INDICATES RAFTER P.LATE HEIGHT ABOVE NEAREST HEATED FINISHED FLOOR
SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC.
IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED.

NOTE:
INSTALL WET APPLIED, OR SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS:
ROOF RAFTERS R-30 MIN
EXTERIOR WALLS R-19 MIN
FOUNDATION / CRAWL SPACEQ R-19 MIN
INSTALL R-15 BATT SOUND INSULATION AROUND ALL BATHROOMS & UTILITY



SHEET:	PROJECT:	DATE:	JULY 16, 2019 MDG MOSER DESIGN GROUP Residential Design Urban Planning
			SEEFRID RESIDENCE BLOCK #7 LOT #7 LADIES STREET HERNANDINA BEACH, FLORIDA Building Code and / or Permit geographic locations of these plans are the purchaser's responsibility to consult with the proper construction authority and the local building department. If necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.
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RESIDENTIAL DESIGNERS		2019, MOSER DESIGN GROUP, INC.	
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PRO
A3.0



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

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

INSULATION NOTE:
INSTALL BASF OPEN CELL SPRAY FOAM
INSULATION WITH THE FOLLOWING
MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE
DEVELOP INDEX = 350; MEET NFPA 286.

ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

INSTALL R-15 SOUND INSULATION IN 2ND
FLOOR FRAMING & AROUND BATHROOMS.
INSULATION SHALL COMPLY WITH R316.6,
AND R806.5

JULY 16, 2019

MDG

MOSER DESIGN GROUP
Residential Design
Urban Planning

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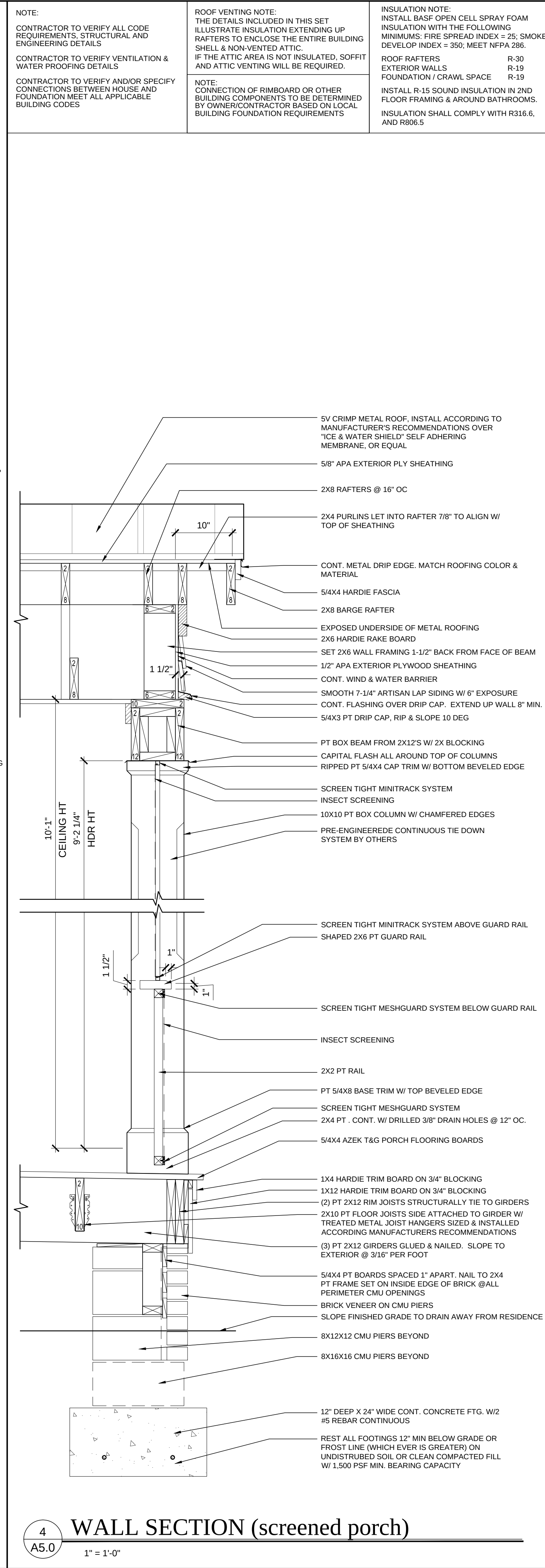
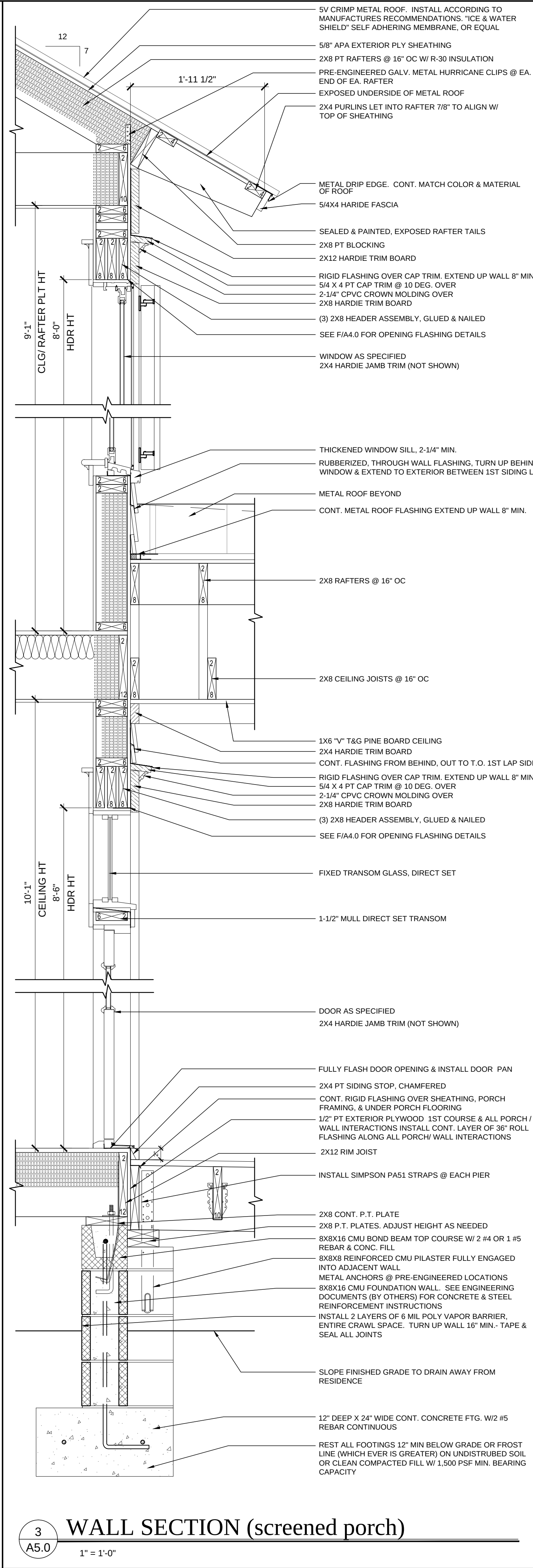
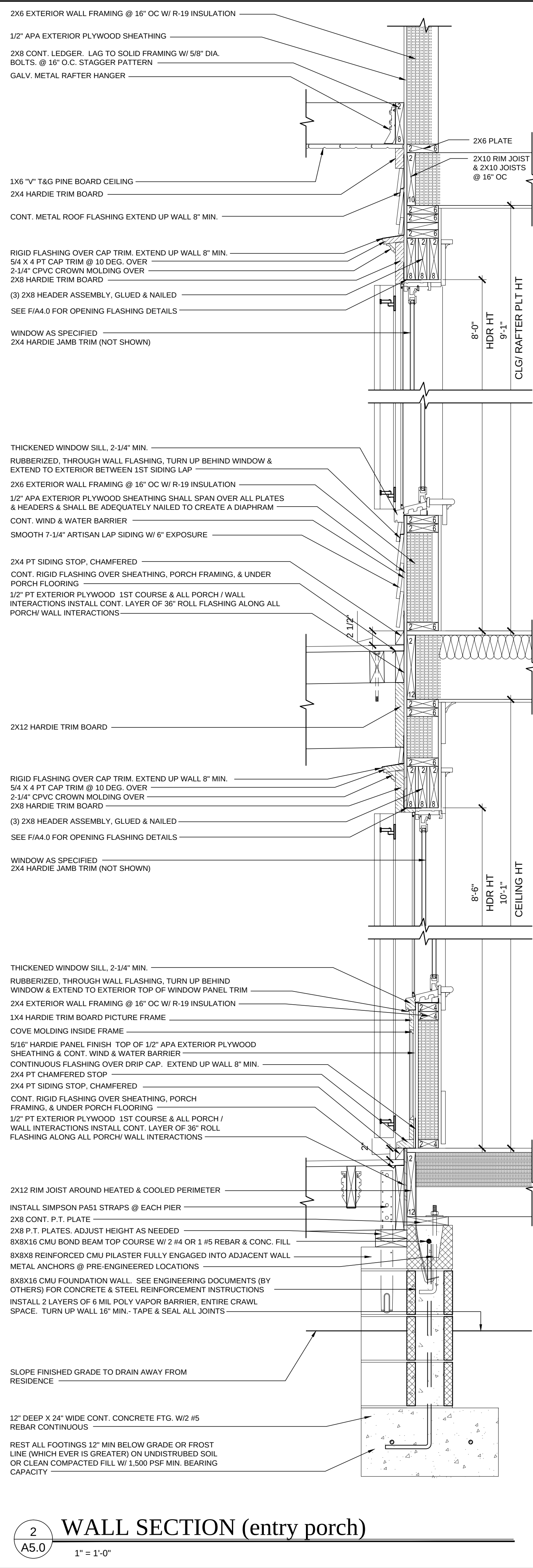
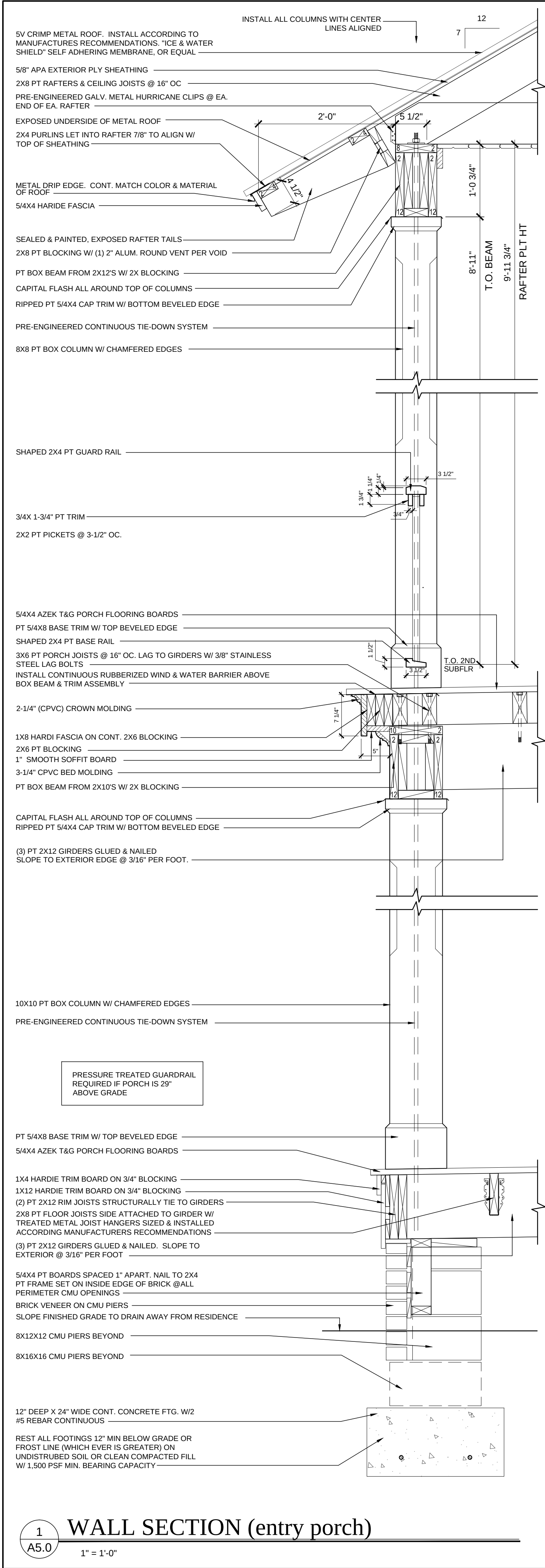
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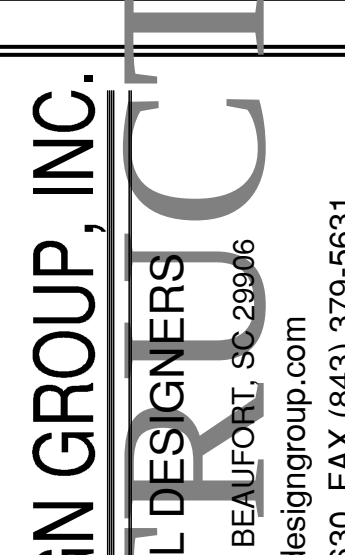
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SEEFRIED RESIDENCE
BLOCK #7, LOT #7, LADIES STREET
TERMINADA BEACH, FLORIDA

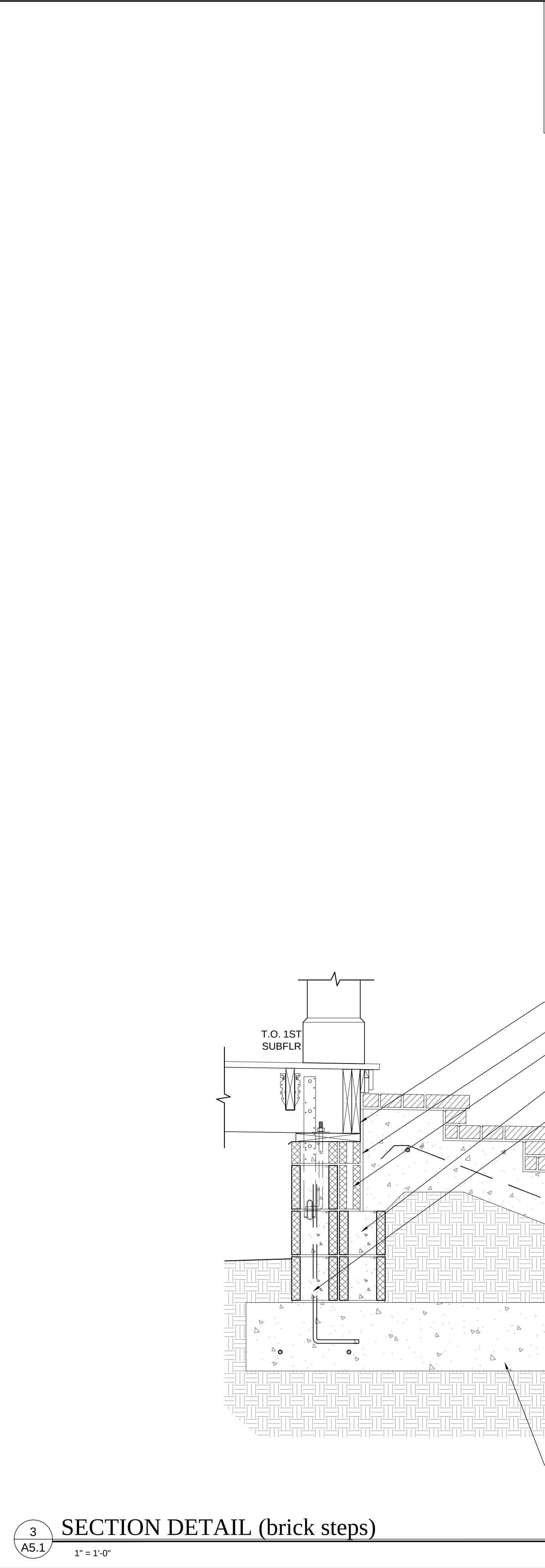
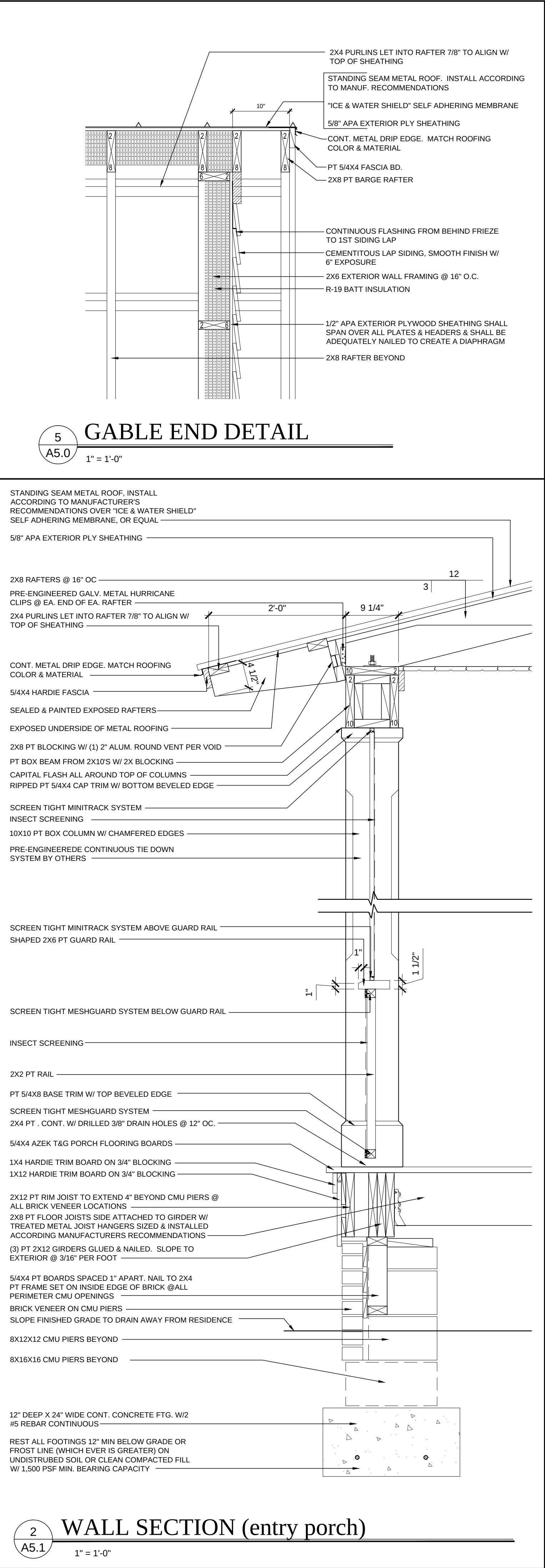
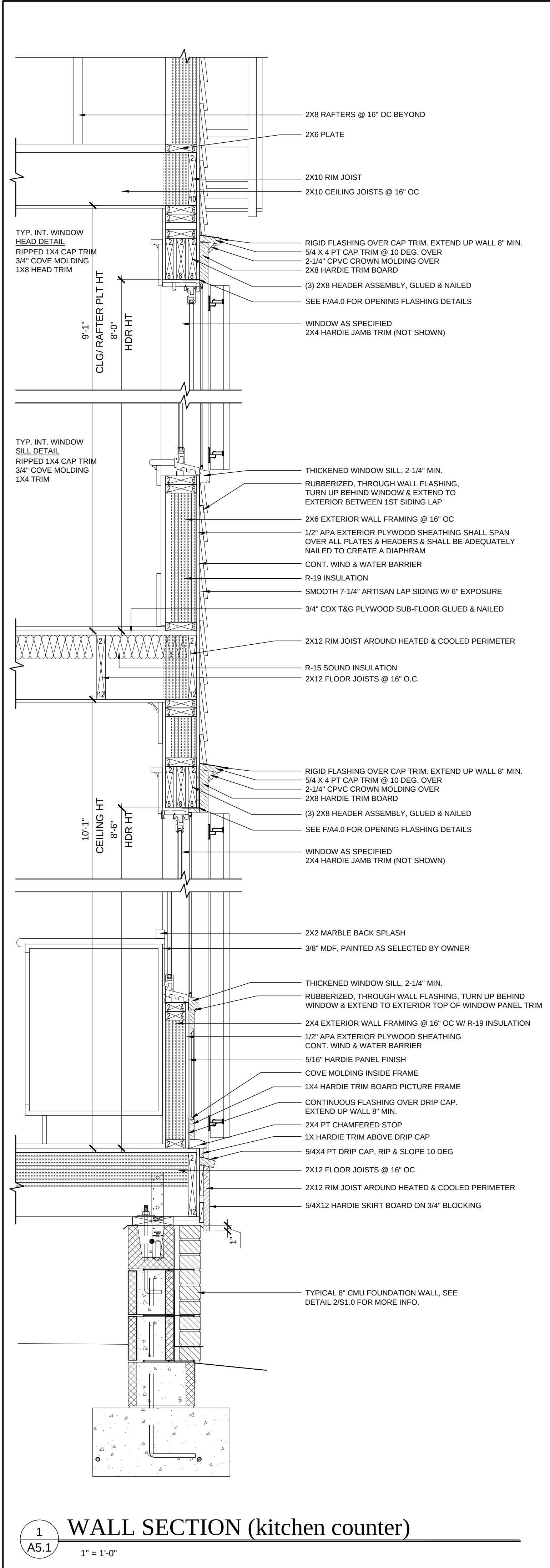
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DATE :	JULY 16, 2019	
		
PROJECT :	SEEFRIED RESIDENCE BLOCK #7, LOT #7, LADIES STREET 4TH AVENUE BEACH, FLORIDA	
		
SHEET :	A5.0	
	A5.0	

1915 MARKET NO. 2 • BEAUFORT, SC 29906
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PHONE (843) 379-5630 FAX (843) 379-5631



NOTE: CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES		ROOF VENTING NOTE: THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC. IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED. NOTE: CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS		INSULATION NOTE: INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286. ROOF RAFTERS R-30 EXTERIOR WALLS R-19 FOUNDATION / CRAWL SPACE R-19 INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS. INSULATION SHALL COMPLY WITH R316.6, AND R806.5	
DATE :		JULY 16, 2019			
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PROJECT :		SEEFRIED RESIDENCE BLOCK #7, LOT #7, LADIES STREET 4TH AVENUE BEACH, FLORIDA			
SHEET :		A5.1			

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ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.
2. Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.
3. Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.
4. Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit os in non-lit area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.
5. Provide panel boards of proper voltage and ampacity for all electrical circuits.
6. Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.
7. Run all cable concealed in walls, ceiling or floors unless noted otherwise.
8. Provide blocking for all fixtures.
9. Insulate and seal solidly behind receptacies in exterior walls.
10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.
11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.
12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

1. No alarm systems, telephone outlets or computer outlets are shown. Verify alarm requirements with owner and install as required.

PLUMBING NOTES

1. System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.
2. Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.
3. Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.
4. Cleanouts shall extend to surfaces or shall be provided with access doors or similar devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.
5. Lead solder is not allowed on this project.
6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.
7. Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.
8. Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

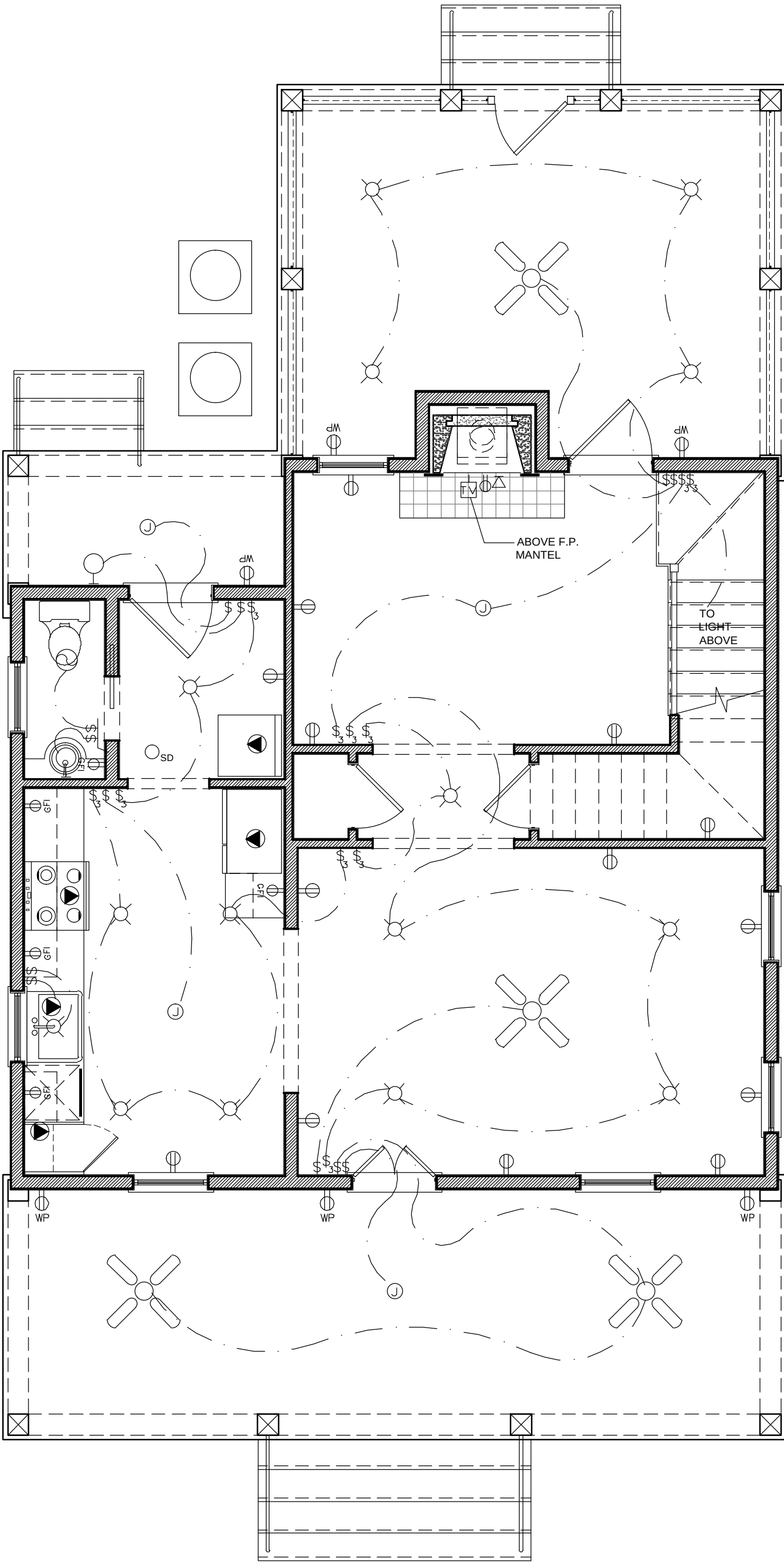
MECHANICAL NOTES

Design and specification or mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.

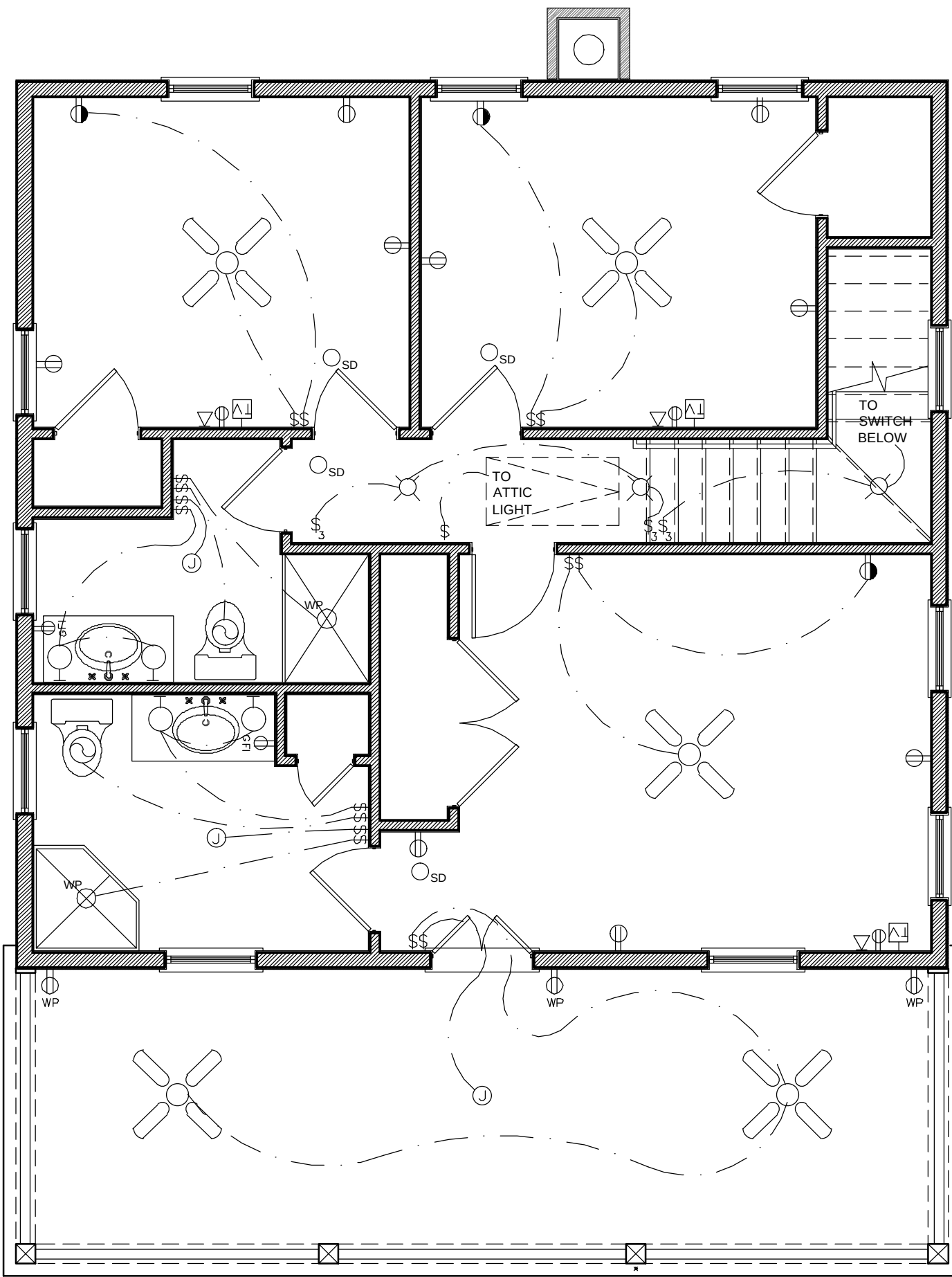
ELECTRICAL LEGEND	
	SURFACE MOUNT LIGHT FIXTURE
	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2'x4' FLUORESCENT LIGHT UNIT
	JUNCTION BOX FOR HANGING FIXTURE
	VENT/ LIGHT COMBINATION
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	GLOW SWITCH
	DOOR BELL
	DOOR BELL CHIMES
	110v DUPLEX RECEPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
	GFI DUPLEX RECEPTACLE
	WATER PROOF RECEPTACLE
	220v HOOK-UP
	APPLIANCE HOOK-UP
	CABLE TV HOOK-UP
	TELEPHONE JACK
	THERMOSTAT
	SMOKE DETECTOR
	80 GAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIRHANDLER
	ELECTRICAL MAIN PANEL
	ELECTRIC METER BASE

ADDITIONAL ELECTRICAL HOOK UP:

- WATER HEATER HOOKUP IN ATTIC
- ATTIC VENT FAN HOOKUP IN ATTIC
- AIR HANDLER HOOKUP IN ATTIC
- JUNCTION BOX
ELECTRICIAN TO PROVIDE LIGHT FIXTURE OR CEILING FAN FOR EACH JUNCTION BOX SHOWN ON PLAN PER OWNERS SELECTION..



1 FIRST FLOOR ELECTRICAL
1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL
1/4" = 1'-0"

DATE :	JULY 16, 2019
PROJECT :	MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET NO. 2 • BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 379-5630 FAX (843) 379-5631
	REVISIONS :
SHEET :	SEEFRIED RESIDENCE BLOCK #7, LOT #7, LADIES STREET HERNANDINA BEACH, FLORIDA
	PROCESSED FOR CONSTRUCTION

HDC 2019-23 Amendment

EXHIBIT 2

Original Application & Backup Materials

TERMS OF PURCHASE AND USE:	
1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.	
2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.	
3. A purchase of blue-line prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.	
4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.	
5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.	
6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.	
7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.	
8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.	
9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.	
10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.	
11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.	
12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.	
13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.	
14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.	
15. DISCLAIMER OF WARRANTIES. To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.	
16. LIMITATION OF LIABILITY. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.	
17. This agreement shall be construed in accordance with South Carolina law.	
18. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties, in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.	
GENERAL NOTES:	
1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.	
2. Larger scale drawings supersede smaller scale drawings.	
3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.	
4. Use materials appropriate to the application for maximum life and optimum appearance.	



SEEFRIED RESIDENCE

BLOCK #7, LADIES STREET, FERNANDINA BEACH, FLORIDA

DRAWING INDEX

- COVER SHEET / GENERAL INFORMATION
- SITE PLAN
- ELEVATIONS

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS

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

SYMBOLS AND ABBREVIATIONS

1 DRAWING NUMBER
4 SHEET NUMBER

1 DETAIL NUMBER
4 SHEET NUMBER

1 INTERIOR ELEVATION NUMBER
4 SHEET NUMBER

DIRECTION OF RISING SLOPE
9/12 ROOF PITCH
1'-0" OVERHANG DIMENSION
9'-1" RAFTER BEARING HEIGHT ABOVE SUBFLOOR

W1 WINDOW KEY

D1 DOOR KEY

KITCHEN ROOM NAME
FURG WOOD FINISH FLOORING
CLG 10'-1" CEILING HEIGHT
REM HEAD BOARD CEILING FINISH OR OR SPECIAL NOTE

15' 10' TREE TO BE REMOVED

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

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

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

DATE:

TNH-SC-30A-1

JUNE, 19 2019

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RESIDENTIAL DESIGNERS

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PROJECT:

SEEFRIED RESIDENCE
BLOCK #7, LOT #7, LADIES STREET
FERNANDINA BEACH, FLORIDA

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction professionals to determine if the plans meet all applicable codes and, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction officers.

SHEET:

HDC SUBMITTAL SET
NOT FOR CONSTRUCTION

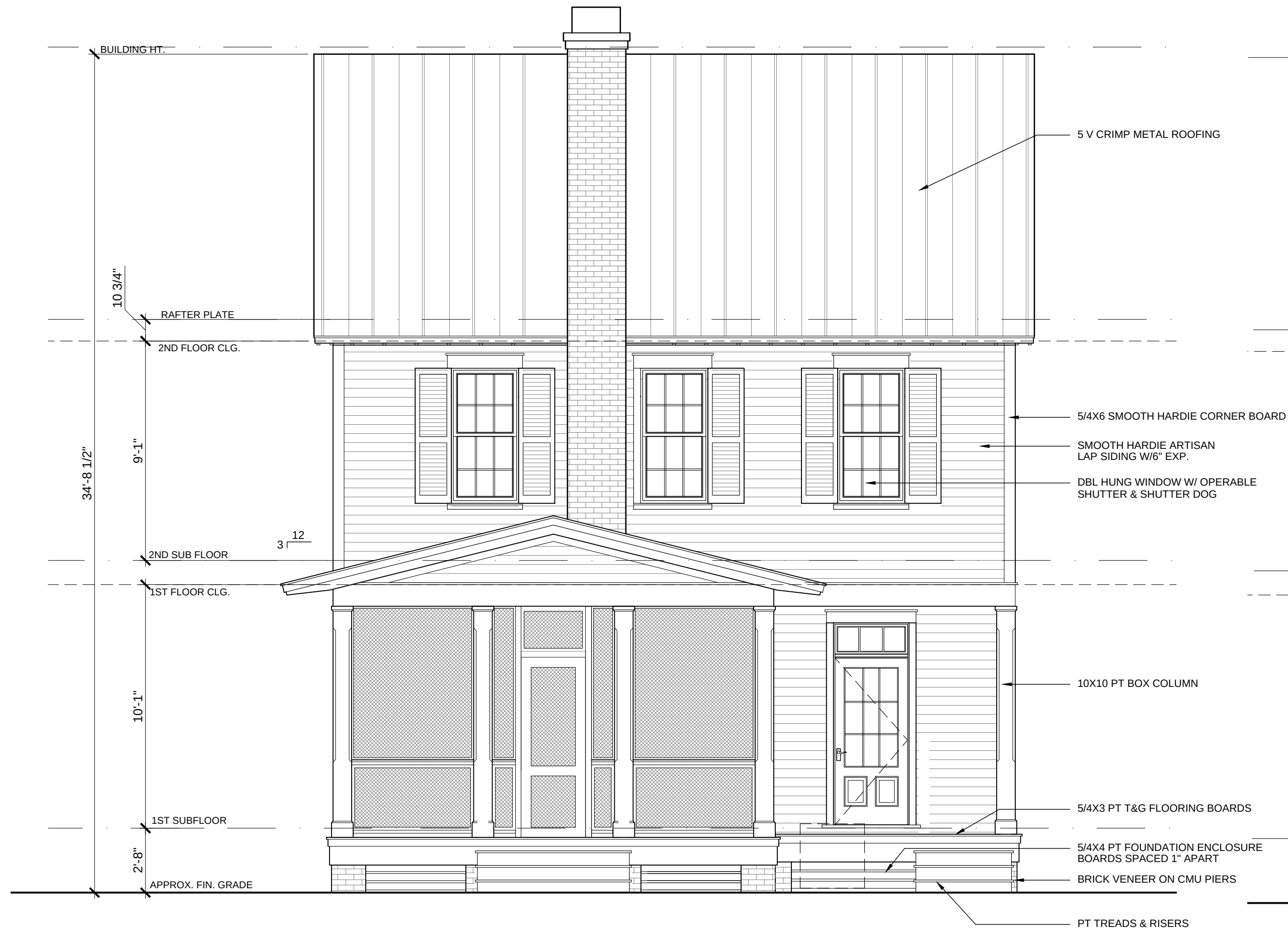
1 of 3



1
3
SIDEWALK ELEVATION
1/4" = 1'-0"



2
3
RIGHT SIDE ELEVATION
1/4" = 1'-0"



3
3
ALLEY ELEVATION
1/4" = 1'-0"



4
3
LEFT SIDE ELEVATION
1/4" = 1'-0"

TNH-SC-30A-1

JUNE, 19 2019

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RESIDENTIAL DESIGNERS

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PHONE (843) 379-5630

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PROJECT:

SEEFRIED RESIDENCE
BLOCK #2, LOT #7, LADIES STREET
FERNANDINA BEACH, FLORIDA

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction professionals to ensure compliance with all applicable codes and regulations. It is the purchaser's responsibility to make any necessary changes to the plans to comply with local codes and regulations. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

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3
OF
3

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Frenchwood® Hinged Patio Doors

A-Series hinged patio doors make a dramatic statement and add great ventilation. Their French door styling goes well with any home style. Made of wood protected by Fiberglass, it's our best-performing hinged patio door.

DURABLE

- Virtually maintenance-free and exterior finish never needs painting and won't fade, rot, blister, peel, pit or corrode*
- Exterior is protected by Fiberglass for long-lasting performance

ENERGY-EFFICIENT

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

BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options

OPTIONS & ACCESSORIES

- Smart home options including ViewLock® security sensors and Ride® Assure Lock®
- Available with Ossewater® protection for coastal areas
- Exclusive between-the-glass art glass designs



*With appropriate maintenance and care. Fiberglass is a registered trademark of the U.S. Environmental Protection Agency. OSSEWATER is a registered trademark of the U.S. Environmental Protection Agency. OSSEWATER is a registered trademark of the U.S. Environmental Protection Agency.

DOUBLE-HUNG WINDOWS



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Makes new homes look old and old homes like new.

Woodwright® windows are a great choice for traditional architecture. With their thick, sloped sills, precision-milled wood interiors and historically accurate grille patterns, these windows bring authentic old-world character to homes of all ages.



Uniquel Ark®



Ark®



Springline®

Woodwright® full-frame windows offer you the ability to select from a simple rectangular shape or create a distinct, architecturally inspired look with graceful arches.

REPLACING A WINDOW?

Woodwright® insert windows can save you time and money. (See opposite page.)



OPTIONAL ACCESS



REPLACEMENT



400 SERIES TILT-WASH WINDOWS

Our most popular double-hung window.

Year after year, the Andersen® 400 Series tilt-wash window is our best-selling double-hung window — and for good reason. Extremely energy efficient, it gives you a wide array of decorative and performance options.



Andersen® 400 Series tilt-wash full-frame windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

REPLACING A WINDOW?

400 Series tilt-wash insert windows can save you time and money. (See opposite page.)



OPTIONAL ACCESS



REPLACEMENT



200 SERIES TILT-WASH WINDOWS

Our 200 Series tilt-wash double-hung window comes in our most popular sizes and gives you our most requested options. You still get low-maintenance exteriors and real wood interiors, along with our renowned Owner-2-Owner® limited warranty.*

NARROLINE® CONVERSION KIT

If your home has Andersen® Narroline® windows that were made after 1967, our quick conversion kit can turn them into convenient, tilt-wash double-hung windows with high-performance Low-E® glass. It installs easily with less mess than ordinary window replacement. Plus, it matches your existing window inside and out and is backed by our full Owner-2-Owner® limited warranty.*

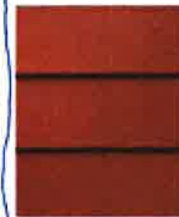
SNOW DETAILS



Reporting a Report



1



Material	5/12/18					
Steel	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft
Timber	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft
Concrete	4 ft	4 ft	4 ft	4 ft	4 ft	4 ft
Gravel	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft
Reinforcing	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft
Other	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft
Total	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft

440



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Dimensions	250 mm
Length	$\frac{1}{2}$ in. (12.7 mm)
Width	1.25 in.
Thickness	$\frac{1}{8}$ in.
Material	Al-1
Heat-treated	Yes
Price	\$40
Manufacturer	ALC

2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 26



Figure 1



2000 Census	9/26/01
Johns	12/11/2000
Wells	8/4/01
Lawrence	6/25/01
Goodman	2/01
Frederick	2/01
Patel	2/01
Frederick	2/01
Wright	11/9

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



The performance you require
THE DISTINCTIVENESS YOU DESIRE.

HARDIETRIM® BOARDS

4 1/4 PLASTIC GRAB®

Smooth Top



4 1/4 SMOOTH

Smooth Top



Thickness: .75 in.
Length: 12 ft. standard
Width: 1.65 in., 3.5 in., 5.5 in., 7.25 in., 9.25 in., 11.25 in.
Weight per sq. ft.: 40, 82, 144, 178, 115, 32

5 1/4 PLASTIC GRAB®

Smooth Top



5 1/4 SMOOTH

Smooth Top



Thickness: 1 in.
Length: 12 ft. standard
Width: 3.5 in., 5.5 in., 7.25 in., 9.25 in., 11.25 in.
Weight per sq. ft.: 235, 178, 182, 85, 64

CROWN MOULDING

Smooth Top



Thickness: .75 in.
Length: 12 ft. standard
Width: 3.25 in., 5.25 in.
Weight per sq. ft.: 50, 40

HARDIETRIM® DARTER BOARDS

PLASTIC GRAB®

Smooth Top



SMOOTH

Smooth Top



Thickness: .75 in.
Length: 12 ft. standard
Width: 2.5 in.
Weight per sq. ft.: 42

*Dimensions are nominal; please refer to the James Hardie Technical Manual for more information. All measurements are in inches unless otherwise noted. All dimensions are for standard lengths and widths. For more information, visit jameshardie.com.

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Wood Louver Shutter Specification Sheet



Material: Pine, Cedar, Redwood, Cypress, or Mahogany

- 1" thick

Available Finishes:

- Unfinished
- Factory Primed
- 9 Standard Factory Paint Colors
- Factory Painted Custom Color Matching!



Warranty:

- 1 Year Manufacturer's Warranty
- Covers defects in structure and factory finish

Features:

- Historically & Architecturally Correct
- Custom Designed & Assembled By Hand
- Closed or Open Louver Options
- Made In America

Dimensions: [CALL FOR CUSTOM DIMENSIONS 866-760-2846]

- 3" Top Rail
- 2" Side Stiles
- 3" Center Rails (If applicable)
- Bottom Rail Varies (Usually about 3")
- 1-3/8" Louver Height
- 1" Overall Depth
- 18" Louver Angle



Made in USA



Ships to Canada



Metal Roofing

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Proof My Roof™ Roofing Visualizer

PANEL TYPE:

HYMAR100
GULFLOK & GULFLOCKER
GULFSEAM
VERBALOC & MEDALOC

PAVING SYSTEM

GULF88
SVCRIMP
GULF88K
GULF88WL

SVCRIMP

ROOF COLOR:

HYMAR100 PREMIUM PAINT
ULTRACOLOR 2000, 2000L, 2000L2, 2000L3

HYMAR100 SPECIAL ORDER
ULTRACOLOR 2000, 2000L, 2000L2, 2000L3

STANDARD PAINT
ULTRACOLOR 2000, 2000L, 2000L2, 2000L3

ULTRACOLOR 2000
ULTRACOLOR 2000L

HOME COLOR:

SELECTED: OFF WHITE

TRIM COLOR:

SELECTED: CREME



HOME STYLE:



NOW VIEWING: SVCRIMP panels in GulfLume Unpainted on a Craftsman style home with Off White painted exterior walls and Creme painted trim.

EXPOSED SCREW PANEL DETAIL

SVCRIMP



We ship anywhere in the U.S.



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MoorLife Flat Finish

Flat (105)

FEATURES

MORE INFORMATION

TOOLS

SDS / TDS

- Durable finish resists fading, cracking and peeling so your home's exterior looks freshly painted for years to come
- Mildew resistant even in humid conditions
- Low temperature application (to 40°F) extends the painting season
- Engineered with [Gennex® Color Technology](#)
- View the [sell sheet](#) for more information

Ideal when you need:

- Advanced alkyd technology for superior adhesion even to hard to coat surfaces
- A Flat finish for a smooth, non-reflective finish that hides imperfections while delivering an ultra-smooth appearance

[HIDE DETAILS](#) ^



benjamin moore white dove

OC-17



MoorGlo Soft Gloss Finish

Soft Gloss (096) ⓘ

FEATURES

- Durable finish resists fading, cracking and peeling so your home's exterior looks freshly painted for years to come
- Mildew resistant even in humid conditions

MORE INFORMATION

- Low temperature application (to 40°F) extends the painting season
- Engineered with [Gennex® Color Technology](#)
- View the [sell sheet](#) for more information

TOOLS

SDS / TDS

Ideal when you need:

- Advanced alkyd technology for superior adhesion even to hard to coat surfaces
- A Soft Gloss finish that's shiny and durable – great for windows, shutters, doors and other trim work

PREPARED BY & RETURN TO:

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

File No. 19-201265
Sales Price: \$130,000.00

Parcel No.: 00-00-31-1580-0007-0070

Inst: 201945015831 Date: 05/21/2019 Time: 9:45AM
Page 1 of 2 B: 2275 P: 1116, Doc Type: D
John A. Crawford, Clerk of Court, Nassau County,
By: KB, Deputy Clerk
Doc Stamp-Deed: 910.00

This **WARRANTY DEED**, made the 17th day of May, 2019, by E.S. Sanford, Jr., a married person (whether one or more, the "Grantor"), to Alexander F. Seefried, III and Cathleen M. Seefried, husband and wife, whose post office address is 404 Amelia Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

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

Lot Seven (7) in Block Seven (7) of "OLD TOWN".

The land described herein is not the homestead of the Grantor, and neither the Grantor nor any spouse of the Grantor, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

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

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

(1)

Kimberly Carter Smith

Witness Signature

Printed Name: Kimberly Carter Smith

E.S. Sanford, Jr.

Address:

5275 Webb Parkway Northwest
Lilburn, GA 30047

(2)

Sherrre J. Knowles

Witness Signature

Printed Name: Sherrre J. Knowles

(3)

Donna Braswell
Donna Braswell

STATE OF FLORIDA Georgia
COUNTY OF NASSAU Gwinnett

The foregoing Instrument was acknowledged before me this 16 day of May, 2019, by E.S. Sanford, Jr..

Kimberly Carter Smith

Signature of Notary Public Kimberly Carter Smith

Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: ☐

Type of Identification

Produced: Driver's Lic.

Notary Public
Fulton County, GA
My Commission Expires July 5, 2019





PROPERTY INFORMATION

Parcel Number 00-00-31-1580-0007-0070

Owner Name: SANFORD E S JR
 Mailing Address: 7815 ARDOR ROAD
 ATLANTA, GA 303271251
 Location Address: LADIES ST
 FERNANDINA BEACH 32034
 Tax District: FERNANDINA BEACH
 Milage: 20.3245
 Homestead:
 Property Usage: VACANT 000000
 Deed Acres: 0.10
 Short Legal: BLK 7 LOT 7 OLD TOWN S/D UNR

2018 PROPERTY VALUES (Certified Final Roll)

Land Value: \$55,920
 (+) Improved Value: \$0
 (=) Market Value: \$55,920
 (+) Agricultural Classification: \$0
 (+) SOH or Non-HH Exempt Savings: \$2,353
 (=) Assessed Value: \$53,567
 (+) Homestead: \$0
 (+) Additional Exemptions: \$0
 (+) School Taxable Value: \$55,920
 (+) Non-School HH & Other Exempt Value: \$0
 (=) County Taxable Value: \$53,567



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Notes: (+) SOH Exempt does not apply to School Taxable Value

PARCEL MAP



AERIAL MAP



PROPERTY PHOTO

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

LOCATION MAP



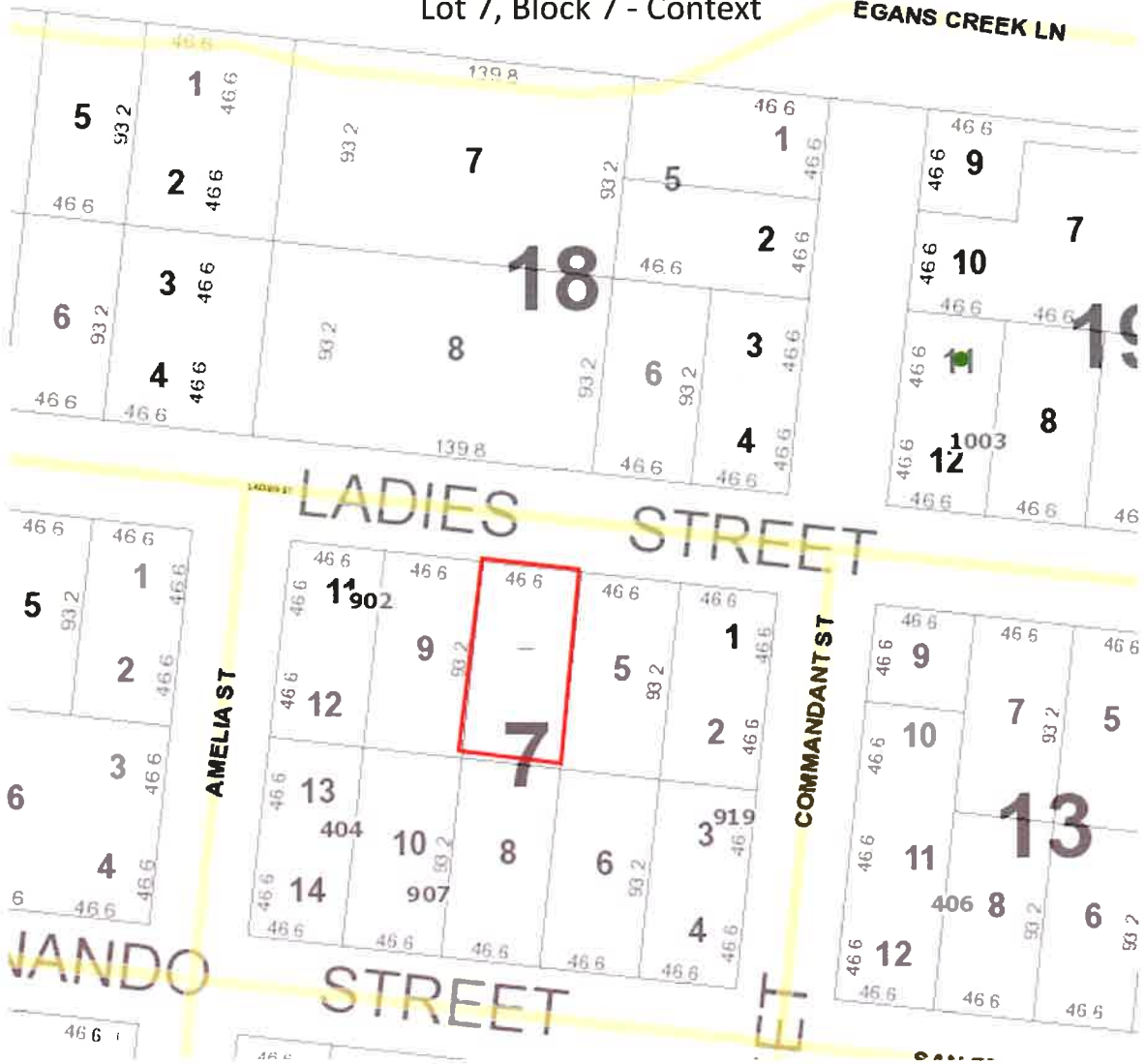
BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior

SALES INFO

Sale Date	Book Page	Price	Instr.	Qual.
2004-07-11	1014 / 111	\$75,000	WD	U
1996-10-02	112 / 127	\$13,000	WD	Q

Lot 7, Block 7 - Context





Lots 11 & 12



Lot 7

Lot 8



Lot 3





Lots 11 & 12 (Swearington House)

BLOCK 7



Lot 8



Lot 3 (Media Peonia)



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-29
AUGUST 15, 2019

Owner/Applicant:	Alexander F. Seefried III and Cathleen M. Seefried
Property Address:	Lot 7 Block 7 Ladies Street (Old Town)
Parcel ID #	00-00-31-1580-0007-0070
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a two-story accessory structure.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

A Certificate of Approval (COA) was recently granted for the construction of a two-story primary structure on the subject parcel. The applicant now seeks approval for the construction of a two-story accessory structure.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

5.01.03 All Accessory Structures

- A. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
- B. Permissible accessory uses by zoning district are identified in Table 2.03.03.
- C. There shall be no more than one (1) detached accessory dwelling and not more than a total of two (2) other detached accessory buildings on a lot.
- D. An accessory structure shall not be located within or partially within any public right-of-way.
- E. Accessory structures shall be shown on any site plan with full supporting documents as required by this LDC.
- F. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff requirements.
- G. Accessory structures shall not be located in any required buffer, landscape area, or stormwater management area.
- H. A detached accessory building in a residential zoning district shall be set back from the side lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
- I. A detached accessory building shall not be closer than three (3) feet to the rear lot line except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
- J. A detached accessory building shall not exceed twenty-five (25) feet in height or exceed a maximum building footprint of 625ft².
- K. Connection of an accessory structure to a principal structure may be permissible if the connection is non-conditioned, unenclosed, and meets all principal structure setback requirements. A half wall, knee wall, or railings may be permitted as part of the connection.

5.01.04 Accessory Dwellings

- A. Accessory dwelling units are intended to provide non-remunerated housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered an apartment, hotel, or other kind of multi-family use. Accessory dwelling units shall not count towards density. Per the City's Comprehensive Plan policy 1.06.05, detached accessory dwelling units shall be permissible in all residential and mixed use zoning districts in compliance with the following standards:
 - 1. The total floor area of the detached accessory dwelling shall not exceed 625 square feet;
 - 2. The maximum height for a detached accessory dwelling located as a freestanding building or an apartment over a detached garage shall not exceed twenty-five (25) feet, measured from the approved finished grade to the peak of the roof;
 - 3. A detached accessory dwelling shall be located only within a rear yard as established by Section 4.02.03; and
 - 4. An accessory dwelling shall comply with all standards set forth in Section 5.01.03;
 - 5. The accessory dwelling shall not have a separate water or electric meter.

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

8.00.01 Intent

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

- L. 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;
- M. 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;
- N. Foster awareness and pride in the accomplishments and events of the City's past;
- O. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- P. Stabilize and improve property values and encourage compatible redevelopment;
- Q. Enhance the visual and aesthetic character of the City; and
- R. 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

- D. 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.
- E. 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.

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

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

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

In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 - 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and

outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.

- D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
- E. No more than one (1) primary building shall be placed on one (1) peonia.
- F. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
- G. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.
- H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- K. Lot visibility corridors. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space

or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

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

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

4.4 Residential Building Design:

Recommendations:

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

Avoid:

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

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

on all sides.

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

4.7 Sideyard Corridors: Five foot minimum requirement.

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

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

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

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

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Hardie Board Smooth	Benjamin Moore <i>White Dove</i>
Doors	Andersen	<i>White</i>
Windows	Andersen 400-Series	White
Roofing	Gulf-Coast 5V-Crimp	Galvalume (silver)
Fascia/Trim	Hardie Trim	Benjamin Moore <i>White Dove</i>
Foundation	Slab on grade	
Shutters	Exterior Solutions – Wood Louver	
Porch/Deck	Pressure treated T&G	
Fencing	N/A	
Driveways/ Sidewalks	N/A	
Signage	N/A	
Other		

Staff finds that the proposed accessory structure meets all requirements and addresses all of the guidelines for new construction in Old Town. The proposed structure is under the maximum allowable square footage of 500 square feet and does not exceed the maximum allowable height of 24 feet. The outside stairwell projects 24 inches into the rear yard, which is an allowable projection; the structure is otherwise sited appropriately on the parcel. Materials and colors rightly match those of the primary structure.

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such

resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-29

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-29 **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 2019-29, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-29 Application and Backup Materials

Respectfully Submitted,



Samantha N. Rogic
Planning Technician

Reviewed by:



Salvatore J. Cumella
Historic Preservation Planner

General Info Property Attributes Project Info Materials List

Total Number of Lots or Parcels ☐ After the Fact Request

Review Type: Final

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.

Application Fee - By selecting the box below, I acknowledge that fees will be paid at the time a completed application submittal is received for board review. Failure to pay application fees by the required deadline will result in delay of board review.

☐ Fees Acknowledgement

Pre-Application Meeting: 7/22/2019

Requested Board Meeting Date: 8/15/2019

Project Type:

- ☐ Accessory Dwelling
- ☐ Canvas Awnings
- ☐ Carports (addition or enclosure)

Is this for Non-Residential or Residential? Residential

General Info Property Attributes Project Info Materials List

Acres: 0.1

Flood Zone: X

Subdivision: OLD TOWN

Historic District: Old Town Historic District

CRA: Wetlands:

Land Use: HIGH DENSITY

Zoning: OT-1

General Info Property Attributes Project Info Materials List

BASIS FOR REVIEW

All applications, whether staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

Existing Conditions

Vacant Land. Ref HDC 2019-23 for primary structure planned

Proposed Project

Build a 2 story garage

IMPORTANT NOTES: To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. Completed Board applications are due approximately 30 days prior to the Historic District Council meeting date. Please note that projects can begin only after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required). If you are applying for a sandwich board or easel sign, you'll also need to complete a right-of-way application.

Please note that it is up to the owner and/or agent to let staff know of any potential changes from the approved COA that come up during construction and obtain board or staff approval prior to starting the changes. There will be no charge for a board or staff revision to the 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.

Upon completion of the proposed work, an inspection will be performed by staff to ensure all work is compliant with the COA.

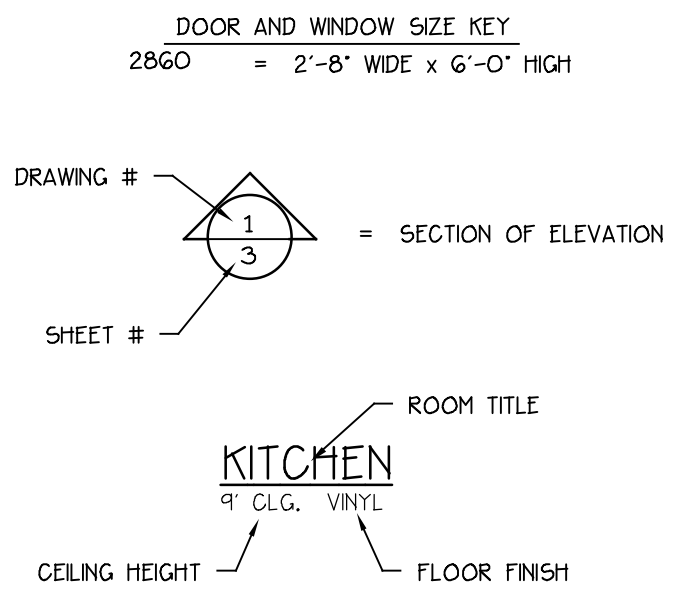
Plan Materials List

[+](#) Add Row

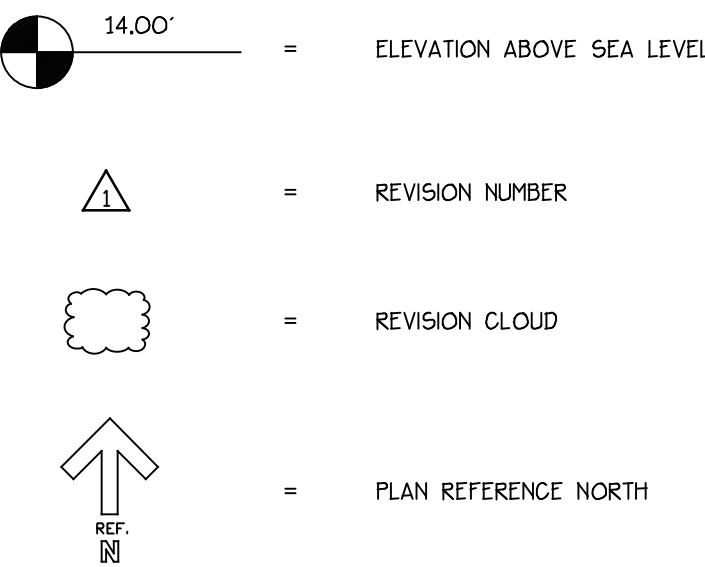
	Product Materials	Manufacturer	Product Description	FL Product Approval #	Color Name/#
	Exterior Fabric ▼	Hardie	Hardie Board Smooth		Benjamin Moore White [
	Doors ▼	Andersen			White
	Windows ▼	Andersen 400-Series			White
	Roofing ▼	Gulf-coast	5V-Crimp		Galvalume (silver)
	Fascia/Trim ▼	Hardie	Hardie Trim		Benjamin Moore White [
	Foundation ▼	Slab on grade			
	Shutters ▼	Exterior Solutions	Wood Louver		Benjamin Moore - Black
	Porch/Deck ▼		Pressure treated T&G		
	Fencing ▼	Not Applicable			
	Driveways/Sidewalks ▼	Not Applicable			
	Signage ▼	Not Applicable			

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

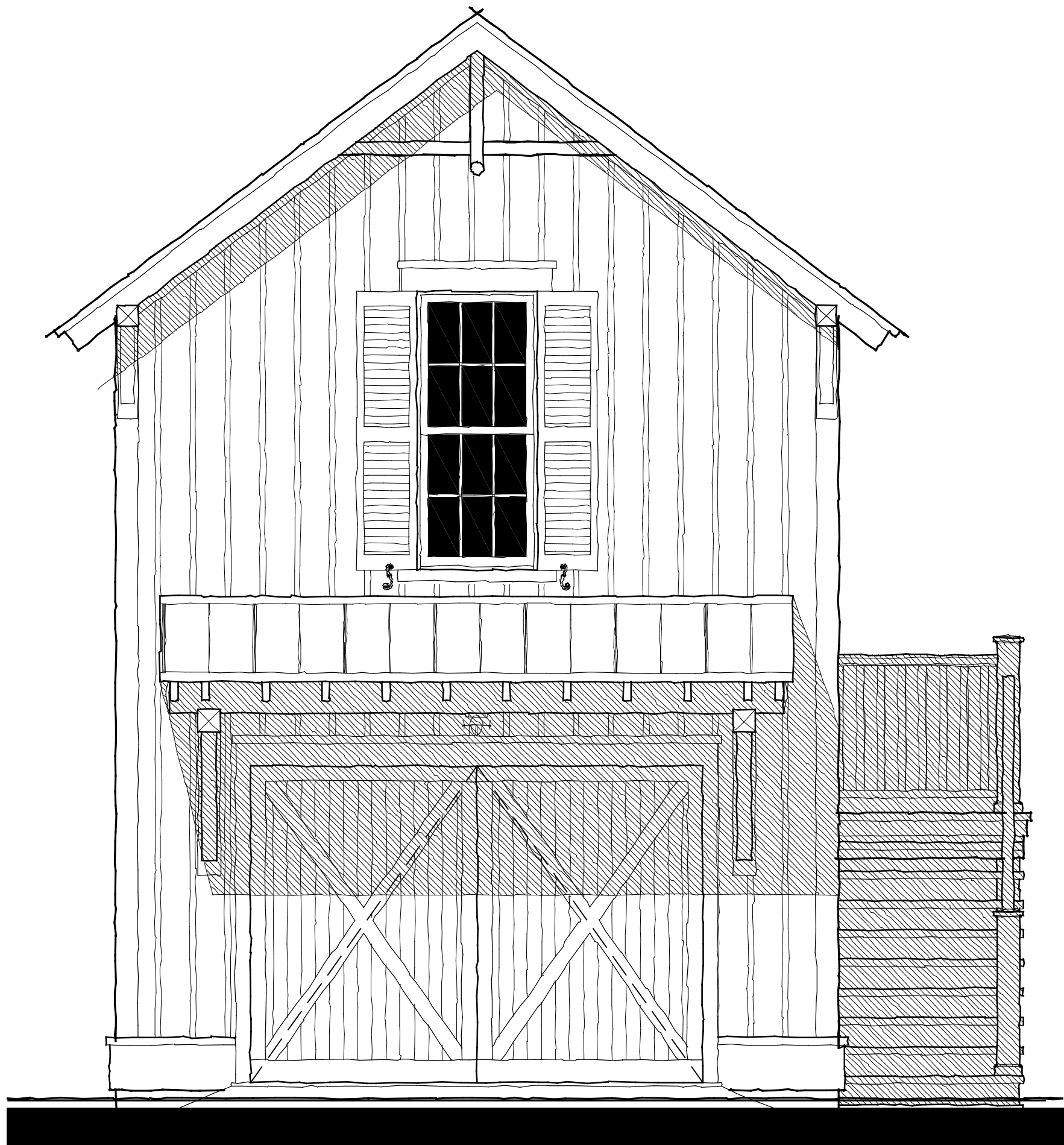
SYMBOLS + KEYS



1 DRAWING TITLE
DETAIL OR ELEVATION NUMBER



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



CONCEPTUAL RENDERING

DRAWING INDEX

GO	COVER SHEET
S	SITE
G1	GARAGE PLANS + DETAILS
G2	GARAGE ELEVATIONS + DETAILS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS
GARAGE = 352 S.F.
SECOND FLOOR = 352 S.F.
TOTAL SQUARE FOOT = 704 S.F.

SEEFRIED RESIDENCE GARAGE
LOT 7, BLOCK 7, LADIES STREET, CITY OF FERNANDINA BEACH, FLORIDA

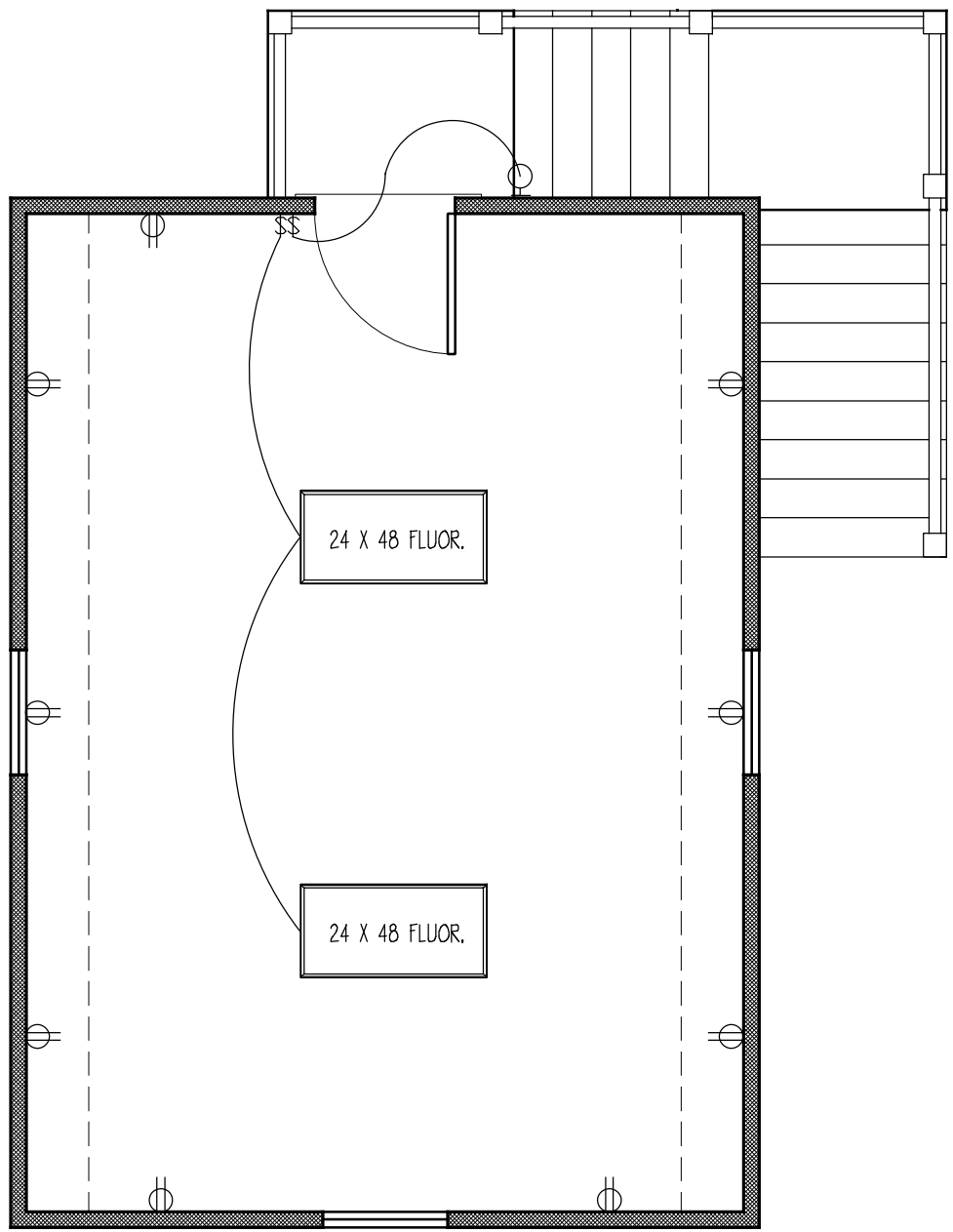
SEEFRIED RESIDENCE
LOT 7, BLOCK 7, LADIES STREET
CITY OF FERNANDINA BEACH, FLORIDA

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

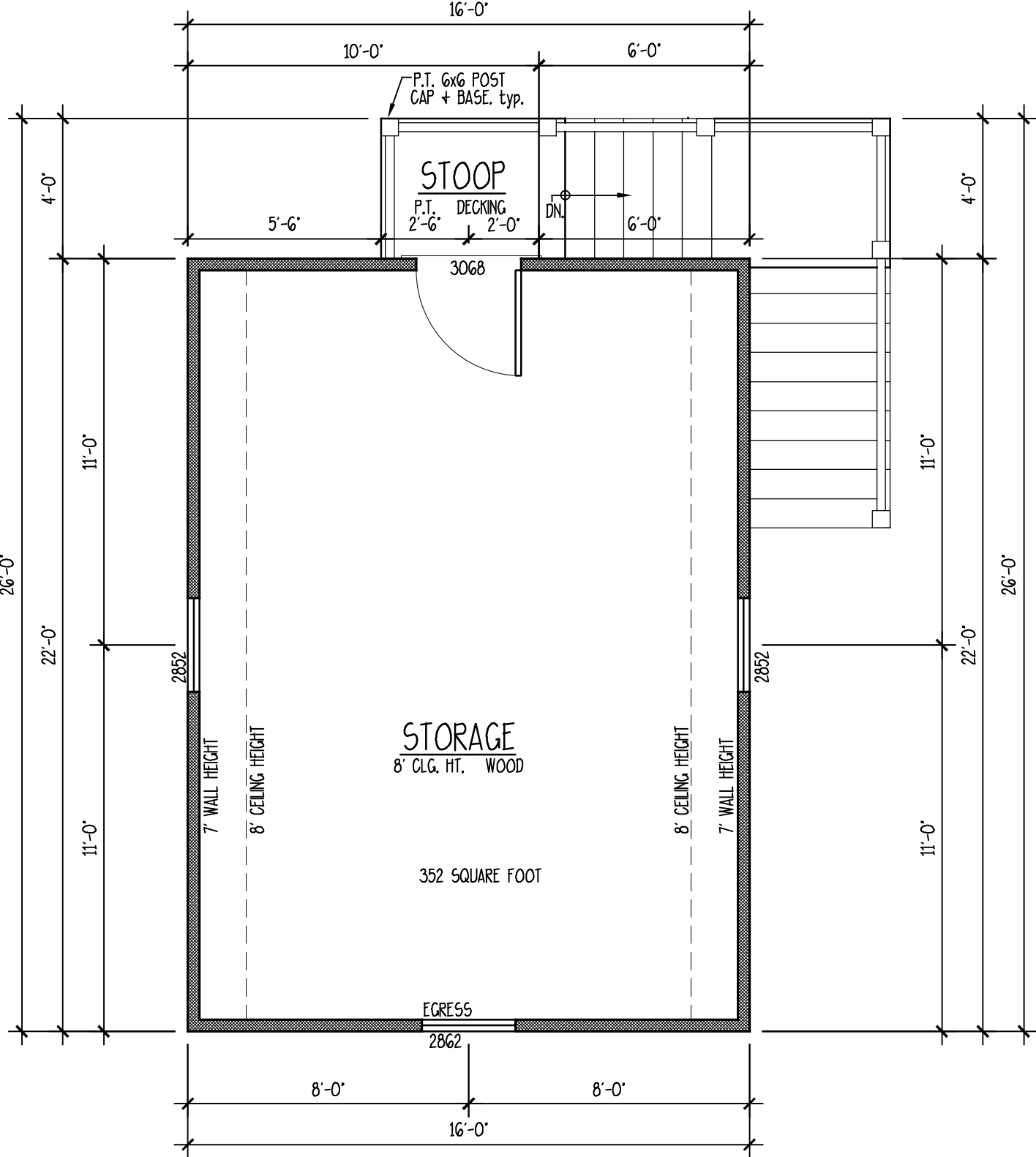
THIS PLAN HAS BEEN PREPARED BY MEET FOR PROFESSIONAL ENGINEERING AND ARCHITECTS
FOR THE SEEFRIED RESIDENCE GARAGE AND SECOND FLOOR. THESE PLANS ARE FOR THE SEEFRIED RESIDENCE GARAGE AND SECOND FLOOR.
IT IS THE RESPONSIBILITY OF THE ENGINEER AND ARCHITECT TO PROVIDE THE FOLLOWING:
- ALL WORK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
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DATE:	7/31/2019
JOB NO.	18347
DWG. BY:	DM
DWG. NAME:	18347.DWG

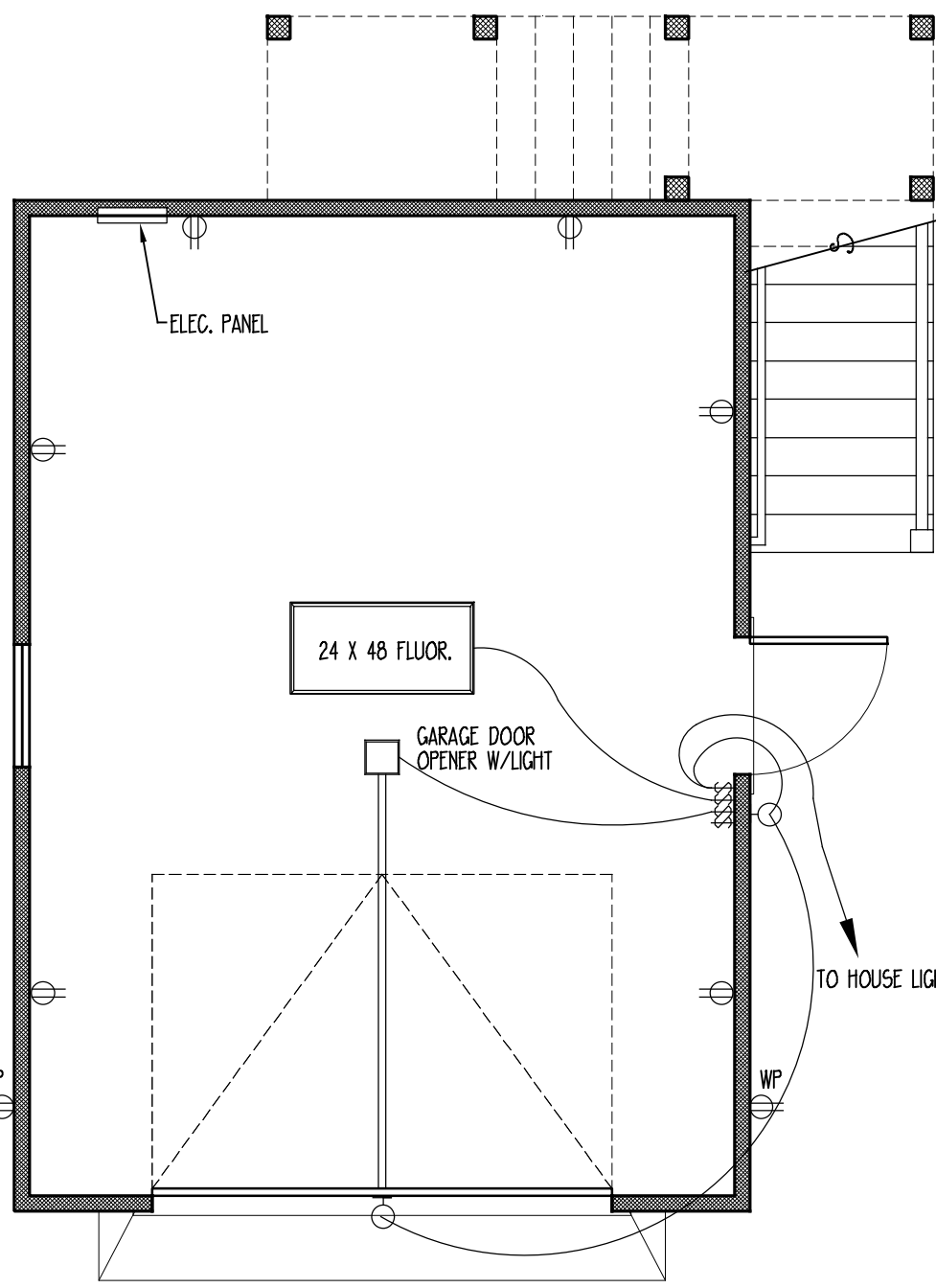
GO



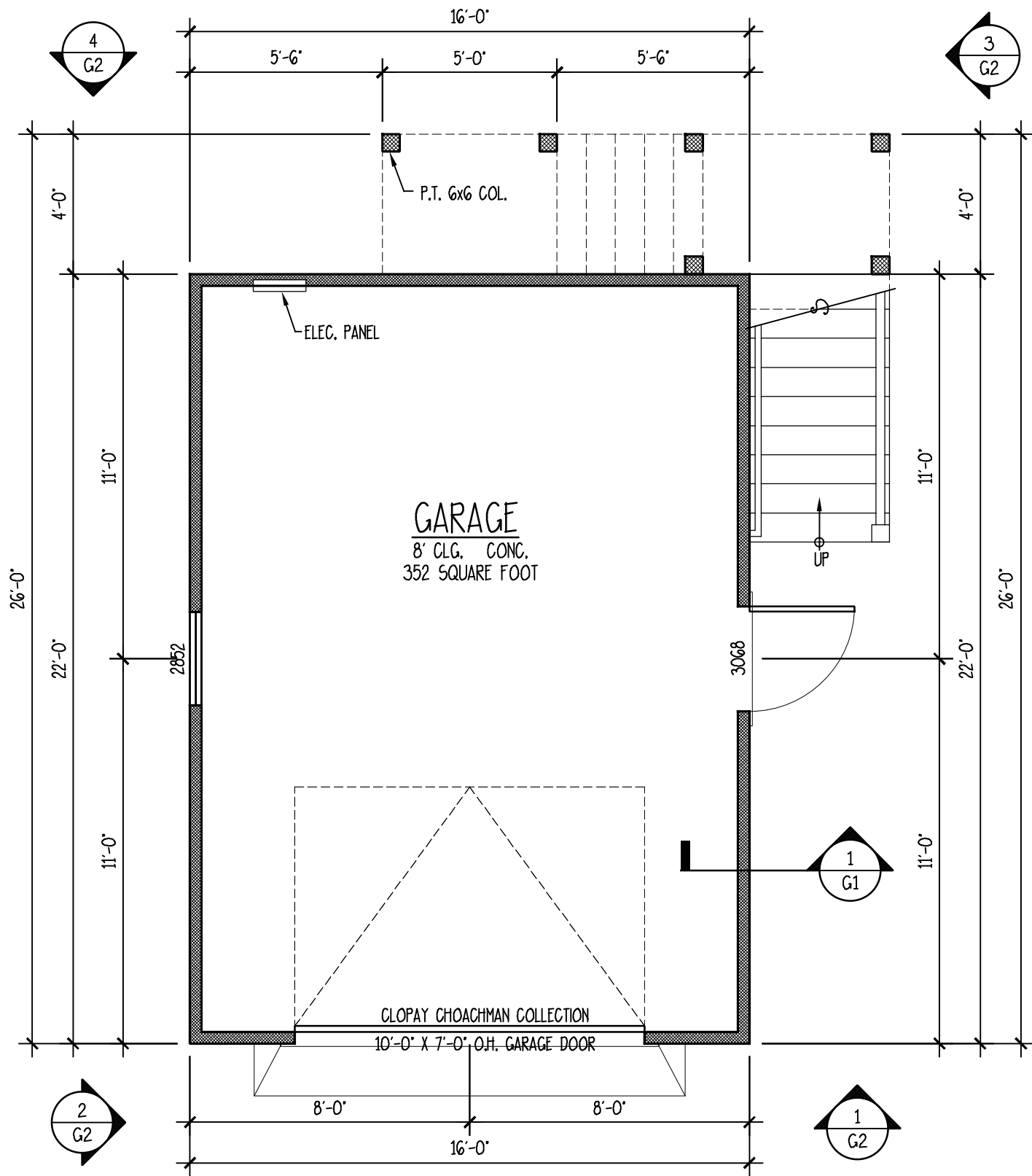
SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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

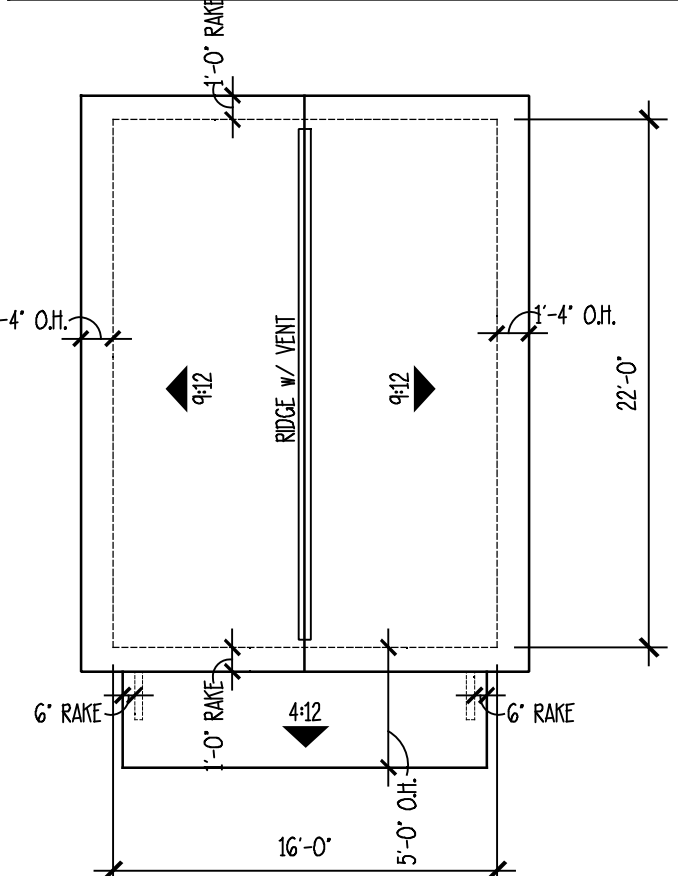


FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

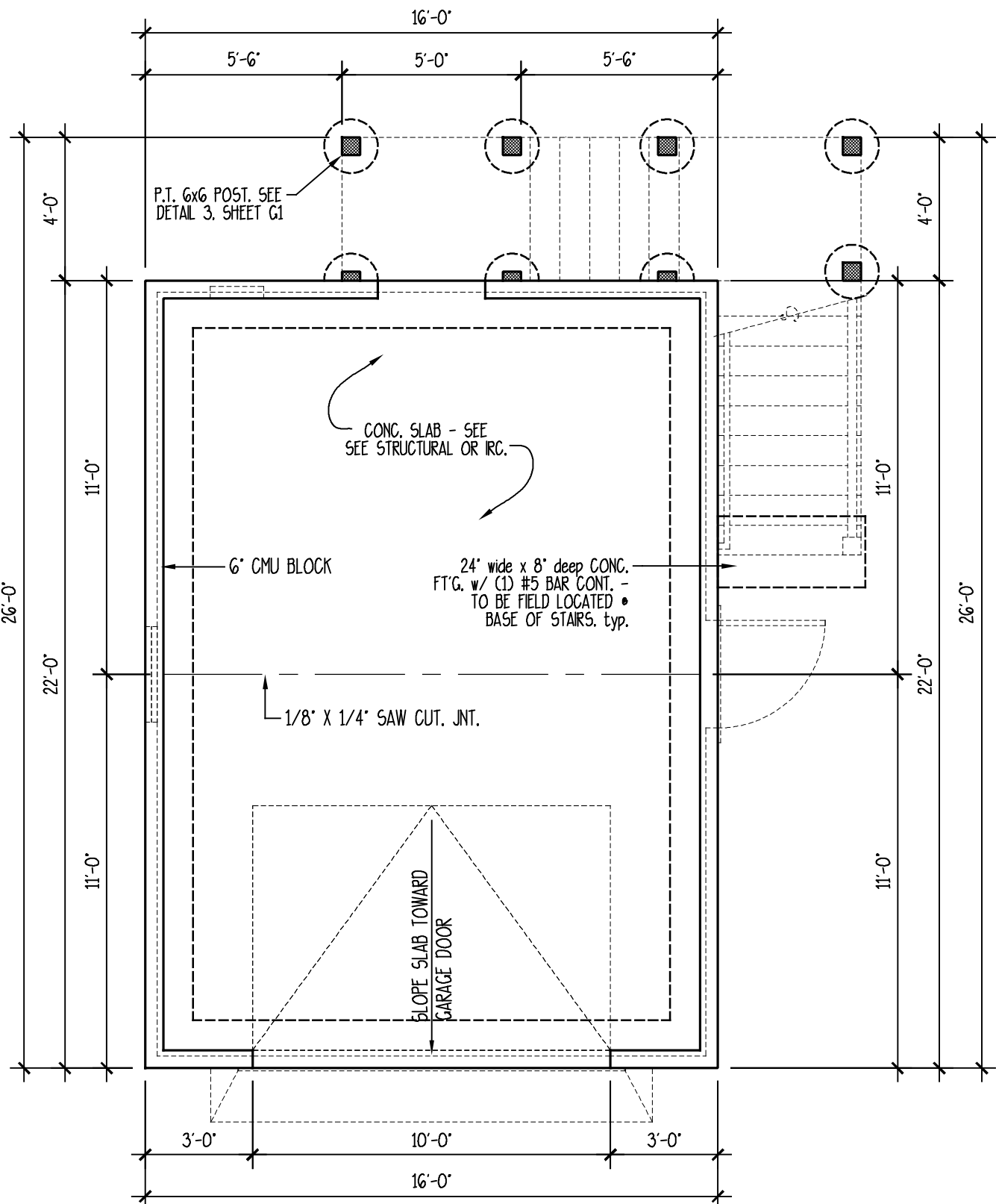


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

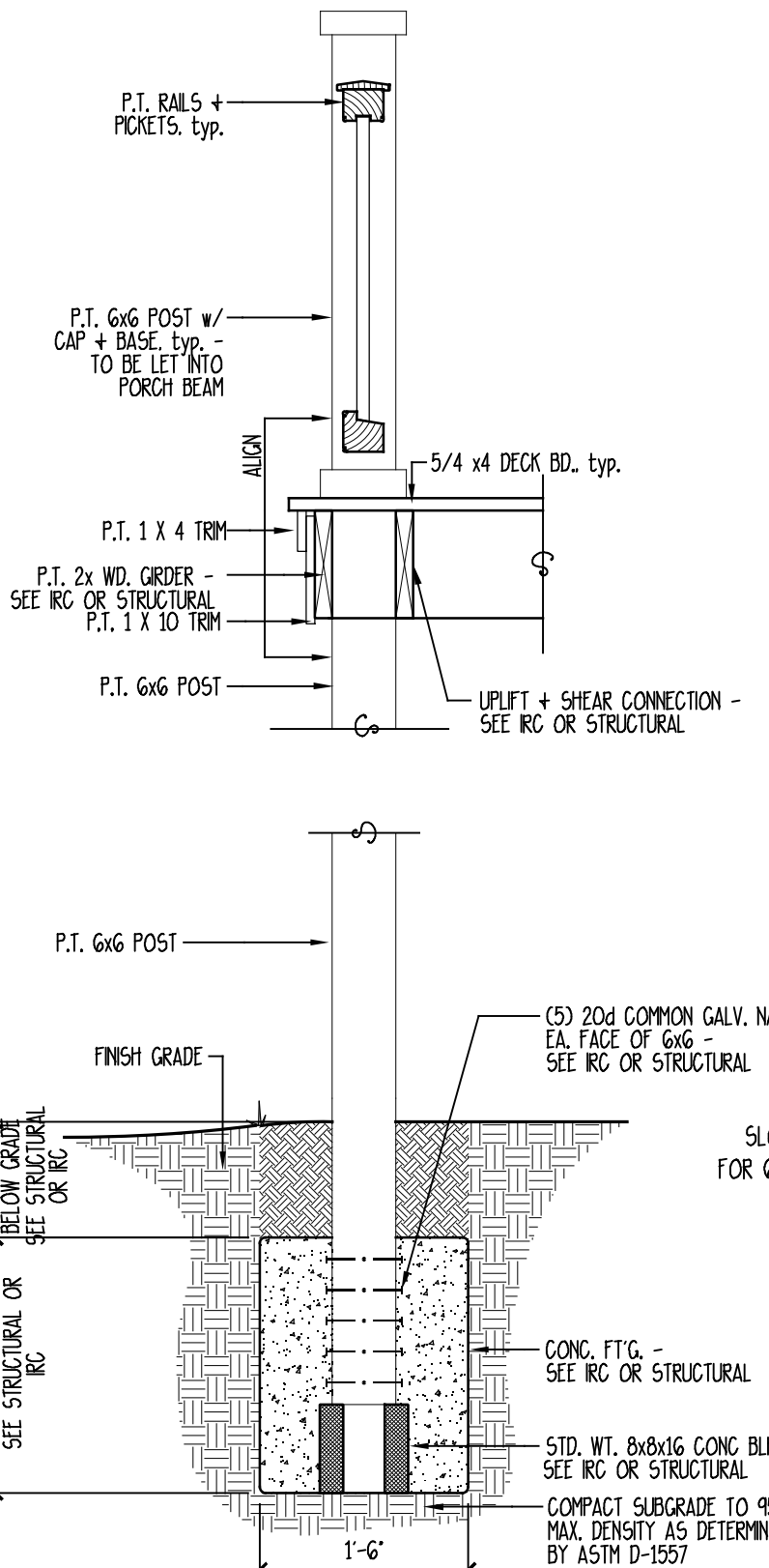
SW	SINGLE POLE SWITCH
3W	THREE WAY SWITCH
4W	FOUR WAY SWITCH
DS	DIMMER SWITCH
DO	DUPLEX OUTLET
WPO	WATER PROOF OUTLET
GFO	GROUND FAULT OUTLET
SO	SPECIALTY OUTLET
FO	FLOOR OUTLET
TJ	TELEPHONE JACK
TVJ	TELEVISION JACK
V	VENT
V/L	VENT W/ LIGHT
SMF	SURFACE MOUNTED FIXTURE
RF	RECESSED FIXTURE
WMF	WALL MOUNTED FIXTURE
FL	FLOOD LIGHT
FF	FLOURESCENT FIXTURE
CF	CEILING FAN
SL	STRIP LIGHTING
CB	CEILING BOX
CH	DOOR CHIME
EP	ELECTRICAL PANEL
SA	SMOKE ALARM
CO	CARBON MONOXIDE DETECTOR



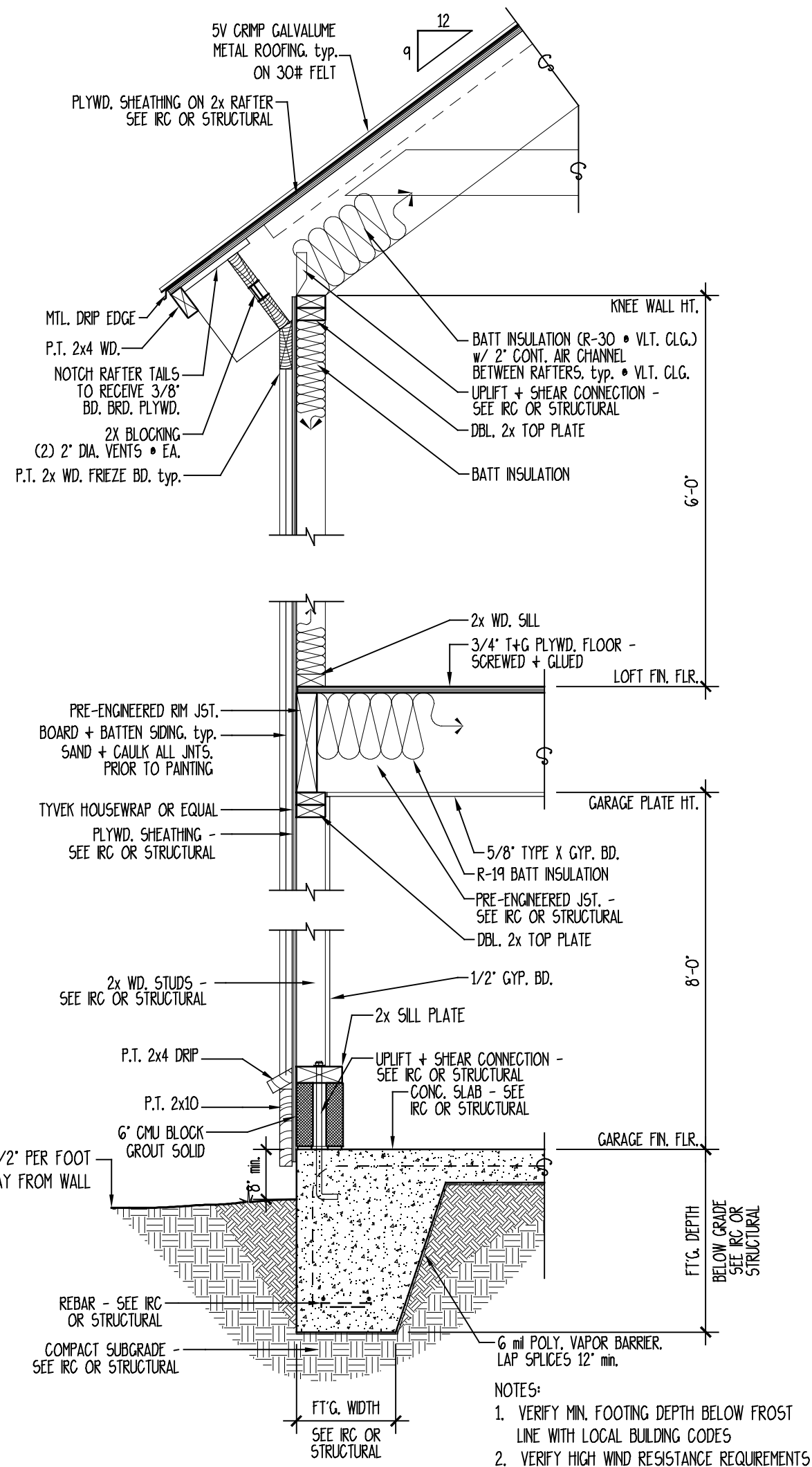
ROOF PLAN
SCALE: 1/8" = 1'-0"
NOTE: EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE) ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.



