



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JANUARY 16, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 March 27, 2019 Workshop**
 - 2.2 May 6, 2019 Special Meeting**
 - 2.3 September 19, 2019 Regular Meeting**
 - 2.4 December 19, 2019 Regular Meeting**
- 3. OLD BUSINESS**
 - 3.1 HDC 2019-37: RICE ARCHITECT, AGENT FOR FIRST PRESBYTERIAN CHURCH OF FERNANDINA BEACH, 515 CENTRE STREET**
Certificate of Approval (COA) to renovate the south and east elevations and add a rooftop terrace with canopy. *(Quasi-Judicial)*
 - 3.2 HDC 2019-42: JOHN STOKES, AGENT FOR GEORGE & CYNTHIA CAIRNS, LOTS 1 & 2 BLOCKS 16 WHITE STREET (OLD TOWN)**
Certificate of Approval (COA) to construct one-story single-family residence. *(Quasi-Judicial)*
- 4. NEW BUSINESS**
 - 4.1 HDC 2019-45: MIRANDA ARCHITECTS, AGENT FOR THE HEIRLOOM LAWN, LLC, 20 S. 10TH STREET**
Certificate of Approval (COA) to construct a 1 1/2 story commercial structure. *(Quasi-Judicial)*
 - 4.2 HDC 2019-46: R4 DEVELOPMENT CO., LLC, AGENT FOR PEPPER'S MEXICAN GRILL & CANTINA, 20 S. 10TH STREET**
Certificate of Approval (COA) to re-stripe parking lot and construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations. *(Quasi-Judicial)*
 - 4.3 HDCV 2019-04: SCOTT & JULIE JONES, 908 WHITE STREET**
Variance from Land Development Code Section 8.01.01.02(I) *Specific Requirements within the OT-1 and OT-2 Zoning Districts. (Quasi-Judicial)*

- 4.4 **HDC 2019-47: SCOTT & JULIE JONES, 908 WHITE STREET**
After-the-Fact Certificate of Approval (COA) for increased height of primary and accessory structure.
(*Quasi-Judicial*)

5. STAFF APPROVED CERTIFICATE OF APPROVALS

- 5.1 **November 2019 Staff Approvals**

- 5.2 **December 2019 Staff Approvals**

6. BOARD BUSINESS

- 6.1 **Application for Alternate #2 Vacancy: Kates Robinson**

7. STAFF REPORT

- 7.1 **End of Year Summary**

- 7.2 **Administrative Procedures**

- 7.3 **Contributing Structure List**

- 7.4 **2020 Properties of Concern**

- 7.5 **Fernandina Beach City Hall: History in Photos**

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR FEBRUARY 20, 2020.

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
WORKSHOP
MARCH 27, 2019**

1. CALL TO ORDER: 5:00 PM

MEMBERS PRESENT:

Benjamin Morrison

Michael Harrison

Michael Spino (Chair)

Ricky Escalante (Alt 1)

James Pozzetta

MEMBERS ABSENT:

Robert Erickson

OTHERS PRESENT

Sal Cumella, Historic Preservation Planner

Samantha Rogic, Recording Secretary

**2. PRESENTATIONS BY: Professor Bill Tilson
Sal Cumella and Chair Spino**

3. PUBLIC INPUT:

Peggy Lehosite, 1016 San Fernando St, spoke against rentals in old town. Voiced concerns with street width and parking and erosion on the plaza.

Pat Gas, 801 White Street, spoke against rentals in Old Town, street parking, and increase in density. Wants to keep the dirt road.

Jennifer Harrison, 820 Someruelus, spoke in support of rentals, and the addition of markers.

Mel Bowlings, 919 San Fernando, believes the choice of renting should be left up to the owner.

Alex Seefried, 404 Amelia St, is concerned about rental properties and how it relates to parking.

Greg Power, 913 White Street, disagrees with fake pier foundation, citing cost as a factor.

Bob Zawistowski, 202 Estrada, spoke against rentals.

Andrea Power, 913 White St, inquired on how the board manages the scale and style, supports rentals.

Pat Taylor, 215 Amelia & 206 Estrada, supports rentals.

Hardie Kavanaugh, 715 San Fernando, does not want rentals.

4. DISCUSSION

The Board discussed in length.

5. ADJOURNMENT- 7:24 PM



**MINUTES
HISTORIC DISTRICT COUNCIL
SPECIAL MEETING
MAY 6, 2019**

1. DISCUSSION

Sal Cumella provided a brief overview of his position working with the City and National Preservation Month activities. The chair of the HDC provided an introduction, Main Street Organization, and AI Fernandina Restoration Foundation.

Also in attendance: Buddy Jacobs, Susan Steger, Bobby Fierria, Genece Minshew, Jose Miranda, Mary Hamburg, Dawn Tirua, Jim Pozetta, Benjamin Morrison, Ricky Escalante, Jenny Schaffer, Laura DiBella, MaryAnne Rood, Suann Thamm

“There may have been a time when preservation was about saving an old building here and there, but those days are gone. Preservation is in the business of saving communities and the values they embody.”
- Richard Moe

Sal Cumella provide background on the Lesesne House and the opportunity presented to the City at this point in time.

Suann Thamm provided a brief history of the Lesesne House.

Open the comments with request of a solid figure for sale. Response is \$1,395,000.00. Contingent on structural evaluation, appraisal, Buddy Jacobs suggested a \$10-20k figure to hold the property for 6 months. Agreed to meeting within 2 weeks: Main Street to work on business case. Bobby Fierra subgroup working on banking and appraisal cost, subgroup working with legal parameters. Commercial appraisal, with title insurance and survey to be provided to Sal Cumella.

2. PUBLIC COMMENT

3. ADJOURNMENT – 6:16 PM



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
SEPTEMBER 19, 2019**

1. CALL TO ORDER: 5:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Michael Spino (Chair)	Angela Conway
Michael Harrison	Tammi Kosack
James Pozzetta	

MEMBERS ABSENT:

Benjamin Morrison

OTHERS PRESENT

Tammi Bach, City Attorney
Samantha Rogic, Planning Technician
Sylvie McCann, Recording Secretary

A motion was made by Member Harrison, seconded by Member Pozzetta, to seat Member Conway as a permanent voting member.

Motion passed by unanimous voice vote.

City Attorney Bach presented Quasi-Judicial procedures.

A motion was made by Member Harrison, seconded by Member Conway, to seat Member Kosack as a voting member in Member Morrisons absence.

Motion passed by unanimous voice vote.

2. APPROVAL OF MEETING MINUTES

2.1 August 15, 2019 Regular Meeting

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

Motion passed by unanimous voice vote.

3. OLD BUSINESS

3.1 HDC 2017-03: ARTISAN HOMES, 247 BEECH STREET

Amendment to previously approved COA to alter brick detailing. (*Quasi-Judicial*)

Ms. Rogic presented the Staff Report and recommended approval.

Sara Johann, agent to the applicant, provided information and details specific to the request and was

available to answer questions from the Board.
Member Pozzetta inquired on the white downspouts.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Pozetta, to continue HDC case number 2017-03 to the next regular meeting of the HDC.

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

- 3.2 **HDC 2019-09: CMR ISLAND PROPERTIES, LLC, AGENT FOR BEVERLY FREEMAN CREWS, JAMES K. FREEMAN JR., GEORGE T MORGAN, & ANGELA KAREN**
Certificate of Approval (COA) to construct four, two-story stown-homes. (*Quasi-Judicial*)
Applicant to provide update only. No action to be taken

Ms. Rogic presented the Staff Report and explained that the project went before the TRC for a pre-application discussion where they were advised to return for a full site plan review.

Teresa Prince of Tomassetti & Price, 406 Ash Street, representing CMR Island Properties was present along with Richard Sasser of CMR Island Properties. The pair provided information and answered questions from the Board. Mr. Sasser distributed an updated plan set.

The Board indicated that they felt the project was headed in the right direction.

4. NEW BUSINESS

- 4.1 **HDC 2019-33: MIRANDA ARCHITECTS, AGENT FOR SUSAN DORNER, 606 CEDAR STREET**
Certificate of Approval (COA) for the construction of a two-story accessory structure. (*Quasi-Judicial*)

Jose Miranda of Miranda Architects, 39 ½ Centre Street, provided information and details specific to the request.

Mr. Oliphant, 509 Cedar Street, commented on the garage door.

ACTION TAKEN: A motion was made by Member Pozetta, seconded by Member Harrison, to approve HDC case number 2019-33 with the following conditions; that the window style be 2 over 2 muntin windows; that trim banding be added to address all four sides at the level of the porch banding; that the garage doors be of a clopay composite type door that gives the appearance of two single carriage doors; that the style of the door is to be approved by Staff; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-33, 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. BOARD BUSINESS

Member Harrison inquired on the Admin Review of Clinch Kavanaugh property.

Mr. Pozzetta asked for a project update for the corner of S. 8th Avenue & Cedar Ave.

DRAFT

- 6. STAFF REPORT**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT – 6:20**

Sylvie McCann, Recording Secretary

Michael Spino, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
DECEMBER 19, 2019**

1. CALL TO ORDER: 5:00 pm

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta
Michael Spino (Chair)
Michael Harrison

Benjamin Morrison
Angela Conway

MEMBERS ABSENT:

Tammi Kosack (Alt 1)

OTHERS PRESENT:

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

Member Morrison recused himself from case item 4.1 (HDC 2019-41) as he is agent to the owner.

Member Pozzetta disclosed that he received a phone call from Joel Reitzer (HDC 2019-39) where Mr. Reitzer thanked the Board for their comments and stated that he would be adjusting his drawings to accommodate those comments.

Chair Spino received consensus from the Board to hear item 5.1 *Introduction of new Building Official/Director, Stephen Beckman* before Old and New business.

2. APPROVAL OF MEETING MINUTES

2.1 November 21, 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 2017-03: TIM RICH, AGENT FOR ARTISAN HOMES, 126 S 2ND STREET & 135 S 3RD STREET

Amendment to previously approved COA to alter brick detailing. (*Quasi-Judicial*)

Mr. Cumella presented the Staff Report and recommended approval.

Robert Swanbeck, representing Artisan Homes, 123 S 3rd Street, was present to answer questions from

the Board.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve amendment item 3.1 to HDC case number 2017-03 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That this amendment to HDC case 2017-03, as presented, is substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards 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 2017-03: TIM RICH, AGENT FOR ARTISAN HOMES, 132 S 2ND STREET, 147 S 3RD STREET, & 135 S 3RD STREET**

Amendment to previously approved COA to alter window placement at side and rear elevations.
(*Quasi-Judicial*)

Mr. Cumella presented the Staff Report and recommended approval.

Robert Swanbeck, representing Artisan Homes, 123 S 3rd Street, was present to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Morrison, to approve amendment to HDC case number 2017-03 for 132 S 2nd St, 147 S 3rd St, & 135 S 3rd St, without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That this amendment to HDC case 2017-03, as presented, is substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

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

3.3 **HDC 2019-20: RICHARD SASSER, AGENT FOR CMR ISLAND PROPERTIES, LLC, 22 S 8TH STREET (GRAND OAK PLAZA)**

Amendment to previously approved Certificate of Approval (COA) to add mechanical screening at north and east elevations. (*Quasi-Judicial*)

Mr. Cumella presented the Staff Report and recommended approval.

Teresa Prince of Tomasetti & Prince, representing the applicant, provided information and details specific to the request. Ms. Prince provided printed drawings for the Board.

Chip Sasser, applicant, 2011 Sunrise Dr, apologized for the existing rooftop fence screening and agreed to replace it with a more appropriate material.

Richard Sasser, applicant, 217 Centre Street, provided additional information and answered questions from the Board.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve HDC case number 2019-20 with the following conditions; that the height of the screening be appropriate to screen the mechanical equipment being installed; that all exposed wood material be painted to match existing paint on the building; and screen detail returns back towards the center of the roof a minimum of 3 feet on each end; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-20, with conditions, is substantially compliant with the Land Development Code, the Secretary of the

Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

- 3.4 **HDC 2019-39: JOEL V. REITZER JR. & JUDITH L. REITZER, 1132 WHITE STREET**
Certificate of Approval (COA) to construct a one-story single-family residence with accessory structure. *(Quasi-Judicial)*

Mr. Cumella presented the Staff Report and recommended approval.

Joel Reitzer, owner and architect, 1365 Manucy Road, presented information and details specific to the request. Mr. Reitzer provided printed drawings for the Board.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Conway, to approve HDC case number 2019-39 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-39, 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. NEW BUSINESS

- 4.1 **HDC 2019-41: COTNER ASSOCIATES INC, AGENT FOR GLR TRUST AGREEMENT, MICHAEL & KAREN HUFFMAN, 303 CALHOUN STREET**
Certificate of Approval (COA) to construct two accessory structures. *(Quasi-Judicial)*

Member Morrison stepped down from the dais.

Mr. Cumella presented the Staff Report and recommended approval.

Benjamin Morrison, 2107 Whitfield Dr, provided a brief history of the project and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison, to approve HDC case number 2019-41 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-41, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

- 4.2 **HDC 2019-42: JOHN STOKES, AGENT FOR GEORGE & CYNTHIA CAIRNS, LOTS 1 & 2, BLOCK 16, WHITE STREET**
Certificate of Approval (COA) to construct one-story single-family residence. *(Quasi-Judicial)*

Mr. Cumella presented the Staff Report and recommended approval.

John Stokes, agent to the applicant, 96096 Victoria's Place, provided information and details and answered questions from the Board.

The Board inquired on and discussed the mid-lot visibility corridor.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Pozzetta, to continue HDC case number 2019-42 to the February Regular meeting of the HDC without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-42, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

5. BOARD BUSINESS

5.1 Introduction of new Building Official/Director, Stephen Beckman

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT – 6:25 pm

Samantha Rogic, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-37
JANUARY 16, 2020

Owner/Applicant:	Rice Architect, agent for First Presbyterian Church Fernandina Beach
Property Address:	515 Centre Street
Requested action:	Certificate of Approval (COA) to renovate the south and east elevations and add a rooftop terrace with canopy.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial
FL Master Site File #	8NA01098
Year Built:	1957 (FMSF)
Contributing Status:	Non-Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is proposing to renovate the south and east elevations and add a rooftop terrace with canopy. Proposed alterations to the structure include: painting structure including brick, installation of railings at front landscape bed, conversion of landscape beds to reflecting pond, installation of boat shaped window at center street elevation, replacement of storefront windows, creation of round windows at east elevation, expansion of existing doorway at east elevation, and addition of a rooftop canopy with mechanical shaft and cable railing.

This case was continued from the November 21, 2019 Regular HDC Meeting to allow the applicant time to address staff and board concerns raised.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)
[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

ANALYSIS:

Constructed in 1957, this one-story mid-century modern commercial structure represents a shift in architectural styles in downtown Fernandina Beach and is indicative of architectural trends in the post WWII era.

The Florida Master Site File (8NA01098) indicates that this "...resource retains much of its historic integrity and stands within the historic district, it appears to be potentially eligible to the district." Although the building could not currently be included in the district because it falls outside the current period of significance, the opportunity exists to explore a second period of significance for downtown. This would take into account all of the mid-century resources that are indicative of this period of development. When assessing structures, integrity is a key factor in whether or not a structure contributes.

Staff is concerned that the level of alterations being proposed undermine the structures historic integrity. Many elements are being added to the structure which do not have any basis in the original design, which featured simple lines and emphasis on the horizontality. Utilizing the rooftop is allowable, but the proposed canopy does not relate to the architecture of the building and will be highly visible from multiple sides of the building. As designed, the rooftop canopy will be a visual detractor to the building and the district as a whole.

The applicant has applied for final approval of this project, but staff is recommending that the board take this opportunity to discuss this project, and our mid-century resources in general, allowing the applicant time to address the concerns and resubmit for final approval at a future date.

The Fernandina Beach 2030 Comprehensive Plan states in *Policy 11.08.01* that “the City shall encourage protection, preservation, and revitalization of historic non-designated structures and neighborhoods.

January Update:

The applicant has made several changes to the proposed design including:

1. Elimination of the reflecting pond and railings at front entrance;
2. Reduction to the number of circular windows on the east elevation from three to one larger one;
3. Change in roof form of rooftop canopy from hipped to flat roof; and
4. Change in rooftop railing design.

Staff finds that the proposed changes are an improvement to the design and better reflect the original design intent of the building. Being a mid-century commercial structure, this building features a number of character-defining features/ materials, such as the aluminum and glass storefront, cantilevered awnings, decorative red brick walls. As had been noted at the November HDC meeting, this structure is unique in that it “retains much of its historic integrity.” The building represents an important shift in the story of Downtown Fernandina Beach’s development, as well as the broader cultural influences that shaped its design. Care should be taken to ensure that the property does not lose its historic integrity that makes it a good example of this period of architecture.

While the reduction of some of the circular windows lessens the impact to the historic brick, the round shape is not something that would commonly be seen on a building of this style and period. In addition, the novelty window proposed at the south (front) elevation is not in keeping with the original design of the building. The proposal calls for the replacement of the aluminum/ glass storefront with black anodized aluminum. As the natural color aluminum is a character defining material of this period, it is recommended that if the storefront needs replacement, it utilize the same materials as the original.

The proposal calls for the whitewashing of all the brick surfaces on the building. Painting or coating historically unpainted brick is also not recommended.ⁱ

When considering these proposed changes staff finds that a number of them are in conflict with the following Secretary of the Interior’s Standards:

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.
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 historic property shall be preserved.
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.
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.