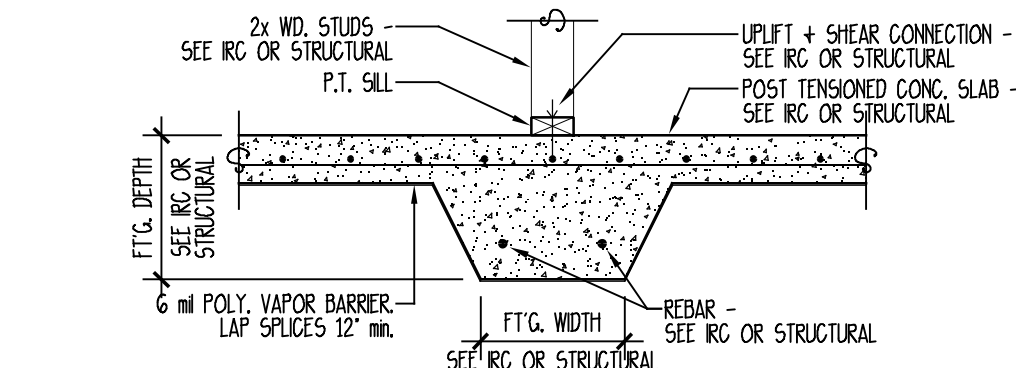
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



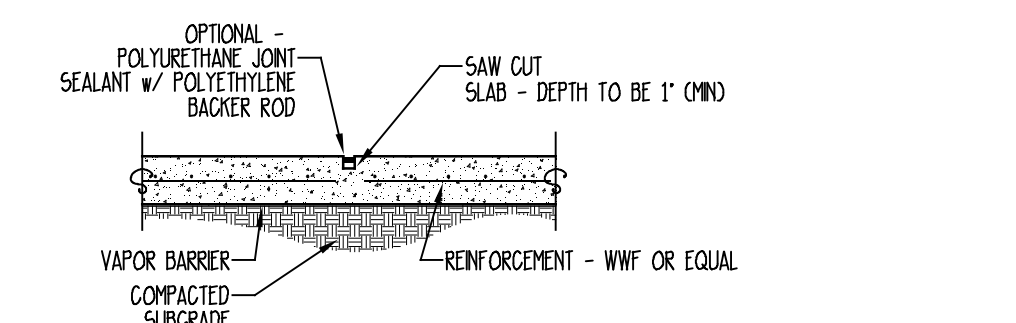
6x6 POST DETAIL
SCALE: 3/4" = 1'-0"



TYP. GARAGE WALL SECTION
SCALE: 3/4" = 1'-0"



THICKENED SLAB DETAIL
NOT TO SCALE



CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"

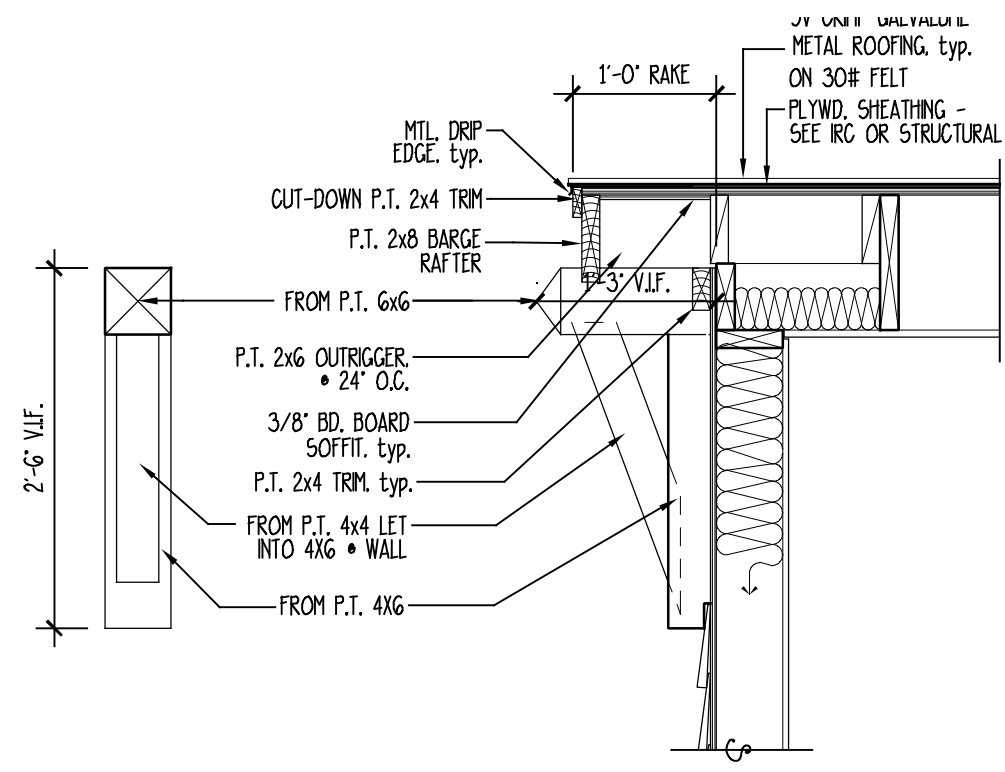
SEEFRIED RESIDENCE
LOT 7, BLOCK 7, LADIES STREET
CITY OF FERNANDINA BEACH, FLORIDA

ALLISON RAMSEY
Architects Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC 29902
(843) 984-0559
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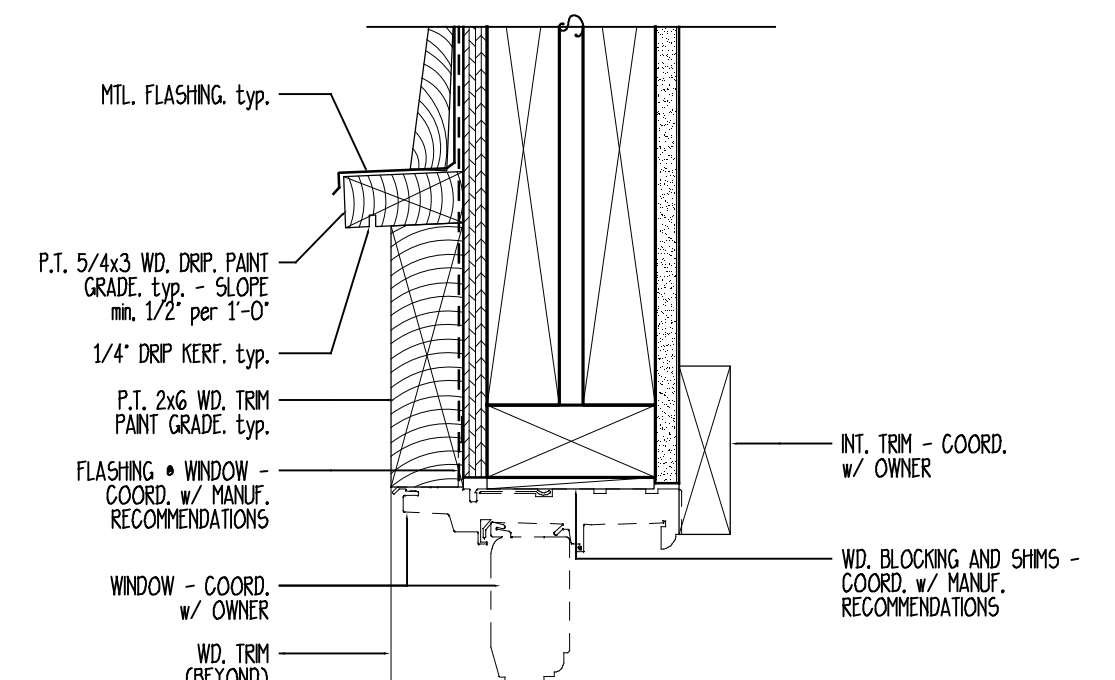
THE DRAWING AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AND THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

DATE:	7/31/2019
JOB NO.	18347
DRAWN BY:	DCM
DATE:	18347.DWG

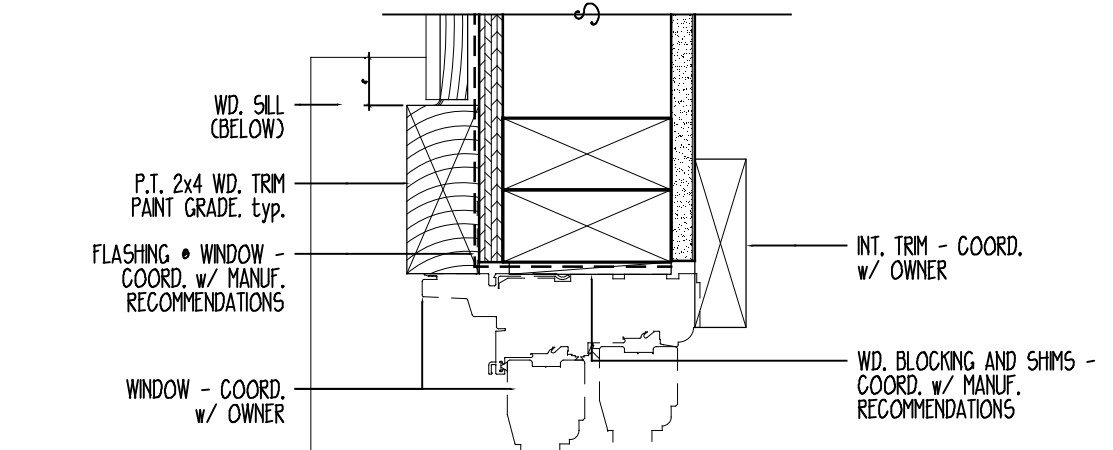
G1



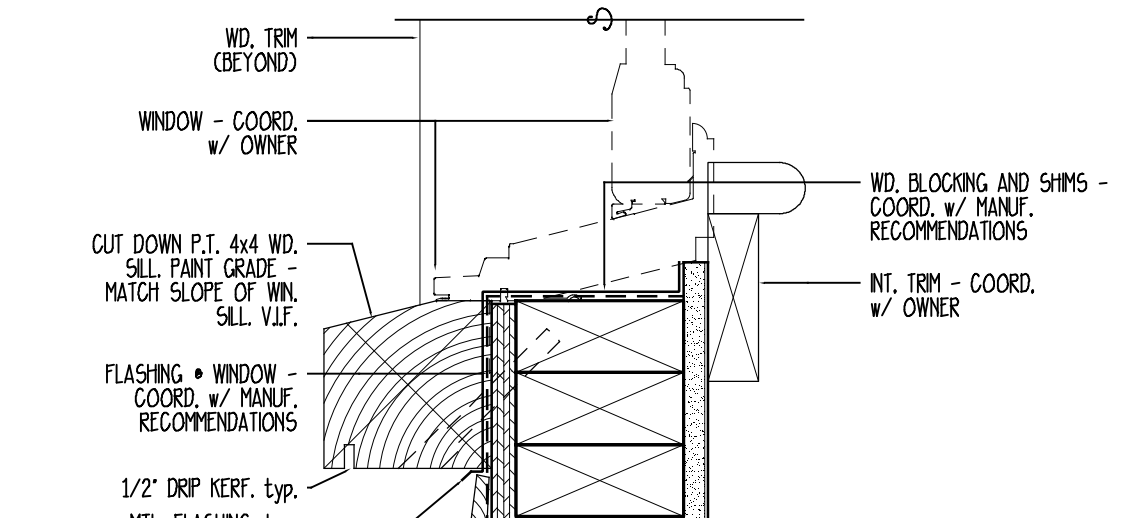
10 BRACKET DETAIL • RAKE
NOTE: ALL BRACKETS CONSTRUCTED OF P.T. LUMBER
SCALE: 3/4" = 1'-0"



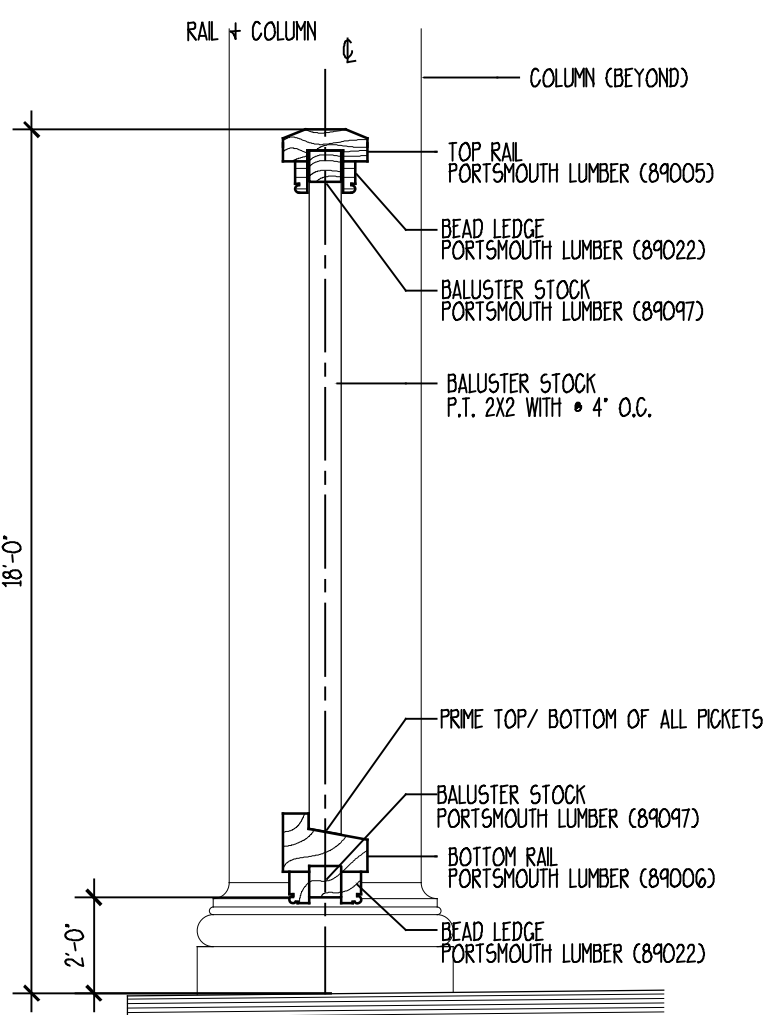
9 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



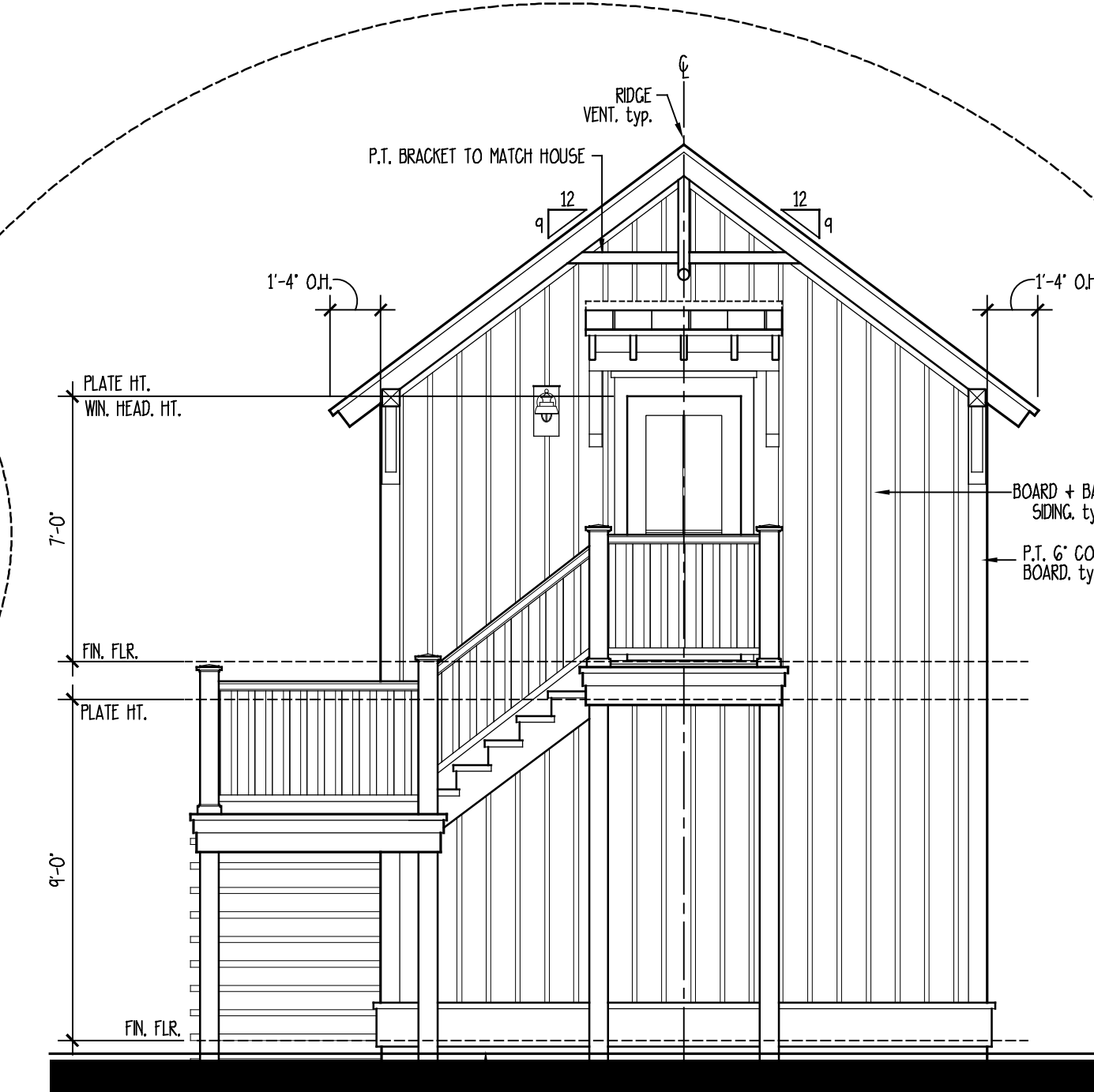
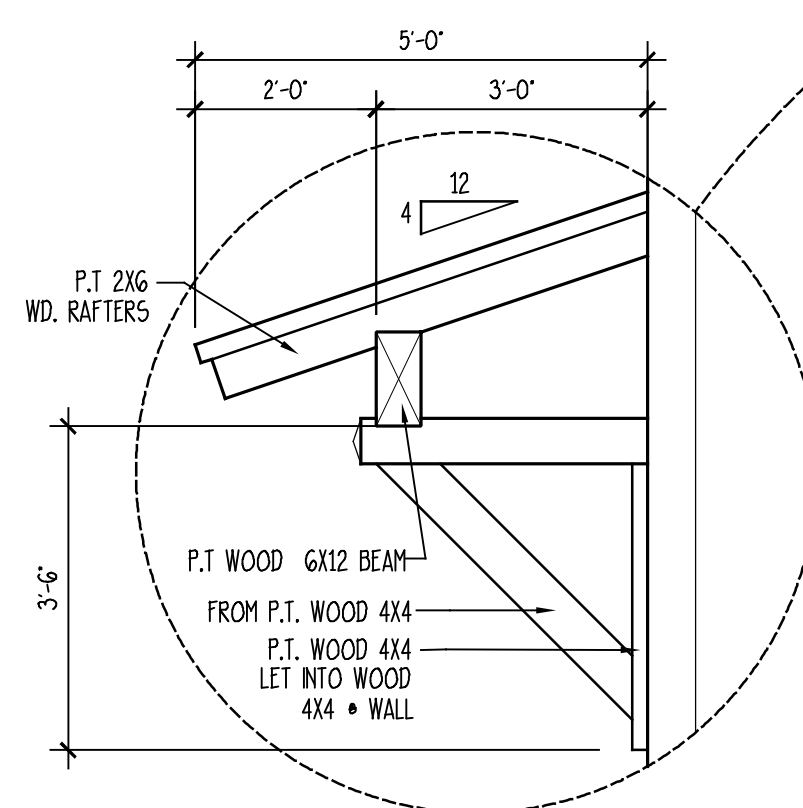
8 TYPICAL WINDOW & DOOR JAMB
SCALE: 3" = 1'-0"



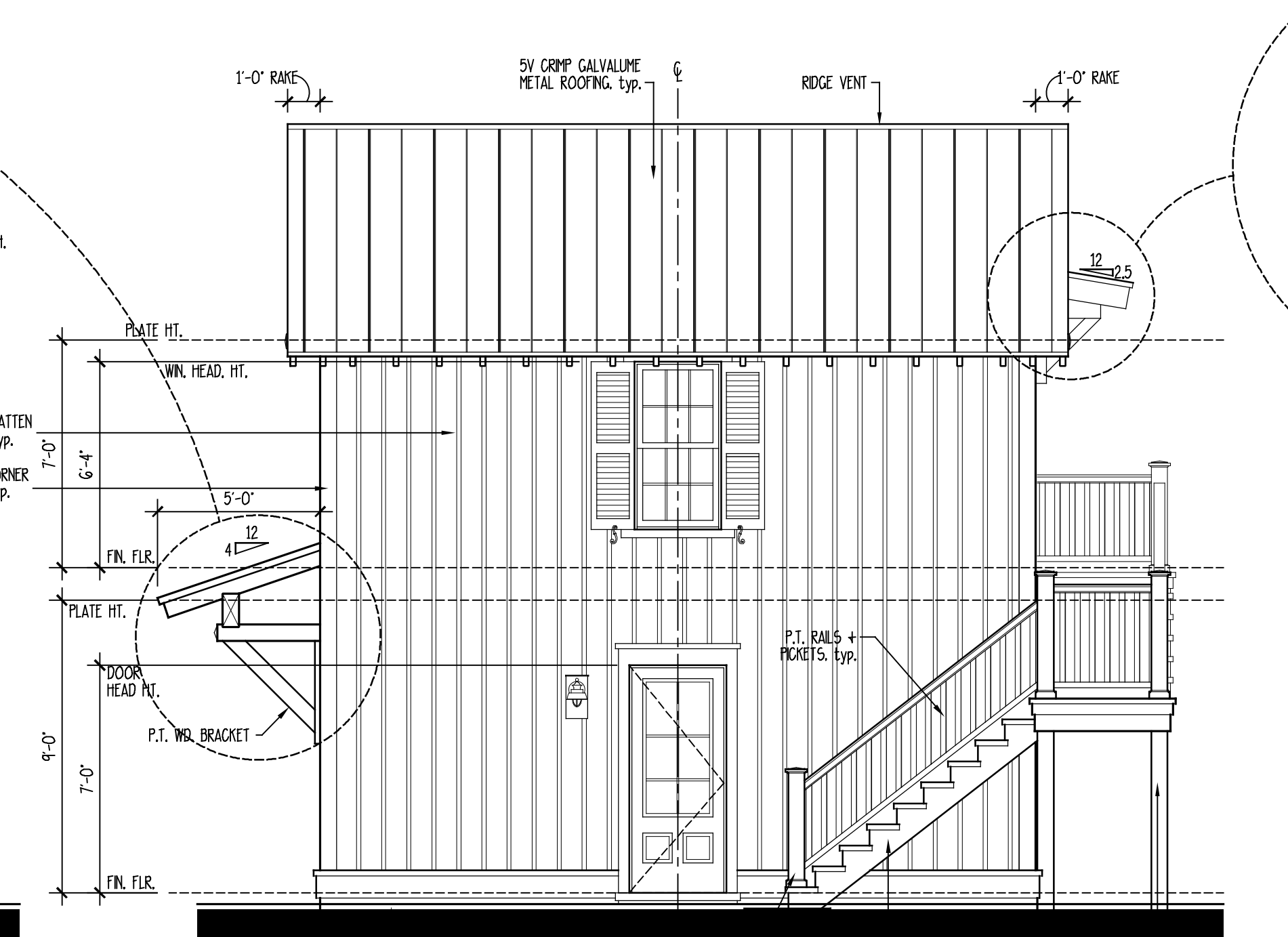
7 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



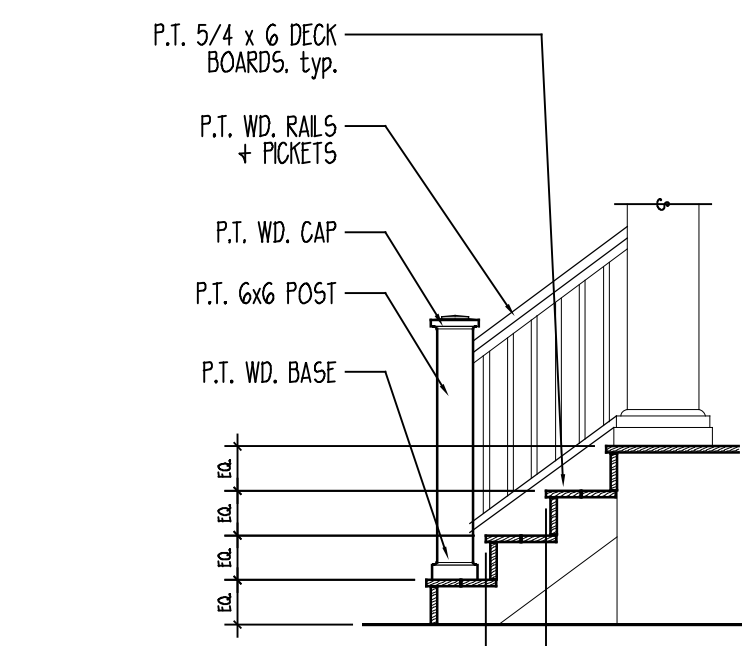
11 PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



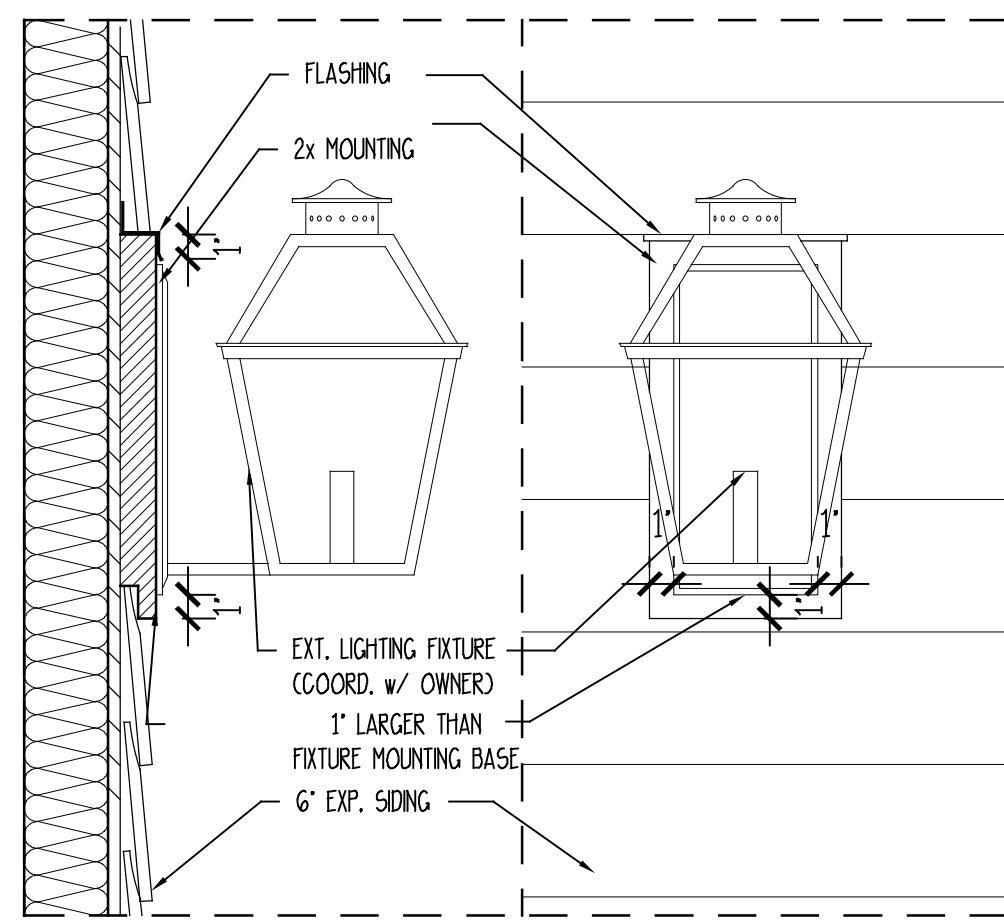
4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



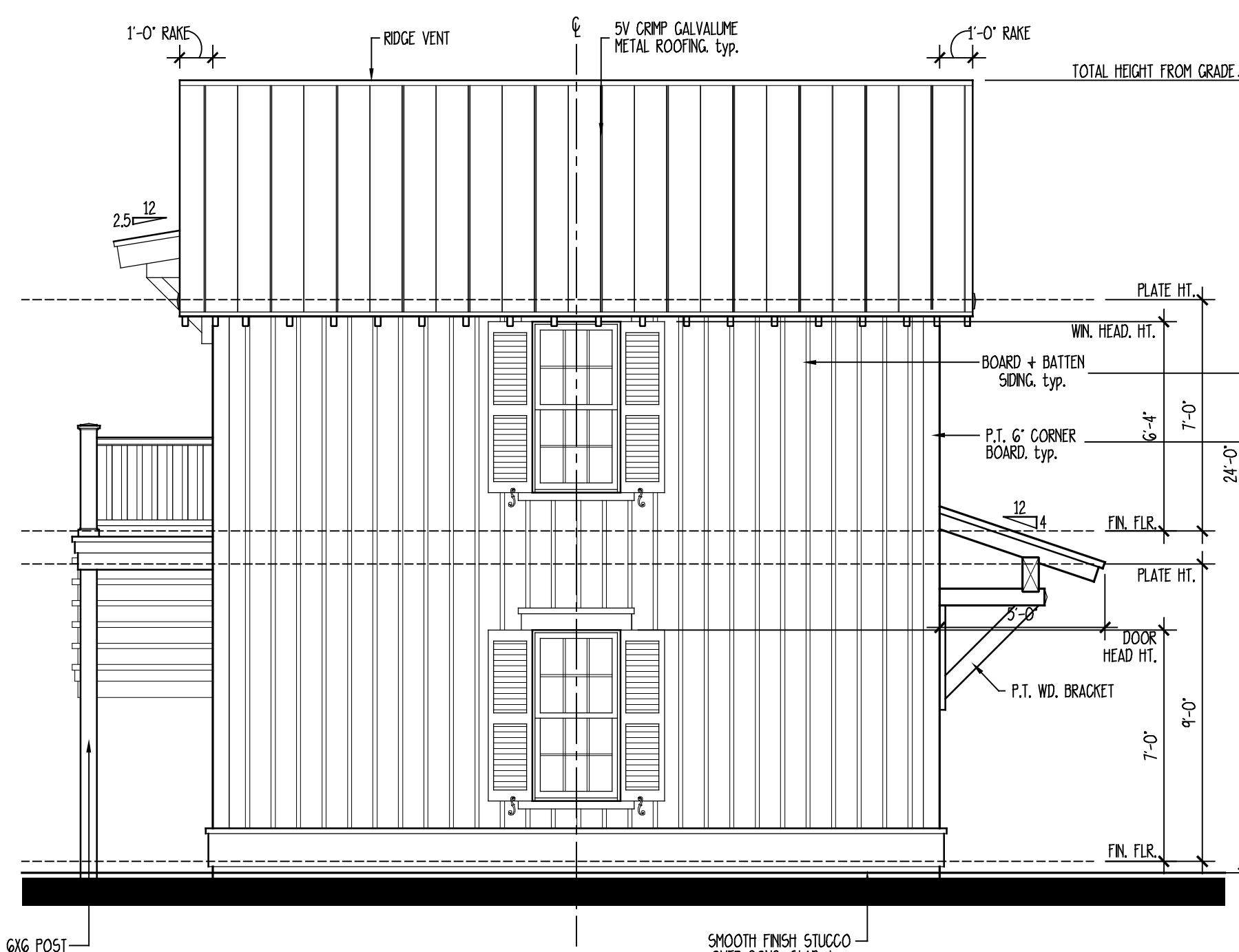
3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



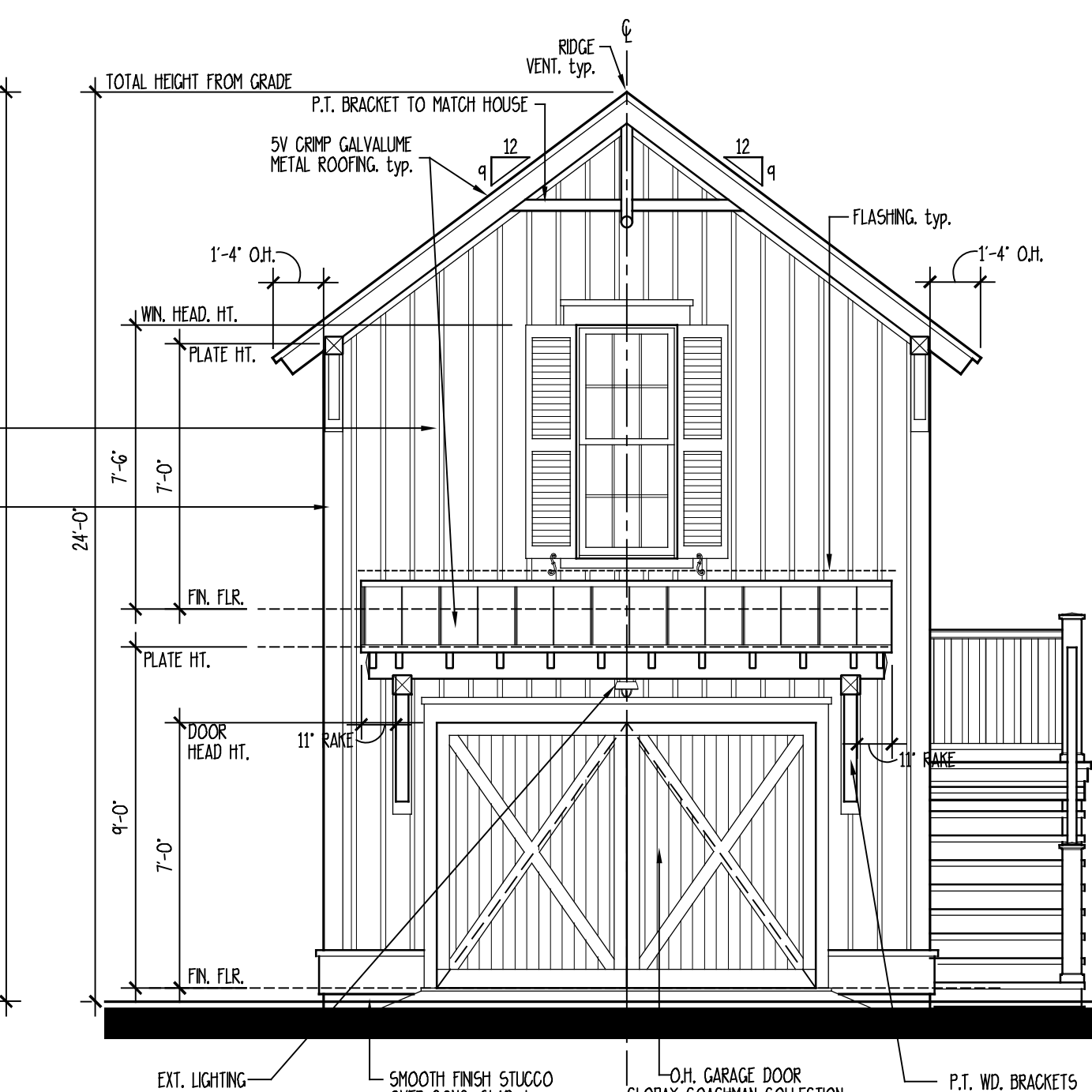
6 DETAIL • EXT. STAIRS
SCALE: 3/8" = 1'-0"



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



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

SEEFRIED RESIDENCE

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THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES FOR THE ARCHITECTURAL PROFESSION. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE THE FOLLOWING INFORMATION TO THE CLIENT AND TO THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACTOR.

DATE:	7/31/2019
JOB NO.	18347
DRAWN BY:	DDM
CHECKED BY:	18347JWG

CONTRACT SPECIFICATIONS

The following project specifications are intended as a minimum standard to be used in conjunction with the Contract Drawings.

Compliance with each of the following Specification sections is necessary where applicable or referenced by said drawings:

All work associated with the Contract Drawings shall be in conformance with the latest edition of the International Residential Code, (IRC) or other codes applicable to the jurisdiction where the project shall be constructed. The Contractor shall refer to applicable sections of the IRC as referenced herein specifically Chapter 1, Administration.

-The "Green Recommendation" subheadings outline practices recommended to be followed for a greener method of construction. These recommendations are to be followed at the builders discretion and do not imply any level of sustainability for the design. Refer to LEED for Homes Rating System (http://www.greenhomeguide.org/documents/leed_for_homes_rating_system.pdf) and BERSY® STAR Guidelines for Qualified New Homes (http://www.energystar.gov/index.cfm?c=bldrs_raters_homes_guidelns) for more information. An asterisk (*) indicates this recommendation is a mandatory pre-requisite for the LEED for Homes Rating System. The Green Recommended Manufacturers (and Products) subheadings outline some examples of Green products and are listed according to www.buildinggreen.com, www.greenhomeguide.org, and other sources.

DIVISION I GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

- a. The Contractor shall notify the Architect in writing of any errors, discrepancies, or omissions in the Contract Documents.
 - b. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work.
- SPECIFICATION AND DRAWINGS EXPLANATION: For convenience of reference and to facilitate the letting of contracts and subcontracts, these specifications are separated into titled sections. Such separations shall not, however, operate to make the Architect an arbiter to establish limits to contracts between the Contractor and Subcontractor.
- SUBSTITUTION: The Contractor shall submit manufacturers literature and test data for the Owner's approval, for materials or equipment which the Contractor represents as "equal" to that specified and intends to incorporate into the work. Substitution of materials, systems, or manufacturers from those specified herein by the Contractor without prior written approval from the Owner or Architect is forbidden and shall be at the sole risk of the Contractor.
- TRUSS DRAWINGS: A complete set of truss drawings created in accordance with local authority, shall be delivered to the architect.

Refer to the Engineer's calculations for any questions regarding lumber grades, beam and header sizes, footing and shear requirements.

NO deviations from the structural details shall be made without the written approval of the Structural Engineer.

Approval by city/county inspector does not constitute authority to deviate from the plans or specifications.

Subcontractor shall notify Contractor, and Contractor shall notify Architect of any errors, omissions, or discrepancies in the plans and/or specifications, so Architect can rectify corrections or omissions prior to commencement of construction.

The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site prior to commencing work. All work shall be done in compliance with local codes or IRC.

DO NOT SCALE DRAWINGS.

All workmanship shall be of the highest quality and is subject to inspections by the building department, local authorities, lending institutions, Architect or Owner.

Any one, or all of the above mentioned inspectors may inspect workmanship at any time. Any work identified as non-compliant with construction documents shall be removed and reworked, repaired, or replaced at the discretion of the Owner or Owners Agent.

The Jobsite shall be maintained in a clean and organized manor. All Tradesmen involved in the work shall be responsible for daily housekeeping and removing from the job site all trash and debris. The jobsite shall be completely clean and organized at the end of each weeks work.

It is the responsibility of each subcontractor to cooperate fully with the Job Superintendent in protecting all work through the entire course of construction. Each subcontractor shall be responsible for promptly notifying Job Superintendent of any damage existing prior to the start of their work.

ALLOWANCES

Definitions and Explanations: Allowances for certain categories of work specified herein are provided for the purpose of enabling and expediting contract pricing. A final Schedule of Allowance for materials, labor, equipment, and finishes customarily selected by the owner shall be submitted for verification and acceptance by the owner prior to commencement of the contract work.

Adjustments to the contract (up or down) due to owners selections will be issued by change order.

Allowances include but are not limited to lump sum allowances and unit cost allowances.

Selection and Purchase: At earliest feasible date after award of contract, advise Owner of schedule date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.

The Contractor shall obtain and submit cost proposals for work represented by each allowance for use in making final selections.

Purchase products and systems as specifically selected (in writing) by the Owner.

Unit-cost allowances: Submit a substantiated survey of quantities of materials, as shown in the "Schedule of Values," revised where necessary, and corresponding with change order quantities.

Each change order amount for unit-cost type allowances shall be based solely on the difference between the actual unit purchase amount and the unit allowance, multiplied by the final measure or count of work-in-place, with customary allowances, where applicable, for cutting wastes, tolerances, mixing wastes, normal product imperfections and similar margins.

The Owner reserves the right to establish the actual quantity of work-in-place by an independent quantity survey, measure or count.

Schedule of Allowances			
Description	Remarks	Allowance	
Appliances: Range	Allowance includes Conds, Cut-off valves, and fittings required	\$	
Cooktop	For complete installation. Rough-in labor + installation costs	\$	
Oven	Included in Contractor's Base Bid	\$	
Microwave	"	\$	
Refrigerator	"	\$	
Dishwasher	"	\$	
Washer	"	\$	
Dryer	"	\$	
Water Heater	"	\$	
Other	"	\$	
Appliance Total Allowance	"	\$	
Cabinets: Kitchen	Allowance includes the cost of: Installation Labor for	\$	
Counter Tops	Cabinets + Counter Tops, Cabinet Hardware, Pkls. + Hooks.	\$	
Bath	"	\$	
Counter Tops	"	\$	
Bath	"	\$	
Counter Tops	"	\$	
Cabinet Total Allowance	"	\$	
Flooring: Carpet	Allowance includes the cost of materials and Labor installed	\$	
Vinyl	"	\$	
Wood	"	\$	
Ceramic Tile	"	\$	
Flooring Total Allowance	"	\$	
Hardware: Door Hardware	Allowance includes the cost of material only. Costs of	\$	
Bath Accessories	Installation Labor included in Contractor's Base Bid.	\$	
Exterior Doors	Allowance includes the cost of material only. Costs of	\$	
Interior Doors	Installation Labor included in Contractor's Base Bid.	\$	
Windows	"	\$	
Light Fixtures	Allowance includes the cost of material only. Costs of	\$	
Plumbing Fixtures	Installation Labor included in Contractor's Base Bid.	\$	
Landscaping	Lump Sum Labor + Material	\$	

CONSTRUCTION PRACTICES

-Green Recommendation:
*Investigate and document options for the project's diversion of waste, including construction waste as well as cardboard packaging and household recyclables.
*Document the diversion rate of the construction waste and record the waste of the land clearing separate from the new construction.
Reduce construction waste and/or increase waste diversion to be below the industry norm: generate 25 lbs or less of net waste per square foot of conditioned floor area, increase waste diversion by diverting 25% or more of the total materials taken off the construction site from landfills and incinerators.

HOMEOWNER EDUCATION

-Green Recommendation:
*Provide the home occupants with proper training about the operations and maintenance of the home's "green" features and equipment. Provide a 1-hour walkthrough with homeowner and an O&M (Operations and Manual) to the homeowner including all documents and instructions related to the Green equipment and systems.

DIVISION 3 CONCRETE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Concrete intended for structural foundations shall comply w/ Sec. R402.2 and other applicable provisions of the IRC. Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings," ACI 308, "Building Code Requirements for Reinforced Concrete." Comply with applicable provisions for highest quality except as otherwise indicated. All load bearing footings shall be placed on level, undisturbed soil to depth shown on drawings and in no case, less than the frost depth. Prior to placing footings or slabs, the Contractor shall insure that all forms and trenches are free of debris and all embedded items are in place, securely attached. This includes the work of others. Maintain 8" minimum clearance between all wood and finish grade.

Materials:

- Cement shall conform to ASTM C-150.
- Ready mixed concrete shall be mixed and delivered in accordance to ASTM C-44, 3000 PSI.
- Aggregates shall conform to ASTM C-33 for normal-weight concrete and ASTM C-33 for lightweight concrete.
- Waterstops: Flat dumbbell or centerbulb type, size to suit joints of either rubber (CRD C-515) or PVC (CRD C 512).
- Moisture Barrier: Clear 6-mils thick polyethylene or 1/8" thick asphaltic core polyethylene-coated paper membrane sheet of the largest size practical in order to minimize joints.
- Membrane-forming Curing Compound: ASTM C309, Type I.
- Reinforcing Bars: ASTM A 615, grade 60.
- Welded Wire Fabric: comply with ASTM A 185.
- Concrete Placement: Comply with ACI, placing concrete in a continuous operation within planned joints or sections. Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement and curing. In cold weather comply with ACI 306, in hot weather comply with ACI 305.
- FLATNESSES: Concrete floor slab flatness shall not deviate from level to 1/8" in 10 feet, maximum. Provide a smooth trowel finish for concrete floor and wall surfaces that are to be covered with a coating or covering material applied directly to concrete. Remove fins and projections, patch or remove defective areas as directed by the Owner or Architect. Apply trowel finish to monolithic slab surfaces that are exposed to view or are to be covered with resilient flooring, paint, or other thin coating. Consolidate concrete surfaces by finish troweling, free of trowel marks, uniform in texture and appearance.
- Curing: Begin initial curing as soon as free water has disappeared from exposed surface. Where possible, keep continuously moist for not less than 12 hours.
- Joints: Provide construction, isolation, and control joints as indicated or required to minimize differential settlement and random cracking. Saw-cut control joints as soon as concrete has hardened sufficiently to support cutting operation and no later than 8-12 hours after placement.

SECTION 05 40 00 - PRECAST CONCRETE - CAST STONE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Specifications: Comply with recommended practices and procedures of Prestressed Concrete Institute (PCI) MNL - 116 and MNL - 117, and as herein specified.

Submit samples approximately 12" x 12" x 2" to illustrate quality, texture, and color of other than as-cast surface finishes.

Concrete Materials:

- Portland Cement: ASTM C-150, Type as required.
- Aggregates: ASTM C 33.
- Air-Entraining Admixture: ASTM C 260.
- Water-Reducing Admixture: ASTM C 484.

Compressive strength not less than 5000 psi at 28 days. Total air content not less than 4% or more than 6%.

Fabrication: Fabricate precast concrete units complying with PCI MNL-116 for structural units and MNL-117 for architectural finished exposed units, including dimensional tolerances.

Manufacturers:

-Green Recommended Manufacturers and Products:
Perform Panel, LLC, Perform Wall Panel System

DIVISION 4 MASONRY

-Green Recommendation:
Recyclability: Use recycled bricks when possible.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

General: Assemblies of masonry units shall comply w/ the provisions provided in Chapter's 4, 6 and 10 of the IRC. Standards: Comply with the recommendation of Brick Institutes or America (BIA) and National Concrete Masonry Association (NCMA).

Provide solid, uncured or unfrozzed units with all exposed surfaces finished for sills, treads, caps, and similar applications exposing surfaces otherwise concealed from view.

Facing brick: ASTM C 216, Grade SKA to match owner's sample.

Concrete Masonry Units (CMU): provide units of the dimensions indicated on drawings conforming to ASTM 90.

Roughen and clean concrete bearing surfaces for the placement of the first course.

Cementitious Material: Premixed Type M colored mortar of formulation required to produce color indicated.

Ties and Anchoring Devices: Hot-dip galvanized steel sheet; Carbon steel hot-dip galvanized after fabrication to comply with ASTM A 153, Class B.

Joint Reinforcement: Galvanized brass type welded-wire units prefabricated with 0.1875" diameter deformed continuous side rods and plain cross rods into straight lengths not less than 10" and of widths to fit wall thickness indicated with prefabricated corner and tee units.

Masonry Veneer Anchors: Two piece assemblies consisting of 0.1875" diameter wire tie section and 0.1046" thick steel anchor section, with latter incorporating strap as manufactured by Dur-O-Pall, Inc. (or equal).

Masonry Wire Ties 3/16" cold-drawn steel wire, with 15 oz. hot-dip zinc coating.

Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.

Nepheolites: Cotton sash of length required to produce 2" exposure on exterior and 1/8" in cavity between wythes.

Extruded Polystyrene Board Insulation: ASTM C 578, Type IV, with closed cells and integral high density skin, formed by expansion of polystyrene base resin in a extrusion process.

Workmanship: Install masonry units in the bond pattern indicated, or if none is indicated, in running bond. Avoid the use (by proper layout) of less-than-half-size units. Hold uniform joint sizes as indicated, or if not indicated, hold joint sizes to suit modular of masonry units.

Cut joints flush and tool slightly concave, unless otherwise indicated.

Keep cavities clean of mortar droppings, and install ties spaced 16" vertically and 24" horizontally. Provide keep holes spaced 24" apart at the bottom of (and at ledges in) cavities.

Install board insulation of thickness indicated in cavity wall with boards pressed firmly and adhesively applied against inside wythes of masonry. Fit board between wall ties and with edges butted tightly.

Reinforce horizontal joints with continuous masonry joint reinforcement, spaced 16" vertically. Install reinforcement 8" immediately above and below opening, for a distance of 2' beyond joints of opening. Do not bridge control and expansion joints in the wall system.

Provide control and expansion joints at locations shown or as approved by the Architect.

Protect adjacent work and keep clean of mortar, debris, and other damaging conditions. Install approved flashing under copings, sills, through wall at counter flashing locations, and above elements of structural support for masonry.

Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling backfill and other harmful elements.

Cleaning: Dry-brush masonry work at end of each day's work. After mortar is thoroughly set and cured, clean masonry by bucket and brush hand cleaning method described in BIA "Technical Note No. 20 Revised" using detergent cleaner.

Manufacturers:

-Green Recommended Manufacturers and Products:
Apex Block, Apex Block
Trentham Industries, Versazone Premium Recycled Ground Face CMU

SECTION 04 42 00 - EXTERIOR STONE CLADDING

-Green Recommendation:
Recyclability: Use reclaimed stone.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

Standards: Comply with industry recommendation of stone production and fabrication standards for the type of stone selected. Provide sample panels of erected stonework, built at site, using proposed stone, anchors, and jointing, one panel for each type of stone and installation. Obtain stone from one quarry with consistent color range and texture.

Stone type and color to match Owner's sample.

Mortar: Type M, ASTM C 210, Proportion Specification. For colored pointing mortar, use ground marble, granite or other sound stone to match Owner's sample.

Anchors: For anchoring into concrete, cadmium-plated or hot-dip galvanized, for anchoring into stone, Type 302/304 stainless steel.

Type, size, and load capacity as shown or required.

Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.

Clean stone

work not less than 6 days after placement with clean water and stiff-bristle brushes.

DIVISION 5 METALS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 05 40 00

Material Standards: Provide and install structural steel in accordance w/ AISI "Code of Standard Practice for Steel Buildings and Bridges"; AISI "Specifications for the Design, Fabrication, and Erections of Structural Steel for Buildings" including "Commentary"; AWS "Structural Welding Code," and provisions of Chapter 5 of the IRC.

Structural steel and misc. iron shall conform to ASTM A-36.

Bolts, nuts and screws shall conform to ASTM A307 Grade A. Welding rods shall conform to AWS for intended use.

Welding or heat bending of reinf. steel shall not be allowed without written consent of Architect, conform to AWS D12-1.

Fabrication: Comply with AISI "Specifications" and with AWS Code for procedures, appearance, and quality of welds.

Steel plates shall conform to ASTM A-282 Grade A. Steel tubing shall conform to ASTM A-501.

Reinforcing steel shall conform to ASTM A-615, Grade 40 for sizes up to #3; Grade 60 for sizes #4 or larger.

Welded fabric (WFF) shall conform to ASTM A-185, latest revision. Smooth wire fabric shall conform to ASTM A-85, yield strength 60 ksi.

All bars in masonry shall be lapped with a minimum of 40 bar diameters at all splices unless noted otherwise.

All bars in concrete shall be lapped a minimum of 36 bar diameters at all splices unless noted otherwise with a larger dimension.

Splices of horizontal rebar in walls and footings shall be staggered 4'-0" unless noted otherwise.

Dowels for walls and columns shall be the same size and spacing as the wall/column reinforcing unless noted otherwise.

SECTION 05 73 00 - DECORATIVE METAL RAILINGS

General: Provide and install handrails, railings, and guards as shown on drawings and in accordance w/ Sec. R311 and Sec. R312 of the IRC.

Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height.

Handrails shall be provided on at least on side of each continuous run of treads or flight w/ four or more risers.

Structural Performance of Handrails and Railing Systems: Provide handrails and railing systems capable of withstanding a concentrated load of 200 lbs applied at any point and a uniform load of 50 lbs per lin. ft.

Infill Area of Guardrail Systems: Horizontal concentrated load of 200 lbs applied to one sq. ft. at any point in the system including panels, intermediate rails, balusters, and other elements composing the infill area.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

-Green Recommendation:
Material Efficient Framing:
*Limit the overall estimated waste factor to 10% or less. Waste factor is the percentage of framing materials ordered in excess of the estimated material needed for construction.
Use any of the following framing measures to reduce waste: pre-cut framing packages, open-web floor trusses, structural insulated panels (Sip) walls, SIP roof, SIP floor, stud, joist and rafter spacing greater than 16" o.c., where possible and allowed by the IRC, size headers for actual loads, use ladder blocking or drywall clips, use 2-stud corners).

Environmentally Preferable Products:
*Limit use of tropical wood but use only FSC-certified wood with proper documentation.
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 06 10 00- ROUGH CARPENTRY

General: Buildings and structures constructed in flood hazard areas as established in Table R301.2(1) shall be designed and constructed in accordance w/ the provisions contained in Sec. R323 of the IRC.

Materials: Building materials used below the design flood elevation shall comply w/ Sec. R323.1 of the IRC.

Load-bearing dimension lumber for joists, beams, studs, and girders shall be identified by a grade mark in accordance w/ Sec. R502 of the IRC.

Provide seasoned lumber with 19 percent moisture content at time of dressing and shipment for sizes 2" or less in thickness.

For exposed lumber, apply grade stamps to ends of back of each piece or omit grade stamps entirely and issue certificate of grade compliance.

Dimension lumber: Provided lumber of the following product classification in grade and species indicated:

- Light-framing: (2'-4" thick, 2'-4" wide). Construction grade; Southern Pine graded under SPIB rules.
- Studs (2'-4" thick, 2'-6" wide, 10' and shorter): "Stud" or No. 3 Structural Light Framing grade, any species graded under NWFA, NCLIB, SPIB or NLGA rules.
- Structural Light Framing: 2'-4" thick, 2'-4" wide): No. 1 Southern Pine graded under SPIB rules.
- Structural Joists and Planks (2'-4" thick, 5' and wider): Any species and grade complying with requirements for allowable unit stresses.

- F (minimum extreme fiber stress bending): 1250 psi.
- E (minimum modulus of elasticity): 1600,000 psi.
- Fv (horizontal shear): 100 psi.

Exposed Framing Lumber: Verify that material intended for use in exposed finish locations meets species and grade requirements for compliance with "Appearance" grade requirements of ALSC National Grading Rule.

Posts, Beams and Timbers (5' and thicker): No 1 grade Hem-Fir rules or No. 2 grade Southern Pine graded under SPIB rules.

Glued laminated timber (Glulam): Comply with ANSI/AITC A 190 "Structural Glued Laminated Timber"

Combination Sub Floor Underlayment: 3/4" APA RATED STURD-I-FLOOR, T&E if not otherwise indicated.

Subflooring: 3/4" T&E, APA RATED SHEATHING.

Wall Sheathing: 1/2" APA RATED SHEATHING.

Roof Sheathing: 1/2" APA RATED SHEATHING.

Plywood Underlayment for Resilient tile: 3/8" APA UNDERLAYMENT EXT with fully sanded face.

Construction Panel Underlayment for Ceramic Tile: 3/4" APA RATED STURD-I-FLOOR EXP 1 for underlayment.

Fasteners and Anchors: Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.

Hot-dip galvanized fasteners and anchors for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A 153.

Building paper: 15 lb/sf asphalt: saturated felt, ASTM D 226.

Sill Sealer Gasket: Glass fiber resilient insulation fabricated in strip form for use as a sill sealer, 1" nominal thickness compressible to 1/32", in rolls of 50' or 100' in length.

Preservative: pressure treat lumber and plywood with water-borne preservatives to comply with ANFA C2 and C9, respectively, and with requirements indicated below:

- Wood for Ground Contact Use: ANFB LP-22.
- Wood for Above-Ground Use: ANFB LP-2.

Treat: cantis, nailers, blocking, stripping and similar items in conjunction with roofing, flashing, vapor barriers, and water proofing.

Treat sills, sleepers, blocking, furring, stripping and similar items in direct contact with masonry or concrete.

Install rough carpentry work to comply with "Manual of House Framing" by National Forest Products Assoc. (NFPA) and with recommendations of American Plywood Association (APA), unless otherwise indicated. For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.

Provide wood framing members of size and spacing indicated. Do not splice structural members between supports.

Frestop concealed spaces with wood blocking not less than 2" thick (nom.), if not blocked by other framing members.

Fasten structural wood panel products as follows:

- Combination Subflooring underlayment and subflooring: Glue-nail to framing.
- Sheathing: Nail to framing.
- Underlayment: Glue and nail to framing.

Air Infiltration Barrier: Cover wall sheathing with vapor permeable, water-resistant fabric composed of polyethylene fibers, 61 mils thick. (Tyvek or equal) in compliance with manufacturer's printed directions.

SECTION 06 11 00 - SHOP-FABRICATED STRUCTURAL WOOD

Truss design drawings: Truss design drawings, prepared in accordance w/ Sec. R802.10 of the IRC, shall be provided to the building official and approved prior to installation. Truss design drawings shall include the information specified in Sec. R802.10 of the IRC.

Bracing: Trusses shall be braced to prevent rotation and provide lateral stability in accordance w/ the requirements specified in the truss design drawings.

Alterations to truss: Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional.

Standards: Comply with NFPA National Design Specification and with TPI standards including "Quality Standard for Metal Plate Connected Wood Trusses", Commentary and Recommendations for Handling and Erecting Wood Trusses", Commentary and Recommendations for Bracing Wood Trusses" and the following:

- "Design Specification for Metal Plate Connected Wood Trusses."
- "Design Specification for Metal Plate Connected Parallel Chord Wood Trusses."

Provide design of total truss system by a structural engineer licensed to practice in jurisdiction where trusses will be installed.

Steel roof truss: The design, quality assurance, installation, and testing of cold-formed steel trusses shall be in accordance w/ Sec. R804 of the IRC and the AISI Standard for Cold-formed Steel Framing-Truss Design (C0F5/Truss).

SECTION 06 40 00 - EXTERIOR ARCHITECTURAL WOODWORK

Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standards" by AWI.

Softwood lumber: Comply with PS 20 and applicable grading rules or respective grading and inspecting agency for species and product indicated. Fabricate to sizes and patterns indicated using seasoned lumber. Use pieces made from solid lumber for transparent finished work, and glued up or solid at Contractor's option for painted work.

Exterior Standing and Running Trim: Boards and worked lumber products complying with requirements indicated below including those of grading agency listed with species.

- Species: Western Red Cedar: NWFA or NCLIB.
- Grade: B 4 Btr - 1 & 2 Clear.
- Texture: Surfaced (Smooth).

Exterior Door Frames: Grade - Premium.

Siding Board Type: Lumber milled to pattern and size indicated, complying with requirements indicated below including those of grading agency used with species:

- Species: Western Red Cedar: NWFA or NCLIB.
- Grade: A Grade VG.
- Texture: Surfaced.

Exterior Miscellaneous Ornamental Items: Grade - Premium.

Install finish carpentry work plumb, level, true and straight with no distortions, shim as required using concealed shims.

Scribe and cut finish carpentry items to fit adjoining work. Anchor finish carpentry work securely to supports and substrates using concealed fasteners and blind nailing where possible. Use fine finish nails for exposed nailing except as indicated, countersunk and filled flush with finish surface.

Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces from maximum length of lumber available. Cape at returns; miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.

Beveled Siding: Attach to studs with non-corrosive siding nails of length to penetrate studs at minimum of 1-1/2" and to comply with siding manufacturer's recommendations.

Manufacturers:

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Armstrong Reclaimed Lumber Co., Reclaimed-Wood Lumber and Products
Industries Maibec, Inc., Certified FR Shingles

SECTION 06 40 23 - INTERIOR ARCHITECTURAL WOODWORK

AWI Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standard" by American Woodworkers Institute.

Samples: Submit finished samples of each wood species and profile indicated; for transparent finish, of each material indicated for opaque finish, of each color, pattern, and type of plastic laminate and each type of cabinet hardware.

Species for Transparent Finish: RSP-sawn red oak.

Species for Opaque Finish: Any closed-grain hardwood listed in reference wood working Standard.

Hardwood Plywood: HPMA FE.

Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.

Interior Standing and Running Trim: Grade - Premium.

CABINETS AND COUNTER TOPS:

Allowances: See Division 1 for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are covered by the allowance.

Gran Matching: Run and match gran vertically for drawer fronts, doors, and fixed panels.

Comply with veneer and other matching requirements indicated for Blueprint matched paneling.

Laminate Glad Cabinets: Grade - Custom Finish overlay, High-pressure decorative laminate selected from laminate manufacturer's full range of standard colors, patterns, and finishes.

Concealed Cabinet Hardware: Provide cabinet hardware and accessory materials associated with architectural cabinets.

Comply with ANSI/BAMA A 166.4 "American National Standards for Cabinet Hardware."

Exposed Cabinet Hardware: See Section 01020 Allowances for exposed hardware.

Shop-apply prime/base coat to interior trim for opaque finish, in compliance with requirements indicated in section 09 painting. Transparent Finish for Open-Grain Woods: Provide the following shop applied finish in compliance with AWI "Architectural Woodwork Quality Standards":

- Grade: Premium. AWI Finish System #3: Conversion varnish.
- Staining: Match Owner's Sample

Install woodwork to comply with AWI Section 1700 for same grade specified in Part 2 of this section for type of woodwork involved.

Paneling: Anchor paneling to supporting substrate with concealed panel hanger clips. Blind nail back-up strips and similar associated trim and framing.

Manufacturers:

-Green Recommended Manufacturers: (per BuildingGreen.com)
Hendville Healthy Building Solutions, Neatcore Doors and Cabinets

SPECIFICATIONS

APA

ALLISON RAMSEY

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creating sustainable timeless design

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THE PLAN HAS BEEN PREPARED IN PART FOR PROFESSIONAL ENGINEERS AND ARCHITECTS. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO REVERT THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY TYPE CONSTRUCTION FROM THIS PLAN.

*VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

*PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD MICROPORTE

*SHOUL + PLUMBING LOCATIONS ARE NOT INDICATED. THESE SHOULD BE OBTAINED FROM A

*AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.

*VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	02/06/19		
JOB NO. :		sh	
DWG. BY :			
DWG. NAME :			Gracie2019.dwg

SP1

DIVISION 1 THERMAL AND MOISTURE PROTECTION

-Green Recommendation:
Utilize a closed crawlspace system as defined by the IRC when possible. If a conventional vented crawlspace is used, assure to seal all penetrations and gaps in building envelope that are not used for ventilation.

Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

General: Provide thermal and moisture protection in accordance w/ applicable standards of the IRC.
Concrete and masonry foundation waterproofing. In areas where high water table or other severe soil-water conditions are known to exist.
Weather Protection: Roof decks shall be covered w/ approved roof coverings secured to the building or structure in accordance w/ the provisions of Chapter 9 of the IRC.

SECTION 01 10 00 - WATERPROOFING AND DAMPROOFING
Exterior foundation walls that retain earth and enclose habitable or useable spaces located below grade shall be waterproofed w/ membrane extending from the top of the footing to the finished grade in accordance w/ Sec. R406.2 of the IRC.

SECTION 01 11 03 - BITUMINOUS DAMPROOFING
Concrete and masonry foundation damproofing: Except where required to be waterproofed by Sec. R406.2, foundation walls that retain earth and enclosed habitable or useable spaces located below grade shall be damproofed from the top of the footing to the finished grade in accordance w/ Sec. R406.1 of the IRC.

SECTION 01 21 00 THERMAL INSULATION
-Green Recommendation:
*Install insulation that meets or exceeds the R-value requirements in Chapter 4 of the International Energy Conservation Code.
*Install insulation to meet the Grade II specifications set by the National Home Energy Rating Standards.
Use low emission insulation and comply with California Practice for Testing of VOC's from Building Materials Using Small Chambers (www.dhs.ca.gov/ehb/laq/VOCs/Practice.htm)
Use recycled content of 30% or more when possible.
Use soy-based spray foam insulation when possible.

-Green Recommended Manufacturers and Products:
BioBased Spray Foam Insulation

Thermal insulation shall be installed in accordance w/ provisions provided in Sec. R316 of the IRC.
Insulating materials, including facings, such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl space and attics shall have a flame-spread index not to exceed 25 w/ an accompanying smoke-developed index not to exceed 450 when tested in accordance w/ ASTM E 84.
Thermal performance requirements: The min. required insulation R-value or the area-weighted average maximum required fenestration U-factor for each element in the buildng thermal envelope shall be in accordance w/ Sec. N102 and the criteria in Table N102.1 of the IRC.

SECTION 01 24 00 - EXTERIOR INSULATION AND FINISH SYSTEMS -
General: All Exterior Insulation Finish Systems (EIFS) shall be installed in accordance w/ the manufacturer's installation instructions and the requirements of Sec. R103.9 of the IRC.
Decorative trim shall not be faced nailed through the EIFS.
The EIFS shall terminate not less than 8 inches above the finished ground level.
Installer qualifications: EIFS system installers shall be certified in writing by system manufacturer as qualified for installation of system indicated.
Manufacturers: Subject to compliance with requirements, provide CLASS PM system of one of the following:
Dryvit System Inc.
Seready Inc.
Simplex Div., Anthony Industries, Inc.
STO Industries, Inc.
Comply with system manufacturer's current published instructions for installation of system as applicable to each type of substrate indicated. Offset joints of insulation from joints in sheathing.
Provide mock-up samples for the Owners selection of colors and textures from Manufacturer's full line of offerings.

SECTION 01 31 13 - ASPHALT SHINGLES
The installation of asphalt shingles shall comply w/ the provisions of Sec. R405 of the IRC.
Sheathing Requirements: Asphalt shingles shall be fastened to solid sheathed decks.
Slope: Asphalt shingles shall only be used on roof slopes of two units vert. in 12 units horiz. or greater. For roof slopes from two units vert. in 12 units horiz. up to four units vert. in 12 units horiz, double underlayment application is required in accordance w/ Sec. R405.2.1 of the IRC.
Underlayment: Unless noted otherwise, required underlayment shall comply w/ ASTM D226, Type I, or ASTM D 4864, Type I, Self-adhering polymer modified bitumen sheet shall comply w/ ASTM D 1910.
Asphalt Shingles: Asphalt shingles shall have self-seal strips or be interlocking and comply with ASTM D 225 or D 3462.
Attachment: Asphalt shingles shall have the minimum number of fasteners as required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof w/ not less than four fasteners per strip shingle or two fasteners per individual shingle.
Where the roof slope exceeds 20 units vert. in 12 units horiz, special methods of fastening are required.
For roofs located where the basic wind speed per Fig. R301.2(4) is 110 mph or greater, special methods of fastening are required.
Special fastening methods shall be tested in accordance w/ ASTM D 3161, modified to use a wind speed of 110 mph.
Shingles classified using ASTM D 3161 are acceptable for use in wind zones less than 110 mph. Shingles classified using ASTM D 3161 modified to use a wind speed of 110mph are acceptable for use in all cases where special fastening is required.
Flashing: Flashing for asphalt shingles shall comply w/ Sec. R405.2.8 of the IRC.
Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).
Valleys: Valley linings shall be installed in accordance w/ manufacturer's installation instructions before applying shingles.
Valley linings of the types allowed in Sec. R405.2.8.2 and in accordance w/ Table R405.2.8.2 of the IRC shall be permitted.

SECTION 01 31 21 - WOOD SHINGLES AND SHAKES
Wood Shingles: The installation of wood shingles shall comply w/ the provisions of Sec. R405.7 of the IRC.
Deck requirements: Wood shingles shall be installed on solid or spaced sheathing. Where spaced sheathing is used, sheathing boards shall not be less than 1-inch by 4-inch nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners.
Deck slips: Wood shingles shall be installed on slopes of three units vert. in 12 units horiz. or greater.
Material Standards: Wood shingles shall be of naturally durable wood and comply w/ the requirements of Table R405.7.4 of the IRC and in accordance w/ grading rules as established by the Cedar Shake and Shingle Bureau.
Application: Wood shingles shall be installed according to Chapter 9, Sec. 405.7, and the manufacturer's installation instructions.
Weather exposure for wood shingles shall not exceed those set in Table R405.7.5 of the IRC.
Fasteners for wood shingles shall be corrosion-resistant w/ a min. penetration of 1/2 inch into the sheathing.
Wood shingles shall be attached to the roof w/ two fasteners per shingle, positioned no more than 3/4 inch from each edge and no more than 1 inch above the exposure line.
Valley Flashing: Roof Flashing shall be not less than No. 26 gauge corrosion-resistant sheet metal and shall extend 10 inches from the centerline each way for roofs having slopes less than 12 units vert. in 12 units horiz, and 7 inches from the centerline each way for slopes of 12 units in 12 units horiz. and greater.
Manufacturers:
-Green Recommended Manufacturers:
EcoStar, Seneca Cedar Shake Tiles

SECTION 01 61 00 - SHEET METAL ROOFING
-Green Recommendation:
Use metal roofing with an SRI Index rating of at least 29.

Metal roof panels shall comply with provisions of Chapter 9, Sec. R405.10 of the IRC.
Roof covering application: Roof coverings shall be applied in accordance w/ the applicable provisions of Chapter 9 of the IRC and the manufacturers installation instructions.
Deck Requirements: Metal roof panel roof coverings shall be applied to a solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.
Slope: The minimum slope for lapped, nonsoldered seam metal roofs without applied lap sealant shall be three units vertical in 12 units horiz.
The minimum slope for lapped, nonsoldered seam metal roofs w/ applied lap sealant shall be one-half vert. unit in 12 units horiz.
The minimum slope for standing seam roof systems shall be one-fourth unit vert. in 12 units horiz.
Material Standards: Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance w/ the International Building Code. Metal-sheet roof coverings installed over structural decking shall comply w/ Table R405.10.3.
Attachment: Metal roofing fastened directly to steel framing shall be attached in accordance w/ Sec. R405.10.4 of the IRC.
Separate aluminum sheets from contact w/ wood, masonry and steel (structure, panels or fasteners), by either a 15-mil coating of fibroid asphalt paint or by tapes or gaskets of type recommended by panel manufacturer. Except as otherwise recommended by manufacturer, fasten aluminum work w/ non-magnetic stainless steel fasteners, gasket where needed for waterproof performance.
Flashing: Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture-permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).

SECTION 01 92 00 - JOINT SEALANTS
-Green Recommendation:
*Use fire-rated caulk in all attic applications.
Use environmentally friendly adhesives and sealants- see Table 26 in Leed for Homes requirements.

Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under service and application conditions, as demonstrated by testing and field experience.
Colors: Provide color of exposed joint sealers as selected by Owner from manufacturer's standard colors.
Elastomeric Sealant Standards: Provide manufacturer's standard chemically curing, elastomeric sealant of base polymer indicated, complying with ASTM C 420 requirements.
One-Part Non-acid Curing Silicone Sealant: Type 5, Grade NS, Class 25.
One-Part Mildew-Resistant Silicone Sealant: Type 5, Grade NS, Class 25, Uses NT, G, A, and O, formulated with fungicide, intended for sealing interior joints with nonporous substrates exposed to high humidity and temperature extremes.
Plastic Foam Joint-Fillers, Preformed, open-cell polyurethane foam.
General: Comply with joint sealer manufacturer's instructions applicable to products and applications indicated.

DIVISION 8 OPENINGS
-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

*Reduced Envelope Leakage: meet the air leakage requirements shown below as tested by an energy rater:
Air Leakage Requirements (source: Leed for Homes Requirements, Table 17)

Lead Criteria	IECC Climate Zones 1-2	IECC Climate Zones 3-4	IECC Climate Zones 5-7	IECC Climate Zone 8
Reduced Envelope Leakage (Required)	7.0	6.0	5.0	4.0
Greatly Reduced Envelope Leakage	5.0	4.25	3.5	2.75
Minimal Envelope Leakage	3.0	2.5	2.0	1.5

General: Provide and install doors and windows in accordance w/ manufacturer's installation instructions. Comply w/ provisions of AAMA/NWMA 1011.5.2, AAMA/NWMA 1011.5.2/NAFS, ASTM E 330, and Sections R308, R310, R311, and R613 of the IRC.
Performance: Exterior windows and doors shall be designed to resist the design loads specified in Table R301.2(2) adjusted for height and exposure per Table R301.2(3).
Means of Egress: Not less than one exit door conforming to Sec.R311, MEANS OF EGRESS, shall be provided for each dwelling unit.
Windborne debris protection: Protection of exterior windows and glass doors in buildings located in hurricane-prone regions from windborne debris shall be in accordance w/ Sec.R301.2.12.

SECTION 08 14 00 - WOOD DOORS
-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all door frames before installation to ensure they are installed plumb, true and level. Wall space around door frames shall be filled with insulation.
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC)

Manufacturers: Subject to compliance with NWDA 1.5.6, requirements, provide panel wood doors by one of the following:
Korona, Inc.
Morgan Products, Ltd.
Nicoal Company
Sauder Industries Limited, Door Division.
F.E. Schumacher Co., Inc.
Sun-Door-Co.