STAFF RECOMMENDATION:

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

Staff recommends:

Denial of HDC 2019-37

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-37 **with or without** conditions;

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

That HDC case 2019-37, 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 2019-37 Application and Backup Materials (as presented November 21, 2019) |
| EXHIBIT 2 | Updated Plans & Elevations |
| EXHIBIT 3 | Florida Master Site File 8NA01098 |
| EXHIBIT 4 | <i>Midcentury Commercial Design Evaluation and Preservation: An Opportunity for Commissions.</i> Carol J. Dyson, AIA. The Alliance Review. Spring 2017. |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

ⁱ *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.* Page 80. <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

HDC 2019-37

EXHIBIT 1

*Application & Backup Materials
(as presented November 21, 2019)*



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

HDC	2019-0037
REC'D: <u>10/17/19</u>	BY: <u>[Signature]</u>
INVOICE #: <u>4914</u>	
PAYMENT: <u>20000</u>	TYPE: <u>CH #3318</u>
APPLICATION COMPLETE: Y ___ N ___	
PRE-CONFERENCE: Y ___ N ___	DATE: _____

BOARD MEETING DATE: _____
PLANNER: _____ DATE: _____
<u>APPROVED</u> <u>DENIED</u>

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): <u>00-00-31-1800-0030-0140</u>	
Zoning District: <u>C-3</u>	Lot / Block Number (optional) <u>BLOCK 30</u>

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
FIRST PRESBYTERIAN CHURCH FERNANDINA BEACH	
Company (if applicable)	
Street Address	
515 CENTRE ST	
City State Zip	
FERNANDINA BEACH, FL 32034	
Telephone Number	
904-261-3837	
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	
MARK H. AKINS	
Company (if applicable)	
RICE ARCHITECT	
Street Address	
961687 GATEWAY BLVD SUITE 201H	
City State Zip	
AMELIA ISLAND, FLORIDA 32034	
Telephone Number	
904-491-0072	
Email Address	
MHAKINS@RICEARCHITECT.COM	

PROJECT DESCRIPTION (REQUIRED)

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

The Current building is mid-century style with a brick finish, glass facade and corner common to the MCM movement.

Neighboring buildings include various styles such as Spanish Revival, Neo-Classical and Mediterranean Influence

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

The youth center (The Anchor) will be renovated, a new elevator will be installed with (3) stops main floor, classroom floor, rooftop terrace.

The new rooftop terrace is envisioned with an open canopy with steel columns and a metal roof giving a covered area of roughly 800 square feet. The staircase will be added within the existing footprint with a glass enclosure and steel railing in the interest of continuing the MCM style.

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	ANDERSON	ARCHITECTURAL SERIES		Black Anodized
Windows	ANDERSON	ARCHITECTURAL SERIES		Black Anodized
Roofing	1ST COAST METAL ROOF	STANDING SEAM		
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
NA	Proof of ownership (copy of deed or tax statement)	
NA	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
NA	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	
NA	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.	
NA	Photographs of the existing site and existing buildings if any, including views from the street. EMAILED	
NA	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.	
NA	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.	
NA	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
NA	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.	
NA	New construction applications <u>must</u> show context of project within existing streetscape.	
NA	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

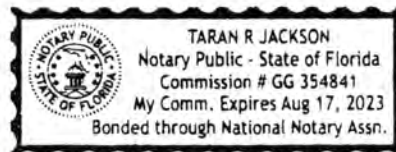
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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

10/16/2019
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to in my presence this 17th day of October, 2019, by
Mark Glicks

[Signature]
Notary Public Signature

Taran Jackson
Printed Name

08/17/23
My Commission Expires

Personally Known [Signature] 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 FIRST PRESBYTERIAN CHURCH FERNANDINA BEACH - JOHN R. HAWLEY
(print name of property owner(s))

hereby authorize: MARK H AKINS (RICE ARCHITECT LLC.)
(print name of agent)

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

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

[Signature]
(Signature of owner)
JOHN R. HAWLEY
(Print name of owner)

[Signature]
(Signature of owner)
JOHN R. HAWLEY
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to in my presence this 17th day of October, 2019, by
John R. Hawley

[Signature]
Notary Public: Signature

Merena C. Jones
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: Drives Lic

BUSE	009200	ED RELIGIOS		AE?	N	3203 HTD AREA	95.059 INDEX	1002.00 FB CENTRE STREE	PUSE	007100 CHURCHES	
MOD	4	COMMERCIAL BATH				3247 EFF AREA	65.876 E-RATE	110.000 INDX	STR 22- 3N- 28		
EXW	05	AVERAGE FIXT	5		213,898 RCN			1957 AYB	MKT AREA 01	262,957 BLDG	
	50%	COMMON BRK BDRM			81.00 %GOOD	173,257 B BLDG VAL		1980 EYB	APPR 7	0 XFOB	
RSTR	04	WOOD TRUSS RMS	2						AC	175,000 LAND	
RCVR	04	BUILT-UP UNTS			◆FIELD CK:	12/06/2018 KK			NTCD	0 CLAS	
%	.	C-W% C-2	21		◆LOC:	515 CENTRE ST FERNANDINA BEACH			APPR CD	0 MKTUSE	
INTW	05	DRYWALL HGHT	14		◆				CNDO	437,957 JUST	
%	.	PMTR			◆ +-----50-----+				SUBD	437,957 APPR	
FLOR	07	CORK/VTILE STYS	1.0		◆ IBAS1993	I			BLK		
20%	14	CARPET ECON			◆ I	I			LOT	0 SOHD	
HTTP	04	AIR DUCTED FUNC			◆ I	I			MAP# 6C/23S	437,957 ASSD	
A/C	04	ROOF TOP SPCD			◆ I	I			02	437,957 EXPT	
Q	03	CLASS DEPR 03			◆ I	I			TXDT 002	0 COTXBL	
F	.	SPRK			◆ I	I					
SIZE	02	L-SHAPED UD-2	.		◆ I	5					
CEIL	01	FIN.SUSPD UD-3	.		◆ I	2			----- BLDG TRAVERSE -----		
ARCH	N/A	UD-4	.		◆ I	I			◆ BAS1993= W50 S67 E13 CAN1993= E37 N15 W3 S		
FRME	03	MASONRY UD-5	.		◆ 6	I			◆ 12 W34 S3\$ N3 E34 N12 E3 N52\$.		
KTCH	.	UD-6	.		◆ 7	I					
WNDO	.	UD-7	.		◆ I	I					
CLAS	.	UD-8	02 DIST F		◆ I	I					
OCC	.	UD-9	.		◆ I	I					
COND	.	%			◆ I						
SUB	A-AREA	% E-AREA	SUB VALUE		◆ I	I I			----- PERMITS -----		
BAS93	3203	100	3203	170909	◆ I	1 1			◆ NUMBER DESC AMT ISSUED		
CAN93	147	30	44	2348	◆ I	2 5			◆ 20053028 REPAIR/RRF 43,000 11/15/2005		
					◆ I	+-----34-----+ I			◆ 2003940 REMODEL 180,000 9/11/2000		
					◆ +---13---CAN1993---37-----+				----- SALE -----		
					◆				◆ BOOK PAGE DATE PRICE		
					◆				◆ 914 1992 1/11/2000 U I 425000		
					◆				◆ GRANTOR PAW PRINT PROPERTIES INC		
					◆				◆ GRANTEE FIRST PRESBYTERIAN CHURCH OF FDNA		
					◆				◆ 897 1766 9/01/1999 U I 100		
					◆				◆ GRANTOR GOSETTO ALEX & J DENNIS POLLACK		
					◆				◆ GRANTEE PAW PRINT PROPERTIES INC		
TOTAL	3350		3247	173257							

EXTRA FEATURES										FIELD CK:		GRANTEE TAX FRONT PROPERTIES INC									
AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ	UT	PR	SPCD	%	%GOOD	XFOB	VALUE
		LAND	DESC	ZONE	ROAD	{UD1	{UD3	FRONT	DEPTH	FIELD CK:	12/06/2018	KK									
AE		CODE	TOPO	UTIL	{UD2	{UD4	BACK	DT		ADJUSTMENTS		UNITS	UT	PRICE	ADJ	UT	PR			LAND	VALUE
N	007	100	CHURCH	C-3	0003		50	100	1.00	1.00	1.00	1.00	5000.000	SF				35.00			175,000
B001	- 515 CENTRE										B001 - THE ANCHOR FIRST PRESBYTERIAN CHURCH										
L001	- FAR 0.5549										L001 - OWNS ADJ PARCEL										

BUSE	009200	ED RELIGIOS		AE? N	1608	HTD AREA	98.581	INDEX	1002.00	FB CENTRE STREE	PUSE	007100 CHURCHES	
MOD	4	COMMERCIAL BATH			1621	EFF AREA	68.316	E-RATE	110.000	INDX STR 22-	3N- 28		
EXW	15	CONC BLOCK FIXT		3	110,741	RCN			1957	AYB MKT AREA 01		262,957	BLDG
50%	19	COMMON BRK BDRM			81.00	%GOOD	89,700	B BLDG VAL	1980	EYB APPR 7		0	XFOB
RSTR	04	WOOD TRUSS RMS		9						AC		175.000	LAND

RCVR 04 BUILT-UP UNTS 27 ♦FIELD CK: 12/06/2018 KK
 % . C-W% 14 ♦LOC: 515 CENTRE ST FERNANDINA BEACH
 INTW 05 DRYWALL HGHT 14 ♦
 % . PMTR ♦ +-----50-----+
 FLOR 14 CARPET STYS 1.0 ♦ IBAS1993 I
 % . ECON ♦ I I
 HTTP 04 AIR DUCTED FUNC ♦ I 1
 A/C 04 ROOF TOP SPCD ♦ I 5
 QUAL 03 CLASS DEPR 03 ♦ I I
 FNDN . SPRK ♦ 3 ++
 SIZE 02 L-SHAPED UD-2 . ♦ 3 II
 CEIL 01 FIN.SUSPD UD-3 . ♦ I 1I
 ARCH N/A UD-4 . ♦ I 21
 FRME 03 MASONRY UD-5 . ♦ I +-4+8
 KTCH . UD-6 . ♦ I 6CAN1993
 WNDO . UD-7 . ♦ I I I
 CLAS . UD-8 02 DIST F ♦ +-----45-----+-5-+
 OCC . UD-9 . ♦
 C % . ♦
 S A-AREA % E-AREA SUB VALUE ♦
 BAS93 1608 100 1608 88981 ♦
 CAN93 42 30 13 719 ♦
 ♦
 ♦
 ♦
 ♦
 ♦
 ♦

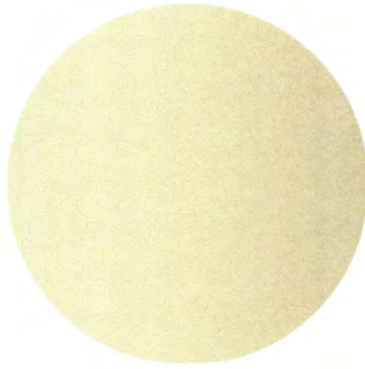
♦ NTCD 0 CLAS
 ♦ APPR CD 0 MKTUSE
 ♦ CNDO 437,957 JUST
 ♦ SUBD 437,957 APPR
 ♦ BLK
 ♦ LOT 0 SOHD
 ♦ MAP# 6C/23S 437,957 ASSD
 ♦ 02 437,957 EXPT
 ♦ TXDT 002 0 COTXBL

♦ ----- BLDG TRAVERSE -----
 ♦ BAS1993= W50 S33 E45 CAN1993= E5 N18 W1 S1
 ♦ 2 W4 S6\$ N6 E4 N12E1 N15\$.

♦ ----- PERMITS -----
 ♦ NUMBER DESC AMT ISSUED
 ♦
 ♦

♦ ----- SALE -----
 ♦ BOOK PAGE DATE PRICE
 ♦ 893 1506 8/03/1999 U I 372500
 ♦ GRANTOR GOSETTO ALEX & J DENNIS POLLACK
 ♦ GRANTEE PAW PRINT PROPERTIES INC

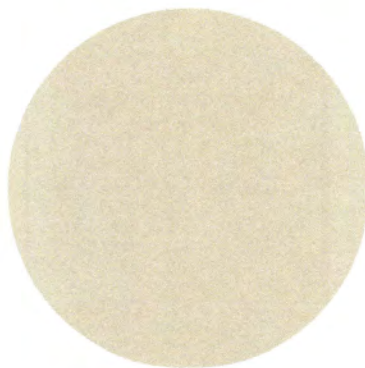




Champagne Met. SR .37



Antique Copper Met. SR .26



Ash Gray SR .39



CITY OF FERNANDINA BEACH
HISTORIC DISTRICT COMMITTEE SUBMITTAL
FIRST PRESBYTERIAN CHURCH
ANCHOR YOUTH CENTER
515 CENTRE ST FERNANDINA BEACH, FL 32034

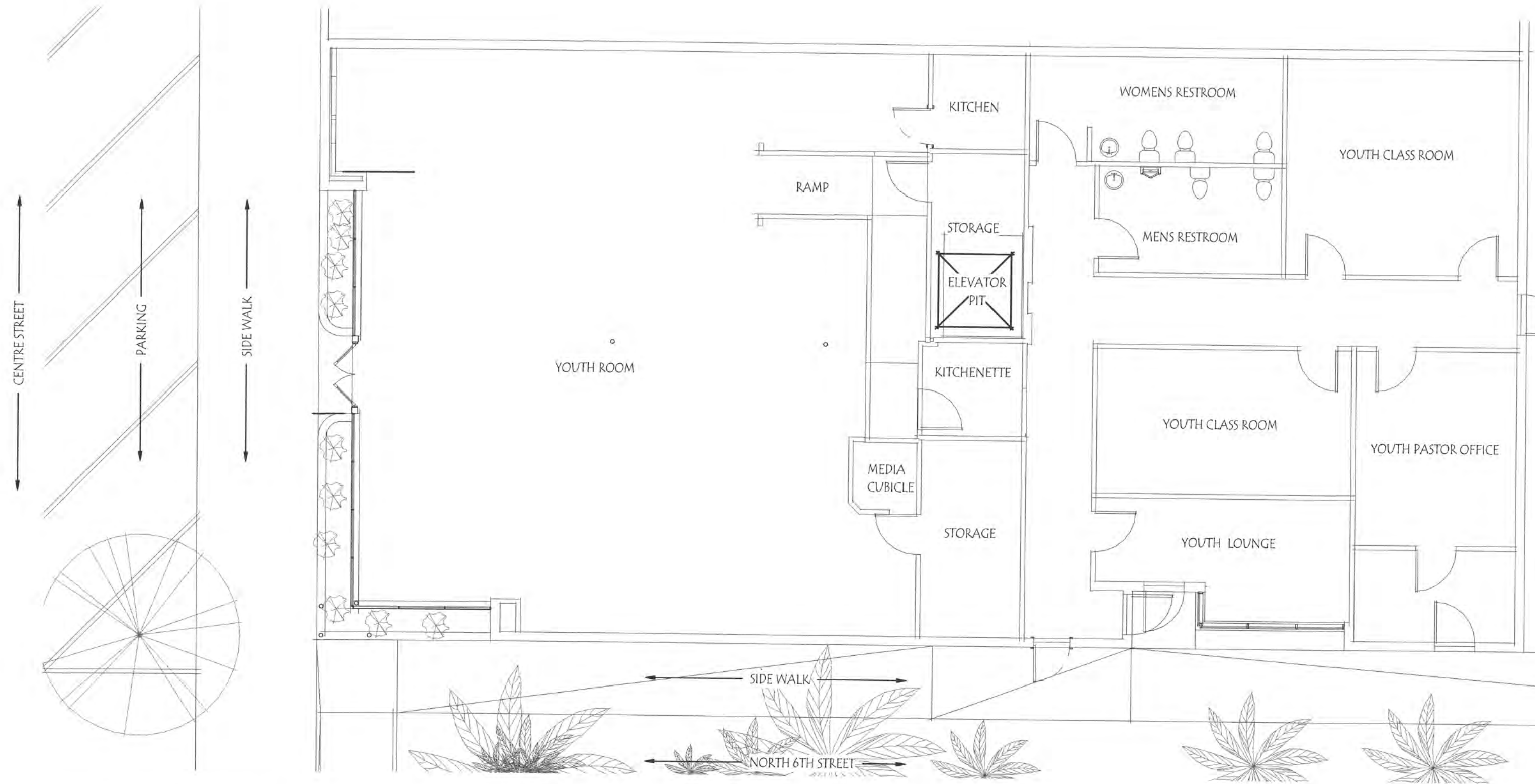
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

A R C H I T E C T

515 CENTRE ST FERNANDINA BEACH, FL 32034

BO.O



EXISTING - FIRST FLOOR PLAN

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

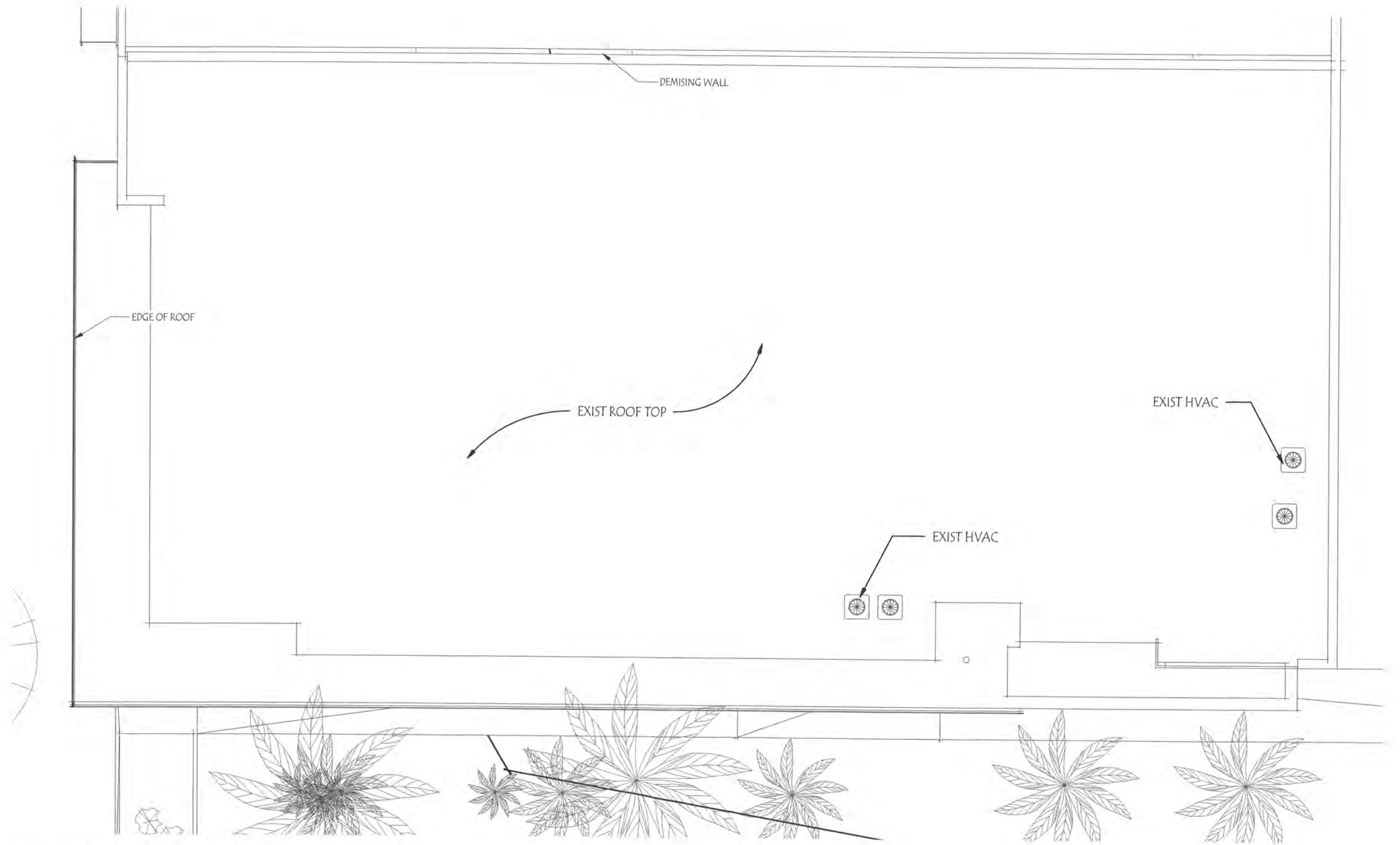
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