-Green Recommended Manufacturers and Products:: (per BuildingGreen.com)
Alamy Woodworks, Inc., Reclaimed-Wood Products
Algoma Hardwoods, Inc., Certified Wood Doors
Alternative Timber Structures, Inc., Interior and Exterior Doors
Crossroads Recycled Lumber, Reclaimed Wood Products
Eggers Industries, Certified Wood Doors
Executive Door Company, Recycled-Content Wood Doors
Marshall DoorSystems, Certified Stone Core Doors
LynDen Door, GreenDoor Adglifer Doors
VT Industries, Inc., Agritiber Core Architectural Doors

Exterior Doors: Assemble doors with "wet-use" adhesives, and comply with NWDA Premium or select Grade.
Wood Species: Fir, Plain sawn/sliced
Panel Configuration: Raised
NWDA Design Group: 1-3/4" Front Entrance Doors (Exterior)
Interior Doors: Premium or Select.
Wood Species: Idaho White, Lodgepole, Ponderosa or Sugar Pine, plain sawn/sliced.
Panel Configuration: Raised
NWDA Design Group: 1-3/8" Interior Panel Doors.
Glazed Opening: Trim glazed openings with solid wood moldings of profile indicated, removable one side.
Transom and Side Panels: Fabricate panels to match adjoining doors in materials, finish and quality of construction.
Exterior doors: Factory-treat exterior doors after fabrication with water repellent to comply with NWDA 1.5.4. Flash top of out-swinging doors with manufacturer's standard metal flashing.
Install doors to comply with manufacturer's instructions, applicable requirements of referenced quality standard, and as indicated.
Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Seal out surfaces after fitting and machining.

SECTION 08 33 23 - OVERHEAD COILING DOORS
-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Performance: Overhead Doors shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Sectional Overhead Doors: Provide complete automatic operating door assemblies including frames, sections, brackets, guides, tracks, counterbalance, hardware, operators, and installation accessories.
Wood Door Section for transparent Finish: Panel-type door sections, complete with wood jamb and head mold, glazing glass and glazing, as shown. Stiles and rails of clear, straight, kiln dried Douglas Fir, West Coast hemlock of Sitka spruce, not less than 1-3/4" thick. Use clear all heartwood, redwood or cedar for head and jamb molds. Panel inserts, 1/4" thick, smooth 2 sides, tempered hardboard with wood veneer, complying with ANSI 135.4 Class 1.
Fabricate doors of mortise and tenon or rabbeted construction with dowels, pins and waterproof glue. Treat doors, with 2-minute immersion water-repellent and toxic treatment. Provide continuous galv. steel reinforcing horizontal and diagonal, as required for panel size.
Installation: Set door, track and operating equipment complete with necessary hardware, jamb and head mold stops, anchors, inserts, hanger and equipment supports in accordance with mfrs. installation instructions.
Electric Door Operators: Automatic garage door openers. If provided, shall be listed in accordance w/ UL 325.
Provide size and capacity as recommended by door manufacturer, complete with NEMA approved electric motor and factory pre-wired motor controls, remote control station and accessories.
Provide safety edge device extending full width of door bottom.
Manufacturers:

-Green Recommended Manufacturers: (per BuildingGreen.com)
Real Carriage Door Company, Reclaimed-Wood Carriage Doors
Ankmar, LLC, GlazPanel Garage Door

SECTION 08 52 00 - WOOD WINDOWS
-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all window frames before installation to ensure they are installed plumb, true and level. Wall space around window frames shall be filled with insulation.
Follow minimum Energy Star Standards for Energy Performance Requirements outlined in the following table, whichever is more stringent:

ENERGY STAR Requirements for Window and Glass Doors (source: Leed for Homes Requirements, Table 18)

	Metric	Northern	North Central	South Central	Southern
Good Windows	U-factor SHGC	≤0.35 Any	≤ 0.40 ≤ 0.45	≤ 0.40 ≤ 0.40	≤ 0.55 ≤ 0.35
Enhanced Windows	U-factor SHGC	≤ 0.31 Any	≤ 0.35 ≤ 0.40	≤ 0.35 ≤ 0.35	≤ 0.55 ≤ 0.33
Exceptional Windows	U-factor SHGC	≤ 0.28 Any	≤ 0.32 ≤ 0.40	≤ 0.32 ≤ 0.30	≤ 0.55 ≤ 0.30

(Table from Leed for Homes Rating System, Table 18, p. 63)

Install windows with low air leakage rates
-Less than 25 cfm per LF of sash opening for double hung windows
-Less than 10 cfm per LF for casement, awning and fixed windows
-Limit skylights to less than 3% WFA (window to floor area is the ration of window area to floor area.
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC)

Provide and install window units in configurations shown on drawings and in accordance with Federal, State, Local, & neighborhood guidelines.
Performance: Windows shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Provide units that comply w/ Sec. R308, Glazing and Sec. R613, Exterior Windows and Glass Doors, of the IRC.
Egress: Comply w/ requirements of Sec. R310 of the IRC regarding min. window openings required for emergency escape and rescue.
Comply with ANSI/NWMA "Industry Standard for Wood Window Units 1.5, 2-80" by National Woodwork Manufacturers Association (NWMA), except to extent more stringent requirements as indicated.
Manufacturers: Provide casement, awning or double hung true divided lite units as indicated on the plans: each operating sash equipped with pair of counter balancing mechanism, lift handle, latch at meeting rail, produced by one of the following:
Anderson Corp. Bayport.
Garadco Corp/Bendix, Rantoul, IL
Hurd Milwork, Flagstaff, AZ
Marvin Windows, Warrroad, MN
Pella Windows, Pella, IA
Weather Shield Mfg. Inc., Meadford, WI
-Green Recommended Manufacturer and Products: (per BuildingGreen.com)
J.S. Benson Woodworking & Design, LLC- Certified Wood Windows
Jeld-Wen Windows & Doors, Nilmar Collection High Performance Windows
Loewen Windows, Heat Smart Window
Marvin Windows & Doors, High Performance Wood Windows
Milgard Manufacturing Inc., High Performance Windows
Paramount Windows, Inc., High Performance Wood Windows
Pella Corporation, Designer Series
Weather Shield Manufacturing Inc., High Performance Wood Windows

SECTION 08 71 00 - DOOR HARDWARE
Hardware Allowances: See Division 1 for amount and procedures for Allowance Items. The costs of handling and installation are not covered by the allowance and shall be included in the base bid.
General Hardware Requirements: Submit final hardware schedule organized by "hardware sets", to indicate specifically the product to be furnished for each item required on each door.
Furnish template to fabricator of doors and frames, as required for preparation to receive hardware.
Install each hardware item to comply with manufacturer's instructions and recommendations.
Set thresholds for exterior doors in full bed of butyl-rubber or polysobutylene mastic sealant. Remove excess sealant and clean adjacent surfaces.

SECTION 08 71 00.11 WEATHERSTRIPPING, THRESHOLDS, AND SEALS
-Green Recommendation:
Shop priming recommended. All paints and stains to be low VOC and meet the standard of the Green Seal Standard #6-C3. All sealants and adhesives to meet the standards of the South Coast Air Quality Management District Rule 11C-03.
Provide adequate weatherstripping to reduce envelope leakage as shown in table 18 above.

All exterior doors and doors to unheated spaces shall be weather-stripped. Provided aluminum interlocking thresholds with 3" x 3" aluminum angle finish strips, weatherstrip head and jambs with vinyl bulb set in aluminum strip, or approved equal.
Provide concealed, non-ferrous spring-metal or vinyl-gasket type, applied to each edge of each operable sash.
Fragrize wood windows units with sealant and 1/8" float or steel glass or clear fused-glass-edged insulating glass if shown on drawings.
Fragrize concealed, non-ferrous spring-metal or vinyl-gasket type, applied to each edge of each operable sash, or extruded aluminum framing, with 18 x 14 replaceable coated aluminum 0.031" wire mesh and vinyl retainer spline.
Shop Prime Coat Finish: Manufacturer's standard wood primer; FS TT-P-2, applied to exterior-exposed surfaces only.
Installation: Install units true and plumb and in accordance w/ Sec. R613 of the IRC and the manufacturers installation instructions.

DIVISION 9 FINISHES
-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 09 21 00 - GYPSUM BOARD
General: All Gypsum board materials and accessories shall be installed in conformance w/ Sec. R702.3 and Table R702.3.5 of the IRC.
Application: Gypsum sheathing shall be attached to exterior walls in accordance w/ Table R602.3(1).
Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.
Manufacturers: Subject to compliance with requirements, provide gypsum board of types indicated (in maximum lengths available to minimize end joints) and related products by one of the following:
Georgia-Pacific Corp.
Gold Bond Building Products Div., National Gypsum Co.
United States Gypsum Co.
-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
G-P Gypsum Corporation: DensArmor Plus and DensShield

Exposed Gypsum Board: ASTM C 36, 1/2" thickness. Use 5/8" type X where indicated.
Type: Regular, (except water-resistant in wet areas).
Edges: Tapered.
Trim Accessories: ASTM C 840: manufacturer's standard trim accessories, including corner bead and edge trim of beaded type with face flanges for concealment in joint compound.
Gypsum Board Joint Treatment Materials: Factory-prepackaged, vinyl-based products complying with ASTM C 475 and ASTM C 840, and paper reinforcing tape, unless otherwise indicated.
Install and finish gypsum board to comply with ASTM C 840.

SECTION 09 30 00 - TILING
Material Standards: Comply with ANSI A 131 Standard Specification for Ceramic Tile and ANSI 108 series of tile installation standards included under "American National Standard Specifications for the Installation of Ceramic Tile."
TGA Installation Guidelines: TGA Handbook for Ceramic Tile Installation, comply with the most stringent TGA installation methods indicated for each application.
Colors, Textures, and Patterns: For tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, comply with the finish schedule or match Owner's sample.
Marble Thresholds: Group A; ASTM C 503, for exterior use with minimum hardness of 10.0 per ASTM C 241, white with honed finish unless otherwise indicated.
Setting Materials: Provide setting materials for thick-set installation in accordance with TGA recommendations for applications and substrate conditions.
Manufacturers:
-Green Recommended Manufacturers:
Crossville Incorporated, Eco Cycle Ceramic Tile

SECTION 09 64 00 - WOOD FLOORING
-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC)

Parquet Flooring: Manufacturer's standard 5/16" thick solid wood parquet flooring, factory-assembled with paper face, in units of the size and pattern indicated.
Wood Strip Flooring: Manufacturer's standard straight edge tongued-and-grooved and end-matched solid wood flooring, 25/32" thick x 2-1/4" strips, 2"-0" minimum length and averaging 4'-6" long double chamfeled base.
Manufacturer: Subject to compliance with requirements, provided flooring by one of the following:
Anderson Hardwood Floors, Inc.
Bruse Hardwood Floors/Triangle Pacific Corp.
Chickasaw/Memphis Hardwood Flooring Co.
Kentucky Wood Floors, Inc.
-Green Recommended Manufacturers: (per BuildingGreen.com)
EcoTimber, Hand-Scraped Flooring, EcoTimber Exotics, EcoTimber Classics

Stain: Penetrating type, non-tinting wood stain of color required to match Owner's sample.
Wood Filler: Paste type wood filler, pigmented if necessary to matching sample.
Floor Sealer: Penetrating type, pliable, wood-hardening finish/sealer. Penetrating Seal #21 by Hiltyard Chemical Co., or Penetrating Triplex XXX Seal-O-Seal by Huntington Laboratories, Inc., or equivalent sealer as recommended by flooring manufacturer.
Floor Wax: Liquid, solvent-type, slip-resistant, FS P-N-158, Type I, Class 2.
Cork Expansion Strip: Composition cork expansion strip FS FH-C-516, Type I-B, Class 2.
General: Comply with flooring manufacturer's instructions and recommendations for installation.
Conditioning: Do not proceed with wood floor work or delivery of materials until building is enclosed and humidity has stabilized at approximate level anticipated for sustained occupancy. Deliver wood flooring in advance of installation as recommended by manufacturer, but not less than 7 days before installation, in order to permit natural adjustment of moisture content. Open packages that are sealed to allow for climatization. Protect completed wood flooring during remainder of construction period with heavy Kraft paper or other suitable covering, so that flooring and finish will be without damage or deterioration at the time of acceptance.

SECTION 09 65 00 - RESILIENT FLOORING
Flooring Allowances: See Division 1 for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are not covered by the allowance.
Submit samples of each type, color and pattern of resilient flooring and accessories: Full size for tile, 6" x 9" for sheet flooring and 2-1/2" long for accessories, and maintenance instructions for each type of flooring.
Colors and patterns: As scheduled or shown, or as selected by Owner from manufacturer's standard colors and patterns.
Vinyl Composition Tile: FS 56-T-312, Type IV, composition 1, 12" x 12" x 1/8".
Filled Vinyl Sheet with Backing: FS L-F-475, Type II, Grade A, manufacturer's recommended static load limit of 100 psi, 72" minimum sheet width manufacturing by Armstrong World Industries.
Installation: Comply with flooring manufacturer's recommendations for type(s) of materials, project conditions, and intended use.
Clean and repair/patch sub-floor and apply leveling compound and substrate primer in accordance with flooring manufacturer's instructions.

SECTION 09 68 00 - CARPETING
-Green Recommendation:
All carpet must comply with the Carpet & Rug Institute's Green Label Plus Program

Flooring Allowances: See Division 1 for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are covered by the allowance.
Install Carpet on clean, dry properly prepared substrate per manufacturer's recommendations and as follows:
Pre-pain installation for uniform direction of pattern and lay of pile, and proper sequencing with other work. Locate seams away from heavily traveled areas, centered under doors and without seams in direction of traffic of doorways and similar traffic patterns. Provide stretch-in tackless installation using glued and/or nailed tack strips with edges of carpet sealed at wall bases. Tape and/or sew seams in accordance with manufacturers recommendations. Cement padded cushion to substrate. Lay padding seams perpendicular to carpet layout. Stretch carpet both directions in accordance with manufacturers instructions.
Install edge guards at exposed edges. Bind edges with cloth tape and thread where not concealable. On stairs and similar substrates, anchor carpet with concealed nailing or other secure method without seams at high-wear locations. Save carpet scraps, defined as mill ends less than 9" long and pieces larger than 3 sq. ft. in area and wider than 8", and deliver to Owner's storage space as directed. Dispose of smaller pieces.
Return to installation at time convenient to Owner and occupants, approximately 6 months after occupancy, and restretch carpet to eliminate wrinkles. Repair faulty seams and other faults in installation.
Manufacturers:
-Green Recommended Manufacturers and Products:
Interface, Inc., FLOR, Bentley Prince Street Cool Carpet
Milliken Floor Covering, Modular Carpet

SPECIFICATIONS

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THE PLAN HAS BEEN PROVIDED TO MEET FOR PROFESSIONAL CHARGES AND PRICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO RESEARCH THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY TYPES CONSTRUCTION FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-SHOULDER PLANNING LOCATIONS ARE NOT INCLUDED THERE SHOULD BE OBTAINED FROM A SURVEYOR. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-THIS EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	03/16/19
JOB NO. :	
DRAWN BY :	shh
DWG. NAME :	GreenSpec2019.dwg

SP2

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SECTION 09 14 00 - PAINTING

-Green Recommendations:

Materials: Use only architectural paints and coatings that meet the standards below:

Component	Applicable Standard (POC Content)	Reference
Paints, coatings, and primers applied to interior walls and ceilings	Flats: 50g/L Nonflats: 150g/L 250g/L	Green Seal Standard GS-11, Paints, 1 st Edition, May 26, 1993 Green Seal Standard GC-03, Anti-Corrosive Paints, 2 nd Edition, Jan. 7, 1997
Anticorrosive and anti-rust paints applied to interior ferrous substrates	Varnish: 350g/L Lacquer: 350g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Clear wood finishes	100g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Floor coatings	Waterproofing: 250g/L Sealing: 275g/L All others: 200g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Sealers	Clear: 750g/L Pigmented: 350g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Shellacs	250g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Stains		

Surface preparation, prime and finish coats specified are in addition to shop-prime and surface treatments. Paint exposed surfaces whether or not colors are designated in 'schedules,' except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar adjacent materials or surfaces. Samples for verification purposes: Submit samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrates: define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheet, color, and texture is achieved. Single Source Responsibility: Provide primer and undercoat paint produced by the same manufacturer as the finish coats. Final acceptance of colors will be from job applied samples. Material Quality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable. Acceptable Manufacturers:

- Pittsburgh Paints
- Porter Paints
- Benjamin Moore Paints
- Duron Paints
- Sherwin-Williams Co.
- Green Recommended Manufacturers and Products:
- Sherwin Williams Co, Harmony
- Benjamin Moore, Pristine Eco Spec
- Pittsburgh Paints, Pure Performance

Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected. Preparation: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provided protection prior to surface preparation and painting. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved. Clean surfaces before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces. Surface Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition. Application: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film. Minimum Coating Thickness: Apply material at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color and appearance. Paint colors, surface treatments, and finishes are determined by the Owner if not otherwise indicated on the drawings.

DIVISION 10 SPECIALTIES

-Green Recommendation:

Environmentally Preferable Products:

- Use local products when possible (extracted, processed and manufactured within 500 miles of project).
- Use products with low emissions.
- Use recycled or reclaimed products.

SECTION 10 28 11 -TUB AND SHOWER DOORS.

Shower enclosures (unless otherwise shown on the drawings): Provide aluminum-framed 3/16" tempered glass, or approved shatterproof laminated safety glass or plastic. Provide sliding panels with towels bars. All enclosures shall be minimum height of 6'0" above finish floor.

DIVISION 11 EQUIPMENT

-Green Recommendation:

Install High-Efficiency Appliances that meet or exceed ENERGY STAR standards and have an ENERGY STAR label. Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Equipment Allowances: See Division I for amount and procedures for purchase and payment (overtime and underrun). The costs of handling and installation of appliances are not covered by the allowances and shall be included in the base bid. General: Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions. See Mechanical System Requirements, Chapter 13, Sec. M307, APPLIANCE INSTALLATION, of the IRC. Verify all rough-in dimensions for all built-in appliances. Residential equipment required is indicated on drawings. Include cords, valves, duct hoods, vents, as required for a complete installation.

DIVISION 12 FURNISHINGS

-Green Recommendation:

Environmentally Preferable Products:

- Use local products when possible (extracted, processed and manufactured within 500 miles of project).
- Use products with low emissions.
- Use recycled or reclaimed products.

SECTION 12 35 30 - RESIDENTIAL CABINETS

Cabinet Allowances: See Division I for amount and procedures for purchased and payment (overtime or underrun). The costs of handling and installation including hardware and drawer pulls are covered by the allowance. Sizes, Shapes and Types: Provide the sizes and types of units as shown, complete with drawers, doors, shelves, compartments for appliances and fixtures, and special features as indicated. Installation: Anchor cabinet units securely in place with concealed (when doors and drawers are closed) fasteners, anchored into structural support members of wall construction. Comply with manufacturer's instructions and recommendations for support of units. Counter Tops: Attach counter tops securely to base units. Spline and glue joints in counter tops: provide concealed mechanical clamping of joint. Provide cut-outs for fixtures and appliances as indicated. Smooth cut edges and coat with waterproof coating or adhesive. Complete hardware installation and adjust doors and drawers for proper operation.

DIVISION 22 PLUMBING

Green Recommendation:

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Water Reuse:

Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use. The storage system must be sized to hold all water from a 14 inch event. Design and install a graywater reuse system with a tank or dosing basin for landscape irrigation use or indoor water use. Graywater can be collected from clothes washer, shower, faucets and other source. If available, utilize a municipal recycled water system.

Fixtures:

Use high efficiency fixtures and fittings:

- Faucets: average flow rate must be ≤ 2.0 gpm (gallons per minute).
- Showers: average flow rate must be ≤ 2.0 gpm (gallons per minute).
- Toilets: average flow rate must be ≤ 1.5 gpm (gallons per minute) or meet ASME A12.14.14 requirements or meet the U.S. EPA WaterSense Spec.

Use dual flush toilets when possible.

Efficient Systems:

Design and install an energy-efficient hot water distribution system. Insulate all hot water piping with R-4 insulation and ensure the 90 degree elbow bends are adequately insulated. Design and install Energy-efficient Domestic Hot Water(DHW) Equipment.

Soil and Waste Piping: Shall be approved P/VG extending 5'0" beyond exterior wall. Vent piping shall be approved P/VG. All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and pointed to match roof. Where possible, route all vents to rear side of ridges or to the least visible location. Clean-outs: Provide cleanout at 5'0" o.c. at end of all branched section, at change of direction at base of all accessible traps and at all points necessary to remove obstructions. Clean-outs shall be set flush with walls, floors and or grades. Plumbing Fixtures and Equipment: Furnish all fixtures, complete with all compression stops, strainers, tailpieces, trim, etc. All exposed brass tubing supplies, cast brass traps, and waste pieces shall be polished chrome plated. Finish all piping through walls, floors or ceiling with chrome plated wall flanges or escutcheons. Hot and Cold Water Piping: Water piping shall be copper or approved equal. Tubing under or within concrete slab shall be type "K" tubing above slab shall be type L. No fittings shall occur under slab. Connections between copper and ferrous piping shall be made with dielectric or approved isolation fittings. Provide 150 psi hydrostatic test on all water piping system prior to covering. Gas Piping: Shall be installed in accordance w/ Chapter 24, Fuel Gas, IRC. Water Heaters: Provide temperature/pressure relief valve within 6' from top of heater and pipe to exterior of building using copper or steel piping (plastic not allowed). Water heaters shall be installed with minimum 6" unobstructed clearance at front and 2" at sides and rear. When installed in garage, place on raised platform 18" above finished floor. (Refer to heating Section for combustion air requirements.) Miscellaneous Plumbing Items: Washer sub-outs: Provide hot and cold water and drain at washer locations. Locate as required to conceal from view after appliance is installed. Hose Bibs: Furnish and install as shown on the drawings. If not shown, provide minimum of 2 Hose Bibbs. Provide capped tees for lawn sprinkler connections. Install hose bibs as tight to exterior wall as connections allow. Through penetrations: Piping penetrating fire-resistance-rated wall or floor assemblies shall comply w/ Sec. R317.3 of the IRC. Isolate hot and cold water lines from the framing with 1/4" thick felt, carpet padding, or equal. The wall cavity containing water piping or plastic waste and vent lines must be packed solid with open-faced insulation (sprayed-on cellulose okay). Common supply or waste line connections passing through sound separations are prohibited.

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

-Green Recommendation:

General Design:

*Design and size HVAC equipment properly according to ACCA Manual J, the ASHRAE Handbook of Fundamentals or equivalent procedure. HVAC equipment must meet the ENERGY STAR for Homes National Builder Option Package outlined in table below. Install certified and labeled ENERGY STAR programmable thermostat.

HVAC Requirements (source: Lead for Homes Requirements, Table 19)					Ground Source Heat Pump-closed loop		
	End Use	Central AC and air-source heat pumps	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)			Ground Source Heat Pump-direct expansion
*Good HVAC Design and Installation (Climate Zones 4-8)	Cooling Heating	≥ 13 SEER ≥ 8.2 HSPF	≥ 90 AFUE	≥ 85 AFUE	≥ 16.2 EER ≥ 3.6 COP	≥ 14.1 EER ≥ 3.3 COP	≥ 15 EER ≥ 3.5 COP
*Good HVAC Design and Installation (Climate Zones 1-3)	Cooling Heating	≥ 14 SEER ≥ 8.2 HSPF	≥ 80 AFUE	≥ 80 AFUE	≥ 16.2 EER ≥ 3.6 COP	≥ 14.1 EER ≥ 3.3 COP	≥ 15 EER ≥ 3.5 COP

Air Conditioning Refrigerants:

*Conduct a Refrigerant Charge Test to ensure performance. Install an HVAC system with non-HFC refrigerants or do not use refrigerants.

Indoor Air Quality:

Complete all the requirements of the US EPA's Energy Star w/ Indoor Air Package. Combustion Venting- All of the following are required: *no unvented combustion appliances to be used,*a carbon monoxide monitor must be installed on each floor, *all fireplaces and woodstoves must have doors,*space and water heating equipment that involves combustion must be closed,have a power vented exhaust, or located in a detached utility or open air facility. Use a blower-door test to measure the pressure difference created by the presence of a chimney-vented appliance and limit the risk of backdrafting where the pressure difference is ≤ 5 Pascals.

Forced Air Systems:

- *Minimize energy consumption due to thermal bridges and/or leaks in the heating and cooling system. Limit duct leakage rate to outside the conditioned envelope. The tested leakage rate must be ≤ 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area for each installed system.
- *Ducts to be installed in interior walls and to be fully ducted. If installed in exterior walls, extra insulation is needed to maintain the overall UA for an exterior wall without ducts.
- *Minimum R-6 insulation to be used around ducts in unconditioned spaces.
- *Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly. Assure each room has adequate return air flow through multiple returns, transfer grilles or jump ducts. Openings should be sized to 1 square inch of cfm of supply and pressure differential between closed rooms and adjacent spaces should be less than 2.5 Pascals.
- Use Anti-stratification system when possible, that re-circulates hot air that has risen to upper areas into lower areas.

Nudected HVAC Systems

- *At least R-3 insulation around distribution pipes in unconditioned spaces. (If possible, keep the boiler and distribution pipes in conditioned space.)
- Install outdoor reset controls based on outdoor air temperature.
- *Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly. Design and install flow control valves on every radiator of Hydronic systems for a room by room system or install two distinct zones with independent thermostat controls.

Moisture Control:

- Maintain relative humidity below 60% with additional dehumidification equipment or a central HVAC system with additional controls to operate in dehumidification mode.
- *Install nonpaper-faced backer board on walls around tub, showers and spa areas
- *Use water resistant flooring in kitchens, bathrooms, laundry rooms, entry areas within 3' of exterior door and spa areas; do NOT use carpet
- *Install drain and drain pan in hot water heater if it is in or over living space
- *Install drain and drain pan, or accessible single-throw supply valve to clothes washer if it is in or over living space.
- *Exhaust dryer directly to outdoors
- *Install drain and drain pan to condensing clothes dryer

Outdoor Air Ventilation

*Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a mild climate (fewer than 4500 infiltration degree-days)).

Local Exhaust:

- *Design and install local exhaust systems in all bathrooms and kitchens to meet requirements of ASHRAE Standard 62.2-2007 Section 5.
- *Design and install the fans and ducts to meet requirements of Section 7 of ASHRAE Standard 62.2-2007.
- *Exhaust air directly to the outdoors
- *Use Energy Star labeled bathroom exhaust fans.
- Use an occupancy sensor, an automatic humidistat controller, an automatic timer or a continuously operating exhaust fan for bathrooms.

Air Filtering

*Install air filters ≥ MERV 8 for forced air systems and nudected HVAC systems. Maintain adequate pressure and air flow in all mechanical ventilation systems.

Contaminant Control

Seal all permanent ducts and vents to minimize contamination during construction and remove seals after construction is complete. Flush the home for 48 hours prior to occupancy but after all phases of construction are completed.

Radon Protection

If located in EPA Radon Zone 1, design and build with radon-resistant construction techniques prescribed by the EPA, IRC or equivalent standard.

Garage Pollutant Protection

*No HVAC systems in garage; place all air-handling equipment and ductwork outside the fire-rated envelope of garage. When possible, detach garage completely from house. Tightly seal shared surfaces between garage and conditioned spaces. --If space is above garage: seal all penetrations, seal all connecting floor and ceiling joist bays, and paint wall and ceilings to avoid carbon monoxide penetration through gypsum board. If space is adjacent to garage: weather-strip all doors, place carbon-monoxide detectors in rooms adjacent, seal all penetrations and seal all cracks at base of the walls. Install an exhaust fan in garage rated for continuous operation.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manuf. installation instructions. Access: Equipment shall be located w/ respect to building construction and other equipment tp permit maintenance, servicing and replacement. Clearances shall be maintained to permit clearing of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments. Sizing: Heating and Cooling equipment shall be sized based on building loads calculated in accordance w/ ACCA Manual J or other approved heating and cooling calculations methodologies. Flood Hazard: In areas prone to flooding as established by Table R301.2 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec R323.1.5 of the IRC. Duct Design: Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance w/ the provisions of Chapter 16, of the IRC and ACCA Manual D or other approved methods. Venting Required: Fuel-burning appliances shall be vented to the outside in accordance w/ their listing and label and manufacturer's installation instructions except appliances listed and labeled for unvented use. Venting systems shall consist of approved venting systems that are integral parts of labeled appliances. Gas-Fired appliances shall be vented in accordance w/ Chapter 24 of the IRC. Electrical distribution systems shall comply w/ Part VIII, Chapters 33 through 42, of the IRC; the NEC, and NFPA 70. Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc., and all work shall conform with the requirements of the National Electrical Code and NFPA 70. Circuits: Electrical system layouts are generally diagrammatic and location of outlets and equipment is approximate. Exact location of outlets and circuiting shall be governed by structural conditions and obstructions as well as applicable sections of the NEC. a) Lighting Circuits: 15 AMP with #14 AWG conductors (120V). b) Receptacle Circuits: 20 AMP with #12 AWG conductors (120). c) Provide 2 separate appliance circuits at kitchen, 20 AMP with #12 AWG conductors (120). Convenience Receptacles: Shall be placed maximum 12'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all furnshable walls exceeding 2'-0" from end wall, and at all furnshable walls exceeding 2'-0" in length. a) All receptacles shall be grounded type. b) Locate receptacles 6" above floor and countertops, unless otherwise noted. c) Install 240V receptacles where noted on the drawings. d) All switched receptacles shall be one half hot.

DIVISION 26 ELECTRICAL

-Green Recommendation:

Lighting:

- *Install at least four Energy Star labeled light fixtures or Energy Star labeled compact fluorescent light bulbs in high use rooms.
- Install Energy Star labeled fixtures wherever possible.
- Renewable Energy: Design and install a renewable electricity generation system by using energy modeling to estimate the energy supplied by the system and the annual reference electrical load. The annual reference load is the amount of electricity that a typical home would consume in a given year and can be calculated by using the 2006 Mortgage Industry National Home Energy Rating Standards Guidelines. Home design should be at least 3% better than annual reference load.

Light Switch: Located at 48" above finish floor and 8" above counter tops, unless otherwise noted. Verify counter height w/ Owner. System Grounding: Provide accessible junction box and necessary conduits for grounding main electrical system in accordance w/ Sec. E3507.1 of the IRC and Sections 250.20(b)(1) and 250.24(a). Smoke Detectors: Provide approved smoke detector and alarm system conforming to UBC Standard 45-6 at locations shown on the drawings. Aluminum wire shall not be used in electrical wiring within the dwelling unit. All equipment installed outdoors and exposed to weather shall be "weather-proof" Provide a separate 20 ampere laundry circuit. Provide ground fault circuit interrupter (GFI) protection at all bathrooms, powder rooms, outdoor receptacles and garages in accordance w/ Sec. E3802 of the IRC. Verify minimum flood elevation prior to placement of devices, equipment, and appliances.

DIVISION 31 EARTHWORK

-Green Recommendation:

Site Selection:

- Do not develop, build or pave on portions of site that meet the following criteria: -land that is at or below the 100-year floodplain (as determined by FEMA).
- land that is named a habitat for any endangered or threatened species (as determined by state or federal agencies).
- land that is within 100 feet of water

Build on a previously developed lot if possible, or on a site that is adjacent to a previously developed site. Select a lot that is within ½ mile of existing infrastructure (water and sewer lines). Select a lot that is within ½ mile of open space accessed by the public or private community. Build homes with an average housing density of 7 or more dwelling units/acre, or a single home on 1/7 acre.

Building Orientation for Solar Design:

Size the building so that the glazing area on the north and south facing walls is at least 50% greater than the sum of the glazing area on the east and west walls. Orient the building so that the east-west axis of the building is within 15 degrees of due east and due west. The roof south-facing area should have a minimum of 450 sq. ft. of area oriented properly for solar applications.

Site Stewardship:

- *Implement a plan of erosion control during construction to include: -stockpile and protect disturbed topsoil from erosion. -control the path and velocity of runoff with silt fencing or other measures. -protect on-site storm sewer inlets, streams and lakes with straw bales, silt fencing, or other measures. -provide swales to divert surface water from hillsides. -in sloped areas, keep soil stabilized on sloped areas by using tiers, erosion blankets, compost blankets or other measures.

Protect trees and plants with "tree protection area" fence delineated on site plan and on lot. Only develop and disturb necessary amount of site; leave as much undisturbed as possible.

Landscaping:

- *Use native plants: do not introduce invasive plant species into landscape.
- Use drought tolerant plants and turf or install irrigation system to reduce water usage.
- Do not use turf in areas with a slope of 25% or more or in densely shaded areas. If possible, limit the use of turf.

Heat Island Effects:

Locate trees and other plants to shade hardscape areas. Use light-colored high-albedo materials to pave sidewalks, patios and driveways. Examples include white concrete, light gray concrete, open pavers and/or any material with a SRI index of at least 24.

Surface Water Management:

Use retaining walls and terracing for permanent erosion control on steep slopes. Use permanent stormwater controls such as vegetated swales, on-site rain gardens, dry wells, or rainwater cisterns designed to manage runoff from home. If feasible in design, install a vegetated roof for at least ½ the roof area. Use permeable materials such as pavers, turfstone, gravel and others for driveway and patios.

All earthwork shall be performed in accordance with applicable standards enforced by jurisdiction of which the project is located. Earthwork shall be performed in accordance with recommendations contained in the soils report provided by the Owner, if applicable. The soils report shall be considered as part of the construction documents. Refer to foundation plan and details for specific requirements. All footings shall bear on firm, fully compacted, natural soil or on approved compacted fill. All imported soil shall be acceptable to the Soils Engineer. Sub-grade failing to meet compaction requirements shall be re-compacted and tested until specified results are achieved at no additional expense to Owner. Refer to Civil Engineer's grading and plot plans. Refer to the Landscape Architect's grading and construction documents for fine grading. All finish grades shall be placed so as to provide positive drainage away from the building.

SECTION 31 31 16 - TERMITES CONTROL

-Green Recommendation:

- Implement one or more of the following measures below. -Keep all wood (i.e., siding, trim, structure) at least 12 inches above soil.
- Seal all external cracks, joints, penetration, edges, and entry points with caulking. Where openings cannot be caulked or sealed, install rodent and corrosion proof screens (e.g., copper or stainless steel mesh). Protect exposed foundation insulation with moisture-resistant, pest -proof cover (e.g., fiber cement board, galvanized insect screen).
- Include no wood-to-concrete connections or separate any exterior wood-to-concrete connections (e.g., at posts, deck supports, stair stringers) with metal or plastic fasteners or dividers.
- Install landscaping such that all parts of mature plants will be at least 24 inches from the home.
- In areas named moderate to heavy through Every heavy on the termite infestation probability map (See IRC - all of the Southeast) implement one or more of the following measures: -Treat all cellulose material (e.g., wood framing) with a borate product to a minimum of 3 feet above the foundation
- Install a sand or diatomaceous barrier
- Install a steel mesh barrier termite control system.
- Install a non-toxic termite bait system. (Recommend termite or equal)
- Use noncellulosic (i.e., not wood or straw) wall structure.
- Use solid concrete foundation walls or masonry wall with top course of solid brick bond beam or concrete filled block.

General: In areas favorable to termite damage as established by Table 301.2(1) of the IRC, methods of protection shall be in accordance w/ applicable provisions of Sections R319 and R320. Chemical soil treatment: The concentration, rate of application, and treatment method of the termiticide shall be consistent w/ and never less than the termiticide label. Soil treatment shall not be applied until all fine grading and prep is complete. Once applied, Termiticide shall not be disturbed.

DIVISION 32 EXTERIOR IMPROVEMENTS

SECTION 32 14 00 - UNIT PAVERS

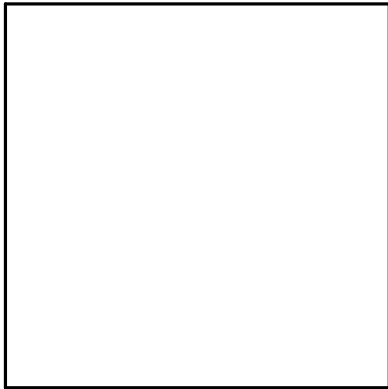
-Green Recommendation:

Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous subbase, and the base layer must be designed to ensure proper drainage away from the home.

DIVISION 33 UTILITIES

SECTION 33 46 00 - SUBDRAINAGE

Foundations and foundation drainage shall comply w/ Chapter 4, Sec. R401, of the IRC. Concrete or masonry foundations: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Materials shall be in accordance w/ Sec. R405 of the IRC.



SPECIFICATIONS

APA

ALLISON RAMSEY

Architects, Inc.

creating sustainable timeless design

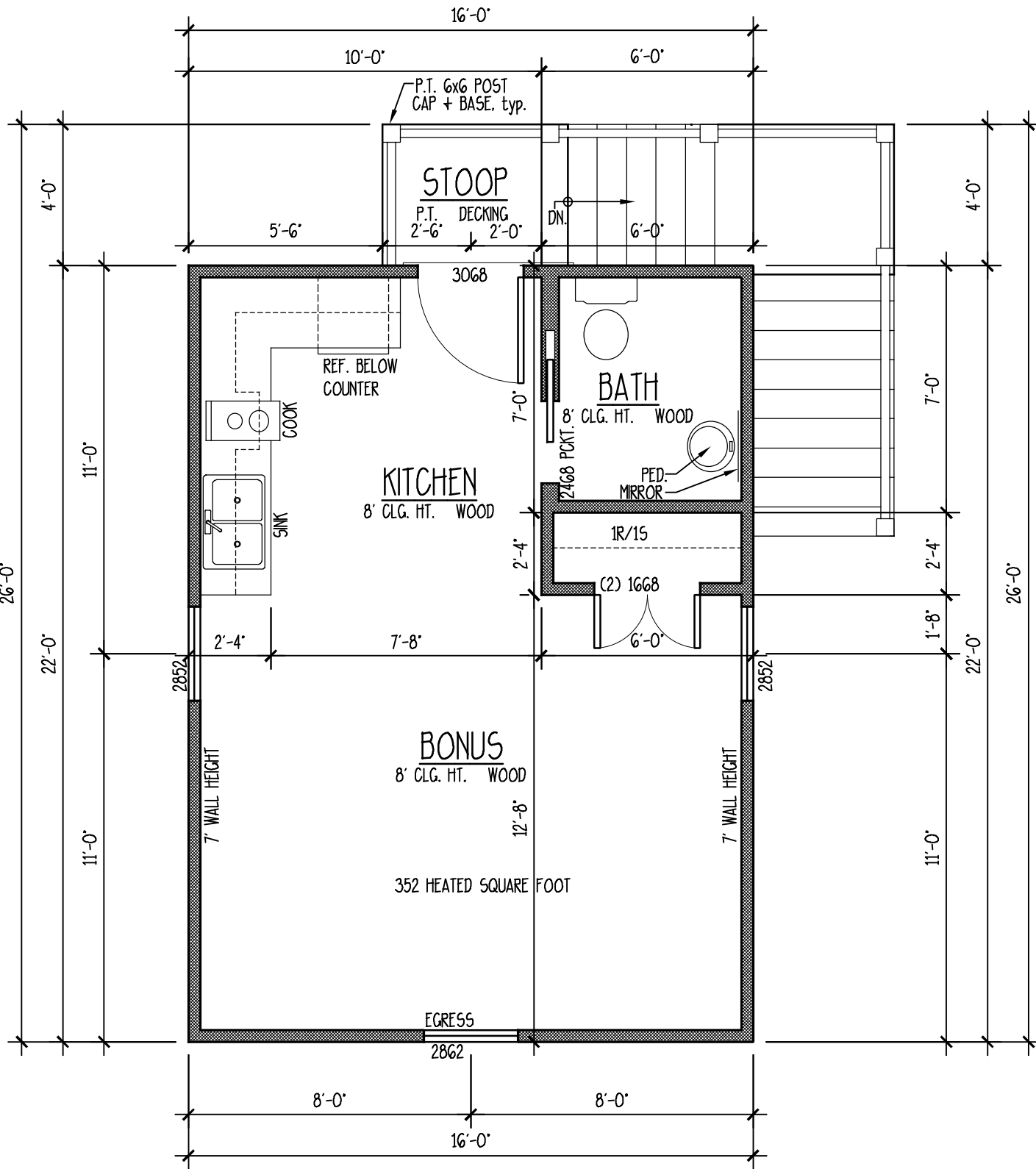
1003 Charles St.
Beaufort SC 29902
(843) 984-0559
www.allisonramseyarchitect.com

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DATE :	03/16/19	JOB NO. :		DRAWN BY :	shh	DWG. NAME :	GreenSpec2019.dwg
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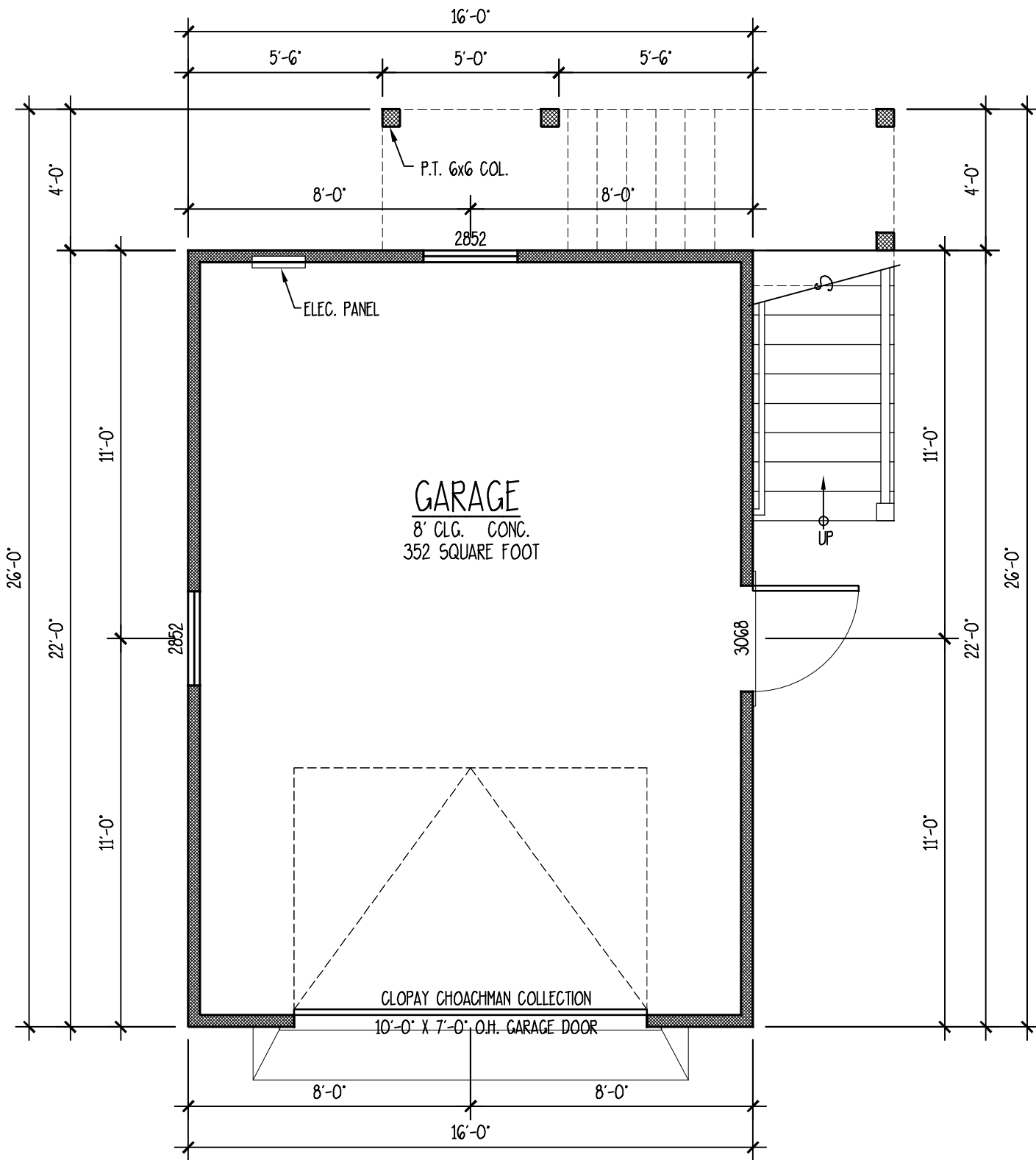
SP3

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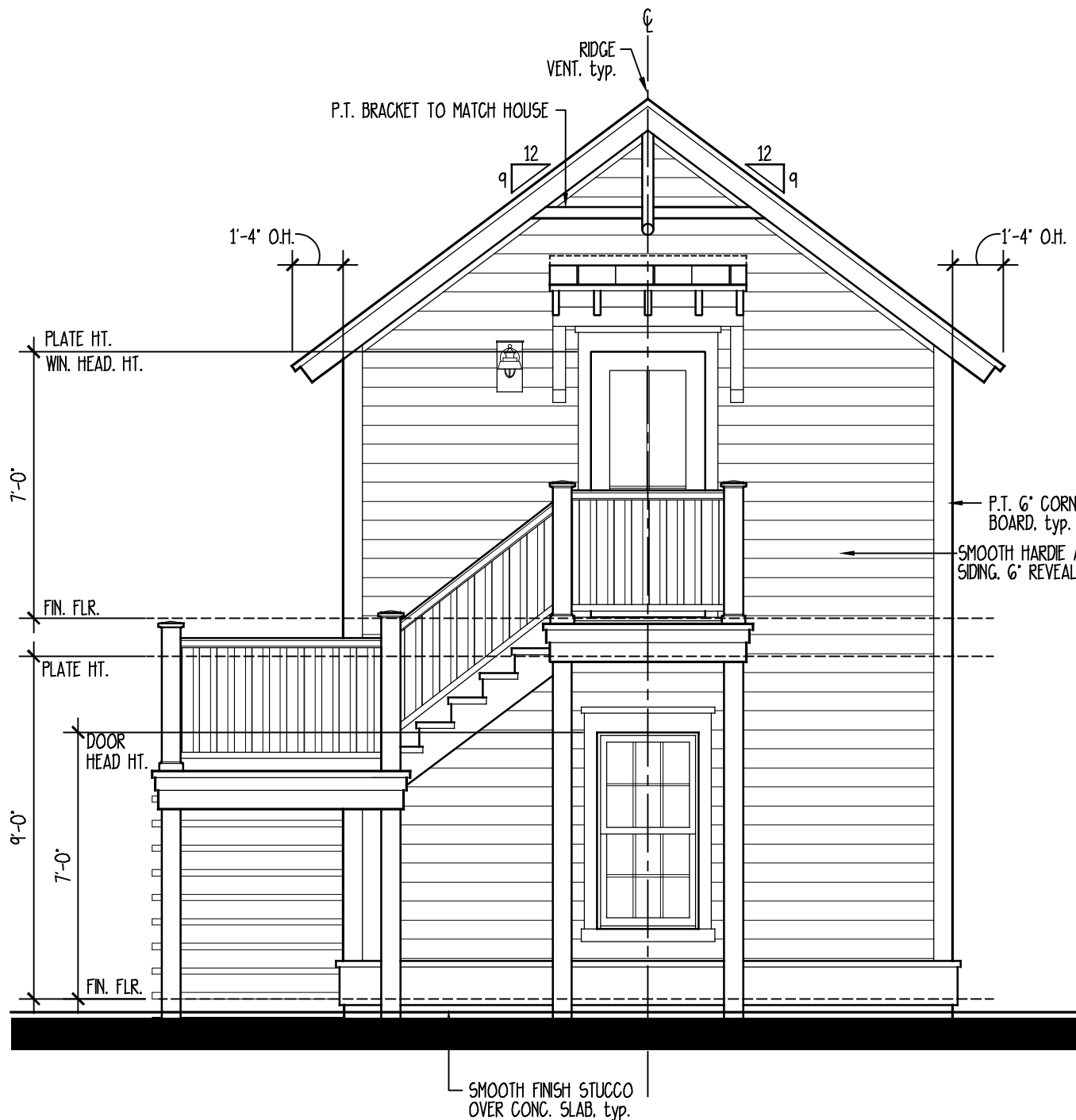
SECOND FLOOR PLAN

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



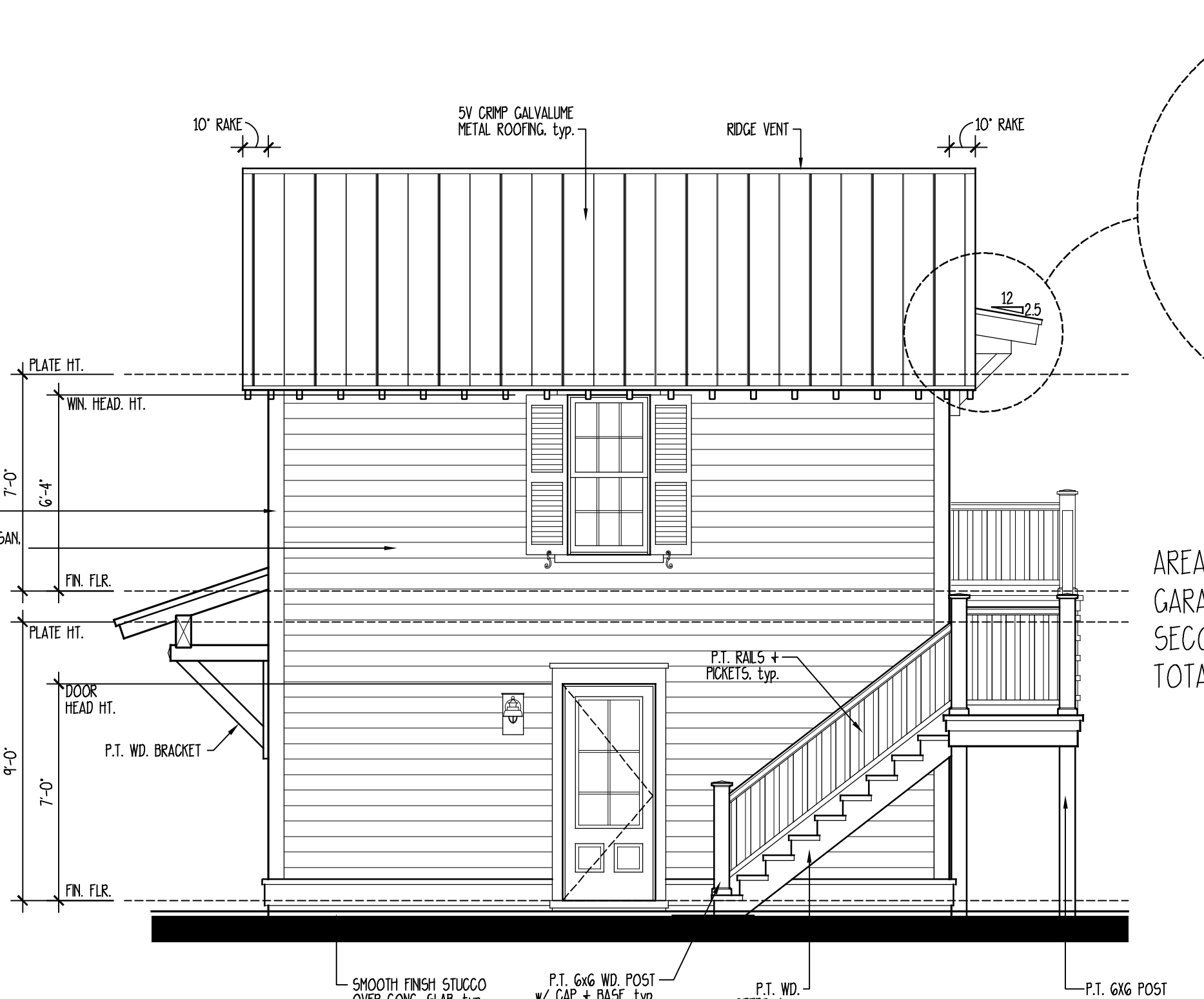
FIRST FLOOR PLAN

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



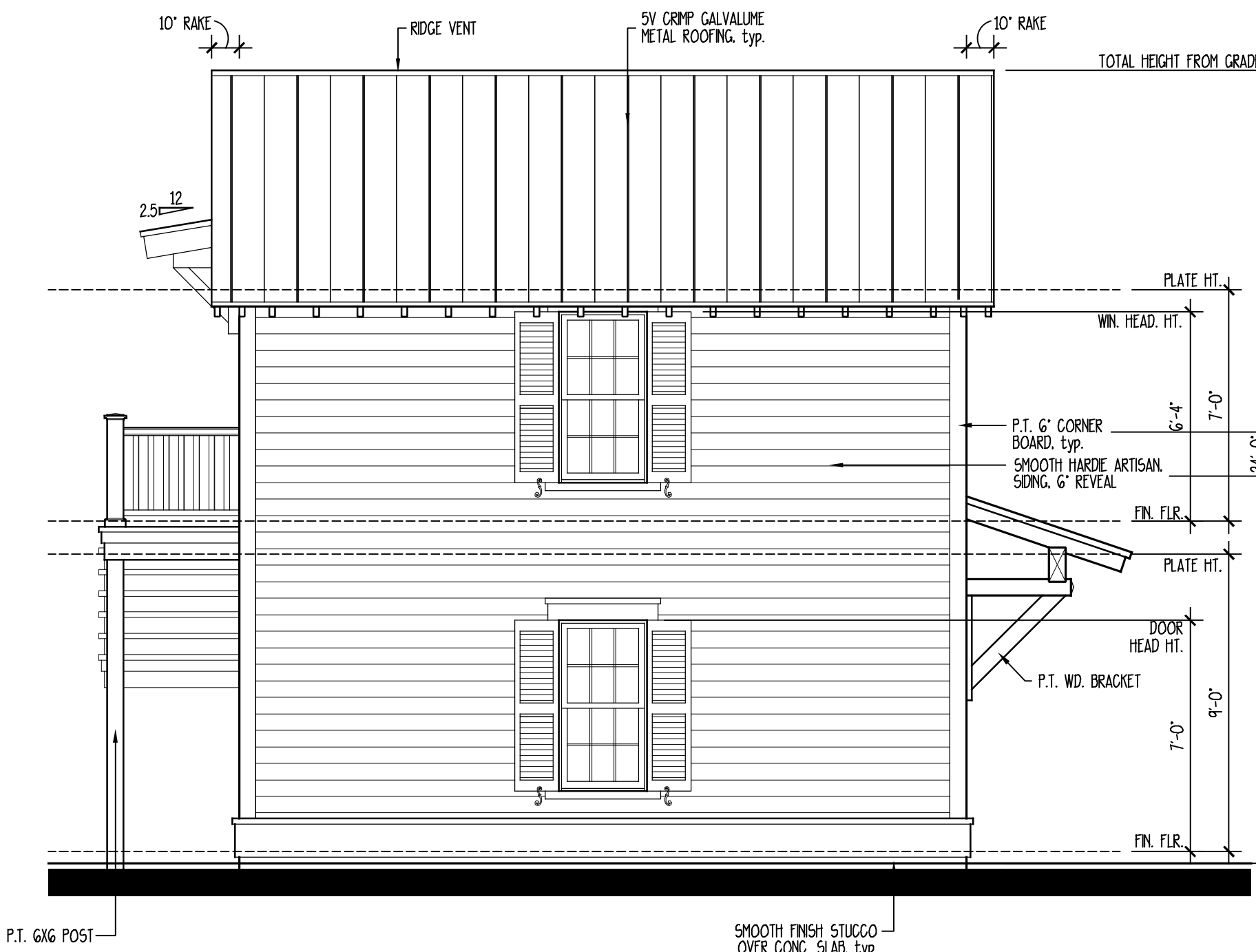
REAR ELEVATION

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



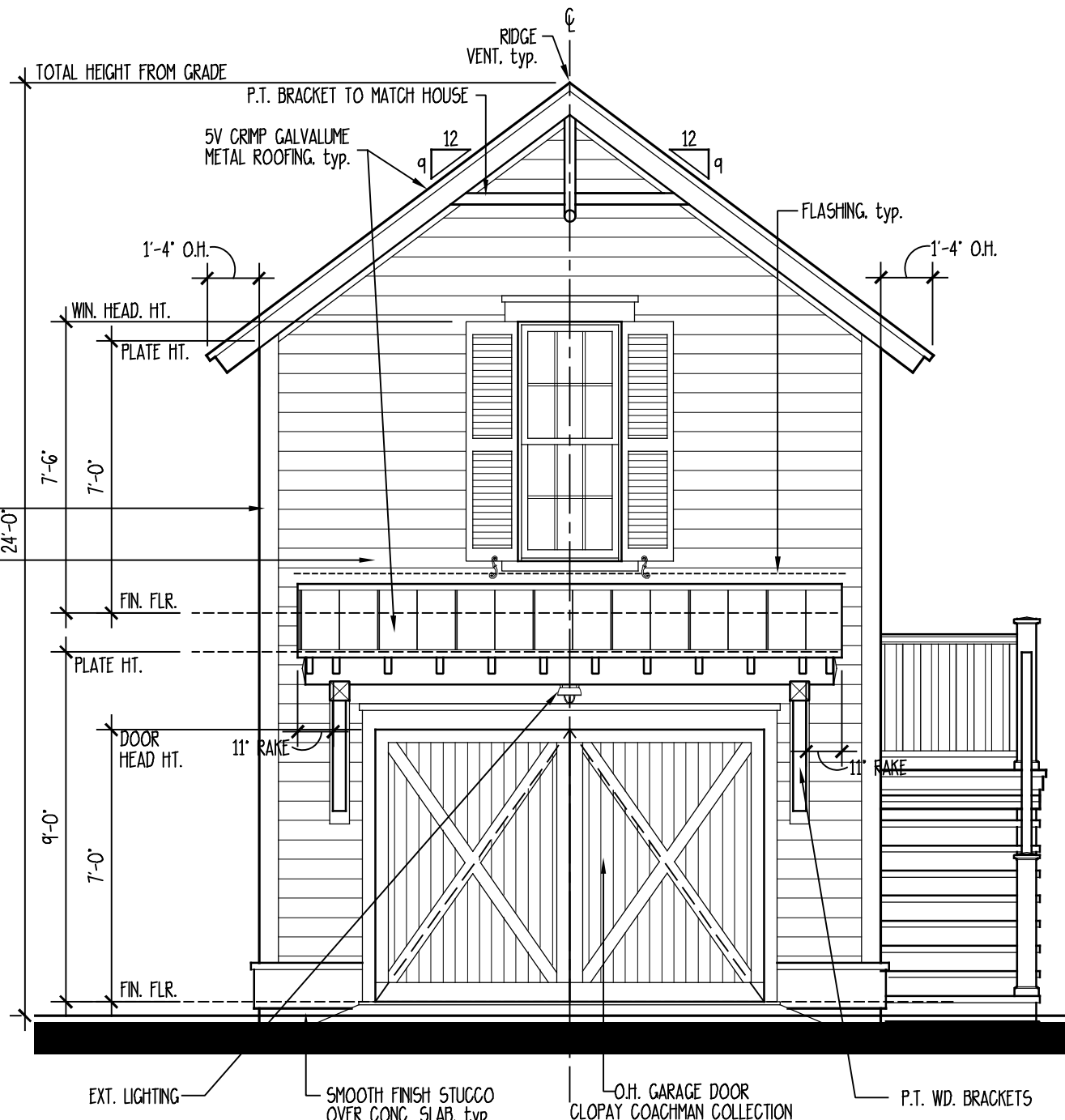
RIGHT ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

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

AREA CALCULATIONS
GARAGE - 352 SQ. FT.
SECOND FLOOR HEATED - 352 SQ. FT.
TOTAL SQUARE FOOT - 704 SQ. FT.

SEEFRIED RESIDENCE

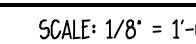
SAN FERNANDO + AMELIA STREET
CITY OF FERNANDINA BEACH, FLORIDA

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1003 Charles St.
Beaufort SC, 29902
(843) 984-0559
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DATE:	7/16/2019
JOB NO.	18347
DWN. BY:	DCM
DWG. NAME:	18347.DWG

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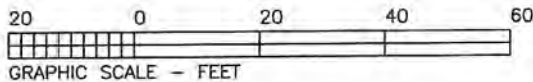
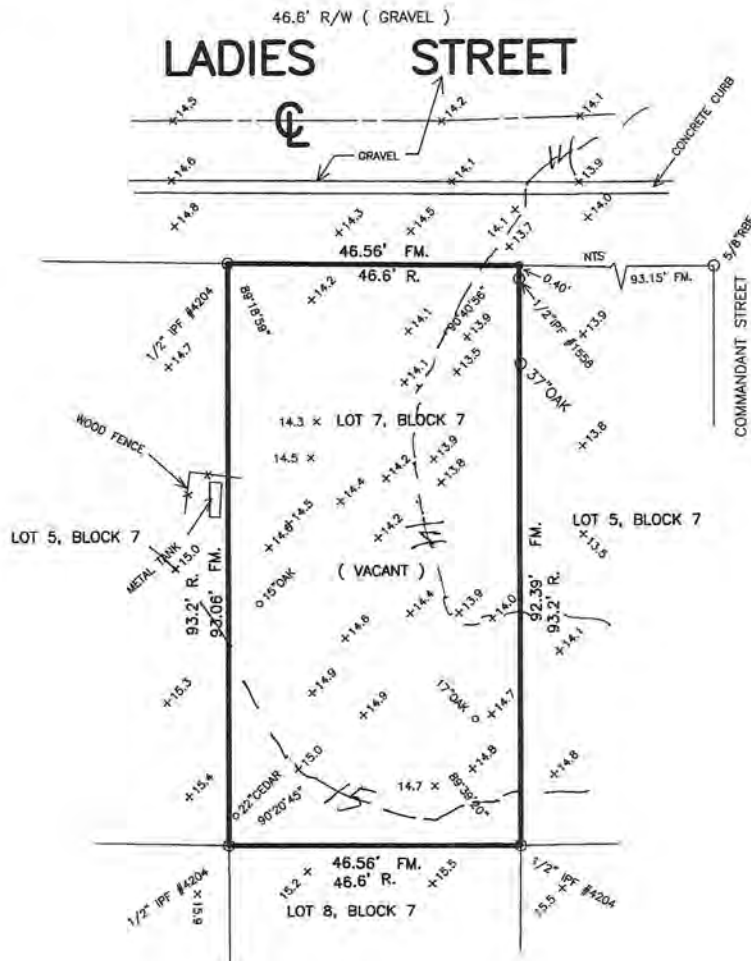


**Mashup of 153208 with 073155 Door
and louvered shutters around window**

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOT 7, BLOCK 7, OLD TOWN,

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

CERTIFIED TO:
ALEXANDER F. SEEFRIED, III,
CATHLEEN M. SEEFRIED,
FIRST AMERICAN TITLE INSURANCE CO.
WOOD & SMITH, P.A.



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.

[Signature] 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. 0229G

DATED 8/2/17

DATE OF SURVEY: MAY 1, 2019

SCALE 1"=20'

JOB NO. 1904-11 F.B. 352

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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

EGANS CREEK LN



LADIES STREET



AMELIA ST



COMMANDANT ST



IANO DO STREET

Lots 11 & 12



Lot 7



Lot 8



Lot 3





HardiePlank®

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

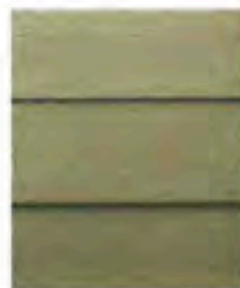
With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their chosen house a reality. From Victorian homes in Colorado, HardiePlank lap siding sets the standard in exterior cladding.



A classic look for
THE HOME OF THEIR DREAMS.

SELECT CEDARHILL™

Western Pine



SMOOTH™

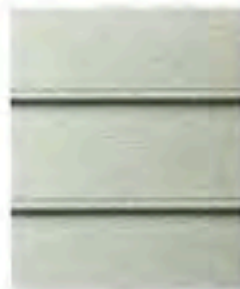
Pine/Spruce/Fir



Thickness	5/16 in.							
Length	12 ft. planks							
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	10.25 in.	11.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	9 in.	10 in.	10.75 in.
Quadratic Feet/Panel	324	288	252	216	180	144	108	81
Price Per/Panel	340	300	257	220	180	152	120	92
Per/100	25.0	20.0	16.7	14.3	12.5	10.5	8.0	6.0

CUSTOM BEADED CEDARHILL™

Oak/Maple



CUSTOM BEADED SMOOTH™

Redwood/Pine



Thickness	5/16 in.							
Length	12 ft. planks							
Width	6.25 in.							
Exposure	7 in.							
Quadratic Feet/Panel	210							
Price Per/Panel	240							
Per/100	14.3							

CUSTOM COLONIAL™ BEADSLAT™

Atlantic Oak



CUSTOM COLONIAL™ SMOOTH™

Dove Grey



Thickness	5/16 in.							
Length	12 ft. planks							
Width	8 in.							
Exposure	6.75 in.							
Quadratic Feet/Panel	144							
Price Per/Panel	240							
Per/100	16.7							

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Metal Roofing

For Contractors

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A trusted name in metal roofing solutions



Home / Metal Roofing / Proof My Roof

Proof My Roof™ Roofing Visualizer

PANEL TYPE:

BUDDY LOCK
GULFLOK & GULFLOCKER
GULFSEAM
VERSALOC & MEGALOC

STANDARD COLOR:

GULFRS
SVCRIMP
GULFPRK
GULFWAVE

SVCRIMP

ROOF COLOR:

KYNAR500 PREMIUM PAINT
IN STOCK: Regal, Aztec, Hueso, Regent

KYNAR500 SPECIAL ORDER
KYNAR500: Regal, Aztec, Hueso, Regent

STANDARD PAINT
IN STOCK: Regal, Aztec, Hueso, Regent



HOME COLOR:

SELECTED: OFF WHITE

TRIM COLOR:

SELECTED: CREME



HOME STYLE:



COASTAL



CRAFTSMAN



FLORIDA STUCCO



COLONIAL RANCH



MODERN VICTORIAN

NOW VIEWING: SVCRIMP panels in Gulfalume Unpainted on a Craftsman style home with Off White painted exterior walls and Creme painted trim.

ENLARGED SCREW PANEL DETAIL:

SVCRIMP



We ship anywhere in the U.S.



Find us on:



Manufacturer Direct

Andersen.
ARCHITECTURAL
COLLECTION



A-SERIES
WINDOWS & DOORS



Frenchwood® Hinged Patio Doors

A-Series hinged patio doors make a dramatic statement and add great ventilation. Their French door styling goes well with any home style. Made of wood protected by fiberglass, it's our best-performing hinged patio door.

DURABLE

- Virtually maintenance-free and exterior finish never needs painting and won't flake, rot, blister, peel, pit or corrode*
- Exterior is protected by fiberglass for long-lasting performance

ENERGY-EFFICIENT

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

BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options

OPTIONS & ACCESSORIES

- Smart home options including VeriLock[®] security sensors and Yale[®] Assure Lock[®]
- Available with Stormwatch[®] protection for coastal areas
- Exclusive between-the-glass art glass designs



*Not all maintenance-free exterior finishes are created equal. Andersen's fiberglass exterior finish is a superior product in the U.S. Environmental Protection Agency (EPA) marketplace and supports the United States' goal to reduce greenhouse gas emissions.

DOUBLE-HUNG WINDOWS



Anderson® 400 Series Woodwright® insert replacement windows with pine interiors.



400 SERIES WOODWRIGHT® WINDOWS

Make new homes look old and old homes like new.

Woodwright® windows are a great choice for traditional architecture. With their thick, sloped sills, precision-milled wood interiors and historically accurate grille patterns, these windows bring authentic old-world character to homes of all ages.



Unpeep Arch



Arch



Springline®

Woodwright® full-frame windows offer you the ability to select from a simple rectangular shape or create a distinct, architecturally inspired look with graceful arches.

REPLACING A WINDOW?

Woodwright® insert windows can save you time and money. (See opposite page.)



CUSTOM SIZES



REPLACEMENT



400 SERIES TILT-WASH WINDOWS

Our most popular double-hung window.

Year after year, the Anderson® 400 Series tilt-wash window is our best-selling double-hung window — and for good reason. Extremely energy efficient, it gives you a wide array of decorative and performance options.



Anderson® 400 Series tilt-wash full-frame windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

REPLACING A WINDOW?

400 Series tilt-wash insert windows can save you time and money. (See opposite page.)



CUSTOM SIZES



REPLACEMENT



200 SERIES TILT-WASH WINDOWS

Our 200 Series tilt-wash double-hung window comes in our most popular sizes and gives you our most requested options. You still get low-maintenance exteriors and real wood interiors, along with our renowned Owner-2-Owner® limited warranty.*

NARROLINE® CONVERSION KIT

If your home has Anderson® Narroline® windows that were made after 1962, our quick conversion kit can turn them into convenient, tilt-wash double-hung windows with high-performance Low-E4® glass. It installs easily with less mess than ordinary window replacement. Plus, it matches your existing window inside and out and is backed by our full Owner-2-Owner® limited warranty.*

Wood Louver Shutter Specification Sheet



Material: Pine, Cedar, Redwood, Cypress, or Mahogany

- 1" thick

Available Finishes:

- Unfinished
- Factory Primed
- 9 Standard Factory Paint Colors
- Factory Painted Custom Color Matching!



Black

White



Ebony
Green



Pine
Green



Colonial
Blue



Chocolate
Chip



Brick
Red



Brandy-
wine



Dove
Gray

Warranty:

- 1 Year Manufacturer's Warranty
- Covers defects in structure and factory finish

Features:

- Historically & Architecturally Correct
- Custom Designed & Assembled By Hand
- Closed or Open Louver Options
- Made in America

Dimensions: (CALL FOR CUSTOM DIMENSIONS 866-760-2846)

- 3" Top Rail
- 2" Side Stiles
- 3" Center Rails (if applicable)
- Bottom Rail Varies (Usually about 3")
- 1-3/8" Louver Height
- 1" Overall Depth
- 18° Louver Angle



Made in USA



Ships to Canada



MoorGlo Soft Gloss Finish

Soft Gloss (096) ⓘ

FEATURES

- Durable finish resists fading, cracking and peeling so your home's exterior looks freshly painted for years to come
- Mildew resistant even in humid conditions

Ideal when you need:

- Advanced alkyd technology for superior adhesion even to hard to coat surfaces
- A Soft Gloss finish that's shiny and durable – great for windows, shutters, doors and other trim work

MORE INFORMATION

TOOLS

SDS / TDS

- Low temperature application (to 40°F) extends the painting season
- Engineered with Gennex® Color Technology
- View the [sell sheet](#) for more information

benjamin moore white dove

OC-17



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-30
AUGUST 15, 2019

Owner/Applicant:	Eric Miklas
Property Address:	Lot 8 Block 3 Garden Street (Old Town)
Parcel ID #	00-00-31-1580-0003-0080
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a single-family home.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Certificate of Approval (COA) to construct a two-story primary structure.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

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

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

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

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

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

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

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

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

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

Avoid:

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

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

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

4.7 Sideyard Corridors: Five foot minimum requirement.

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

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

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

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

ANALYSIS:

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District. The site does not include any accessory structures.
- **Lot Density** – Total lot coverage was not provided. Based on the lot size (4512 sq ft.) and the given square footage, the total lot coverage appears to be 47.89%, which is over the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” the entry porch is 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.
 - **Frontage** – meets frontage visibility corridor.
 - **Side-yard** – meets side-yard visibility corridor.
 - **Mid-Lot Corridor** – since this is a full peonia, a mid-lot corridor is not present.
 - **Visibility Triangle** – since this is an interior lot, the visibility triangle is not required.
- **Parking** – Driveway to be accessed off of Garden Street. The driveway material is indicated to be crushed shell.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Garden Street, which is appropriate.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is not indicated on plans. Total height of structure will need to be indicated on plans for final approval.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding. Cementitious siding will be smooth in finish. Windows are to be 2/2, PGT vinyl windows. Muntins will be required to be present on the exterior of the window, as opposed to being a grille between the glass. Exterior doors are to be painted wood Anderson doors.
- **Foundation** – The project will be constructed on a stem-wall and pier foundation (entry porch) with pressure treated (P.T.) 1x6 horizontal board infill between piers. CMU foundation will be coated with sand finish stucco. Although vents are present in the CMU foundation, the proportion of the openings has the appearance of modern stem wall construction. Staff recommends the use of articulation of the foundation that has the appearance of a traditional pier foundation, which is more appropriate for this style of architecture. Infill between “piers” does not have to be an opening, rather just the impression of one.

Other Notes –

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

Staff finds that the proposed new construction does not meet all requirements of the Land Development Code or the guidelines for new construction in Old Town. As this project meets a good deal of the requirements, staff recommends issuing conceptual approval for this project and allowing the applicant time to revise the plans to address the issues noted.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2019-30 with the condition:

1. Staff and Board comments be incorporated into final submission.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-30 **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 2019-30, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-30 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-30

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

OFFICE USE ONLY	
REC'D: <u>7/17/19</u> BY: <u>[Signature]</u>	
PAYMENT: \$ <u>200.00</u> TYPE: <u>Ch #3176</u>	
APPLICATION #: _____	
HDC CASE #: _____	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐ DATE: _____	

BOARD MEETING DATE: <u>8/15/19</u>	
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>GARDEN STREET FERNANDINA BEACH, FL. 32034</u>	
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1580-0003-0080</u>	
Zoning District: _____ Lot / Block Number (optional) <u>Lot 8 Block 3</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name <u>Eric Miklas</u>	
Company (if applicable)	
Street Address <u>29 OAK Point Dr Amelia Is. FL.</u>	
City State Zip <u>904-343-9314</u>	
Telephone Number <u>Amelia Is. FL. 32034</u>	
Email Address <u>miklasf@aol.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.

~~Single Family Dwelling with Approx. 2160 sq. ft.~~

N/A

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.

Single Family Dwelling with Approx. 2160 sq. ft.

Ext. of Home to

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	James Hardie	Ext. Siding		SW 7008
		Lap siding 6" to weather		ALABASTER
Doors	Jeldwen	Solid Wood		SW 7621
		ext. Doors		Silver mist
Windows	PGT	Vinyl Clad white		white
		2 over 2		
Roofing	GAF	Asphalt Roofing		Driftwood
	Timberline HD	Shingles		
Fascia/Trim		Pressure treated wood		SW 7008
				ALABASTER
Foundation		SAND finish stucco		SW 7008
		w/ Painted 1x6 openings		ALABASTER
Shutters	N/A			
Porch/Deck		Pressure Treated Wood		SW 7111
				Elephant EAR
Fencing	N/A			
Driveways/Sidewalks		Driveway		white
		Crushed sea shell		
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.

Date

7/16/2019

Signature of Applicant

Tara Levitt

STATE OF FLORIDA

COUNTY OF NASSAU



Subscribed and sworn to before me this 16th day of July, 2019.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL drivers license

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE TERRANCE MIKLAS
(print name of property owner(s))

hereby authorize: ERIC MIKLAS
(print name of agent)

to represent me/us in processing an application for: COA BOARD Review
(type of application)

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

Terrance Miklas
(Signature of owner)

Eric Miklas
(Signature of owner)

TERRANCE MIKLAS
(Print name of owner)

ERIC MIKLAS
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU



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

Tara Levitt
Notary Public: Signature

Tara Levitt
Printed Name

06/07/2019
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL drivers license

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 18-372

General Warranty Deed

Made this May 31, 2018 A.D. By Joe Franklin Priest, Jr., and Valerie Jenkins Priest, husband and wife, whose post office address is: 75 North Woodward Avenue #80500, Tallahassee, Florida 32313, hereinafter called the grantor, to Terrance P. Miklas, an unmarried man, whose post office address is: 503 Ocean Blvd., #2, Hampton, New Hampshire 03842, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this Instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

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

Lot 8 in Block 3 of OLD TOWN.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-00-31-1580-0003-0080

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

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

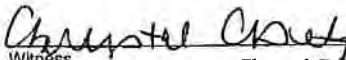
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

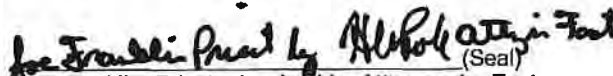
Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

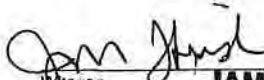
File Number: 18-372

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Chrystal C. Dietz

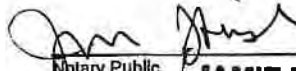

(Seal)
Joe Franklin Priest, Jr., by his Attorney in Fact
Harrison Poole


Witness
Printed Name: JAMIE M. THIRSK


(Seal)
Valerie Jenkins Priest by her Attorney in Fact
Harrison Poole

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 30th day of May, 2018, by Harrison Poole as Attorney in Fact for Joe Franklin Priest, Jr. and Valerie Jenkins Priest husband and wife, who is/are personally known to me or who has produced _____ as identification.


Notary Public
Print Name: JAMIE M. THIRSK

My Commission Expires:

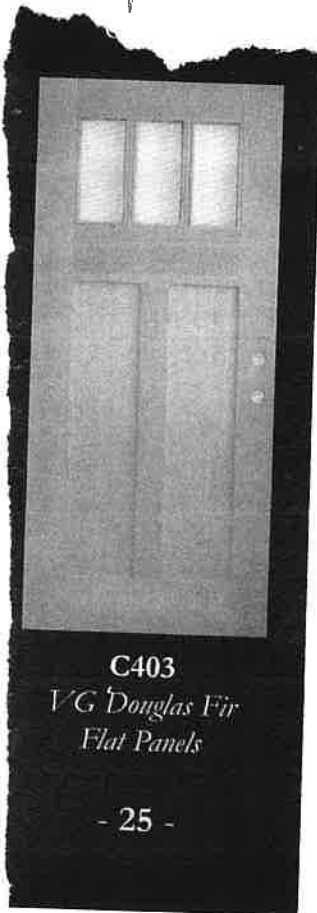


JAMIE M. THIRSK
MY COMMISSION # FF 193406
EXPIRES: December 15, 2018
Bonded Thru Budget Notary Services

manufactured By Andersen Doors

Rear Entry
Door

Painted Silvermist
S.W. 7621



Front Entry
Door

Painted Silvermist
S.W. 7621





Exterior
Body & Trim
color

FF04

ALABASTER SW7008



Driftwood

GAF

TIMBERLINE HD

GET AUTOMATIC LIFETIME PROTECTION ON YOUR ENTIRE GAF ROOFING SYSTEM!*

When you install any GAF Lifetime Shingle and 3 or more qualifying GAF accessories, you'll automatically get a Lifetime Ltd. warranty on your shingles and qualifying GAF accessories.†

Lifetime
LTD. WARRANTY TERMS

GAF

*The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty (refer to the actual warranty for complete coverage and restrictions), and means as long as the original (original owner(s)) of a single-family dwelling residence for the second owner(s) in certain circumstances, owns the property where the shingles and accessories are installed. For owners/subscribers not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. Warranty for accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles. **COLOR NOTE:** Because of the small size of these samples, the color clearly does not represent the actual color. Please contact your distributor for more information.



Reorder # G203841

GAF

Lifetime Shingles

GAF

Cobra® Attic Ventilation

GAF

Roof Deck Protection

GAF

Leak Barrier

GAF

Starter Strip Shingles

GAF

Ridge Cap Shingles



Manufacturer:

P.G.T. Window this style
(2 over 2)

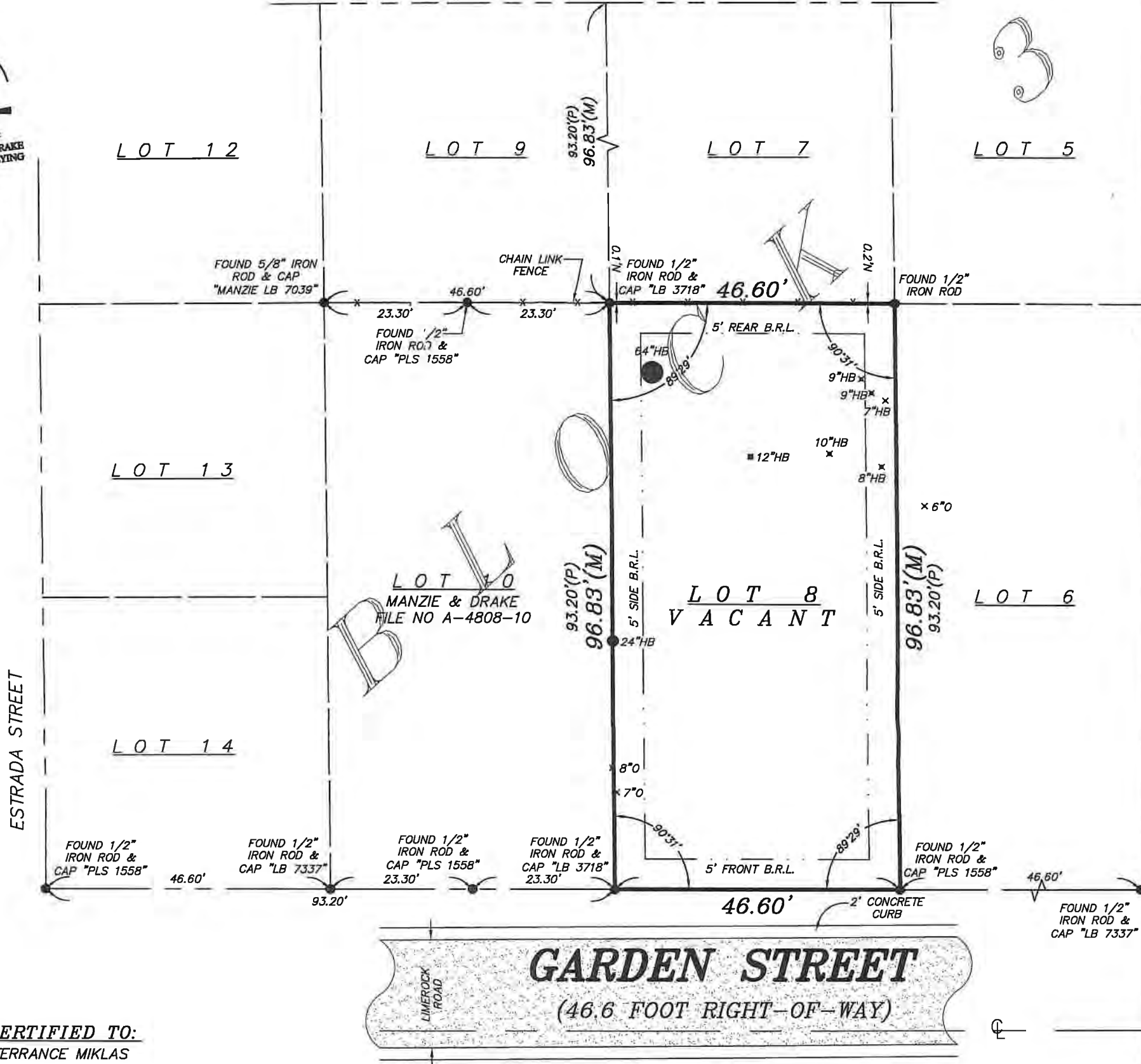
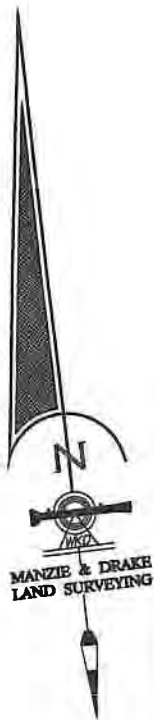


MAP OF BOUNDARY SURVEY

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

LOT 8, BLOCK 3 OF OLD TOWN.

SOMERUELUS STREET



CERTIFIED TO:
TERRANCE MIKLAS

LEGEND

B.R.L. = BUILDING RESTRICTION LINE
CL = CENTERLINE
-x-x- = CHAIN LINK FENCE
(M) = MEASURED
(P) = PLAT

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239G, Dated 08/02/2019. 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.

TREE LEGEND

HB = HACKBERRY TREE
O = OAK TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 10

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.

BUILDING RESTRICTION LINE (B.R.L.) NOTE:

BUILDING RESTRICTION LINES SHOWN HEREON ARE PER THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, CHAPTER 4, TABLE 4.0203(E) FOR PROPERTIES ZONED OT-1 (ADOPTED ON SEPTEMBER 05, 2006)

BUILDING RESTRICTION LINE (BRL) / SET BACK LINE INFORMATION SHOWN HEREON IS BASED ON THE MOST CURRENT INFORMATION AVAILABLE FROM THE APPLICABLE LOCAL GOVERNING AGENCY THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS THAN NOTED DEPENDING ON PROPOSED DESIGN. WHOEVER RELIES ON THIS INFORMATION SHOULD CONFIRM DESIGN INTENT WITH THE LOCAL GOVERNING AGENCY.