ARCHITECT

515 CENTRE ST FERNANDINA BEACH, FL 32034

B1.0



EXISTING - ROOF PLAN M

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

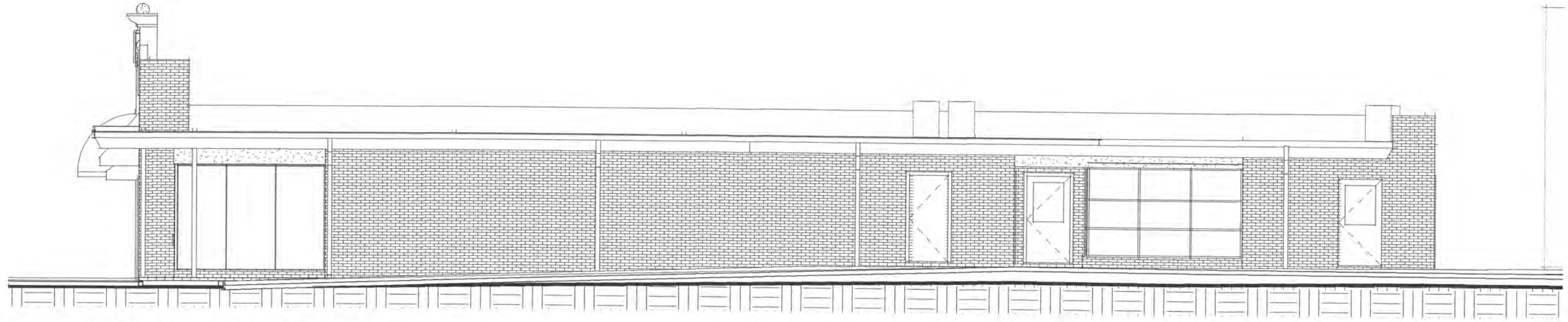
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

ARCHITECT

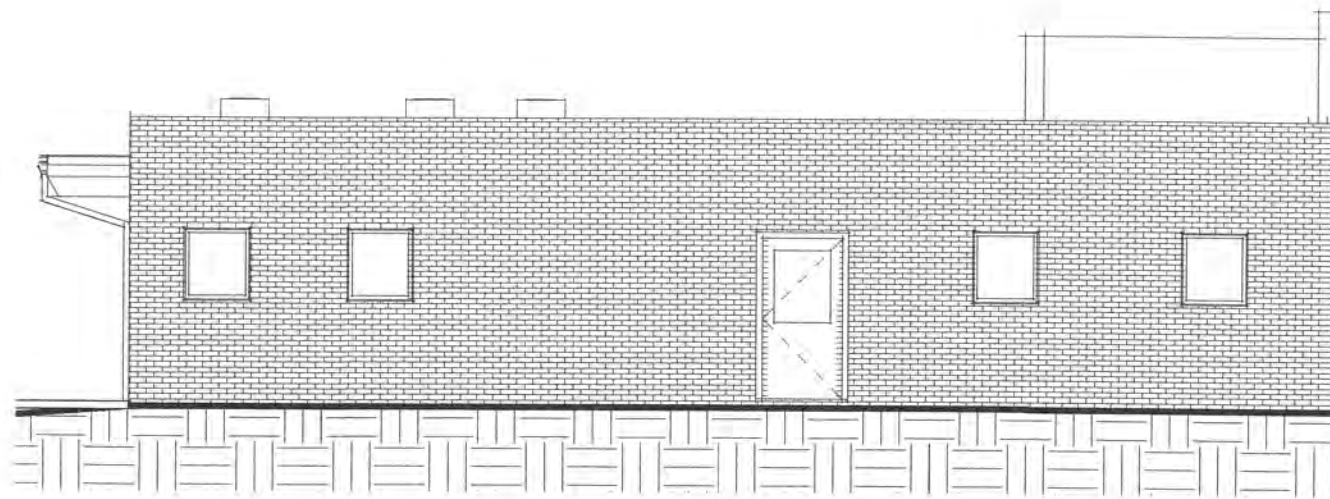
515 CENTRE ST FERNANDINA BEACH, FL 32034

B2.0



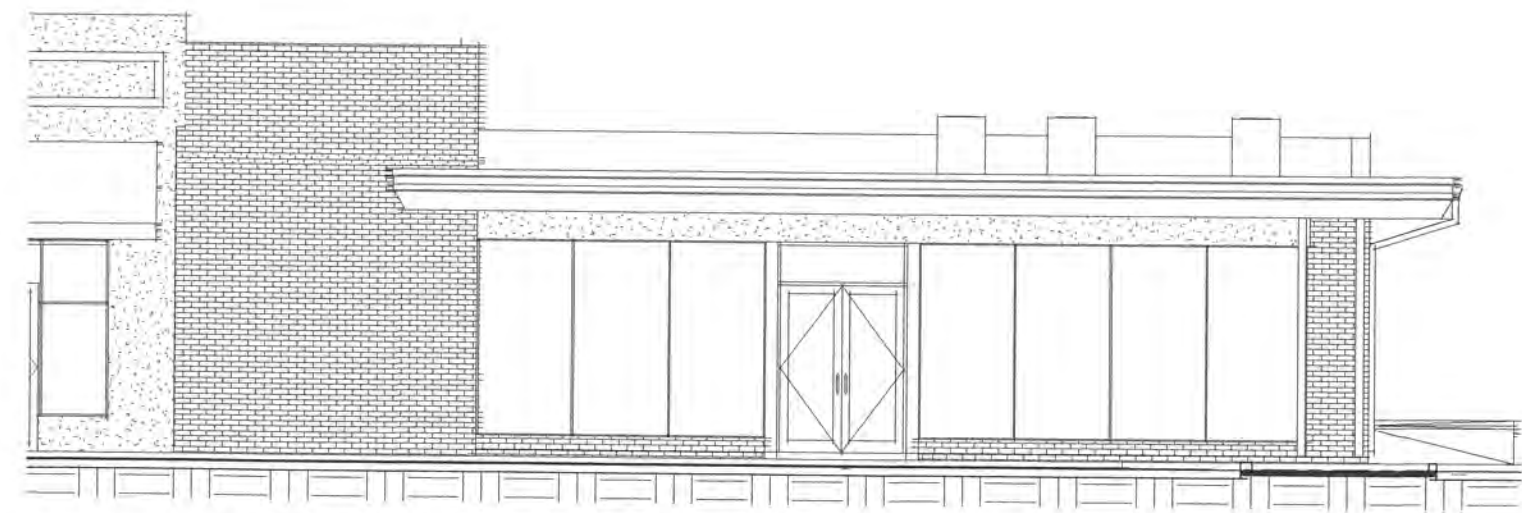
EXIST - NORTH 6TH STREET ELEVATION

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



EXIST - NORTH ELEVATION

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



EXIST - CENTRE STREET ELEVATION

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

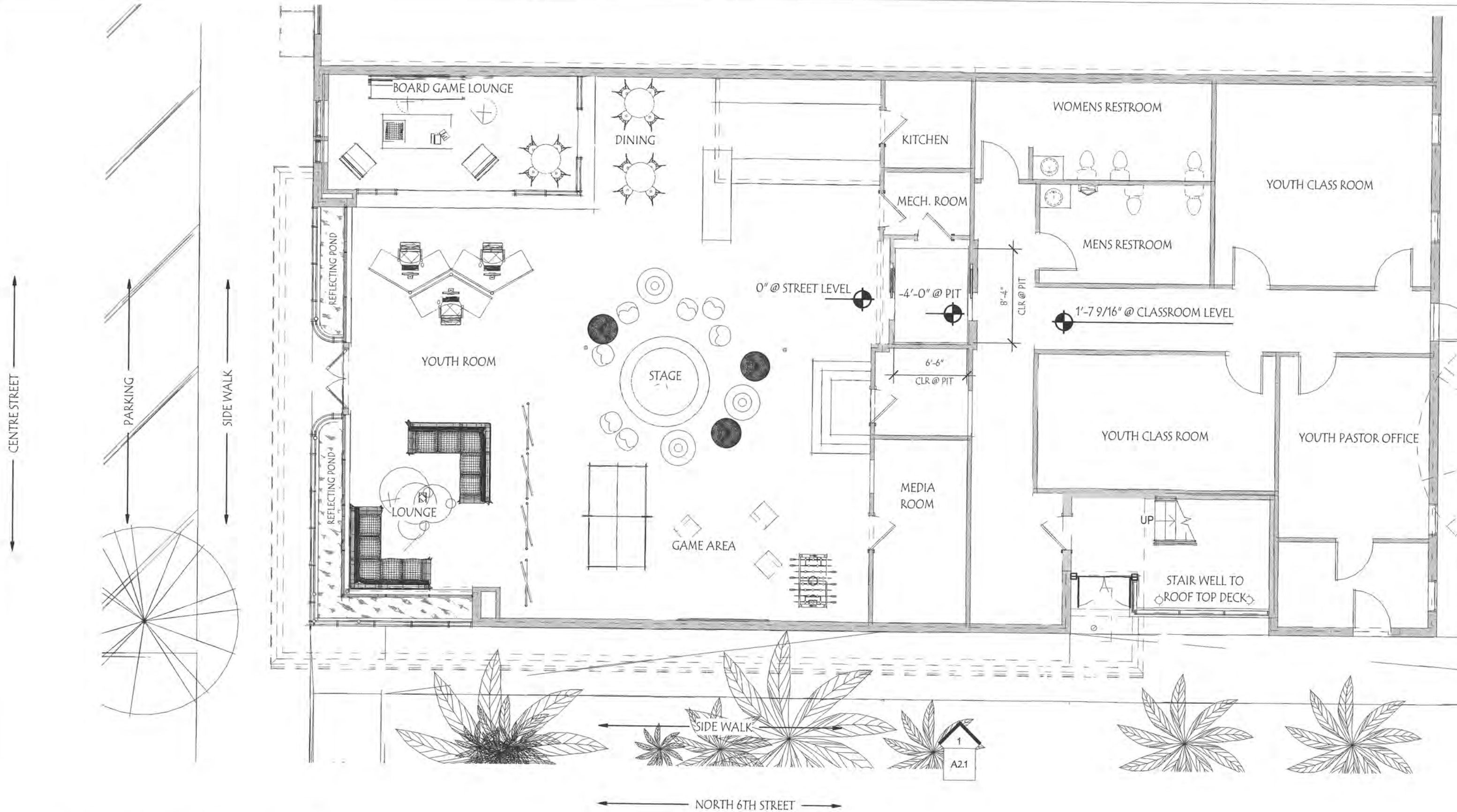
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

ARCHITECT

515 CENTRE ST FERNANDINA BEACH, FL 32034

B3.0



PROPOSED - FLOOR PLAN

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

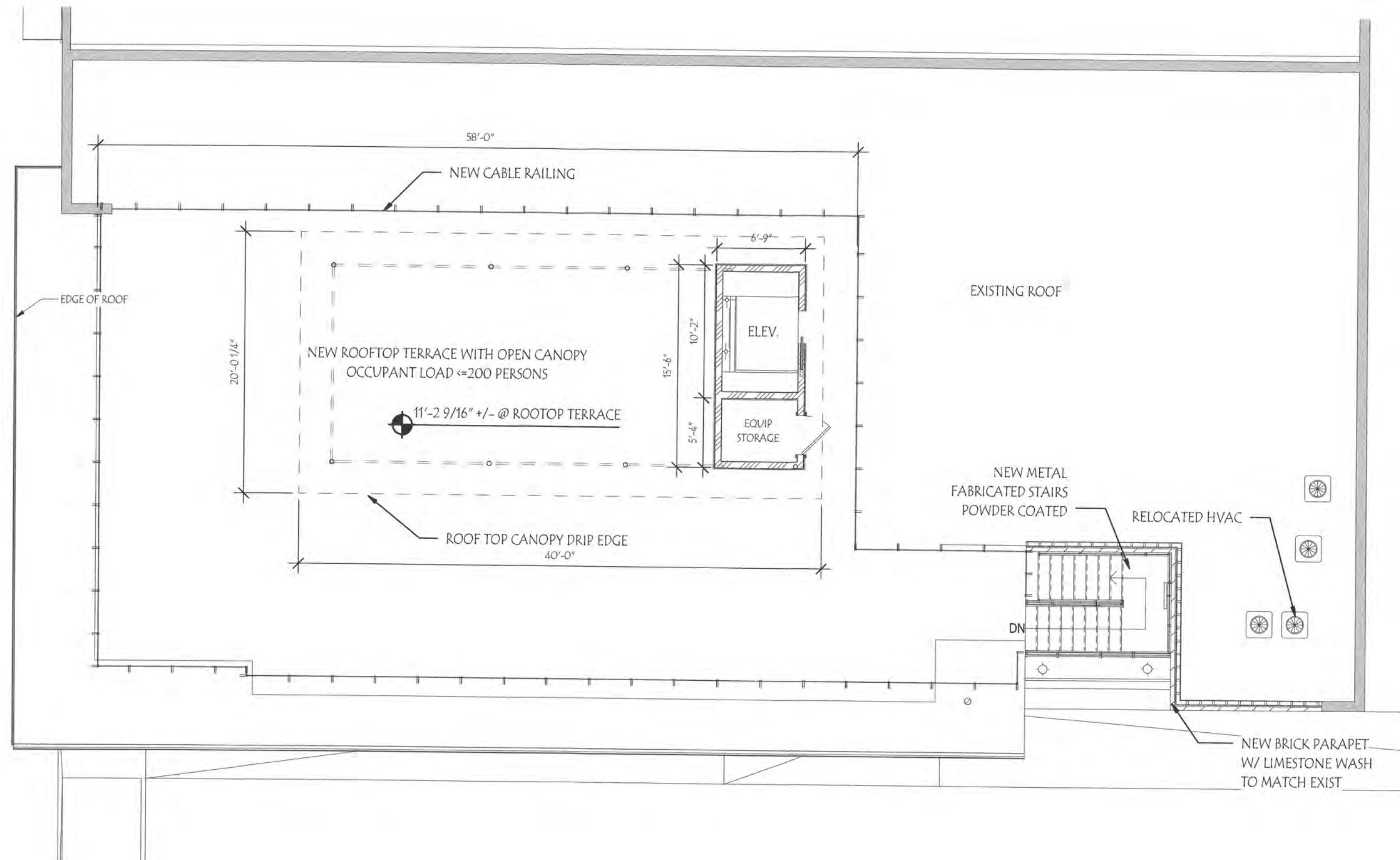
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

ARCHITECT

515 CENTRE ST FERNANDINA BEACH, FL 32034

B4.0



PROPOSED - ROOF PLAN

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

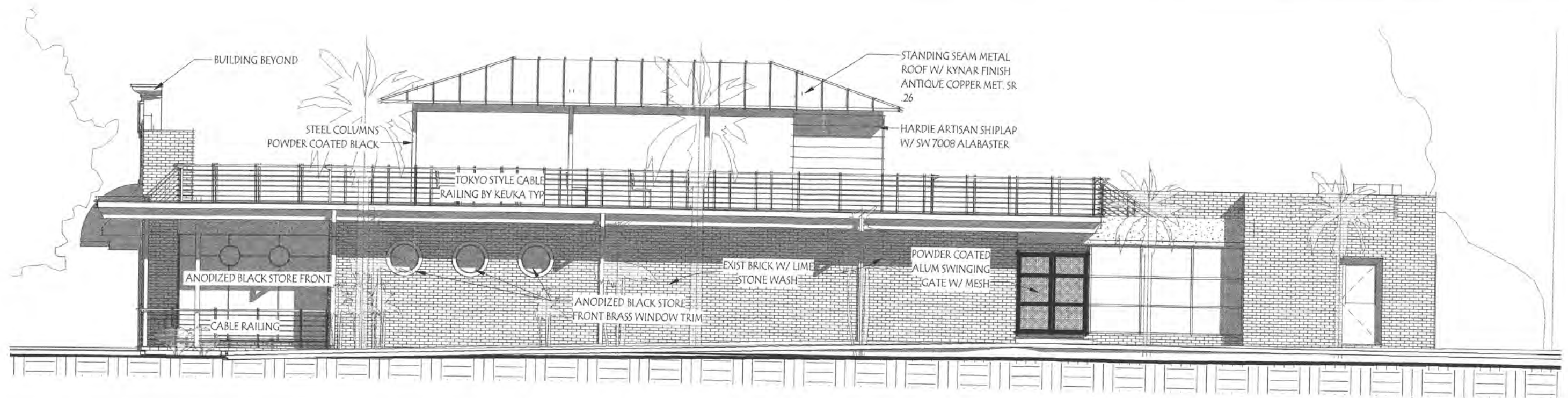
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