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



MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 20557-8 DATE: 03/19/2019 CADD: BH

F.B. NO: X-330 PAGE NO: 31 FIELD CREW: SS FILE NO: A-4808-8

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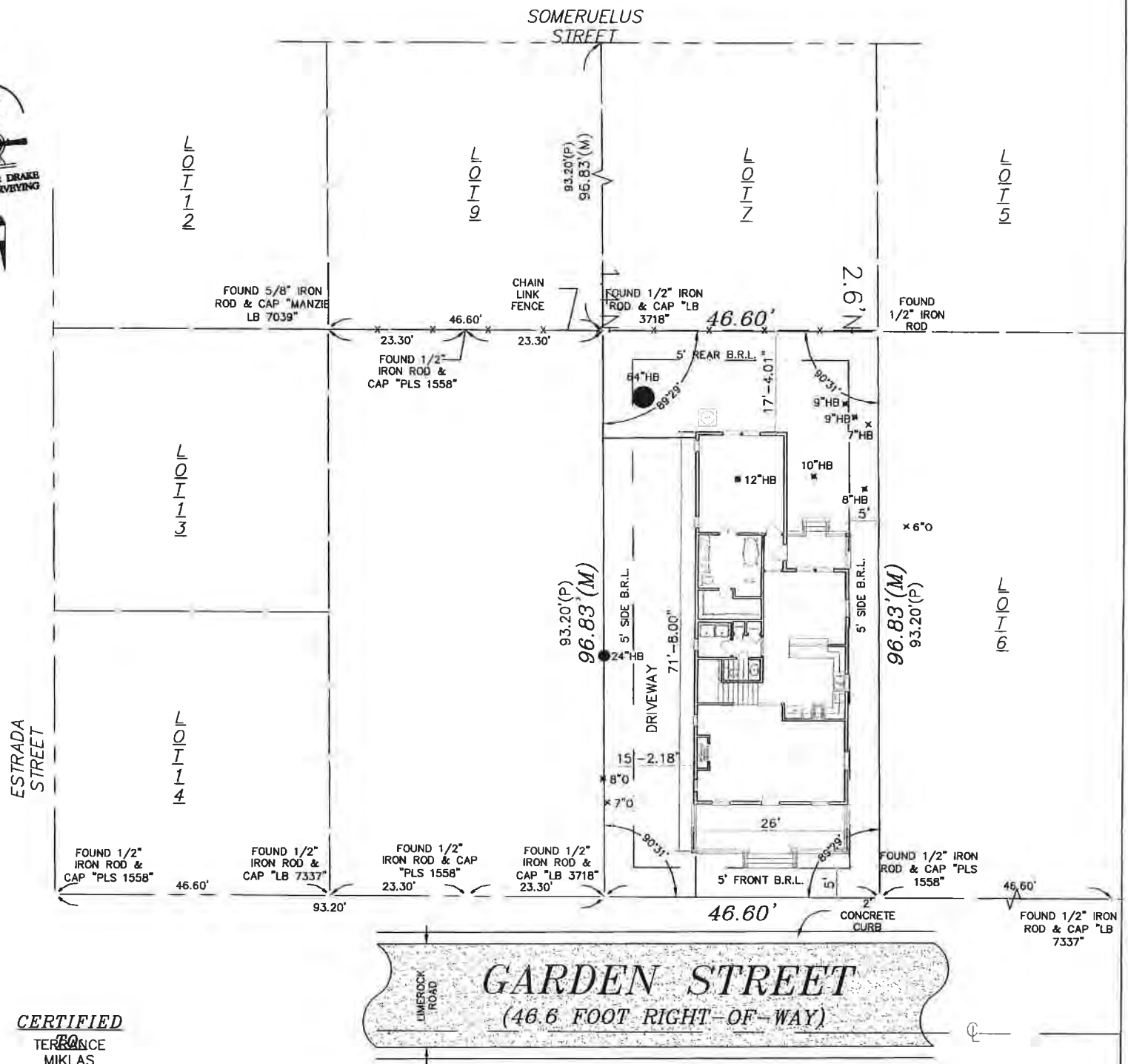
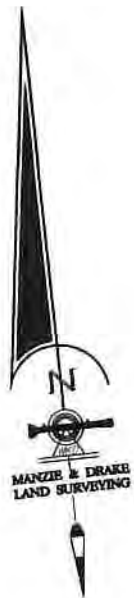
MICHAEL A. MANZIE, P.L.S. 4069

3-26-19

MAP OF BOUNDARY SURVEY

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

LOT 8, BLOCK 3 OF OLD TOWN.



LEGEND

B.R.L. = BUILDING RESTRICTION LINE
CL = CENTERLINE
-x-x- = CHAIN LINK FENCE
(M) = MEASURED
(P) = PLAT

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Internal lot angles shown hereon are based on recovered monumentation.
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 02396, Dated 08/02/2019. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
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TREE LEGEND

HB = HACKBERRY TREE
O = OAK TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 10

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

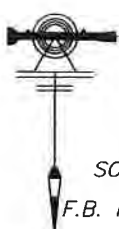
TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

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SCALE: 1"=20' JOB NO: JOB# DATE: DATE CADD: CADD

F.B. NO: F.B. PAGE NO: P.G. FIELD CREW: CREW FILE NO: FILE

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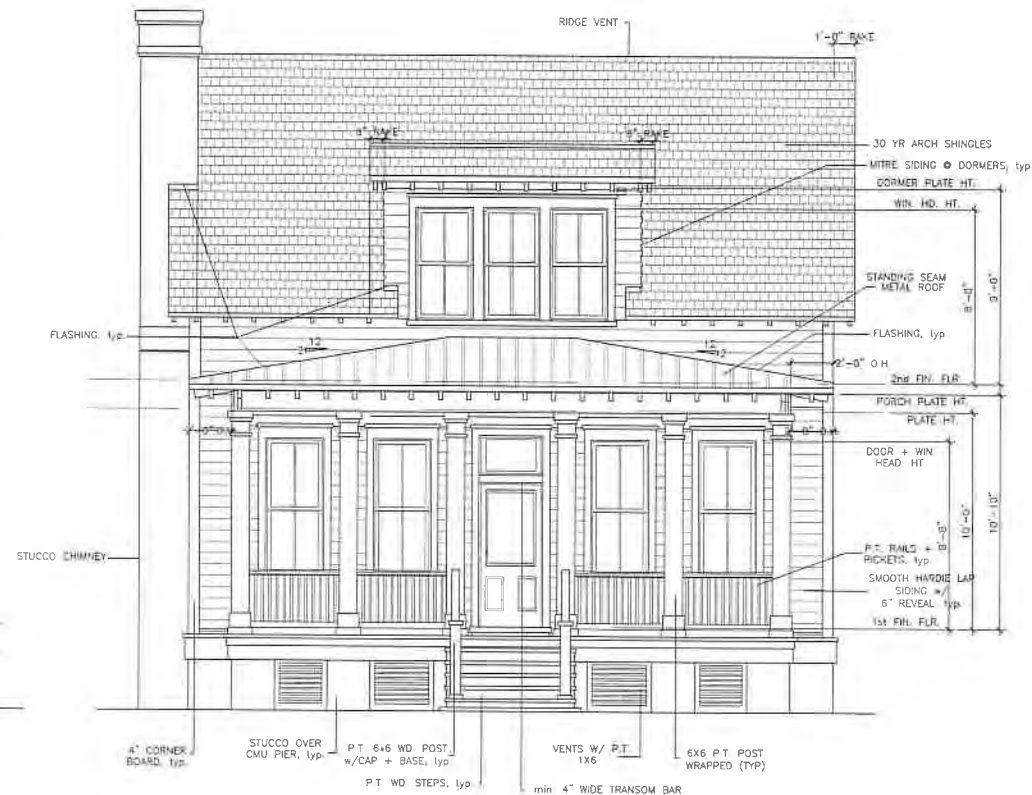
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SCALE: 1/4" = 1'-0"



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



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



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

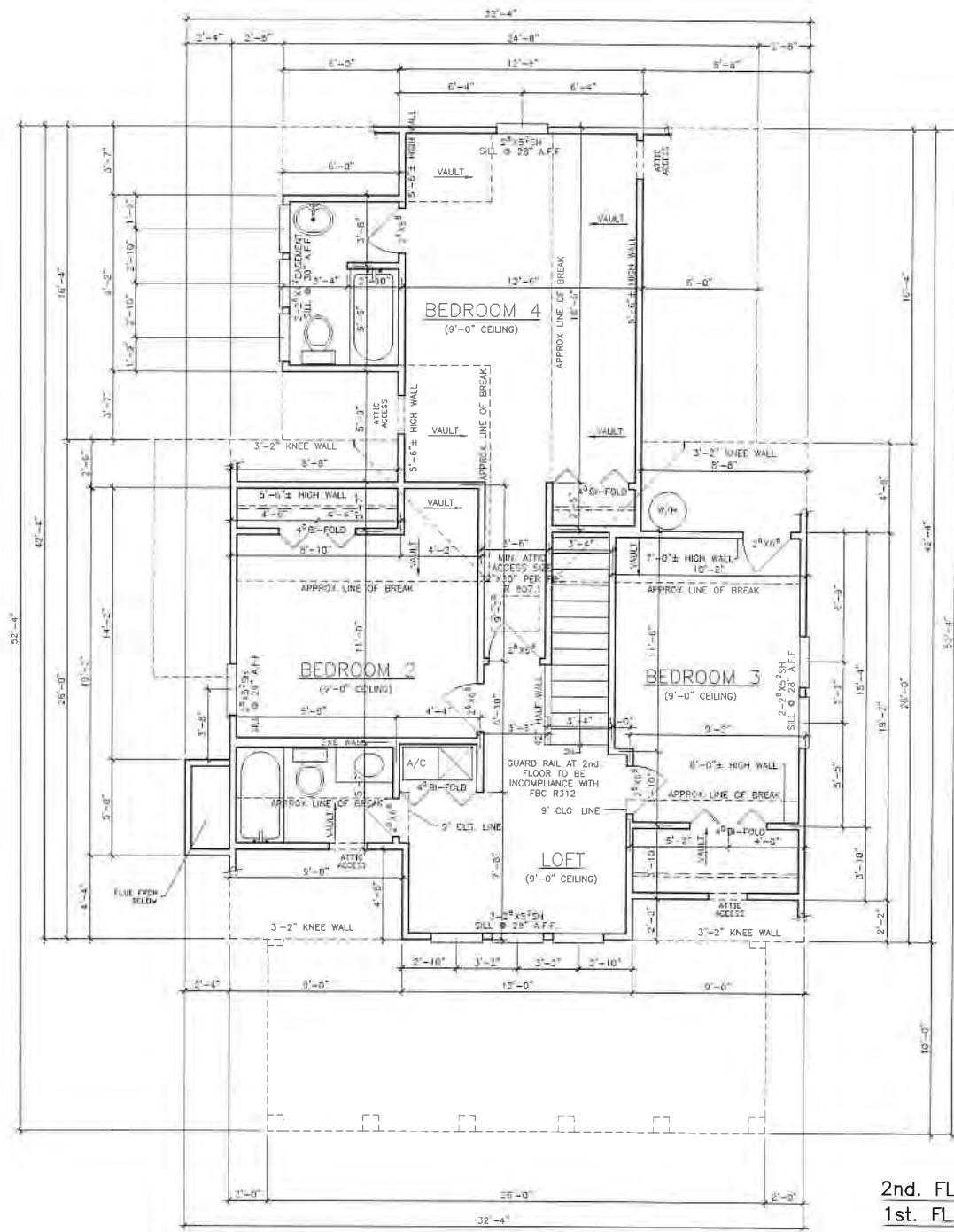
DRAWING SHEET INDEX	
1	COVER SHEET
2	FLOOR PLANS
3	EXTERIOR ELEVATIONS
4	ROOF PLAN
5	ELECTRICAL PLANS
6	DETAILS
7	

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THE OLD TOWN
LOT 8 BLOCK 3
2161 SQ FT (LIVING)
EXTERIOR ELEVATIONS

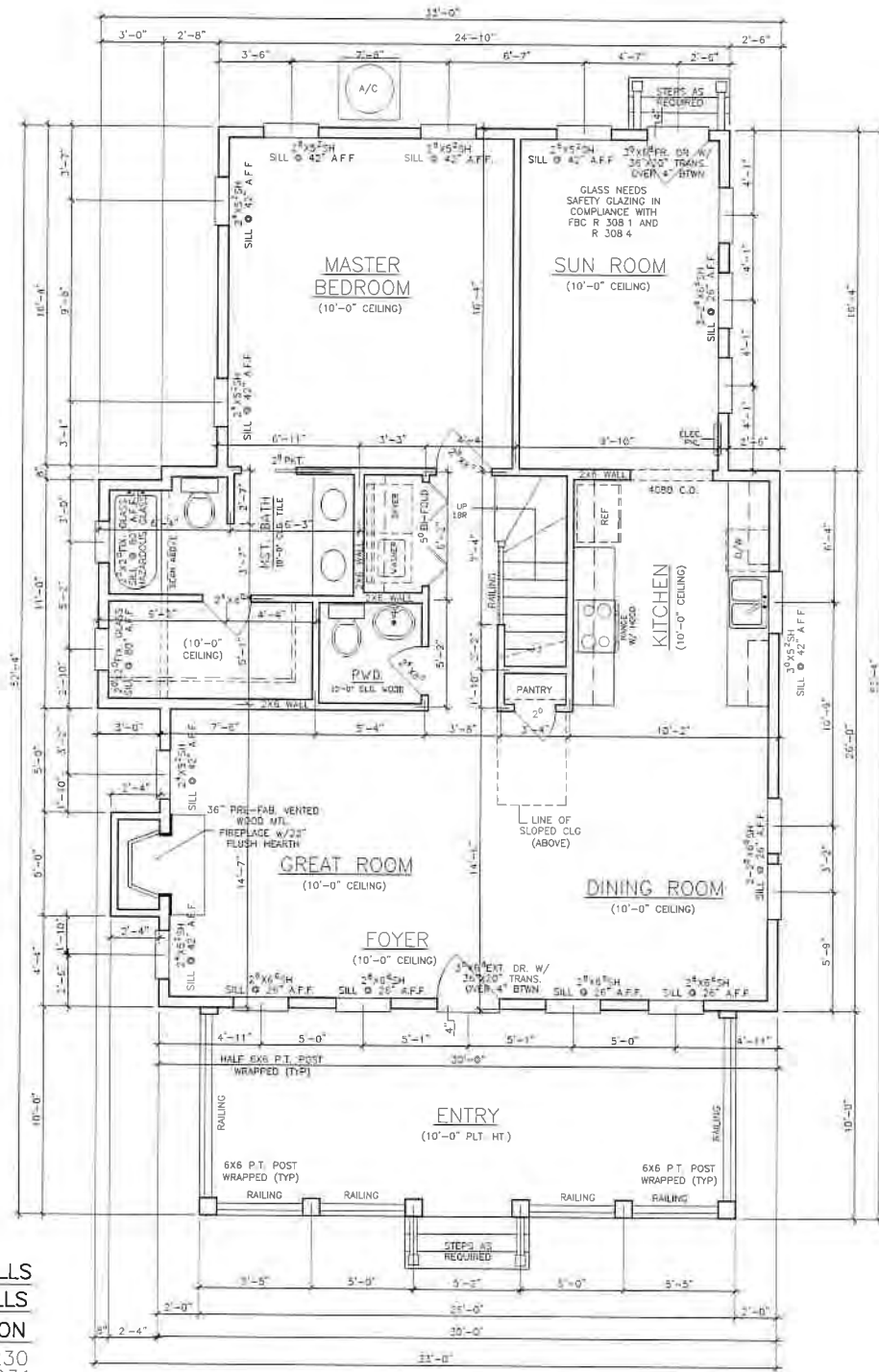
DRAWN BY B STEWART
DATE 07-13-19
SCALE AS INDICATED
CHECKED BY B.M.S.
PLAN NO 2161-1
SHEET NO 1 OF 6



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

2nd. FL. 2X4 EXTERIOR WALLS
1st. FL. 2X6 EXTERIOR WALLS
SQUARE FOOTAGE TABULATION

FIRST FLOOR LIVING	1230
SECOND FLOOR LIVING	931
TOTAL LIVING	2161
ENTRY	260
TOTAL COVERED	2421
TOTAL VOLUME	20,679



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

PLAN # 2161-1

THE OLD TOWN
LOT 8 BLOCK 3
2161 SQ. FT. (LIVING)
FLOOR PLANS

DRAWN BY	B STEWART
DATE	07-13-19
SCALE	AS INDICATED
CHECKED BY	B.M.S.
PLAN NO	2161-1
SHEET NO	2 OF 6

HOUSE PLANS by BONNIE inc.
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DRAWING SHEET INDEX
1 COVER SHEET
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7
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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-31
AUGUST 15, 2019

Owner/Applicant:	Joel Miklas
Property Address:	Lot 10 Block 3 Garden Street (Old Town)
Parcel ID #	00-00-31-1580-0003-0100
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a single-family home.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Certificate of Approval (COA) to construct a two-story primary structure.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

7.01.01 Access and Driveway Design Requirements

E. Driveways shall comply with the following standards:

- a. Residential driveways shall be a minimum of twelve (12) feet in width and a maximum of twenty (20) feet in width.
 - b. Non-residential driveways shall be twenty-five (25) feet in width; when two (2) or more uses share a driveway, the width may be increased to thirty-five (35) feet. When a landscaped median is provided, the total width shall not exceed fifty (50) feet.
 - c. The minimum inside turning radius shall be fifteen (15) feet. No part of the turning radius shall extend over the property line.
- F. Concrete shall be 3,500 PSI with fiber and six (6).

Table 7.01.04(A) Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Single-family dwellings	2 per unit ²
² Single-family dwellings within the CRA must provide two (2) spaces per dwelling unit on-site but are permitted the following exceptions: all units 1000 sq. ft or under are only required to provide one (1) space per dwelling unit on-site and all units 1,001 - 1,250 sq. ft. are only required to provide one and one-half (1.5) spaces per dwelling unit on-site. Non-residential uses shall provide for parking per LDC section 4.03.03.	

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

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

- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;
 - 5. Form and detail, considering the link between old and new buildings;
 - 6. Maintaining materials within the district or on the landmark site;
 - 7. Maintaining quality within the district or on the landmark site;
 - 8. Facade proportions and window patterns;
 - 9. Entrances and porch projections;
 - 10. Roof forms; and
 - 11. Horizontal, vertical, or non-directional emphasis.

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

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

In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 - 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses,

workshops, gazebos, and playhouses.

- c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.
- D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
- E. No more than one (1) primary building shall be placed on one (1) peonia.
- F. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
- G. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.
- H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- K. Lot visibility corridors. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block

dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

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

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

4.4 Residential Building Design:

Recommendations:

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

Avoid:

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

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

on all sides.

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

4.7 Sideyard Corridors: Five foot minimum requirement.

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

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

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

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

ANALYSIS:

****Note:** Floorplan provided does not match elevations.

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District. The site does not include any accessory structures.
- **Lot Density** – As floorplan does not match elevations, total square footage and lot coverage are unknown.
- **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.
 - **Frontage** – meets frontage visibility corridor.
 - **Side-yard** – meets side-yard visibility corridor.
 - **Mid-Lot Corridor** – since this is a full peonia, a mid-lot corridor is not present.
 - **Visibility Triangle** – since this is an interior lot, the visibility triangle is not required.
- **Parking** – The driveway is to be accessed off of Garden Street. The driveway material is indicated to be crushed shell. The parking lot width is indicated to be 8’ 5.98”. The Land Development Code section 7.01.01(E)a requires residential driveways to be a minimum of 12’. The HDC has taken into account the small lot sizes in Old Town and has made allowances for smaller driveways in the past. Staff is recommending a reduction in driveway width to no less than 10’ in width. Driveways of less than 10’ do not accommodate today’s larger vehicles and result in encroachments onto adjoining properties. It is also noted that this driveway is adjacent to the proposed home next door’s driveway, which is discouraged by the Old Town Guidelines (page 68).
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Garden Street, which is appropriate.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is not indicated on plans. Total height of structure

will need to be indicated on plans for final approval.

- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding. Cementitious siding will be smooth in finish. Windows are to be 6/6, PGT vinyl windows. Muntins will be required to be present on the exterior of the window, as opposed to being a grille between the glass. Exterior doors are to be stained wood Pella doors.
- **Foundation** – The project will be constructed on a stem-wall with pressure treated (P.T.) 1x6 horizontal board 2'x4'vents. CMU foundation will be coated with sand finish stucco. Although vents are present in the CMU foundation, the proportion of the openings has the appearance of modern stem wall construction. Staff recommends the use of articulation of the foundation that has the appearance of a traditional pier foundation, which is more appropriate for this style of architecture. Infill between “piers” does not have to be an opening, rather just the impression of one.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.
- **Trees** – A number of trees are indicated to be removed on the site plan. Of greatest concern are the 15” and 11” Oaks toward the front of the property. Staff recommends considering alterations such as flipping the plan to save the trees.

Staff finds that the proposed new construction does not meet all requirements of the Land Development Code or the guidelines for new construction in Old Town. Staff recommends issuing conceptual approval for this project and allowing the applicant time to revise the plans to address the issues noted.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2019-31 with the condition:

1. Staff and Board comments be incorporated into final submission.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-31 **with or without** conditions;

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

That HDC case 2019-31, as presented, **is or is not** substantially compliant with the Land Development Code, the

Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-31 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-31

EXHIBIT 1

Application & Backup Materials



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

OFFICE USE ONLY	
REC'D: 7/17/19	BY: [Signature]
PAYMENT: \$ 200.00	TYPE: CK # 2761
APPLICATION #:	
HDC CASE #:	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐ DATE:	

BOARD MEETING DATE: 8/15/19
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: _____	
Historic District:	☐ Downtown ☒ Old Town ☐ CRA Waterfront
Parcel Identification Number(s):	#00-00-31-1580-0003-0080
Zoning District:	Lot / Block Number (optional) BLOCK 3 / LOT 10

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name JOEL MIKLAS	
Company (if applicable)	
Street Address 1917 SAN MARCO BLVD-UNIT 2	
City State Zip 32207 JACKSONVILLE FL	
Telephone Number (904) 234-2957	
Email Address joelmiklas@gmail.com joelmiklas@stewart.com	

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



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, Réserve) 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.

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.

Approx. 2300 sq. ft.
 Single Family Residence
 Stem wall Foundation
 Hardie Board Siding
 Wood Trim & Columns

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	James Hardie	Hardie Board		DARK IRIS Blue
		Lap siding 6" weather		VALSPAR 4009-5
Doors	PELLA	Ext Doors		STAINED PROVINCIAL
				MAHOGANY
Windows	PGT	Single Hung		WHITE
		6 over 6 Grid white		
Roofing	GAF	30 yr Architectural		CHARCOAL
		HD		
Fascia/Trim	BENJAMIN MOORE	Pressure Treated		Painted white Diamond
		WOOD		BENJAMIN MOORE OC-61
Foundation	Stem wall	STEM WALL		Painted
	Stucco finish	SAND finish		
Shutters	N/A			VALSPAR 4193-5
				evening gray
Porch/Deck		Pressure Treated		PPG 15-23
		WOOD		Chestnut
Fencing	N/A			
Driveways/Sidewalks	AS	CRushed		White
		SEA SHELLS		
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:

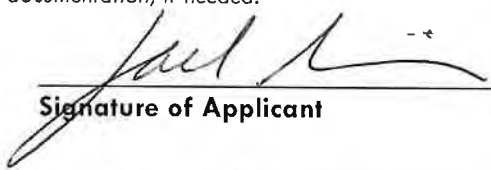
Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
JM	Proof of ownership (copy of deed or tax statement)	
JM	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
JM	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
JM	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.	
JM	Photographs of the existing site and existing buildings if any, including views from the street.	
JM	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.	
JM	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.	
JM	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
JM	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.	
JM	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.

7.17.19
Date


Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 17th day of July, 2019.

Callie Blackwell
Notary Public: Signature

Callie Blackwell
Printed Name

September 8, 2019
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Joel Miklas
(print name of property owner(s))

hereby authorize: ERIC MIKLAS
(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.

Joel Miklas
(Signature of owner)
Joel Miklas
(Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
SS }



Subscribed and sworn to before me this 17th day of July, 2019.

Callie Blackwell Callie Blackwell September 8, 2019
Notary Public: Signature Printed Name My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____

Prepared By: Andrea F. Lennon, P.A.
3391 South Fletcher Avenue, Fernandina
Beach, Florida 32034; Title to the
lands described herein have not been
examined by this firm and no warranty
or representation; Expressed or implied,
is given to the marketability or condition
of the title to the property, the quality of
lands included thereto, the location of the
boundaries or the existence of liens,
encumbrances or unpaid taxes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 8th day of January, 2019 Torin Benjamin Miklas
a/k/a/ Torin B. Miklas, an unmarried man hereinafter called Grantor to Torin B. Miklas, as
unmarried man & Joel R. Miklas, unmarried man, as Joint Tenants with Rights of
Survivorship whose address is 345 Bayshore Boulevard unit # 509, Tampa, Florida 33606 Grantee.

WITNESSETH: That Grantor, for and in consideration of TEN and 00/100's (\$10.00) and
other good and valuable consideration in hand paid by the said Grantee, the receipt whereof is hereby
acknowledged, does hereby remise and quit claim unto the Grantee forever, all right, title, interest,
claim and demand which the said Grantor has in and to the following described land, situate, lying and
being in the County of Nassau State of Florida, to-wit:

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

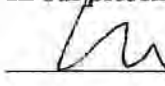
Lot 10 in Block 3 of OLD TOWN.

TAX I.D. #00-00-31-1580-0003-0080

TO HAVE AND TO HOLD the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and
claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and
behoof of the said Grantee, their heirs, successors and assigns forever.

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

Signed, sealed and delivered
In our presence:

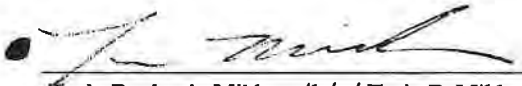


Witness printed name: Humberteigh

Rice Chen

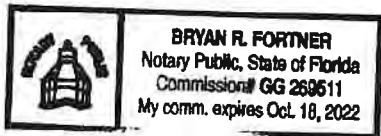
Witness printed name: Editha Jones

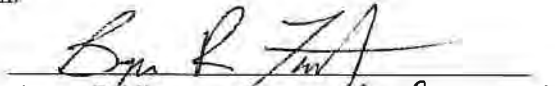
State of Florida
County of Hillsborough



Torin Benjamin Miklas a/k/a/ Torin B. Miklas

¹⁷
January The foregoing Quit Claim Deed was executed and acknowledged before me this 8th day of
~~December~~ 2018, by Torin Benjamin Miklas a/k/a/ Torin B. Miklas, who produced a valid
driver's license as identification and did ~~not~~ take an oath.





Notary Public
Print Name: Bryan R. Fortner
My Commission Expires: Oct 18 2022

\$100 OFF
HOUSE PLAN
MODIFICATIONS

\$50 OFF
HOUSE PLANS
Use Code JUNE50

\$10 OFF
COST TO BUILD
REPORTS

EPLANS

1-800-913-2350

STYLES ▾

COLLECTIONS ▾

SIGNATURE

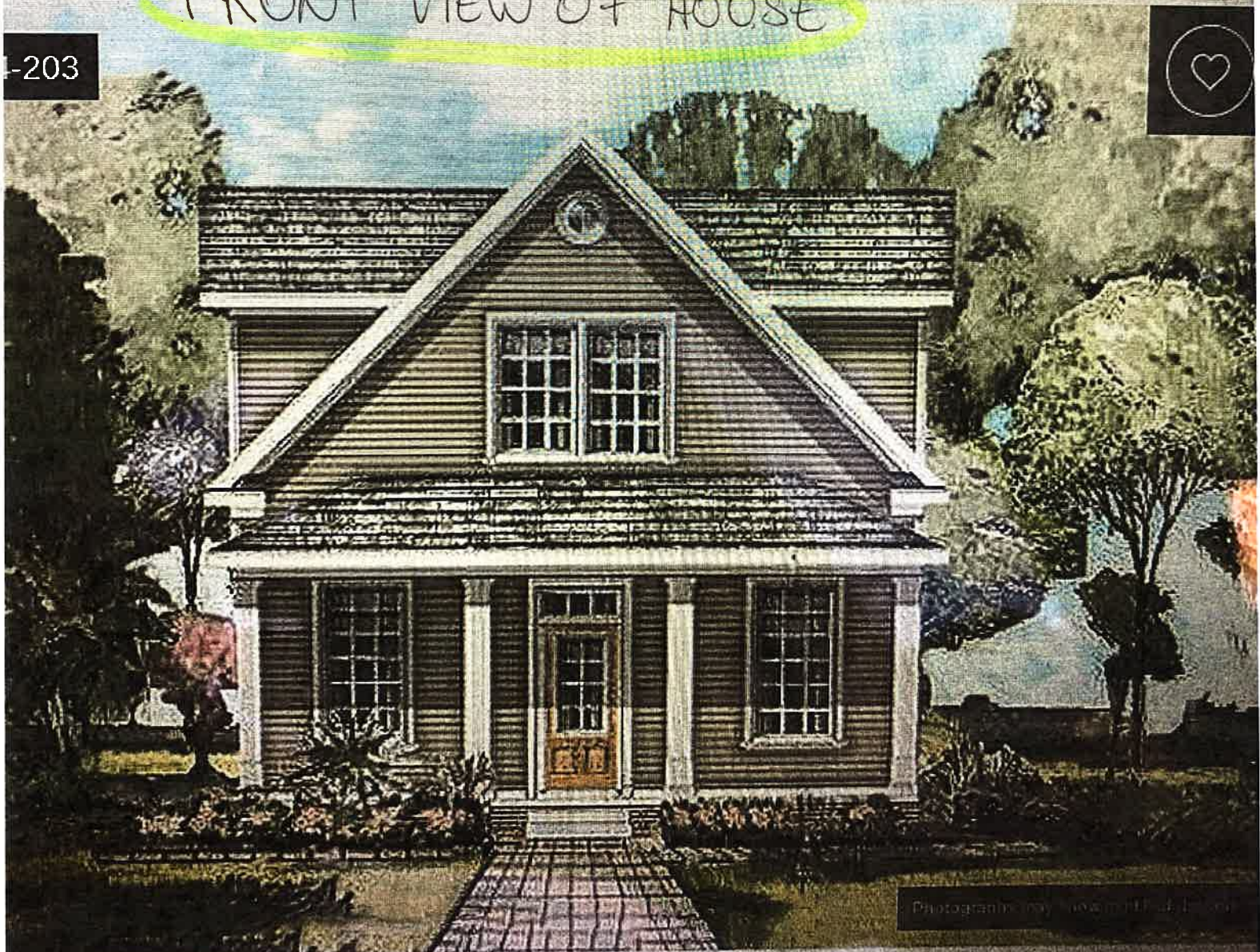
SALE

BLOG

LOGIN

FRONT VIEW OF HOUSE

4-203



Photographs may show modifications.

24-203



Select Plan Set Only

5 Copy Set



Choose your panel style.

Panel Styles

Choose from a wide selection of door panels that reflect your home's architectural style and give the level of light and privacy you desire.

★ FRONT, MAHAGONY
DOOR RIGHT-TO-LEFT
INSWINGING



LOW-E
GLASS



SMALL GLASS
PANEL



DECORATIVE
GLASS



SOLID
PANEL

LESS PRIVACY

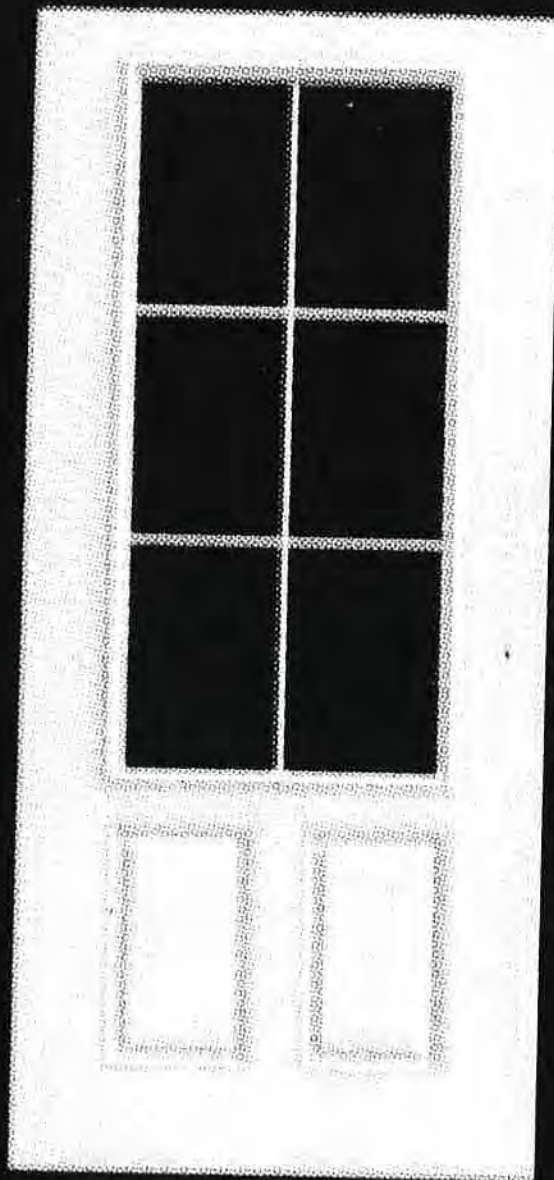
This glass provides a clear view out of and into your entryway. An energy-saving Low-E coating helps protect flooring and furniture from fade damage.

Call this the best of both worlds – the privacy of a solid door panel with a touch of glass to add light and style.

Decorative glass is beautiful, but has a practical side too. The types of glass used and the size of the pieces in the pattern determine how easy the glass is to see through.

MORE PRIVACY

Want total privacy and totally beautiful craftsmanship? Put the focus on the color, texture and elegance of your door panel.



BACK DOOR
WHITE
JW MAKE

A

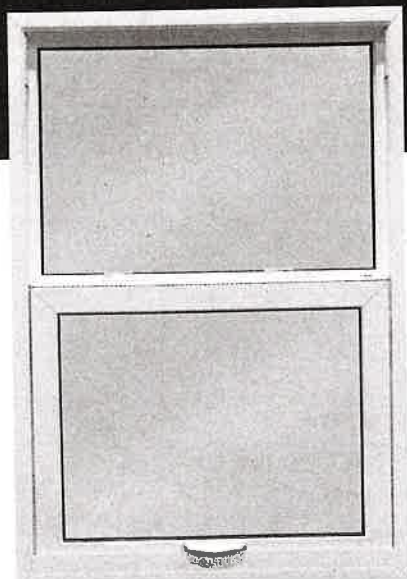
B

D

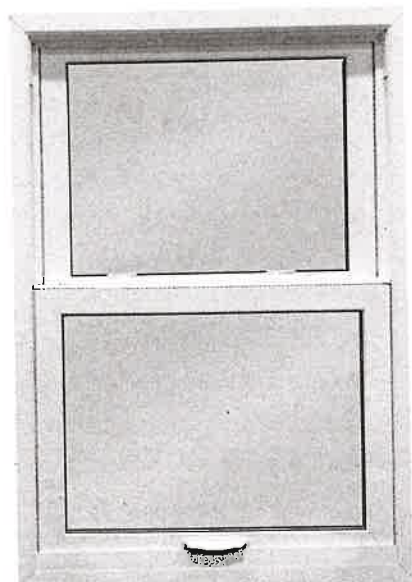
E

3/4 View
6-Lite
2-Panel

WINDOWS



Single Hung



Double Hung

PGT SINGLE HUNG WINDOWS WHITE

Single Hung (SH5400) and Double Hung (DH5460)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

SecureConnect integrated corner keys

- For added sash strength

Tilt sash design

- For easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

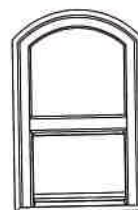
Stylish ComfortLift handles

- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

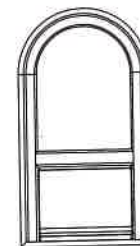
Beveled meeting rail

- Enhances visual appeal of profile

Configuration Options



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Proview/Oriel Sash

Cottage & custom sash configurations available

PRODUCT OPTIONS



CUSTOM WINDOWS + DOORS

Grid Styles

Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

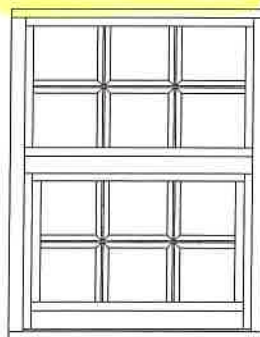
Standard Features

PGT® EnergyVue® windows and doors come standard with white frames and clear, insulating glass with EnergyShield Low-E. EnergyVue door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All EnergyVue products are ideal for new construction and remodeling projects.

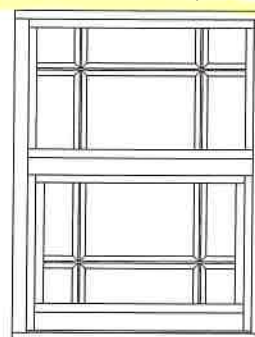
Standard Interior & Exterior Frame Colors

- White

Over 6 GRIDS (WHITE)
Grid Patterns CONTOUR



Standard



Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White Interlayer (opaque interlayer)
- Popular glass tints
- Hi-performance Low-E
 - EnergyShield Max
- Argon gas

Exterior Frame Colors

- Beige
- Bronze
- Anodize*
- Pebble Khaki*
- Hunter Green*
- Brick Red*

* Available with limited interior colors

Interior Frame Colors

- Beige
- Bronze
- Natural Oak
- Dark Oak
- Natural Cherry

RE-IMAGINED PRODUCTS

Re-engineered to be the very best.

INTRODUCING THE LATEST FROM THE ENGINEERS AT PGT.

Our WinGuard® Aluminum Single Hung and Horizontal Roller windows have been re-engineered to achieve some of the largest sizes and highest design pressures in the industry. The contemporary frame profile, integrated locks, and equal glass-sight lines are just some of the many new features.

FEATURES

- Contemporary design that maximizes your view
- Withstands some of the toughest wind speeds that homes and businesses experience
- Among the largest sizes in the industry
- Stainless-steel assembly screws are now standard



Single Hung (SH7700A)

FLEXIBLE DESIGN

- Radius Top and ProView/Oriel

EASY OPENING AND CLOSING

- Heavy-duty balance system

LOW-PROFILE SWEEP LOCK

- Know immediately if the window is unlocked for an added level of security
- Maximizes the view

REMOVABLE SASH DESIGN

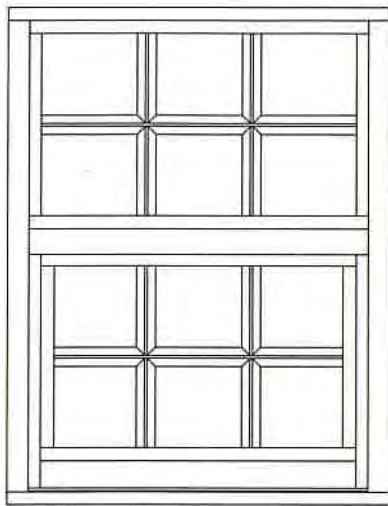
- Clean the exterior part of the window more easily

OPTIONAL HARDWARE

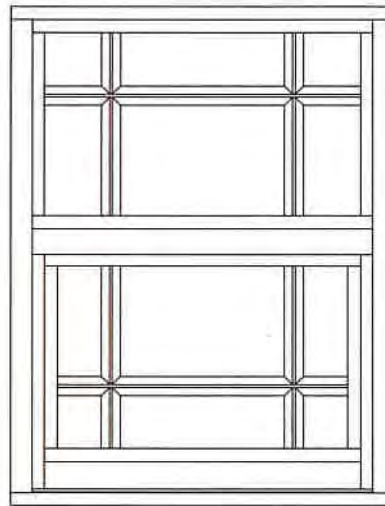
- Patented bottom lock with visual lock/unlock design
- Vent latch that allows fresh air to enter the room without opening the window completely
- Window Opening Control Device that delivers a deeper level of safety and security

PGT® PRODUCTS COME WITH A VARIETY OF OPTIONS TO COMPLEMENT THE LOOK AND FEEL OF YOUR HOME.

Grid Patterns



STANDARD



BRITTANY / PRAIRIE

Premium Options

GLASS

- Heat-strengthened glass
- Laminated insulating glass
- Privacy glass
- Popular glass tints
- High-performance Low-E
- Argon gas

FRAME COLORS

- Bronze
- Clear Anodize

Custom frame colors are also available

See the [Glossary of Terms](#) for more details on some of these options.

DE23

FRONT PORCH
COLOR PPG

DE23

PPG15-23 Chestnut

TRIM COLOR

OC-61

OC-61

OC  Benjamin Moore OC

Traditional heritage

Herencia tradicional

OUTSIDE
PAINT COLOR
VALSPAR
DARK IRIS
4009-5

Formal and historic, traditional heritage homes are defined by their symmetrical style and classic architectural details like decorative columns, arches, shutters and other elements. Accentuate these details by contrasting crisp whites and grays with timeless neutrals. Or paint the trim a lighter shade of the main color for a quiet, understated elegance.

Las casas de herencia tradicional, formales e históricas, se identifican por su estilo simétrico y a los detalles arquitectónicos clásicos. Realce columnas, arcos y otros trabajos en madera haciendo un contraste de blancos y grises con tonos honrados por el tiempo. O pinte los rebordes con un tono más discreto que el principal para brindar una elegancia discreta.



Includes Colonial, Georgian, Neoclassical, Federal, Tudor, Greek

Incluye los estilos colonial, georgiano, neoclásico, federal, Tudor y renacimiento g



Stick with a traditional white for small, ornate details. Larger features, like columns, shutters, or a grounded neutral.

Opte por el tradicional blanco para detalles arquitectónicos pequeños. Detalles más grandes, como las columnas, persianas, o en un tono neutro.



OUTSIDE PAINT C

Simple elegance

Whites, neutrals and a range of quietly understated blues, greens



TAVERN MAHOGANY
2002-9A



CARRIAGE HOUSE
6003-1C



DARK

Includes Craftsman, Prairie, American Foursquare, Bungalow, Cape Cod

Incluye los estilos Craftsman, Prairie, American Foursquare, Bungalow y Cape Cod



Unify your home with the surrounding plantings and consider matching trim and accents with colorful plants.

Unifique su hogar con las plantas y los elementos macizos que las decoraciones con las plantas coloridas.



Natural harmony

Colors reflecting earth, sky and water help turn your American



MEMORYBOOK
BLUE



COZY WHITE
2008-2009



JAZZ



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*30 year architectural
HD roof shingles*

Color Palette

Most Popular Colors

Paleta de colores

Colores más populares

SHINGLE & ACCESSORY LTD. WARRANTY
25 Years
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GARANTÍA LIMITADA EN LAS TEJAS Y LOS ACCESORIOS
25 Años
DE GARANTÍA LIMITADA



Autumn Brown



Charcoal



Golden Cedar



Silver Lining



Weathered Gray



White



Regional Colors

Colores regionales



Ash Brown



Cypress Tan



Desert Sand



Harvest Brown



Nickel Gray



Russet Red



Sandrift



Slate



Summer Sage

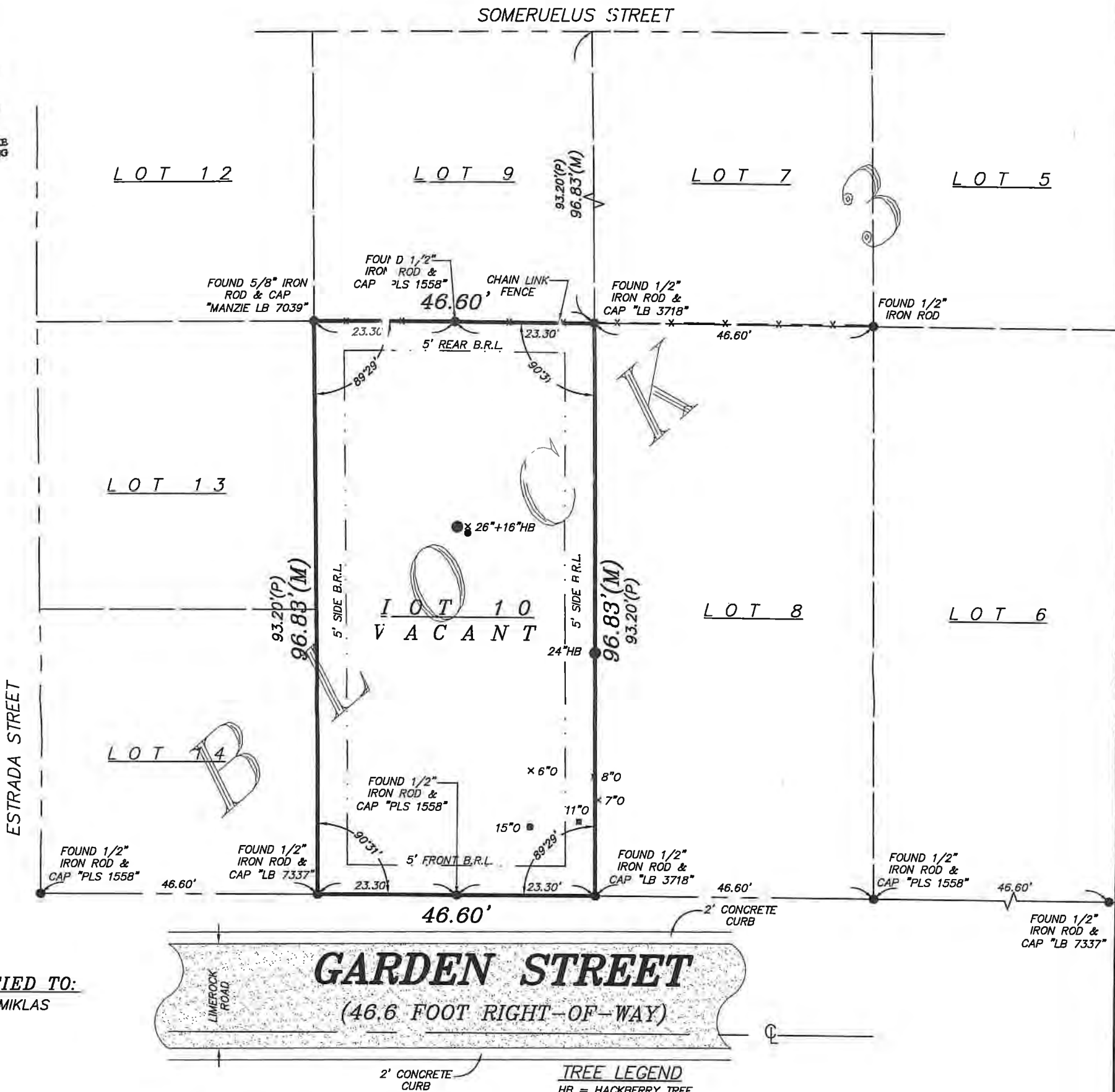
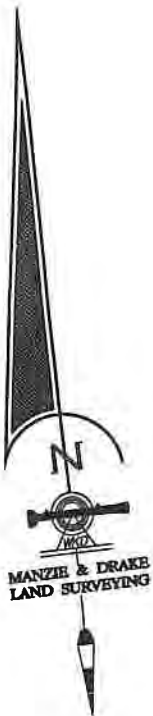
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Nota: Es difícil reproducir la claridad del color y las mezclas específicas de colores de estos productos. Solicite ver varias tejas de tamaño real antes de seleccionar un color.

MAP OF BOUNDARY SURVEY

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

LOT 10, BLOCK 3 OF OLD TOWN I.



CERTIFIED TO:
JOEL MIKLAS

LEGEND

B.R.L. = BUILDING RESTRICTION LINE
CL = CENTERLINE
-x-x- = CHAIN LINK FENCE
(M) = MEASURED
(P) = PLAT

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239G, Dated 08/02/2019. 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.

TREE LEGEND

HB = HACKBERRY TREE
O = OAK TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 8

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.

BUILDING RESTRICTION LINE (B.R.L.) NOTE:

BUILDING RESTRICTION LINES SHOWN HEREON ARE PER THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, CHAPTER 4, TABLE 4.0203(E) FOR PROPERTIES ZONED OT-1 (ADOPTED ON SEPTEMBER 05, 2006)

BUILDING RESTRICTION LINE (B.R.L.) / SET BACK LINE INFORMATION SHOWN HEREON IS BASED ON THE MOST CURRENT INFORMATION AVAILABLE FROM THE APPLICABLE LOCAL GOVERNING AGENCY THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS THAN NOTED DEPENDING ON PROPOSED DESIGN. WHOMEVER RELIES ON THIS INFORMATION SHOULD CONFIRM DESIGN INTENT WITH THE LOCAL GOVERNING AGENCY.

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



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Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 20557 DATE: 03/19/2019 CADD: BH

F.B. NO: X-330 PAGE NO: 31 FIELD CREW: SS FILE NO: A-4808-10

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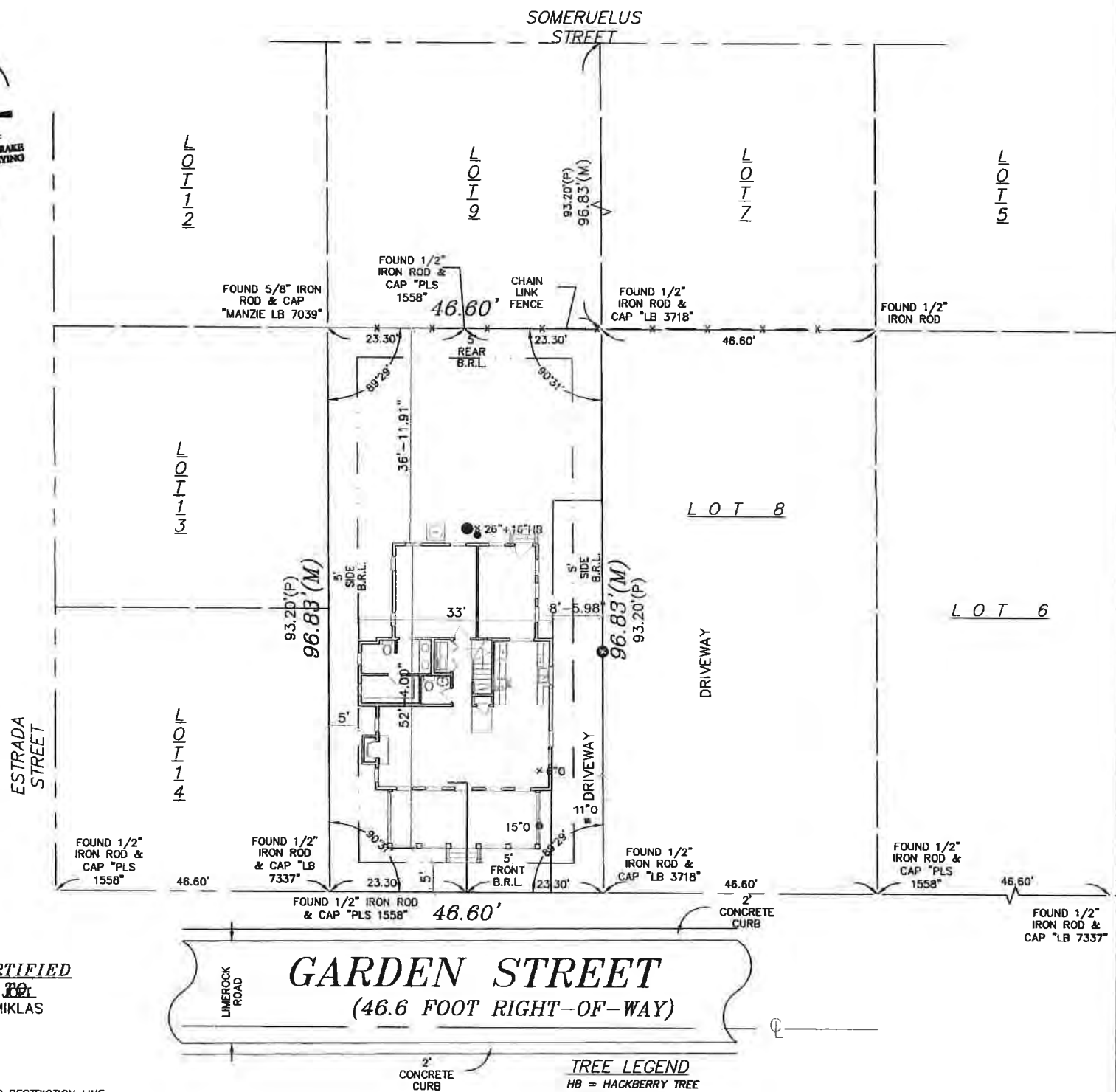
MICHAEL A. MANZIE, P.L.S. 4069

3.26.19

MAP OF BOUNDARY SURVEY

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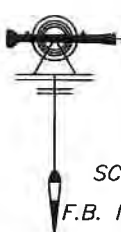
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Certificate of Authorization Number "LB 7039"

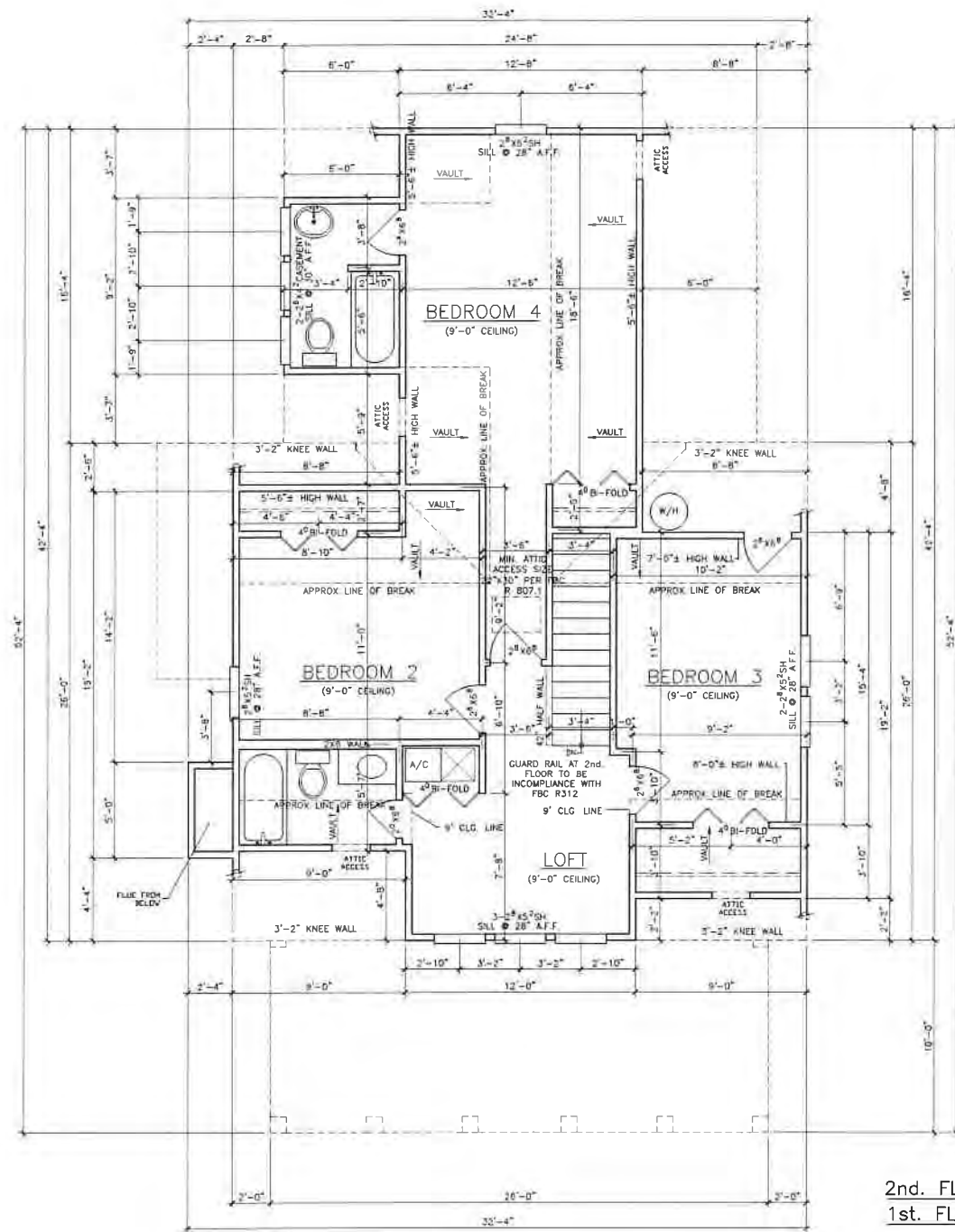
"OUR SIGHTS ARE ON THE FUTURE,
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SCALE: 1"=20' JOB NO: JOB# DATE: DATE CADD: CADD

F.B. NO: F.B. PAGE NO: P.G. FIELD CREW: CREW FILE NO: FILE

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

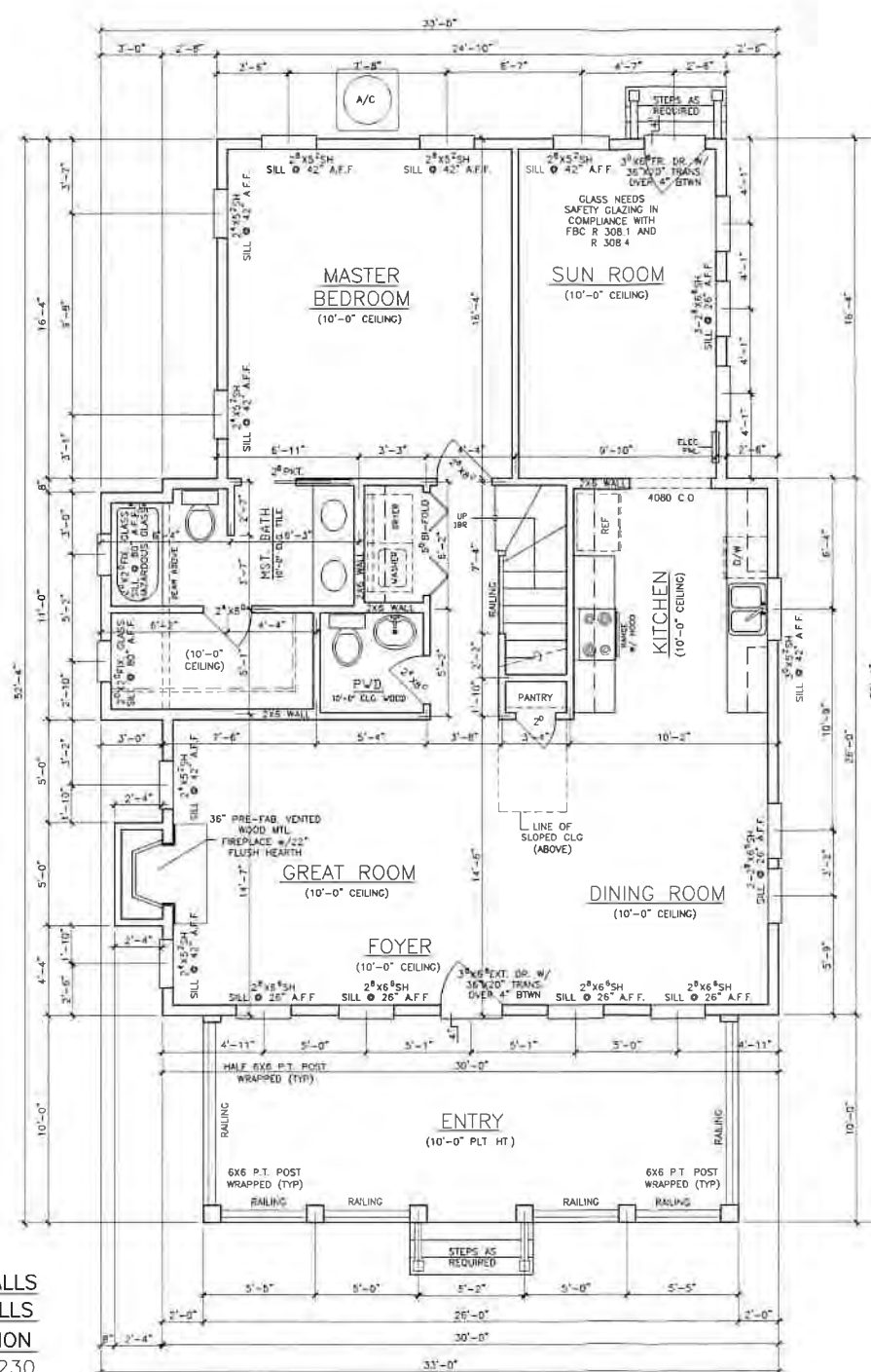
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2nd. FL. 2X4 EXTERIOR WALLS
1st. FL. 2X6 EXTERIOR WALLS
SQUARE FOOTAGE TABULATION

FIRST FLOOR LIVING	1230
SECOND FLOOR LIVING	931
TOTAL LIVING	2161
ENTRY	260
TOTAL COVERED	2421
TOTAL VOLUME	20,679



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

PLAN # 2161-1

THE OLD TOWN
LOT 8 BLOCK 3
2161 SQ. FT. (LIVING)
FLOOR PLANS

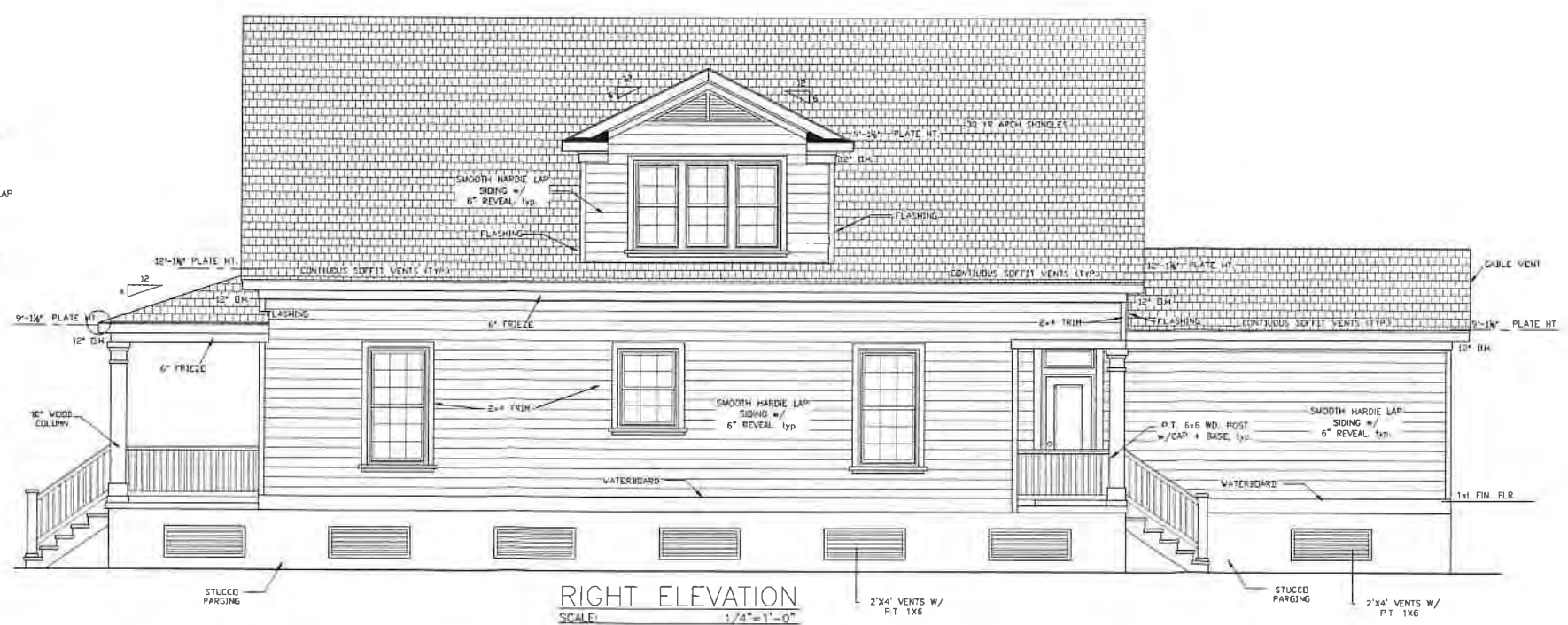
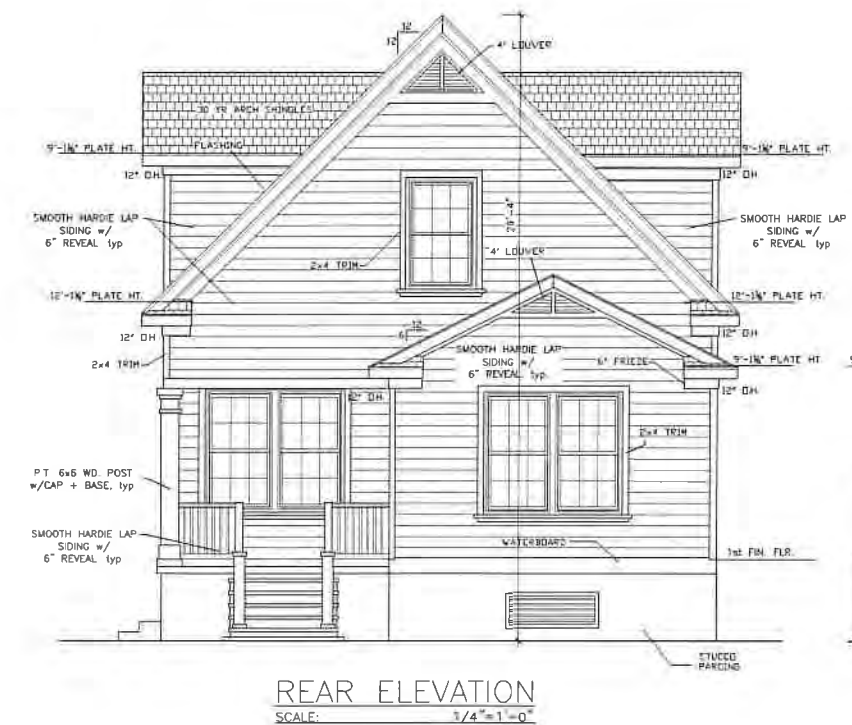
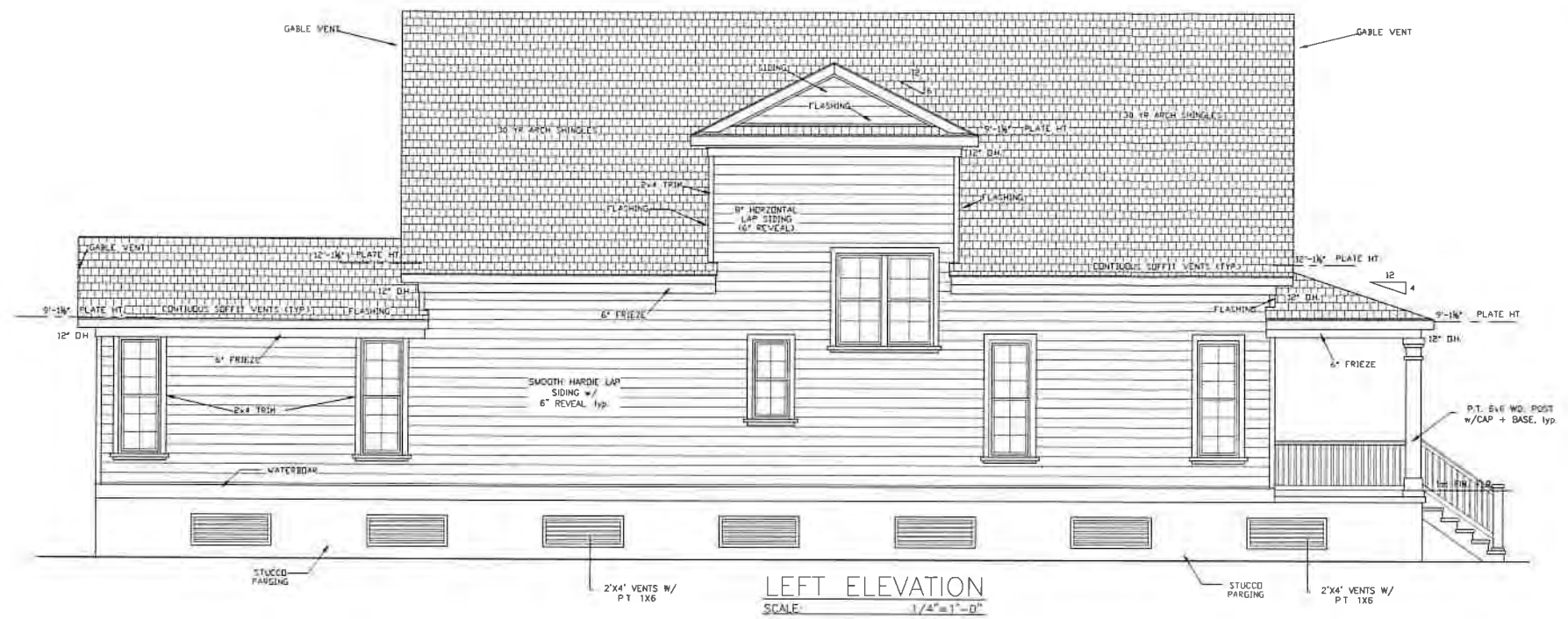
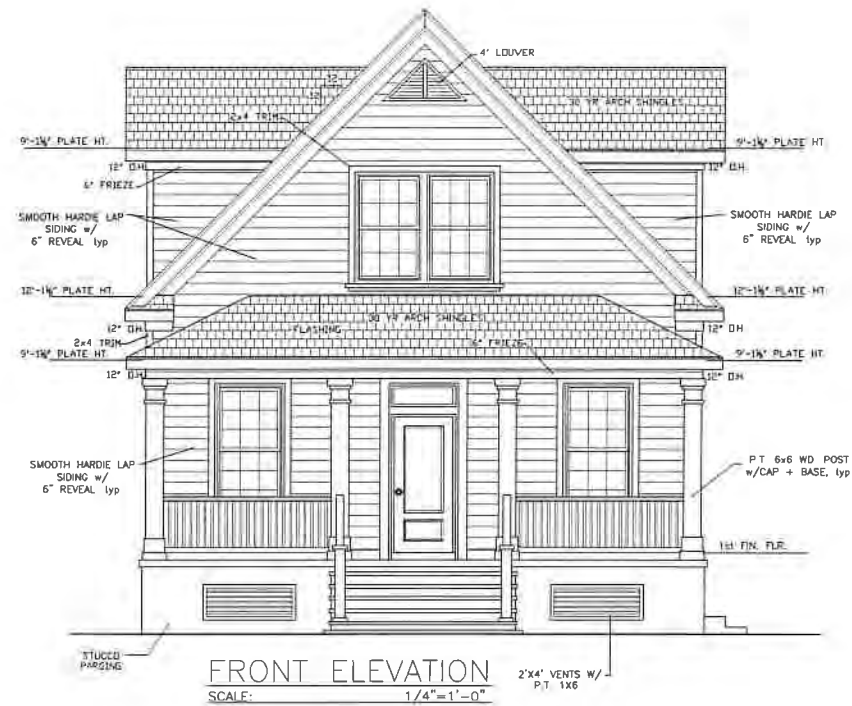
DESIGNED BY	B. STEWART
DATE	07-13-19
SCALE	AS INDICATED
CHECKED BY	B. M. S.
PLAN NO.	2161-1
SHEET NO.	2 OF 6

HOUSE PLANS BY BONNIE inc.
9033 COUNTRY MILL LANE JACKSONVILLE, FL 32222
(904) 264-1262

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owner. The owner is responsible for
obtaining all necessary permits and
is the responsibility of the
contractor. The contractor is
responsible for obtaining all
necessary permits and for
compliance with all local building
codes.

COVER SHEET	1
FLOOR PLANS	2
EXTERIOR ELEVATIONS	3
ROOF PLAN	4
ELECTRICAL PLANS	5
DETAILS	6
	7
	8

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DRAWING SHEET INDEX

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contractor to verify all
dimensions prior to
construction. Contractor must verify
dimensions with all local building
departments.

HOUSE PLANS by BONNIE inc.
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(904) 264-1262

PLAN # 2300-2

THE OLD TOWN
LOT 10 BLOCK 3
2300 SQ. FT. (LIVING)
EXTERIOR ELEVATIONS

DRAWN BY
B STEWART
DATE
07-14-19
SCALE
AS INDICATED
CHECKED BY
BMS
PLAN NO
2300-2
SHEET NO
3 OF 6











SPEED
LIMIT
20



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-32
AUGUST 15, 2019

Owner/Applicant:	City of Fernandina Beach, agent for Amelia Island Museum of History (owner)
Property Address:	233 S. 3 rd Street
Legal Description:	BLOCK 273 LOTS 15 TO 21 IN OR 803/1353 CITY OF FDNA BEACH
Parcel ID:	00-00-31-1800-0273-0150
Requested action:	Downtown Historic District Boundary Expansion to include the Old Nassau County Jail/ Amelia Island Museum of History.
Zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Museum
FL Master Site File #	8NA00287
Year Built:	c. 1938
Contributing Status:	Non-Contributing
National Register Status:	Individually Listed (09000927)

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 to expand the Downtown Historic District Boundary to include the Old Nassau County Jail/ Amelia Island Museum of History, as a non-contributing structure.

The structure was individually listed on the National Register of Historic Places in 2009. It was cited as being significant in the areas of local history and architecture. (see Exhibit 1)

The current building is the third iteration of the Nassau County Jail on this site and was in use as the jail for Nassau County from 1878 to 1978.

In 1986 the property was adapted for use as the Amelia Island Museum of History, which continues to occupy the building today.

Although this building falls outside of the period of significance for the Fernandina Beach Downtown Historic District (1850-1927), it represents an important aspect of our local history and architecture and should be included in the district as a non-contributing resource. Inclusion in the Downtown Historic District adds a level of protection to the site, in that all exterior changes or demolitions would be reviewed by the Historic District Council.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN

OBJECTIVE 11.01. Historic Resources

The City shall continue to promote the preservation of resources through commitment to conduct historic, cultural and archaeological resource surveys and the continued development of ordinances, guidelines, and databases.

Policy 11.01.01.

The City shall encourage the protection, preservation and conservation of districts, sites, landmarks and/or structures within the City that are included on the National Register of Historic Places, or in a locally designated historic district, to ensure their protection from demolition, deterioration, reconstruction or alteration.

Policy 11.01.08.

The City shall continue delegating authority to City Commission appointed review board(s) for decisions affecting the historic, cultural and archaeological resources of the City. The historic preservation ordinance shall continue to grant powers to the appropriate review board which may include, but are not limited to:

- a. Promulgating rules governing its operation in carrying out its responsibilities;
- b. Making recommendations to the City Commission for historic district or neighborhood conservation district designation;
- c. Working on design guidelines specific to designated historic or neighborhood conservation districts and making recommendations to the Planning Advisory Board and City Commission regarding those guidelines;
- d. Working on the historic preservation ordinance and making recommendations to the Planning Advisory Board and City Commission regarding the ordinance;
- e. Reviewing proposed physical alterations of designated properties or districts;
- f. Issuing certificates of appropriateness for proposed physical alterations deemed by the appropriate review

board to comply with the Secretary of the Interior's Standards for Rehabilitation or any adopted design standards that are based on the Secretary's Standards;

- g. Hearing variances for properties within historic districts, neighborhood conservation districts, or the Community Redevelopment Area; and
- h. Conducting public outreach and educational opportunities regarding historic preservation and cultural resource protection.

OBJECTIVE 11.03. Programs AND Policies

The City shall continue to develop programs and policies to protect and preserve the City's historic, cultural and archaeological resources.

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

- a. Incentives for maintenance, restoration and rehabilitation, and stabilization of historic, cultural or archaeological resources;
- b. Incentives for productive and adaptive reuse of historic structures;
- c. Incentives for private ownership and responsible stewardship of these resources;
- d. Opportunities for acquisition and/or conservation by governmental entities, private interests, or non-profit organizations; and
- e. Establishment of historic, archaeological, or neighborhood conservation districts.

Policy 11.03.11. The City recognizes the importance of structures constructed in the last fifty years, and encourages efforts to protect significant examples of these structures as illustrative of the community's recent heritage.

Policy 11.03.15. The City shall promote historic, cultural and archaeological resource protection as an economic tool in the revitalization of the City and its neighborhoods, and support heritage tourism opportunities as a form of economic development. The City shall support the efforts of other local organizations to further heritage tourism opportunities.

OBJECTIVE 11.04. Historic Structures

The City shall actively encourage maintenance and preservation of historic structures.

OBJECTIVE 11.08. Non-designated Resources

The City shall encourage protection and revitalization of non-designated historic structures and neighborhoods within Fernandina Beach.

Policy 11.08.01. The City shall encourage protection, preservation, and revitalization of historic non-designated structures and neighborhoods.

CITY OF FERNANDINA 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.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

8.03.02 Procedure for Designation of Historic Districts

A. No historic district or property proposed for inclusion in a historic district within the city shall be designated by any City agency except as provided in this section.

B. For purposes of this section, the term "property owner" shall mean the record owner or owners of one or more parcels of property within the boundaries of the proposed historic district. Should an individual, individuals or entity own more than one parcel of property within the boundaries of the proposed historic district according to the latest available tax rolls from the county property appraiser's office, then such individual or entity shall be considered one property owner for purposes of calculating the number of property owners in the proposed historic district regardless of the number of parcels that may be owned by the individual, individuals or entity within the boundaries of the proposed historic district. Should a parcel of property be owned by more than one individual for purposes of calculating the number of property owners within the boundaries of the proposed historic district, such co-owners shall be considered cumulatively as one property owner regardless of their number.

C. Upon the recommendation of the City Commission or the Historic District Council an application may be submitted by a property owner within the proposed district, or his authorized agent, to the Planning Department to prepare or assist in preparation of a designation report. The City shall charge a fee for each application that reflects processing costs for the application, except such fee shall be waived for City-initiated applications. An area or property may be identified as being potentially suitable for designation as an historic district or for inclusion in a historic district. The area or property shall be surveyed and studied for the purpose of determining the age and significance of each building, site, structure, or object within the area. A nomination report shall be prepared based on the results of the survey. Once the district boundaries are determined, the property owners shall be surveyed for their agreement with the designation and the results shall be available and considered during public hearings at meetings of the Historic District Council, Planning Advisory Board, and City Commission.

D. The applicant shall complete an application form provided by the City which shall, to the extent possible, include:

- 1. A written description of the architectural, historical, or archaeological significance of the structures, sites and building in the proposed historic district specifically addressing and documenting the criteria set forth in subsection (j) of this Section;

2. An identification of all buildings, structures and sites within the proposed historic district and the proposed classification of each as contributing or noncontributing with an explanation of the criteria utilized for the proposed classification;
3. A physical description of the proposed historic district, accompanied by photographs of buildings, structures or sites within the district indicating examples of contributing and noncontributing structures within the district;
4. A statement of recommended boundaries for the proposed historic district and a justification for those boundaries, along with a map showing the recommended boundaries;
5. The names and addresses of all owners of real property within the boundaries of the land upon which the designation of the historic district is requested and the real estate assessment numbers for the property within the boundaries of the land upon which the designation is requested. Requirements (1), (2), (3) and (4) shall be waived with respect to any historic districts listed on the National Register of Historic Places as of January 1, 1990.

E. The Historic District Council shall hold a public hearing on the proposed designation within 90 days of the filing of a completed application. The Historic District Council shall hold at least one town meeting at which the proposed district will be explained and discussed. A quorum is not necessary to conduct the town meeting. The property owners within the proposed district shall be notified by United States mail at least thirty (30) days in advance of the Historic District Council public hearing date and time. For the purpose of notice requirements to owners, the names and addresses of owners shall be deemed to be those on the current tax records in the Office of the Property Appraiser. All notices required by this section shall state clearly the boundaries of a proposed historic district. The notice required by this section, the cost of which shall be \$2 for each notification, shall be paid by the applicant to the City.

F. The notice referred to in paragraph (E) of this section shall include the following information and documents:

1. The notice shall state that the creation of an historic district will impose design review on certain permitted activities.
2. The notice shall state that the ordinance creating the historic district will contain requirements which must be met in order to alter, renovate or demolish a structure or building within the district. These requirements may relate to density, siting, building materials and architectural features as well as other matters.
3. The notice shall state that a list of contributing and noncontributing structures has been compiled and that contributing structures will be identified in the ordinance creating the historic district.
4. The notice shall state that the owners have the right to vote whether they want the historic district to be created.
5. The owners shall be provided a ballot which must be signed and witnessed which will permit the owner to vote whether he approves or disapproves the creation of the historic district. In order for the ballot to be valid it must indicate the name of the owner, the residence address of the owner and the address of the property in the proposed historic district. This ballot must be returned to the Historic District Council not less than twenty-one (21) days after the noticed hearing.
6. The notice shall state that at the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
7. The notice shall state that if the district is created the owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
8. The notice shall state that the application for creating the historic district is on file with the Historic District Council and that the Historic District Council shall have on file all information submitted by the applicant and the Planning Department, including recommendations.
9. The notice shall state the time, date, and place of any town meetings scheduled by the Historic District Council. However, nothing herein shall prohibit the Historic District Council from holding other town meetings with published notice.

G. Notice of a public hearing shall also be published once in a newspaper of general circulation in the City not less than fourteen (14) days in advance of the date of the hearing. The published notice shall be in a form

prescribed by the Historic District Council and placed by the applicant at the applicant's expense. The applicant shall file proof of publication with the Historic District Council prior to the public hearing.

H. The applicant for a proposed designation shall post signs within five working days after filing of a completed application, which signs shall be in the form required by the Historic District Council and shall be posted in full view of the public. The sign or signs shall be posted on the boundaries of the proposed historic district at each public right-of-way intersecting the boundary of the proposed historic district, or at such other locations and at such intervals, as determined by the Planning Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until such time as the advisory recommendation has been made by the Historic District Council. The signs shall be removed by the applicant within ten days after final action by the City Commission.

I. At the close of the public hearing, the Historic District Council shall determine whether, based upon the evidence, the proposed historic district does or does not meet the criteria for designation. Such a determination shall be made by a report stating the findings of the Historic District Council concerning the relationship between the proposed historic district and the National Register of Historic Places criteria for designation set forth below. At least two of the criteria must be met.

1. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.
2. Its location is the site of a significant local, state or national event.
3. It is identified with a person or persons who significantly contributed to the development of the City, state or nation.
4. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.
5. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
6. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
7. Its character is a geographically definable area or neighborhood possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events, or united in culture, architectural style, or aesthetically by plan or physical development.
8. Its suitability for preservation or restoration.

J. The Historic District Council shall also determine what proposed historic district design guidelines it would recommend to apply to the historic district and shall identify what actions to be taken on property within the proposed district that would require a certificate of Approval.

K. The Historic District Council shall inform the public that each owner of real property in the proposed historic district had been sent ballots to vote on the proposed district and that the ballots must be signed, witnessed and delivered to the Historic District Council within 21 days after the hearing.

L. At the first meeting of the Historic District Council held at least seven days after the owners' votes are due, the Historic District Council shall tabulate the votes. If a majority of the owners' votes cast disapprove the creation of the proposed historic district, the Historic District Council shall take no further action on the proposed historic district and the Historic District Council's files on the district shall be closed. If 50 percent or more of the owners' votes cast approve the creation of the proposed historic district, then the Historic District Council shall adopt an advisory recommendation which shall be accompanied by a report stating the findings of the Historic District Council concerning the relationship between the nominated historic district and the National Register criteria for designation. The Historic District Council shall forward the advisory recommendation and report to the Planning Advisory Board.

M. The Planning Advisory Board shall consider the nomination request, the findings of the Historic District Council, and the request's consistency with the comprehensive plan, and make a recommendation to the City Commission. The property owners within the proposed district shall be notified by United States mail at least thirty (30) days in advance of the Planning Advisory Board public hearing date and time. For the purpose of notice requirements to owners, the names and addresses of owners shall be deemed to be those on the current

tax records in the Office of the Property Appraiser. All notices required by this Section shall state clearly the boundaries of a proposed historic district. The notice required by this Section, the cost of which shall be \$2 for each notification, shall be paid by the applicant to the City.

N. When a majority of the owners' votes disapprove the creation of the proposed historic district, any City Commission member may request that an ordinance designating the proposed historic district be drafted, but approval of the designation of such historic district by the City Commission shall require a vote of two-thirds of the City Commission members unless 85 percent of the proposed historic district acreage is already part of an historic district listed on the National Register.

O. The City Commission shall give notice, follow the publication procedure and sign posting procedure, hold public hearings, and make its determination in the same manner as provided in Section 11.02.00; provided however, there shall be no requirement to notify by United States mail all owners of real property within 350 feet of the boundaries of the proposed historic district. The Commission shall consider the same criteria set forth in paragraph (I) of this section. Any ordinance designating an historic district shall set forth the historic district design guidelines that apply to the historic district, which would then become the Historic District Design Regulations for that historic district, and the actions that would require a Certificate of Approval.

P. The City Clerk shall notify each applicant and each owner of real property within the proposed historic district of the final decision relating to the proposed historic district within seven (7) days of the City Commission's action and shall cause the designation of an historic district to be recorded in the official records of Nassau County, Florida, at the expense of the applicant for the designation. The City Clerk shall also notify the Property Appraiser's office of the designation.

Q. Boundaries for designated historic districts identified in or by this chapter shall be clearly established through legal descriptions.

R. When an historic district designation is made, the Director of Planning or his designee shall enter the designation as an overlay on the Zoning Map and Future Land Use Map.

S. Whenever the City Commission has denied an application for the designation of an historic district no further application shall be filed for the same historic district designation for a period of one year from the date of such City Commission denial.

T. The designation of any historic district may be amended or rescinded through the same procedure utilized for the original designation, by the filing of an application for rescission or amendment of designation utilizing the procedure hereinabove set forth. Any Historic District Council recommendation to amend or rescind a prior designation shall be based upon new evidence and negative evaluation according to the criteria used for historic district designation in existence at the time of such application for rescission or amendment.

U. If an updated report shows that there are additional contributing structures outside of the original boundary of an existing district, then the city may consider the expansion of the boundaries of the district to incorporate those properties. A ratio of 50 percent contributing structures within the proposed district expansion is required for the creation of an expanded district.

V. The expansion of existing historic districts shall be done by ordinance adopted by the City Commission, in accordance with the same procedures required for the creation of new districts, except that the information required shall be applicable to the expansion area only, and not to the entire district.

ANALYSIS:

Due to the important role this structure has played in the City's history, it merits inclusion into the Downtown Historic District (see Exhibit 1). As the current iteration of the Nassau County Jail was constructed in 1938 and falls outside of the downtown's period of significance, the property will be classified as a non-contributing structure.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan and the Land Development Code.

Staff Recommends: Inclusion of the “Old Nassau County Jail” as a non-contributing resource to the Fernandina Beach Downtown Historic District.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-32 **with or without** conditions;

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

That HDC case 2019-32, as presented, **is or is not** substantially compliant with the Comprehensive Plan and the Land Development Code to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|------------------|---|
| EXHIBIT 1 | Florida Master Site File 8NA00287 |
| EXHIBIT 2 | Locator Map/ Underlying Lots of Record Map |
| EXHIBIT 3 | Boundary Expansion Vote |
| EXHIBIT 4 | Draft Ordinance |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-32

EXHIBIT 1

Florida Master Site File 8NA00287

RESTRICTED

Site#/Manuscript# NA 287 contained one or more of the following items:

☐ Drawings/diagrams depicting internal layout and/or structural elements including Floor Plans, Blueprints, building plans, or schematic drawings.

☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

☒ Florida Statute 119.071 § 3.3(b) & (c) (2007), which states:

(b)1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.

(c) Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which documents are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This exemption applies to any such documents held by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

☐ Other, explain _____

Materials indicated have been removed from the paper file and are housed in a secure location and available to authorized persons in the EDMS. If you need these materials, please see Site File staff.



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

September 30, 2009

Dr. Janet Snyder Matthews, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Dr. Matthews:

Enclosed are two nominations for listing in the National Register of Historic Places:

North Shore Historic District, Miami Beach, Miami-Dade County, Florida
Nassau County Jail, Fernandina Beach, Nassau County, Florida

Also enclosed is a district map for the North City Historic District, St. Augustine, St. Johns County (Ref# 09000778), which should be delivered to Jim Gabbert.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Barbara E. Mattick

Barbara E. Mattick, Ph.D.
Interim State Historic Preservation Officer

Enclosures

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6436

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6436

☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name NASSAU COUNTY JAIL

other names/site number FMSF# NA287

2. Location

street & number 233 South Third Street N/A ☐ not for publication

city or town Fernandina Beach N/A ☐ vicinity

state Florida code FL county Nassau code 089 zip code 32034

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Barbara C. Mattick / Interim SHPO 9/30/2009
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register
☐ See continuation sheet

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register
☐ See continuation sheet.

☐ removed from the National
Register.

☐ other, (explain) _____

Signature of the Keeper

Date of Action

Nassau County Jail
Name of Property

Nassau Co., FL
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ buildings
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property (Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

"N/A"

Number of contributing resources previously
listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)

GOVERNMENT: Correctional Facility

Current Functions (Enter categories from instructions)

RECREATION & CULTURE: Museum

7. Description

Architectural Classification (Enter categories from instructions)

MODERN MOVEMENT: Moderne

Materials (Enter categories from instructions)

foundation BRICK

walls BRICK

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Nassau County Jail
Name of Property

Nassau Co., FL
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

POLITICS/GOVERNMENT

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1938-1956

Significant Dates

1938

1954

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Benjamin, Roy A.; Hopkins, A.C. (addition)

Davis, Charles J.; Woodcock, O.P. (addition)

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of Repository

Nassau County Jail
Name of Property

Nassau Co., FL
County and State

10. Geographical Data

Acreage of Property 1.03 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	5	5	5	8	0	3	3	9	2	8	8	0
Zone	Easting			Northing											
2															

3															
Zone	Easting			Northing											
4															

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Johnston, Sidney; Carmen Godwin/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date September 2009

street & number 500 South Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Nassau County Jail Museum, Phillis Davis, Director

street & number 233 South Third Street telephone 904-241-7378 x121

city or town Fernandina Beach state FL zip code 32034

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

SUMMARY

Nassau County Jail is located at 233 South Third Street in Fernandina Beach, Florida. Constructed in 1938 and expanded in 1954 and 2007, the building is a good example of Moderne design. The two-story building contains approximately 6,800 square feet of interior floor space. It faces south and displays a flat roof of reinforced concrete with straight parapets and hard-fired red brick walls laid up in a modified Flemish bond. The brick walls are three rows thick, providing sufficient strength to prevent escape and to stand against hurricane-force winds on the coastal island city. Other exterior finishes include a tripartite belt course, a glass block panel, decorative basket weave brick panels, fleur-de-lis cast stone ornamentation, cantilevers, six-over-six double-hung sash windows, and an articulated foundation. A cast stone head mast contains the words "Nassau County Jail" above the east entrance. Metal exterior doors and an iron cage protecting the south entrance unmistakably identify the building as a jail. All parts of the building remain in excellent condition, in part, because of its uninterrupted use from a jail to a museum, and because of its reinforced concrete and brick construction. The building served as the county's jail until a new facility was built in 1978. Compatible additions were made to the building in 1995 and 2007.

SETTING

Fernandina Beach is the seat of government of Nassau County. Located on the leeward side of Amelia Island, Fernandina Beach is known as the "Isle of Eight Flags" for its position near the south end of the Sea Islands and its heritage of having eight nations flags been planted on its shores. It claims to be the northeastern most incorporated city in Florida, Fernandina Beach has a population of 11,815 and the larger Nassau County contains 68,188 residents.

Nassau County Jail faces east on South Third Street, occupying a site one block south of the Fernandina Beach Historic District which was listed in the National Register in 1973 with a boundary extension in 1987. The building stands three blocks east of Fernandina Beach's harbor and three blocks south of Centre Street, the central business district. Most of Centre Street's buildings were constructed of brick after fires in 1876 and 1883 destroyed much of the downtown. Four blocks to the northeast are the Fairbanks House (NR 1973) and the Tabby House (NR 1973), late nineteenth century landmarks. Closer to the jail are relatively small one-story dwellings of recent vintage. To the west is a railroad yard, and the single story Amelia Community Theater Building, formerly owned by the School District of Nassau County.

PHYSICAL DESCRIPTION

Exterior

The asymmetrical east elevation (Photo 1) of the 1938 part of the building displays a straight parapet with cast stone coping. Emphasizing its horizontal massing, three brick belt courses in header bonds are interrupted by

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2 NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

the "Nassau County Jail" name plate and cast stone belt courses which occupy a location above the offset entrance protected by a metal cantilever and iron door with bars. The modified Flemish bond employed in the brick work adds character and strengthens the bond between the exterior walls of hard fired-clay face bricks and the unglazed clay common brick interior walls. Asymmetrical but regular fenestration includes six-over-six-light double-hung sash windows in single arrangements along the second story and paired and singular arrangements along the first story. The window openings are accented by bricks laid in a rowlock bond for the sills and vertical stretcher patterns for the headers. The first-story window to the right, or north, of the entrance reveals iron bars protecting the interior. This entrance historically led into the cells and jail administration areas. The entrance and window arrangement and the windows opening at the southeast corner are further accented by bricks laid on their beds to form basket weave patterns. Header bonds in corbelled patterns form inset panels. Accented by cast stone drip molding that extends ten feet from the southeast corner, an articulated foundation consists of salmon-colored bricks laid up in American common bond, contrasting with the red brick modified Flemish bond on the primary walls. A stack bond laid vertically accents the upper row of bricks on the articulated foundation, providing an unusual belt course and visually identifying the position of the first floor.

At the north end of the east elevation projects a small one-story flat roof extension (Photo 2). Similar in design and materials to the two-story east elevation, the extension is part of the 1954 addition. It is differentiated from the 1938 part of the building by the absence of any belt courses or decorative brick panels and its use of a cast stone belt course that extends across the top of the articulated foundation. The same modified Flemish brick bond work evident on the older part of the building appears on the addition. The north elevation of the one-story extension (Photo 3) displays a six-over-six and four-over-four-light double-hung sash window and the west elevation of the one-story addition contains no piercings.

The south elevation (Photo 4) is symmetrical with a central iron door with bars protected by a distinctive cantilever enclosed with an iron cage and accented by a decorative metal railing. This entrance historically led into the jailer's quarters. A full-height projecting brick panel further identifies the entrance which is further accented with a central window opening filled with glass blocks and fleur-de-lis floral designs executed in cast stone. The tripartite brick belt courses evident on the east elevation continues along the south elevation, interrupted by the cast stone floral designs and continued with cast stone belt coursing. The basket weave panels accent the walls between first- and second-story windows and entrance. The first-story windows bracketing the entrance have been covered with diagonal boards; the second-story six-over-six-light double-hung sash windows remain evident, a cast stone drip molding that accents the foundation is obscured by vegetation.

The remainder of the south elevation displays a stepped back plan with asymmetrical and irregular fenestration resulting from a combination of the 1954 and 2007 additions (Photos 5&6). Rising two stories, the additions display a parapet line three feet lower than the parapet accenting the wall to the east. The parapet cap on the

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

**NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

addition intersects the uppermost belt course of the wall to the east with the two lower belt course lines continued in the appropriate alignment. Four blind windows contrast with a single six-over-six double-hung sash window. Supported by a small concrete porch, a door and single window punctuate the southwest corner of the elevation. Hard clay-fired brick walls are accented by a stuccoed foundation finish.

The west elevation (Photos 7&8) displays more of the six-over-six double-hung sash windows set in a regular pattern with the exception of a blank wall at the northwest first-story corner. Three windows on the second floor have been removed for restoration and the openings temporarily boarded over. A cast stone foundation skirt contrasts with the red clay-fired brick walls.

Continuing the irregular plan of the south elevation, the north elevation (Photo 9) displays a projecting flat-roof extension at the northwest corner that yields to a glass enclosure shaded by a green awning and incised within the building to provide ingress and egress at the center of the elevation. Farther east, the two-story walls are interrupted by double-hung sash windows set in an asymmetrical pattern and a brick chimney with an arched cap. Two of the windows on the second story are boarded over; one window has been removed for restoration, the other remains in the opening. The one-story addition projects at the northeast corner.

EXTERIOR ALTERATIONS

The east elevation (Photos 1&2) has not been altered with the exception of the one-story 1954 addition, which is part of the historic fabric of the building. The south elevation has been altered by the addition of the ca 1986 installation of the iron cage mounted under the cantilever to protect the entrance. Originally, brick walls were located under the cantilever with a four-over-four light double-hung sash window piercing the west elevation and an entrance at the east elevation. An uninterrupted brick wall originally faced Cedar Street. The cantilever and decorative metal railing were part of the original design; salvaged from interior sections of the jail, the iron cage replaced the brick walls to provide a serviceable entrance into the museum and an outward visual indicator of the historic interior function of the building.

Another alteration to the south elevation is the 2007 addition (Photo 5). The 2007 addition covers sixteen feet and four double-hung windows along the west elevation of the 1938 part of the building and twenty-four feet and four windows of the south elevation of the 1954 addition. Designed by Kenneth Smith Architects, Inc., of Jacksonville and approved by the Architectural Services Section of the Division of Historical Resources, the 2007 addition meets the Secretary of the Interior's criteria for a compatible, but differentiated addition to a historic building. Set back appropriately from the historic wall of the south elevation, the 2007 addition displays red brick walls of differing hues, distinct from the red bricks employed on either the 1938 original part or the 1954 addition. The parapet, modified Flemish bond pattern, belt courses, and window headers and sills accenting the windows are copied directly from the historic fabric, but none of the decorative brick panels appear. The stuccoed foundation skirt contrasts from the brick foundation on the 1938 building and the cast

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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**NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

stone veneer on the 1954 addition. The six-over-six double-hung sash windows and blank windows arranged in an asymmetrical pattern both reflect the fenestration on the unaltered walls of the building.

The north elevation (Photo 9) is altered by the introduction of the 2007 addition that in-fills the space between the 1938 portion of the building to the east and the 1954 addition to the west. The addition covers a space amounting to sixteen feet of historic wall fabric in an area historically that was a two-story flat-roof hyphen that served as a passageway between the 1938 and 1954 parts of the building. Historically, it measured sixteen feet in length by ten feet in width. Reflecting the pattern revealed on the south elevation, the north elevation of the 2007 addition has red clay-fired bricks of various hues that contrast from the historic fabric, but laid up in the same historic pattern. The glass enclosure provides at once an entrance vestibule, visual relief from the massing of red bricks along the elevation, and the original depth of the historic hyphen connecting the parts of the building. Two double-hung sash windows pierce the wall surface above the glass wall. Setbacks emphasize the introduction of a modern addition along the north elevation. The setback from the north wall of the 1938 building amounts to eighteen inches and sixteen feet from the 1954 addition. The 2007 addition includes a new concrete step and ramp system to provide access into the building to meet local building and ADA codes.

**Interior
First Floor**

The interior of the building contains thirteen primary rooms that support the museum's exhibits, patrons, and administrative staff. The first floor contains exhibition halls, restrooms, central hall and stairs, and storage room. The iron cage and door on the first-story south elevation opens into the reception area and primary exhibition hall (Photo 10). Framed with large wood planks during construction and leaving striation marks, reinforced concrete joists and the second-story floor system remain clearly evident at the ceiling, which rises ten feet. In association with the iron cage and barred iron door at the entrance, the ceiling conveys the feeling of the building's historic use as a jail. Unglazed brick interior walls are apparent above and beside exhibition panels and temporary walls installed to enhance the museum. This area historically served as the jailer's quarters, which consisted of a combined living/dining room, kitchen, bedroom, bathroom, and guest or child's room. To the northeast is an area that historically was a part of the jailer's quarters and now is a exhibition hall (Photo 11) that interprets Nassau County's history. This room displays similar details at the ceiling and walls as found at the primary exhibition hall.

To the east of the Nassau County History Room is the central hall and staircase (Photo 12). The straight stairs have a brick base, iron newels and handrails. The central hall reveals the building's unusual interior brick wall system, barred iron doors, and the iron utilitarian staircase. The iron materials were designed, fabricated, and installed by the Decatur Iron & Steel Company of Decatur, Alabama. Historically containing a temporary holding cell, restrooms (Photo 13) are located to the north of the central hall. Along the south wall of the central hall and at the foot of the staircase is located a barred iron door (Photo 14) that historically provided

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
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**NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

access between the jailer's quarters and the central hall. East of the central hall lies the sally port, or prisoner's entrance vestibule (Photo 15) which historically served the jailer's quarters to the south, to the west the central hall and jail, and the booking and processing room to the north (Photo 16). The processing room currently supports Spanish mission and Timucuan exhibits. The sally port has its original iron door framing systems, but the barred iron doors have been removed to improve circulation through the museum.

A narrow corridor extends to the west of the Nassau County Exhibition Hall (Photo 17). The corridor visually identifies a transition from the historic building into the modern addition through differentiated red brick walls and a reinforced concrete ceiling to a gypsum-board-and-plaster walls and drop ceiling system. The corridor empties into part of the 2007 addition that contains a hall (Photo 18) which supports a new elevator, vestibule, rear entrance, and handicap ramp. To the north of the elevator is located the entrance vestibule (Photo 19), which visually unites and differentiates historic brick walls and double-hung sash windows with modern spaces and materials. In the vestibule are revealed to the east original brick walls and windows associated with the 1938 original building, and the 1954 addition's materials to the west. Iron bars remain intact on the former windows, indicating the historic use of the facility in the new entrance. West of the elevator and rear vestibule and contained within the 1954 addition is a secondary hall (Photo 20); an exhibition hall with an emergency exit on the south elevation (Photos 21&22); and storage room to the north (Photo 23). The exhibition hall has temporary walls and finishes that obscure the original brick interior walls, windows, and ceiling. Formerly containing the primary electrical service panels and transmitter equipment, and currently undergoing rehabilitation and re-use as an exhibition hall, the storage room reveals plaster-and-brick walls, a reinforced concrete ceiling, and replacement double-hung sash windows.

Second Floor

The current and historic system for gaining access to the upper floor is the central staircase (Photo 24). Not available to the general public as part of the overall museum experience, the second floor contains administrative offices, library, archives, and a multi-purpose room for developing exhibits and holding seminars and workshops. It historically contained only cells for inmates. In general, the rooms have double-hung sash windows and brick walls, although some walls have been painted white. Drop ceilings obscure original reinforced concrete ceilings in many rooms, and provide access spaces for electrical and HVAC systems. At the top of the staircase and to its north are located administrative offices (Photos 25&26) and a storage facility (Photo 27), which is protected by a barred iron door (Photo 28). To the south of the staircase is the library and archives (Photo 29). Although the walls of this room have been covered with gypsum board and plaster, the original windows and brick floor remain visible. At the northwest corner of the library is a narrow corridor (Photo 30) that leads into the 2007 addition with modern bathrooms and a new stairwell (Photo 31). To the north of the corridor are the elevator, accompanying hall, and an administrative office (Photo 32). Contrasting with the modern finishes in the office is an original window and supporting brick wall (Photo 33). With the exception of the narrow corridor, these rooms comprise the 2007 addition. To the west of the elevator is a large

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open multi-purpose room (Photo 34), which has drop ceiling panels, double-hung sash windows, and partially exposed brick walls.

INTERIOR ALTERATIONS

First Floor

The first floor has several alterations made to adapt the building to its present use as a museum. Those changes are largely sensitive to the original circulation system and use. The reception area and primary exhibition hall (photograph 10) originally contained five spaces for the jailer's quarters, that is, a living/dining room, kitchen, two bedrooms, and restroom. The interior walls were removed about 1995 and the space reorganized with partitions for reception, gift sales, main exhibition hall, and a small theater. With the exception of the removal of several metal doors, the original east entrance vestibule, booking room, and dispatch, deputy's lockers, and armament storage room (Photos 15&16) retain their original features and circulation pattern. The original jail laundry (Photo 13) was divided into two spaces around 1995 to accommodate restrooms. Free-standing in the center of the room, the original trustee cells were removed about 1988 to create exhibition space (Photo 11). Red brick walls, metal doors, and reinforced concrete ceiling systems remain visible reminders of the originally intended use of the building.

An addition and modifications made in 2007 altered the interior of the original sally port system and connector between the 1938 and 1954 sections of the jail (Photos 17,18,19&31). Two restrooms and a staircase were added to the south elevation, and the sally port to the north was enclosed to accommodate an elevator, hallway, and handicapped ramp. New interior partitions were finished with smooth plaster. They contrast with the exposed original exterior brick wall and double-hung sash windows complete with iron bars revealed within the new vestibule. Removed about 1988, the original female jail cells for both black and white inmates occupied the large space at the west elevation (Photos 20-22). A wood-frame partition extending north-to-south visually separated the free-standing cells. The wall system was reorganized in 2007 to accommodate a hall serving the elevator and north entrance, and exhibitions in the former cell room for female inmates.

Second Floor

The second floor retains its original circulation pattern, materials, and features to a high degree. The most obvious change is the removal of the free-standing iron cells in the two major spaces (Photos 29&34). Most alterations were completed about 1995 to support museum operations. A small partition in the former "Black men's bull pen" (Photo 29) forms a library reading space (2007), and a secure archives (c.1994) with many of the museum's most valuable resources are stored in the locked room. The mentally deficient, padded, solitary confinement, and trustee cells (Photos 24-28) have been adapted for offices, but retain their original walls. Completed in 2007, the addition and alteration above the first-floor sally port (Photos 30-33) provides a

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staircase, restrooms, and an office on the second floor. A revealed window (Photo 33) serves as a visual reminder that the latter room is an addition with this space originally located outside the exterior walls.

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SUMMARY

The Nassau County Jail, currently housing the Amelia Island Museum of History, is significant at the local level under Criterion A in the areas of Politics/Government and Social History, and under Criterion C for Architecture. The jail was constructed by Nassau County government in 1938, on the site of an 1878, one-story wood-frame jail and a subsequent two-story masonry jail. Contributing to a local initiative to expand and modernize Nassau County's government buildings, the 1954 addition was part of a larger contract that also expanded and modernized County Courthouse. The jail was the hub of activity for persons charged with crimes and held through trials, incarcerated for one year or less, or transported to the state prison. Under Criterion C, the building possesses significance for its rare Moderne design, and for its distinctive characteristics of a type of construction designed for incarceration. In its original form, the building was designed by Jacksonville architect Roy A. Benjamin and constructed by Charles J. Davis, Inc., of Jacksonville. The Decatur Iron & Steel Company of Decatur, Alabama, designed and installed the iron and steel work and equipment used for the jail's doors and cells. Another Jacksonville architect, Abner C. Hopkins, drafted the plans for the 1954 addition, which gave the building its current irregular shape. The O. P. Woodcock Company of Jacksonville supervised construction of the addition with the Roanoke Iron & Bridge Company of Roanoke, Virginia, supplying the iron work for cells and doors. The Nassau County Jail has played an integral part of Nassau County's history until a new facility was built in 1978. With an adaptive reuse the Amelia Island Museum of History re-opened the building in 1986.

HISTORIC CONTEXT

Nassau County, Florida's tenth county designation, was created by Florida's Territorial Legislature in 1824. A German name applied to a river and sound on the south side of the county, Nassau supported numerous plantations dotting the banks of the Amelia River, Nassau River, and St. Mary's River in the colonial and antebellum periods. Established earlier in the century, the Town of Fernandina became the county seat. The major port in Nassau County, Fernandina was one of the largest towns in Florida, and an important northeast Florida port in the decades before the Civil War. The population increased from 1,511 in 1830 to approximately 3,000 in 1860. Built at the north end of Amelia Island, Fort Clinch protected the towns of Fernandina, Florida, and St. Mary's, Georgia. In 1861, Senator David Levy Yulee completed the Florida Railroad from Fernandina to Cedar Key. In the process, he moved Fernandina from its original Old Town site at the north end of the island to a new location south on the Amelia River (WPA 1936; Johannes 2000:27, 30).

The Civil War forced most construction plans to be shelved, particularly after March 4, 1862, when a force of 15,000 Union troops on twenty ships arrived from Hilton Head Island. The Confederates abandoned the island without a fight and most of Fernandina's citizens fled the town. By contrast, within a few months of the Federal occupation, hundreds of runaway slaves arrived on the island, moved into Fernandina, and many able-bodied male ex-slaves joined the Union army. During his tour of the South with Chief Justice Salmon Chase in 1865,

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journalist Whitelaw Reid found the Yulee residence to have a senatorial look "among the forsaken-looking wooden buildings," which otherwise made up the town. John Muir, the naturalist who passed through Fernandina in 1867 on a 1,000 mile walk, only commented that he walked off a "...ramshackle pier into a ramshackle town." Both returning black veterans and the white citizenry rebuilt Fernandina. Notably, one of the first elections in the South that included both black and white voters during Reconstruction occurred in Fernandina's mayoral election of 1865 (Johannes 2000:324; Rerick 1902 2:316).

Beyond fishing and the railroad, the economy of Nassau County consisted of agriculture, lumber, naval stores, and tourism. County government reorganized following the Civil War. Many meetings were consumed with the typical issues associated with the collection of tax revenues, elections and constitutional offices, roads and bridges, the county's poorest residents, and law enforcement. In the process, the board of county commissioners acted upon petitions to create new roads, bridges, set millage rates, and constructed public buildings, including a courthouse and jail in Fernandina (Johannes 2000:36-37).

The late nineteenth century was Fernandina's Golden Age (1870-1910) when an influx of investor businessmen helped to transform Fernandina. Some of the growth spilled over into the county as naval stores and timber were harvested. Fernandina became a winter resort and an area in which freed slaves worked to retain the rights and freedom they had won in the Civil War. It was a time of boundless economic optimism for the town. Part of that development was the construction of a county courthouse on Centre Street and a county jail several blocks to the southwest. In addition to public buildings, numerous fashionable residences were built, including the Fairbanks House (NR 1973), fondly called Fairbank's Folly. This Italianate gem was designed by prominent architect Robert S. Schuyler, who also drafted the plans for St. Peter's Episcopal Church, the Tabby House (NR 1973), the 1886 School House, and the Hirth House. The Egmont Hotel opened in 1880 and gained a reputation, not only as the best of the eight hotels on the island, but one of the best in the nation. It was located just three blocks from the jail, and visitors to the hotel passed by the fine new jail on the way to the hotel. In 1877, General Grant visited the island at the beginning of his world tour and was feted in Fernandina. By 1880, the town had entered an economic boom. Initially, most commercial buildings lining Centre Street were constructed with wood. Brick became the material of choice after devastating fires burned most of Centre Street in 1876 and 1883 (Wood 1989:223; Johannes 2000:36-37).

The county's population expanded in the late nineteenth century, climbing from 6,635 in 1880 to 8,294 in 1890 and reached 9,654 in 1900. The growth of Fernandina played an important role in the population boom, expanding from 1,722 in 1870 to 2,562 in 1880. The introduction of new railroads and an increase in port traffic contributed to the county's growth. Beyond Amelia Island, Fernandina, and the towns of Callahan and Hilliard, Nassau County extended over 650 square miles to include the unincorporated communities of Andrews, Boulogne, Brickyard Landing, Bryceville, Chester, Crackertown, Crandall, Crawford, Dahoma, Dyal, Evergreen, Franklintown, Frink, Gross, Inglehome, Italia, Keene, Kent, Kings Ferry, Lessie, Mattox, Nassauville, O'Neil, Orange Bluff, Ratliff, Romulus, Wilds Landing, Woodstock Mills, and Yulee. The naval

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stores, railroad, and turpentine industries played an important role in the founding and development of most of those communities (Johannes 2000:40-81).

With growth came an increase in crime. Presumably, the initial county jail was contained within the first Nassau County Courthouse between the 1820s and 1870s. A subsequent courthouse was completed in Fernandina in 1891, complete with a lock-up for prisoners awaiting arraignment and trials, but by then a separate county jail had been built. In 1868, the Nassau County Board of County Commissioners took its first tentative steps to create a stand-alone county jail. In December of that year the board authorized the sheriff to develop plans for a jail, but the initiative failed. Then, on 23 May 1871 the county government purchased land south of Fernandina's downtown and east of the railroad tracks for a jail. Standing northwest of the intersection of Cedar Street and Third Street, this first jail was a one-story wood frame building completed in 1878. The county government responded to jail breaks in the early 1880s by improving its selection of jailers and locking mechanisms. In one well-publicized case from 1880 a local resident was robbed on the train from Cedar Key. He left the train and telegraphed ahead to the justice of the peace in Fernandina who met the train with several deputies and conveyed the suspect to the jail for the night. When the justice of the peace returned the next morning, the accused was gone. Suspecting the jailer of releasing him, the justice of the peace arrested the jailer and had him held in his own jail. By 1884, the jail had grown in size with a two-story main building with a supporting stockade and outbuildings. By 1909, the aging nineteenth century jail was replaced with a two-story brick building with a single outbuilding known as a calaboose, a colloquial term for a city lock-up or dungeon (*Florida Mirror*, 11 December 1880; Minutes of the Board of County Commissioners, 1868-1871; Deed Book N, p. 15 Clerk of Court Nassau County FL; Sanborn 1909).

Supported by constables and justices of the peace, the sheriff's department provided law enforcement over unincorporated Nassau County. Deputized officers delivered suspects arrested for criminal activities to the jailer at the Nassau County Jail for processing and incarceration. Jailed suspects formally charged with criminal activities were transported from the jail to the Nassau County Courthouse approximately four blocks northeast for arraignments and trials. Suspects who failed to meet a bond set by the court were held on remand in jail until trial. Some of the accused found guilty were sentenced to the county jail, generally for terms of one year or less. Longer sentences were carried out in the Florida State Prison at Raiford (Minutes of the Nassau County Board of County Commissioners, 1868-1871).

Growth in Nassau County persisted in the first half of the twentieth century, increasing from 9,654 in 1900 to 11,340 in 1920. By 1907, the county contained 138 miles of mainline railroads and, along with the development of United States Highways 1, 17, 23, and 301 and State Road A1A in the 1920s and 1930s, brought visitors, new homeowners, and businessmen into Nassau County. The development of the Intracoastal Waterway and bridges over the Amelia River and the St. Mary's River provided greater access for residents and visitors alike, and more crime into the region. The Era of Prohibition (1918-1933) prompted Nassau County's sheriff's department to launch periodic raids on moonshine stills leading to the destruction of barrels of liquor.

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The United States Coast Guard installed a base at Fernandina in the late-1920s to help curb rum-runners along the north Florida and South Georgia coasts. Entered into Nassau County's criminal bench docket books, other common forms of criminal activities included arson, assault, embezzlement, grand theft, interfering with an officer in the discharge of duty, larceny, manslaughter, murder, and rape. The end of prohibition closed an important chapter in the history of criminal activity in Nassau County. The shrimp industry thrived along the coast and the introduction of the factories by the Fernandina Pulp & Paper Company, Nassau Fertilizer & Oil Company, and Kraft Corporation brought new jobs to the county. Notwithstanding those new opportunities, the Great Depression coupled with joblessness and hunger ushered in a new period of criminal activities. Motivated by the desperate times, some residents relied on embezzlement and larceny just to fulfill their basic needs (Tebeau 1971:393-402; WPA 1939:374; Criminal Court Docket Book 1920-1933).

Some relief measures associated with the New Deal, including the Civilian Conservation Corps (CCC) and Public Works Administration (PWA), alleviated the harshest effects of the Depression, but few municipal governments in Nassau County took advantage of the programs. World War II lifted the economy out of the Depression. By 1945, the United States government had allocated more resources to the war and supported more construction projects in any other time in its history. In nearby Jacksonville, the Department of the Navy established Naval Air Station Jacksonville, which was supported by various outlying fields, including an emergency facility at Callahan in west Nassau County. By 1950, the county's population had climbed to 12,811 and, responding to that growth and Florida's image as a tourist and vacation destination, the municipal government at Fernandina changed the city's name to Fernandina Beach, in 1947. Between 1950 and 1957, the county experienced a twenty-five percent increase in population, and in 1960 the county's population reached 17,189 (Johannes 2000:188, 211-212; Morris 1949: 251; Morris 1985:549-551, 557).

HISTORICAL SIGNIFICANCE

The construction of the Nassau County Jail during the Great Depression was precipitated, in part, by a report received in 1936 by the county government from Jesse Elliott Creech, a Jacksonville inventor and inspector of correctional institutions, county jails, and state convicts for the board of commissioners of state institutions. The board of county commissioners then consisted of Chairman John T. Ferreira, Pasco Jones, Harry F. Sahlman, C. J. Walker, and K. K. Wilds. Creech cited the county government for the general poor condition of its aging nineteenth century jail and especially the building's inadequate cells, plumbing, cots, and bedding. In addition, Creech found the county's stockade at Hilliard in a similar poor state of repair. Only five years earlier, the Florida Federation of Women's Clubs had taken a statewide survey of Florida's county jails and found the condition of those facilities less than ideal and in some cases worse than during a similar study conducted nine years earlier. The Club cited inadequate medical care, unsanitary conditions and structures, lack of education and rehabilitation measures for inmates, enforced idleness of prisoners, and a fee system of 65¢ paid by various counties to its sheriffs for board for each incarcerated person. Responding to the state official, Nassau County's commissioners, for their part, promised to improve the condition of both facilities and subsequently made a few

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repairs to the jail. A two-story masonry building, the jail had been constructed about 1891 to complement a new courthouse built the same year on Centre Street (FWP 1939:111; NCBCCM Book 9).

In April 1937, after making additional repairs to the jail, the county determined to replace the building. That month, the board instructed its clerk to contact Jacksonville architect Roy A. Benjamin about his availability to design a new jail for the county. Responding quickly to the unsolicited work, Benjamin submitted a proposal to design a new county jail in May 1937. Benjamin agreed to prepare the preliminary sketches, working drawings and specifications, take bids, let contracts, and supervise the work. The next month, Winter Park architect James Gamble Rogers II, solicited the board with his services, but by then Benjamin's services had been secured. In June 1937, after being hired by the board, Benjamin indicated that "...the present jail will be safe to handle prisoners for the next sixty days or probably longer, at which time it is hoped the new jail will be pretty well on the way." Benjamin completed the jail plans on 23 July 1937 and submitted the plans to the board later that month. Reflecting the decline in the construction business associated with the Great Depression and the accelerated bidding process laid out by county officials, the board received construction bids from several Jacksonville firms by 11 August 1937. The bidders consisted of Charles J. Davis, Inc.; R. H. Gallespie; W. T. Hadlow; George Haydock; J. M. Raymond Construction Company; Ivy H. Smith Company; and the O. P. Woodcock Company. The board submitted the bids to Benjamin for evaluation and recommendation. Later that month, Benjamin recommended that the board approve the bid of \$19,361 submitted by Charles J. Davis, Inc., for construction and the steel work and equipment bid of \$10,069 submitted by the Decatur Iron & Steel Company. Davis's contract stipulated that the contractor would "...demolish the present old two-story Jail Building, and will erect and complete a two-story jail building on the property now occupied by the old jail building..." He agreed to have the new jail "...substantially completed on the 1st day of January, 1938." To streamline the process and further reduce costs, at the county's request Benjamin submitted an addenda to his original specifications, which included omitting the parapet wall on the rear elevation, the cast stone belt along the first floor, and furring in and plastering the jailer's office. Demonstrating the completeness of Benjamin's architectural services, the Jacksonville architect included a section on Special Jail Equipment in his specifications, which were used by the Decatur company to formulate its bid. Unfortunately, those documents have been lost (NCBCCM Book 9).

Running slightly behind schedule, Davis appeared before the board of county commissioners at their regularly scheduled meeting on 16 February 1938. The contractor indicated the jail was complete and the commissioners agreed to visit the building following the meeting. Approving the work, the board made its final settlement with Benjamin and Davis at a special session designated for that purpose on 28 April 1938. Satisfied with Benjamin's work on the jail, the board turned to the architect to design a new county hospital, a design that was later rejected (NCBCCM Book 9).

J. C. Colson served as Nassau County's jailer between the late 1930s and the 1950s. A county employee supervised by the sheriff's department, Colson worked closely with deputies to receive and process suspects,

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incarcerate inmates, transport prisoners between the jail and courthouse, and maintain a secure facility. He supervised several guards, including Owen Barnard whose responsibilities included standing night watch. In 1938 alone, the first year of operations for the new jail, Colson reported the cost of handling the prisoners, that is, booking them and escorting them between jail and courthouse, as \$448.75. In contrast, the jailer reported that the cost to feed inmates during the first six months of operations as \$125. Between the late 1930s and 1950s, Colson's annual salary increased from \$270 to \$350 (NCBCCM Book 9).

As an arm of the county's law enforcement department, Colson held an appointed post and over time worked closely with two Nassau County sheriffs, an elected position. A resident of Hilliard with vast landholdings and a saw mill, Andrew J. Higginbotham served as Nassau County sheriff for nearly forty years, a period spanning the 1910s through the 1940s. In 1944, after several failed bids to win the top post, Henry J. Youngblood won election as Nassau County sheriff. A native of Nassau County, Youngblood initially worked as superintendent of the county's road department in the 1920s and 1930s. Because of his wide travels across the county Sheriff Higginbotham deputized Youngblood. Aspiring to a better paying county position, Youngblood won the sheriff's election in the mid 1940s and held the post for several decades. Deputized officers working under Higginbotham and Youngblood between the 1930s and 1950s included Joseph Hendricks, D. B. Higginbotham, Arthur Hunt, L. W. Pickett, O. Z. Rowe, Clement P. Rutishauser, P. H. Sauls, Ben Scott, H. S. Skipper, S. D. Trego, and E. A. Yates. The sheriff's department also worked closely with several constables in Nassau County's unincorporated communities to protect citizens, apprehend law breakers, and arrest suspects. In 1950, Youngblood hired Jeremiah Mattox, the first African American to serve in county law enforcement. Mattox patrolled the African-American communities on Amelia Island, but was deputized to make arrests only in those areas. He was killed in 1954 while responding to a domestic dispute south of Fernandina Beach, the first black sheriff's deputy killed in the line of duty in the State of Florida. In addition to these deputy sheriffs, bailiffs who often escorted inmates from the jail to the nearby courthouse for arraignment and trial included John Cone and S. A. Sapp. These law enforcement officials were in the jail on a daily basis participating in the process of law enforcement in Nassau County between the 1930s and 1950s (NCBCCM Book 9; Johannes 2000:11, 12, 45, 249, 274, 315).

In addition to housing drunks found wandering the streets late at night, the jail served its larger purpose of holding persons charged with violent crimes, such as larceny, murder, and rape. Beyond the jailer, guards, and law enforcement officials conducting affairs in the jail were various lawyers representing defendants accused of these and other crimes. Some of the attorneys who consulted with their clients in the jail included Frank D. Brennan, Mabry Carlton, Thomas G. Hall, Lester W. Jennings of Jennings & Coffee, Thomas M. Linton, L'Engle & Kelly, and Frank D. Upchurch. Some of these defense attorneys represented high-profile murder cases in Nassau County, became involved in state politics, and held other posts in the legal and legislative systems. Most were from Jacksonville and St. Augustine. Mabry Carlton opened his law practice in Jacksonville in 1930 and later became a Duval County judge. Representing Nassau County, Frank D. Upchurch served in the Florida Legislature in the 1920s, but then moved his law practice to St. Augustine in the 1930s and

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served as a delegate from St. Johns County from Florida in the Democratic National Convention in 1948. Nassau County's prosecuting attorneys of the period included Thomas J. Shave and J. B. Stewart. Circuit court judges presiding over these cases in the seventh judicial circuit included Bayard Shields and W. A. Stanly. Criminal bench docket books and other official documents provide details of attorneys, inmates, arraignments, and trials, and many of the criminal activities in Nassau County during the period and the names of those incarcerated in Nassau County Jail between the 1930s and 1950s (NCCBD Book 4; Dovell 1952 4:669-670).

Dozens of suspects jailed between the 1930s and 1950s for more serious crimes included Charles Armstrong for grand larceny, Della Fullwood for first degree murder, Charles Henley for manslaughter, and Lawrence Verdier for assault with intent to commit murder. After processing and booking into the jail, the suspects awaited arraignment and some bonded out of the facility. Others, failing to obtain a bond, were held on remand in the jail until trial. Most arraignments and trials occurred in a speedy and timely fashion. Jailed for first degree murder in October 1941, Flora Bell Wilson was arraigned later that month and after several continuances filed by her attorneys, L'Engle & Kelly of Jacksonville, was found not guilty in a jury trial in February 1942. Accused of killing her husband, Vander Fullwood, Della Fullwood was jailed and arraigned in February 1942. Found guilty on a reduced charge of second degree murder on 1 June 1942, Fullwood was sentenced by Judge Shields to thirty years hard labor at Florida State Prison at Raiford. Also charged with second degree murder, Brantly Hicks was found guilty in February 1942, but was sentenced to only three years hard labor at Raiford. Other persons charged with murder and jailed at the Nassau County lockup for a period included Herman Conner, Roscoe Dixon, Fred Higginbotham, Ernest Hinson, the Melzer brothers H.C., Paul, and W.H., and Allen Rowe and William Rowe (NCCBD Book 4).

In one bizarre case, deputy Rutishauser shot William King of Fernandina Beach while trying to arrest him in early 1949. After transporting King to the jail, Rutishauser worked with Colson, but could not stop the bleeding and drove the suspect to nearby Nassau County Hospital. After stabilizing the patient but finding the bullet had shattered the bone and severed a main blood vessel, Dr. H. B. Dickens, Jr., ordered the law enforcement officials to transport the suspect to Brewster Hospital in Jacksonville to "...save his life." After an operation, deputies transported the World War II veteran to the Veteran's Administration Hospital in Lake City to recuperate. By August 1949, the deputies had returned King to Fernandina Beach, where he was incarcerated in Nassau County Jail for arraignment and trial. Several unusual court cases unfolded, in part, in the Nassau County Jail. Charged with breaking and entering with intent to commit a misdemeanor, Jacob Wall remained in jail between April and June 1942. In the latter month at a subsequent hearing, Judge Shields ruled Wall to be insane and sentenced him to Florida State Hospital at Chattahoochee. In October 1942, after admitting thirteen-year-old Kenneth York into the jail, Colson caught the youth with a concealed a weapon that he intended to deliver to a relative. The jailer disarmed the youth and then placed him in a holding cell for formal charges and arraignment. Subsequently, the state attorney charged the youth with conveying a weapon into Nassau County Jail to aid an escape. At his arraignment, York pleaded guilty and Judge Shields released him from jail, remanding the juvenile to the custody of the Nassau County Sheriff for further appropriate proceedings. Other

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youths placed in jail temporarily included fifteen-year-old Willie Walthour, Jr., and fourteen-year-old James Wallace. Arrested for armed robbery, the youths allegedly perpetrated the crime with James Williams, an adult, but all were found not guilty in Judge Shield's courtroom in February 1943. In February 1955, A. A. Justice pleaded guilty to willful and intentional burning of woods and received a sentence of one year of hard labor at Florida State Prison (NCCBD Book 4; NCBCCM 11).

Many of the court's sentences were completed in Nassau County Jail. Those included a ten-month sentence for Beulah Benton who the court found guilty of breaking and entering with intent to commit a misdemeanor; Jasper Jones for six months at hard labor for embezzlement of less than \$50.00; and six and three month sentences for Sarah Hooper and Altamese Hooper, respectively, for interfering with an officer in discharge of duty. In 1954, Charles Armstrong received a sentence of nine months hard labor at Nassau County Jail for grand larceny. Perhaps the harshest sentence handed down by the court during the period to be served in the jail went to Clyde Pritchett. In 1943, Judge Shields sentenced the forty-year old to one year hard labor at Nassau County Jail for assault with intent to commit murder (NCCBD Book 4).

By the early 1950s, an increase in the size of county government and the rates criminal activities and incarceration in Nassau County had increased sufficiently to compel the board of county commissioners to expand the courthouse and county jail. Providing continuity over county politics during the era, John T. Ferreira still served as the chairman of the county commission. Other commissioners included Harry L. Dunman, McKendree, Shaffer, and Walker. In their September 1953 meeting, the commissioners enacted a resolution for the "...remodeling and erecting additions to the Nassau County Courthouse and modernizing the Nassau County Jail and erecting additions thereto..." Passing a special building tax, the commissioners and the county engineer estimate the combined projects would amount to \$250,000. Later that year, the board hired Jacksonville architect Abner C. Hopkins to draft the addition plans for the courthouse and jail. The board publicly advertised the projects and opened the bids in December 1953, but rejected the two bids from the Auchter and Woodcock companies of Jacksonville as too costly. The county re-advertised the bids and opened those submitted by Jacksonville contractors Clyde P. Knowles and Owen P. Woodcock in March 1954. After reviewing the documents, the board awarded the jail contract for \$57,406 to the Woodcock company and the Knowles company received the bid for the courthouse expansion. In addition, the board awarded the equipment and iron work for the jail addition, amounting to \$19,700, to the Roanoke Iron and Bridge Works, of Roanoke, Virginia. In addition to fabricating and installing its own iron cells and doors, the county stipulated that the Virginia company install a "Patented Creech Cell" in the jail. Patented in 1943 by the Jacksonville, Florida, inventor Jesse Elliott Creech, and a former prison inspector, the cell was designed specifically for "...confining violent prisoners and mental patients, the salient objects being to safeguard the occupants of the cell against self-inflicted injuries as far as possible, to prevent the occupant from damaging the cell, and to provide for convenient and thorough cleansing of the cell" (NCBCCM Book 11; United States Patent Office 1943: Patent#2,323,455).

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NASSAU COUNTY, FLORIDA**

Construction began in early 1954, but delays in the shipment of steel and iron slowed progress. In August 1954, Sheriff Youngblood expressed concerns about the quality of some of the workmanship. Although Woodcock took some steps to address the sheriff's concerns and those of several commissioners, at the scheduled final inspection in October 1954 the board refused to accept the project. At the next inspection, the sheriff and board found Woodcock had "...remedied all things pointed out as not complete or needing changing to comply with plans and specifications..." In November 1954, architect Hopkins conducted his final inspection and provided his closing certificate, turning over the addition to the county government (NCBCCM Book 12; *Fernandina Beach News-Leader*, 27 August 1954).

The addition nearly doubled the size of Nassau County Jail. New spaces included a desk clerk's office with two guest rooms, lockers, and showers. Four cells and two day rooms for inmates occupied spaces on the first floor and six cells with sixteen bunks radiated across the second floor. Built during the period of segregation, the addition provided the necessary accommodations to uphold the "separate, but equal" constitutional clause. Prior to 1954, black and white inmates in Nassau County Jail often faced overcrowded cells with upwards of four or five persons incarcerated in a single cell for brief periods. The addition included what became known as the "Black Bull Pen" for African-American male prisoners on the second floor in the original building. White males were imprisoned in cells on the second floor of the addition. On the first floor of the addition, white females were held in three iron cells separated by a solid partition from three additional iron cells reserved for black women. Annis Moore-Littles stated that when she and her husband lived on the first floor of the original part of the jail Sheriff McKendree ended the segregation of deputies at meal times (Interview with Annis Moore-Littles and daughter, Cindy, conducted by Marlene Schang and Suanne Thamm 1999; *Fernandina Beach News-Leader*, 27 August 1954).

ARCHITECTURAL CONTEXT

The Oxford English Dictionary defines a jail (gaol) as a French term for "a place or building for the confinement of persons accused or convicted of a crime or offence. Now, a public building for the detention of persons committed by process of law." Other dictionaries define the term as a detention building for persons awaiting trial or convicted of minor offenses. Typically, jails are intended to hold persons awaiting trial or convicted of minor offenses and serving sentences of less than one year, whereas prisons incarcerate inmates convicted of significant crimes or sentenced by a court to longer sentences. Jails historically have operated in the shadow of prisons, which have informed their general design and operation features. A jail is a specific type of building designed for a singular purpose, and jails have mirrored prisons general design and operation features. Historically a town or county jail consisted of a small one-story wooden building that yielded to a larger masonry building as the community grew in population and criminal activity. Some jails were ornate masonry buildings with cast stone walls, turrets, and castellated parapets; others were relatively simple brick buildings. Generally constructed with load bearing walls, jails were sometimes built adjacent to a courthouse or city hall, but more often as a free-standing building generally separated from commercial buildings in a

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downtown with a cleared paved area around the building that enhanced security and identified its specialized function. In other cases, a jail was incorporated into the design of a county courthouse or town hall with iron bars in the fenestration and a high fence protecting a flat-roof jail section of the larger building.

Architectural historian Henry Hitchcock-Russell once observed that America's first great contribution to architecture was through its novel designs of jails and prisons, which conveyed a sense of the "strictly social and organizational." As early as 1790, the City of Philadelphia introduced individual cells into its Walnut Street Jail, a typical colonial building that previously had permitted the intermingling of convicts of every crime and description in large rooms. Cellular construction followed in the 1820s with Eastern Penitentiary in Philadelphia, and Sing Sing, in Ossining, New York, and New Jersey State Prison in the 1830s. Nineteenth century jails and prisons evolved, in part, using the Auburn System in which inmates worked together during the day and were locked into solitary cells at night. The primary architectural feature of the Auburn System consisted of a cell block where cells were placed back-to-back with air space between the cell block and outer walls. Prison and jail design, however, was generally a low-priority, if necessity, for local governments. Consequently, many architects turned to existing models for new facilities. The 1840s Charles Street Jail in Boston offered H. H. Richardson a model for his 1880s boldly massed Allegheny County Courthouse and Jail in Pittsburg, and Jeremy Bentham's circular Panopticon in England from the eighteenth century served as the model for Illinois State Penitentiary of the 1920s. In some cases, some counties replaced an aging masonry building with a larger, stronger, and newer facility of similar materials and design.

Since the primary purpose of jails is to isolate people who have broken a law, efficiency and economy in separating and guarding inmates were guiding principles in jail design and construction. Jail and prison reform movements periodically responded to civic outcries to rehabilitate inmates. Apart from isolating persons, jail architects were left wide latitude to select a specific architectural solution to the general need. The designs assured constant retention of inmates, unwanted contact between prisoners within the jail population, guards and law enforcement officials, and members of the community. Architects generally provided a complex arrangement that provided for secure accommodations, gender segregation and various categories of inmates, sanitation and hygiene, daily routines of the jailer, guards, and inmates, and opportunity for exercise and physical activity. In the American South, many jails provided accommodations for African-American and Caucasian inmates between the 1890s and 1950s predicated on the Plessy v. Ferguson "separate, but equal" clause. Interior spaces generally included a booking and processing room, individual cells, galleries, jailer and/or guard quarters, a public entrance, and a sally port.

The Amelia Island Museum of History re-opened the historic jail to its adapted reuse in 1986. The adaptive reuse plan resulted in the removal of the original iron cells and the introduction of temporary partitions in about 1995 to support exhibits. Notwithstanding that change, the original circulation pattern in the jail and many of the original iron doors, frames between rooms and iron bars protecting windows remain intact. In 2007, the museum completed an addition supported by Special Category grant assistance from the Florida Department of

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State, Division of Historical Resources. Designed by Kenneth Smith Architects, Inc., of Jacksonville with oversight by the Division's Architectural Preservation Services Section, the 2007 addition meets the Department of the Interior's criteria for compatible but differentiated additions to historic buildings. The jail contributes to the sense of time, place, and historical development of Nassau County and the City of Fernandina Beach. The jail retains its integrity through its location, design, materials, workmanship, feeling, and association. The building provides an important architectural, political, and social link to the heritage of Fernandina Beach.

ARCHITECTURAL SIGNIFICANCE

Nassau County Jail possesses significance for its Moderne Style construction. Its masthead, solid brick utilitarian massing, and unusual fenestration represent a building developed for a particular function. Displaying an irregular shape, the building has a straight parapet with cast stone coping, translucent glass blocks accented by cast stone fleur-de-lis floral patterns, cantilevered ledge projecting over the east entrance, red brick walls accented by basket-weave bond patterns and slender belt courses of brick and cast stone. Slightly projecting and receding surfaces contrast with the horizontal bands and emphasize the building's verticality at the south entrance and corner window fenestration. A masthead on the east façade spells out Nassau County Jail. Original metal doors and an iron cage at the south entrance remain prominent features identifying it as a jail. The features and floor plan of the original 1938 building, 1954 expansion, and 2007 addition with alterations are readily apparent in its present museum incarnation.

Architects

Roy A. Benjamin

Jacksonville architect Roy A. Benjamin drafted the plans for the original 1938 jail. A charter member of the Florida Association of Architects, Benjamin was the 31st architect to be granted a license to practice in Florida by the Florida State Board of Architecture. Relocating from Ocala to Jacksonville in 1902, Benjamin opened his practice about 1905 and contributed to the rebuilding of Jacksonville following its devastating May 1901 fire. Between 1919 and 1924, he associated with Mellen Greeley, another prominent Jacksonville architect. Benjamin's landmark projects included Jacksonville's Chamber of Commerce Building, Elks Club Building (NR 2000), Jewish Center, Otis Elevator Building, Park Lane Apartments, Scottish Rite Temple, and the State Board of Health Building. Benjamin's elaborate Tudor Revival Cheek Mansion on River Boulevard was completed in 1929 by Charles J. Davis, Inc., one of the few projects other than Nassau County Jail in which the architect and builder collaborated on a project. Benjamin's school plans included Central School (NR 1998) in Putnam County and Nassau County's Public School No. 1 and Peck High School, both in Fernandina in the 1920s. Beyond the Nassau County and Putnam County schools, Benjamin drafted the plans for the John Gorrie and Kirby Smith junior high schools in Jacksonville. Despite his wide experience, Benjamin became best

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known as a theater architect, designing approximately 200 movie houses throughout the American South. These included the Arcade Theater, Center Theater, Florida Theatre (NR 1982), Riverside Theater, and San Marco Theater in Jacksonville; Edwards Theatre (NR 1984) in Sarasota, Florida; the Saenger Theater (NR 1984) in Biloxi, Mississippi; and the Albany Theatre (NR 2006) in Albany, Georgia. Benjamin sold his practice after World War II to William Kemp, Franklin Bunch, and William Jackson, who continue to operate as KBJ Architects, Inc., in the twenty-first century as Jacksonville's oldest architectural firm (Wood 1989:8; Dovell 1952 4:839-841; *Florida Times Union*, 29 January 1963, 10 October 1982; Florida Master Site File).

Abner C. Hopkins

Abner C. Hopkins prepared plans for the 1954 addition. The 940th architect licensed to practice in Florida by the Florida State Board of Architecture, Hopkins was born in Texas about 1903 and was graduated from Texas Agricultural & Mechanical University with a degree in architecture in the early 1920s. In 1928, after working in a Texas office for several years, he moved to Jacksonville, Florida. Organizing his business in Florida after the collapse of the land boom proved difficult, but eventually Hopkins landed commissions in several fashionable neighborhoods, including San Jose and San Marco. During the late 1930s, Hopkins formed a partnership with Prentiss Huddleston, another Jacksonville architect who later relocated to Tallahassee. Specializing in residential designs, Hopkins initially worked in the Mitchell Building, then on West Forsyth Street, and later on West Adams Street. A member of the American and Florida institutes of architects, Hopkins maintained his home on Ingleside Street in the 1930s and later moved to Julington Creek Road. Many of his early projects were in the San Marco neighborhood of Jacksonville, where he designed homes in the Classical Revival, Colonial Revival, and Tudor Revival styles. Many of his projects were in association with builders and developers Stockton & Company, Whatley, Davin & Company, and Victor Zambetti. A departure from earlier projects, Hopkins's Royal Crown Cola Bottling Company in 1938 embodied the International style and his 1941 Campus Art Theatre in Tallahassee had the trappings of the Art Deco Style. Later, Hopkins' projects reflected Minimal Traditional, Ranch, and Split Level influences. Beyond dwellings, Hopkins drafted the plans for Southside Christian Church and commercial buildings on San Marco Boulevard. In the 1930s and 1940s, Hopkins, along with architects Bernard W. Close, Jefferson D. Powell, D. Floyd Rosser, and Ivan H. Smith, drafted the plans for homes in several of Jacksonville's fashionable neighborhoods and at Ponte Vedra Beach. In 1940, Hopkins contributed to *Jacksonville Architecturally*, a coffee-table picture book showcasing notable projects they had completed during the late-1930s. Outside of Duval County Hopkins designed Lovett's Groceteria in Ft. Lauderdale, Florida, in 1937, and in 1941 the Nassau County Hospital, a \$60,000 building in Fernandina. Hopkins competed for the hospital design with several other Jacksonville architects, including Roy A. Benjamin. Hopkins's practice found new energy after World War II and he practiced until just before his death in 1972 (*Florida Times Union*, 10 June 1972; Nassau County Jail File AIMH; Minutes, Board of County Commissioners, Nassau County, 14 April, 11, 17 August 1937, 28 April 1938, 11 September 1940, 4 August 1941).

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Builders

Charles J. Davis, Inc.

A native of Florida, born about 1891, Charles J. Davis, Jr., learned the construction trade in Jacksonville's busy building boom that persisted between the Great Fire of 1901 and the years preceding World War I. In the 1920s, he expanded and then incorporated his construction company as Charles J. Davis, Inc. During the decade, Davis built some of his most important projects, which consisted of commercial buildings in Jacksonville's downtown, such as the Hamby Building and the South Atlantic Investment Company Building. Most of his work was residential in the exclusive neighborhoods of Avondale, Riverside, and St. Nicholas. Davis's construction projects included designs by some of Jacksonville's leading architects, such as Roy A. Benjamin, Henry J. Klutho, Jefferson D. Powell, and Marsh & Saxelbye. In 1937, contemporaneous with the construction of Nassau County Jail, Davis completed an addition to the McIver Residence, a fashionable home in Jacksonville's St. Nicholas neighborhood (Wood 1989:63, 80, 121, 125, 135, 148, 150, 165, 171, 232).

O. P. Woodcock Construction Company

A prominent Jacksonville contractor, Owen Prescott Woodcock arrived in Jacksonville about 1893 and constructed various buildings until 1904. He then left for business opportunities in the oil fields of Pennsylvania. He returned to Jacksonville in 1905 and incorporated the \$100,000 Halsema-Woodcock Construction Company with builder J. C. Halsema. Several years later, Halsema and Woodcock ended their partnership with Halsema organizing the Florida Engineering and Construction Company and the latter establishing O. P. Woodcock Construction Company. During a career that spanned nearly six decades, Woodcock constructed residences and buildings in Duval County's beach communities of Atlantic Beach, Jacksonville Beach, Neptune Beach, Ponte Vedra Beach, downtown Jacksonville, and the Jacksonville neighborhoods of Lackawanna, Riverside, North Riverside, San Jose, San Marco, and Springfield. His distinctive buildings and schools included Buckman & Ulmer Building, Cookman Elementary School, Eastside Elementary School, Elizabeth Swaim United Methodist Church, Fire Station No. 5, Fishweir Creek School, John Gorrie Junior High School, Kirby Smith Junior High School, Public School No. 3, and Willow Branch Library. In 1918, he completed a large addition to the Lackawanna Public School No. 10. In 1925, the Woodcock Company built the Jacksonville Terminal Company's express terminal on Myrtle Avenue at a cost of approximately \$400,000. In 1942, Woodcock completed the Lane Drug Company Building on Park Street, one of Jacksonville's early examples of the Streamline Moderne Style. His construction of Boston Avenue Elementary School in DeLand, Flagler County Courthouse in Bunnell, Hastings High School (NR 2006), and the 1954 addition to Nassau County Jail represent the few large projects completed by Woodcock outside of Duval County between the 1920s and the 1950s (*Jacksonville Florida Times-Union*, 3 November 1905, 25 June 1916, 10, 17 July 1917, 24 April 1952; Wood 1989:120, 141, 142).

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Iron & Steel Works Companies

Decatur Iron & Steel Works

The Decatur Iron & Steel Works, the contractors for the iron and steel cells and doors in the 1938 Nassau County Jail, was organized about 1910 in Decatur, Alabama. The company initially operated as a subsidiary of the Decatur Cornice and Roofing Company, a nineteenth-century metal works that specialized in decorative metallic roof shingles for dwellings and decorative cornices and storefronts on commercial buildings. By the mid-1930s, the iron and steel company operated on its own and in addition to its specialty of fabricating cells and doors for jails and prisons the company assembled bridges, primarily swing and lift spans. In the 1930s, H. R. Sears served as the company's president and A. L. Stephenson as its secretary. During World War II, the company re-tooled its metal works to meet some of the exigencies associated with war-time construction. Between 1942 and 1944 the Decatur Iron & Bridge Works built thirty-three steel Landing Craft Tank (LCT), amphibious assault vehicles operated by the United States Navy. These vehicles carried tanks ashore during the allied invasion of Europe on D-Day in World War II. The company also fabricated thirty-nine steel tugboats for the United States Army. Following the war, the company returned to its traditional iron and steel work. Important projects included the Frederick County Jail in Virginia, in 1949 and the eight-story Queens Jail, part of the Criminal Courts Building complete with 360 cells in 1959. Important company officials included James W. Fitzpatrick, chief engineer of the jail and prison division, and civil engineer Forrest Anderson who worked as chief engineer of the architectural metals division. In 1957, three years after the addition was completed for Nassau County Jail, the iron and steel company acquired the patent from Perry M. Smith and James H. Whitfield for a new operating and locking mechanism for jail and prison doors (*New York Times*, 25 April 1959).

Roanoke Iron and Bridge Works, of Roanoke, Virginia

The Roanoke Iron and Bridge Works fabricated and installed the iron and steel work in the 1954 addition of Nassau County Jail. Organized in Roanoke, Virginia, about 1905, the Roanoke Iron and Bridge Works built a variety of metal products during the first half of the twentieth century, including bridges, jails, and decorative metal objects throughout the American South. Early projects included the 1912 Sharptown Bridge (HAER 1984) across the Nanticoke River in Maryland, the Cedar Creek Bridge in Roanoke, Virginia, in 1929, and the Saluda Bridge No. 1 (HAER 1982) in Newberry County, South Carolina, in 1930. In 1932, the company fabricated and installed the draw in the Wright Memorial Bridge that spanned Currituck Sound in Dare County, North Carolina. The company's jail work included the Frederick County Jail in Winchester, Virginia, in 1949. That year the company fabricated and installed the Roanoke Star on Mill Mountain (NR 1999) in Roanoke, Virginia, the world's largest freestanding illuminated man-made star. In 1951, several years before the company designed and installed jail cells in Nassau County Jail, the United Steelworkers Union of America reached an agreement with the Roanoke Iron and Bridge Works in the union's first collective bargaining

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agreement with a major iron works company. The Virginia company endured into the late twentieth century, designing prison equipment in the Arlington County Police Facility and Detention Center in Arlington, Virginia; Bibb County Jail in Macon, Georgia; North Carolina's state prison at Caledonia; and Attica Correctional Facility in Attica, New York. Eventually the company was acquired by Crowder Detention Equipment Parts & Service, Inc., a leading American detention contractor based in Indiana (*Washington Post*, 8 July 1972; *New York Times*, 17 July 1977).

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Smith, Kenneth Architect. Interview with Susan Little. Interview at the Amelia Island Museum of History 17 August 2006.

Saylor, Sammy. Written statement recorded on 7 August 1980 at the old Nassau County Jail regarding a hanging.

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VERBAL BOUNDARY DESCRIPTION

See attached scaled site plan. The boundary encloses approximately a one-half acre tract associated with lots 15 through 21 in block 273 of the Town of Fernandina (00-00-31-1800-0273-0150).

BOUNDARY JUSTIFICATION

The boundary encloses property historically associated with the historic jail.

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1. Nassau County Jail, 233 South Third Street, Fernandina Beach
2. Nassau County, Florida
3. Sidney Johnston
4. September 2008
5. Bland & Associates, Inc. Jacksonville, FL
6. East elevation, facing west
7. Photo #1 of 34

Numbers 1-5 are the same for the remaining photographs.

6. East elevation of the one-story 1954 addition, facing west
7. Photo #2 of 34

6. North elevation of the 1938 portion and one-story 1954 addition, facing southeast
7. Photo #3 of 34

6. South elevation of 1938 part of the building, facing northwest
7. Photo #4 of 34

6. South elevation addition, facing north
7. Photo #5 of 34

6. Detail of south elevation, facing northeast
7. Photo #6 of 34

6. West elevation, facing northeast
7. Photo #7 of 34

6. West elevation, facing east
7. Photo #8 of 34

6. North elevation, facing south
7. Photo #9 of 34

6. Main exhibition hall, facing east
7. Photo #10 of 34

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6. Nassau County History exhibition hall, facing north
7. Photo #11 of 34

6. Central hall stairway and Heritage Exhibition hall, facing west
7. Photo #12 of 34

6. First-floor restrooms and barred iron door, facing northwest
7. Photo #13 of 34

6. Barred iron door on south wall of central hall, facing south
7. Photo #14 of 34

6. Sally port and central hall, facing east
7. Photo #15 of 34

6. Spanish Mission/Timucuan exhibition hall doorway, facing southeast
7. Photo #16 of 34

6. Narrow corridor and elevator, facing east
7. Photo #17 of 34

6. Elevator and rear entrance vestibule, facing north
7. Photo #18 of 34

6. Rear/north entrance vestibule, facing east
7. Photo #19 of 34

6. Secondary hall in 1954 addition, facing north
7. Photo #20 of 34

6. Exhibition hall, facing southwest
7. Photo #21 of 34

6. Exhibition hall, facing south
7. Photo #22 of 34

6. Storage room, facing east
7. Photo #23 of 34

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6. Central staircase, facing east

7. Photo #24 of 34

6. Administrative office, facing north

7. Photo #25 of 34

6. Administrative office, facing north

7. Photo #26 of 34

6. Storage room, facing northwest

7. Photo #27 of 34

6. Iron door protecting storage room, facing northwest

7. Photo #28 of 34

6. Library and archives, facing west

7. Photo #29 of 34

6. Corridor into 2007 addition, facing west

7. Photo #30 of 34

6. Stairwell, facing south

7. Photo #31 of 34

6. Elevator and hall, facing north

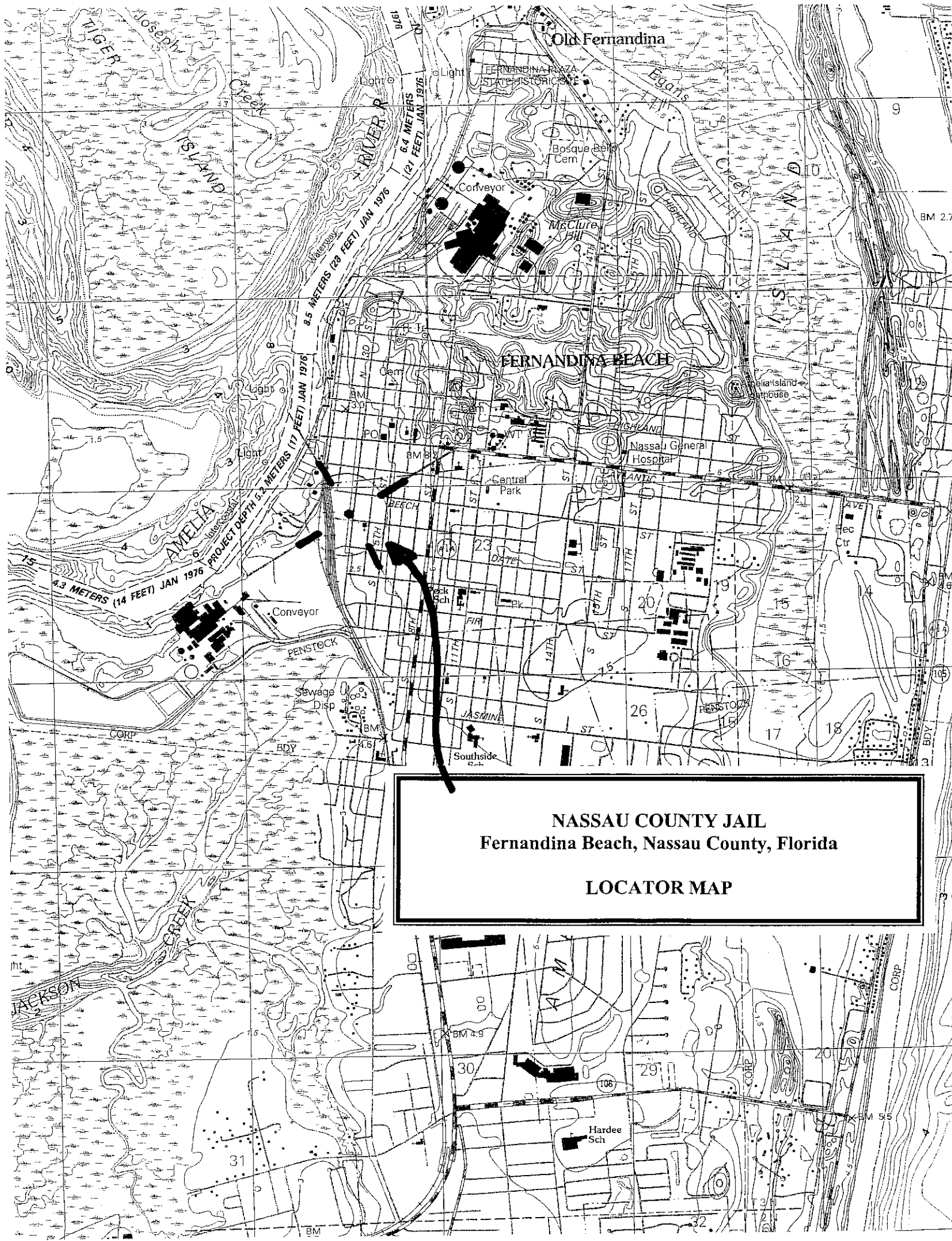
7. Photo #32 of 34

6. Office and window, facing southwest

7. Photo #33 of 34

6. Multi-purpose room, facing northwest

7. Photo #34 of 34



FMSF NOTE TO IMAGE VIEWER

Some material contained in the corresponding paper manuscript has not been scanned.

Check material affected:

☐ Blueprints

☐ Map

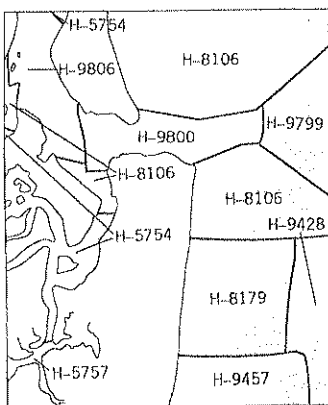
☐ Site Forms

☒ Other, specify 2 pages Floor Plans

This material can be viewed at the Florida Master Site File.

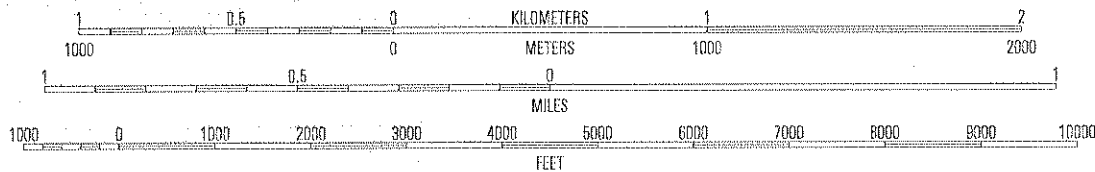


NATIONAL OCEAN SURVEY
HYDROGRAPHIC SURVEY INDEX



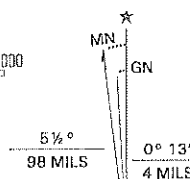
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INFORMATION

SCALE 1:24 000



CONTOUR INTERVAL 1.5 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY
0.5 METER CONTOURS - DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
TO CONVERT FROM METERS TO FEET, MULTIPLY BY 3.2808
BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
BATHYMETRIC SURVEY DATA COMPLIES WITH
INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO)
SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND/OR
STANDARDS USED AS OF THE DATE OF THE SURVEYS

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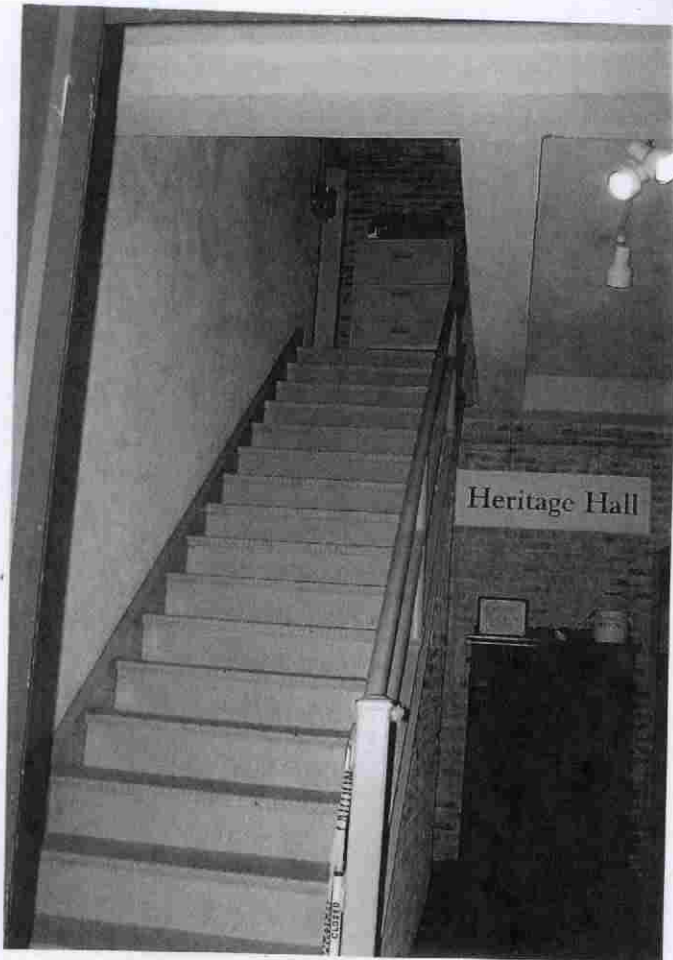
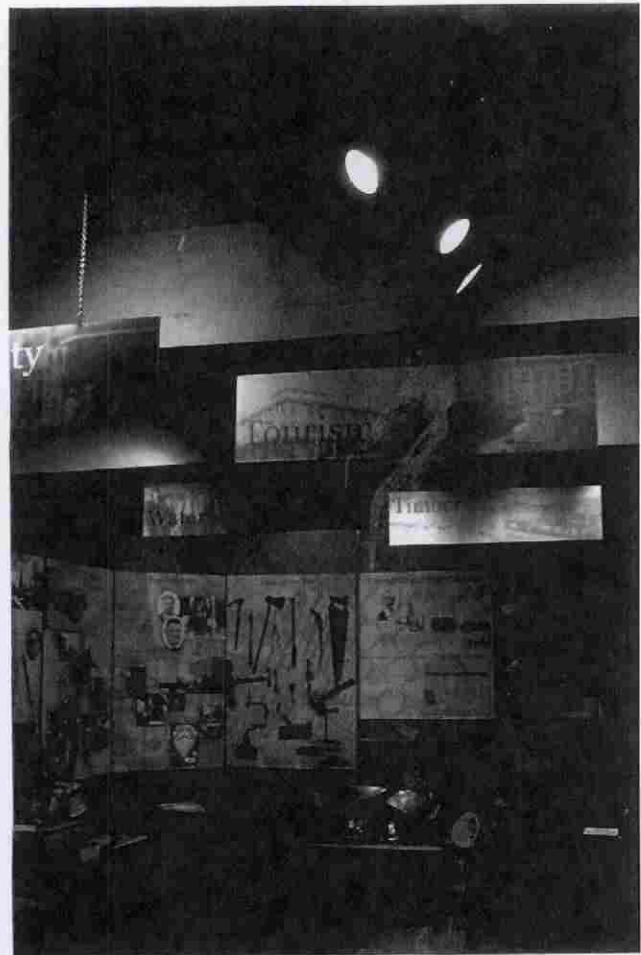






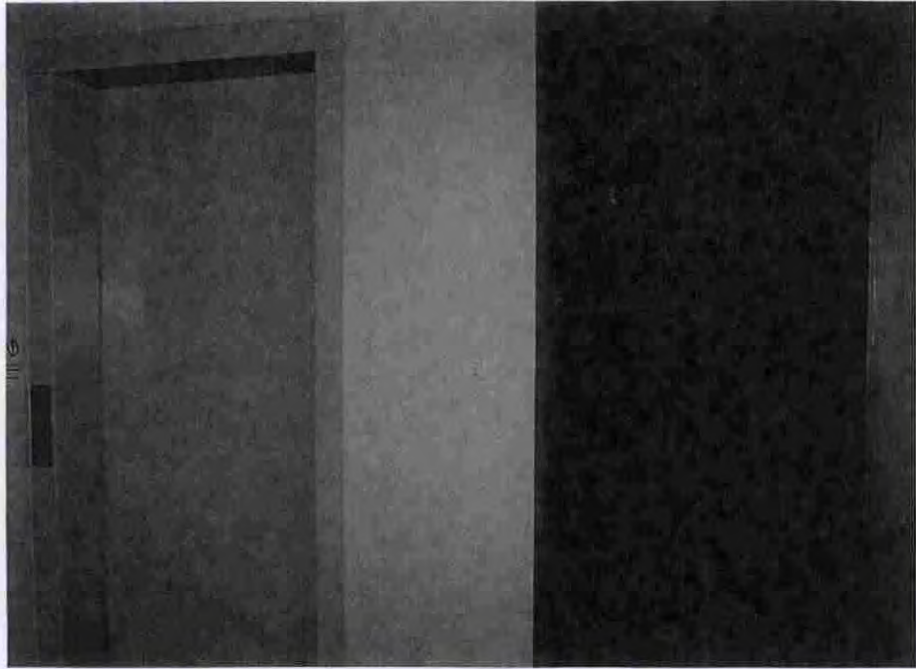










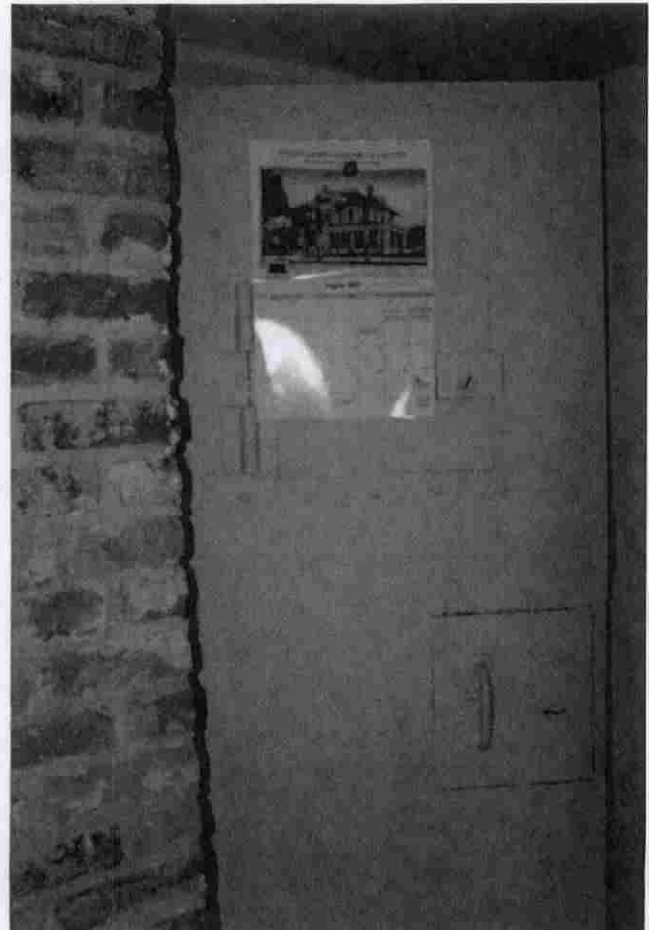
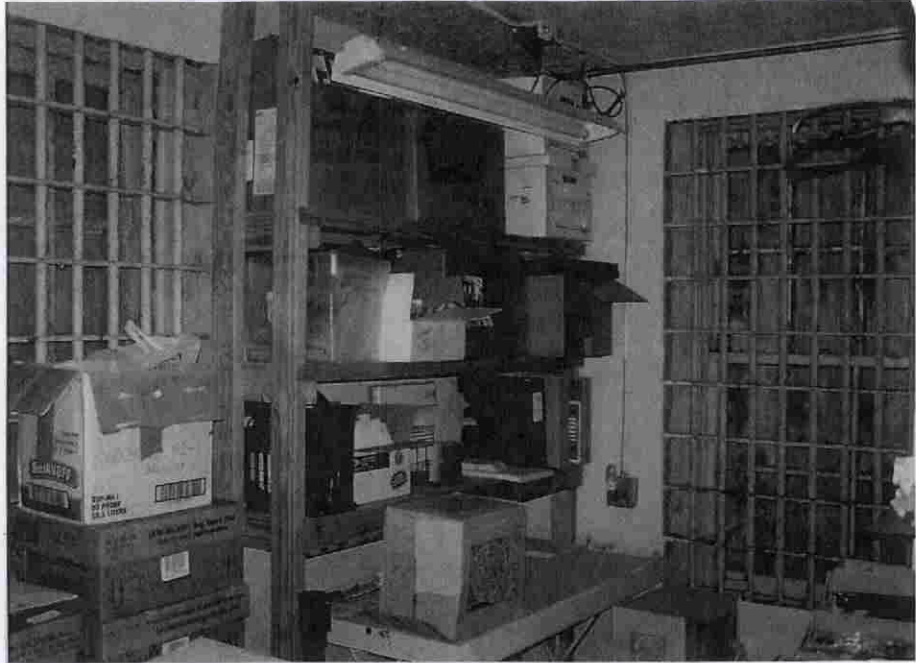






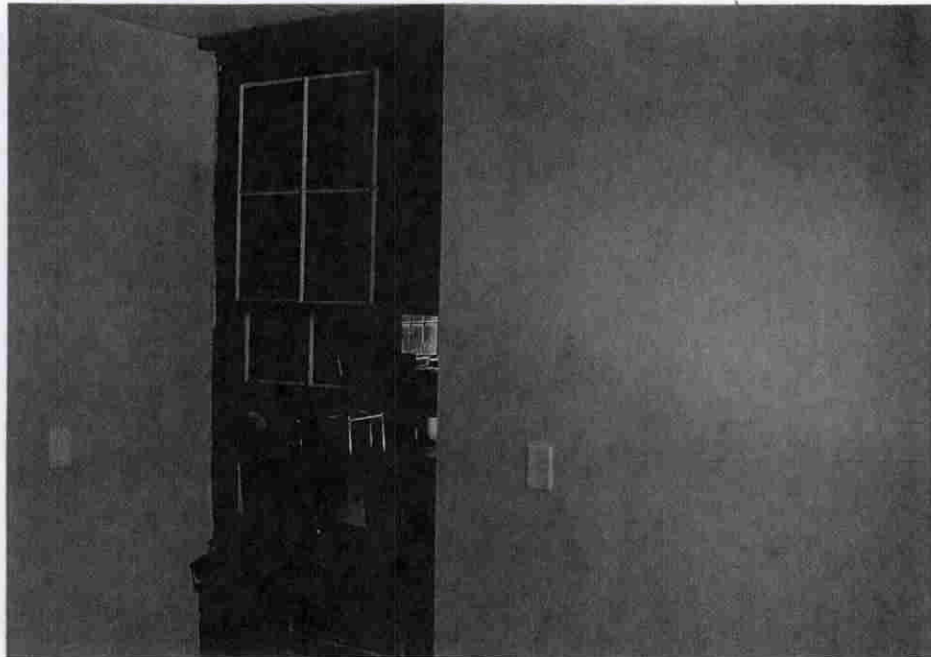












RESTRICTED

Site#/Manuscript# NA 287 contained one or more of the following items:

☐ Drawings/diagrams depicting internal layout and/or structural elements including Floor Plans, Blueprints, building plans, or schematic drawings.

☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

☒ Florida Statute 119.071 § 3.3(b) & (c) (2007), which states:

(b)1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.

(c) Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which documents are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This exemption applies to any such documents held by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

☐ Other, explain _____

Materials indicated have been removed from the paper file and are housed in a secure location and available to authorized persons in the EDMS. If you need these materials, please see Site File staff.

Florida Department of State
Division of Historical Resources
Bureau of Historic Preservation

FLORIDA NOMINATION PROPOSAL

Adapted from NPS 10-900
to propose the nomination of
Properties in Florida for listing in
the National Register of Historic
Places

Grayed Areas for Use by Staff

1. Name of Property

historic name Old Nassau County Jail

other names (current) Amelia Island Museum of History

FMSF Number

2. Location

street & number 233 South Third Street

☐ not for publication

city or town Fernandina Beach

☐ vicinity

state FLORIDA code FL county Nassau code 233 zip code 32034

3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property.

At this time I ☒ support ☐ oppose ☐ reserve opinion on this proposal.

Carmen Godin, Director
Signature of property owner or representative

8/28/06
Date

4. Legal Description of Property (according to county property appraiser's office)

Please also provide:

Name of USGS Quadrangle: FERNANDINA BEACH

Township, Section and Range: T 3N S 23 R 28

Tax Parcel #: 00-00-31-1800-0273-0150

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HISTORIC PRESERVATION
2006 SEP - 1 P 2:15

*(f) early proposal
with historic images
electronic files
7/8 submitted*

Attach continuation sheet if necessary

Early proposal

Name of Property

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ buildings
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use**Historic Functions**

(Enter categories from instructions)

Nassau County Jail**Current Functions**

(Enter categories from instructions)

history museum**7. Description****Architectural Classification**

(Enter categories from instructions)

art moderne**Materials**

(Enter categories from instructions)

foundation masonry and concretewalls brickroof flat with raised parapet

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

8. Statement of significance**Applicable National Register Criteria**

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

(Enter categories from instructions)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- | | |
|---|---|
| ☐ Agriculture | ☐ Industry |
| ☐ Architecture | ☐ Maritime History |
| ☐ Archaeology | ☐ Military |
| ☐ Community Planning | ☒ Politics/Government |
| ☐ Commerce | ☐ Recreation |
| ☐ Education | ☒ Social History |
| ☐ Early Settlement | ☐ Transportation |
| ☐ Health/Medicine | Other: _____ |

Period of Significance1878-19561878-1935 original building (Golden Era 1870-1910)1935 addition; 1955 addition1986 became a museum location**Significant Dates**1878 jail opened1978 Old jail closed; last prisoners moved to new facility1986 Museum opened**Significant Person**David Yulce's company sells land for the jail to Nassau Cty.Nassau Sheriffs 1824-2006**Cultural Affiliation****Architect/Builder**1878 and 1935 unknown1955 O.P. Woodcork, contractorAbner C. Hopkins, architect

Name of Property

County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional references on a continuation sheet.)

1.

2.

3.

4.