ARCHITECT

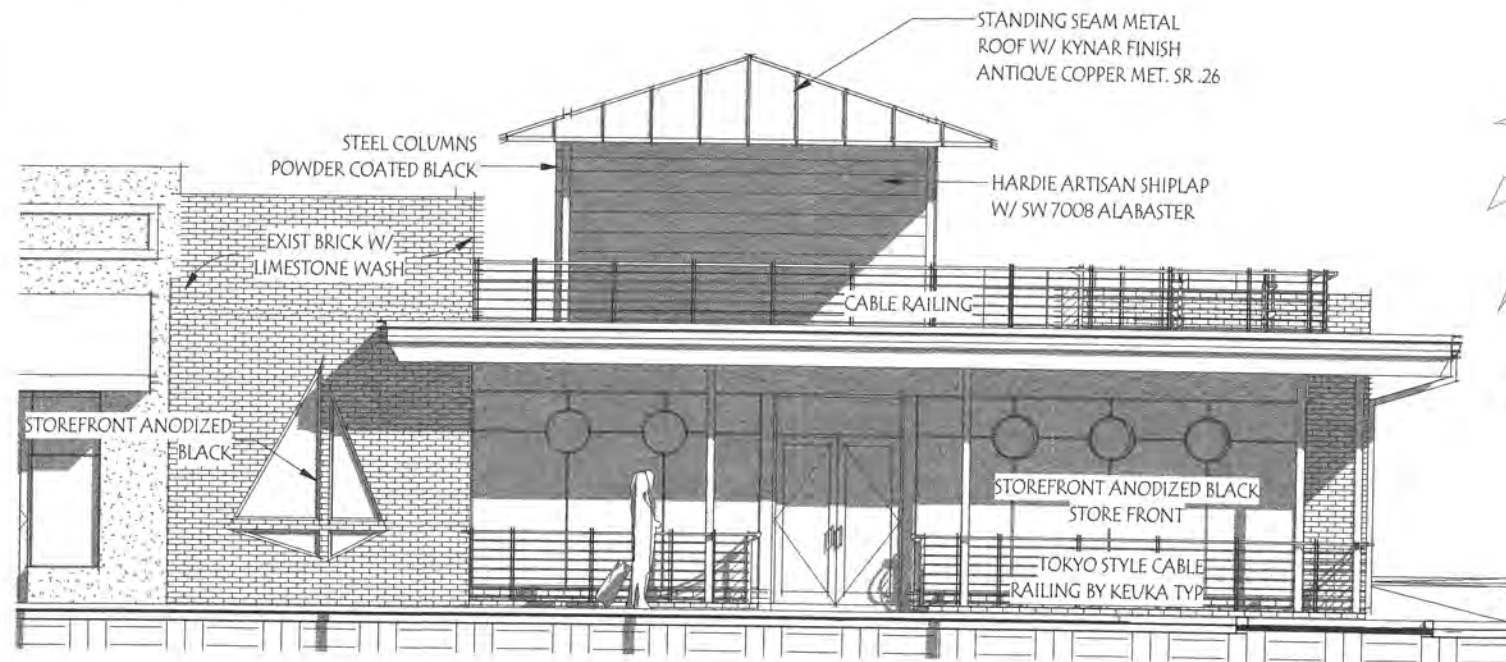
515 CENTRE ST FERNANDINA BEACH, FL 32034

B5.0



PROPOSED - NORTH 6TH STREET ELEVATION

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



PROPOSED - CENTRE STREET ELEVATION

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



PROPOSED - REAR ELEVATION

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

THE ANCHOR YOUTH CENTER

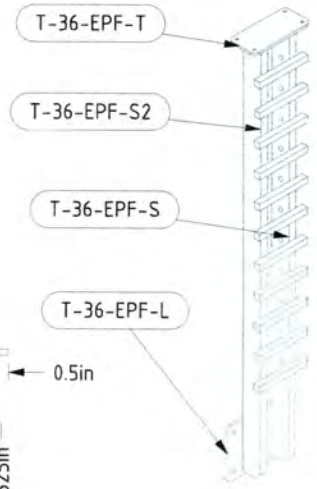
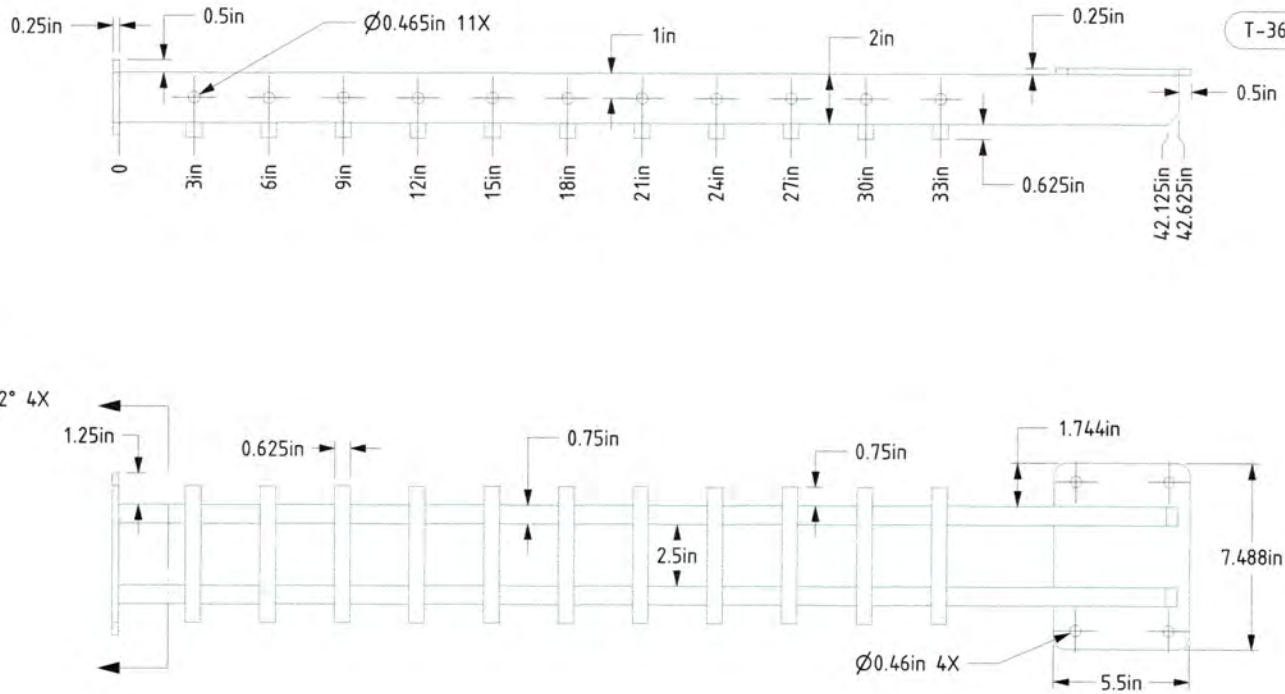
ISSUE DATE: 11/20/2019

A R C H I T E C T

515 CENTRE ST FERNANDINA BEACH, FL 32034

B6.0

ITEM NO.	PART NUMBER	QTY
1	Bars	1
2	T-36-EPF-L	1
3	T-36-EPF-S	1
4	T-36-EPF-S2	1
5	T-36-EPF-T	1



SCALE 1:10

NOTES:
STANDARD MATERIAL & FINISH:
- A-36 STEEL POWDER COATED

ADDITIONAL MATERIAL OPTIONS:
- A-36 STEEL GALVANIZED
- TYPE 304 STAINLESS STEEL
- TYPE 316 STAINLESS STEEL

PROJECT: T-36-EPF-RH		SEE NOTE	
PART: T-36-EPF		SEE NOTE	
DRAWN BY: JT		MATERIAL:	
DATE: 12/9/14		FINISH:	
REVISION		COLOR:	
SCALE: 1:5		LOCATION:	
SIZE: B		QUANTITY:	
SHEET: 1			
OF: 1			

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FOR SHIPMENT TO THE CUSTOMER BY KEUKA STUDIOS, ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



EXISTING BUILDING PHOTOS

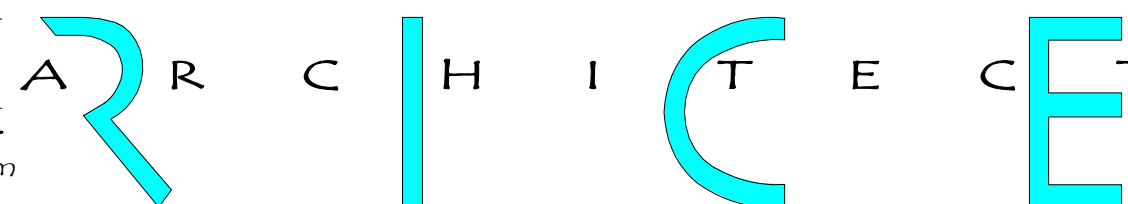
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B6.1

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

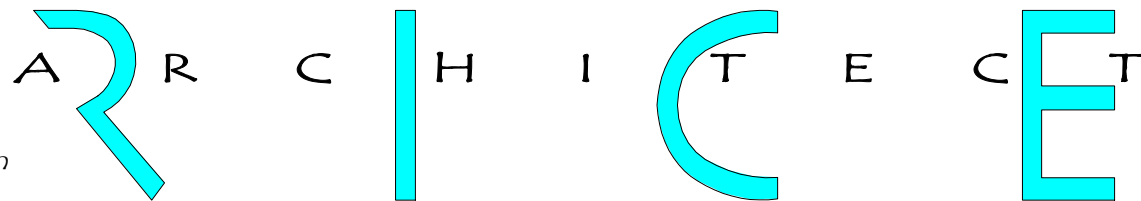


PROPOSED VIEW A

THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



515 CENTRE ST FERNANDINA BEACH, FL 32034

B7.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED VIEW B

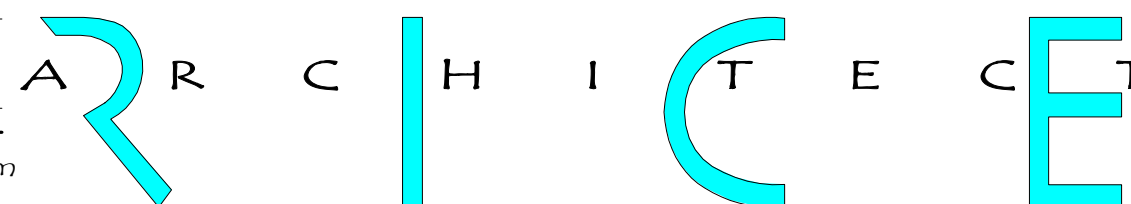
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B8.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED VIEW C

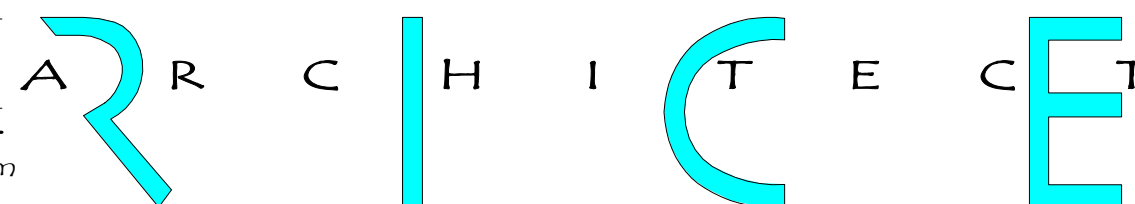
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B9.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED VIEW D

THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B10.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

A R C H I T E C T

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED VIEW E

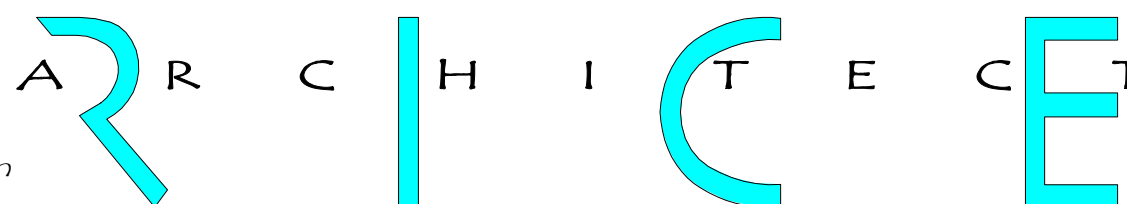
THE ANCHOR YOUTH CENTER

ISSUE DATE: 11/20/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B10.1

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



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HDC 2019-37

EXHIBIT 2

Updated Plans & Elevations



THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B12.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

R I C E A R C H I T E C T

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B11.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

R R C H I T E C T

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED VIEW D

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B10.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

R R C H I T E C T

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED VIEW C

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B9.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

R I C H I T E C T

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED VIEW B

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B8.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

R R C H I T E C T

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXISTING BUILDING PHOTOS

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

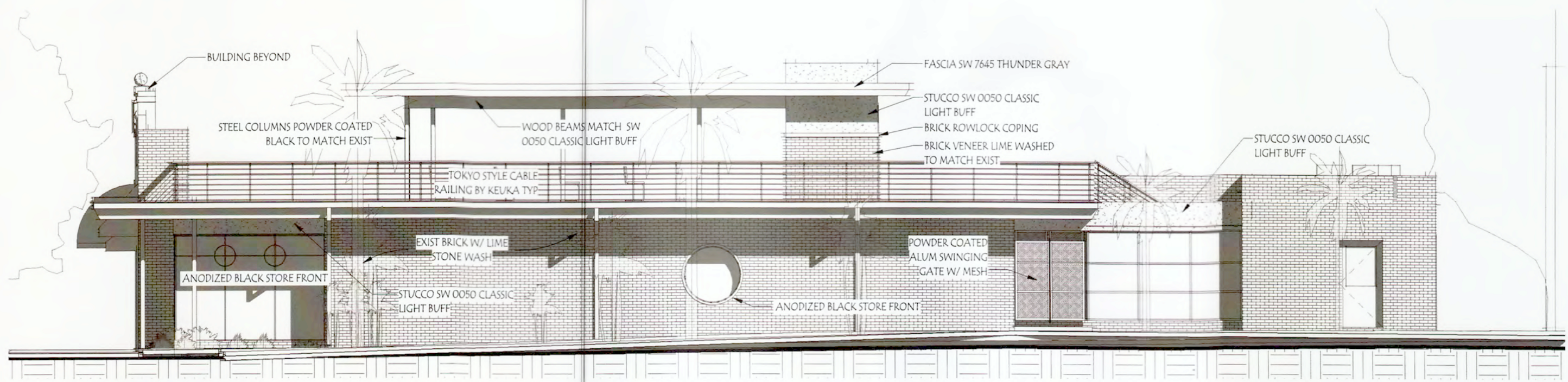
515 CENTRE ST FERNANDINA BEACH, FL 32034