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Carmen Godwin, director

organization Amelia Island Museum of History date August 31, 2006

street & number 233 South Third Street telephone 904-277-4036 X101

city or town Fernandina Beach state FL zip code 32034

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets (All information on continuation sheets must be typed.)

Mads

A USGS map (7.5 or 15 minute series) Do not write upon or attach labels to this map.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.
(Do not write upon or attach permanent labels to the photographs.)

Additional items

(check with the area Historic Sites Specialist at (850) 487-2333 for any additional items)

Property Owner

name Amelia Island Museum of History, Carmen Godwin Director

street & number 233 South Third Street telephone 904-261-7378

city or town (Fernandina Beach state FL zip code 32034

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 1

Summary ? ROOF ? FOUNDATION ? WINDOWS

The Nassau County Jail building is located at 233 South Third Street, Fernandina Beach, Florida 32034, on the northeast corner of Third Street and Cedar Street. Built to ~~last~~ in 1878 of reinforced concrete and brick with unusually strong structural support, just three blocks from the water and three blocks from the main business district of the town of Fernandina, it served as the jail for the town of Fernandina and Nassau County continuously from 1878 until 1978. Presently, it is the home of The Amelia Island Museum of History, providing permanent display space, space dedicated to docent led tours, general use space for lectures, research space, archival storage and staff offices. *Nassau Co.,*

The original building, dating from 1878, was probably of Italianate ^{had} style, and was changed to the present Art Moderne ^{elements} style when the original building was enlarged in 1935. In that year a second story of brick was added with new exterior brick cladding both stories featuring Art Moderne characteristics. Subsequently, two brick wings were added to the north and west sides in 1955. In part because the 1955 additions are on sides which do not face a street, they minimally impact the building appearance to most viewers.

^{setting} Located just outside the Registered Historical District, the building is situated among residences dating from the same time period, many restored. Except for moving an iron cage from one entrance to another, the exterior appearance of the building remains unaltered from its days as a jail. With the words "Nassau County Jail" prominent above the east entrance, bars on several of the windows, a metal door on the east side and an iron cage extending around the south entrance, the building is unmistakable to even the casual observer as a jail. At the same time the building bears witness to the optimism and dynamism of the time in which it was built, a time now referred to as The Golden Age, (approximately 1870-1910) when the ramshackle pre-civil war town of Fernandina was converted in just a few years to a bustling resort and business center. *see #8*

Setting

The Nassau County Jail is located just three blocks from the harbor and three blocks from Centre Street, along which most businesses were located at the time the jail was built as well as today. Most of these Centre Street buildings are of brick construction and similar style to the jail. Most were constructed of brick after two fires in 1876 and 1883 destroyed the wooden buildings that preceded them. Just four blocks to the east at 227 S. 7th Street is the imposing, Italianate National Register Fairbanks House (Reg # 73000592). Near the Fairbanks House is the registered Tabby House (#73000594) at 7th and Ash Streets. Three blocks away are four cottages built from salvages from the Egmont Hotel, considered one of the finest hotels in the Southeastern United States when the jail was built. The building is now accessed primarily through the door on the south side and a brick walkway leads around the east side of the building to the southern entrance.

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Section number 3 Page 2

The other properties in this immediate area are one and two story residential building plus the one story Amelia Community Theater building (formerly owned by the Nassau County Board of Education). These properties do not appear on the Sandborn tax maps until the early 1920's, so the jail likely stood apart from other buildings of the time but was built to reflect the same construction of other public buildings like the Old School House and the Court House.

Physical description

Exterior

The original one story 1878 building was built on a foundation of concrete, with a crawl space underneath. Three layers of bricks formed each of the four walls, providing sufficient strength to withstand any conceivable hurricane winds. Steel I beams supported a flat concrete roof. The bricks also certainly came from a brickyard near St. Mary's Georgia owned by a local prominent citizen, Samuel Swann, who also supplied most of the three million bricks used in the construction of Fort Clinch, both before and after the Civil War. Fort Clinch is located roughly five miles from the Nassau County Jail building. Six wooden sash windows open into the east side. Two of the windows are double windows and one still has prominent iron bars. non sec 8

6/6 double hung windows with wooden sashes are located throughout, and on both stories. The building has two entrances on the east and south sides respectively, with the south entrance providing access directly into the quarters of the jailer and the east entrance serving as the entrance to the cells and jail administration. The south access now is the main entrance into the museum, while the east access provides a secondary entrance and emergency egress.

The second story was added in 1955, by laying a row of bricks on the outside of the structure from the foundation to the flat roof. The second story also adds a number of Art Moderne features, mostly over and adjacent to the main entrance into the museum. Over the upper windows on the south side flanking and above the door are a basket weave pattern of bricks contrasting with the conventional running bond pattern that makes up the adjacent walls. Translucent glass blocks in a roughly five feet by five feet area above the south door contribute to the art deco affect, which is further enhanced by a decorative metal railing that extends around a cantilevered cover over the south door. The cantilevered cover extends outward from the building about four feet. Although Art Moderne was popular for brick cladding in 1935, not much remains of this style in the area of Fernandina Beach. provided a unified exterior appearance and American bond ?-rare rare

All parts of the building remain in excellent condition because of its reinforced concrete and brick construction and its unusually strong structural system for a building this size—usually reserved for much bigger, more prominent structures built to last. Today's condition reflects the quality with which it was constructed, using the best materials available that could resist storms, decay and could be made secure for its intended purpose.

Interior

Significance

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National Park Service

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Interior

*no east side entrance on floor plan
room by room description - main entry/prisoner entry*

The interior walls which enclosed the jailer's living space and the prisoner section were originally plastered. All of the plaster is now gone, and the original bricks are visible at several locations. This innermost layer of bricks is laid with laths separating the layers of brick throughout. The bricks remain in good condition. The large steel beams which supported the original 1878 roof are prominent and now support the concrete second floor. In the section reserved for the prisoners several cell doors remain. Both inside and out the building's function as a jail is unmistakable.

Architectural Significance

*criterion C
not claimed on form - for Moderne style - needs
arch. context*

While the building makes a striking impression and clearly represents the time and place when it was built during Fernandina's Golden Age, it has even greater importance as part of a large number of other buildings – residences, commercial building and public buildings – that were constructed at the same time. Together these buildings communicate the optimism and the dynamism of those times. The community of Fernandina chose to make even their jail a grand and striking building that they knew would last for centuries.

The architect of the 1878 building is unknown but probably was local and certainly was aware of the similar buildings then under construction. The architect of the 1955 additions was Abner C. Hopkins of Jacksonville, Florida.

Information gathered from interviews with two Architects

Richardson, Michael, Architect. Interview with Jim Longacre. Interview at the Amelia Island Museum of History, August 3, 2006.

Smith, Kenneth Architect. Interview with Susan Little. Interview at the Amelia Island Museum of History August 17, 2006.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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Jaccard, Deon Lawrence. *The Historic Splendor of Amelia Island*. Fernandina Beach, Florida: Larus Book Publisher, 1997.

Jan H. Johansen, Sr. *Yesterday's Reflections, Nassau County, Florida*. Jacksonville, Florida: Lexington Ventures, Inc., 2000.

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Rogers, William R. and James M. Denham. *Florida's Sheriffs: a History 1821-1945*. Tallahassee Florida: Rose Printing Company updated by Sentry Press.

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The Florida Mirror, Volume III, No. 3, December 11, 1880

Interviews and Statements

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
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Summary

The Nassau County Jail, now housing the Amelia Island Museum of History, is significant at the local level under Criteria A in the areas of Government and Social History. Built to last as a brick, one story building in 1878, the Nassau County Jail building embodies and uniquely represents The Golden Age of Fernandina, which extended from roughly the end of the Civil War until the early 1900's, and is adjacent to the Historic District (National Register # 87000195) which preserves so much of the architecture and history of that time. The expanded two story building dating from the 1930s likewise stands as a unique embodiment of the Fernandina of the Great Depression, while embracing the original 1878 building. Subsequent additions in the 1950s to the north and west sides are unobtrusive and do not detract from the original building (visible on the inside walls) and its 1930s art moderne second floor.

Historical Context

In 1824, during the Territorial Period, Florida created counties and among them was Nassau County, the 10th county created in Florida. The town of Fernandina became the county seat and has remained so except for a brief period between the 1830's and 1860s. Also it should be noted that Fernandina changed its name to Fernandina Beach in 1951. (1)

1 The Nassau County Jail was constructed in 1878 of locally made brick, expanded in 1935 by the addition of a second floor and art moderne features, and expanded once again in the 1950s by additions to the north and west sides. The building appears to the casual viewer to have been built at one time. Presently, the building houses the Amelia Island Museum of History and includes, in its exhibits, a display setting forth the history of the building.

In the years before the Civil War, Fernandina, although one of the largest towns in Florida, had a deserved reputation as a seedy and dilapidated place, with all the vices expected in a port town. But change was in the air when, on the eve of hostilities, Senator David Yulee completed his railway from Fernandina to Cedar Key, and at the same time convinced most citizens to relocate from the Old Town at the far north end of the island to his planned new community of Fernandina. The war forced most construction plans to be shelved, particularly after March 4, 1862 when a force of 15,000 Union troops on 20 ships arrived from Hilton Head. The Confederates abandoned the island without a fight and many white Fernandinians stayed away for the duration of the war. Within a few months, though, hundreds of runaway slaves fled to the island, and most able bodied male ex-slaves joined the union army. (2)

No notable construction occurred during the four years of union occupation, and, in his tour of the South with Chief Justice Salmon Chase in 1865, the journalist Whitelaw Reid found the Yulee residence to have a

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Senatorial look "among the forsaken-looking wooden buildings," which otherwise made up the town. (3) The naturalist John Muir who passed through Fernandina in 1867 on a thousand mile walk only commented that he walked off a ramshackle pier into a ramshackle town. (4) However, both the returning black veterans and the white citizenry were determined to make Fernandina rich.

This was the beginning of the Golden Age (1870-1910) when the little town of Fernandina was entirely transformed. It became, on the one hand, a luxurious winter resort for the rich and famous of the great American cities, and, on the other hand, an arena in which freed slaves – many of whom were civil war veterans who escaped to Amelia Island and enlisted in Fernandina – worked to retain the rights and freedom they had won in the Civil War. Notably the first southern election involving both black and white voters after the Civil War occurred in the Fernandina mayoral election of Adolphus Mot in 1865. Chief Justice Chase personally administered the oath of office to him. (5) It was a time of boundless optimism in the economic future of the community on the part of both whites and African Americans. Together, they built a grand town in less than two decades, and they built a grand and solid jail for that town. Both elements, the resort aspect of the setting as well as the opportunities for African Americans are once again alive in the current life of the Fernandina and Nassau County.

significance
On December 7, 1868, the minutes of the Nassau County Commission meeting authorized the sheriff to seek proposals and plans for a jail. (6) A decision was made to build a jail that would be both secure and fitting to the town they envisioned. Land was purchased near the center of Fernandina Beach to emphasize the central role of the jail, and the deed was recorded on May 23, 1871. (7) The jail was completed and in operation by 1878.

By 1878 the town was in the midst of a boom. At first, wood was the building material of choice with wooden commercial buildings lining Centre Street for many blocks. Then, devastating fires in 1876 and in 1883 burned out Centre Street, and when it was finally rebuilt, the brick construction used in the jail was adapted, a fortunate decision since these buildings remain today in commercial use. Almost certainly all the bricks came from the same Georgia brickyard. (8)

Most of the bricks in the new Centre Street buildings, and likely the jail as well, were supplied by Samuel A. Swann who owned and operated a brickyard up the St. Mary's river in nearby Georgia both before and after the war. Prior to the war this brickyard supplied the bricks for Fort Clinch, which bricks appear to be from the same source as the original bricks visible in the interior of the jail. Also the bricks in the courthouse (1892) appear to be the same type of bricks. (9)

Swann was an accountant for the railroad before the Civil War, a blockade runner during the war and a rich businessman, shipper, philanthropist and devout church warden after the war. He was one of the founders of St Peters Episcopal Church, and likely he contributed to the plans for the jail. He was born in 1832 and died in

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1909. Swann's architectural legacy includes the house he built for his son at 214 S. 7th Street (known as the Kelly House) as well as the Swann Building at Centre and 4th. (10)

context
More grand buildings continued to be built in the 1880s. Just seven years after the construction of the original jail, The Fairbanks House (National Register #73000592), fondly called by many Fairbank's Folly, was built. Located just four blocks from and directly east of the jail, this Italianate gem is a remarkable contrast to the understated all-brick jail. This massive and eccentric residence was designed by prominent architect Robert S. Schuyler, who also designed St Peter's Episcopal Church, The Tabby House (National Register #73000594), the 1886 School House and The Hirth House. All of these were built before 1890, and form an arc around the Jail. (11)

The Egmont Hotel opened in Fernandina in 1880 and instantly gained a reputation, not only as the best of the eight hotels on the island, but one of the best in the nation. It was located just three blocks from the jail, and visitors to the hotel passed by the new fine jail on the way to the hotel. In 1877 General Grant visited the island at the beginning of his world tour and was feted in party after party, some at the Egmont. He could not have missed the jail. The city fathers certainly placed their jail as prominently as they could for the simple reason that they were rightly proud of it. (12)

Sadly, the jail has outlasted all eight hotels from The Golden Age. However, four small houses were constructed on the site of the Egmont Hotel from wood salvaged from the hotel when it was torn down and these homes remain today. So the jail and the hotel remain in a way interconnected and in contrast.

The jail is also located just a few feet to the south of the track of the railway constructed by Joseph Finnegan for David Yulee in the late 1850s. The railway linked the port of Fernandina to Cedar Key, and was finished just weeks before the outbreak of fighting in the Civil War. Its operation ceased after the Union Army occupied Fernandina on March 4, 1862. After the war, traffic on the railroad resumed, and the first sight passengers saw upon entering Fernandina by rail was its fine and solid brick jail. (13)

As described in Memoirs of Florida published in 1902:

Nassau County has an area of 640 square miles and a population of 9,634, and increase since 1890 of 1,360 or 16.3%. This county...has a world wide reputation for the purity of its waters.

Amelia Island, on which

Fernandina is located is about fifteen miles in length and from one to two miles in width.... The Fernandina of today is one of the liveliest towns of Florida and has excellent waterworks, and police and sanitary systems and creditable public buildings and schools and fine churches. (14)

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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The Jail and The African-American Struggle

At the time construction of the jail was authorized, and still at the time of its completion, African-Americans were serving on the Fernandina city council and had been elected to sheriff, tax collector and other county and city posts. The decision to build the jail, and the jail that was built were a decision of the entire community. The size, permanency and prominent location of the jail made it a symbol of a legal system that was viewed then as permanent and grand and something of which to be proud.

By the end of the Golden Age, most blacks on the island had lost their rights and few elected officials were African American. For African-Americans the Golden Age ended in 1888, when five hundred black dock workers in Fernandina went on strike. The strike was brutally suppressed and that signaled the effective end of any measure of justice for African Americans in Fernandina until the Civil Rights movement of the 1960s. (15)

The Adjacent Historic District

The Historic District of Fernandina includes Victorian-era homes, churches, and ornate government structures, like the 1891 Nassau County Courthouse. It even has a small brick railway depot from 1899 at the corner of Centre and Front streets that today is a satellite office for the Amelia-Fernandina Beach-Yulee Chamber of Commerce. St. Peter's Episcopal Church, with its Spanish-influenced brick-red gabled roof, tawny gothic pillars and statuary is another gem. The solid brick buildings which line palm shaded Center Street were built at the same time as the jail and currently house bookstores, coffee shops, antique shops, craft and clothing stores, and trendy dining spots.

Eight of these buildings are already on the register and dozens more could be. The Jail sits prominently among these gems. Every community has churches, stores, residences and the like and every community has a jail. Fernandina is lucky enough to have a prominent jail that has played a significant role in its history.

In a nutshell, these dozens of historical buildings convey as a group much more than they could individually. They tell the story of a community at a point in time. The jail is integral to that story but sits outside the current historic district designation.

The Jail Remains Very Much a Jail

From both inside and outside the building is unmistakable for what it was for 100 years – a jail. Above the east entrance near the flat roof are letters in bronze unmistakably spelling out: **Nassau County Jail**.

Significance

United States Department of the Interior
National Park Service

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CONTINUATION SHEET**

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significance
Iron bars back several windows on the east, north and south sides. Inside, the original 1878 bricks can be seen throughout the ground floor. Iron doors and cell doors remain in prominent sight of museum visitors. No one can have any doubt this was a jail.

2 The original plan for the 1878 jail is still readily apparent in its present museum incarnation. The East entrance leads to a small hall with a door to the left leading into the quarters where the jailer and his or her family lived. To the right is a small exhibit room where prisoners were booked and visitors checked in and out. Beyond this room were the cells and several doors remain.

Jail Tales

There are many tales circulating about the jail, some of which can be verified and some of which cannot. One famous story, known to most residents and still told frequently in the museum, concerns the Carnegie family, who, during the Golden Age maintained several mansions on adjacent Cumberland Island. According to this legend, one or more of the younger Carnegies regularly came to Fernandina on Saturday night to drink at The Palace Saloon, which is still in operation. Just as regularly, they were tossed into the jail to sleep it off. The next morning they were released and headed back to Cumberland. Allegedly, the mother had a special cell decorated with curtains and better linens for their inevitable confinements.

The story of a 1880 jailbreak was fully documented in the local paper. It seems a local resident was robbed on the train from Cedar Key. He left the train and telegraphed ahead to The Justice of the Peace who met the train and conveyed the accused to the jail four blocks away for the night. When he returned the next morning, both of the accused were gone. Suspecting the jailer of releasing them, he arrested the jailer, and had him held in his own jail! Two years later two other accused men made their escape by breaking the lock to their cell. (16)

The jail built in 1878 had a gallows on the roof with a trapdoor opening into the jail. No record can be found that anyone was ever officially executed there. However, there are too many recollections to ignore of a hanging that took place in the early twentieth century with residents standing around the building watching. An eyewitness Sammy Saylor signed a statement that he saw the hanging and later saw the body when it was placed on a bed in one of the cells. (17)

More Modern Times

During an oral interview November 4, 1999, reminiscences were recorded from a former wife of a jailer, Annis Moore-Littles and their daughter, Cindy, who lived in the jail during the 1970's. This eye witness was able to describe that there was a "Black Bull Pen" for black men prisoners on the second floor in the area that is now the reference room and that white men were held in cells on the second floor of the 1955 addition. On the first floor of the same addition, white women were held in three cells and separated from three cells for black

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women. Ms. Moore-Littles stated that Sheriff McKendree ended the practice of the segregation of deputies by race at mealtime while she lived in the jail.

Also of interest was the information that the current civil defense rooms that still house communication equipment for the local police was originally a small apartment for visiting law men who were in town on police business. (18)

In 1950 Sheriff H. J. Youngblood hired the first black deputy to be sworn in as a deputy sheriff in Nassau County. Jeremiah Mattox was sworn in and subsequently was shot and killed in the line of duty in the 700 block of South 8th St. in Fernandina. Deputy Mattox is the first African American sheriff's deputy killed in the line of duty in the State of Florida. (19)

- create separate HISTORICAL SIGNIFICANCE section

In Conclusion

The Nassau County Jail is an integral and prominent part of the history of Nassau County. It has stood in one location from its beginning until the jail function was moved in 1978. The Amelia Island Museum of History opened its doors to visitors in 1986 and trained docents have continued to tell the story of the Eight Flags over Amelia Island and the history of the old jail. Now home to over 60,000 residents, (20) Nassau County is once again experiencing a boom time, hopefully for all of its citizens. The Amelia Island Museum of History is open 7 days a week and serves over 30,000 people each year!!

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National Park Service**

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FOOTNOTES

- 1 Jan H. Johansen, Sr., *Yesterday's Reflections, Nassau County, Florida*. (Jacksonville, FL: Lexington Press, 2000), 27.
- 2 Deon Lawrence Jaccard, *The Historic Splendor of Amelia Island*. Fernandina Beach, FL: Larus Book Publisher, 1997), 151-162; 172-177.
- 3 Whitlow Reid, *After the War: A Southern Tour May 1865-May 1866*. (Cincinnati, New York, London: Moore, Wiltach and Baldwin, 1886). Page unknown.
- 4 John Muir, *Thousand Mile Walk to the Gulf*, 1916.
- 5 Reid, page unknown.
- 6 Nassau County Commissioners Meeting Minutes, December 7, 1868 on file in the Nassau County Court House Records Office. Copy attached.
- 7 Deed recorded May 23, 1871, on file in Nassau County Court House Records Office. Copy attached.
- 8 Susanne Hardee, *The Golden Age of Amelia Island*. Fernandina Beach, FL: Amelia Island Museum of History, 1993) 43.
- 9 Johansen, 163-164.
- 10 Hardee, 22; 24.
- 11 National Register information found on line at National Register of Historic Places, Florida, Nassau County.
- 12 Johansen, 41.
- 13 Johansen, 178.
- 14 Rerick, 354-355.
- 15 Johansen, 41.

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16 "The Florida Mirror", Volume III, No. 3, December 11, 1880, page 8.

17 Signed Statement from Sammy Saylor, received August 7, 1980.

18 Interview with Annis Moore- Littles and daughter, Cindy conducted by Marlene Schang, museum education coordinator and Suanne Thamm, volunteer on November 4, 1999.

19 Johanes, 45.

20 "Fernandina Beach News-Leader Fact Book 2006", supplement in February 2006, 4.

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Moore-Littles, Annis and Cindy Moore. Interview with Marlene Schang and Suanne Thamm. Interview at Amelia Island Museum of History, November 4, 1999.

Richardson, Michael, Architect. Interview with Jim Longacre. Interview at the Amelia Island Museum of History, August 3, 2006.

Smith, Kenneth Architect. Interview with Susan Little. Interview at the Amelia Island Museum of History August 17, 2006.

Saylor, Sammy. Written statement at the old jail building on August 7, 1980 regarding a hanging.

Documents:

1. Property Assessor's Office:

- a. Tax Roll
- b. Parcel Map
- c. Air view of parcel map *specific*

2. County Records:

- a. Deeds: May 23, 1871 Lots 17 and 18 were sold to Nassau County for the jail
(Recorded in Deed Book N page 15.)
January 10, 1922 Lot 19 was sold to Nassau County
(Recorded in Deed Book B-3, p. 180.)
June 21, 1937 Lots 15 and 16 were sold to Nassau County
- b. Nassau County Commissioner's meeting minutes, December 7, 1868
called for the Sheriff to ask for proposals and plans for a county jail.

3. Maps:

- a. USGS Map
- b. Sketch Map

4. Photographs

Black and white photo series photographed on August 2, 2006 by Carol Ann Atwood. Negatives on file at Amelia Island Museum of History.

Color photo series photographed on August 10, 2006 by Carol Ann Atwood.
Negatives on file at the Amelia Island Museum of History.

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Section 10

Verbal Boundary Description Block 273 Lots 15-21

Boundary Justification The boundary encompasses the property visible in the Nassau County
Parcel Maps which are attached. The original footprint with the
1955 addition is clearly visible as well as the parking lot.

FMSF NOTE TO IMAGE VIEWER

Some material contained in the corresponding paper manuscript has not been scanned.

Check material affected:

☐ Blueprints

☐ Map

☐ Site Forms

☒ Other, specify 2 pages Floor Plans

This material can be viewed at the Florida Master Site File.

RESTRICTED

Site#/Manuscript# NA 287 contained one or more of the following items:

- ☐ Drawings/diagrams depicting internal layout and/or structural elements including Floor Plans, Blueprints, building plans, or schematic drawings.
- ☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

☒ Florida Statute 119.071 § 3.3(b) & (c) (2007), which states:

(b)1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.

(c) Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which documents are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This exemption applies to any such documents held by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

☐ Other, explain _____

Materials indicated have been removed from the paper file and are housed in a secure location and available to authorized persons in the EDMS. If you need these materials, please see Site File staff.



Bland & Associates, Inc.

Archaeological and Historic Preservation Consultants

1525 Fairway Drive
Charleston, SC 29412-2635

4104 St. Augustine Road
Jacksonville, FL 32207-6609

3210 Post Woods Drive, Suite K
Atlanta, GA 30399-3423

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1-877-735-7402 Telecopier

<http://www.bland.cc>

MEMORANDUM

TO: Robert Jones, Historic Sites Specialist
Survey and Registration Section
Bureau of Historic Preservation
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

FROM: Myles Bland (mbland@bland.cc)
Registered Professional Archaeologist No. 10650

DATE: 15 October 2008

RE: Nassau County Jail / Amelia Island Museum of History NRHP
Nomination

Good morning.

For your attention, please find enclosed a NRHP nomination for the Nassau County Jail / Amelia Island Museum of History.

As always, we look forward to working with you.

Thanks.

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2008 OCT 30 A 9:23

Florida Department of State
Division of Historical Resources
Bureau of Historic Preservation

Adapted from NPS 10-900
to propose the nomination of
Properties in Florida for listing in
the National Register of Historic
Places

FLORIDA NOMINATION PROPOSAL

Grayed Areas for Use by Staff

1. Name of Property

historic name Nassau County Jail

other names Amelia Island Museum of History

FMSF Number NA287

2. Location

street & number 233 South Third Street

☐ not for publication

city or town Fernandina Beach

☐ vicinity

state FLORIDA code FL county Nassau code 89 zip code 32034

3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property.

At this time I ☒ support ☐ oppose ☐ reserve opinion on this proposal.

Pat Ruella, Board of Trustees, President 10-1-08
Signature of property owner or representative

Date

4. Legal Description of Property (according to county property appraiser's office)

Please also provide:

Name of USGS Quadrangle: Fernandina Beach, FL

Township, Section and Range: T 3N S 23 R 28E

Tax Parcel #: 00-00-31-1800-0273-0150

Block 273 lots 15 to 21 in City of Fernandina Beach

Attach continuation sheet if necessary

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2008 OCT 20 A 9:23

Nassau County Jail
Name of Property

Nassau, FL
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ buildings
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing

Noncontributing

1 buildings
sites
structures
objects
1 total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

GOVERNMENT/jail

Current Functions

(Enter categories from instructions)

RECREATION AND CULTURE/museum

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Masonry Veracular

Materials

(Enter categories from instructions)

foundation BRICK

walls BRICK

roof BUILT UP: tar-and-gravel

other IRON: bars; WINDOWS: glass

Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

8. Statement of significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction of represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

(Enter categories from instructions)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- | | |
|--|---|
| ☐ Agriculture | ☐ Industry |
| ☒ Architecture | ☐ Maritime History |
| ☐ Archaeology | ☐ Military |
| ☐ Community Planning | ☒ Politics/Government |
| ☐ Commerce | ☐ Recreation |
| ☐ Education | ☒ Social History |
| ☐ Early Settlement | ☐ Transportation |
| ☐ Health/Medicine | Other: _____ |

Period of Significance

1937
1938-1958

Significant Dates

1938, 1954

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect: Benjamin, Roy A. (original); Hopkins, A.C.
(addition)

Builder: Davis, Charles J. (original); Woodcock, O.P.
(addition)

Nassau County Jail
Name of Property

Nassau, FL
County and State

10. Geographical Data

Acreage of Property +210 . 4

UTM References

(Place additional references on a continuation sheet.)

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sidney Johnston, Senior Historian & Myles Bland, President

organization Bland & Associates, Inc. (BAI) Jacksonville, FL date 4/14/2008

street & number 4104 St. Augustine Road telephone (800) 605-4478

city or town Jacksonville state FL zip code 32207-6609

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets (All information on continuation sheets must be typed.)

Maps

A **USGS map** (7.5 or 15 minute series) Do not write upon or attach labels to this map.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.
(Do not write upon or attach permanent labels to the photographs.)

Additional Items

(check with the area Historic Sites Specialist at [850] 487-2333 for any additional items)

Property Owner

name Amelia Island Museum of History

street & number 233 South Third Street telephone (904) 261-7378

city or town Fernandina Beach state FL zip code 32034

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
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Summary

completed in

37

Nassau County Jail is located at 233 South Third Street in Fernandina Beach, Florida. Constructed in 1938 and expanded with compatible additions in 1954 and 2007, the building is a good example of Masonry Vernacular construction with Modernistic influences. The two-story building contains approximately 6,800 square feet of interior floor space. It faces south and displays a flat roof of reinforced concrete with straight parapets and hard-fired red brick walls laid up in a modified Flemish bond. Three rows of bricks form the walls, providing sufficient strength to prevent escape and against hurricane-force winds in the coastal island city. Other exterior finishes include a tripartite belt course, a glass block panel, decorative basket weave brick panels, fleur-de-lis cast stone ornamentation, cantilevers, six-over-six double-hung sash windows, and an articulated foundation. A cast stone head mast contains the words Nassau County Jail above the east entrance. Metal exterior doors and an iron cage protecting the south entrance unmistakably identify the building as a jail. All parts of the building remain in excellent condition, in part, because of its uninterrupted use from a jail to a museum, and, in part, because of its reinforced concrete and brick construction. It contains unusually strong structural components for a building this size—usually reserved for larger, more prominent structures. ~~The current condition of the building reflects the quality with which it was constructed using the best materials available to provide the safekeeping of prisoners and capable of resisting storms and deterioration.~~ The building served as the county's jail until a new facility was built in 1978. The Amelia Island Museum of History re-opened the historic jail to its ~~adapted~~ reuse in 1986. The adaptive re-use plan resulted in the removal of the original iron cells and the introduction of temporary partitions about 1995 to support exhibits. ~~Notwithstanding that change,~~ The original circulation pattern in the jail and many of the original iron doors and frames between rooms and iron bars protecting windows remain intact. In 2007, the museum completed an addition supported by Special Category grant assistance from the Florida Department of State, Division of Historical Resources. Designed by Kenneth Smith Architects, Inc. of Jacksonville with oversight by the Division's Architectural Preservation Services Section, the 2007 addition meets the Department of the Interior's criteria for compatible but differentiated additions to historic buildings. As part of an overall renovation program, the addition was necessary to meet standards associated with the American Disabilities Act (ADA) requirements for public buildings. The jail contributes to the sense of time, place, and historical development of Nassau County and the City of Fernandina Beach in which it stands through its location, design, materials, workmanship, feeling, and association. Retaining its early twentieth century character to a sufficient degree for listing in the National Register, the building provides an important architectural, political, and social link to the heritage of Fernandina Beach.

Setting

The historic jail stands in Fernandina Beach, the seat of government of Nassau County. Located on the leeward side of Amelia Island, Fernandina Beach is known as the "Isle of Eight Flags" for its position near the south end of the Sea Islands and its heritage of having eight flags being planted on its shores. Claiming the northeastern

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most incorporated city in Florida, Fernandina Beach has a population of 11,815 and the larger Nassau County contains 68,188 residents.

part first
Nassau County Jail faces east on South Third Street, occupying a site one block south of the Fernandina Beach Historic District, which was listed in the National Register in 1973 with a boundary extension in 1987. The building stands three blocks east of Fernandina Beach's harbor and three blocks south of Centre Street, the central business district. Most of Centre Street's buildings were constructed of brick after fires in 1876 and 1883 destroyed much of the downtown. Four blocks to the northeast are the Fairbanks House (NR 1973) and the Tabby House (NR 1973), late nineteenth century landmarks. Closer to the jail are located relatively small one-story dwellings of recent vintage. To the west is the single story Amelia Community Theater Building, formerly owned by the School District of Nassau County, and a railroad yard.

Physical description

Exterior

The asymmetrical east elevation (photograph 1) of the 1938 part of the building displays a straight parapet with cast stone coping. Emphasizing its horizontal massing, three brick belt courses in header bonds are interrupted by the Nassau County Jail name plate and cast stone belt courses, which occupy a location oriented above the offset entrance protected by a metal cantilever and iron door with bars. The modified Flemish bond employed in the brick work adds character and strengthens the bond between the exterior walls of hard fired-clay face bricks and the unglazed clay common brick interior walls. Asymmetrical but regular fenestration includes six-over-six-light double-hung sash windows in single arrangements along the second story and paired and singular arrangements along the first story. The window openings are accented by bricks laid in a rowlock bond for the sills and vertical stretcher patterns for the headers. The first-story window to the right, or north, of the entrance reveals iron bars protecting the interior. This entrance historically led into the cells and jail administration areas. The entrance and window arrangement and the windows opening at the southeast corner are further accented by bricks laid on their beds to form basket weave patterns. Header bonds in corbelled patterns form inset panels. Accented by cast stone drip molding that extends ten feet from the southeast corner, an articulated foundation consists of salmon-colored bricks laid up in American common bond, contrasting with the red brick modified Flemish bond on the primary walls. A stack bond laid vertically accents the upper row of bricks on the articulated foundation, providing an unusual belt course and visually identifying the position of the first floor.

At the north end of the east elevation projects a small one-story flat roof extension (photograph 2). Similar in design and materials to the two-story east elevation, the extension is part of the 1954 addition. It is differentiated from the 1938 part of the building by the absence of any belt courses or decorative brick panels and its use of a cast stone belt course that extends across the top of the articulated foundation. The same modified Flemish brick bond work evident on the older part of the building appears on the addition. The north

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elevation of the one-story extension (photograph 3) displays a six-over-six-light and four-over-four-light double-hung sash window and the west elevation of the one-story addition contains no piercings.

The south elevation (photograph 4) is symmetrical with a central iron door with bars protected by a distinctive cantilever enclosed with an iron cage and accented by a decorative metal railing. This entrance historically led into the jailer's quarters. A full-height projecting brick panel further identifies the entrance, which is further accented with a central window opening filled with glass blocks and fleur-de-lis floral designs executed in cast stone. The tripartite brick belt courses evident on the east elevation continues along the south elevation, interrupted by the cast stone floral designs and continued with cast stone belt coursing. The basket weave panels accent the walls between first- and second-story windows and entrance. The first-story windows bracketing the entrance have been covered with diagonal boards; the second-story six-over-six-light double-hung sash windows remain evident. Obscured by vegetation, a cast stone drip molding accents the foundation.

A combination of the 1954 and 2007 additions (photographs 5, 6), the remainder of the south elevation displays a stepped back plan with asymmetrical and irregular fenestration. Rising two stories, the additions display a parapet line three feet lower than the parapet accenting the wall to the east. The parapet cap on the addition intersects the uppermost belt course of the wall to the east with the two lower belt course lines continued in the appropriate alignment. Four blind windows contrast with a single six-over-six-light double-hung sash window. Supported by a small concrete porch, a door and single window punctuate the southwest corner of the elevation. Hard clay-fired brick walls are accented by a stuccoed foundation finish.

The west elevation (photographs 7, 8) displays more of the six-over-six-light double-hung sash windows set in a regular pattern with the exception of a blank wall at the northwest first-story corner. Three windows on the second floor have been removed for restoration and the openings boarded over with the fenestration pattern intact. A cast stone foundation skirt contrasts with the red clay-fired brick walls.

Continuing the irregular plan evident on the south elevation, the north elevation (photograph 9) displays a projecting flat-roof extension at the northwest corner that yields to a glass enclosure shaded by a green awning and incised within the building to provide ingress and egress at the center of the elevation. Farther east, the two-story walls are interrupted by double-hung sash windows set in an asymmetrical pattern and a brick chimney with an arched cap. Two of the windows on the second story are boarded over; one window has been removed for restoration, the other remains in the opening. The one-story addition projects at the northeast corner.

Alterations

The east elevation has not been altered with the exception of the one-story 1954 addition, ~~which is part of the historic fabric of the building.~~ The south elevation has been altered by the addition about 1986 by the installation of the iron cage mounted under the cantilever to protect the entrance. Originally, brick walls were

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located under the cantilever with a four-over-four light double-hung sash window piercing the west elevation and an entrance at the east elevation. An uninterrupted brick wall originally faced Cedar Street. The cantilever and decorative metal railing were part of the original design; salvaged from interior sections of the jail, the iron cage replaced the brick walls to provide a serviceable entrance into the museum and an outward visual indicator of the historic interior function of the building.

Another alteration to the south elevation is the 2007 addition (photograph 5). The 2007 addition covers sixteen feet and four double-hung windows along the west elevation of the 1938 part of the building and twenty-four feet and four windows of the south elevation of the 1954 addition. Designed by Kenneth Smith Architects, Inc. of Jacksonville and approved by the Architectural Services Section of the Division of Historical Resources, the 2007 addition meets the Secretary of the Interior's criteria for a compatible, but differentiated addition to a historic building. Setback appropriately from the historic wall of the south elevation, the 2007 addition displays red brick walls of differing hues, distinct from the red bricks employed on either the 1938 original part or the 1954 addition. The straight parapet, modified Flemish bond pattern, belt courses, and window headers and sills accenting the windows are copied directly from the historic fabric, but none of the decorative brick panels appear. The stuccoed foundation skirt contrasts from the brick articulated foundation on the 1938 building and the cast stone veneer on the 1954 addition. The six-over-six-light double-hung sash windows and blank windows arranged in an asymmetrical pattern both reflect the fenestration on the unaltered walls of the building.

The north elevation (photograph 9) is altered by the introduction of the 2007 addition that infills the space between the 1938 part of the building to the east and the 1954 addition to the west. The addition covers a space amounting to sixteen feet of historic wall fabric in an area historically that was a two-story flat-roof hyphen that served as a passageway between the 1938 and 1954 parts of the building. Historically, it measured sixteen feet in length by ten feet in width. Reflecting the pattern revealed on the south elevation, the north elevation of the 2007 addition has red clay-fired bricks of various hues that contrast from the historic fabric, but laid up in the same historic pattern. The glass enclosure provides at once an entrance vestibule, visual relief from the massing of red bricks along the elevation, and the original depth of the historic hyphen connecting the parts of the building. Two double-hung sash windows pierce the wall surface above the glass wall. Setbacks emphasize the introduction of a modern addition along the north elevation. The setback from the north wall of the 1938 building amounts to eighteen inches and sixteen feet from the 1954 addition. The 2007 addition includes a new concrete step and ramp system to provide access into the building to meet local building and ADA codes.

Interior

First Floor

The interior of the building contains thirteen primary rooms that support the museum's exhibits, patrons, and administrative staff. The first floor contains exhibition halls, restrooms, central hall and stairs, and storage

*7, shift from 2 brick thick walls to 3
↳ Moderne Style change to 3rd?*

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room. The iron cage and door on the first-story south elevation opens into the reception area and primary exhibition hall (photograph 10). Framed with large wood planks during construction and leaving tell-tale striation markings, reinforced concrete joists and the second-story floor system remain clearly evident at the ceiling, which rises ten feet. In association with the iron cage and barred iron door at the entrance, the ceiling provides a strong feeling of the building's historic use as a jail. Unglazed brick interior walls are apparent above and beside exhibition panels and temporary walls installed to enhance the museum. This area historically served as the jailer's quarters, which consisted of a combined living/dining room, kitchen, bedroom, bathroom, and guest or child's room. To the northeast of this area is a secondary exhibition hall (photograph 11) that interprets Nassau County's history, and historically contributed to the jailer's quarters. This room displays similar details at the ceiling and walls as found at the primary exhibition hall.

To the right, or east, of the Nassau County History Room is located the central hall and staircase (photograph 12). The straight stairs are executed with a brick base and iron newels, treads, risers, and handrails. The central hall reveals the building's unusual interior brick wall system, barred iron doors, and the iron utilitarian staircase. The iron materials were designed, fabricated, and installed by the Decatur Iron & Steel Company of Decatur, Alabama. Historically containing a temporary holding cell, restrooms (photograph 13) are located to the north of the central hall. Along the south wall of the central hall and at the foot of the staircase is located a barred iron door (photograph 14) that historically provided access between the jailer's quarters and the central hall. East of the central hall lies the sally port, or prisoner's entrance vestibule (photograph 15), which historically supported to the south the jailer's quarters, to the west the central hall and jail, and to the north the booking and processing room (photograph 16), which currently supports Spanish mission and Timucuan exhibits. The sally port has its original iron door framing systems, but the barred iron doors have been removed to improve circulation through the museum.

A narrow corridor extends to the west of the Nassau County Exhibition Hall (photograph 17). The corridor visually identifies a transition from the historic building into the modern addition through differentiated red brick walls and a reinforced concrete ceiling to a gypsum-board-and-plaster walls and drop ceiling system. The corridor empties into part of the 2007 addition that contains a hall (photograph 18) which supports a new elevator, vestibule, rear entrance, and handicap ramp. To the north of the elevator radiates the entrance vestibule (photograph 19), which, again, effectively visually unites and differentiates historic brick walls and double-hung sash windows with modern spaces and materials. In the vestibule are revealed to the east original brick walls and windows associated with the 1938 original building and the 1954 addition's materials to the west. Iron bars remain intact on the former windows, indicating the historic use of the facility in the new entrance. West of the elevator and rear vestibule and contained within the 1954 addition radiates a secondary hall (photograph 20); an exhibition hall with an emergency exit on the south elevation (photographs 21, 22); and storage room to the north (photograph 23). The exhibition hall has temporary walls and finishes that obscure the original brick interior walls, windows, and ceiling. Formerly containing the primary electrical service panels and transmitter equipment maintained by the County of Nassau and currently undergoing rehabilitation and re-

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use as an exhibition hall, the storage room reveals plaster-and-brick walls, a reinforced concrete ceiling, and replacement double-hung sash windows.

Second Floor

The current and historic system for gaining access to the upper floor, the central staircase (photograph 24) provides access to the second floor. Not available to the general public as part of the overall museum experience, the second floor contains administrative offices, library, archives, and a multi-purpose room for developing exhibits and holding seminars and workshops. It historically contained only cells for inmates. In general, the rooms display double-hung sash windows and brick walls, although some of the latter have been painted white. Drop ceilings obscure original reinforced concrete ceiling systems in many rooms, and provide access spaces for electrical and HVAC systems. At the top of the staircase and to its north are located administrative offices (photographs 25, 26) and a storage facility (photograph 27), which is protected by a barred iron door (photograph 28). To the south of the staircase is the library and archives (photograph 29). Although the walls of this room have been covered with gypsum board and plaster, the original windows and brick floor remain visible. At the northwest corner of the library is a narrow corridor (photograph 30) that leads into the 2007 addition with modern bathrooms and a new stairwell (photograph 31). To the north of the corridor is the elevator, accompanying hall, and an administrative office (photograph 32). Contrasting with the modern finishes in the office is an original window and supporting brick wall (photograph 33). With the exception of the narrow corridor, these rooms comprise the 2007 addition. To the west of the elevator is a large open multi-purpose room (photograph 34), which displays drop ceiling panels, double-hung sash windows, and partially exposed brick walls.

Interior Alterations

First Floor

The first floor has several alterations made to adapt the building to its present use as a museum. Those changes are largely sensitive to the original circulation system and use. The reception area and primary exhibition hall (photograph 10) originally contained five spaces for the jailor's quarters, that is, a living/dining room, kitchen, two bedrooms, and restroom. The interior walls were removed about 1995 and the space reorganized with partitions for reception, gift sales, main exhibition hall, and a small theater. With the exception of the removal of several metal doors, the original east entrance vestibule, booking room, and dispatch, deputy's lockers, and armament storage room (photographs 15, 16) retain their original features and circulation pattern. The original jail laundry (photograph 13) was divided into two spaces about 1995 to accommodate restrooms. Free-standing in the center of the room, the original trustee cells were removed about 1988 to create exhibition space (photograph 11). Red brick walls, metal doors, and reinforced concrete ceiling systems remain visible reminders of the originally intended use of the building.

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An addition and modifications made in 2007 altered the interior of the original sally port system and connector between the 1938 and 1954 sections of the jail (photographs 17, 18, 19, 31). Two restrooms and a staircase were added to the south elevation, and the sally port to the north was enclosed to accommodate an elevator, hallway, and handicapped ramp. New interior partitions were finished with smooth plaster. They contrast with the exposed original exterior brick wall and double-hung sash windows complete with iron bars revealed within the new vestibule. Removed about 1988, the original female jail cells for both black and white inmates occupied the large space at the west elevation (photograph 20, 21, 22). A wood-frame partition extending north-to-south visually separated the free-standing cells. The iron cells were removed about 1988 and the wall system reorganized in 2007 to accommodate a hall serving the elevator and north entrance, and exhibitions in the former cell room for female inmates.

Second Floor

The second floor ~~also~~ retains its original circulation system, materials, and features to a high degree. The most obvious change is the removal of the free-standing iron cells in the two major spaces (photographs 29, 34), alterations completed about 1995 to support museum operations. A small partition in the former "Black men's bull pen" (photograph 29) forms a library reading space (2007) and a secure archives (c. 1994) with many of the museum's most valuable resources stored in the locked room. The mentally deficient, padded, solitary confinement, and trustee cells (photographs 24-28) have been adapted for offices, but retain their original walls. Completed in 2007, the addition and alteration above the first-floor sally port (photographs 30-33) provides a staircase, restrooms, and an office on the second floor. A revealed window (photograph 33) serves as a visual reminder that the latter room is an addition with this space originally located outside the exterior walls.

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Nassau County Jail
Fernandina Beach, Nassau Co., FL
Photograph List

1. 233 South Third Street
2. Fernandina Beach (Nassau Co.), FL
3. Sidney Johnston
4. 2007
5. Senior Historian, Bland & Associates, Inc. Jacksonville, FL
6. View showing east elevation, facing west
7. Photograph number 1 of 34

Numbers 1-5 are the same for the remaining photographs.

6. View showing east elevation of one-story 1954 addition, facing west
7. Photograph number 2 of 34

6. View showing north elevation of 1938 part of the building and one-story 1954 addition, facing southeast
7. Photograph number 3 of 34

6. View showing south elevation of 1938 part of the building, facing northwest
7. Photograph number 4 of 34

6. View showing south elevation, facing north
7. Photograph number 5 of 34

6. View showing detail of south elevation, facing northeast
7. Photograph number 6 of 34

6. View showing west elevation, facing northeast
7. Photograph number 7 of 34

6. View showing west elevation, facing east
7. Photograph number 8 of 34

6. View showing north elevation, facing south
7. Photograph number 9 of 34

6. View showing main exhibition hall, facing east
7. Photograph number 10 of 34

6. View showing Nassau County History exhibition hall, facing north
7. Photograph number 11 of 34

6. View showing central hall and Heritage Exhibition hall, facing west
7. Photograph number 12 of 34

6. View showing first-floor restrooms and barred iron door, facing northwest
7. Photograph number 13 of 34

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Section number Attachments Page 2 Nassau County Jail
Fernandina Beach, Nassau Co., FL
Photograph List

6. View showing barred iron door on south wall of central hall, facing south
7. Photograph number 14 of 34

6. View showing sally port and central hall, facing east
7. Photograph number 15 of 34

6. View showing Spanish Mission/Timucuan exhibition hall, facing southeast
7. Photograph number 16 of 34

6. View showing narrow corridor and elevator, facing east
7. Photograph number 17 of 34

6. View showing elevator and rear entrance vestibule, facing north
7. Photograph number 18 of 34

6. View showing rear entrance vestibule, facing east
7. Photograph number 19 of 34

6. View showing secondary hall in 1954 addition, facing north
7. Photograph number 20 of 34

6. View showing exhibition hall, facing southwest
7. Photograph number 21 of 34

6. View showing exhibition hall, facing south
7. Photograph number 22 of 34

6. View showing storage room, facing east
7. Photograph number 23 of 34

6. View showing central staircase, facing east
7. Photograph number 24 of 34

6. View showing administrative office, facing north
7. Photograph number 25 of 34

6. View showing administrative office, facing north
7. Photograph number 26 of 34

6. View showing storage room, facing northwest
7. Photograph number 27 of 34

6. View showing iron door protecting storage room, facing northwest
7. Photograph number 28 of 34

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Nassau County Jail
Fernandina Beach, Nassau Co., FL
Photograph List

- 6. View showing library and archives, facing west
- 7. Photograph number 29 of 34

- 6. View showing corridor into 2007 addition, facing west
- 7. Photograph number 30 of 34

- 6. View showing library and archives, facing west
- 7. Photograph number 31 of 34

- 6. View showing iron door protecting storage room, facing northwest
- 7. Photograph number 28 of 34

- 6. View showing library and archives, facing west
- 7. Photograph number 29 of 34

- 6. View showing iron door protecting storage room, facing northwest
- 7. Photograph number 28 of 34

- 6. View showing library and archives, facing west
- 7. Photograph number 29 of 34

- 6. View showing second-floor corridor and hall to restrooms and stairwell, facing west
- 7. Photograph number 30 of 34

- 6. View showing stairwell, facing south
- 7. Photograph number 31 of 34

- 6. View showing elevator and hall, facing north
- 7. Photograph number 32 of 34

- 6. View showing office and window, facing southwest
- 7. Photograph number 33 of 34

- 6. View showing multi-purpose room, facing northwest
- 7. Photograph number 34 of 34

FMSF NOTE TO IMAGE VIEWER

Some material contained in the corresponding paper manuscript has not been scanned.

Check material affected:

☐ Blueprints

☐ Map

☐ Site Forms

☒ Other, specify 2 pages Floor Plans

This material can be viewed at the Florida Master Site File.

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Summary Significance Statement

1878

The historic Nassau County Jail, now housing the Amelia Island Museum of History, is significant at the local level under Criterion A in the areas of politics/government and social history and under Criterion C for architecture. Under Criteria A, the jail was constructed by Nassau County government in 1938 and expanded in 1954. The two-story building stands on the site of a 1870s one-story wood-frame jail and a subsequent two-story masonry jail. Part of the social history of crime and punishment in Nassau County, the jail was built in the 1930s and then expanded in 1950s by the county government to contain a growing criminal population. Contributing to a local initiative to expand and modernize Nassau County's government buildings, the 1954 addition was part of a larger contract that also expanded and modernized Nassau County Courthouse. The jail is part of a long tradition reflecting the law-and-order process in one of Florida's oldest counties. Integral to the larger circuit court and statewide judicial system, Nassau County Jail occupies a site used for incarcerating prisoners since 1878. It is the place where persons charged with crimes were booked and incarcerated, where attorneys first met with their clients, and a hub from which the accused and inmates were transported to the local courthouse for arraignments and trials, and later to the state prison or for carrying out sentences of one year or less. Under Criterion C, the building possesses significance associated with its Masonry Vernacular construction with Modernistic influences. The jail gains further significance for its distinctive characteristics of a type of construction designed for its specific function. In its original rectangular form, the building was designed by Jacksonville architect Roy A. Benjamin and constructed by Charles J. Davis, Inc. of Jacksonville. The Decatur Iron & Steel Company of Decatur, Alabama designed and installed the iron and steel work and equipment used for the jail's doors and cells. Another Jacksonville architect, Abner C. Hopkins drafted the plans for the 1954 addition, which gave the building its current irregular shape. Somewhat smaller and compatible with the original building, the addition reflects the 1938 building's design and materials. The O. P. Woodcock Company of Jacksonville supervised construction of the addition with the Roanoke Iron & Bridge Company of Roanoke, Virginia supplying the iron work for cells and doors. The Nassau County Jail has played an integral part of Nassau County's history since 1938. It served as the county's jail until a new facility was built in 1978. The Amelia Island Museum of History re-opened the historic jail to its adapted reuse as a museum in 1986. Trained docents tell the story of the Eight Flags of Amelia Island and the history of the old jail. The Amelia Island Museum of History is open seven days a week and serves over 30,000 people annually.

Historic Context

3 and Modern design

Florida's tenth county jurisdiction, Nassau County was created by Florida's Territorial Legislature in 1824. A German name applied to a river and sound on the south side of the county, Nassau supported numerous plantations dotting the banks of the Amelia River, Nassau River, and St. Marys River in the colonial and antebellum periods. Established earlier in the century, the Town of Fernandina became the county seat. The major port in Nassau County, Fernandina was one of the largest towns in Florida and an important northeast Florida port in the decades before the Civil War. The population increased from 1,511 in 1830 to approximately

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3,000 in 1860. Built at the north end of Amelia Island, Fort Clinch protected the towns of Fernandina, Florida and St. Marys, Georgia. In 1861, Senator David Levy Yulee completed the Florida Railroad from Fernandina to Cedar Key. In the process, he moved Fernandina from its original Old Town site at the north end of the island to a new location farther south on the Amelia River.

The Civil War forced most construction plans to be shelved, particularly after March 4, 1862 when a force of 15,000 Union troops on twenty ships arrived from Hilton Head Island. The Confederates abandoned the island without a fight and most of Fernandina's citizens fled the town. By contrast, within a few months of the Federal invasion hundreds of runaway slaves arrived on the island, moved into Fernandina, and many able-bodied male ex-slaves joined the Union army. During his tour of the South with Chief Justice Salmon Chase in 1865 journalist Whitelaw Reid found the Yulee residence to have a senatorial look "among the forsaken-looking wooden buildings," which otherwise made up the town. John Muir, the naturalist who passed through Fernandina in 1867 on a 1,000 mile walk, only commented that he walked off a "...ramshackle pier into a ramshackle town." Both returning black veterans and the white citizenry rebuilt Fernandina. Notably, one of the first elections in the South that included both black and white voters during Reconstruction occurred in Fernandina's mayoral election of 1865.

Beyond fishing and the railroad, the economy of Nassau County consisted of agriculture, lumber, naval stores, and tourism. County government reorganized following the Civil War. Many meetings were consumed with the typical issues associated with ~~government and politics, that is,~~ the collection of tax revenues, elections and constitutional offices, roads and bridges, the county's poorest residents, and crime and punishment. In the process, the board of county commissioners acted upon petitions to create new roads and construct bridges, set millage rates, and constructed public buildings, including a courthouse and jail in Fernandina.

The late nineteenth century was Fernandina's Golden Age (1870-1910) when an influx of investors businessmen helped to transform Fernandina. Some of the growth spilled over into the county as naval stores and timber reserves were harvested. Fernandina became a winter resort and an arena in which freed slaves worked to retain the rights and freedom they had won in the Civil War. It was a time of boundless economic optimism for the town. Part of that development was the construction of a county courthouse on Centre Street and a county jail several blocks to the southwest. In addition to public buildings, numerous fashionable residences were built, including the Fairbanks House (NR 1973), fondly called Fairbank's Folly. The Italianate gem was designed by prominent architect Robert S. Schuyler, who also drafted the plans for the ~~designed~~ St. Peter's Episcopal Church, the Tabby House (NR 1973), the 1886 School House, and the Hirth House. The Egmont Hotel opened in 1880 and gained a reputation, not only as the best of the eight hotels on the island, but one of the best in the nation. It was located just three blocks from the jail, and visitors to the hotel passed by the fine new jail on the way to the hotel. In 1877, General Grant visited the island at the beginning of his world tour and was feted in Fernandina. By 1880, the town had entered an economic boom. Initially, most commercial

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buildings lining Centre Street were constructed with wood. Brick became the material of choice after devastating fires burned most of Centre Street in 1876 and 1883.

The county's population expanded in the late nineteenth century, climbing from 6,635 in 1880 to 8,294 in 1890 and reached 9,654 in 1900. The growth of Fernandina played an important role in the population boom, expanding from 1,722 in 1870 to 2,562 in 1880. The introduction of new railroads and an increase in port traffic contributed to the county's growth. Beyond Amelia Island, Fernandina, and the towns of Callahan and Hilliard, Nassau County extended over 650 square miles to include the unincorporated communities of Andrews, Boulogne, Brickyard Landing, Bryceville, Chester, Crackertown, Crandall, Crawford, Dahoma, Dyal, Evergreen, Franklinton, Frink, Gross, Inglehome, Italia, Keene, Kent, Kings Ferry, Lessie, Mattox, Nassauville, O'Neil, Orange Bluff, Ratliff, Romulus, Wilds Landing, Woodstock Mills, and Yulee. The naval stores, railroad, and turpentine industries played an important role in the founding and development of most of those communities.

With growth came an increase in crime. Presumably, the initial county jail was contained within the first Nassau County Courthouse between the 1820s and 1870s. A subsequent courthouse was completed Fernandina in 1891, complete with a lock-up for prisoners awaiting arraignment and trials, but by then a separate county jail had been built. In 1868, the Nassau County Board of County Commissioners took its first tentative steps to create a stand-alone county jail. In December of that year the board authorized the sheriff to develop plans for a jail, but the initiative failed. Then, on 23 May 1871 the county government purchased land south of Fernandina's downtown and east of the railroad tracks for use as a county jail. Standing northwest of the intersection of Cedar Street and Third Street, the initial jail consisted of a one-story wood frame building completed in 1878. The county government responded to jail breaks in the early 1880s by improving its selection of jailers and locking mechanisms. In one well-publicized case from 1880 a local resident was robbed on the train from Cedar Key. He left the train and telegraphed ahead to the justice of the peace in Fernandina who met the train with several deputies and conveyed the suspect to the jail for the night. When the justice of the peace returned the next morning, the accused was gone. Suspecting the jailer of releasing him, the justice of the peace arrested the jailer and had him held in his own jail. By 1884, the jail had grown in size with a two-story main building with a supporting stockade and outbuildings. By 1909, the aging nineteenth century jail had yielded to a two-story brick building with a single outbuilding known as a calaboose, a colloquial term for a city lock-up or dungeon.

Supported by constables and justices of the peace, the sheriff's department provided law enforcement over unincorporated Nassau County. Deputized officers delivered suspects arrested for criminal activities to the jailer at the Nassau County Jail for processing and incarceration. Jailed suspects formally charged with criminal activities were transported from the jail to the Nassau County Courthouse approximately four blocks northeast for arraignments and trials. Suspects who failed to meet a bond set by the court were held on remand in jail until trial. Some of the accused found guilty were sentenced to the county jail, generally for terms of one year or less. Longer sentences were carried out in the Florida State Prison at Raiford.

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Growth in Nassau County persisted in the first half of the twentieth century, increasing from 9,654 in 1900 to 11,340 in 1920. By 1907, the county contained 138 miles of mainline railroads and along with the development of U. S. Highways 1, 17, 23, and 301 and State Road A1A in the 1920s and 1930s brought visitors, new homeowners, and businessmen into Nassau County. The development of the Intracoastal Waterway and bridges over the Amelia River and the St. Marys River provided greater access for residents and visitors alike, and more crime into the region. The Era of Prohibition (1918-1933) prompted Nassau County's sheriff's department to launch periodic raids on moonshine stills and destroying barrels of moonshine. The United States Coast Guard installed a base at Fernandina in the late-1920s to help curb rum-runners along the north Florida and south Georgia coasts. Entered into Nassau County's criminal bench docket books, other common forms of criminal activities included arson, assault, embezzlement, grand theft, interfering with an officer in the discharge of duty, larceny, manslaughter, murder, and rape. The end of prohibition closed an important chapter in the history of criminal activity in Nassau County. The shrimping industry thrived along the coast and the introduction of the factories by the Fernandina Pulp & Paper Company, Nassau Fertilizer & Oil Company, and Kraft Corporation brought new jobs to the county. Notwithstanding those new opportunities, the Great Depression coupled with joblessness and hunger ushered in a new period of criminal activities. Motivated by the desperate times, some residents relied on embezzlement and larceny just to fulfill their basic needs.

Some relief measures associated with the New Deal, including the Civilian Conservation Corps (CCC) and Public Works Administration (PWA), alleviated the harshest effects of the Depression, but few municipal governments in Nassau County took advantage of the programs. World War II lifted the economy out of the Depression. By 1945, the United States government had allocated more resources to the war and supported more construction projects than anytime in its history. In nearby Jacksonville, the Department of the Navy established Naval Air Station Jacksonville, which was supported by various outlying fields, including an emergency facility at Callahan in west Nassau County. By 1950, the county's population had climbed to 12,811 and responding to that growth and Florida's image as a tourist and vacation destination the municipal government at Fernandina changed the city's name to Fernandina Beach in 1947. Between 1950 and 1957, the county experienced a twenty-five percent increase in population and in 1960 the county's population reached 17,189.

Historical Significance

The construction of the Nassau County Jail during the Great Depression was precipitated, in part, by a report received in 1936 by the county government from Jesse Elliott Creech, a Jacksonville inventor and inspector of correctional institutions, county jails, and state convicts for the board of commissioners of state institutions. The board of county commissioners then consisted of chairman John T. Ferreira, Pasco Jones, Harry F. Sahlman, C. J. Walker, and K. K. Wilds. Creech cited the county government for the general poor condition of its aging nineteenth century jail and especially the building's inadequate cells, plumbing, cots, and bedding. In addition, Creech found the county's stockade at Hilliard in a similar poor state of repair. Only five years earlier, the

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Florida Federation of Women's Clubs had taken a statewide survey of Florida's county jails and found the condition of those facilities less than ideal and in some cases worse than during a similar study conducted nine years earlier. The Club cited inadequate medical care, unsanitary conditions and structures, lack of education and rehabilitation measures for inmates, enforced idleness of prisoners, and a fee system of 65¢ paid by various counties to its sheriffs for board for each incarcerated person. Responding to the state official, Nassau County's commissioners, for their part, promised to improve the condition of both facilities and subsequently made a few repairs to the jail. A two-story masonry building, the jail had been constructed about 1891 to complement a new courthouse built the same year on Centre Street (FWP 1939:111; NCBCCM Book 9).

1909 p. 8.3

In April 1937, after making additional repairs to the jail, the county determined to replace the building. That month, the board instructed its clerk to contact Jacksonville architect Roy A. Benjamin about his availability to design a new jail for the county. Responding quickly to the unsolicited work, Benjamin submitted a proposal to design a new county jail in May 1937. Benjamin agreed to prepare the preliminary sketches, working drawings and specifications, take bids, let contracts, and supervise the work. The next month, Winter Park architect James Gamble Rogers, II, solicited the board with his services, but by then Benjamin's services had been secured. In June 1937, after being hired by the board, Benjamin indicated that "...the present jail will be safe to handle prisoners for the next sixty days or probably longer, at which time it is hoped the new jail will be pretty well on the way." Benjamin completed the jail plans on 23 July 1937 and submitted the plans to the board later that month. Reflecting the decline in the construction business associated with the Great Depression and the accelerated bidding process laid out by county officials, the board received construction bids from several Jacksonville firms by 11 August 1937. The bidders consisted of Charles J. Davis, Inc., R. H. Gallespie, W. T. Hadlow, George Haydock, J. M. Raymond Construction Company, Ivy H. Smith Company, and the O. P. Woodcock Company. The board submitted the bids to Benjamin for evaluation and recommendation. Later that month, Benjamin recommended that the board approve the bid of \$19,361 submitted by Charles J. Davis, Inc. for construction and the steel work and equipment bid of \$10,069 submitted by the Decatur Iron & Steel Company. Davis's contract stipulated that the contractor would "...demolish the present old two story Jail Building, and will erect and complete a two-story jail building on the property now occupied by the old jail building..." He agreed to have the new jail "...substantially completed on the 1st day of January, 1938." To streamline the process and further reduce costs, at the county's request Benjamin submitted an addenda to his original specifications, which included omitting the parapet wall on the rear elevation, the cast stone belt along the first floor, and furring in and plastering the jailer's office. Demonstrating the completeness of Benjamin's architectural services, the Jacksonville architect included a section on Special Jail Equipment in his specifications, which were used by the Decatur company to formulate its bid. Unfortunately, those documents have been lost (NCBCCM Book 9).

— 1937 continuation

Running slightly behind schedule, Davis appeared before the board of county commissioners at their regularly scheduled meeting on 16 February 1938. The contractor indicated the jail was complete and the commissioners agreed to visit the building following the meeting. Approving the work, the board made its final settlement with

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Benjamin and Davis at a special session designated for that purpose on 28 April 1938. Satisfied with Benjamin's work on the jail, the board turned to the architect to design a new county hospital, a design that was later rejected (NCBCCM Book 9).

J. C. Colson served as Nassau County's jailer between the late 1930s and the 1950s. A county employee supervised by the sheriff's department, Colson worked closely with deputies to receive and process suspects, incarcerate inmates, transport prisoners between the jail and courthouse, and maintain a secure facility. He supervised several guards, including Owen Barnard whose responsibilities included standing night watch. In 1938 alone, the first year of operations for the new jail, Colson reported the cost of handling the prisoners, that is, booking them and escorting them between jail and courthouse, as \$448.75. In contrast, the jailer reported that the cost to feed inmates during the first six months of operations as \$125. Between the late 1930s and 1950s, Colson's annual salary increased from \$270 to \$350 (NCBCCM Book 9). *? each - ? each insurance*

~~As an arm of the county's law enforcement department,~~ Colson held an appointed post and over time worked closely with two Nassau County sheriffs, ~~an elected position~~. A resident of Hilliard with vast landholdings and a saw mill, Andrew J. Higginbotham served as Nassau County sheriff for nearly forty years, a period spanning the 1910s through the 1940s. In 1944, after several failed bids to win the top post, Henry J. Youngblood won election as Nassau County sheriff. A native of Nassau County, Youngblood initially worked as superintendent of the county's road department in the 1920s and 1930s. Because of his wide travels across the county Sheriff Higginbotham deputized Youngblood. Aspiring to a better paying county position, Youngblood won the sheriff's election in the mid 1940s and held the post for several decades. Deputized officers working under Higginbotham and Youngblood between the 1930s and 1950s included Joseph Hendricks, D. B. Higginbotham, Arthur Hunt, L. W. Pickett, O. Z. Rowe, Clement P. Rutishauser, P. H. Sauls, Ben Scott, H. S. Skipper, S. D. Trego, and E. A. Yates. The sheriff's department ~~also worked closely with several constables in Nassau County's unincorporated communities to protect citizens, apprehend law breakers, and arrest suspects.~~ In 1950, Youngblood hired Jeremiah Mattox, the first African-American to serve in county law enforcement; Mattox patrolled the African-American communities on Amelia Island, but was deputized to make arrests only in those areas. He was killed in 1954 while responding to a domestic dispute south of Fernandina Beach, the first black sheriff's deputy killed in the line of duty in the State of Florida. In addition to these deputy sheriffs, bailiffs who often escorted inmates from the jail to the nearby courthouse for arraignment and trial included John Cone and S. A. Sapp. These law enforcement officials were on a daily basis in the jail ~~participating in the process of law and order, crime and punishment in Nassau County~~ between the 1930s and 1950s (NCBCCM Book 9; Johannes 2000:11, 12, 45, 249, 274, 315).

In addition to housing drunks ~~found wandering the streets late at night~~, the jail served its larger purpose of holding persons charged with violent crimes, such as larceny, murder, and rape. Beyond the jailer, guards, and law enforcement officials conducting affairs in the jail were various lawyers representing defendants accused of these and other crimes. Some of the attorneys who consulted with their clients in the jail included Frank D.

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Brennan, Mabry Carlton, Thomas G. Hall, Lester W. Jennings of Jennings & Coffee, Thomas M. Linton, L'Engle & Kelly, and Frank D. Upchurch. Some of these defense attorneys represented high-profile murder cases in Nassau County, became involved in state politics, and held other posts in the legal and legislative systems. Most were from Jacksonville and St. Augustine. Mabry Carlton opened his law practice in Jacksonville in 1930 and later became a Duval County judge. Representing Nassau County, Frank D. Upchurch served in the Florida Legislature in the 1920s, but then moved his law practice to St. Augustine in the 1930s and served as a delegate from St. Johns County from Florida in the Democratic National Convention in 1948. Nassau County's prosecuting attorneys of the period included Thomas J. Shave and J. B. Stewart. Circuit court judges presiding over these cases in the seventh judicial circuit included Bayard Shields and W. A. Stanly. Criminal bench docket books and other official documents provide details of attorneys, inmates, arraignments, and trials, and many of the criminal activities in Nassau County during the period and the names of those incarcerated in Nassau County Jail between the 1930s and 1950s (NCCBD Book 4; Dovell 1952 4:669-670).

Dozens of suspects jailed between the 1930s and 1950s for more serious crimes included Charles Armstrong for grand larceny, Della Fullwood for first degree murder, Charles Henley for manslaughter, and Lawrence Verdier for assault with intent to commit murder. After processing and booking into the jail, the suspects awaited arraignment and some bonded out of the facility. Others, failing to obtain a bond, were held on remand in the jail until trial. Most arraignments and trials occurred in a speedy and timely fashion. Jailed for first degree murder in October 1941, Flora Bell Wilson was arraigned later that month and after several continuances filed by her attorneys, L'Engle & Kelly of Jacksonville, was found not guilty in a jury trial in February 1942. Accused of killing her husband, Vander Fullwood, Della Fullwood was jailed and arraigned in February 1942. Found guilty on a reduced charge of second degree murder on 1 June 1942, Fullwood was sentenced by Judge Shields to thirty years hard labor at Florida State Prison at Raiford. Also charged with second degree murder, Brantly Hicks was found guilty in February 1942, but was sentenced to only three years hard labor at Raiford. Other persons charged with murder and jailed at the Nassau County lockup for a period included Herman Conner, Roscoe Dixon, Fred Higginbotham, Ernest Hinson, the Melzer brothers H.C., Paul, and W.H., and Allen Rowe and William Rowe (NCCBD Book 4).

In one bizarre case, deputy Rutishauser shot William King of Fernandina Beach while trying to arrest him in early 1949. After transporting King to the jail, Rutishauser worked with Colson, but could not stop the bleeding and drove the suspect to nearby Nassau County Hospital. After stabilizing the patient but finding the bullet had shattered the bone and severed a main blood vessel, Dr. H. B. Dickens, Jr., ordered the law enforcement officials to transport the suspect to Brewster Hospital in Jacksonville to "...save his life." After the operation, deputies transported the World War II veteran to the Veteran's Administration Hospital in Lake City to recuperate. By August 1949, the deputies had returned King to Fernandina Beach, where he was incarcerated in Nassau County Jail for arraignment and trial. Several unusual court cases unfolded, in part, in the Nassau County Jail. Charged with breaking and entering with intent to commit a misdemeanor, Jacob Wall remained in jail between April and June 1942. In the later month at a subsequent hearing, Judge Shields ruled Wall to be

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insane and sentenced him to Florida State Hospital at Chattahoochee. In October 1942, after admitting thirteen-year-old Kenneth York into the jail, Colson caught the youth with a concealed a weapon that he intended to deliver to a relative. The jailer disarmed the youth and then placed him in a holding cell for formal charges and arraignment. Subsequently, the state attorney charged the youth with conveying a weapon into Nassau County Jail to aid an escape. At his arraignment, York pleaded guilty and Judge Shields released him from jail, remanding the juvenile to the custody of the Nassau County Sheriff for further appropriate proceedings. Other youths placed in jail temporarily included fifteen-year-old Willie Walthour, Jr. and fourteen-year-old James Wallace. Arrested for armed robbery, the youths allegedly perpetrated the crime with James Williams, an adult, but all were found not guilty in Judge Shield's courtroom in February 1943. In February 1955, A. A. Justice pleaded guilty to willful and intentional burning of woods and received a sentence of one year of hard labor at Florida State Prison (NCCBD Book 4; NCBCCM 11).

Many of the court's sentences were completed in Nassau County Jail. Those included a ten-month sentence for Beulah Benton who the court found guilty of breaking and entering with intent to commit a misdemeanor; Jasper Jones for six months at hard labor for embezzlement of less than \$50.00; and six and three month sentences for Sarah Hooper and Altamese Hooper, respectively, for interfering with an officer in discharge of duty. In 1954, Charles Armstrong received a sentence of nine months hard labor at Nassau County Jail for grand larceny. Perhaps the harshest sentence handed down by the court during the period to be served in the jail went to Clyde Pritchett. In 1943, Judge Shields sentenced the forty-year old to one year hard labor at Nassau County Jail for assault with intent to commit murder (NCCBD Book 4).

By the early 1950s, an increase in the size of county government and the rates criminal activities and incarceration in Nassau County had increased sufficiently to compel the board of county commissioners to expand the courthouse and county jail. Providing continuity over county politics during the era, John T. Ferreira still served as the chairman of the county commission. Other commissioners included Harry L. Dunman, McKendree, Shaffer, and Walker. In their September 1953 meeting, the commissioners enacted a resolution for the "...remodeling and erecting additions to the Nassau County Courthouse and modernizing the Nassau County Jail and erecting additions thereto..." Passing a special building tax, the commissioners and the county engineer estimate the combined projects would amount to \$250,000. Later that year, the board hired Jacksonville architect Abner C. Hopkins to draft the addition plans for the courthouse and jail. The board publicly advertised the projects and opened the bids in December 1953, but rejected the two bids from the Auchter and Woodcock companies of Jacksonville as too costly. The county re-advertised the bids and opened those submitted by Jacksonville contractors Clyde P. Knowles and Oscar P. Woodcock in March 1954. After reviewing the documents, the board awarded the jail contract for \$57,406 to the Woodcock company and the Knowles company received the bid for the courthouse expansion. In addition, the board awarded the equipment and iron work for the jail addition, amounting to \$19,700, to the Roanoke Iron and Bridge Works, of Roanoke, Virginia. In addition to fabricating and installing its own iron cells and doors, the county stipulated that the Virginia company install a "Patented Creech Cell" in the jail. Patented in 1943 by Jacksonville, Florida inventor

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Jesse Elliott Creech and a former prison inspector, the cell was designed specifically for "...confining violent prisoners and mental patients, the salient objects being to safeguard the occupants of the cell against self-inflicted ~~for~~ injuries as far as possible, to prevent the occupant from damaging the cell, and to provide for convenient and thorough cleansing of the cell" (NCBCCM Book 11; United States Patent Office 1943: Patent#2,323,455).

Construction began in early 1954, but delays in the shipment of steel and iron slowed progress. In August 1954, Sheriff Youngblood expressed concerns about the quality of some of the workmanship. Although Woodcock took some steps to address the sheriff's concerns and those of several commissioners, at the scheduled final inspection in October 1954 the board refused to accept the project. At the next inspection, the sheriff and board found Woodcock had "...remedied all things pointed out as not complete or needing changing to comply with plans and specifications..." In November 1954, architect Hopkins conducted his final inspection and provided his closing certificate, turning over the addition to the county government (NCBCCM Book 12; *Fernandina Beach News-Leader*, 27 August 1954).

The addition nearly doubled the size of Nassau County Jail. New spaces included a desk clerk's office with two guest rooms, lockers, and showers. Four cells and two day rooms for inmates occupied spaces on the first floor and six cells with sixteen bunks radiated across the second floor. Built during the period of segregation, the addition provided the necessary accommodations to uphold the "separate, but equal" constitutional clause. Prior to 1954, black and white inmates in Nassau County Jail often faced overcrowded cells with upwards of four or five persons incarcerated in a single cell for brief periods. The addition included what became known as the "Black Bull Pen" for African-American male prisoners on the second floor in the original building. White males were imprisoned in cells on the second floor of the addition. On the first floor of the addition, white females were held in three iron cells separated by a solid partition from three additional iron cells reserved for black women. Annis Moore-Littles stated that when she and her husband lived on the first floor of the original part of the jail Sheriff McKendree ended the segregation of deputies at meal times (Interview with Annis Moore-Littles and daughter, Cindy, conducted by Marlene Schang and Suanne Thamm 1999; *Fernandina Beach News-Leader*, 27 August 1954).

? when 1954?

Architectural Context

The Oxford English Dictionary defines a jail (gaol) as a French term for "a place or building for the confinement of persons accused or convicted of a crime or offence. Now, a public building for the detention of persons committed by process of law." Other dictionaries define the term as a detention building for persons awaiting trial or convicted of minor offenses. Typically, jails are intended to hold persons awaiting trial or convicted of minor offenses and serving sentences of less than one year, whereas prisons incarcerate inmates convicted of significant crimes or sentenced by a court to longer sentences. Jails historically have operated in the shadow of prisons, which have informed their general design and operation features.

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~~A correctional institution used to detain persons who are in the lawful custody of a government,~~ a jail is a specific type of building designed for a singular purpose. The word jail often evokes images of solid masonry buildings with stark forbidding walls spiked with watchtowers, armed uniformed guards, and tall fences supported by barbed and razor wire. Historically a jail in a small town or county initially consisted of a small one-story wooden building that yielded to a larger masonry building as the community grew in population and criminal activity. Some jails were ornate masonry buildings with cast stone walls, turrets, and castellated parapets; others were relatively simple brick buildings. Generally constructed with load bearing walls, jails were sometimes built adjacent to a courthouse or city hall, but more often as a free-standing building generally separated from commercial buildings in a downtown with a cleared paved area around the building that enhanced security and identified its specialized function. In other cases, a jail was incorporated into the design of a county courthouse or town hall with iron bars in the fenestration and a high fence protecting a flat-roof jail section of the larger building.

Architectural historian Henry Hitchcock-Russell once observed that America's first great contribution to architectural thought was through its novel designs of jails and prisons, which conveyed a sense of the "strictly social and organizational." As early as 1790, the City of Philadelphia introduced individual cells into its Walnut Street Jail, a typical colonial building that previously had permitted the intermingling of convicts of every crime and description in large rooms. Cellular construction followed in the 1820s with Eastern Penitentiary and Sing Sing, and New Jersey State Prison in the 1830s. Nineteenth century jails and prisons evolved, in part, using the Auburn System in which inmates worked together during the day and were locked into solitary cells at night. The primary architectural feature of the Auburn System consisted of a cell block where cells were placed back-to-back with air space between the cell block and outer walls. Prison and jail design, however, was generally a low-priority, if necessity, for local governments. Consequently, many architects turned to existing models for new facilities. The 1840s Charles Street Jail in Boston offered H. H. Richardson a model for his 1880s boldly massed Allegheny County Courthouse and Jail in Pittsburg, and Jeremy Bentham's circular Panopticon in England from the eighteenth century served as the model for Illinois State Penitentiary of the 1920s. ~~In some cases, some counties replaced an aging masonry building with a larger, stronger, and newer facility of similar materials and design.~~

kept ~~The primary reason for the existence of jails is that society through its system of courts finds it necessary to separate and isolate people who have broken a law. Efficiency and economy in separating and guarding inmates were historical guiding principles in jail design and construction. Jail and prison reform movements periodically responded to civic outcries to rehabilitate inmates. In designing these buildings, jail architects were generally confined to a relatively simple criterion, that is, to detain persons. Within that criterion, architects were left wide latitude to select a specific architectural solution to the general need. The design catered to jailers, law enforcement officers, offenders, and the public to provide constant control of inmates to avoid their escape and unwanted contact between prisoners within the jail population, guards and law enforcement officials, and members of the community. Architects generally provided a complex structure that accounted for several~~

provided

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factors, including secure accommodations, gender segregation and various categories of inmates, sanitation and hygiene, daily routines of the jailer, guards, and inmates, and opportunity for exercise and physical activity. In the American South, many jails provided accommodations for African-American and Caucasian inmates between the 1890s and 1950s predicated on the Plessy v. Ferguson "separate, but equal" clause. Interior spaces of jails generally included booking and processing room, individual cells, galleries, jailer and/or guard quarters, a public entrance, and a sally port.

Architects

Roy A. Benjamin

Jacksonville architect Roy A. Benjamin drafted the plans for the original 1938 jail. A charter member of the Florida Association of Architects, Benjamin was the 31st architect to be granted a license to practice his craft in Florida by the Florida State Board of Architecture. Relocating from Ocala to Jacksonville in 1902, Benjamin opened his practice about 1905 and contributed to the rebuilding of Jacksonville following its devastating May 1901 fire. Between 1919 and 1924, he associated with Mellen Greeley, another prominent Jacksonville architect. Benjamin's landmark projects included Jacksonville's Chamber of Commerce Building, Elks Club Building (NR 2000), Jewish Center, Otis Elevator Building, Park Lane Apartments, Scottish Rite Temple, and State Board of Health Building. Benjamin's elaborate Tudor Revival Cheek Mansion on River Boulevard was completed in 1929 by Charles J. Davis, Inc., one of the few projects other than Nassau County Jail in which the architect and builder collaborated on a project. Benjamin's school plans included Central School (NR 1998) in Putnam County and Nassau County's Public School No. 1 and Peck High School, both in Fernandina in the 1920s. Beyond the Nassau County and Putnam County schools, Benjamin drafted the plans for the John Gorrie and Kirby-Smith junior high schools in Jacksonville. Despite his wide experience, Benjamin became best known as a theater architect, designing approximately 200 movie houses throughout the American South, including the Arcade Theater, Center Theater, Florida Theatre (NR 1982), Riverside Theater, and San Marco Theater in Jacksonville; Edwards Theatre (NR 1984) in Sarasota, Florida; the Saenger Theater (NR 1984) in Biloxi, Mississippi; and the Albany Theatre (NR 2006) in Albany, Georgia. Benjamin sold his practice after World War II to William Kemp, Franklin Bunch, and William Jackson who continue to operate as KBJ Architects, Inc. in the twenty-first century as Jacksonville's oldest architectural firm (Wood 1989:8; Dovell 1952 4:839-841; *Florida Times Union*, 29 January 1963, 10 October 1982; Florida Master Site File).

Abner C. Hopkins

Abner C. Hopkins prepared the plans for the 1954 addition. The 940th architect licensed to practice his craft in Florida by the Florida State Board of Architecture, Hopkins was born in Texas about 1903 and was graduated from Texas Agricultural & Mechanical University with a degree in architecture in the early 1920s. In 1928, after working in a Texas studio for several years, he moved to Jacksonville, Florida. Organizing his business in

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Florida after the collapse of the land boom proved difficult, but eventually Hopkins landed commissions in several fashionable neighborhoods, including San Jose and San Marco. During the late 1930s, Hopkins formed a partnership with Prentiss Huddleston, another Jacksonville architect who later relocated to Tallahassee. Specializing in residential designs, Hopkins initially operated his studio initially in the Mitchell Building, then West Forsyth Street, and later West Adams Street. A member of the American and Florida institutes of architects, Hopkins maintained his home on Ingleside Street in the 1930s and later moved to Julington Creek Road. Many of his early projects were in the San Marco neighborhood of Jacksonville, where he designed homes in the Classical Revival, Colonial Revival, and Tudor Revival styles. Many of his projects were in association with builders and developers Stockton & Company, Whatley, Davin & Company, and Victor Zambetti. A departure from earlier projects, Hopkins's Royal Crown Cola Bottling Company in 1938 embodied the International style and his 1941 Campus Art Theatre in Tallahassee displayed the trappings of the Art Deco style. Later, Hopkins projects reflected Minimal Traditional, Ranch, and Split Level associations. Beyond dwellings, Hopkins drafted the plans for Southside Christian Church and commercial buildings on San Marco Boulevard. In the 1930s and 1940s, Hopkins, along with architects Bernard W. Close, Jefferson D. Powell, D. Floyd Rosser, and Ivan H. Smith, drafted the plans for homes in several of Jacksonville's fashionable neighborhoods and at Ponte Vedra Beach. In 1940, Hopkins and several of these architects contributed to *Jacksonville Architecturally*, a coffee-table picture book showcasing notable projects they had completed during the late-1930s. Outside of Duval County Hopkins designed Lovett's Groceteria in Ft. Lauderdale, Florida in 1937, and in 1941 the Nassau County Hospital, a \$60,000 building in Fernandina. Hopkins competed for the hospital design with several other Jacksonville architects, including Roy A. Benjamin. Hopkins's practice found new energy after World War II and he practiced until just before his death in 1972 (*Florida Times Union*, 10 June 1972; Nassau County Jail File AIMH; Minutes, Board of County Commissioners, Nassau County, 14 April, 11, 17 August 1937, 28 April 1938, 11 September 1940, 4 August 1941).

Builders

Charles J. Davis, Inc.

A native of Florida born about 1891, Charles J. Davis, Jr. learned the construction trade in Jacksonville's frothy building boom that persisted between the Great Fire of 1901 and the years preceding World War I. In the 1920s, he expanded and then incorporated his construction company as Charles J. Davis, Inc. During the decade, Davis built some of his most important projects, which consisted of commercial buildings in Jacksonville's downtown, such as the Hamby Building and the South Atlantic Investment Company Building. But, most of his work was residential in the exclusive neighborhoods of Avondale, Riverside, and St. Nicholas. Davis's construction projects included designs by some of Jacksonville's leading architects, such as, Roy A. Benjamin, Henry J. Klutho, Jefferson D. Powell, and Marsh & Saxelbye. In 1937, contemporaneous with the construction of Nassau County Jail, Davis completed an addition to the McIver Residence, a fashionable home in Jacksonville's St. Nicholas neighborhood (Wood 1989:63, 80, 121, 125, 135, 148, 150, 165, 171, 232).

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O. P. Woodcock Construction Company

A prominent Jacksonville contractor, Owen Prescott Woodcock arrived in Florida's gateway city about 1893 and constructed various buildings until 1904, when he left for business opportunities in the oil fields of Pennsylvania. He returned to Jacksonville in 1905 and incorporated the \$100,000 Halsema-Woodcock Construction Company with builder J. C. Halsema. Several years later, Halsema and Woodcock ended their partnership with Halsema organizing the Florida Engineering and Construction Company and the latter establishing O. P. Woodcock Construction Company. During a career that spanned nearly six decades, Woodcock constructed dwellings and buildings in Duval County's beach communities of Atlantic Beach, Jacksonville Beach, and Neptune Beach, Ponte Vedra Beach, in Jacksonville's downtown, and the Jacksonville neighborhoods of Lackawanna, Riverside, North Riverside, San Jose, San Marco, and Springfield neighborhoods. His distinctive buildings and schools included Buckman & Ulmer Building, Cookman Elementary School, Eastside Elementary School, Elizabeth Swaim United Methodist Church, Fire Station No. 5, Fishweir Creek School, John Gorrie Junior High School, Kirby Smith Junior High School, Public School No. 3, and Willow Branch Library. In 1918, he completed a large addition to the Lackawanna Public School No. 10. In 1925, the Woodcock company built the Jacksonville Terminal Company's express terminal on Myrtle Avenue at a cost of approximately \$400,000. In 1942, Woodcock completed the Lane Drug Company Building on Park Street, one of Jacksonville's early examples of the Streamline Moderne style. His construction of Boston Avenue Elementary School in DeLand, Flagler County Courthouse in Bunnell, Hastings High School (NR 2006), and the 1954 addition to Nassau County Jail represent the few large projects completed by Woodcock outside of Duval County between the 1920s and the 1950s (*Jacksonville Florida Times-Union*, 3 November 1905, 25 June 1916, 10, 17 July 1917, 24 April 1952; Wood 1989:120, 141, 142).

Jail Iron & Steel Works Companies

Decatur Iron & Steel Works

The Decatur Iron & Steel Works, the contractors for the iron and steel cell and door works in the 1938 part of Nassau County Jail, was organized about 1910 in Decatur, Alabama. The company initially operated as a subsidiary of the Decatur Cornice and Roofing Company, a nineteenth-century metal works that specialized in decorative metallic roof shingles for dwellings and decorative cornices and storefronts on commercial buildings. By the mid-1930s, the iron and steel company operated on its own and in addition to its specialty of fabricating cells and doors for jails and prisons the company assembled bridges, primarily swing and lift spans. In the 1930s, H. R. Sears served as the company's president and A. L. Stephenson as its secretary. During World War II, the company re-tooled its metal works to meet some of the exigencies associated with war-time construction. Between 1942 and 1944 the Decatur Iron & Bridge Works built thirty-three steel Landing Craft Tank (LCT), amphibious assault vehicles operated by the United States Navy that carried tanks ashore during the allied invasion of Europe on D-Day in World War II. The company also fabricated thirty-nine steel tugboats for the

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United States Army. Following the war, the company returned to its traditional iron and steel work. Important projects included the Frederick County Jail in Virginia in 1949 and the eight-story Queens Jail, part of the Criminal Courts Building complete with 360 cells in 1959. Important company officials included James W. Fitzpatrick, chief engineer of the jail and prison division, and civil engineer Forrest Anderson who worked as chief engineer of the architectural metals division. In 1957, three years after the addition was completed for Nassau County Jail, the iron and steel company acquired the patent from Perry M. Smith and James H. Whitfield for a new operating and locking mechanism for jail and prison doors (*New York Times*, 25 April 1959).

Roanoke Iron and Bridge Works, of Roanoke, Virginia

The Roanoke Iron and Bridge Works fabricated and installed the iron and cell work in the 1954 addition of Nassau County Jail. Organized in Roanoke, Virginia about 1905, the Roanoke Iron and Bridge Works built a variety of metal resources during the first half of the twentieth century, including bridges, jails, and decorative metal objects throughout the American South. Early projects included the 1912 Sharptown Bridge (HAER 1984) across the Nanticoke River in Maryland, the Cedar Creek Bridge in Roanoke, Virginia in 1929, and the Saluda Bridge No. 1 (HAER 1982) in Newberry County, South Carolina in 1930. In 1932, the company fabricated and installed the draw in the Wright Memorial Bridge that spanned Currituck Sound in Dare County, North Carolina. The company's jail work included the Frederick County Jail in Winchester, Virginia in 1949. That year, the company fabricated and installed the Roanoke Star on Mill Mountain (NR 1999) in Roanoke, Virginia, the world's largest freestanding illuminated man-made star. In 1951, several years before the company designed and installed jail cells in Nassau County Jail, the United Steelworkers Union of America reached an agreement with the Roanoke Iron and Bridge Works in the union's first collective bargaining agreement with a major iron works company. The Virginia company endured into the late twentieth century, designing prison equipment in the Arlington County Police Facility and Detention Center in Arlington, Virginia; Bibb County Jail in Macon, Georgia; North Carolina's state prison at Caledonia; and Attica Correctional Facility in Attica, New York. Eventually the company was acquired by Crowder Detention Equipment Parts & Service, Inc., a leading American detention equipment contractor based in Indiana (*Washington Post*, 8 July 1972; *New York Times*, 17 July 1977).

Architectural Significance

Nassau County Jail possesses significance for its Masonry Vernacular construction with Modernistic influences. Its masthead, solid brick utilitarian massing, and unusual fenestration symbolize a building developed for a particular function. Displaying an irregular shape, the building has a straight parapet with cast stone coping, translucent glass blocks accented by cast stone fleur-de-lis floral patterns, cantilevered ledge projecting over the east entrance, and red brick walls accented by basket-weave bond patterns and slender belt courses of brick and cast stone. Slightly projecting and receding surfaces contrast with the horizontal bands and emphasize the

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building's verticality at the south entrance and corner window fenestration. A masthead on the east façade spells out Nassau County Jail. Original metal doors and an iron cage at the south entrance remain prominent features identifying it as a jail. The features and floor plan of the original 1938 building, 1954 expansion, and 2007 addition with alterations are readily apparent in its present museum incarnation.

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HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00287

Recorder # 440

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Old Nassau County Jail

Multiple Listing (DHR only)

Other Names

>> Florida Museum of Trans. History

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
233	South	3rd	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH; 2003

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 23 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style International

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 2

Structural System(s)

>> Brick

Other Structural System(s)

Foundation Type(s)

>> Continuous

Other Foundation Types

Foundation Material(s)

>> Brick

Other Foundation Material(s)

Exterior Fabric(s)

>> Brick

Other Exterior Fabric(s)

Roof Type(s)

>> Flat

Other Roof Type(s)

Roof Material(s)

>> Tar & gravel

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Flat extension

Other Roof Secondary Structure(s)

Number of Chimneys 2

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) north exterior, north slope

HISTORICAL STRUCTURE FORM

8NA00287

DESCRIPTION (continued)

Window Descriptions 6/6, 4/4

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) south

Porch Roof Types(s) flat

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: SOME of this category Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1938

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____

Year Use Started _____

Year Use Ended _____

>>

Jail;1938;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? YES

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criteria A and C in the areas of significance of architecture, politics/government, and social history.

HISTORICAL STRUCTURE FORM

8NA00287

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/10/2007

SHPO's Evaluation of Resource

Data _____

Form Comments: _____

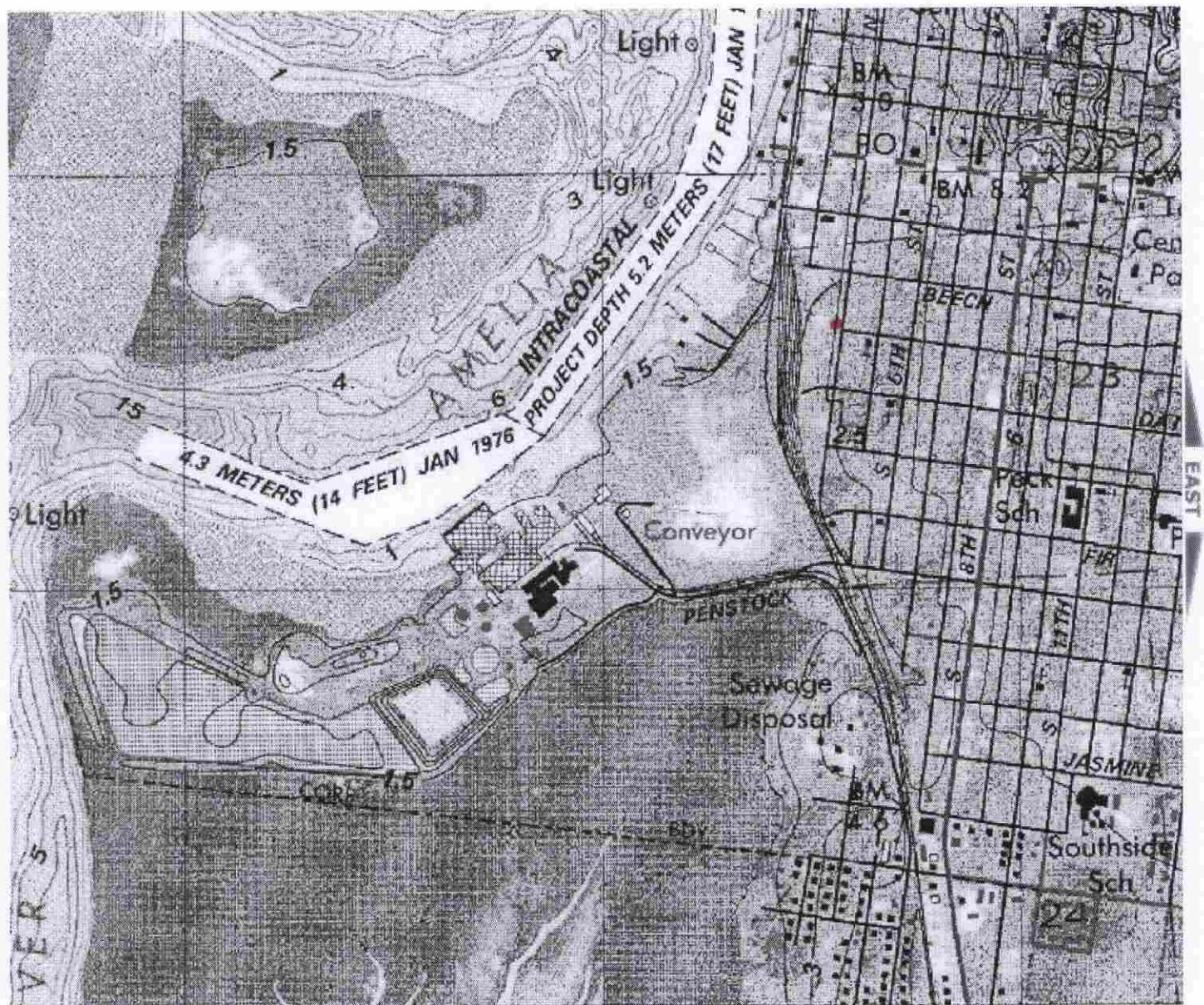
REQUIRED PAPER ATTACHMENTS

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

NA00287-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Brick
- > **Roof types:**
Flat
- > **Roof materials:**
Tar & gravel
- > **Roof secondary structures (dormers etc):**
Flat extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Jail;1938;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Florida Museum of Trans. History



NA 287

440



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0273-0150
GIS CALCULATED ACREAGE	0.4
Property Use	CULTURAL G
Land Use	COUNTY
OWNERSHIP INFORMATION	
Name	AMELIA ISLAND MUSEUM OF
Mailing Address	HISTORY 233 SOUTH 3RD ST; FERNANDINA BEACH, FL 32034
Situs/Physical Address	233 SOUTH 3RD ST
2006 PROPOSED VALUES	
Land Value	262,500



440

NA

287

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

Site inventory Form

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

SITE NO. *8NA287*

SITE NAME: Old Jail-Fla. Museum, Trans. His.

SURVEY DATE: 09/30/85

ADDRESS OF SITE: S. 3rd St.

INSTRUCTION FOR LOCATING:

LOCATION: City of Fernandina Beach

Subdivision Name

Block No. Lot No.

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

ORIGINAL USE jail

GOOD

UNALTERED

PRESENT USE museum

FAIR

x

ORIGINAL SITE

DATES c. +1935

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 464

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Art Moderne

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): brick: running

STRUCTURAL SYSTEM(S): masonry

PORCHES: S&E/1-story entrance, stoop, 1-bay, access E; stoop
with recessed porch # S: metal entrance porch
ORIENTATION: SE

FOUNDATION: continuous: brick

ROOF TYPE: flat: built-up parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

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

CHIMNEY:

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick (red) #
metal # concrete

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP RANGE SECTION
3N 28E 22

UTM ZONE UTM EASTING UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed in c. 1935, it was originally used as the Nassau County Jail. It is a two-story masonry Art Moderne building. It is noteworthy for its metal, Moderne-style entrance porch, brickwork, and ornamentation. It has been significantly altered for future use as a museum.

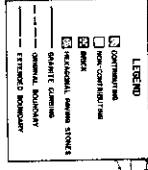
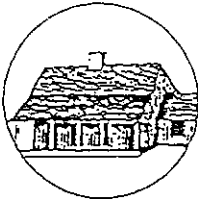


Figure 24

☐ Original
☒ Update
 (give site#)



HISTORICAL STRUCTURE FORM
 FLORIDA MASTER SITE FILE
 Version 3.0 11/96
 Consult Guide to Historical Structure Forms for detailed instructions.

Site #8 NA287
 Recorder #
 Field Date / /
 Form Date 04/25/00

Site Name(s) (address if none) Old Nassau County Jail

Mult

Survey Fernandina Beach

Survey # 8 NA287

National Register Category (Please check one: consult with Site File before using last four): ☐ building ☐ structure
☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 233 South Third Street
 Cross Streets (nearest / between) Cedar Street
 City / Town (within 3 miles) Fernandina Beach In Current City Limits: ☒ Yes ☐ No ☐ Unknown
 County Nassau Tax Parcel #(s)
 Subdivision name Block Lot
 Ownership (Please check one): ☐ private-profit ☐ private-individual ☐ city ☐ county ☐ Native American
☒ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
 Name of Public Tract (e.g., park)
 Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name & Date
 Township 3N Range 28E Section 22 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-
 name:
 Landgrant Domingo Fernandez UTM: Zone ☐ 16 ☐ 17 Easting 0 Northing
0
 Plat or other map (map's name, location)

DESCRIPTION

Style* Art Moderne Exterior Plan* Rectangular Number of
 Stories 2
 Structural System(s) * Masonry
 Foundation: Type(s) * Masonry Material(s) * Brick
 Exterior Fabric(s) * Brick - Running Bond
 Roof: Type(s) * Flat - Built up parapet Material(s) *
 Roof secondary strucs. (dormers etc.) *
 Chimney: No. Material(s) * Location(s) *
 Windows (types, materials, etc.) * 6/6 DHS Single & paired, wood-framed

Main Entrance (stylistic details)
 Porches: #open #closed #incised Location(s) S - Stoop with recessed porch
 Porch roof type(s) E - Entry stoop in center bay
 Exterior Ornament Metal canopy over recessed stoop

Interior Plan* Irregular
 Condition (Please check one): ☒ Excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous
 Surroundings (N = None, S = Some, M = Most, A = All/nearly all): S commercial A residential
 institutional undeveloped
 Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)

Archaeological Remains ☐ Check if Archaeological Form completed

* Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

DHR USE ONLY		OFFICIAL EVALUATIONS		DHR USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY	☐ Yes	☐ No	Date	
DELIST DATE	SHPO-NR ELIGIBILITY:	☐ Yes	☐ No	☐ potentially elig.	☐ insufficient Info
	LOCAL DESIGNATION:	Date			
	Local office				
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d. (See National Register Bulletin 15, p. 2)					

Consult *Guide to Historical Structure Forms* for detailed instructions.**HISTORY**

Construction date: Exactly 1878 (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)

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

Moves: ☐ yes ☐ no ☐ unknown _____ Dates _____ Original address _____

Alterations: ☒ yes ☐ no ☐ unknown ca 1935 Dates Exterior facade Nature _____

Additions: ☒ yes ☐ no ☐ unknown 1935, 1955 Women's Addition - 1955 Nature _____

Original Use* (give date ranges) Jail Second Floor Addition - 1935

Intermediate Uses* (give date ranges) _____

Present Use* (give date ranges) Museum 1986 - to present

Ownership History (especially original owner, dates, profession, etc.) Nassau County 1878-1997

* Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).**RESEARCH METHODS (check all boxes that apply; if needed write others at bottom)**

- | | | | |
|--|---|--|------------------------------------|
| ☐ formal archaeological survey maps | ☒ past surveys search at FMSF | ☒ local library research | ☐ Sanborn |
| ☐ informal archaeological inspection subdivision maps | ☐ past sites search at FMSF | ☐ non-local library research | ☐ |
| ☐ Public Lands Survey (DEP) | ☐ FL Archives (Gray Building) | ☐ building permits | ☐ plat maps |
| ☐ tax records/property deeds | ☐ FL Photo Archives (Gray Building) | ☐ demolition permits | ☐ local |
| ☐ newspaper files | | | |
| ☐ tax records only | ☒ occupant/owner interview | ☐ commercial permits | |
| ☒ interior inspection | ☐ neighbor interview | ☐ occupation permits | |
| ☐ other methods (specify) _____ | | | |

SURVEY WORKS EVALUATION OF SITE (check and check one box only)

Potentially eligible for local register? NA ☐ yes: name register at right ☐ no ☐ insufficient info Name of local register if eligible _____

Individually eligible for National Register? ☐ yes ☒ no ☐ insufficient info _____

Potential contributor to Nat. Reg. district? ☒ yes ☐ no ☐ insufficient info _____

Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) _____

Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

Located immediately outside boundary of historic district;
Reflective of Art Moderne alterations made ca 1935
Could contribute to enlarged district boundary

BIBLIOGRAPHIC REFERENCES (Bibliography, Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) _____

Photographs (required) B&W print(s) at least 3 x 5, at least one main facade.

Location of negatives & negative numbers _____

CONTACTS

Name (last name first) / Address / Phone / Fax / Email / Affiliation _____

Remember: Use a *Supplement for Site Forms* or other continuation sheet for descriptions that do not fit in the spaces above.

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

7) APPLICANT INFORMATION UPDATE:

Please make any corrections necessary to update the following applicant information:

ORGANIZATION NAME: Amelia Island Museum of History

ADDRESS: 233 South Third Street

CITY: Fernandina Beach STATE: Florida ZIP: 32034

NAME AND TITLE OF

ORGANIZATION'S CHIEF OFFICER: Ms. Judith McCoy, Executive Director

DESIGNATED PROJECT MANAGER: Ms. Phyllis Davis

ADDRESS: 233 South Third Street

CITY: Fernandina Beach STATE: Florida ZIP: 32034

DAYTIME TELEPHONE NO: (904) 261-7378 EXT.: 100 FAX NUMBER: (904) 261-9701

EMAIL ADDRESS: phyllis@ameliamuseum.org

YOUR ORGANIZATION'S WEBSITE (if available): www.ameliameuseum.org

8) REVISED TENTATIVE PROJECT TIMELINE: On the graph below, indicate all major elements of the project for which funding assistance is requested, the anticipated time required to complete each element, and the planned sequence of these activities. Month 1 is the July 1, 2009 project start date. *Projects must be completed within 24 months.*

PROJECT ACTIVITY		MONTH	1	2	3	4	5	6	7	8	9	10	11	12	13	15	16	17	18	19	20	21	22	23	24
A	Re-roofing		X	X	X																				
B	Building resto. (civ. def. room)		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
C	Fire alarm wiring improvement					X	X																		
D	Old jail doors- interior/exterior							X	X	X	X	X	X	X	X										
E	Old main entry- cleaning/painting															X	X	X	X						
F	Brick re-pointing														X	X	X	X	X	X	X	X	X	X	X
H	Architectural services		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
I	Site Drainage		X	X	X	X	X	X	X	X	X	X	X	X	X	X									
J																									

9) FOR ARCHAEOLOGY AND MUSEUM EXHIBIT PROJECT.

UPDATED PRINCIPAL INVESTIGATOR / CONSULTANT INFORMATION
and key project personnel, if known. Include curriculum vitae or resume for
This documentation must clearly demonstrate that the Principal Investigator meets
Professional Qualification Standards for Archaeologists or Historians. (Please
law/arch_stnds_9.htm)

Principal Investigator/Consultant: _____

Key Project Personnel:

_____	Responsibility: _____
_____	Responsibility: _____
_____	Responsibility: _____
_____	Responsibility: _____

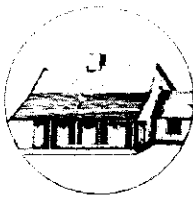
095-3652

Recorder info please.
JFM

gator
ent l.

al-

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00287**
 Field Date 3-13-2018
 Form Date 3-13-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Nassau County Jail/Amelia Island Museum Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☒ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 233 S 3rd Street Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0273-0150 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1938 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Detention center/Jail/Prison From (year): _____ To (year): 1978
 Current Use Art gallery/Museum/Planetarium From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows; interior
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear flat, 2-story extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) County

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Moderne Exterior Plan Rectangular Number of Stories _____
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 Dhs, paired

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brick and concrete detailing; original jail signage; metal bar security entry cage; parapet

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Original/E, metal security door w light; current/N modern glass and metal frame
double doors and entry w canvas awning
 Porch Descriptions (types, locations, roof types, etc.) Entry/E, open stoop w flat metal awning

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps
☐ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☒ HABS/HAER record search
☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☒ yes ☐ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Individually listed in 2009. Retains integrity.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Politics/government 3. Architecture 5. _____
 2. Social/humanitarian 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.



NATIONAL REGISTER OF HISTORIC PLACES PRELIMINARY SITE INFORMATION QUESTIONNAIRE

FLORIDA DEPARTMENT OF STATE - GLENDA E. HOOD - SECRETARY OF STATE

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

1. Name and Location of Property
(Include the County)
Historic Nassau County Jail
233 South Third Street
Fernandina Beach, FL 32034
(Nassau County, FL)
2. Name and Address of Owner
Amelia Island Museum of History
233 South Third Street
Fernandina Beach, FL 32034
(Nassau County, FL)
3. Date of Construction or Significant Historic Associations ca.1878-1 story structure,
ca.1935-2nd floor addition, ca.1955-2-story separated addition
4. Type of Property:
☐ Archaeological Site
☐ Residential Building
☐ Public Building
☐ Commercial Building
☒ Other (Describe)
Private, non-profit, open to public
5. Original Use:
Nassau County Jail
6. Present Use:
History Museum
7. Physical Description (Indicate basic design and construction, and general condition at present time.)
Original construction 1-story rectangular, 2nd-story addition ca. 1935 wrapped building in Art Moderne facade. Around 1955 a long hallway was built to connect to a new 2-story structure.
8. Why is the property significant?
Building was used as the Nassau County Jail for almost 100 years.
9. Enclosures:
☒ Current Photos (original, required)
☒ Historic Photos (if available,
photocopy acceptable)
☒ Location Map
10. Name and Address of
Person Submitting
Carmen Godwin, Director
Amelia Island Museum of History
233 South Third Street
Fernandina Beach, FL 32034
11. Telephone (Daytime)
(904) 261-7378 (101)

Date: 3-2-05

Signature: Carmen Godwin

RECEIVED
BUREAU OF HISTORIC PRESERVATION - R.A. GRAY Building
500 BRADFORD STREET - TALLAHASSEE, FLORIDA 32399-0250
TELEPHONE (850) 245-6333 OR 1-800-847-7278
FAX (904) 245-6437

HR3EO60389

Susan Little
904-277-4036
556-9536

Amelia Island Museum of History – Located in the Historic Nassau County Jail Building



1955

1935
Cedar ST

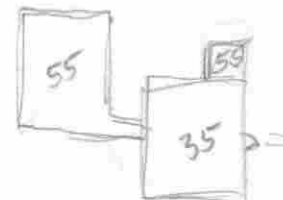


1935

1955

3rd ST

3rd.



Cedar

Historic Photos (ca. 1960)



1935 entrance changed



3rd ST

1955

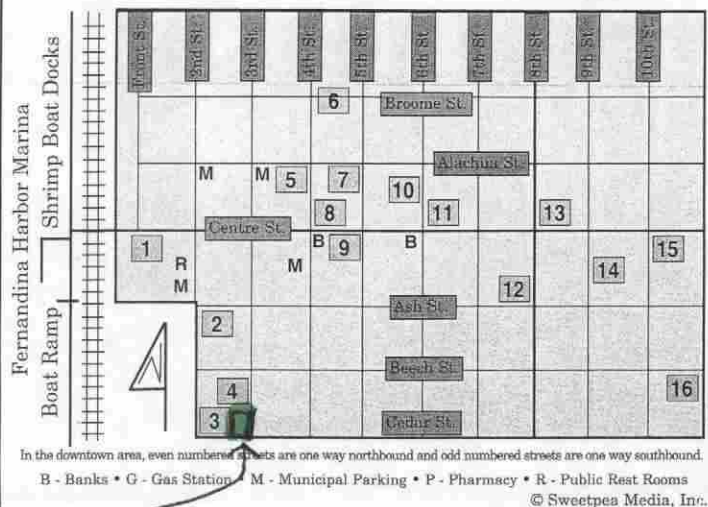


1955



3rd ST

Historic Downtown Fernandina Beach



Downtown Points of Interest

- 1 - Chamber of Commerce - Monday through Friday, 9:00 a.m. to 5:00 p.m. 261-3248
- 2 - City Hall- 277-7305. Police/Fire/Ambulance (Emergency 911. Police non-emergency 277-7342. Fire non-emergency 277-7331)
- 3 - Amelia Community Theatre - 261-6749
- 4 - Amelia Museum Of History - 261-7378
- 5 - Public Library - 277-7365
- 8 - Post Office - 261 -4848
- 9 - Nassau County Courthouse - 321-5709. (Sheriff 911, non -emergency 225-0331)
- 16 - Fernandina Little Theatre - 277-2202

Downtown Churches

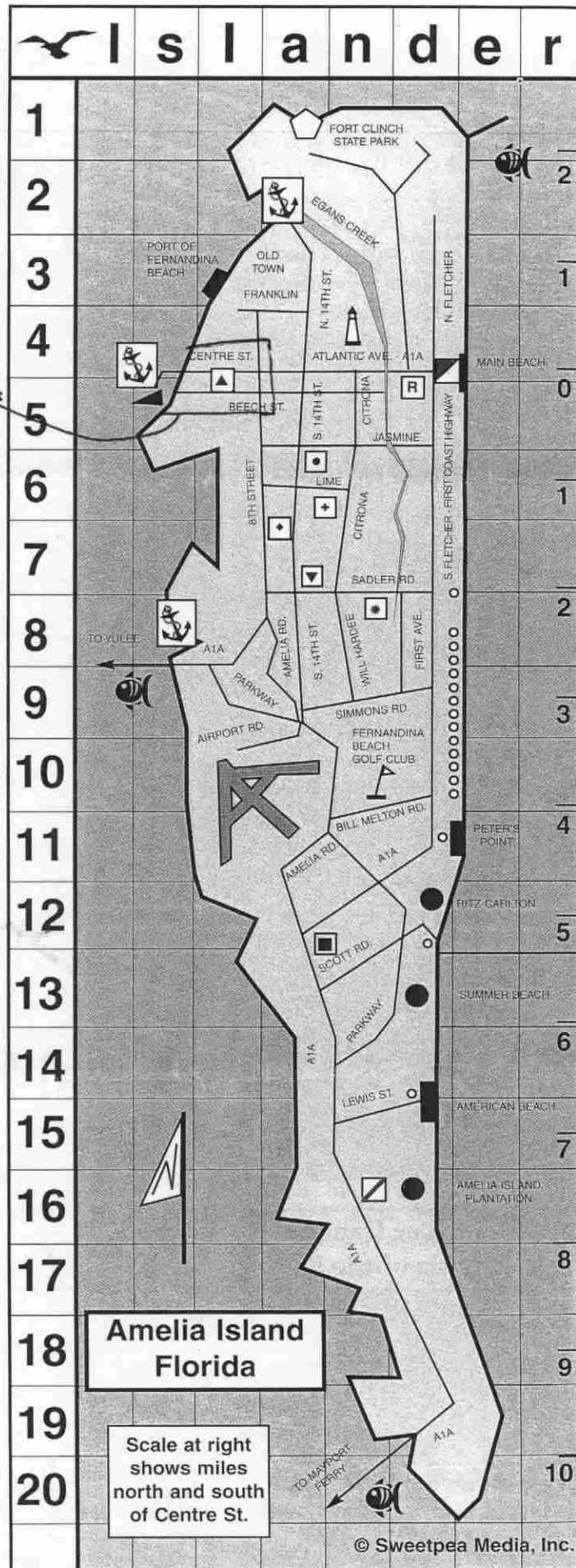
- 6 - St. Michael's Catholic Church - 261-3472
- 7 - First Baptist Church - 261-3617.
- 10 - First Presbyterian Church - 261 -3837
- 11 - Memorial United Methodist Church - 261-5769
- 12 - Trinity United Methodist - 277-6859
- 13 - St. Peter's Episcopal Church - 261-4293
- 14 - First Missionary Baptist Church - 261-4907
- 15 - New Zion Missionary Baptist Church - 261- 0010

Island Points of Interest

- A1 Fort Clinch State Park (277-7274)
- N4 Amelia Island Lighthouse
- D4 Recreation Center (277-7350)
- D10 Fernandina Beach Golf Club (277-7370)
- N6 Baptist Medical Center - Nassau (261-3627)
- 2A & 5S Boat ramps
- E1, I9 & N20 Fishing spots
- A2, S4 & S8 Marinas

Island Shopping

- L4 Historic Downtown
- D4 Beachside Commons
- N6 Eight Flags Shopping Center
- A7 Amelia Plaza Shopping Center
- A7 Island Walk Shopping Center
- N8 Sadler Square Shopping Center
- A12 Palmetto Walk
- D16 The Village Shops at Amelia Island Plantation
- Beach access with paved parking



RESTRICTED

Site#/Manuscript# NA 287 contained one or more of the following items:

☐ Drawings/diagrams depicting internal layout and/or structural elements including Floor Plans, Blueprints, building plans, or schematic drawings.

☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

☒ Florida Statute 119.071 § 3.3(b) & (c) (2007), which states:

(b)1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.

(c) Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which documents are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This exemption applies to any such documents held by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

☐ Other, explain _____

Materials indicated have been removed from the paper file and are housed in a secure location and available to authorized persons in the EDMS. If you need these materials, please see Site File staff.

November 27, 2009

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 354-2255, or E-mail: <Edson.Beall@nps.gov> This and past Weekly Lists are also available here: <http://www.nps.gov/history/nr/nrlist.htm>

Our physical location address is:

National Park Service 2280, 8th floor
National Register of Historic Places
1201 "I" (Eye) Street, NW,
Washington D.C. 20005

Celebrate National American Indian Heritage Month:
<http://www.nps.gov/history/nr/feature/indian/Index.htm>

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 11/16/09 THROUGH 11/20/09

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, MARICOPA COUNTY,
Coronado Neighborhood Historic District, Roughly bounded by Virginia Ave.,
Fourteenth St., McDowell Rd., and Seventh St., Phoenix, 86000206, ADDITIONAL
DOCUMENTATION APPROVED, 11/18/09

CALIFORNIA, EL DORADO COUNTY,
Wakamatsu Tea and Silk Colony Farm,
941 Cold Springs Rd.,
Gold Hill vicinity, 09000397,
LISTED, 10/09/09

FLORIDA, DADE COUNTY,
North Shore Historic District,
Roughly by 87th St., Collins Ave., 73rd., and Hawthorne Ave., Miami Beach,
09000926, LISTED, 11/18/09 (North Beach Community (1919-1963), MPS)

FLORIDA, NASSAU COUNTY,
Nassau County Jail,
233 S. 3rd. St.,
Fernandina Beach, 09000927,
LISTED, 11/18/09

NA 287





City of Fernandina Beach

PLANNING DEPARTMENT

May 29, 2009

Mr. Bob Jones
Florida Department of State
Bureau of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: Nassau County Jail National Register Nomination

Dear Mr. Jones:

The Historic District Council (HDC) of Fernandina Beach serves as the certified local review board under the Certified Local Government Program. At the May 21, 2009 HDC meeting, Phyllis Davis of the Amelia Island Museum of History presented for the board's review a proposed nomination of the Nassau County Jail to the National Register. The HDC voted favorably in support of the National Register nomination. Attached is the Action Taken from the meeting recording this vote.

If you have any additional questions, please do not hesitate to contact me or HDC Staff, Adrienne Dessy, at the contact information below.

Sincerely,

Suanne Thamm
Chair, Historic District Council
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, FL 32034
P: 904.277.7325
F: 904.277.7324
www.fbfl.us/historicdistrict

Enclosure: 5/21/09 HDC Action Taken

RECEIVED
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HISTORIC PRESERVATION
2009 JUN - 1 P 12:32



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 21, 2009

Adrienne Dessy
Planner II
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Dessy:

A Florida National Register Nomination Proposal for the above referenced property has been received by the State Historic Preservation Officer. We solicit your review and recommendation concerning eligibility in accordance with the procedures established by the National Historic Preservation Act [Title I, Section 101 (16 U.S.C. 470a) (c)(2)], which created the basis for the participation of Certified Local Governments in the Florida National Register of Historic Places nomination process.

Before a property within the jurisdiction of the Certified Local Government may be considered by the state to be nominated to the Secretary of the Interior for inclusion in the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such meets the eligibility criteria. Within sixty days of the notice from the State Historic Preservation Officer, the chief local elected official shall transmit the report of the commission and his recommendation to the State Historic Preservation Officer. If no such report and recommendation are received within sixty days, the State shall proceed with the nomination process. If either the preservation agency or the appropriate local officials support the nomination of the property, the proposal will be scheduled for consideration by the Florida National Register Review Board. If both the commission and the chief local elected official recommend that a property not be nominated to the National Register, the State Historic

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(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6452

☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437

Dessy
May 21, 2009
Page Two

Preservation Officer shall take no further action, unless within thirty days of the receipt of such recommendation by the State Historic Preservation Officer an appeal is filed with the State. Any party may file an appeal with the State Historic Preservation Officer. If the State Historic Preservation Officer, after hearing the appeal, determines that the property is eligible, he shall proceed with the nomination process. The State Historic Preservation Officer shall include any reports and recommendations from any party along with the nomination submitted to the Keeper of the National Register.

We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,



for Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

May 20, 2009

Adrienne Dessy
Planner II
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Dessy:

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Dessy
May 20, 2009
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We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,





Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration

Enclosure



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

May 20, 2009

Alex Buell, Director
Amelia Island Museum of History
333 South Third Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Buell:

We are pleased to advise you that the above property has been proposed for nomination for listing in the National Register of Historic Places.

You are invited to attend the public meeting at which the nomination proposal will be reviewed by the Florida National Register Review Board. The Board will meet at June 30, 2009, at the R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for such listing, the State Historic Preservation Officer will submit a formal nomination to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

It is very important to us that you understand the purpose of listing properties in the National Register and what this will mean to you as the owner of a listed property. In addition, you should be aware of your right to object to the listing if your property is privately owned, and how to register that objection if you desire to do so.

The National Register of Historic Places is the Federal government's official listing of historically significant properties throughout the country. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior. It includes sites and properties that have been identified and documented as having played a significant role in the prehistoric occupation or historical development of our nation, states, and local communities.

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There are three basic purposes for listing a property in the National Register. They are:

- 1) to provide official recognition of its historic significance and encourage consideration of its historic value in future development planning,
- 2) to provide the property limited protection from any Federally funded, licensed, or assisted projects that might adversely effect the historic property, and
- 3) to make the property eligible for Federal financial incentives for historic preservation.

Listing your property in the National Register will not, in itself, restrict your rights as a property owner to use and dispose of your property as you see fit. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. However, if the future use or redevelopment of the property should require approval or assistance from a Federal agency, the plans for such use or redevelopment would be subject to review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. In that event, we will be happy to furnish information and guidance to help you in planning your activities so as to provide for the preservation of the historic characteristics of the property. This review requirement would also apply to any Federally funded, licensed, or assisted projects undertaken by others that could have an adverse effect on the property.

The enclosed fact sheets explain the criteria for listing properties in the National Register and the results of listing in the National Register, with references to major laws and Federal regulations relating to listed properties. We will be happy to provide additional information and to discuss any questions you may have on protection provisions, financial incentives, or other aspects of the National Register program.

If your property is privately owned, you may object to its being listed in the National Register by sending a notarized statement addressed to me as Deputy State Historic Preservation Officer by June 30, 2009. The statement must certify that you are the sole or part owner, as appropriate, of the private property in question and that you object to its listing in the National Register of Historic Places. It is not necessary to state the reason for your objection, but we would appreciate having that information if you wish to include it.

If the property in question is privately owned, and if you as sole owner, or a majority of the partial owners, object to the listing of their property, it will not be listed. If the majority of the property owners in a district object, the district will not be listed. However, the nomination will be forwarded to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register. A copy of your statement objecting to the listing of the property will be included. If the property is then determined eligible for listing, the protection from Federally funded, licensed, or assisted activities outlined above will become effective, but the property will not be eligible for the Federal financial incentives for preservation.

Buell
Page Three
May 20, 2009

If the owners of a publicly owned property object to the listing of the property, the nomination will be forwarded to the Keeper of the National Register with a copy of their statement objecting to the listing.

We would certainly like to have your active support for the nomination of your property, as we feel it reflects an important part of Florida's historic heritage. However, any comment you may wish to send me will be appreciated. We also hope that you may be able to attend the Review Board meeting on June 30, 2009.

In the meantime, please do not hesitate to write or call Bob Jones at (850) 245-6333 if you have any questions.

Sincerely,

for 

Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration

Enclosures



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 20, 2009

Michael J. Czymbor, City Manager
City of Fernandina Beach
City Manager's Office
204 Ash Street
Fernandina Beach, Florida 32304

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Mr. Czymbor:

We are pleased to advise you that the above referenced property has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on June 30, 2009. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for listing established by the National Register, a formal nomination will be submitted to the Keeper of the National Register in Washington, D.C., who will make the final decision.

The enclosed fact sheets explain the criteria for listing and the results of listing in the National Register, with references to the major laws and Federal regulations relating to listed properties. A copy of the nomination and additional information on protection provisions, financial incentives, or other aspects of the National Register Program may be obtained by calling our Survey and Registration Section at (850) 245-6333.

If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send me your comments by June 30, 2009.

Sincerely,

Laura A. Kammerer

for Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration

Enclosures



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 20, 2009

The Honorable Barry Holloway, Chairman
Nassau County Board of County Commissioners
96160 Nassau Place
Yulee, Florida 32097

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Commissioner Holloway:

We are pleased to advise you that the above referenced property has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on June 30, 2009. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for listing established by the National Register, a formal nomination will be submitted to the Keeper of the National Register in Washington, D.C., who will make the final decision.

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If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send me your comments by June 30, 2009.

Sincerely,

Laura A. Kammerer

for

Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration

Enclosures

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☒ Historic Preservation
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FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

July 6, 2009

Alex Buell, Director
Amelia Island Museum of History
333 South Third Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Buell:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced property be nominated for listing in the National Register of Historic Places. This recommendation was made at the June 30, 2009 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

It may be necessary in preparing the formal nomination to ask you to help us revise some elements of the written material, or to provide some additional information or documentation. If so, we will let you know what is needed.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the property will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

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Buell
July 6, 2009
Page Two

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If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

United States Department of the Interior
National Park Service
Cultural Resources
National Register of Historic Places
Mail Stop 2280, Suite 400
1849 C Street, N.W.
Washington, DC 20240

On behalf of Secretary of Kurt S. Browning and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,


for

Barbara E. Mattick
Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration
Interim State Historic Preservation Officer

pc: Sidney P. Johnston



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

July 6, 2009

Michael J. Czymbor, City Manager
City of Fernandina Beach
City Manager's Office
204 Ash Street
Fernandina Beach, Florida 32304

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Mr. Czymbor:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced property be formally nominated for listing in the National Register of Historic Places. The Board took this action at its regular meeting on June 30, 2009. We are now in the process of preparing a formal nomination for submission to the Keeper of the National Register in accordance with 36 CFR Part 60.6.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the property will be listed as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction in our office.

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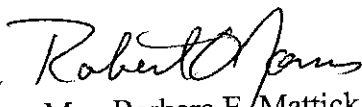
☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437

Czymbor
July 6, 2009
Page Two

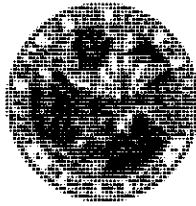
United States Department of the Interior
National Park Service
Cultural Resources
National Register of Historic Places
Mail Stop 2280
1849 C Street, N.W.
Washington, DC 20240

On behalf of Secretary Kurt S. Browning and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,


for Mrs. Barbara E. Mattick

Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration
Interim State Historic Preservation Officer



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

July 6, 2009

Adrienne Dessy
Planner II
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

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Dessy
July 6, 2009
Page Two

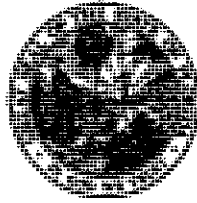
United States Department of the Interior
National Park Service
Cultural Resources
National Register of Historic Places
Mail Stop 2280
1849 C Street, N.W.
Washington, DC 20240

On behalf of Secretary Kurt S. Browning and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,


for Mrs. Barbara E. Mattick

Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration
Interim State Historic Preservation Officer



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

July 6, 2009

The Honorable Barry Holloway, Chairman
Nassau County Board of County Commissioners
96160 Nassau Place
Yulee, Florida 32097

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

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If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you of any action that may be taken to pursue the matter further.

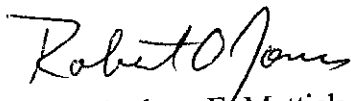
Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Holloway
July 6, 2009
Page Two

United States Department of the Interior
National Park Service
Cultural Resources
National Register of Historic Places
Mail Stop 2280
1849 C Street, N.W.
Washington, DC 20240

On behalf of Secretary Kurt S. Browning and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,


for

Mrs. Barbara E. Mattick
Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration
Interim State Historic Preservation Officer



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

February 7, 2007

Ms. Carmen Godwin
Amelia Island Museum of History
233 South 3rd Street
Fernandina Beach, Florida 32034

Dear Carmen:

I have read the transcript of the Annis Moore-Littles and Cindy Moore interviews. Their association with the jail and events described fall outside the historic period of significance (less than 50 years). However, some of what they relate may relate to earlier activities and ways of running the jail and sheriff's office. Let me review some of these possibilities in the order mentioned in the transcription.

Did a deputy or head deputy traditionally live at the jail with their families? The general description of the inmates as local "good people who had just done something foolish," is a nice characterization for most of the inmates. Is it fair to make that generalization back into the historic period? Did the wife of the deputy traditionally cook, and attend to the welfare and hygiene of the female inmates? Traditionally, did the jail house roughly about 75 people at a time? Traditionally did the inmates do handicrafts? Traditionally was the main hot meal reserved for Sunday? Was the designation of "trustee" a traditional one with work and work-release responsibilities? Traditionally did the sheriff's department gather every Monday to do report and eat together?

Due to time constraints, I will be unable to make major amendments to the proposal that we have already received. I encourage you to review and revise the sections #7 and #8, and email me the edited versions.

If you have any questions please call me at 850-245-6333.

Sincerely,

Robert O. Jones

Historic Preservationist

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

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☐ Northeast Regional Office
(904) 825-5045 • FAX: 825-5044

☐ Central Florida Regional Office
(813) 272-3843 • FAX: 272-2340



FLORIDA DEPARTMENT OF STATE

Sue M. Cobb

Secretary of State

DIVISION OF HISTORICAL RESOURCES

September 5, 2006

Ms. Carmen Godwin
Amelia Island Museum of History
233 South 3rd Street
Fernandina Beach, Florida 32034

RE: Nassau County Jail, Review of FNP submission

Dear Ms. Godwin:

The history of the county jail will make a good National Register nomination. We will need electronic versions of the narrative text to facilitate editing. You may email me the files for sections #7,8,9,10, and photo list if that is easiest. My address is Rjones@dos.state.fl.us. We also need a second set of black and white photos. ✓ or *Sent Sept 15 '06*

Sections #7 and 8 of the narratives are reversed. Section #7 is the physical description that contains the setting description. Section #8 is the history, historical contexts, and statement of significance. Some elements of 7 are in 8, and vice versa. I have tried to mark the text to this effect. Interior descriptions will need to be expanded. A short description of every room, starting with the main entrance, as usually how we do it. The photos you sent indicate variations in floor, wall, and ceiling surfaces.

Architectural Significance is claimed at the end of Section #7(8), but not on the form as criteria C. If architectural significance is claimed it would be as an example of the Moderne Style applied to a jail facility. Section #8 should then contain a narrative for "Architectural Context."

Floor plans are labeled with non-historic uses, while we need historic uses of the spaces. Some historic spaces appear to have been removed with the removal of walls. Please indicate those changes as best you can. Photo locations need to be indicated on floor plans (example enclosed).

If you have any questions please phone me at 850-245-6333.

Sincerely,

Bob Jones

Robert O. Jones

Historic Preservationist

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Dear Mr. Jones,

Per your request, here are some basic floor plans with outlines of the 2nd floor 1935 addition and the later 1955 additions. I hope this helps in determining whether the 1935 or 1955 additions truly define the building. I appreciate your help. Thank you - and if you need anything else to help clarify, please advise.

Yours,

Carmen Goshin

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2005 MAR 18 10 31 AM



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 7, 2005

Ms. Carmen Godwin, Director
Amelia Island Museum of History
233 South Third Street
Fernandina Beach, Florida 32034

Dear Ms. Godwin:

I have received your preliminary form for National Register listing of the Nassau County Jail at 233 South Third Street. The jail was built in 1878, added on to in 1935, and again in 1955. From seeing the photographs sent I am having a difficult time judging if the 1935 building has a 1955 addition, or the 1955 addition defines the current building. I cannot tell from the photos what parts of the building I am looking at. Please send a sketch of the property with the footprint of the building. Mark what parts of the building are from 1935 and 1955.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Jones", is written over the typed name.

Robert O. Jones
Historic Preservationist

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FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property Nassau County Jail

PART I. Initial Review Comments:

Identification and descriptive information

☒ adequately defines and describes the property
☐ needs

Significance information

☒ adequately identifies and explains areas of significance
☐ needs

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
☐ needs

Documentation

☒ includes adequate photos, maps, bibliography and other supporting documents
☒ needs

Section # 8 p. 1 thru 5

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☒ the property be nominated under NR Criteria

☒ A (Historic), ☐ B (Person), ☒ C (Architecture/Design), ☐ D (Potential to yield information) at the
☒ Local, ☐ State, ☐ National level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal
should be revised and resubmitted for review by the Board.

☐ does not meet the eligibility criteria due to
☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary):

Much of the materials in this docu needs to show proper citation throughout the proposal.

Titus Brown
Printed name of Board Member

[Signature]
Signature of Board Member

29 June 09
Date

FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property Massau County Jail

PART I. Initial Review Comments:

Identification and descriptive information

☒ adequately defines and describes the property
☐ needs

Significance information

☒ adequately identifies and explains areas of significance
☐ needs

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
☐ needs

Documentation

☒ includes adequate photos, maps, bibliography and other supporting documents
☐ needs

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☒ the property **be nominated** under NR Criteria
☒ **A** (Historic), ☐ **B** (Person), ☒ **C** (Architecture/Design), ☐ **D** (Potential to yield information) at the
☒ **Local**, ☐ **State**, ☐ **National** level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal
should be revised and resubmitted for review by the Board.

☐ **does not meet the eligibility criteria** due to
☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary):

Marion M. Army
Printed name of Board Member

Marion M. Army
Signature of Board Member

6/30/09
Date

FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property Nassau County Jail

PART I. Initial Review Comments:

Identification and descriptive information

☒ adequately defines and describes the property
☐ needs

Significance information

☒ adequately identifies and explains areas of significance
☐ needs

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
☐ needs

Documentation

☐ includes adequate photos, maps, bibliography and other supporting documents
☒ needs **ADD ARCHITECTURAL STYLE** **ADD SECONDARY SOURCES**

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☒ the property **be nominated** under NR Criteria
☒ **A** (Historic), ☐ **B** (Person), ☒ **C** (Architecture/Design), ☐ **D** (Potential to yield information) at the
☒ **Local**, ☐ **State**, ☐ **National** level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal
should be revised and resubmitted for review by the Board.

☐ **does not meet the eligibility criteria** due to
☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary):

JUDITH A BENSE
Printed name of Board Member

[Signature]
Signature of Board Member

6/30/09
Date

FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property

NASSAU Country Jail

(2)

PART I. Initial Review Comments:

Amelia Island

Identification and descriptive information

☒ adequately defines and describes the property
☐ needs

A/C 1938

Significance information

☒ adequately identifies and explains areas of significance
☐ needs

ADDs - 1954/2007

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
☐ needs

*placed on a
museum in 1986*

Documentation

☒ includes adequate photos, maps, bibliography and other supporting documents
☐ needs

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☐ the property be nominated under NR Criteria

☒ A (Historic), ☐ B (Person), ☐ C (Architecture/Design), ☐ D (Potential to yield information) at the
☒ Local, ☐ State, ☐ National level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal
should be revised and resubmitted for review by the Board.

☐ does not meet the eligibility criteria due to

☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary):

*As usual Adney's research is
exhaustive - he goes beyond what is necessary
I especially appreciated the narrative on the evolution
of gasls (jails)*

Printed name of Board Member

Signature of Board Member

Date

6.3.07

FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property NASSAU COUNTY JAIL

PART I. Initial Review Comments:

Identification and descriptive information

☒ adequately defines and describes the property / *Modify description from "over" to*
needs *1938 Art Moderne*

Significance information

☒ adequately identifies and explains areas of significance
needs

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
needs

Documentation

☒ includes adequate photos, maps, bibliography and other supporting
documents
needs

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☒ the property be nominated under NR Criteria
☒ A (Historic), ☐ B (Person), ☒ C (Architecture/Design), ☐ D (Potential to yield information) at the
☒ Local, ☐ State, ☐ National level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal
should be revised and resubmitted for review by the Board.

☐ does not meet the eligibility criteria due to
☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary): *1870's - 1890's 1938 < 54 additions*

PICK GONZALEZ, AIA

Printed name of Board Member

[Signature]
Signature of Board Member

6.30.09

Date

FMSF NOTE TO IMAGE VIEWER

Some material contained in the corresponding paper manuscript has not been scanned.

Check material affected:

☐ Blueprints

☐ Map

☐ Site Forms

☒ Other, specify 2 pages Floor Plans

This material can be viewed at the Florida Master Site File.

**NASSAU COUNTY JAIL
1969-1977**

**Oral History Interview
November 4, 1999**

Interviewees: Annis Moore-Littles
Cindy Moore

Interviewers: Suanne Thamm
Marlene Schang

Background

In 1969 Nassau County Sheriff Herb McKendree (1969-1980) asked Deputy Bobby Moore to take charge of the Nassau County Jail. On January 7, 1969, Moore moved into the jail with his wife, Annis, and 8 year-old daughter, Cindy. In 1977 the Moores left and were replaced by Mr. & Mrs. Wendell Brooks. The new county jail was built a few years later in Yulee.

*head deputy &
family lived there
genealogy*

About 1979 a group attempted unsuccessfully to turn the former jail into a museum. In 1986 the building was transformed into the Amelia Island Museum of History under the leadership of Deon Lawrance Jaccard.

Both Mrs. Moore-Littles and her daughter spoke of their years at the jail with warmth and humor. They indicated that "times were different back then", and that for the most part the prisoners were good people who had just done something foolish - like getting drunk on a Saturday night. There were many "repeat customers". Cindy felt that the inmates looked out for her and protected her. She played on the grounds and had friends visit her, just like other children.

Mrs. Moore-Littles was cook for the inmates on Sundays and holidays and was matron presiding over the female prisoners. As matron, Mrs. Moore-Littles was required to deal with women of limited mental ability who possessed little knowledge of hygiene. This was a time before social workers, and the jail staff tried to fulfill that role in addition to seeing that prisoners completed their jail sentences.

Methodology

The interviewees provided significant detail on the jail building. They shared many interesting stories about life in the jail and described characters they encountered. The information presented is summarized here. Mrs. Moore-Littles and Cindy reviewed this transcript for its accuracy. An audio-tape of the session may be found in the collections of the Amelia Island Museum of History.

General Information on Prisoners

The Nassau County Jail housed generally 75-80 inmates at any given time. The highest number was 150 on a Sunday morning, following a raid on a poker party at American Beach. The jail only held prisoners who were sentenced to serve up to a year. Anyone sentenced to serve a longer term was transported to the correctional facility at Lake Butler. Prisoners were transported between the jail and the courthouse in patrol cars.

general

general

The most common offense of prisoners was drunk and disorderly conduct. There were some drug problems, mostly marijuana. Cindy recalled smelling marijuana in the jail. The prisoners did not wear uniforms.

general

The prisoners did handicrafts in jail to pass the time. Cindy has a stool that was made for her by an inmate. Another inmate made miniature covered wagons.

general

The prisoners behaved around the jailer's family, even looking out for Cindy. Cindy noted that she was not allowed to wear shorts around the jail.

Prison Meals

As wife of the jailer, Mrs. Moore-Littles prepared the Sunday and holiday meals. Mrs. Guest, who lived across Cedar Street from the jail, was the regular cook. The daily menu consisted of:

Breakfast:	scrambled eggs, grits, homemade biscuits, milk and coffee
Lunch:	dried lima beans, cornbread and water
Dinner:	sandwiches (ham, banana, bologna, peanut butter) and milk

On Sunday, fried chicken was served with turkey prepared on holidays. The Griffin Egg Company in Callahan provided eggs. Most of the food came from local grocery stores. Sometimes fresh produce was brought in from local farms.

Health and Spiritual Matters

Many of the prisoners were infested with lice or crabs. The matron had to scrub down the female inmates as they were booked. Local doctors attended the prisoners as required. Dr. Bayard Brittan and Dr. Bailey Dickens served as prison doctor at various times. Dr. Dickens was known as "Dr. Big Foot" by African Americans. If prisoners had dental problems, a dentist was summoned to pull (not fill) the teeth. Ministers visited the jail on Sundays. There were state inspectors to ensure the jailer provided a clean and healthy environment for the prisoners with clean sheets, a warm jail in the winter and good meals.

Trusties

Prisoners who were on good behavior were called "trusties" because they could be trusted. If prisoners did good deeds, they received "good time" toward an earlier release. The trusties were not locked in at night. The jailer could go to Judge Weatherford to lessen sentences. The trusties served meals, washed dishes, cleaned patrol cars and did laundry at the jail. They were also allowed to leave the jail on work-release programs during the week, returning to the jail on Saturday and Sunday. If trusties earned money, they were required to pay Nassau County \$3.00 daily for their keep.

general

Deputies

In 1969 Nassau County had 6 deputy sheriffs. Bobby Moore, as jailer, was the Chief Deputy. He later became First Lieutenant under Ronnie Daugherty (1981-1985). The new county jail is named after Bobby Moore. On Monday, the deputies reported to the jail to do their paperwork and eat together. There was no separate gun room or arsenal at the jail. The deputies kept their guns in their patrol cars with machine guns in the trunks.

general

Fernandina Beach - Nassau County Relations

The City and the County law enforcement people never got along well. The City had a small lock-up for its prisoners, but all female prisoners were held at the Nassau County Jail.

Segregation

The prisoners were segregated in the jail by sex and race. Two of the six deputies - Tim Albertie and Ben Sessions - were African American. Sheriff McKendree ended the practice of segregation of the deputies by race during meals.

Location and Grounds

When the Moores moved into the jail in 1969, the property was completely surrounded with a high fence topped with barbed wire. The area occupied by today's Museum parking lot was once a garage in which inmates worked on vehicles and washed patrol cars.

While the Moores lived in the jail, Cedar Street was opened west of Third Street because the Nassau County School Board took possession of a building behind the jail. The building was thought to have been a church before the School Board took it over. That building today houses the Amelia Community Theater. When Cedar Street was opened, a large fig tree was cut down, much to the dismay of Cindy Moore who used to play in it.

Murders

1. In the early 1970s, a Mr. Barber hired Leroy Fullard to kill Barber's wife. Fullard got the wrong house and thus killed the wrong woman. Both men were sentenced to serve in the state penitentiary. Barber died in prison. Whenever Fullard comes up for parole, the family of the murdered woman appears to speak against the parole. Fullard is still incarcerated.
2. A battered woman was brought to Mrs. Moore-Littles. Her face was all bruised. It was learned that she had killed her attacker, who was her husband. The court ruled it was self-defense.
3. In American Beach, a man by the name of Green killed a female by the name of Brown.

less than
50

Escapes 1969-1977

1. Three trusties were shelling peas and butter beans on the grounds one day. That night they just walked off - they were tired of shelling peas and beans. Because their time was almost up, they were not pursued.
2. A juvenile escaped via the bathroom window off the Dispatch Room.
3. A man in a wheel chair had been incarcerated. The deputies had to carry him and his chair up the jail stairs to his cell. When the man was carried to the courthouse, he rose from his wheel chair and literally ran away.
4. James Blount escaped from the courthouse but was later found.

less than
50

Scandals

1. There were 3 City Commissioners who were convicted of bribery and sentenced to 6 months which they served on the work release program. One of them took a dump truck of chicken manure and unloaded it at the *News Leader*.
2. Mercury Kavouklis was a "fine attorney" who was convicted of taking money from his clients' accounts.

less than
50

Shoot Out in Yulee - Sheriff McKendree's patrol car was an Oldsmobile. How he loved that Oldsmobile. The Tropic Motel in Yulee was robbed and McKendree gave chase. There was lots of gunfire. The robbers were caught but not before they had put 10-15 bullet holes in the Oldsmobile. The car was kept in the jail garage for awhile and was a local attraction.

American Beach - Although she was apologetic in stating it, Mrs. Moore-Littles said that problems at American Beach produced the most inmates. Weekends got very rowdy at the beach.

general trend

Female Prisoners

As matron, Mrs. Moore-Littles personally supervised all female prisoners. Personal hygiene among the new arrivals was a problem. Lice and crabs had to be dealt with regularly. Usually large women did not present a problem - they tended to be docile. However, small women could be exceptionally tough and put up fights at being jailed and

Deed recorded on January 10, 1922 states:

Lot 19 in Block 273 will be sold for \$100 by Fernandina Dock and Realty Company to
The Board of County Commissioners of and for Nassau County, Florida and their
successors in office.

DEED BOOK B-3 P 180

NO.

This Indenture, Made and entered into on this the Tenth day of January,
in the year of our Lord one thousand nine hundred and twenty-two,
THE FERNANDINA DOCK AND REALTY COMPANY, a body corporate under the laws of the State of Florida, having its principal
office in the City of Fernandina, County of Nassau, State of Florida, party of the first part, and
The Board of County Commissioners of and for Nassau County, Florida and their
successors in office, of the _____ of
County of Nassau and State of Florida, part ies of the second part.

Witnesseth, That the said party of the first part, for and consideration of
One hundred (\$100.) DOLLARS,
lawful money of the United States of America, to it in hand paid by the said part ies of the second part at or before the
enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, has given, granted, aliened, bargained, sold,
transferred, conveyed and confirmed, and does by these presents give, grant, alien, bargain, sell, transfer, remise, release, convey
and confirm unto the said parties of the second part, and their successors and assigns forever, all that certain
lot or parcel of land, situate, lying and being in the City of Fernandina, County of Nassau, and State of Florida,
and known and described on the official plat of said city (as lithographed and issued by the Florida Railroad Company in 1857,
and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as
Lot numbered Nineteen (19), in Block TWO HUNDRED AND SEVENTY-THREE (273).

Internal Revenue Stamp affixed to Deed \$.50

To Have and to Hold The above-granted, bargained and described premises, together with all and singular the rights and
privileges, immunities, easements and appurtenances thereunto belonging, or in anywise appertaining, unto the said part ies of
the second part, and their successors and assigns, as their absolute property in
fee simple forever.

And the said THE FERNANDINA DOCK AND REALTY COMPANY, for itself and assigns, and for all others claiming by
through or under it, does covenant and agree, that at the time of the execution and delivery of these presents the said Company
is seized of a good and indefeasible fee simple in and to the above premises, and has good right to convey the same, as it has con-
veyed the same, free and discharged from all incumbrances and liens of any and every nature and description, and that the said
part ies of the second part, their successors and assigns, shall quietly and peaceably, and may at all
times hereafter, have, use, occupy, possess and enjoy the above-described premises against all persons whatsoever lawfully claiming
the same; and that it will at any and at all times make such further covenants, conveyances and assurances, at the expense of
the said part ies of the second part, as they the said parties of the second part their successors and assigns, or
counsel learned in the law may require.

In Witness Whereof, The said party of the first part has caused its corporate seal to be hereunto affixed, as the act and deed
of said Company, and these presents to be subscribed by its President, the day and year first above written.

Signed, sealed and delivered in presence of

H.D. Avery

M.M. Maner

Fred C. Winton

C.S. Binnicker

Witnesses as to W.E. Page, Secretary,

THE FERNANDINA DOCK AND REALTY COMPANY,

By Jno. G. McGiffin, Vice-President.

Attest: W. E. Page, Secretary.

(Corporate Seal)

State of Florida,
County of Nassau.

I HEREBY CERTIFY that on this day personally appeared before me W.E.
Page, to me well known and known to me to be the Secretary of the Fernandina
Dock and Realty Company, a corporation, and he acknowledged the attestation
of the foregoing conveyance as the Secretary of said Corporation, and af-
fixed the corporate seal thereto.

Witness my hand and official seal at Fernandina, Fla, in the County
of Nassau and State of Florida, this 12th day of January, A.D. 1922.

(Seal of Notary)

Fred C. Winton (SEAL)
Notary Public, State of Florida.
My commission expires July 21, 1924.

ation of the fore-
and deed of said

A.D. 1922.

(SEAL)

3.

andina Dock and
the public records

In Witness Whereof, I have hereunto set my hand
of January, A.D. 1902.

(Seal)

J.E. Burgess
Clerk.

Deed recorded on June 21, 1937 states:

Fernandina Dock and Realty Company releases and assigns forever all those certain lots parcels of land, situate, lying and being in the City of Fernandina, County of Nassau and State of Florida, and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as Lots 15, and 16, in block 273, subject to all outstanding liens, State and county and city Taxes. (assigns to Nassau County Commissioners).

DEED BOOK 63 - p. 280

THE FERNANDINA DOCK AND REALTY COMPANY,

TO

DEED.

BOARD OF COUNTY COMMISSIONERS.

THIS INDENTURE, Made and entered into on this the Twenty-first day of June, in the year of our Lord one thousand nine hundred and Thirty-seven between the Fernandina Dock and Realty Company, a body corporate under the laws of the State of Florida, having its principal office in the City of Fernandina, County of Nassau, State of Florida, party of the first part, and ^{The} Board of County Commissioners, of Nassau County, Florida and their successors in office, County of Nassau and State of Florida, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of One Dollars, lawful money of the United States of America, to it in hand paid by the said parties of the second part at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has given, granted, aliened, bargained, sold, transferred, conveyed and confirmed, and does by these presents give, grant, alien remise, release, convey and confirm unto the said parties of the second part, and its successors and assigns forever, all those certain lots parcels of land, situate, lying and being in the City of Fernandina, County of Nassau and State of Florida, and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as Lots 15 and 16, in Block 273, subject to all outstanding liens, State and County and City Taxes.

TO HAVE AND TO HOLD The above granted, bargained and described premises, together with all and singular the rights and privileges, immunities, easements and appurtenances thereunto belonging, or in anywise appertaining, unto the said parties of the second part, and its successors and assigns, as its absolute property in fee simple forever.

And the said The Fernandina Dock and Realty Company, for itself and assigns, and for all others claiming by, through or under it, does covenant and agree, that at the time of the execution and delivery of these presents the said Company is seized of a good and indefeasible fee simple in and to the above premises, and has good right to convey the same, as it has conveyed the same, free and discharged from all incumbrances and liens of any and every nature and description excepting the accrued taxes and that the said parties of the second part, its successors and assigns, shall quietly and peaceably, and may at all times hereafter, have, use, occupy, possess and enjoy the above-described premises against all persons whatsoever lawfully claiming the same; and that it will at any and at all times make such further covenants, conveyances and assurances, at the expense of the said parties of the second part, as it the said parties of the second part, its successors and assigns, or counsel learned in the law may require.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate seal to be hereunto affixed, as the act and deed of said Company, and these presents to be subscribed by its President, the day and year first above written.

Signed, sealed and delivered
in the presence of:

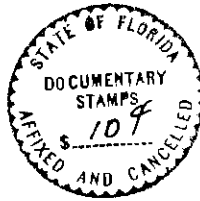
J. C. La Viere

Elizabeth P. Sares

THE FERNANDINA DOCK AND REALTY COMPANY,

By W. A. Davis
President.

ATTEST: Linwood Jeffreys
Secretary.



STATE OF FLORIDA, }
COUNTY OF NASSAU. } SS.

I HEREBY CERTIFY, That on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, duly commissioned and qualified, personally appeared W. A. Davis, President of The Fernandina Dock and Realty Company, a corporation, the corporate party of the first part in and to the above deed of conveyance or written instrument, and also personally appeared before me Linwood Jeffreys, the Secretary of the said corporation; the said persons being severally well known to me and known by me to be the same individuals who as such President and as such Secretary executed the above deed on behalf of said corporation; and he, the said president, acknowledged that as such President he subscribed the said corporate name to said deed or instrument on behalf and by authority of said corporation, and he, the said Secretary, acknowledged that he affixed the seal of said corporation to said deed and attested the same by subscribing his name as Secretary of said corporation, by authority and on behalf of said corporation, and each of the two persons above named acknowledged that they, as such President and Secretary, delivered said deed or instrument by authority and on behalf of said corporation and that all such acts were done freely and voluntarily and for the uses and purposes in said deed set forth and that such instrument is the free act and deed of said corporation, and each of said persons further acknowledged and declared that he knows the seal of said corporation, and that the seal affixed to said instrument is the corporate seal of the corporation aforesaid,

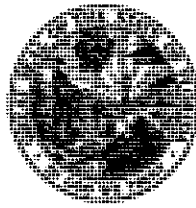
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 25 day of June A. D. 1937, in the City of Fernandina, County of Nassau and State of Florida.

(Seal of Notary)

W. S. Whitney
Notary Public for the State of Florida at
Large.
My Commission expires Mar. 30, 1939.

Recorded June 25th, 1937.

G. C. Burgess.
CLERK.



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

December 9, 2009

Michael J. Czymbor, City Manager
City of Fernandina Beach
City Manager's Office
204 Ash Street
Fernandina Beach, Florida 32304

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Mr. Czymbor:

It is a pleasure to advise you that the above referenced property was officially listed in the National Register of Historic Places on November 18, 2009.

The enclosed fact sheet outlines the results of listing in the National Register with reference to major Federal and State laws and regulations related to listed properties. Local planning agencies should be aware of the review requirements pertaining to any Federally or State assisted activities that may have an impact on listed properties. If you have any questions, please feel free to contact Historic Preservationist Bob Jones at 850-245-6333 or 1-800-847-7278.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Stroh III", is written over a horizontal line.

Mr. Scott M. Stroh III
State Historic Preservation Officer

A handwritten signature in black ink, appearing to read "Barbara E. Mattick", is written over a horizontal line.

Mrs. Barbara E. Mattick, PhD.
Deputy State Historic Preservation Officer
for Survey & Registration

SMS/BEM/ajw

Enclosure

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6452

☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

December 9, 2009

The Honorable Barry Holloway, Chairman
Nassau County Board of County Commissioners
96160 Nassau Place
Yulee, Florida 32097

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Commissioner Holloway:

It is a pleasure to advise you that the above referenced property was officially listed in the National Register of Historic Places on November 18, 2009.

The enclosed fact sheet outlines the results of listing in the National Register with reference to major Federal and State laws and regulations related to listed properties. Local planning agencies should be aware of the review requirements pertaining to any Federally or State assisted activities that may have an impact on listed properties. If you have any questions, please feel free to contact Historic Preservationist Bob Jones at 850-245-6333 or 1-800-847-7278.

Sincerely,

Mr. Scott M. Stroh III
State Historic Preservation Officer

Mrs. Barbara E. Mattick, PhD.
Deputy State Historic Preservation Officer
for Survey & Registration

SMS/BEM/ajw

Enclosure

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FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

December 9, 2009

Adrienne Dessy
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

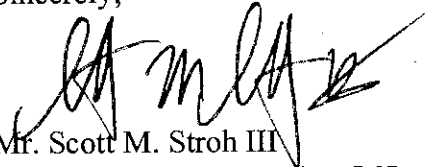
Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

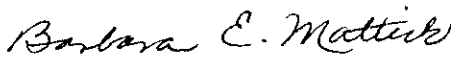
Dear Ms. Dessy:

It is a pleasure to advise you that the above referenced property was officially listed in the National Register of Historic Places on November 18, 2009.

The enclosed fact sheet outlines the results of listing in the National Register with reference to major Federal and State laws and regulations related to listed properties. Local planning agencies should be aware of the review requirements pertaining to any Federally or State assisted activities that may have an impact on listed properties. If you have any questions, please feel free to contact Historic Preservationist Bob Jones at 850-245-6333 or 1-800-847-7278.

Sincerely,


Mr. Scott M. Stroh III
State Historic Preservation Officer


Mrs. Barbara E. Mattick, PhD.
Deputy State Historic Preservation Officer
for Survey & Registration

SMS/BEM/ajw

Enclosure

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(850) 245-6333 • FAX: 245-6437



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

December 9, 2009

Phyllis Davis, Director
Amelia Island Museum of History
333 South Third Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Davis:

It is a pleasure to advise you that the above referenced site was officially listed in the National Register of Historic Places on November 18, 2009. The enclosed fact sheet outlines the results of listing in the National Register.

On behalf of Secretary of State Kurt S. Browning and our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

Sincerely,

Mr. Scott M. Stroh III
State Historic Preservation Officer

Mrs. Barbara E. Mattick, PhD.
Deputy State Historic Preservation Officer
for Survey & Registration

SMS/BEM/ajw

pc: Sidney P. Johnston

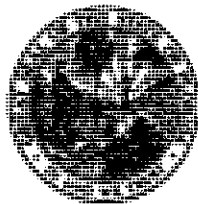
Enclosure

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FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

January 20, 2010

Mr. Walter J. Fufidio
Planning Director
Nassau County Growth Management Department
96161 Nassau Place
Yulee, Florida 32097

RE: Nassau County Jail, 233 South Third Street, Fernandina Beach, Florida

Dear Mr. Fufidio:

I am writing you to confirm that the actual address officially listed on the National Register of Historic Places nomination for the Nassau County Jail is 233 South Third Street and the previous address listed on prior correspondence was in error. Thank you for bringing this to our attention.

If you have any further questions, please do not hesitate to contact me at (850) 245-6333 or ajwaber@dos.state.fl.us. On behalf of Secretary of State Kurt S. Browning, we appreciate your continued interest in preserving Florida's historic heritage.

Sincerely,

A handwritten signature in black ink that reads "Andrew Waber". The signature is fluid and cursive, with the first name "Andrew" and last name "Waber" clearly distinguishable.

Andrew Waber
Historic Sites Specialist
Survey & Registration Section

pc: Adrienne Dessy
Phyllis Davis

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
850.245.6300 • FAX: 850.245.6435

☐ Archaeological Research
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☒ Historic Preservation
850.245.6333 • FAX: 850.245.6437



Nassau County Growth Management
Department
96161 Nassau Place
Yulee, Florida 32097

Walter J. Fufidio, AICP
Planning Director

January 14, 200

Adrienne Dessy, Planner
City of Fernandina Beach

RE: National Register of Historic Places

Dear Adrienne,

Enclosed please find a copy of correspondence from the Division of Historical Resources confirming that the Former Nassau County Jail – currently the Amelia Island Museum- has been listed on the National Register of Historic Places. I believe the confirmation letter incorrectly lists the address as 333 South 3rd Street.

Please share this information with The Historic District Council and use as otherwise deemed necessary.

Sincerely,

Walter Fufidio
Nassau County Planning Director

Cc: Scott M. Stroh, Division of Historical Resources
Phyllis Davis, Amelia Island Museum
Daniel Salmon, Nassau County Building Maint.
Growth Management Staff

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2010 JAN 20 A 10:45

FERNANDINA
(904) 491-7328
FAX (904) 491-3611



BEECH ST

FERNANDINA

3rd Street

S 4TH ST

S 3RD ST

S 2ND ST

CEDAR ST

0.031mi

Copyright - Nassau County Florida



FLORIDA DEPARTMENT OF STATE
Dawn K. Roberts
Interim Secretary of State
DIVISION OF HISTORICAL RESOURCES

December 21, 2010

Ms. Phyllis Davis
Director
Amelia Island Museum of History
233 South Third Street
Fernandina Beach, Florida 32034

Dear Ms. Davis:

Congratulations! It is a pleasure to forward the enclosed certificate honoring the official listing of the Nassau County Jail in the National Register of Historic Places on November 18, 2009. This is a proper tribute to the historic significance of this property.

We hope that you will display this certificate in an appropriate location as a permanent reminder of the historical significance of this property. We will be happy to answer any questions you may have regarding the National Register program, and to work with you in any way we can to preserve this important cultural resource.

On behalf of Interim Secretary of State Dawn K. Roberts and our historic preservation staff, I salute you on achieving this formal acknowledgement. We appreciate your interest in preserving this important element of Florida's cultural resources.

Sincerely,

Barbara E. Mattick

Barbara E. Mattick, Ph.D.
Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration

BEM/ajw

Enclosure

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NASSAU
COUNTY

Nassau Island
Museum of
History
Unlock the past



NASSAU
COUNTY

MUSEUM OF HISTORY

Museum of History



65















Old Town Fernandina and Fort San Carlos - 1821



This scale model of the original town of Fernandina (Old Town) is an interpretation of a spring inventory and map of the town. The map was created just prior to the U.S. acquisition of Florida from Spain in 1821.

George J. F. Clarke planned the town in 1821, following the Spanish "Law of the Indies" (1542). This series of planning regulations prescribed the placement of fortifications and plazas, the arrangement of streets and the basic shape of town. In Old Town, two lot types, the still-used local planning ordinance, the plaza (48 1/2 feet by 93 feet) and the half-plaza (24 1/2 feet square). A person could sit a pig at least this size supports a better spread and the family with shelter, water, and food from crops and domesticated animals.

Fort San Carlos, located the western edge of the Plaza de la Independencia from Plaza San Carlos. It protected the town from attack or an invasion of eight cannons.

The Old Town model uses simple forms, and all open demonstration to emphasize the importance of the town plan over land value. Settlers carved the town from the wilderness, and although some towns would have during the same time period in 1821, the model depicts the town as "a clearing in the woods."

As the town was created by the Spanish in the Western Hemisphere, Old Town Fernandina was placed on the National Registry of Historic Places in 1987.

Museum Shoppe



County

Tourism

Water

Timber

Boat Builders

Tools of the Trade

Netmakers and Ship Charters

The Net House



Heritage Hall

Egans Creek Waterworks Co.

Yassini Co.
Jailhouse

CAUTION
CLOSED

Hall

Restrooms

Nassau Co.
Jailhouse

ks Co.







NOT AN EXIT
Door Will Sound Alarm

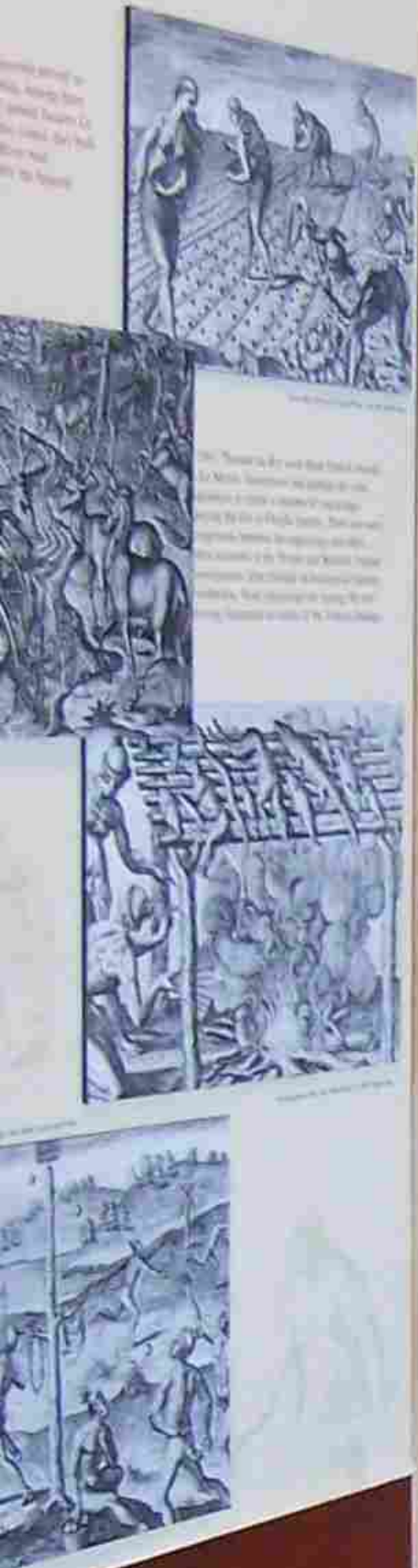
EXIT



CLOSED



abious Depiction

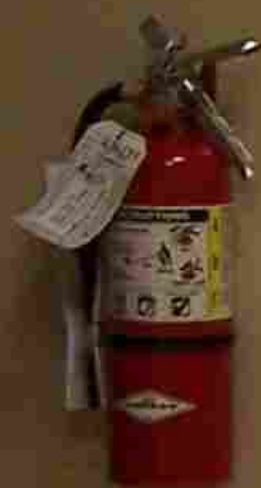




In case of fire
Use stairs



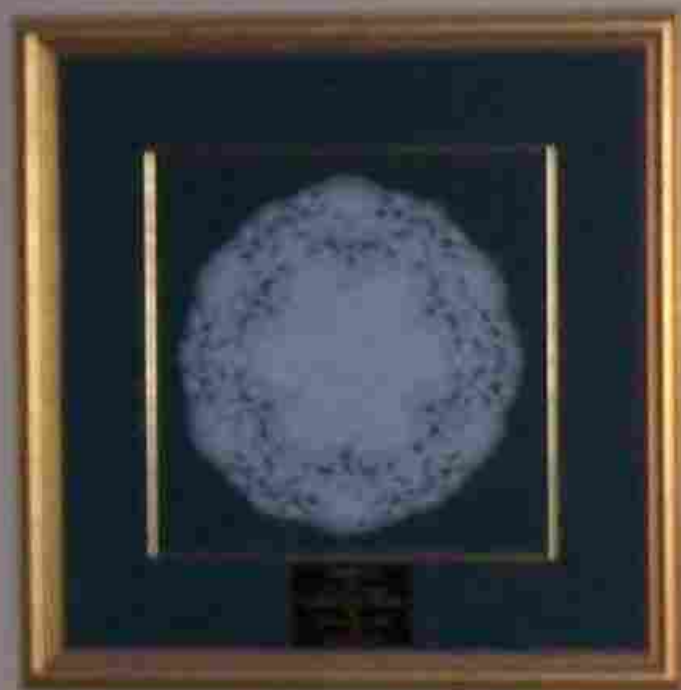
EXIT







EXIT







PROUD
TO BE
#3

FL
IT'S THE LAW!
The Law
LAURENCE & SONS
DISCRIMINATION

Occupational Safety & Health Notices
IT'S THE LAW!
WORKERS' COMP V

03325









EXIT

FIRE
PULL STATION

















OLD NASSAU County JAIL (2)

CAMERA FACING WEST

ORIGINAL JAIL FRONT DOOR

NASSAU

COUNTY JAIL



OLD NASSAU COUNTY JAIL (3)

LETTERS ABOVE OLD
FRONT DOOR - in
picture 2

CAMERA FACING WEST



④

OLD NASSAU COUNTY JAIL

ORIGINAL Building with
Small 1955 addition

CAMERA FACING SOUTH



⑤

OLD NASSAU County JAIL

Current MUSEUM ENTRANCE

ORIGINAL Building with

Second Floor addition

1955 WING on left

CAMERA facing NORTH



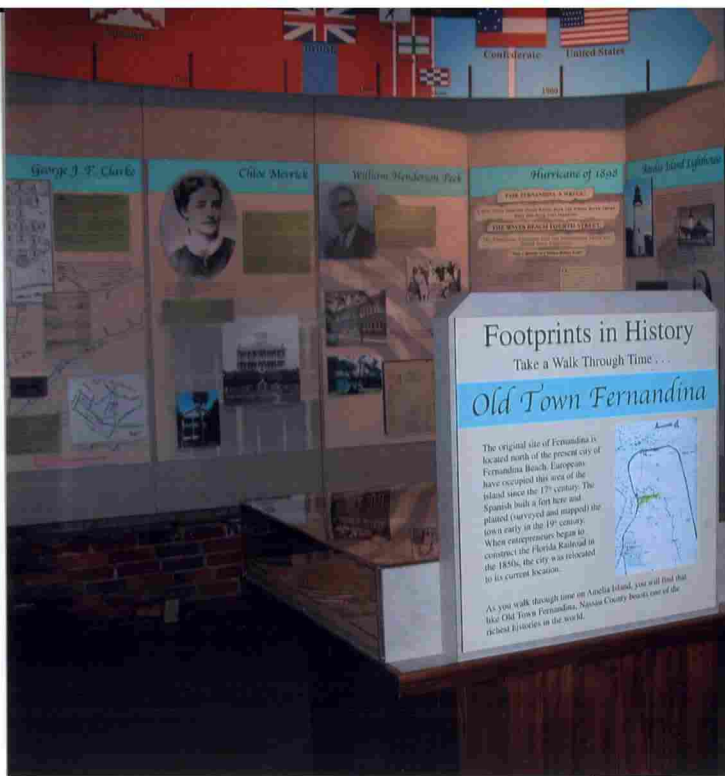
⑥
OLD NASSAU COUNTY JAIL

ABOVE MUSEUM ENTRANCE

ART MODERNE ADDED

IN 1935

CAMERA FACING NORTH



Footprints in History

Take a Walk Through Time . . .

Old Town Fernandina

The original site of Fernandina is located north of the present city of Fernandina Beach. Europeans have occupied this area of the island since the 17th century. The Spanish built a fort here and planted (surveyed and mapped) the town early in the 19th century. When entrepreneurs began to construct the Florida Railroad in the 1880s, the city was relocated to its current location.



As you walk through time on Annis Island, you will find that like Old Town Fernandina, Nassau County boasts one of the richest histories in the world.

⑦
Old NASSAU COUNTY JAIL

INSIDE ENTRANCE DOOR
1st floor

CAMERA FACING NORTHWEST

WAS JAIL Keeper's quarters



⑧

Old Nassau County Jail

2nd floor - cell door

camera facing NORTHWEST



⑨

OLD NASSAU COUNTY JAIL

2nd floor

jail cell

camera facing NORTH



Old NASSAU county JAIL (10)

2nd floor

Area for black male

Prisoners - now library/
archives

Camera facing Southeast



OLD NASSAU County JAIL ⑪

1st Floor -

Exposed brick from
original 1878 building.

Shows wooden pieces
every 9 layers of brick



00 NASSAU COUNTY JAIL ①

OVERVIEW SHOT

CAMERA FACING NORTHWEST



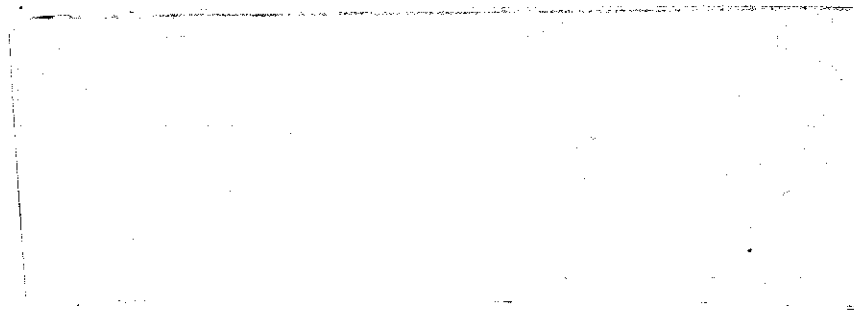
POINT OF INTEREST (12)

SAME BRICK WORKMANSHIP
IN OLD NASSAU County
Court House - circa 1892

located at CENTRE + 5th
Fernandina Beach



NA 287 Brick Structure sound. Windows
in desperate need



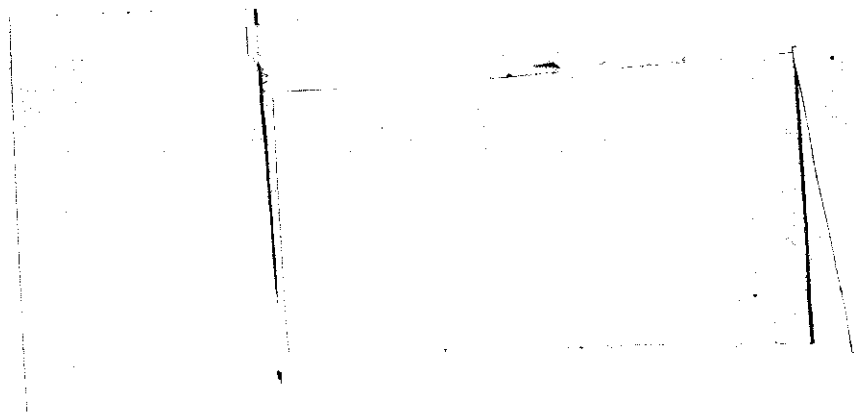


NA 287 Second Floor Exhibit Room
Ready For Rehabilitation



NA 287

Proposed Site of Restrooms



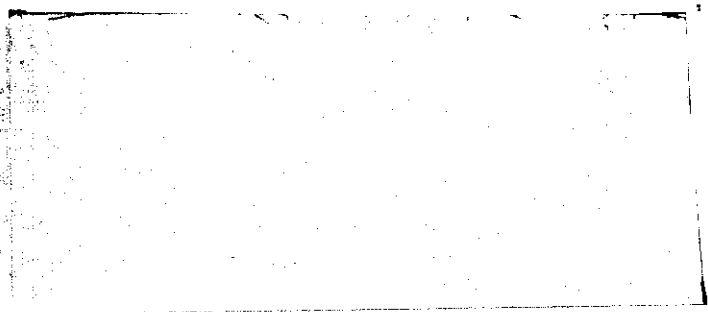


NA 287 Exterior metalwork needs to be
renewed.