B7.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

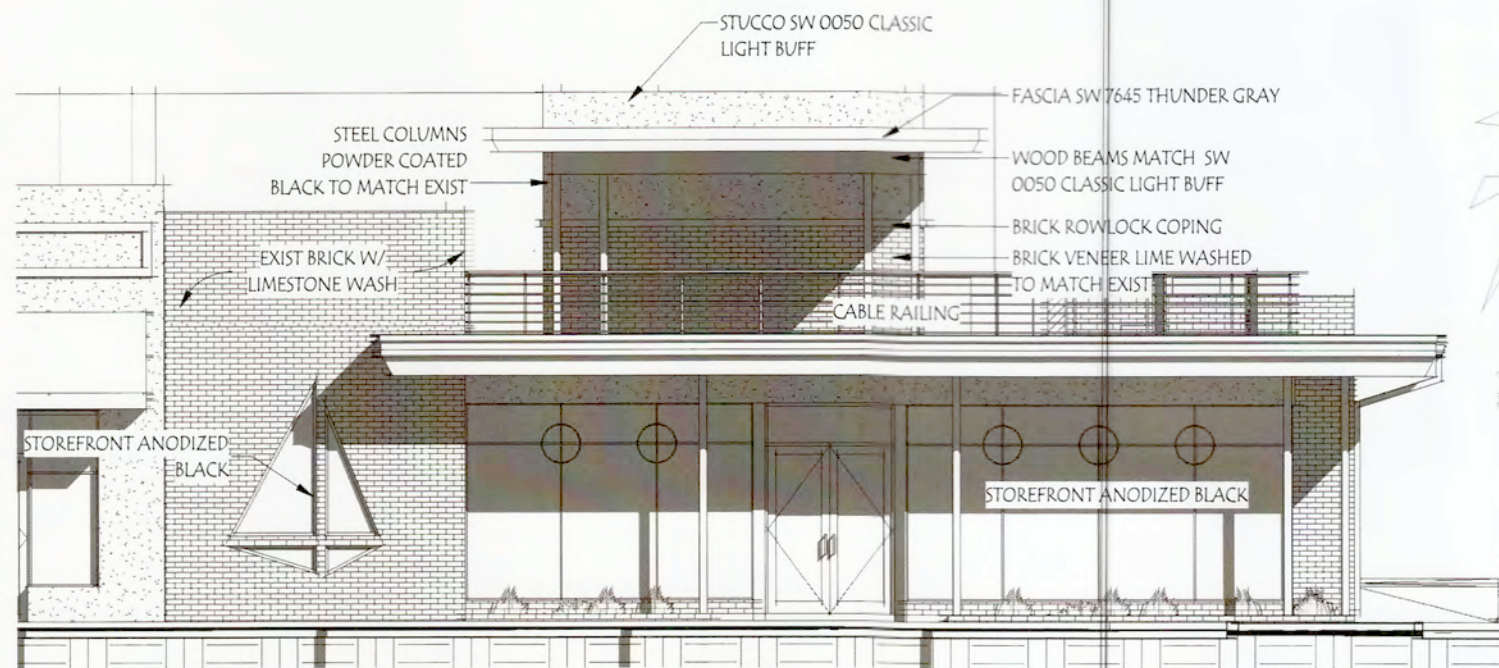
R R C I H I T E C E

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



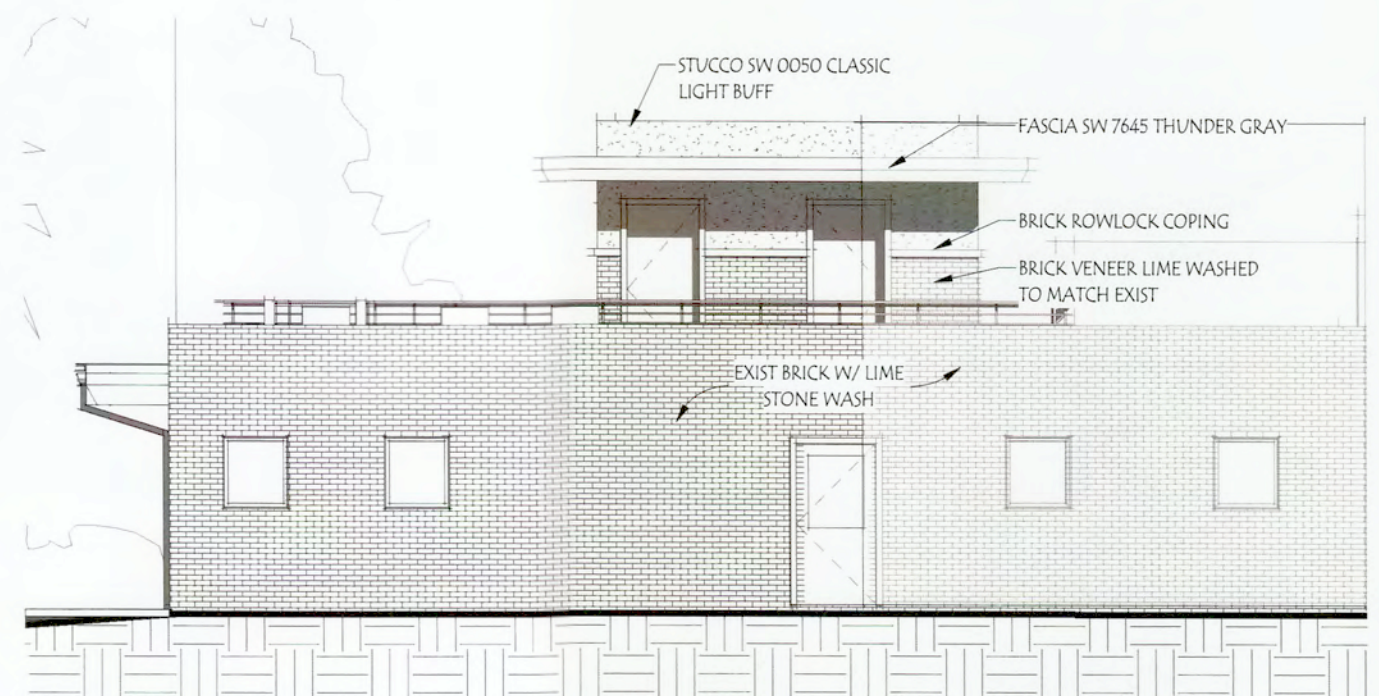
PROPOSED - NORTH 6TH STREET ELEVATION

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



PROPOSED - CENTRE STREET ELEVATION

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



PROPOSED - REAR ELEVATION

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

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

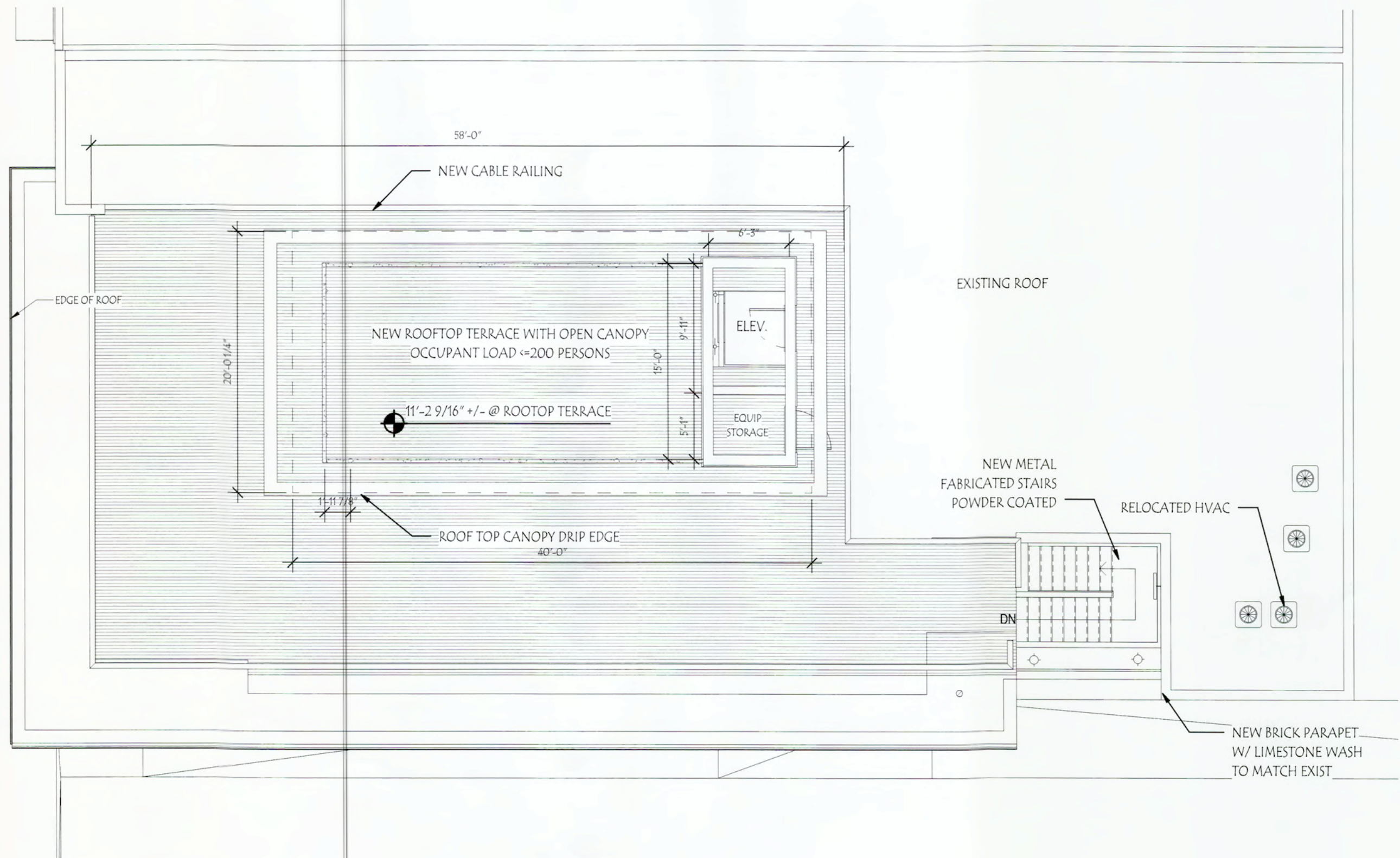
515 CENTRE ST FERNANDINA BEACH, FL 32034

B6.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED - ROOF PLAN

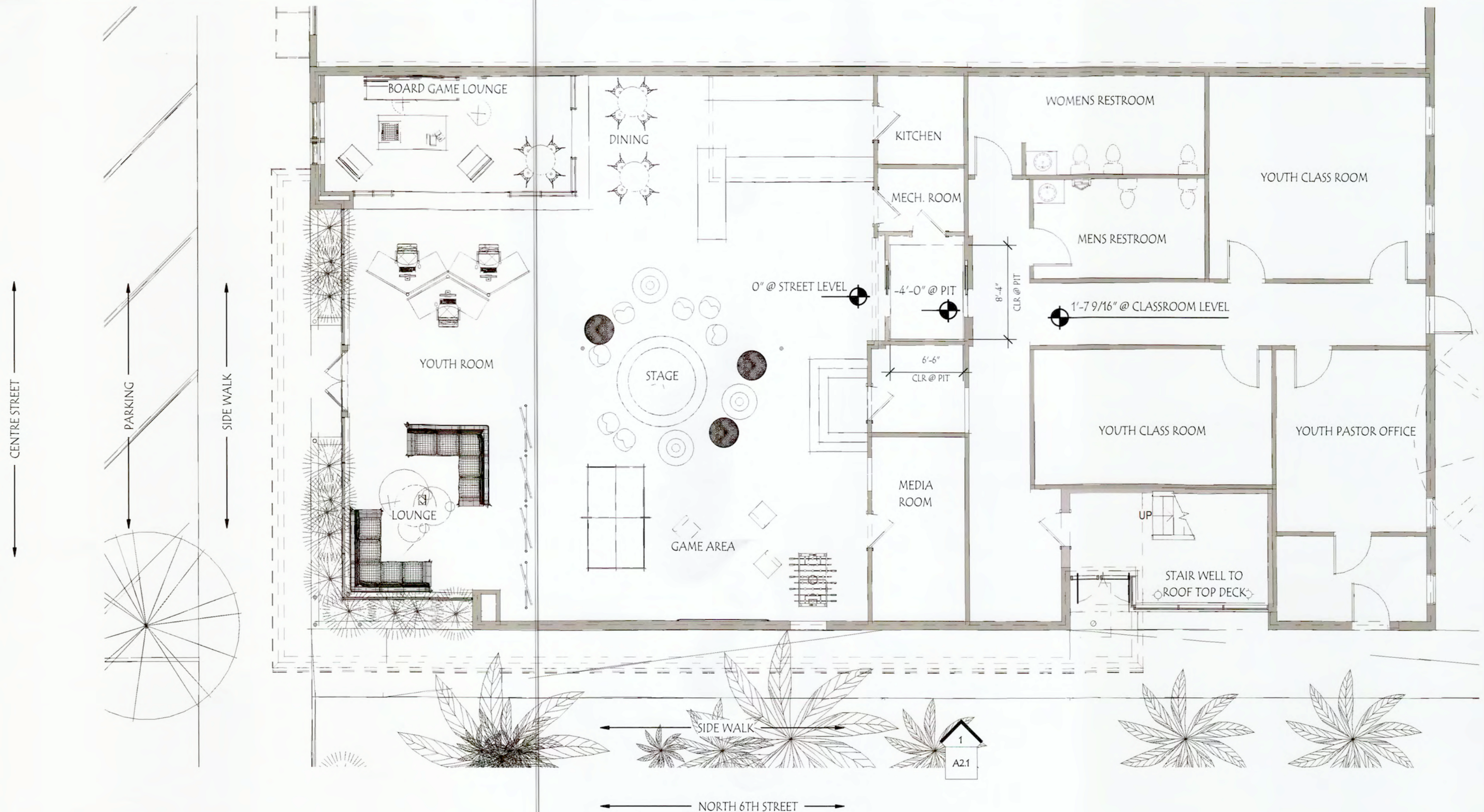
SCALE: 1/8" = 1'-0"

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B5.0



PROPOSED - FLOOR PLAN

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

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

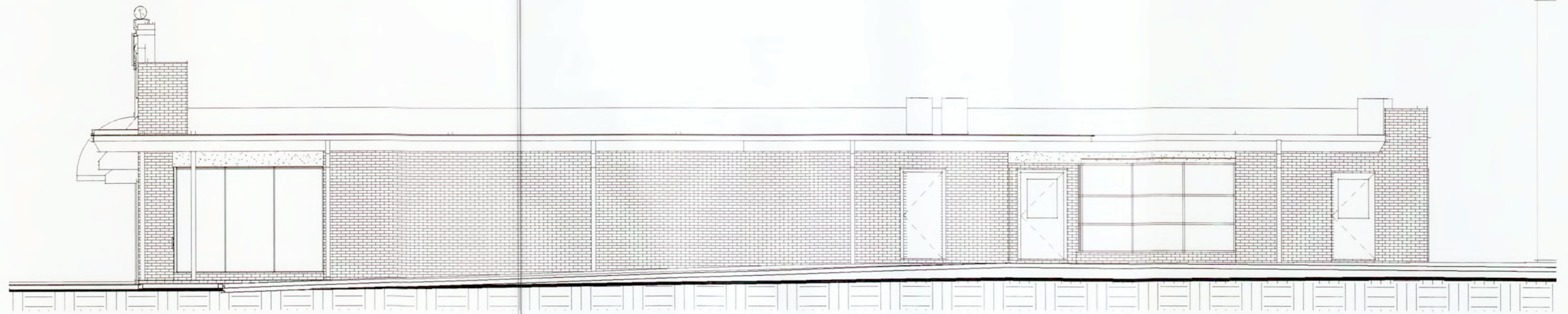
515 CENTRE ST FERNANDINA BEACH, FL 32034

B4.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

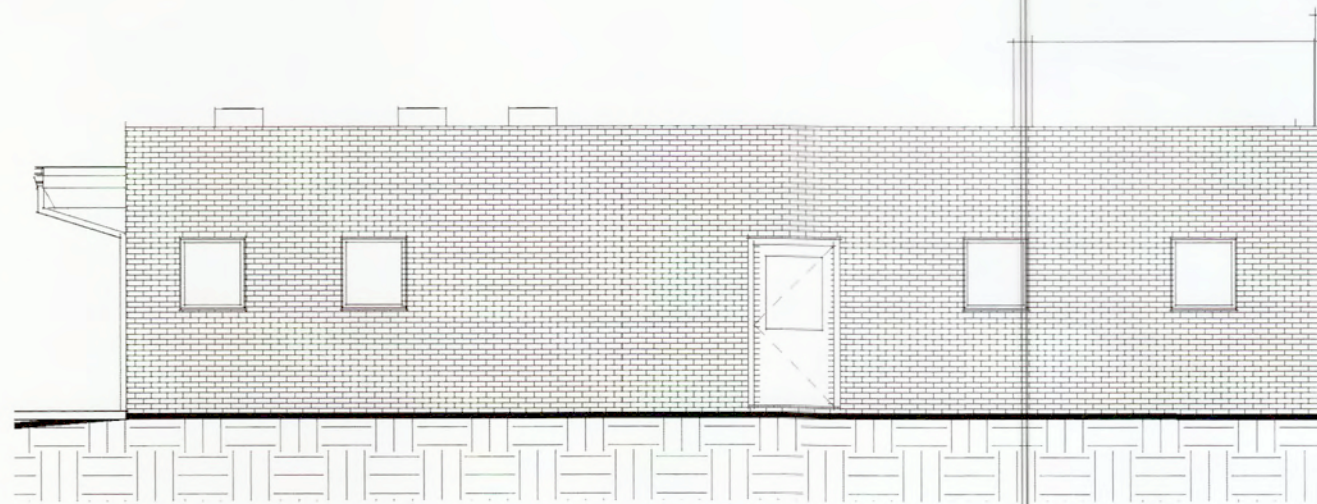
ARCHITECT

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



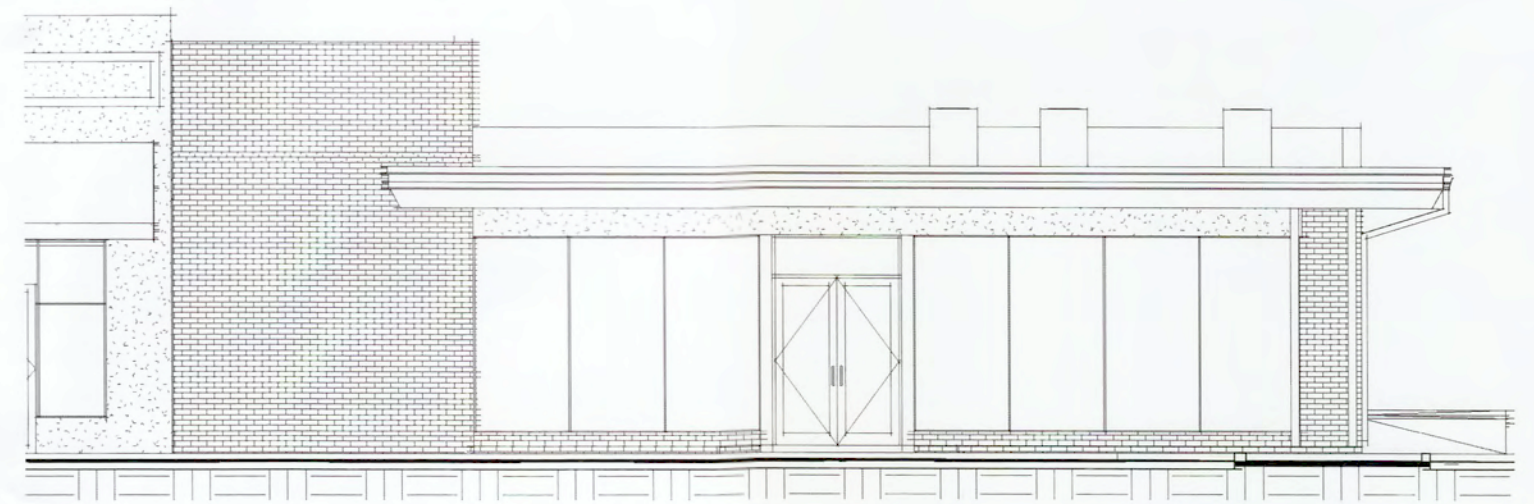
EXIST - NORTH 6TH STREET ELEVATION

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



EXIST - NORTH ELEVATION

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



EXIST - CENTRE STREET ELEVATION

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

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

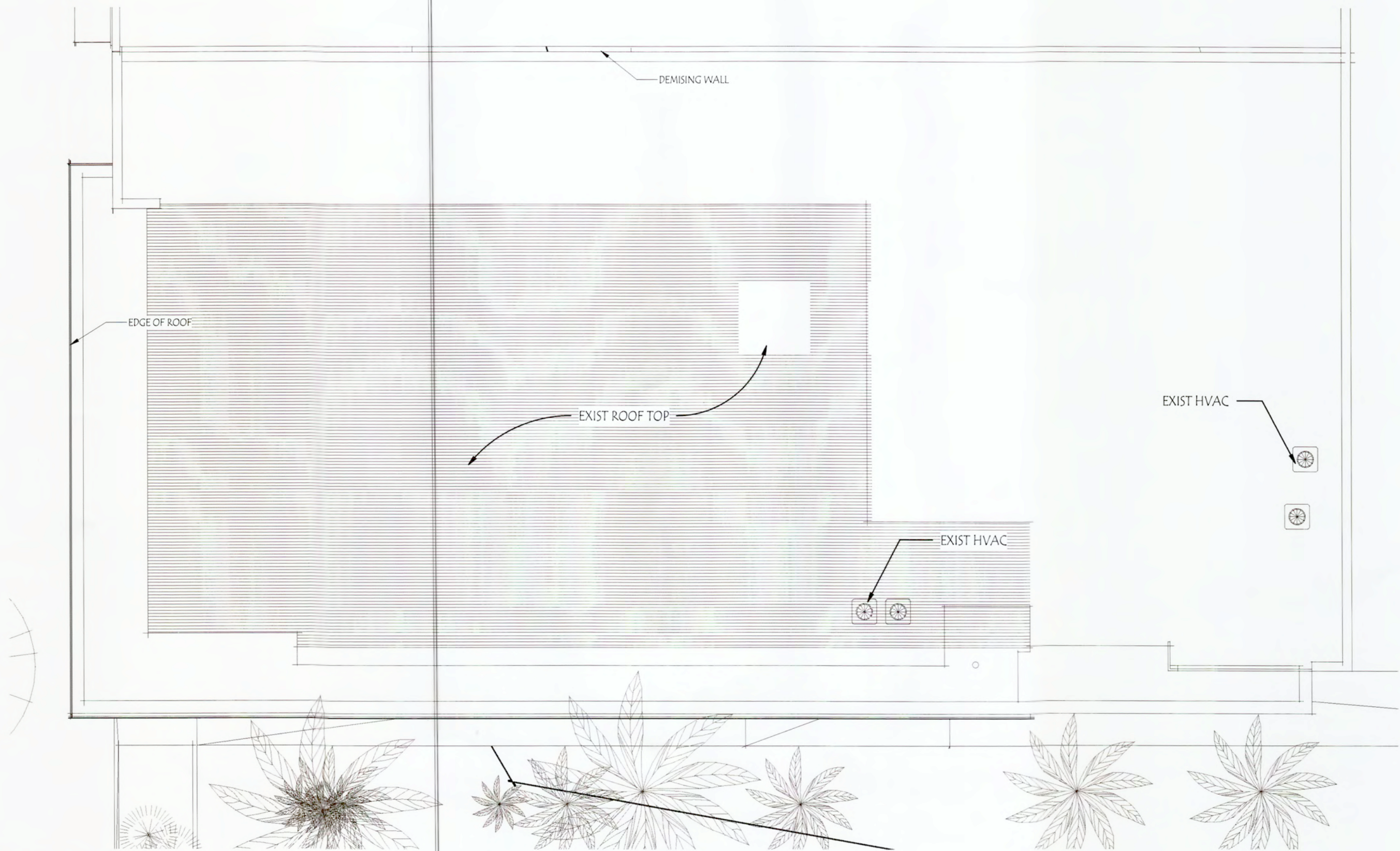
515 CENTRE ST FERNANDINA BEACH, FL 32034