NA287 1st Floor: 2nd Floor
hallways in need of Sand-
blasting see Attachment A.2





NA287 1st Floor & 2nd Floor
Hallways in Need of Sandblasting
See Attachment A-2



NA 287 Sandblasting of walls in exhibition room
completed. Sub-floor in need of covering.

Please see Attachment A-1.



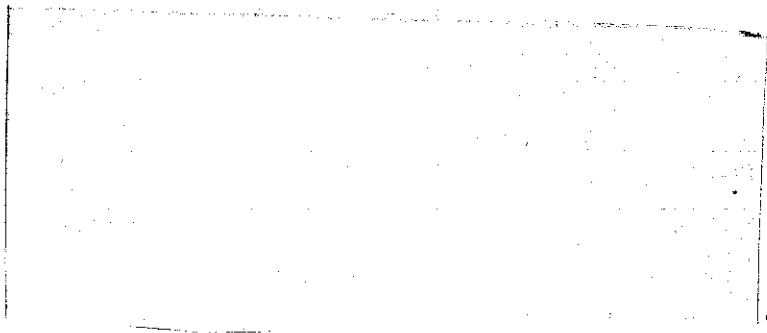
NA 287 Exterior metalwork
needs to be renewed.



NA 287 Sandblasting of walls
in exhibition room completed. Sub-
Floor in need of covering. Please
See Attachment A-I.



NA 287 1st Floor Ceilings painted
awaiting track lighting





Nassau Cty. Jail/
Fla. Museum Transp. History

NA 287













































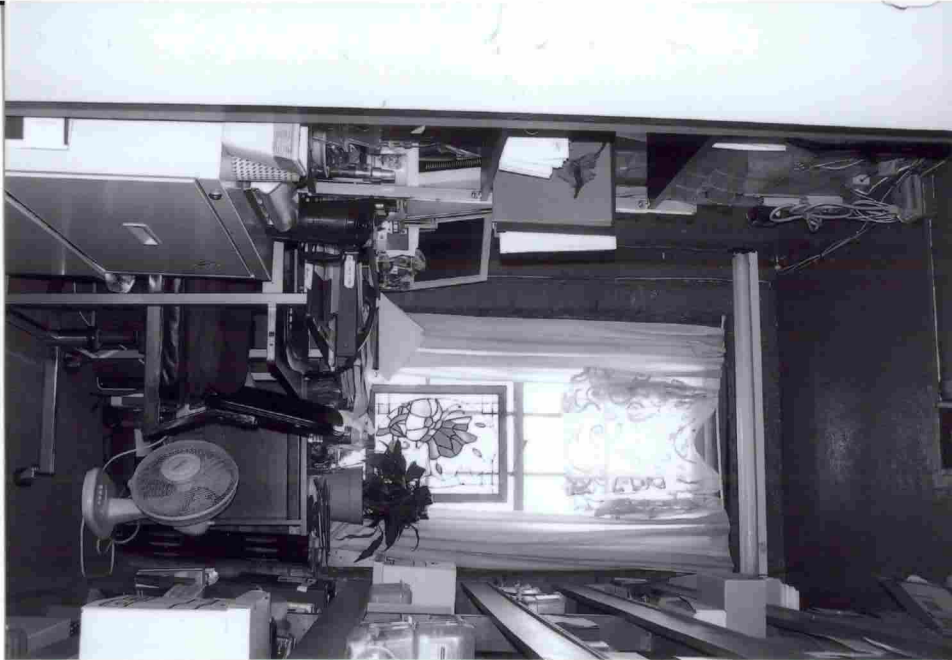




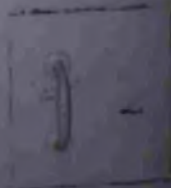






















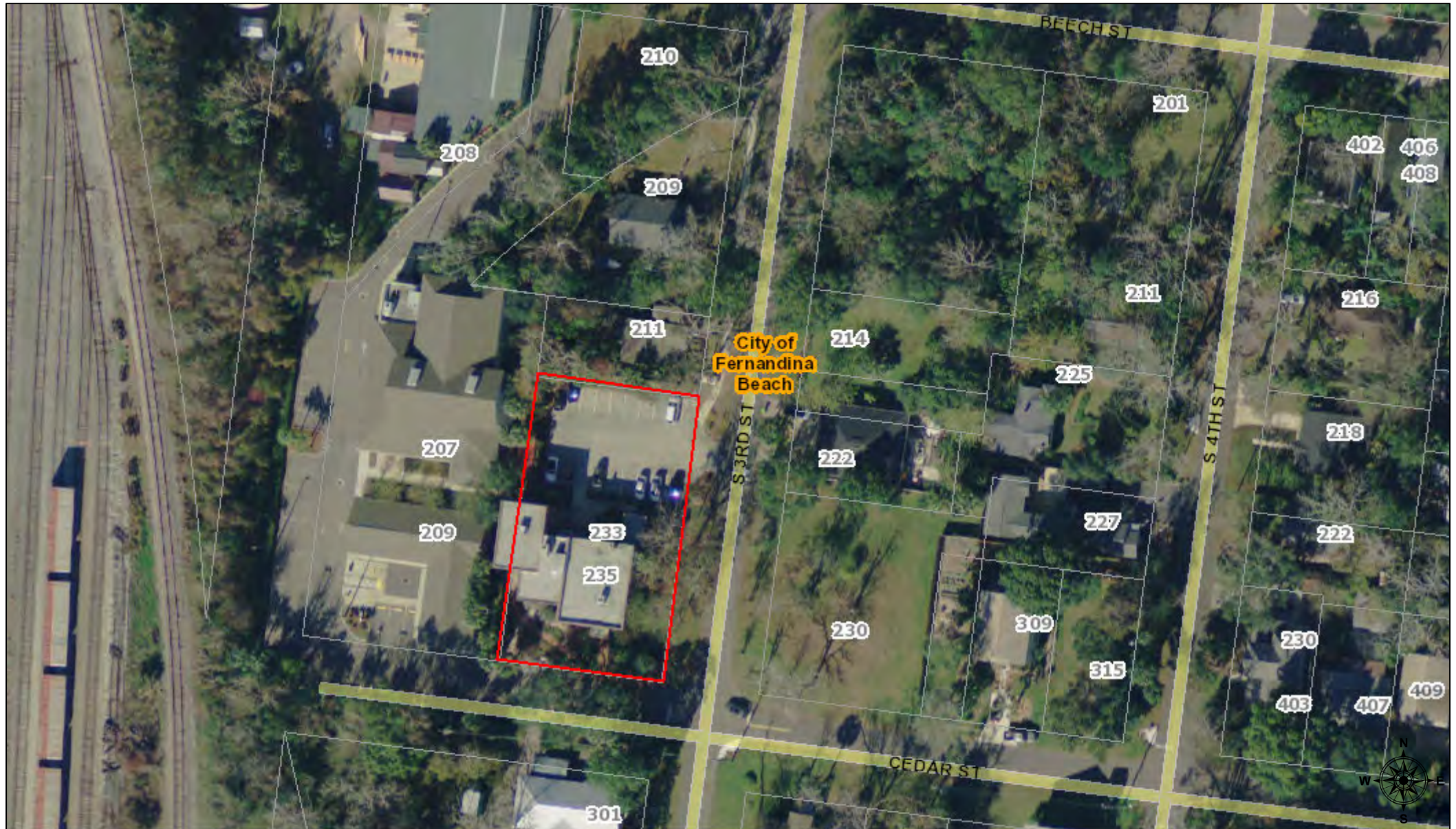


HDC 2019-32

EXHIBIT 2

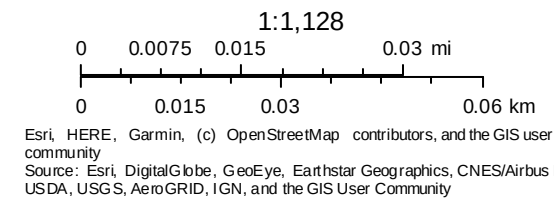
Locator Map/ Underlying Lots of Record Map

233 S. 3rd St Nassau County Jail



August 8, 2019

911 Address Labels

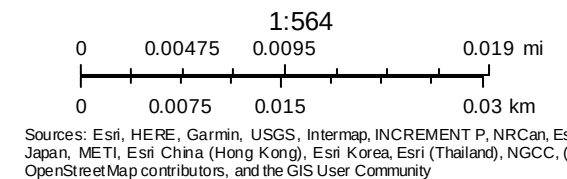


233 S. 3rd St Underlying Lots of Record



August 8, 2019

911 Address Labels



HDC 2019-32

EXHIBIT 3

Boundary Expansion Vote



Historic District Boundary Expansion Vote

INCLUSION OF THE NASSAU COUNTY JAIL/ AMELIA ISLAND MUSEUM OF HISTORY (233 S. 3RD STREET) INTO THE FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT

- The addition of this building as a non-contributing structure to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding this building to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish the building. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have this building included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If the building is included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

As owner of the subject property I vote to:

☒ **INCLUDE** this property in the Fernandina Beach Downtown Historic District
or

☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

Susan E. Martin, Board Chair
Owner's Name Signed

Susan E. Martin
Owner's Name Printed

8/1/19
Date

STATE OF FLORIDA

COUNTY OF NASSAU

Subscribed and sworn to before me this 1ST day of Aug, 2019

Linda Herron Linda Herron 4-21-20
Notary Public Signature Printed Name My Commission Expires

Personally Known ☒ OR Produced Identification FL DL

ID Produced: _____



HDC 2019-32

EXHIBIT 4

Draft Ordinance

ORDINANCE 2019-~~XX~~

AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, EXPANDING THE BOUNDARY OF THE HISTORIC DISTRICT TO INCLUDE THE OLD NASSAU COUNTY JAIL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the building known as the Old Nassau County Jail, located at 233 South 3rd Street was built circa 1938 and expanded in 1954; and

WHEREAS, the two-story Art Moderne styled building is noteworthy for its hard-fired red brick walls laid up in a modified Flemish bond, tripartite belt course, a glass block panel, decorative basket weave brick panels, fleur-de-lis cast stone ornamentation and iron cage at the south entrance ; and

WHEREAS, this site had been home to two previous versions of the Nassau County Jail beginning in 1878; and

WHEREAS, the structure served as Nassau County's jail until 1978 and was adapted in 1986 to house the Amelia Island Museum of History; and

WHEREAS, the Nassau County Jail was individually listed on the National Register of Historic Places in November of 2009; and

WHEREAS, on **Month Date, Year**, the Historic District Council of the City of Fernandina Beach recommended the City Commission take action on including the Old Nassau County Jail as a non-contributing resource in the local historic district to ensure its protection; and

WHEREAS, on **Month Date, Year**, the Planning Advisory Board of the City of Fernandina Beach recommended the City Commission take action on including the Old Nassau County Jail in the local historic district to ensure its protection; and

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. That the Historic District, as previously established by Ordinance No. 526, and expanded by Ordinance Nos. 749, 846, 95-12, 97-24, and 201-24, is hereby restated and amended to read as follows:

DISTRICT BOUNDARIES:

A) There is established a Historical District area in the city comprising all of the area within the city limits contained in the following boundaries: begin at the northeast corner of Front and Centre streets; then cross Centre Street and run south along the east curb line of Front Street to a point parallel with the south elevation of 102 Centre Street; then run east along the south property lines of the buildings fronting on the south side of Centre Street and South 2nd Street along the rear property lines of the buildings fronting on the south side of the 200 block of Centre Street to the point said line intersects the west property lines of the buildings fronting on the west side of South 3rd Street; then run south along said lines to the north curb of Ash Street; then crossing Ash Street to the south curb of Ash Street; then run west along the south curb of Ash Street to the east curb of Second Street; then run south to the south property line of 204 Ash Street; then run east along the south property line of 204 Ash Street; then run east along the south property line of 218 Ash Street; then run east along said line, crossing South 3rd Street and continue along the south property line of 302 Ash Street to the southeast corner of the property; then run north along the east property line of 302 Ash Street, continuing to the north curb of Ash Street; then run east along the north curb of Ash Street to the northeast corner of Ash and South 4th Streets; then run south along the east curb of South 4th Street, crossing Ash and Beech streets, to a point parallel with the south property line of 402 Beech Street; then run east along the south property lines of the structures fronting on the south side of Beech Street, continuing to the east curb of South 5th Street; then run south along the east curb of South 5th Street to the northeast corner of South 5th and Cedar streets; then run east along the north curb of Cedar Street to a point parallel with the west property line of 301 South 6th Street; then crossing Cedar Street, run along the west property lines of the buildings fronting on the west side of the 300 block of South 6th Street to the north curb of Date Street; then continuing across Date Street, run along the west property line of 401 South 6th Street to the southwest corner of the property; then run east along the south property line of 401 South 6th Street and continue to the east curb of South 6th Street; then run south along the east curb of 6th Street to a point parallel with the south property line of 602 Date Street; then run east along the south property line of 602 Date Street and continue east along the south property line of 606 Date Street to the southeast corner of said property; then run north along the east property line of 606 Date Street, continuing across Date Street to its north curb; then run north along the north curb of Date Street to the northeast corner of Date and South 7th streets; then run south along the east curb of South 7th Street to the northeast corner of South 7th and Elm Streets; then run east along the north curb of Elm Street to a point parallel with the east property line of 430 South 7th Street; then run north along the east property lines of the buildings fronting on the west side of the 400 block of South 7th Street to the south curb of Date Street; then continue north, crossing Date Street, along the east property lines of the buildings fronting on the east side of the 300 block of South 7th Street to the point said line intersects the southwest corner of the property line of 303 South 8th Street; then run east

along the south property line of 303 South 8th Street to the west curb of South 8th Street; then run north along the west curb of South 8th to the northwest corner of South 8th and Beech streets; then run east along the north curb of Beech Street to the southeast corner of the property line of 801 Beech Street; then run north along the east property line of 801 Beech Street and continue to a point parallel with the south property line of 115 South 9th Street; then run east along the south property line of 115 South 9th Street to the west curb of South 9th Street; then run north along the west curb of South 9th Street to a point parallel with the northeast corner of the property line of 115 South 9th Street; then run east, crossing South 9th Street and continuing along a line south of 112 South 9th Street; then continue across South 10th Street to the southwest corner of the property line of 116 South 10th Street; then run east along the south property line of 116 South 10th Street to the southeast corner of the said property; then run north along the east property lines of the buildings fronting on the east side of the 100 block of South 10th Street and continue north, crossing Ash Street and along the east property lines of the buildings fronting on the east side of the first block of South 10th Street to the south curb of Centre Street (Atlantic Avenue); then run west along the south curb of Atlantic Avenue to a point parallel with the east property line of 909 Atlantic Avenue; then run north, crossing Atlantic Avenue, along the east property line of 909 Atlantic Avenue to the northeast corner of the property; then run west along the north property line of 909 and 901 Atlantic Avenue and continue west across North 9th Street along the north property line of 801 Atlantic Avenue to the east curb of North 8th Street; then run south along the east curb of North 8th Street to the southeast corner of 8th Street and Atlantic Avenue; then run west, crossing 8th Street to the beginning of Centre Street and run west along the south curb of Centre Street to the southwest corner of Centre and 7th Streets; then run north along the west curb of North 7th Street to the southwest corner of North 7th and Alachua streets; then run west along the south curb of Alachua Street to a point parallel with the northeast corner of the property line of 30 North 6th Street; then run north, crossing Alachua Street along the east property lines of the buildings fronting on the east side of the 100 block of North 6th Street to the south curb of Broome Street; then run west along the south curb of Broome Street to the southwest corner of Broome and North 6th streets; then run north along the west curb of North 6th Street to a point parallel with the north property line of 515 Broome Street; then run west along said property line and continue west along the north property line of 511 Broome Street to its northwest corner; then run north along the east property line of 506 Calhoun Street to the south curb of Calhoun Street; then run west along the south curb of Calhoun Street to a point parallel with the northwest corner of the property line of 506 Calhoun Street; then run north, crossing Calhoun Street and continuing along the east property lines of the buildings fronting on the east side of the 300 block North of 5th Street to the northeast corner of the property line of 320 North 5th Street; then run west along the north property line of 320 North 5th Street to the east curb of North 5th street; then run south along the east

curb of North 5th Street to a point parallel with the north property line of 307 North 5th street; then run west, crossing North 5th Street, along the north property line of 307 North 5th Street to the northwest corner of the property; then run south along the west line of said property to the southwest corner of said property; then run west along the north property line of 304 Calhoun Street and continue to the west curb of North 4th street; then run north along the west curb of North 4th Street to the southwest corner of North 4th and Dade streets; then run west along the south curb of Dade Street to a point parallel with the east property line of 412 North 3rd Street; then run north, crossing Dade Street and continue along the east property lines of the buildings fronting on the east side of North 3rd Street to the southwest corner of the property line of 310 Escambia Street; then run east along the south line of said property; then run north along the east line of said property to the south curb of Escambia Street; then run west along the south curb of Escambia Street to the west curb of North 3rd Street; then run north along the west curb of North 3rd Street to a point parallel with the north property line of 501 North 3rd Street; then run west along said line to the northwest corner of the property; then run south along the west property lines of the buildings fronting on the west side of North 3rd Street to the northeast corner of the property line of 209 Dade Street; then run west along the north line of said property to its northwest corner; then run south along the west property line of 209 Dade Street to the north curb of Dade Street; then run east along the north curb of Dade Street to the northeast corner of Dade and North 3rd Streets; then run south along the east curb of North 3rd Street to a point parallel with the north property line of 227 North 3rd Street; then run west along said line to its northwest corner; then run south along the west property lines of the buildings fronting on the west side of the 200 block of North 3rd Street to the point where said line intersects the northeast corner of the property line of 211 Broome Street, then run west along the north property line of 211 Broome Street and continue along the north property line of 209 Broome Street to the northwest corner of said property; then run south along the west property line of 209 Broome Street to the north curb of Broome Street; then run east along the north curb of Broome Street to a point parallel with the southeast corner of the property line of 211 Broome Street; then run south, crossing Broome Street and continue along the west property lines of 121 and 117 North 3rd Street to the southwest corner of the property line of 117 3rd Street; then run east along the south property line of 117 North 3rd Street to the east curb of North 3rd Street; then run south along the east curb of North 3rd Street to the southeast corner of North 3rd and Alachua streets; then run west along the south curb of Alachua Street to the southeast corner of Alachua and Front streets; then run south along the east curb of Front Street to the northeast corner of Front and Centre streets, the point of the beginning.

(B) (1) The area of the Historic District, as established by division (A) above, is hereby restated and expanded to include the following tracts,

parcels or areas of land:

(a) Tract A: A portion of that certain property known as "Old Town", more particularly described as follows: All of San Carlos Plaza and all of blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 23, 24, 25, 30, 35, 37, and 222, and those portions of blocks 14, 22, and 31 lying west of North 14th Street; and that portion of water lots, 1, 2, 3, 4, 5, 6, 7, 14, 15, 16, 17 and 18 extending westerly to the mean high water mark; all according to the official plat or plats of the City of Fernandina Beach, Nassau County, Florida.

(b) Tract B: Lot 1, block 244, in the City of Fernandina Beach, Florida.

(c) Tract C: Beginning at the southeast corner of lot 64 of Forrest Hill Subdivision and running west along the southerly property lines of lots 64 and 65 of Forrest Hill Subdivision to the northeast corner of lot 8 of Lighthouse Lane Subdivision; thence south along the easterly property lines of lots 8, 9, 10, and 11 of Lighthouse Lane subdivision to the northerly property line of lot 9 of Lighthouse Circle Subdivision; thence east along the northerly property lines of lots 9, 8, 7 and 6 of Lighthouse Circle Subdivision to the northeast corner of lot 6; thence north along the westerly shoreline of Egan's Creek to the point of beginning. All subdivisions listed are recorded in the Plat Books of Nassau County, Florida.

(d) Tract D: That certain property including the central portion of the downtown waterfront and part of the surrounding neighborhood including lots 2-14 of block 269, lots 6-28 of block 268, water lots 1 and 2, and water lots 25-29 in the City of Fernandina Beach, Florida.

(e) Tract E: That certain City property known as "The Peck Center", consisting of lots 1 through 8 of block 144 and lots 1 through 8 of block 145, inclusive of the intervening public right-of-way associated with Fir Street, in the City of Fernandina Beach, Florida.

(f) Tract F: That certain property known as the "Old Nassau County Jail", consisting of lots 15 through 21 of block 273 in the City of Fernandina Beach, Florida.

(2) The above expanded Historic District and additional parcels, tracts or areas of land shall henceforth be subject to all the provisions and

regulations established and set forth in the Land Development Code.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be deemed effective after its passage and approval upon second and final reading.

ADOPTED this **Xth** day of **MONTH**, 2019.

CITY OF FERNANDINA BEACH

First Name Last Name
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM:

Caroline Best
City Clerk

Tammi E. Bach
City Attorney

Queen Anne and Folk Architecture in Downtown Fernandina

Morgan Waas
Planning and Conservation Intern
August 15, 2019

Waas House



Photo 2013.082.002. Date Unknown. Amelia Island Museum of History Archives

- 327 South 7th Street
- Built 1857
- Early Queen Anne style



Side Porch of Waas House. August 8, 2019



View of Front-Facing Gable. August 8, 2019



Detail Showing Gables above Entrance. August 8, 2019



Detail Showing Gable Decoration. August 8, 2019



Detail Showing Porch Decorations. August 8, 2019



View of Tower and Wraparound Porch. August 8, 2019



Detail Showing Tower Wall Decoration. August 8, 2019

Contemporary Example: The Hardee House

- 112 North 6th Street
- Built 1859
- Similar Level of Decoration and Exterior Projections



Hardee House. August 8, 2019

Chadwick House



Photo 1977.001.0095. 1885-1920. Amelia Island Museum of History Archives

- 121 North 6th Street
- Built circa 1884
 - Height of popularity for Queen Anne style
- Queen Anne Spindlework Style



Chadwick House. August 8, 2019



View of Side Porch and Projections. August 8, 2019



View of Front Porch and Projections. August 8, 2019



Detail Showing Front Porch Decorations. August 8, 2019

Detail Showing Side Porch Decorations. August 8, 2019





Detail showing Gingerbread decoration on First Floor Windows. August 8, 2019

Detail Showing Gingerbread Decoration on Second Floor Windows. August 8, 2019



Contemporary Example: The Prescott House



- 120 North 6th Street
- Built circa 1880
- Similar elaborate plan and intricate detailing

Prescott House. August 8, 2019

Bailey House



Bailey House. August 8, 2019



Photo 1994.004.001. 1895. Amelia Island Museum of History Archives

- 28 South 7th Street
- Built 1895
- Transitional period
- Queen Anne with elements of Shingle Style



Detail showing side-facing gable and decorations on eaves. August 8, 2019

Detail showing gable over entryway and spandrel decoration. August 8, 2019



Detail showing front-facing gable and decorative element. August 8, 2019



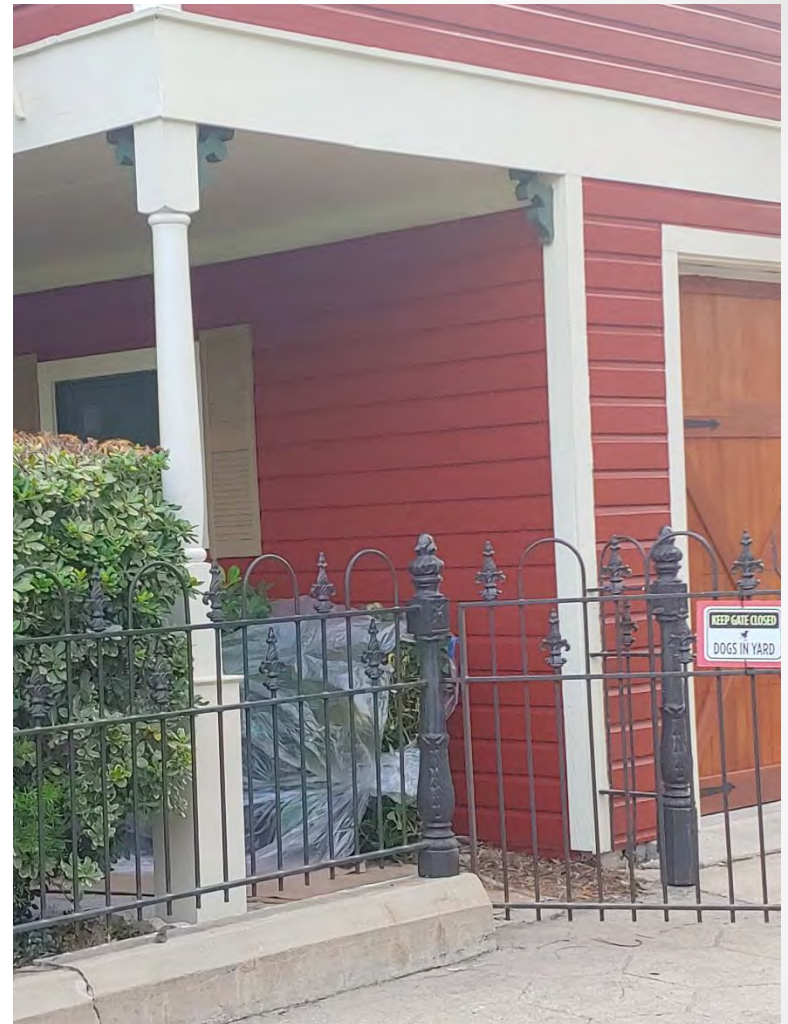
Detail showing porch decorations. August 8, 2019



Side view of house with tower. August 8, 2019



Detail showing decorated gable on guest house. August 8, 2019



Detail showing porch of guest house. August 8, 2019

Contemporary Example: The Baker House

- 102 North 6th Street
- Built 1890s
- Shows elements of Shingle Style



Baker House. August 8, 2019

Florida House Inn (22 S 3rd)



Photo 2011.002.001. 1960s. Amelia Island Museum of History Archives

- 22 South 3rd Street
- Built 1850s
- Vernacular wood frame
- Italianate balustrade
- Greek Revival/Italianate porch supports
- Gothic Revival/ Early Queen Anne spandrels



Florida House Inn. August 8, 2019



Detail showing jigsaw-cut balustrade. August 8, 2019

Detail showing door and porch decoration. August 8, 2019



Detail showing spandrel decorations. August 8, 2019

Williams House



Photo 2013.082.003. Date Unknown. Amelia Island Museum of History Archives

- 103 South 9th Street
- Built 1856
- Vernacular Frame
- Greek Revival Entryway
- Queen Anne Supports and Spandrels

Williams House. August 8, 2019





Detail showing entryway extension.
August 8, 2019



Detail showing porch supports and spandrels. August 8, 2019



Detail showing decoration on side of porch.
August 8, 2019

103 South 10th Street



- Built circa 1854
- Vernacular frame
- Greek Revival entryway, porch supports, balusters



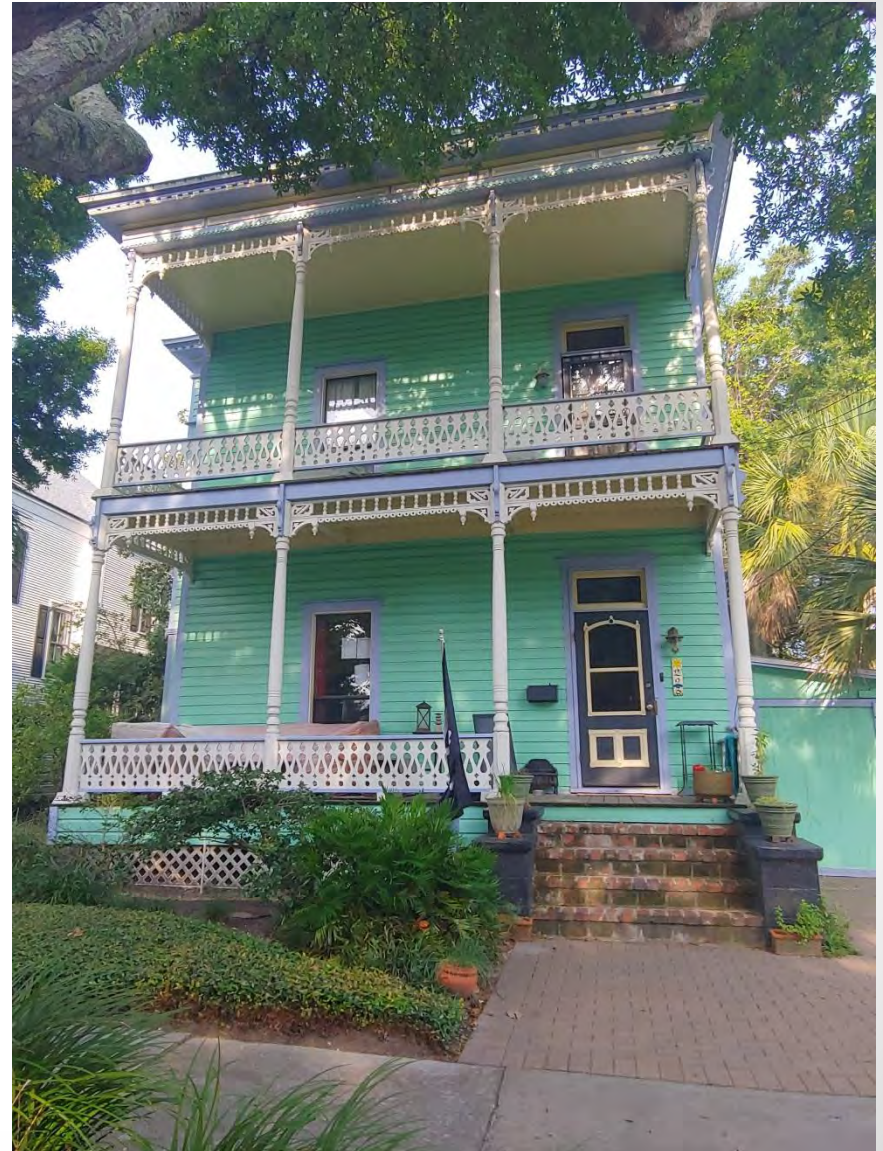
Detail showing top porch and roof line. August 8, 2019

Detail showing porch decoration. August 8, 2019



223 North 4th Street

- Built circa 1884
- Vernacular frame
- Italianate jigsaw-cut balustrade
- Queen Anne Spindlework decorations



223 North 4th Street. August 8, 2019



Detail showing porch decorations. August 8, 2019



Detail showing jigsaw-cut balustrade. August 8, 2019



Detail showing dentil molding and decorative cutouts. August 8, 2019

Sidebar: 12 South 3rd Street

- Built circa 1884
- Vernacular frame
- Gothic Revival/Early Queen Anne spandrels
- Italianate jigsaw-cut balustrade
- Elements very similar to Florida House Inn and 223 North 4th Street



Tabby/ C. W. Lewis House



Tabby House. August 8, 2019

- 27 South 7th Street
- Built circa 1885
- Vernacular Tabby-poured Frame
- Spindlework decorations



Photo 2018.215.001. 1960s. Amelia Island Museum of History Archives



Detail showing arched entryway. August 8, 2019



Detail showing arched decoration and shutters on windows. August 8, 2019



Detail showing porch decorations. August 8, 2019

Eppes House (31 S 10th)



Photo 2010.029.007. 1890-1910. Amelia Island Museum of History Archives

- 31 South 10th Street
- Built circa 1885
- Vernacular wood frame
- Queen Anne Spindlework decorations



Eppes House. August 8, 2019



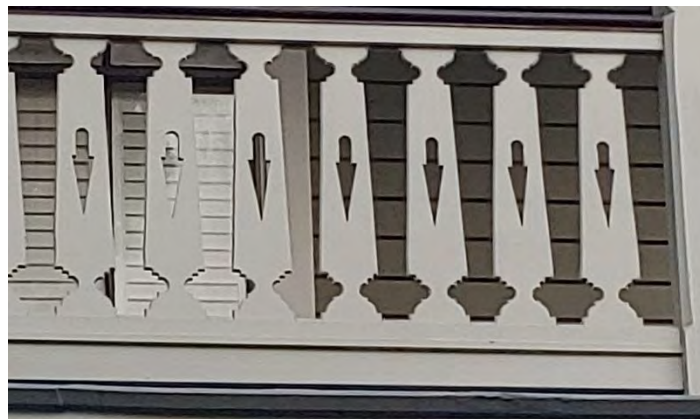
View of side porch. August 8, 2019



Detail showing frieze and decoration at top of porch supports. August 8, 2019



Detail showing decoration at bottom of porch supports. August 8, 2019



Detail showing cutout balusters. August 8, 2019

Edith Gordon Hood's House



Photo 1977.001.0568. 1890-1910. Amelia Island Museum of History Archives



Edith Gordon Hood's House. August 8, 2019

- 201 North 4th Street
- Built circa 1900
- Heavy column supports
- Delicate balusters



Detail showing porch support and balusters. August 8, 2019



Detail showing side of porch and decorative shingles. August 8, 2019



View of side porch. August 8, 2019

228 North 6th Street



- Built circa 1900
- Heavy supports
- Light decoration



Side view of house showing uncovered section of porch. August 8, 2019



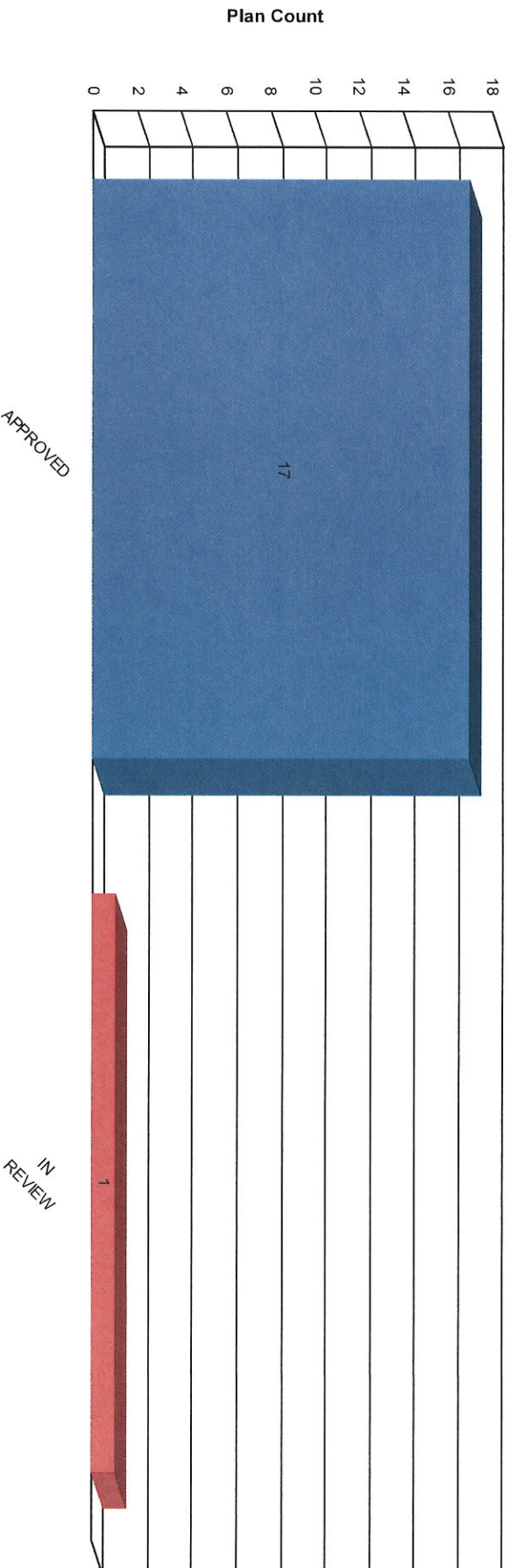
Detail showing porch supports and balusters. August 8, 2019

Questions?



PLANS COMPLETED BY STATUS (07/01/2019 TO 07/31/2019)

FOR CITY OF FERNANDINA BEACH



Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Expiration Date	Complete Date	Approval/Expire Date	Applicant		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
APPROVED							
HDC2019-0017	HDC - Board Review	Residential	Approved	323 N 4Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0017-0200
	04/10/2019		07/01/2019	06/30/2020	Sheryl DeGrove		
	R-2 Medium Density	0	\$0.00	\$100.00	Salvatore Cumella		
Description: Certificate of Approval (COA) to construct an 820SF house.							
ADMIN2019-0010	Planning Admin Review	Lot Line Adjustment/Minor Subdivision	Approved	1015 Dale St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0131-0050
	06/17/2019		07/01/2019		Michael McCloskey		

PLANS COMPLETED BY STATUS (07/01/2019 TO 07/31/2019)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval/Expire Date Fee Total	Applicant Assigned To		
HDCSA2019-0067	R-2 Medium Density Residential	0	\$0.00	\$400.00	Not Assigned		
	Description: Lot Line Adjustment - CMR						
	HDC - Staff Review	HDC Staff Review	Approved	223 N 4Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0016-0152
	07/01/2019	07/31/2019	07/01/2019	06/30/2020	Lisa & Joseph Waas		
HDCSA2019-0027	R-2 Medium Density Residential	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) for the demolition of a non-contributing shed.						
	HDC - Staff Review	HDC Staff Review	Approved	223 N 4Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0016-0152
	03/26/2019	04/25/2019	07/01/2019	06/30/2020	Salvatore Cumella		
HDCSA2019-0066	R-2 Medium Density Residential	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to construct a 7x20 storage/work space. Materials/colors to match existing.						
	HDC - Staff Review	HDC Staff Review	Approved	28 S 7Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0042-0040
	07/01/2019	07/31/2019	07/01/2019	06/30/2020	Joseph Baker		
HDCSA2019-0065	C-3 Central Business District	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to repair exterior of main house and carriage house.						
	HDC - Staff Review	HDC Staff Review	Approved	211 S 6Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0027-0130
	06/25/2019	07/25/2019	07/01/2019	06/30/2020	Adina Peritore		
HDCSA2019-0068	R-2 Medium Density Residential	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to repair metal roof/ rolled roofing with .32ga aluminum standing seam metal roof.						
	HDC - Staff Review	HDC Staff Review	Approved	300 Ash St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0012-0010
	07/01/2019	07/31/2019	07/02/2019	07/01/2020	Steven Pozzi		
BOA2019-0007	C-3 Central Business District	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to replace projecting sign and awning with lettering to reflect new name as "Pozzi Bistro"						
	BOA - Variance	BOA - Variances	Approved	2493 S Fletcher Av, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-114A-0034-0000
	04/22/2019	05/22/2019	07/17/2019	07/16/2020	Mark Akins		

PLANS COMPLETED BY STATUS (07/01/2019 TO 07/31/2019)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
Application Date	Expiration Date	Complete Date	Approval Expire Date	Applicant			
Zone	Sq Ft	Valuation	Fee Total	Assigned To			
R-2 Medium Density Residential	0	\$0.00	\$850.00	Not Assigned			
Description: Variance from LDC Table 4.02.03(E) to encroach into the required front and side yard setback.							
HDCSA2019-0045	HDC - Staff Review	HDC Staff Review	Approved	601 Centre St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0036-010
05/13/2019		07/19/2019	07/20/2020	Sharon Palmer			
R-2 Medium Density Residential	0	\$0.00	\$20.00	Salvatore Cumella			
Description: Review design for replacement information center for Memorial United Methodist Church							
HDC2019-0025	HDC - Board Review	Demo - Primary Structure	Approved	505 Broome St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0032-010
06/20/2019		07/19/2019	07/20/2020				
R-2 Medium Density Residential	0	\$0.00	\$300.00	Salvatore Cumella			
Description: Certificate of Approval (COA) for the demolition of a non-contributing structure.							
HDC2019-0024	HDC - Board Review	Demo - Primary Structure	Approved	224 N 5Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0032-0030
06/20/2019		07/19/2019	07/20/2020				
R-2 Medium Density Residential	0	\$0.00	\$300.00	Salvatore Cumella			
Description: Certificate of Approval (COA) for the demolition of a non-contributing structure.							
HDC2019-0027	HDC - Board Review	Commercial	Approved	505 Broome St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0032-010
06/20/2019		07/19/2019	07/20/2020				
R-2 Medium Density Residential	0	\$0.00	\$250.00	Salvatore Cumella			
Description: Certificate of Approval (COA) for the relocation of Liberty-Billings House & construction of ADA ramp & associated parking lot.							
HDC2019-0016	HDC - Board Review	Residential	Approved	800 Somerueus St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1580-0003-010
04/08/2019		07/22/2019	07/21/2020	Jennifer Harrison			
OT-1 Old Town 1	0	\$0.00	\$0.00	Salvatore Cumella			
Description: Certificate of Approval (COA) to construct a 1520 sq ft primary structure w/ 480 square foot accessory structure.							
HDC2019-0023	HDC - Board Review	Residential	Approved	0 Ladies St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1580-0007-070
05/24/2019		07/22/2019	07/21/2020	Alex Seefried			

PLANS COMPLETED BY STATUS (07/01/2019 TO 07/31/2019)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date Fee Total	Applicant Assigned To		
HDCSA2019-0069	07-1 Old Town 1	0	\$0.00	\$200.00	Salvatore Curnella		
	Description: Certificate of Approval (COA) for the construction of a single family residential use home on vacant land						
	HDC - Staff Review	HDC Staff Review	Approved	516 S 10Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0144-0 010
	07/24/2019	08/23/2019	07/29/2019	07/28/2020	James Boethmer		
PLAN2019-0054	Pl-1 Public Institutional	0	\$0.00	\$0.00	Salvatore Curnella		
	Description: Certificate of Approval (COA) to replace existing west, east, and south entry double-doors with custom Anderson mahogany doors. Stained to match interior and painted						
	Planning Request	Alcohol Confirmation	Approved	318 Centre St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0013-0 260
	07/31/2019		07/31/2019		Edward Howell		
PLAN2019-0055	C-3 Central Business District	0	\$0.00	\$25.00	Samantha Rogic		
	Description: Alcohol Confirmation request						
	Planning Request	Alcohol Confirmation	Approved	2500 Atlantic Ave, Fernandina Beach, FL 32034	Not Assigned	Default	14-3N-29-0000-0002-0 000
	07/31/2019		07/31/2019		Terry Cianfichi		
IN REVIEW	REC Recreation	0	\$0.00	\$25.00	Samantha Rogic		
	Description: Alcohol Confirmation request						
	Planning Request	Alcohol Confirmation	In Review	2500 Atlantic Av, Fernandina Beach, FL 32034	Not Assigned	Default	14-3N-29-0000-0002-0 000
	07/11/2019		07/11/2019		North Florida Bicycle Club Inc.		
PLAN2019-0049	REC Recreation	0	\$0.00	\$25.00	Jacob Platt		
	Description: Alcohol Confirmation - N-FL Bicycle Club						
	Planning Request	Alcohol Confirmation	In Review	2500 Atlantic Av, Fernandina Beach, FL 32034	Not Assigned	Default	14-3N-29-0000-0002-0 000
	07/11/2019		07/11/2019		North Florida Bicycle Club Inc.		
PLANS COMPLETED FOR IN REVIEW:							1
GRAND TOTAL OF PLANS:							18



MEMO

To: Historic District Council

From: Salvatore J. Cumella, Historic Preservation Planner

CC:

Date: August 11, 2019

Subject: Staff Recommendations Related to Old Town

Special Meetings of the Historic District Council were held March 27, 2019 and June 5, 2019 to discuss issues of concerns in Old Town. After public comment and board discussion, a number of topics were compiled for further examination. Below is an update on each of those identified topics.

Visibility Triangle at intersections (15' triangle) LDC 7.01.08

Recommendation: No Change

At the workshops citizens expressed a desire for the board to consider adopting a special visibility triangle specific to Old Town that reduced the requirement from 15' to approximately 5'. This would allow more buildable area on Old Town lots.

After receiving input from the Police Department and Streets Department, staff is recommending no change to the current 15' visibility triangle that is required for all corner lots throughout the city. Due to the nature of Old Town's narrow streets and minimal setbacks, allowing structures to be situated closer to the intersection poses an increased safety risk.

Review of stop signs, speed limits, etc.

Recommendation: Streets Department will continue to review appropriateness of changing "stop" signs to "yield" signs

Staff reviewed neighborhood concerns about speed and stop signs with the Police and Streets Departments. Staff was informed that speed limits will not be altered. The stop signs were reviewed and it was determined that none would be removed. A couple were identified that could be converted to yield signs. Streets will investigate this option further.

Rental of Accessory Dwelling Units (ADUs)

Recommendation: *No change*

One of the topics brought up for discussion at the workshops was restriction on renting accessory dwelling units in Old Town. The City passed [Ordinance 2018-40](#) on May 7, 2019, which allowed for the rental of ADUs in the city, but did not have an effect on the specific restriction in the Old Town Guidelines. The City Commission recognized that Old Town is unique and that the HDC should be the body to implement any changes to this restriction if it sees fit. Due to the nature of Old Town and its inherent high density development pattern, staff is recommending no changes that would allow for the rental of Accessory Dwelling units.

Height of Accessory Structure

Recommendation: *No change*

Heights of accessory structures are limited to 24' in Old Town. This restriction ensures that accessory structures remain visually subordinate to the primary structures. Staff is not recommending any changes to section 8.01.01.02(C)3(I) of the Land Development Code related to accessory structure heights.

Roadway Improvement Standards

Recommendation: *Currently under review by City Commission*

Roadway standards for all city streets are in the process of being adopted. [Ordinance 2019-18](#) was approved by the City Commission at first reading on July 16, 2019. Second reading is scheduled for August 20, 2019. The standards will include standards specific to Old Town rights of way.

Visibility Corridors (mid-lot, side-yard)

Recommendation: *Currently under review. Staff will present recommendation of amended LDC language at October HDC meeting.*

Language is being proposed to amend the Land Development Code to clarify encroachments allowable in side-yard corridors.

Foundation design

Recommendation: *No change*

Staff is not recommending changes to the Land Development Code related to foundation design. The board has recommended articulation of foundations when architecturally appropriate. This is a good recommendation that should be considered for inclusion into a future update of the Old Town Guidelines.

Kitchens and Kitchenettes in ADUs

Recommendation: *Changes to LDC Ch. 8 Proposed to allow Kitchenettes in ADUs*

The disallowance of kitchens and kitchenettes in ADUs was born out of the prohibition on renting ADUs. Since the Guidelines were written, we have seen a great deal of new development in Old Town. One of the trends we are seeing is that many properties are developing ADUs above garage space and are utilizing them in a variety of ways such as guest quarters, office space, art studios, home gyms, etc. Many of the owners have expressed interest in having kitchenettes in these spaces to support their functions. While staff does not see the need to allow full kitchens in non-rentable ADUs, staff is in favor of allowing kitchenettes. Staff has included language changes to Chapter 8 of the LDC, which removes the term “kitchenette”, allowing for the inclusion of kitchenettes in accessory dwelling units, as defined in Section 1.07.00 Acronyms and Definitions.

- *Kitchenette* means an area within a building containing limited kitchen facilities such as a bar sink, microwave oven, refrigerator/freezer not exceeding 10 cubic feet. Stoves, ranges, and other cook tops are prohibited.

Sincerely,



Salvatore J. Cumella
Historic Preservation Planner

Summary of Recommended LDC Changes

Chapter 6

- Removes Section 6.04.02, which deals with vacant commercial structures only.
- Creates section 6.05.00 and 6.05.01, which addresses all buildings without delineation between commercial and residential structures. Removes the requirement for reuse and renewal plan that was previously required because it is administratively infeasible to manage.

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- Removes Section 8.01.00.02 relating to towers, as this section does not relate to the Old Town Guidelines. The term “tower” does not appear anywhere in guidelines or LDC. This appears to be a holdover from a previous version of the Guidelines.
- Re-letters Section “I” as section “H”.
- Removes the term “kitchenette”, which would allow for the inclusion of kitchenettes in accessory dwelling units, as defined in Section 1.07.00 Acronyms and Definitions.
 - *Kitchenette* means an area within a building containing limited kitchen facilities such as a bar sink, microwave oven, refrigerator/freezer not exceeding 10 cubic feet. Stoves, ranges, and other cook tops are prohibited.
- Re-letters Section “J” as Section “I” and section “K” as section “J”.
- Amends section 8.01.00.02(J)2 to remove the phrase “without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.” This has the effect of disallowing encroachments beyond those outlined in LDC section 8.01.00.02(J)4.
- Amends section 8.01.01(B) to add the phrase “as amended” to allow for the updating of the Historic Preservation Design Guidelines without changing the Land Development Code.
- Amends section 8.01.0(E)3(c) to correct an incorrect section reference.
- Removes section 8.01.0(E)9, which referenced the Density Bonus Incentive that was eliminated when density in C-3 zoning district was increased to 34 units/acre.
- Removes section 8.01.02(E) which relates to the Side Street Business Signage program, which is being sunsetted and replaced with the Downtown Wayfinding program in early fall 2019.
- Creates new section 8.01.02(E) “Downtown Wayfinding Signage (reserved)”
- Creates new section 8.03.03.01(F) in order to ensure review of any structure 50 years or older before a demolition permit is issued. This LDC change reinforces Comprehensive Plan Policy 11.03.11. *The City recognizes the importance of structures constructed in the*

last fifty years, and encourages efforts to protect significant examples of these structures as illustrative of the community's recent heritage.

- Re-letters the current section 8.03.03.01(F) as 8.03.03.01(G)
- Re-letters the current section 8.03.03.01(G) as 8.03.03.01(H) and 8.03.03.01(H) as 8.03.03.01(I)
- Amends section 8.03.03.01(I) to add language that clarifies that the exemption is for conceptual approval review only and references emergency repair or demolition procedures to be followed.
- Re-letters the current section 8.03.03.01(I) to 8.03.03.01(J) and amends to correct the name of department to reflect change to Department of Planning & Conservation.
- Amends section 8.03.04(B)1 to correct the name of department to reflect change to Department of Planning & Conservation and amends to require that expedited emergency COA be issued with Staff and HDC Chair's signature.

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6.04.00 COMMERCIAL DEVELOPMENT

~~6.04.01 Standards for Vacant Commercial Buildings~~

- ~~A. A reuse and renewal plan shall be provided for commercial buildings which become vacant as a result of relocation of the business to another building. The reuse and renewal plan for the existing building shall be submitted with the application for approval of the new commercial building to house the same business. The reuse and renewal plan shall include proposed reuse consistent with the zoning district and the provisions of this LDC. During any period of vacancy following relocation of the business and prior to reuse, the vacant building shall meet the standards for vacant buildings set forth in Section 6.04.02(B) below.~~
- ~~B. Vacant commercial buildings shall meet the following standards:~~
- ~~1. All exterior surfaces shall be maintained in good repair. Wood surfaces shall be protected from decay by painting or protective covering and treatment. Surfaces with peeling, flaking, or chipped paint shall be repaired and repainted. Siding and masonry joints shall be maintained weather resistant and watertight.~~
 - ~~2. Exterior walls shall be maintained free from holes, rotting materials, and graffiti.~~
 - ~~3. Roofs of buildings shall be maintained in a structurally sound, safe, and weather tight condition.~~
 - ~~4. Window glass shall be in place and maintained in a safe and weather tight condition.~~
- ~~C. The grounds shall be maintained and free of trash, stored materials, inoperative or unlicensed vehicles, and equipment, as required by the City Code of Ordinances.~~
- ~~D. Accessory structures, such as fences, walls, outside lighting, signs, accessory buildings, or other physical improvements shall be maintained in safe condition and free of graffiti.~~
- ~~E. No outdoor sales shall be permissible on the site.~~

Comment [SJC1]: Removes 6.04.02, which deals with vacant commercial structures only.

6.05.00 VACANT BUILDING STANDARDS

6.05.01 Standards for Vacant Buildings

- A. Vacant buildings shall meet the following standards:
1. All exterior surfaces shall be maintained in good repair. Wood surfaces shall be protected from decay by painting or protective covering and treatment. Surfaces with peeling, flaking, or chipped paint shall be repaired and repainted. Siding and masonry joints shall be maintained weather resistant and watertight.
 2. Exterior walls shall be maintained free from holes, rotting materials, and graffiti.
 3. Roofs of buildings shall be maintained in a structurally sound, safe, and weather tight condition.
 4. Window glass shall be in place and maintained in a safe and weather tight condition.
- B. The grounds shall be maintained and free of trash, stored materials, inoperative or unlicensed vehicles, and equipment, as required by the City Code of Ordinances.

Comment [SJC2]: This section added which addresses all buildings without delineation between commercial and residential structures. Removes the requirement for reuse and renewal plan that was previously required because it is administratively infeasible to manage.

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- C. Accessory structures, such as fences, walls, outside lighting, signs, accessory buildings, or other physical improvements shall be maintained in safe condition and free of graffiti.
- D. No outdoor sales shall be permissible on the site.

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8.01.00 Historic District Overlays

8.01.00.01 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.
- E. Fences proposed within designated historic districts shall be compatible with the historic style and character of the district, shall not be vinyl, and shall require a certificate of appropriateness, as set forth in Chapter 11.

8.01.00.02 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 (1/2) 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.

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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.~~
- ~~H. 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.~~

Comment [SC1]: Section on towers does not relate to anything as "tower" does not appear anywhere in guidelines or LDC. This appears to be a holdover from a previous version of the Guidelines.

Comment [SC2]: Allows for the inclusion of kitchenettes in accessory dwelling units, as defined in Section 1.07.00 Acronyms and Definitions.
Kitchenette means an area within a building containing limited kitchen facilities such as a bar sink, microwave oven, refrigerator/freezer not exceeding 10 cubic feet. Stoves, ranges, and other cook tops are prohibited.

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~~J.1.~~ Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.

~~K.1.~~ 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 mid-block. 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).

Comment [SC3]: This allowance for crossing of the side-yard corridors is worded poorly. Primary and accessory structures are NOT allowed to cross lot lines. Connecting elements are allowed to encroach into view corridors, as outlined in section 4. If the intention is to allow encroachments into the full 10' of the view corridor, as sentence can be added to allow for that difference in the degree of encroachment.

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8.01.01 Amelia River Waterfront Community Redevelopment Area

A. Purpose

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

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

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

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

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

A. View Corridors

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

B. Pedestrian Access

Publicly accessible pedestrian access to the water shall be integrated into the project's site design. These accessways shall provide a minimum width of ten (10) feet and shall occur at the view corridor locations. Access ways may vary in size and design as necessary to complement

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

- E. Properties located within the CRA east of Front Street are subject to the following standards:
1. Facades up to thirty (30) feet in height shall have a front yard setback no more than ten (10) feet.
 2. Facades up to forty-five (45) feet in height shall be recessed from the first thirty (30) feet of façade a minimum of ten (10) feet. Awnings, pergolas, or covered balconies may encroach into this setback, but shall not extend beyond the first thirty (30) feet of facade. Elements utilized to cover balconies shall not be a part of the main roof structure. Balcony enclosures (i.e., sun rooms, screened enclosures) shall be prohibited.
 3. CRA properties located on the east side of North 2nd Street which share a property line with residentially-zoned, non-CRA properties shall meet the following standards:
 - a. Building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
 - b. Buildings shall provide a front yard setback of no more than ten (10) feet. Facade elements above thirty (30) feet shall not be required to be recessed as provided in (2) above.
 - c. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.0512(B).
 - d. All projects shall maintain a twenty (20) foot rear yard setback for principal structures.
 4. Flat roofs are permitted but must provide a parapet up to 42 inches high in order to hide mechanical equipment.
 5. Floor area ratio and density are established in the underlying zoning district.
 6. Only one primary structure is permitted per lot of record.
 7. Accessory structures must comply with the standards of the underlying zoning district as well as Section 5.01.00 of this LDC.
 8. Side yard setbacks are not required.

Developers of Office, Retail, or other Commercial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A.) The fee shall be set annually by the City commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide one space per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking. Parking is not permitted in the front yard, but is permitted in the side or rear yard. Parking is also permitted beneath structures.
 9. ~~CRA properties located east of Front Street which carry the Central Business District future land use designation/C-3 zoning, and are not within the Coastal High Hazard Area (CHHA) are eligible to participate in a Density Bonus Incentive~~

Comment [SC4]: Corrects to reflect proper reference

Comment [SC5]: Density Bonus Incentive was eliminated when density in C-3 zoning district was increased to 34 units/acre

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~~Program as described in Section 4.01.02.~~

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8.01.02 Signage in the Historic Districts and Community Redevelopment Area

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

- A. Two (2) permanent on-site signs per business, are permissible, limited to projecting, wall, awning, or freestanding signs, and subject to the following standards:
1. Signs shall not project more than five (5) feet from the face of the building;
 2. Projecting signs may project over sidewalk or pedestrian areas only at no less than seven and one half (7 ½) feet above sidewalk level;
 3. The top of a projecting sign shall be not more than sixteen (16) feet above the sidewalk level;
 4. A projecting sign shall not be closer than two (2) feet to a vertical line extending upward from the curb;
 5. A projecting sign shall not exceed twelve (12) square feet (ft²) in area.
 6. A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet. One side of the sign may be no more than two (2) feet in height or width.
 7. Awning sign lettering is limited to one square foot per linear foot of the awning or canopy, up to a maximum of ten (10) square feet.
 8. Freestanding, ground or pole signs are permissible only for properties with a minimum front or side yard setback of eight (8) feet. Freestanding, ground and pole signs are limited to a maximum of twenty (20) square feet in sign face area and six (6) feet in height.
- B. Permanent window lettering is permissible in addition to permanent signage and sandwich boards/easel signs shall not exceed an aggregate area equal to twenty-five percent (25%) of the glass area on which the signage is placed.
- C. Sandwich boards or easel signs are permissible in addition to window lettering and permanent signage and are subject to the following standards:
1. Limited to one (1) sandwich board or easel sign per business;
 2. The sandwich board sign shall comply with standards set forth in 5.03.10(E), and shall not utilize plastic or vinyl changeable copy.
 3. Easels displaying signs may be no more than 4' 6" high and the sign face may not exceed 6 square feet. Top of sign may not project above top of easel or 4'6" above the ground.
 4. The sign shall be placed between the store front and the edge of curb with a minimum five (5) feet of sidewalk left for pedestrian travel.
 5. The sign shall require a Certificate of Approval and the approval of the Historic District Council.

D. Multi-Tenant Signs (reserved)

~~E. Side Street Business Location Signs, private under public control located within public rights of way at street intersections, are subject to the following:~~

- ~~1. Limited to one directional intersection (1) sign per business where a valid local business tax receipt has been obtained except as exempted by Florida Statute 205.192 and Municipal Code Section 7-4-92;~~
- ~~2. Must be located at the nearest intersection to the location of the business on existing directional intersection signage posts;~~
- ~~3. Side Street Business Location signs are allocated on a 1st come 1st served basis and may not exceed seven (7) signs located at existing signage posts;~~
- ~~4. Signs are limited to 5 inches tall by 28 inches wide (5"x28");~~
- ~~5. Signs are limited to a green background with white writing;~~
- ~~6. Must apply for a sign permit as set forth in 5.03.03; and~~
- ~~7. Must be removed when business ceases operation and/or closes.~~

Comment [SC6]: Side Street Business Signage program is being sunsetted and replaced with Downtown Wayfinding program in late summer 2019.

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E. Downtown Wayfinding Signage (reserved)

- F. Signs shall use stone, brick, wood, or metal, or modern materials that have the appearance of these materials. No plastic or vinyl shall be utilized to create the signs, with the exception of plastic or vinyl used for lettering or graphics on permanent, non-changeable copy signs.
- G. All permanent signs affixed to private property shall require a Certificate of Approval and the approval of the Historic District Council, except for temporary special event signs, exempt signs, public directional or information signs, street number signs, and temporary signage placed on scaffolding during construction.
- H. Wall graphics are prohibited in the Downtown Historic District. Legacy signs are permissible.
- I. Signs shall be mounted in such a way to minimize damage to historic materials. On masonry buildings, bolts should extend through mortar joints and not through masonry units. On frame buildings, mounting brackets and bolts should be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration. Signs shall not be placed upon a structure in any manner so as to disfigure or conceal any window opening, door or significant architectural feature or detail of any building, or in such a manner that requires changes to building materials.
- J. External lighting of signs through gooseneck lamps is permitted.
- K. In addition to signs prohibited within City limits as defined in LDC Section 5.03.05, the following signs are not permitted in the historic districts or CRA:
 - 1. Signs with fluorescent or day-glow coloring.
 - 2. Neon signs, or LED signs that mimic neon signs, over two (2) square feet in size.
 - 3. Pixelated LED signs.
 - 4. Internally lit signs.
 - 5. Changeable copy signs with plastic or vinyl lettering or graphics, including sandwich board and easel signs.
 - 6. Signs painted on or attached to trees, shrubbery, lamp posts, hydrants, traffic signs, stairways, benches, refuse containers, landscape planters, or telephone or utility poles.

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8.03.03.01 Requirements for Demolition Applications

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

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requested by a property owner which may provide for a delayed effective date. The effective date of the certificate will be determined by the HDC based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The HDC may delay the demolition of contributing buildings within locally designated historic districts for up to six months, and for non-contributing buildings within locally designated historic districts for up to three months. During the delay period, the HDC may take such steps as it deems necessary to preserve the structure requested to be demolished and ensure that the structure is secured and stabilized. Such steps may include, but are not limited to, consultation with community groups, public agencies, and interested citizens; recommendations for acquisition of property by public or private bodies or agencies; and exploration of the possibility of moving the structure to a new location.

F. Waiting period for certain demolition permits.

1. Permits to demolish structures which are 50 years of age or older shall not be issued until the expiration of 90 days from the date of the permit application. The purpose of this restriction shall be to enable the Historic District Council to pursue alternatives to demolition and to assemble and document information pertaining to the appearance and history of the structure prior to its demolition. Upon the filing with the city manager or designee of an application to demolish a structure which is 50 years of age or older, the city manager or designee shall immediately notify the historic preservation planner.
2. A demolition permit for a structure that is 50 years of age or older may not be issued prior to the expiration of 90 days from the date of the demolition permit application unless the city historic preservation planner finds no cause to refer the permit application to the Historic District Council based on the following standards:
The structure:
 - a. Is not, in the opinion of the historic preservation planner, a "landmark" structure in that it is not designed in an architectural "high style" or a recognized vernacular building pattern, and it does not have historic events or persons associated with it; or
 - b. The structure has been substantially burned or damaged by an event not within the landowner's control with more than 50 percent of the structure affected.
 - c. If the demolition request does not meet the above standards and the delay is imposed, the application will be referred by the historic preservation planner to the Historic District Council for consideration, and the applicant will be notified by mail of the delay and the date of the next regularly scheduled Historic District Council meeting not less than ten days after the referral, and the process for appeal due to economic hardship. The Historic District Council and its authorized designees shall be permitted access to the premises and to the subject structure during the 90-day period at reasonable times by appointment with the owner or proprietor for the purpose of photographing, measuring, and documenting information concerning the structure or site.
 - d. At the next regularly scheduled meeting not less than ten days after the referral is received, the Historic District Council may waive the demolition delay if the applicant can demonstrate economic hardship, as outlined in Section 8.03.06, with consideration given to the economic impact of the delay on the applicant and the reasonableness of the applicant carrying out the decision of the board.
 - e. After invoking a demolition delay, the historic preservation planner

Comment [SC7]: This section created in order to ensure review of any structure 50 years or older before a demolition permit is issued. This LDC change reinforces Comprehensive Plan Policy 11.03.11. The City recognizes the importance of structures constructed in the last fifty years, and encourages efforts to protect significant examples of these structures as illustrative of the community's recent heritage.

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shall post the subject property with a sign notifying the public of the owner's intent to demolish the structure in order to allow interested parties to come forward and move the structure upon consent of the owner.

FG. Special requests precedent to demolition. The HDC may, with the consent of the property owner and at the property owner's expense, request that the owner salvage and preserve building materials, architectural details and ornamentation, fixtures and the like for reuse in the restoration of other historic properties. At the HDC's discretion, and with the property owner's consent, the HDC, Amelia Island Museum of History, or other local historical organizations at their expense, may salvage and preserve building materials, architectural details and ornamentation, fixtures, and the like. The HDC may, with the consent of the property owner and at the property owner's expense, recommend recording the architectural details for archival purposes prior to demolition. This recording may include, but is not limited to, photographs, videotaping, historical background information, and scaled architectural drawings.

GH. Denial of Certificate of Approval for demolition. The HDC's refusal to grant a Certificate of Approval for demolition requested by a property owner shall be supported by a written statement describing the public interest that the HDC seeks to preserve.

HI. Requirement of development plans. No contributing building or structure on a property located within a locally designated historic district or the CRA shall be totally demolished without first receiving at the minimum conceptual approval by the HDC for new construction. The requirement of a certificate of Approval for new construction may be waived by the HDC upon a showing of good cause that such requirement would be unduly harsh or would result in a substantial hardship to the property owner. A showing of good cause may include, but is not limited to, evidence that the property owner is unable to comply with the requirement for new construction due to advanced age, infirmity, physical or other handicap, or economic hardship. In the event economic hardship is claimed, the applicant must demonstrate the requirements in Section 8.03.06. Property owners seeking demolition of an unsafe structure based upon recommendation of the Code Enforcement and Appeals Board or the Building Official are exempt from ~~this~~the requirement to first receive conceptual approval for the new construction. In the event an emergency repair or demolition is required, procedures for expedited approval are outlined in Section 8.03.08. Upon approval by the HDC of a Certificate of Approval for demolition, the demolition permit shall not be issued until all demolition and new construction plans for the property have received all other required governmental approvals.

IJ. Structures not in historic districts or the CRA. Upon receipt of a demolition permit application for properties not in the historic districts or the CRA, the Building Department shall notify the ~~Planning~~Department of Planning & Conservation. During the permit application review period, the ~~Planning~~Department of Planning & Conservation shall record the property through photographic documentation for archival purposes. The City may seek permission from the property owner to enter the building to take photographs prior to demolition.

Comment [SC8]: Clarifies that the exemption is for conceptual approval review only and references emergency repair or demolition procedures to be followed.

Comment [SC9]: Corrects name of department to reflect change to Department of Planning & Conservation

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8.03.04 Emergency Actions

A. Emergency Repair Procedure

1. When any property within the historic districts or CRA requires immediate repair to preserve its continued habitability and/or the health and safety of its occupants or others, emergency repairs may be performed in accordance with applicable construction codes immediately upon approval of the Building Official, who shall certify that a bona fide emergency of the type referenced herein exists, without first obtaining a Certificate of Approval from the Historic District Council.
2. The procedures outlined in this section should be strictly limited to those circumstances which, in the opinion of the Building Official, meet the definition of an emergency as defined in Chapter 1 of the Land Development Code. No work in addition to the emergency repairs shall be performed until an appropriate request for approval has been received by the City Manager or his/her designee and the Historic District Council pursuant to the procedures set forth in this article.
3. If the Building Official or Fire Marshal determines that a building or structure in a local historic district or the CRA poses an immediate threat to persons or property, such official may order or conduct emergency repairs necessary to make the building or structure safe without the requirement of a Certificate of Approval. Under such circumstances, the repairs performed shall be only such as are necessary to preserve the continued habitability of the building or structure and/or the health and safety of its occupants or others and to prevent further damage. Where feasible, these temporary measures should be reversible without damage to the building or structure. Once such temporary repairs have been completed, no further work may be done on the building or structure until a Certificate of Approval is obtained.
4. Within 48 hours after the repairs are made, the Building Official making or ordering such authorized temporary repairs shall notify the Historic District Council Chair or staff. If any work intended to be permanent was performed, or is to be performed, the property owner must apply for a Certificate of Approval within 90 days after the emergency work is conducted in accordance with COA procedures, and the Historic District Council action shall supersede the emergency approval.

B. Emergency Demolition Procedures

1. The Building Official shall immediately notify the ~~Community Development Director~~ Director of The Department of Planning & Conservation of cases where there are emergency conditions dangerous to life, health or property affecting a building or structure in a historic district or a building or structure that has been listed individually or deemed eligible for individual listing in the National Register, or a building over 45 years old. Notification to the ~~Community Development~~ Director of The Department of Planning & Conservation shall consist of a written report from a Building or Code Enforcement Inspector describing the dangerous conditions, and any other documentation that the ~~Community Development~~ Director of the Department of Planning & Conservation shall require. The ~~Community Development~~ Director of the Department of Planning & Conservation shall consult with Historic District Council staff and the Historic

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District Council Chair or HDC designee upon receipt of the statement or as soon as is practicably possible. The Director, staff, and the HDC Chair or HDC designee shall determine whether any additional information or documentation is needed. If so, the documentation or information shall be obtained by the Building Official. If not, or when requested information is received and approved by staff and the HDC Chair or designee, ~~an emergency Certificate of Approval (COA) will be issued by staff and the HDC Chair the Building Official may order the dangerous conditions abated without a Certificate of Approval and~~ without approval of the full HDC.

Comment [SC10]: Requires an expedited emergency COA to be issued with Staff and HDC Chair's signature.



PLANNING & CONSERVATION HDC

Revised 08/15/19

USE THIS FORM TO: Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area. Projects may require either a Board-level review or a staff-level review. Staff can help you determine which review applies.

FEES: Fees are due upon application.

Type of Review	FEE
Certificate of Approval (COA): Staff Review	\$ 20.00
Certificate of Approval (COA): Board Review – <i>Residential</i>	\$ 200.00
Certificate of Approval (COA): Board Review – <i>Commercial</i>	\$ 250.00
Demolition of a Primary Structure – <i>Non-Contributing</i>	\$ 300.00
Demolition of a Primary Structure – <i>Contributing</i>	\$ 750.00
After-the-Fact Certificate of Approval (COA): Staff Review	\$ 50.00
After-the-Fact Certificate of Approval (COA): Board Review	\$ 750.00
Variance - <i>Residential</i>	\$ 850.00
Variance – <i>Non-Residential</i>	\$1,000.00

IMPORTANT NOTES: To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the Preservation Planner **prior** to submitting your application. Completed Board applications are due approximately 30 days prior to the Historic District Council meeting date (see 2018 HDC Meeting Schedule on pg. 3 for deadlines). Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can begin only after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required). If you are applying for a sandwich board or easel sign, you'll also need to complete a right-of-way application.

Please note that it is up to the owner and/or agent to let staff know of any potential changes from the approved COA that come up during construction and obtain board or staff approval prior to starting the changes. There will be no charge for a board or staff revision to the 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.

Upon completion of the proposed work, an inspection will be performed by staff to ensure all work is compliant with the COA.

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

Salvatore Cumella
Historic Preservation Planner
SCumella@fbfl.city
904-310-3483

2019 Historic District Council Meeting Schedule

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

Application Deadline (4:30pm)	Dec 21 2018	Jan 17 2019	Feb 21 2019	Mar 21 2019	Apr 18 2019	May 23 2019	June 20 2019	Jul 18 2019	Aug 15 2019	Sep 19 2019	Oct 17 2019	Nov 21 2019	Dec 19 2019	Jan 16 2020
Meeting Date	Jan 17 2019	Feb 21 2019	Mar 21 2019	Apr 18 2019	May 23 2019	June 20 2019	July 18 2019	Aug 15 2019	Sep 19 2019	Oct 17 2019	Nov 21 2019	Dec 19 2019	Jan 16 2020	Feb 20 2020

Basis for Review

All applications, whether staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

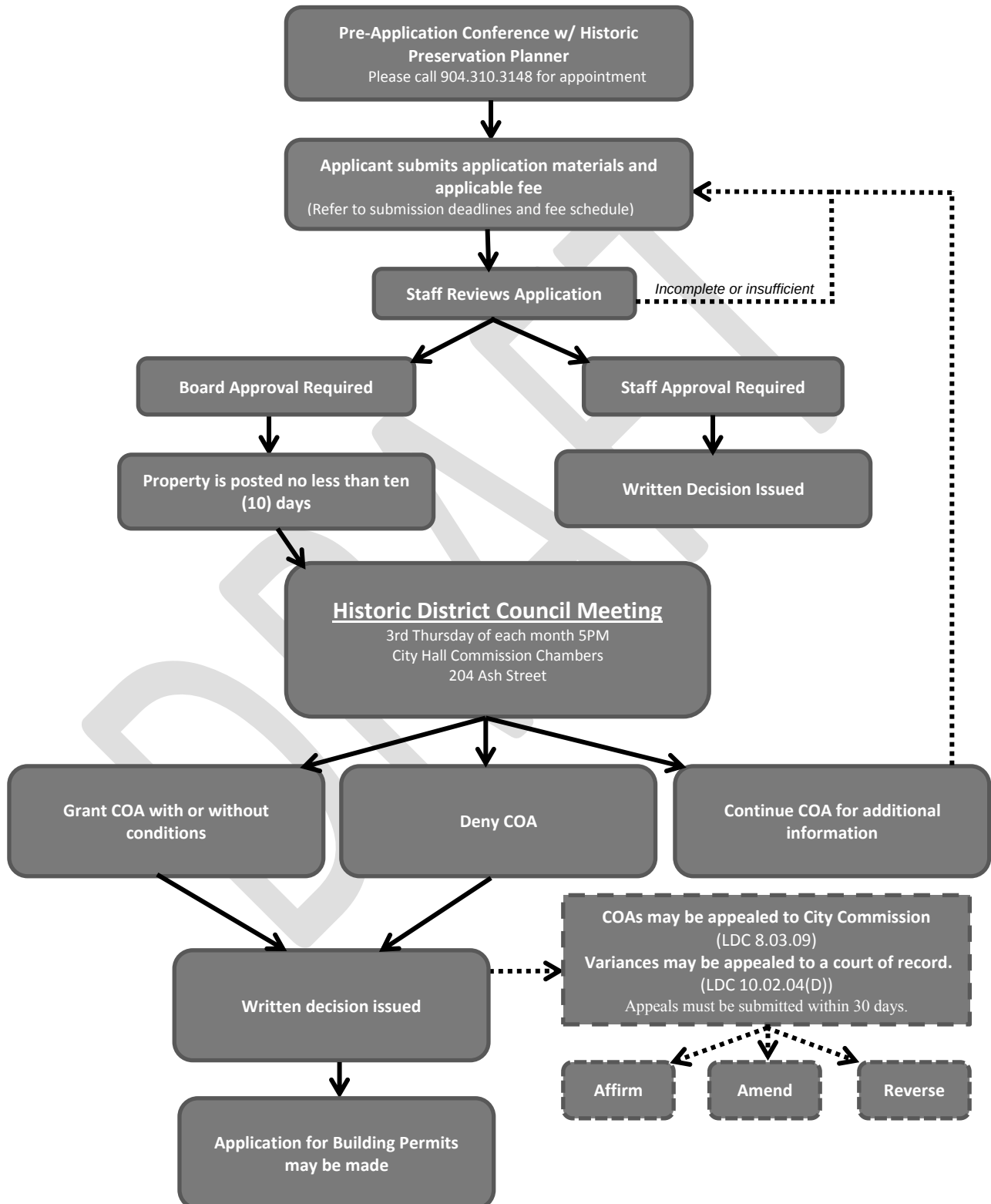
Certificate of Approval Matrix

ACTION	CONTRIBUTING		NON-CONTRIBUTING	
	STAFF	HDC	STAFF	HDC
ACCESSORY DWELLINGS		X		X
ADDITIONS				
1. Not visible from the street AND 20% or less of the existing building's square footage		X	X	
2. All other additions		X		X
AUTOMATED TELLER MACHINES (ATMs)		X		X
CANVAS AWNINGS	X		X	
CARPORTS (ADDITION OR ENCLOSURE)		X	X	
CHANGES TO BOARD-APPROVED PLANS		X		X
DECK, PATIOS, PERGOLAS				
1. With a structure		X	X	
2. Without a structure		X	X	
3. Not visible from right-of-way (with or without structure)	X		X	
DEMOLITIONS				
1. 10% or less of non-historic addition	X		X	
2. All other demolitions		X		X
DOORS + GARAGE DOORS				
1. Same materials, style, or size	X		X	
2. Change in materials or style	X		X	
3. Change in openings on main façade		X		X
4. Change in openings on a secondary façade		X	X	
DRIVEWAYS + SIDEWALKS	X		X	
GARAGES (ATTACHED OR DETACHED)		X		X
EXTENSION OF CERTIFICATE OF APPROVAL	X		X	
EXTERIOR WALL FINISH				
1. Removal of non-historic vinyl/aluminum/ asbestos siding	X		X	

(if original surface is salvageable or if replacement material matches structure's original exterior finish)				
2. All other finishes (including painting of originally unpainted surface)		X	X	
EXISTING DOCKS (WITH OR WITHOUT A STRUCTURE)	X		X	
FENCES + WALLS	X		X	
MECHANICAL SYSTEMS (WITH VISUAL IMPACT)	X		X	
PAINTING	X		X	
POOLS, POOL ENCLOSURES, IN-GROUND HOT TUBS		X		X
PORCHES				
1. Open an enclosed porch		X	X	
2. Enclose a porch on the main façade		X		X
3. Enclose a porch on a secondary façade		X	X	
PUBLIC (GOVERNMENT AGENCY) PROJECTS		X		X
RELOCATION		X		X
REPAIRS + MAINTENANCE (MATCH EXISTING)	X		X	
ROOF				
1. Same material and shape	X		X	
2. Change in material	X		X	
3. Change in shape and/or height		X		X
SCREEN DOORS				
1. Primary Entrance		X	X	
2. Secondary Entrance	X		X	
SIGNAGE	X		X	
SHEDS (up to 150 square feet)				
1. Custom-designed	X		X	
2. Pre-fabricated		X	X	
SHUTTERS (including temporary storm shutters/awnings)	X		X	
SKYLIGHTS		X	X	
SOLAR COLLECTORS		X		X
STORM WINDOWS AND DOORS	X		X	
VARIANCES		X		X
WIND GENERATORS		X		X
WINDOWS				
1. Same materials, style, or size	X		X	
2. Change in materials or style	X		X	
3. Change in openings on main façade		X		X
4. Change in openings on a secondary façade	X		X	
	STAFF		BOARD	
NEW CONSTRUCTION			X	
LANDSCAPING (NEW CONSTRUCTION ONLY)	X			
LIGHTING (NEW CONSTRUCTION ONLY)	X			
PARKING MATERIALS (NEW CONSTRUCTION ONLY)	X			



Certificate of Approval Process



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:	Aluminum-Clad Wood:	Vinyl-Clad Wood:	Cellular PVC/Ultrex:
Hurd Jeld-Wen Marvin Pella (Reserve)	Hurd Marvin Pella (Architect, Designer, Reserve) Weather Shield	Anderson (400 Series, Architectural, 200 Series)	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:	All Vinyl/Plastic/Fiberglass:
Pella (ProLine)	Jeld-Wen Pella (Impervia, 350 Series, Encompass) PGT

Window Survey Submission Requirements

Purpose

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.... Evaluating the significance of these windows and planning for their repair or replacement can be a complete 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.

Overview

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced.

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.

Clear, colored, detailed photographs, including at least one of each:

- Full-frame shot of the entire building
- Full-frame shot of individual windows from the exterior
- Full-frame shot of individual windows from the interior
- Close-up views of intersection of sills and frames
- Close-up views of sash, focusing on bottom rail and muntins (if existing)
- Close-up view of sills and bottom rails from the interior

Survey

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would be a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four-level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows."

Class One (I), "Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, re-glazing, weather-stripping, caulking, and repainting.

Class Two (II), "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and re-gluing the existing material.

Class Three (III), "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric.

In **Class Four (IV)**, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

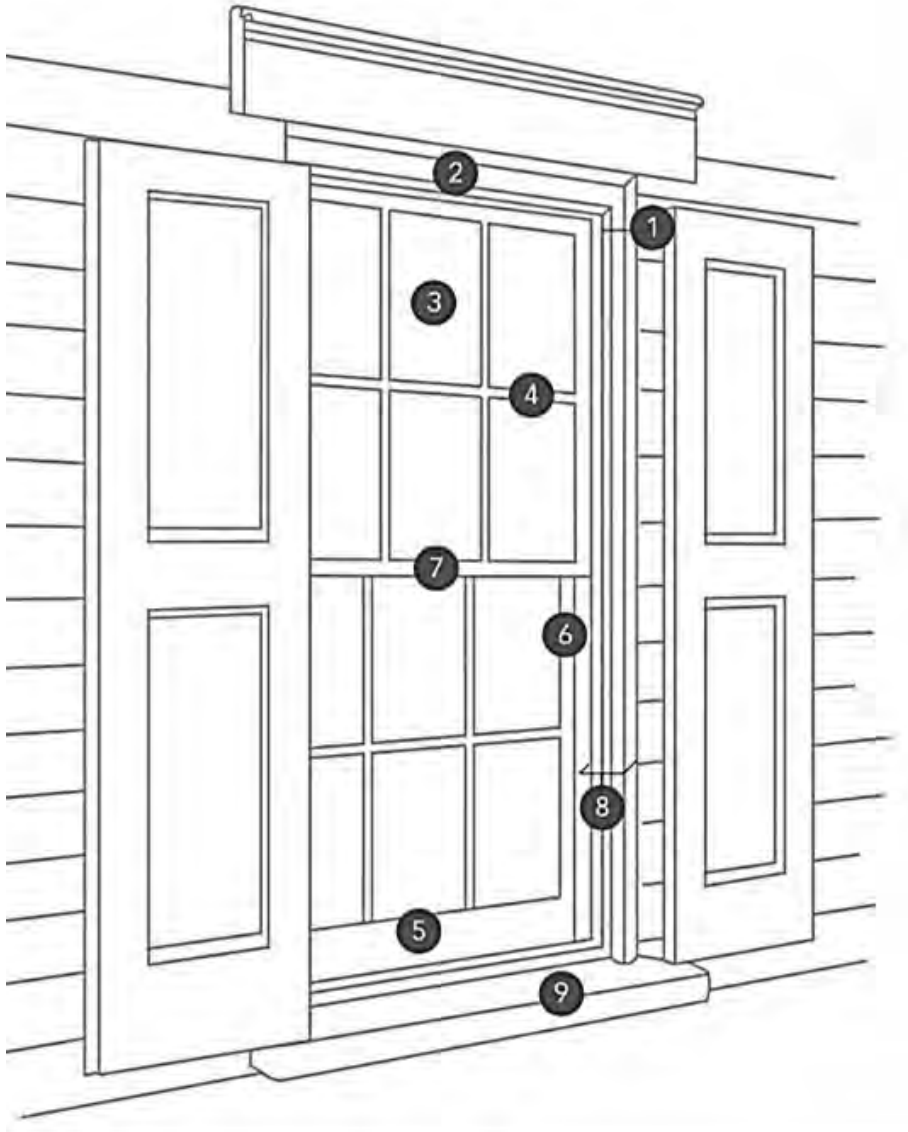
On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is **Class I, II, III, or IV**.

After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement

The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building. Therefore, window sections will be required for all projects involving total window replacement. This can be done either by submitting section drawings of both the existing and proposed window(s) or by submitting by a list of measurements comparing the individual elements of the existing window(s) to the proposed one(s) (A/K/A a window schedule).

ANATOMY OF A WOOD WINDOW



1. **Brick Mold** – The molding, usually wooden, that covers the gap between the window frame and the opening into which the window is set.
2. **Casing** – The molding surrounding the window jamb, usually seen on the exterior on frame buildings.
3. **Lights/Glazing/Panes** – The glass or pieces of glass that makes up the transparent portion of a window.
4. **Muntin** – The narrow horizontal and vertical pieces that hold together the panes of glass in multi-pane windows.
5. **Sash** – The wooden frame located inside the jamb that holds the glass; also known as the operable component of the window.
6. **Stiles** – The vertical members of the sash.
7. **Meeting Rails** – The bottom horizontal member of the upper sash and the top member of the lower sash.
8. **Jamb** – The sides and top of a window.
9. **Still** – The bottom side of the window usually made out of heavier material that slopes away from the building to help shed water.

Additional Window Resources

- [NPS Technical Preservation Brief 9: The Repair of Historic Wooden Windows](#)
- [Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement – National Trust for Historic Preservation](#)
- [Window Preservation Alliance](#)
- [5 Worst Mistakes of Historic Homeowners \(Part 1 Windows\) – The Craftsman Blog](#)



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).	

OFFICE USE ONLY

REC'D: _____ BY: _____

APPLICATION COMPLETE: Y _____ N _____

PAYMENT: \$ _____ INVOICED [] PAID []

HDC CASE #: _____

PRE-CONFERENCE: Y _____ N _____ DATE _____

BOARD MEETING DATE: _____

SCANNED []



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

 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](http://www.nassaucountypropertyappraiser.com) → Map Search

Street Address: _____

District: ☐ Downtown Historic ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): _____

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

Owner of Record

As recorded with the Nassau County Property Appraiser

Owner(s) Name

Company (if applicable)

Street Address

City State Zip

Telephone Number

Email Address

Applicant or Agent

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

Applicant Name

Company (if applicable)

Street Address

City State Zip

Telephone Number

Email Address

PROJECT DESCRIPTION (REQUIRED)

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

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

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

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

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

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

Date

Signature of Applicant

STATE OF FLORIDA

ss }

COUNTY OF NASSAU

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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

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: _____