B3.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXISTING - ROOF PLAN M

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

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

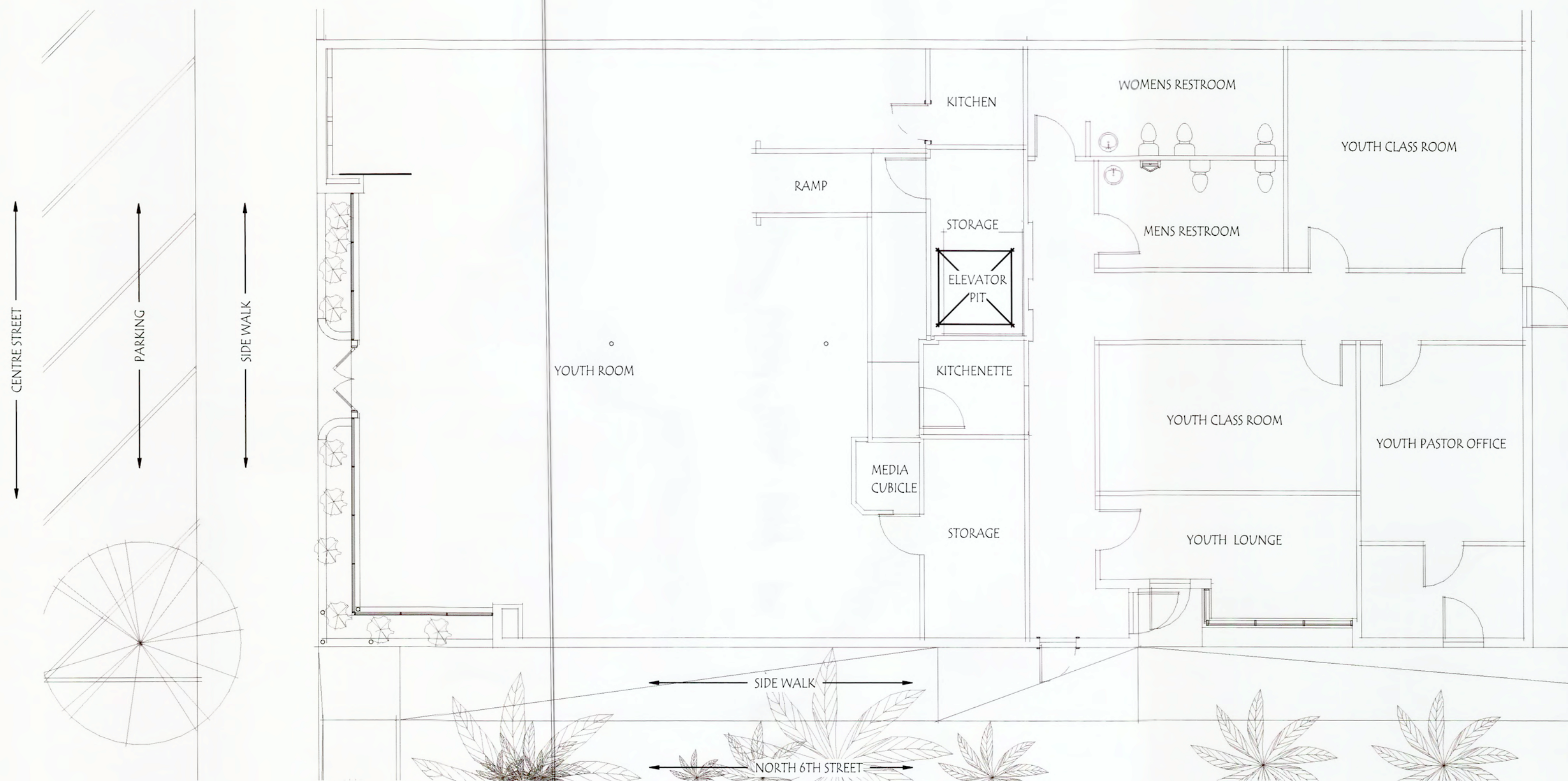
515 CENTRE ST FERNANDINA BEACH, FL 32034

B2.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXISTING - FIRST FLOOR PLAN

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

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

B1.0

ARCHITECT

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



CITY OF FERNANDINA BEACH
HISTORIC DISTRICT COMMITTEE SUBMITTAL
 FIRST PRESBYTERIAN CHURCH
 ANCHOR YOUTH CENTER
 515 CENTRE ST FERNANDINA BEACH, FL 32034

THE ANCHOR YOUTH CENTER

ISSUE DATE: 12/19/2019

515 CENTRE ST FERNANDINA BEACH, FL 32034

BO.O

HDC 2019-37

EXHIBIT 3

FMSF 8NA01098



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA01098**

Recorder # **1**

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) **1st Presbyterian Youth Center**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
515		Centre	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) **Fernandina Beach**

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH; 2003**

Township:

Range:

Section:

1/4 section:

>> **3N ; 28E ; 22 ; UNSP**

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style **Other**

Other Style **contemporary**

Exterior Plan **Rectangular**

Other Exterior Plan

Number of Stories **1**

Structural System(s)

>>

Post and beam

Other Structural System(s)

Foundation Type(s)

>>

Slab

Other Foundation Types

Foundation Material(s)

>>

Poured Concrete Footing

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)

>>

Other Roof Secondary Structure(s)

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01098

DESCRIPTION (continued)

Window Descriptions fixed

Main Entrance Description (stylistic details)

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1957

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence;1957;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and stands within the historic district, it appears to be potentially eligible as a contributor to the historic district.

HISTORICAL STRUCTURE FORM

8NA01098

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____
>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles
Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429
Recorder Affiliation Bland & Associates, Inc Other Affiliation _____
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS
Electronic Form Used: S110

Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT
Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____
Computer Entry Date: 6/14/2007

Form Comments: _____

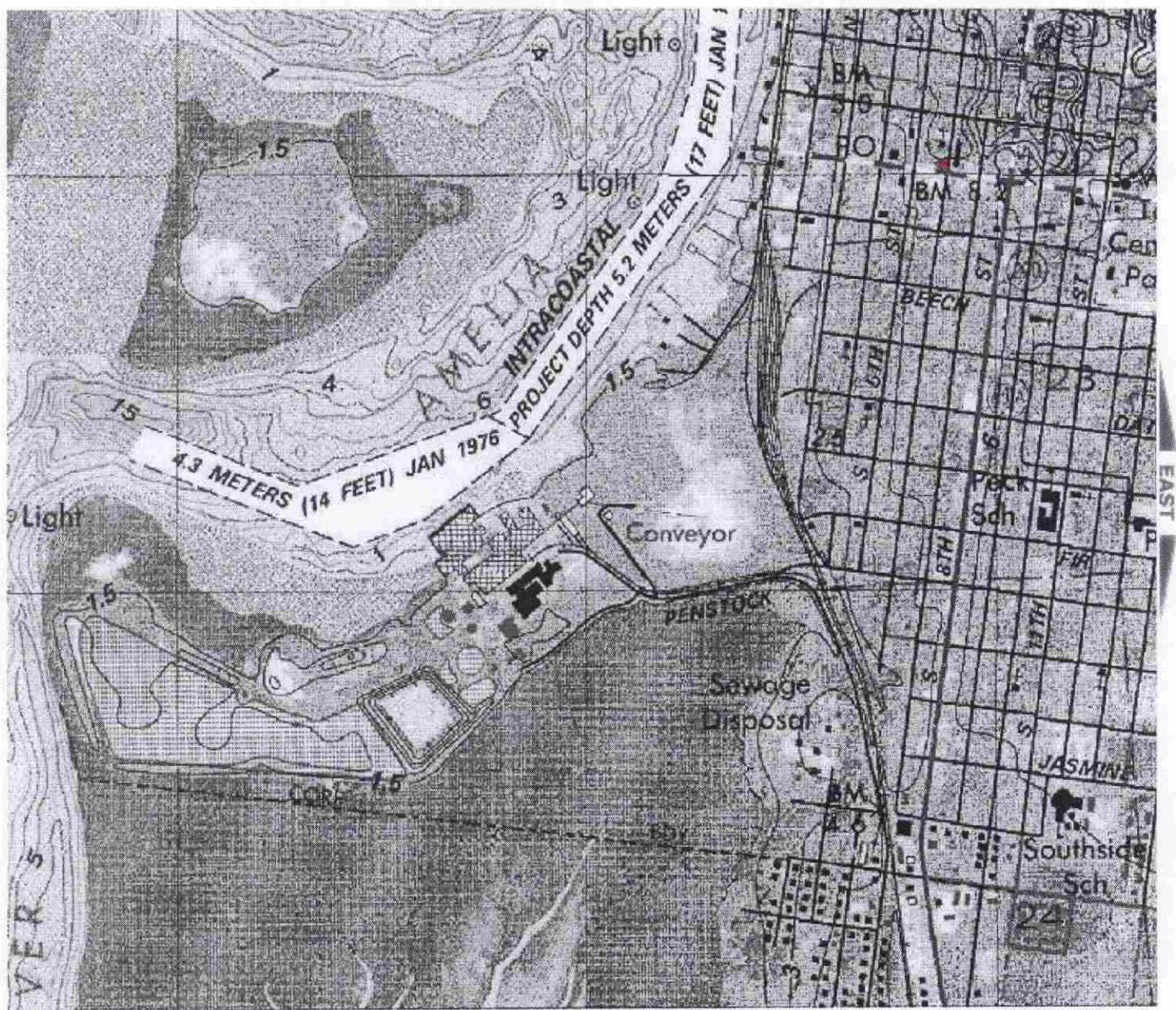
REQUIRED PAPER ATTACHMENTS

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

NA01098-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Post and beam
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Brick
Stucco
- > **Roof types:**
Flat
- > **Roof materials:**
Tar & gravel
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1957;
- > **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)]:**



SOUTH

WA1098

1



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0030-0140
GIS CALCULATED ACREAGE	0.11
Property Use	CHURCHES
Land Use	CHURCH
OWNERSHIP INFORMATION	
Name	FIRST PRESBYTERIAN CHURCH OF
Mailing Address	FERNANDINA BEACH INC 9 NORTH 6TH ST; FERNANDINA BEACH, FL 32034
Situs/Physical Address	515 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) Storefront window wall w glass & metal frame double doors w transom

Porch Descriptions (types, locations, roof types, etc.) _____

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) This is an update-the building is an average example of a common resource type in the region.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
 2. _____ 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

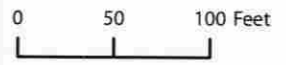
- USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (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



* All numbers start with NA****.





515

PROFESSIONAL
THE OFFICE
OF THE ATTORNEY
AT LAW

FREE



THE
ANCHOR
The Home Port Supply of
the Anchor Line for the
first Presbyterian
1855 CENTRAL STREET

1855 CENTRAL STREET

THE
ANCHOR

FREE
WATER
FREE



HDC 2019-37

EXHIBIT 4

*Midcentury Commercial Design Evaluation and
Preservation: An Opportunity for Commissions*

Carol J. Dyson, AIA is the Chief Architect and a Deputy State Historic Preservation Officer for the Illinois SHPO. Since 1999 she has also co-taught a course on the Recent Past for the School of the Art Institute of Chicago's Historic Preservation program. Carol has given frequent presentations on this topic and has written several articles on midcentury modernism.

Midcentury Commercial Design Evaluation and Preservation: An Opportunity for Commissions

By Carol J. Dyson, AIA

Commercial building design of the mid-20th century expressed a period of American optimism and economic prosperity. Sleek new materials and structural systems represented post-war America's unwavering belief in new technology and materials; glassy open storefronts showcased the 20th century's more open relationship between consumers and products; modern designs promised customers up-to-date goods and service within.

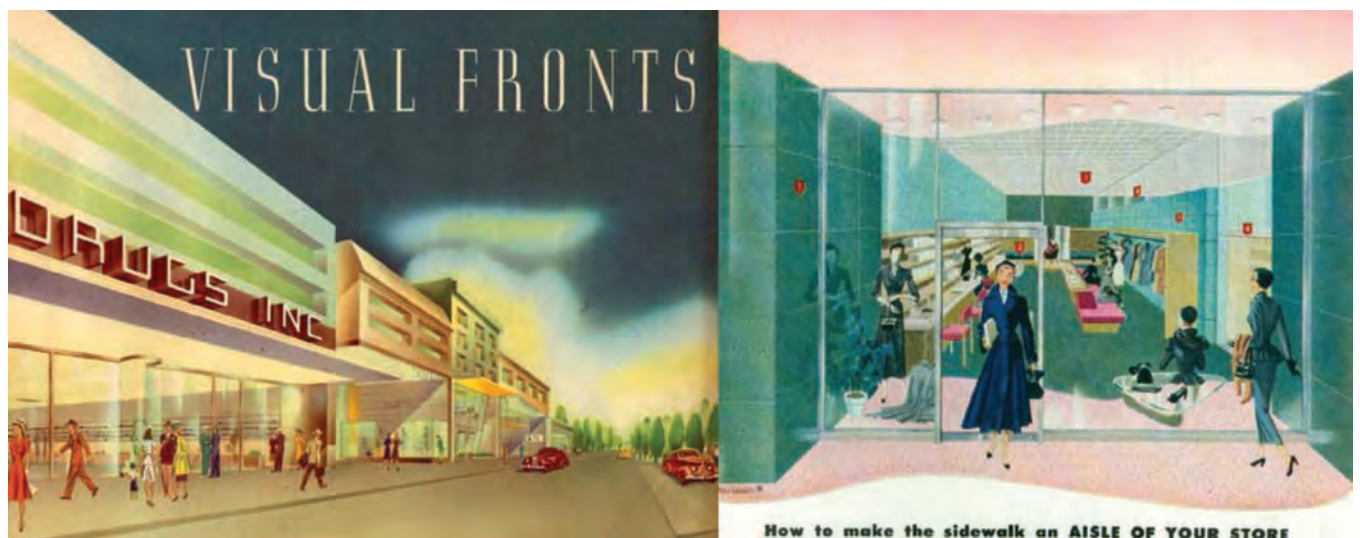


Figure 1: In the mid-20th century, the commercial facade was no longer two-dimensional, rather it combined an open glazed front with dynamic three-dimensional features to create a 'deconstructed' front facade. Steel lintels now easily spanned across an entire facade, transparent "open fronts" replaced earlier opaquely-backed display windows, and the well-lit store, theater lobby or restaurant seating itself became the display. Left, a Libbey Owens Ford Glass Co. brochure: *Visual Fronts*, 1942. Right, a Libbey Owens Ford advertisement in the *Saturday Evening Post*, October 15, 1949.

Figure 2: Other postwar design components that occurred parallel with, or as part of open-front designs were asymmetrical and angled fronts. On the left in Freeport, Illinois, angled rustic-stone pylons combine with a deep overhang to shield the open storefront windows from glare. On the right, in Moline, Illinois, is an example of a common postwar open storefront plan, shown here with structural glass surrounding large plate glass display windows that asymmetrically angle into the entrance.



Photos: IHPA archives

Yet these once-elegant buildings may now be showing their age. Although the aluminum, steel and glass components may still be sound, minor damage from signage alterations or impact damage to bulkheads may discourage building owners. Designs may be hard to appreciate because they were once heavily integrated with dramatic script, neon or individual cast letter signs long gone due to business changes. Finally, the aesthetic may still be too new for some owners, preservationists or commissioners to fully appreciate. Yet to consider a postwar bank as an intrusion into the historic fabric of an older downtown is no different than how an Italianate building was negatively viewed in the 1920s, or how Romanesque Revival Buildings were reviled in the 1940s, or an Art Deco post office was ignored in the 1960s. The full appreciation of more recent resources has always taken time and the time to recognize our midcentury has arrived.

Today, historic preservation commissions, state historic preservation review staff, and the National Park Service are all learning to evaluate resources from the mid-20th century. This is appropriate, for most of the commercial buildings of the 1950s and 1960s are now over fifty years old, and are really no longer our “recent” past. These commercial resources may include downtown buildings built in the midcentury, such as savings and loans or automobile dealerships, as well as earlier commercial buildings with postwar modernizations. The commercial building with a midcentury shop-

front on the first floor or the entire facade “slipcovered” can provide preservation challenges related to periods of significance and physical integrity.

These buildings tell an important story about architecture, commerce and 20th century mercantile history and as preservationists we should strive to make sure these resources do not disappear from our downtowns. Yet, too often owners may wish to scrape away an authentic midcentury modernization from their building to return to a “historicized” recreation of an older type of storefront.

When commissions evaluate these resources it is important to remember that downtowns were never static. Downtowns were dependent on style, and diversity prevailed, particularly at the ground level. If we strive to have downtowns uniformly fit a picturesque nineteenth century aesthetic, we can create a static appearance that never existed. At the end of World War II, as a post-war economy burst into action, modern commercial designs utilizing new materials vigorously filled architectural journals, design books, and storefront manufacturers’ advertising. Dramatic commercial building and storefront designs by well-known designers such as Raymond Loewy, Morris Lapidus, Victor Gruen, and Morris Ketchum Jr., were widely published and promoted to architects and building owners. These advances in materials and design, combined with intense material marketing all had a decisive impact on downtowns. Downtowns changed; new buildings were built; business



Illustration: Kawneer publication, 1946. Photo: Carol Dyson

Figure 3: Signage was often a critical component of midcentury commercial design. The Ramble's Hardware Store design by Ketchum, Gina and Sharp combines dramatic signage with linear display boxes that run from the exterior through the open front and on into the store. The Hub Clothiers, formerly in Springfield, Illinois, displayed equally dramatic porcelain enamel graphics and signage on a granite-textured porcelain enamel backdrop above a stone veneer and plate glass lower floor.

owners updated their buildings; retailers wanted the latest styles; downtown service businesses became more customer-focused. Midcentury changed Main Street and those changes deserve evaluation.

WHAT DO YOUR DESIGN GUIDELINES SAY?

Most local preservation ordinances, particularly in Certified Local Government communities, are based on the Secretary of the Interior's Standards for Rehabilitation. Standard 4 is the most relevant standard cited in evaluating later changes to historic buildings: "Changes to a property that have acquired historic significance in their own right will be retained and preserved." Basically, a feature does not have to be original to be significant, and in fact those changes may tell an important story

about the building's history and the timeline of your community. Standard 5 tells also tells us that "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved." Thus, we need to look at mid-20th century design, materials, and alterations that have acquired significance.

But every community and its resources are different. A not atypical situation is when a building owner comes to a commission with a request to demolish a midcentury storefront and create an earlier-appearing historically-inspired storefront. Has the midcentury storefront acquired significance? The next section discusses factors that commissioners may find useful to consider



Irene Burke photo: Design for Modern Merchandizing, April 1948. Other photos: IHPA archives

Figure 4: Cantilevered display cases in outdoor lobbies helped deconstruct the front plane of retail buildings. On the left is a 1948 design in Long Beach, California. In the center are similar displays in Bloomington, Illinois. On the right, the former Bakers Shoes in Chicago had a free-standing display "table," well-lit cantilevered display cases, and a curved open-front display window on the second floor.

when evaluating the significance of midcentury resources.

WHAT IS THIS BUILDING'S HISTORY?

When was the building built? Was it constructed during the post-war period or was it an earlier building with post-war updates? Does the date of the midcentury resource or alteration fall within the period of significance of the historic district? If not, is it over 50 years old or of exceptional significance? Is it time to evaluate, and perhaps expand the period of significance for the historic district? Or might the building be individually eligible to become a local landmark as a good example of midcentury design?

Was this commercial structure built in the post-war period? If so, then it is real and authentic. Evaluate its significance and integrity, and promote retention of what makes it historic. It's true to its time, tells the story of the downtown's continuum of change and makes your Main Street much livelier. Commissions may wish to promote that these buildings be kept true to their midcentury nature.

If a building is a midcentury modernization of an

earlier building, was most of the earlier storefront or front facade removed or damaged during installation? If so, consider whether it follows Standards 4 and 5 to demolish an authentic 1950s design only to put back a reconstruction of an earlier period style storefront in new materials? Did the midcentury design carry through to the interior? If so, does any of that continuity of design remain? That can be an important factor for tax credit projects where designation and review includes interiors, but may be a less important one for local commissions whose consideration may be limited to the exterior.

WHAT IS THE CONDITION OF MATERIALS?

Are the materials in good, or easily repairable, condition? In most cases, the structural glass, tile, spandrel, stone-panel systems, and plate-glass storefronts, are relatively durable. However, materials used at bulkheads and near door frames were often susceptible to impact damage. Those areas in the signage zone are also subject to damage from alterations. When these materials are impacted, business owners are often at a loss with how to deal with these materials. There is a growing amount of information out there regarding the repair of modern-era materials. Commissions



Photos: l. - IHPA archives; m. - Ann V. Swallow; r. - John Van Scheltema

Figure 5: Structural innovations and dramatic space-age-inspired design also appeared on Main Street in a style named Exaggerated Modern by Chester Leibs in his seminal book *Main Street to Miracle Mile*. On the left the Taylorville, Illinois cinema was completely refaced in the mid-century with polychrome porcelain enamel panels, swooping stainless steel and aluminum canopy and cornice, and dramatic pylon. In the middle, the elegant Oklahoma City Central Motor Bank drive-up, built in 1959, combines a thin-shell concrete roof with bright blue mosaic tile encased piers. On the right, precast concrete columns surround a darkly glazed curtain wall on this Moline, Illinois bank, designed by John Van Scheltema, of the Illinois Bank Building Corporation in the 1970s.



Figure 6: On the left is “The Art of Refacing the New Art in Architecture” Julius Blum & Co.’s JB Curtainscreen, 1965. On the right, Burnside and Co., in Danville, Illinois, is an excellent example of an unusually intact design with gold anodized aluminum slipcover, cantilevered display case, decoratively tiled storefront, and period signage and deserves preservation.

can assist property owners with materials and methods for repair.

WHAT IS THE DESIGN?

What is the integrity of midcentury design? Can you still understand the design intent? Does the building still tell the story with most components, display windows, and materials still remaining? For many of these buildings loss of design impact may be due to the loss of the historic signage. Business or aesthetic changes may have caused removal of the original postwar signage and replaced it with either neutral or incompatibly designed signage. Many of these building designs were co-dependent on their midcentury modern signage. It is likely that the period signage does not remain and should not be given undue weight in evaluation. If it is missing, new signs can usually be designed that work with the midcentury storefront and help revive the design aesthetic (See Figures 8 and 9).

Is this an older building with a midcentury shopfront at the ground level? This is a relatively common feature in downtowns. It reflects the dynamic nature of downtown design history. Buildings, especially storefronts, were periodically refreshed. Or is this an older building with an entirely new facade. Some commercial building refacings completely removed or irretrievably altered the entire original front facade of the building (such as the Taylorville, Illinois cinema in Figure 5). The midcentury tile, glass, metal, or masonry facades may be the only significant features of the facade with nothing other than structure beneath. If the facade is a good example of the later period with most elements intact or repairable, then it has significance. Retention of this authentic historic midcentury facade would be more in keeping with Standards 4 and 5 than demolition and replacement with a completely new neo-historic facade. The midcentury facade is real, authentic and a part of the history of the building. It will always have more historic integrity

than a recreation of something that is long-gone.

Is the building merely “slipcovered?” Rather than completely refaced was the building covered with a lightweight aluminum, plastic or steel facade, often with a screen or panelized motif? Does this building represent a good example of a midcentury design (such as the Danville, Illinois example in Figure 6)? Many slipcovers or facade alterations were well thought out designs to showcase an up-to-date style. In contrast, some buildings were inexpensively covered in the last part of the 20th century with panels or corrugated siding devoid of design or signage simply to avoid repainting or repointing, and may retain little significance. If it appears that this situation exists, first try to determine what the original slipcover (complete with signage) looked like before making an evaluation. Historic photos, or ghosting of earlier signage on the facade can be very useful.

What is the condition of the slipcover itself? If damaged can it be repaired? Does the associated midcentury storefront remain as well? It is also important to once again study what is hidden beneath the slipcover. Is there any original historic fabric left? Even with slipcovers often much of the facade was severely damaged or removed to flatten the original facade during installation of the later design. The owner may not have the economic

resources necessary to repair demolished cornices, windows, and belt-courses, and any slipcover may be better than what is left behind after some removals. An additional factor should be the intended use of the building. If a building is being rehabilitated for upper floor housing then the removal or at least alteration of a midcentury slipcover that covers the windows may become necessary.

WHAT IS THE CONTEXT?

Is this building a stand-alone design, or is it a post-war modernization of only one bay of a multi-bay building? If so, are the proposed changes part of an integrated effort to restore the entire building across multiple bays to its original design? How much of that original building fabric exists beneath the newer midcentury design?

WHAT ARE SOME DESIGN SOLUTIONS?

These buildings often reflect high quality materials, design and cohesive display and lighting. If an owner or his architect works with signage and lighting that accentuates the modern aesthetic, the overall design can work better. Often with a return to historic colors, compatible signage, or original materials, these commercial buildings can be refreshed to their midcentury design intent with a minimum of cost. There is the added bonus that business owners can also be content they have “updated” their buildings.



Photos: IHPA archives

Figure 7: This black mid-twentieth century structural glass storefront was the third modernizing storefront for this mid-nineteenth century building in Rockford Illinois. The storefront was originally slated for demolition and replacement with an earlier neo-historic-style storefront. However, as part of the historic tax credit project the structural glass midcentury storefront was deemed a significant alteration and was retained, the sign damage was repaired and where necessary replaced by salvaged glass. The recessed terrazzo entrance lobby flooring was also retained. New signage was installed onto the storefront clear glass and did not damage the newly repaired structural glass transoms.



Photos: IHPA archives

Figure 8: These before and after images show a design solution for a midcentury storefront in Springfield, Illinois. IHPA Project Designer, Anna Margaret Barris' design transformed this storefront with compatible signage and a new paint scheme. The original design intent became clear and attractive once more, and the owners now agree that it is worthy of retention.

EDUCATION AND OUTREACH

Education is also key to building a recognition of midcentury resources. Often the more people learn about these midcentury facades, the easier it is for them to appreciate these resources. Commissions can be instrumental in encouraging the study of midcentury designs using examples from period advertising, contemporary design books, or current secondary sources. The elegance and beauty of these designs becomes more recognizable once one understands the aesthetic, historic and stylistic sources. Examples of rehabilitation designs that work with the resources can also be shared by the commission.

Furthermore, some commissions are looking for ways to connect with the next generation of preservationists. Many people in their teens, twenties and thirties demonstrate an appreciation for mid-century design. Midcentury furniture, facades and designs are all old enough to feel historic to them. Local educational efforts, building tours and public recognition of midcentury resources may serve as a bridge to a new generation of preservationists.

CONCLUSION

In the midcentury there was a desire to create fresh new building styles that reflected the post war's growing economy and manufacturing



Photos: IHPA archives

Figure 9: This angled, white-metal midcentury storefront in Vandalia, Illinois was surrounded by simple (now painted) brick but embellished with a spectacular neon sign that advertised a mid-century jewelry store complete with a neon-illuminated diamond. Although the new tenant, Celebrations, initially wanted to remove the neon sign and storefront, they realized that the sign had community significance and that it could also reinforce the location identity for their new business. The new Celebrations signage was applied to the glass based on a drawing by IHPA Project Designers Darius Bryjka and Anthony Rubano and kept at the pedestrian level, so it that didn't have to compete with the historic neon "Jane Isbell" sign up in the transom area.

prowess. The commercial buildings and storefront modifications of the midcentury exhibited an exuberance, drama, and elegance, as they showcased up-to-date businesses within. These modifications were just one more step in the continuum of change exhibited in our dynamic downtowns. They are an important part of our past, and are old enough to no longer be our “recent past.” As such they deserve our study, survey, careful evaluation, and in many cases, preservation

FOR MORE INFORMATION:

- Dyson, C.J. “How to Work With Storefronts of the Mid-Twentieth Century: A Mid-Twentieth Century Storefronts Components Guide,” published for National Main Street Meeting, Philadelphia, PA, April 2, 2008, and on the web: <https://www.illinois.gov/ihpa/Preserve/mid-century/Documents/modern-storefront-glossary.pdf>.
- Dyson, C.J. “Mid-Century Commercial Modernism: Materials and Design,” in Proceedings of the Mid-Century Modern Structures: Materials and Preservation Symposium, Doyle, K., Ferrell, A., Sanchis III, F.E., Striegel, M.F., Eds., NCPTT, St. Louis, Missouri, April 13-16, 2015.
- Dyson, C.J. “Selling to the Future: Preservation of the Post-War Downtown Commercial Building,” in Symposium: Identification, Advocacy and Protection of Post-World War II Heritage, Proceedings of ICOMOS Joint Scientific Committee Meeting, Kelley, S.J. and Harboe, T.G., Eds. IIT, Chicago, IL, 21-23 June 2007, 65-113.
- Espardy, G. Modernizing Main Street: Architecture and Consumer Culture in the New Deal, University of Chicago Press, Chicago IL, 2008.
- Gruen, V., Ketchum, M., Lapidus, M., Welch, K., Schwartzman, D. “The Vanishing Store Front,” Architectural Forum, 1950, v7, 64-66.
- Heller, S. “Essay,” Shop America: Midcentury Storefront Design 1938-1950, Heimann, J. Ed., Taschen Press, Koln, 2007.
- Illinois Historic Preservation Agency. Recent Past on Main Street: Mid-Century Modern Commercial Resources: <https://www2.illinois.gov/ihpa/Preserve/mid-century/Pages/midcentury.aspx>.
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- Jackson, M. “Main Street Meets Mid-Century Design,” Main Street Now, Chicago, IL, Summer 2014, 6-53.
- Jackson, M. “Storefronts of Tomorrow: American Storefront Design from 1940 to 1970,” in Preserving the Recent Past 2, Slaton, D. and Foulks, W. G., Eds. Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International, Washington, DC, 2000, 2-57-78.
- Kawneer Co. Machines for Selling, Niles, MI, 1946.
- Ketchum, M. Shops & Stores: Revised Edition, Progressive Architecture Library, Reinhold Publishing Corporation, New York, 1957.
- Leibs, C. J. Main Street to Miracle Mile: American Roadside Architecture, John Hopkins University Press, Baltimore, 1995, 59-64.
- Libbey-Owens-Ford Glass Co. 52 Designs to Modernize Main Street with Glass, Toledo, Libbey-Owens-Ford Glass Co., Ohio, 1935.
- Reid, K., Ed. “Store Fronts of Tomorrow,” The New Pencil Points Magazine, Reinhold Publishing Corporation, East Stroudsburg, Pennsylvania, February 1943, 30-70.
- Treu, M. Signs, Streets, and Storefronts, Johns Hopkins University Press, Baltimore, 2012.



Photo: Illinois Historic Preservation Agency Archives

Figure 3: The early 20th century Booth Building in Springfield, Illinois received an elegant stone midcentury storefront ca. 1955.



Photo: Illinois Historic Preservation Agency Archives

Figure 4: The Booth Building was clad in a panelized slipcover by the early 1970s concealing part of the storefront.



Photo: Illinois Historic Preservation Agency Archives

Figure 5: As part of an historic preservation tax credit project, the non-historic-period slipcover was removed to expose the original upper floors, and the midcentury storefront was preserved and retained.



Photo: Illinois Historic Preservation Agency Archives

Figure 6: This ca. 1890 building in Rockford, Illinois received a number of alterations during the period of significance of the historic district, including the installation of an angled midcentury stone veneer storefront. Sometime after the period of significance the midcentury storefront window frames were painted dark and a later door installed.



Illustration: Illinois Historic Preservation Agency Archives

Figure 7: The rendering shows the design the owner first proposed, which included demolition of the historic midcentury storefront and installation of a completely new storefront.



Photo: Google Street View

Figure 8: For purposes of the federal historic tax credit project the SHPO explained that the midcentury storefront was historic and required its retention. The owner kept the midcentury storefront and installed a compatible clear-view door, restored the white metal window framing and added a canvas awning.

A Quarterly Journal of
the National Alliance of
Preservation Commissions
Spring 2017

Alliance
the
review

Evaluating Newer Facades and Storefronts

- 4** Midcentury Commercial Design Evaluation and Preservation: An Opportunity for Commissions
- 12** A Preservationist's Dilemma — Midcentury Commercial Building Remodels
- 19** State News
- 20** Signage and Advertising in the French Quarter: Reconciling Preservation and Commercial Needs
- 26** A Recipe for Restoration: Removing an Alpine Facade on a Historic Bakery
- 33** Spotlight on a Preservation Organization: National Main Street Center

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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-42
JANUARY 16, 2020

Owner/Applicant:	The John Stokes Company, agent for George & Cynthia Cairns
Property Address:	Lot 1 & 2 Block 16 White Street (Old Town)
Parcel ID #	00-00-31-1580-0016-0010
Current zoning:	OT-2
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 residence.

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 one-story single-family residence.

This case has been continued from the December 19, 2019 Regular HDC meeting in order to allow the applicant time to amend the application to more clearly address the mid-lot visibility corridor.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES](#)

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

ANALYSIS:

Staff finds that the proposed new construction is compatible with the built environment of Old Town and is in keeping with the guidelines set out to maintain the original grid.

The applicant has addressed the mid-lot view corridor, by a change in siding materials. This textural change will denote where the 10' corridor occurs. Other changes since the December meeting include the addition of wood lattice infill between the pier foundation and raising the finished floor elevation.

Other Notes –

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

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-42

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-42 **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 2019-42, 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 2019-42 Application and Backup Materials (as presented in December 2019)

EXHIBIT 2 January Revisions

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-42

EXHIBIT 1

*Application & Backup Materials
(as presented in December 2019)*

inv 5707

OFFICE USE ONLY	
REC'D: <u>11/21/19</u>	BY: <u>SR</u>
APPLICATION COMPLETE: Y ☐ N ☒	
PAYMENT: \$ <u>200</u>	INVOICED ☒ PAID ☒
HDC CASE #: <u>HDC2019-0042</u>	
PRE-CONFERENCE: Y ☒ N ☐	DATE: _____
BOARD MEETING DATE: <u>12/19/19</u>	
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	☐ Amendment to COA# _____	
☐ 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>White Street Lot 1, 2 Block 16</u>	
District: ☐ Downtown Historic ☒ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1500-0016-0010</u>	
Zoning District: _____ Lot / Block Number (optional) <u>Block 16 Lot 1/2</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>GEORGE AND CYNTHIA CAIRNS</u>	
Company (if applicable)	
Street Address <u>P.O. Box 243</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>904-503-3376</u>	
Email Address	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name <u>JOHN L. STOKES, Agent</u>	
Company (if applicable) <u>THE JOHN STOKES COMPANY</u>	
Street Address <u>96096 VICTORIA'S PALM</u>	
City State Zip <u>YULIE FL. 32097</u>	
Telephone Number <u>904-321-1032</u>	
Email Address <u>JLSTOKES@JSTOKESCO.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.

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.

720 SQUARE FOOT SINGLE FAMILY RESIDENCE. OFF GRADE CONSTRUCTION

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	HARDIE	SMOOTH FINE SIDING		WHITE
Doors				
Windows	PYT.	SINGLE HUNG W. SGL		WHITE
Roofing		5Y GALVALUM		GALVALUM
Fascia/Trim	HARDIE	SMOOTH FINE SIDING & TRIM		WHITE
Foundation		OYSTER SHELL FINISH		NATURAL
Shutters				
Porch/Deck		5/4x6 DECKING		UNFINISHED
Fencing				
Driveways/Sidewalks		GRAVEL		
Signage				
Other				

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

CERTIFICATION (REQUIRED)

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

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

11/21/19

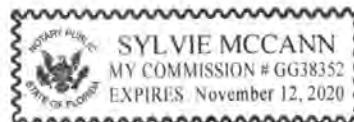
Signature of Applicant

George Cairns *Cynthia Cairns*

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 20 19, by George Cairns.

Notary Public

Sylvie McCann

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DL

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE GEORGE AND CYNTHIA CAIRNS
(print name of property owner(s))

hereby authorize: JOHN STOKES % THE JOHN STOKES COMPANY
(print name of agent)

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

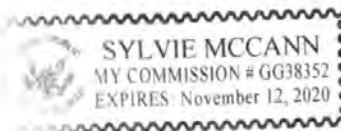
Cynthia Cairns
(Signature of owner)

George S Cairns
(Signature of owner)

Cynthia Cairns
(Print name of owner)

GEORGE S CAIRNS
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss



Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 21st day of November, 2019, by George Cairns.

Sylvie McCann
Notary Public

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DL



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1580-0016-0010

Owner Name CAIRNS GEORGE & CYNTHIA

Mailing Address PO BOX 243

Location Address FERNANDINA BEACH, FL 32034

WHITE ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage VACANT 000000

Deed Acres 0

Short Legal BLK 16 LOTS 1,2 & W1/2 OF ABND R/W LYING E THEREOF BY OR
668/1758 (EX ESMT IN

2019 Certified Values

Land Value	\$70,035
(+) Improved Value	\$0
(=) Market Value	\$70,035
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$63,756
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$70,035
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$63,756

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

- Property Search
- Map This Parcel
- GIS Report
- Property Record Card
- Print Friendly Page

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

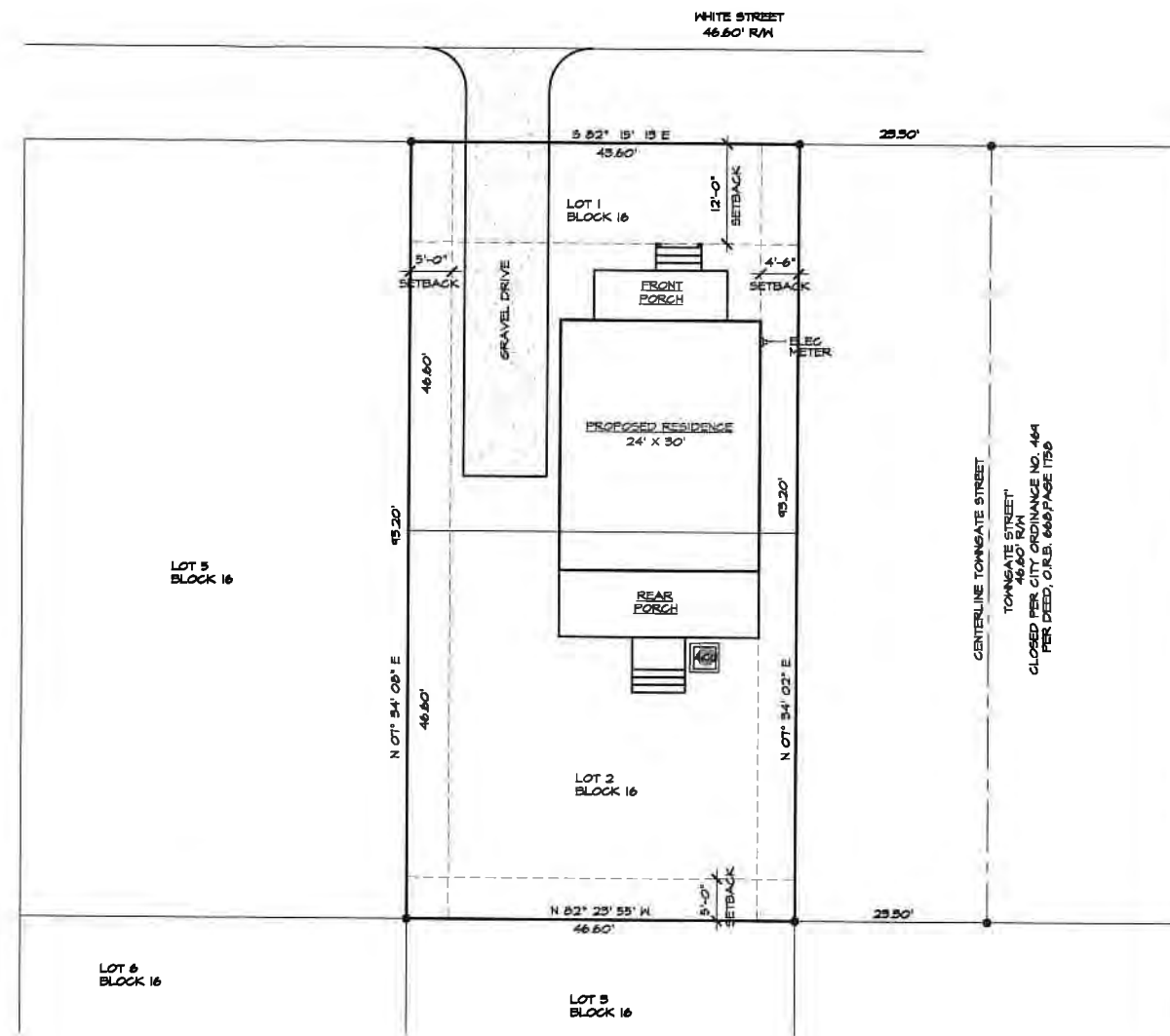
MISCELLANEOUS INFO

Description	Dimensions L X W
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SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------

2017-11-22	2165 / 1990	\$100	WD	U	N	PEONIAS LLC	CAIRINS GEORGE & CYNTHIA (H&W)
2017-11-22	2159 / 974	\$62,000	WD	Q	N	PEONIAS LLC	CAIRINS GEORGE & CYNTHIA (H&W)
2017-11-22	2167 / 537	\$100	WD	U	N	PEONIAS LLC	CAIRNS GEORGE & CYNTHIA (H&W)
2002-06-25	1064 / 1582	\$187,500	PR	U	N	FIELD STEPHEN TRUSTEE	PEONIAS LLC
2002-06-25	1064 / 1580	\$187,500	WD	U	Y	GOLDMAN LOUIS E	PEONIAS LLC
2000-02-14	919 / 1822	\$250,000	WD	U	Y	DECKER MYRA B PROBATE FOR DOUGLAS DECKER	GOLDMAN LOUIS E JR & KENNETH FIELD (TIC)
1992-10-26	668 / 1758	\$100	MS	U	N	CITY OF FERNANDINA BEACH	DECKER DOUGLAS W



SITE PLAN
SCALE: 1" = 10'-0"



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[illegible]

THE JOHN STOKES COMPANY

904) 491-6282

FAX (904) 491-0282

GA CERTIFICATION NO. RLQA004001

ICATION NO. CGC028018

CHKO BY: JLS

JOB NO:

DRAWN BY: EST

CHKD BY: JLS

**NEW RESIDENCE
FOR
GEORGE & CYNTHIA CAIRNS
LOTS 1&2 WHITE STREET
FERNANDINA BEACH, FLORIDA
SITE PLAN**

SEAL

SHEET NO.

SP-1

OF



HEATED	720
FRT. PORCH	98
BR. PORCH	194
TOTAL	1010

DATE:	JOB NO:	DRAWN BY: EST	CHKD BY: JLS
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[illegible]

**NEW RESIDENCE
FOR
GEORGE & CYNTHIA CAIRNS
LOTS 1&2 WHITE STREET
FERNANDINA BEACH, FLORIDA
FLOOR PLAN**

SEAL

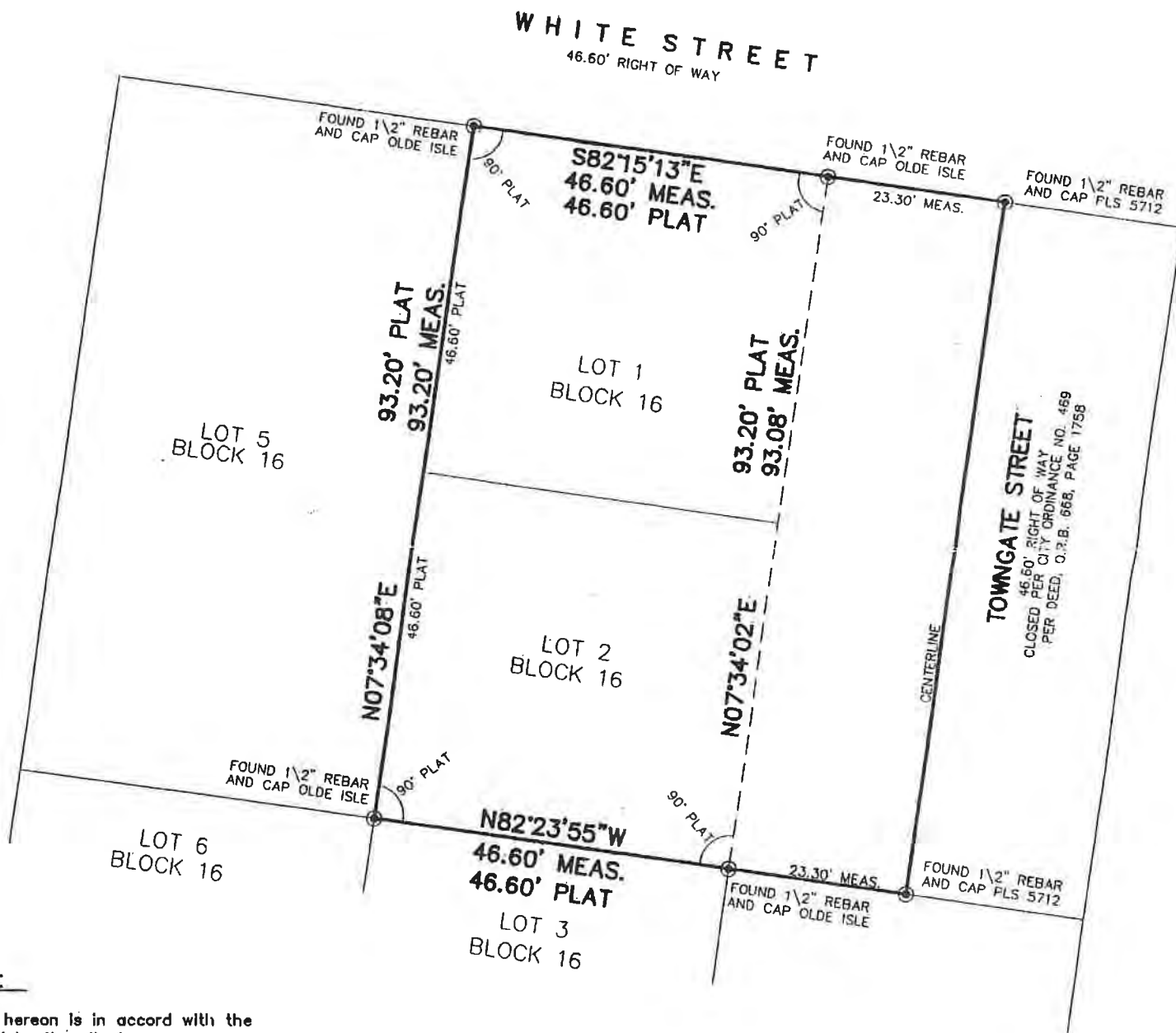
SHEET NO.

A-1

OVI

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:
Lots 1 to 2, Block 16, OLD TOWN, together with all that part of Towngate Street as vacated and closed by Ordinance Number 469 recorded in Official Records Book 668, page 1758 of the public records of Nassau County, Florida.



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on S 82°15'13" E on the Southerly right of way line of White Street, (Assumed).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "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.
- 7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0229F Dated 12-17-2010.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

PREPARED FOR:
GEORGE CAIRNS AND CYNTHIA CAIRNS
FOR THE BENEFIT OF:
FIRST AMERICAN TITLE INSURANCE COMPANY
ANDREA F. LENNON, P.A.

REVISED TO SHOW TO NEW DEED 11-26-2017

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
[] = CABLE TELEVISION PEDESTAL
Δ = CENTERLINE ANGLE
—C— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
[] = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
[] = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
[] = FIRE HYDRANT
[] = GAS METER
L = ARC LENGTH
[] = LIGHT POLE

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
[] = SEWER CLEANOUT
[] = SEWER MANHOLE

[] = STORM MANHOLE
[] = TELEPHONE PEDESTAL
[] = WOOD FENCE
[] = WOOD POWER POLE
[] = WATER METER
[] = WELL

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

BY:
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

COASTLINE SURVEY, PLLC
114 SOUTH HALSEMA ROAD, JACKSONVILLE, FLORIDA 32220
(904) 693-8644 * CELL (904) 370-0318 * psmglass@gmail.com
Certificate of Authorization Number " LB 8118

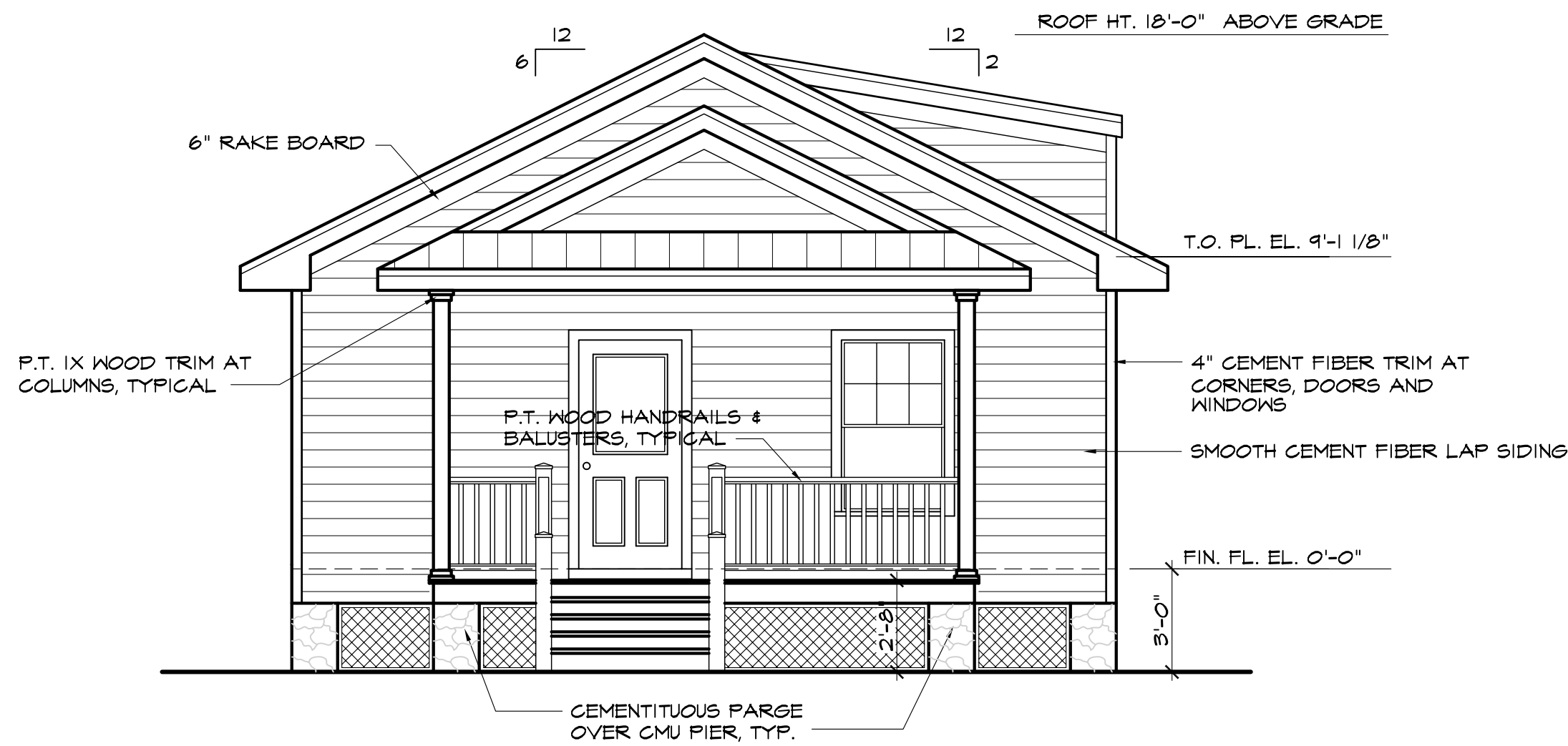
COASTLINE SURVEY, PLLC

SCALE: 1" = 20'
DATE: 11-4-17
DRN BY: MM
CKD BY: AFG
JOB NO: CS17-127
F.B. NO: DC101
PAGE NO: DC101

HDC 2019-42

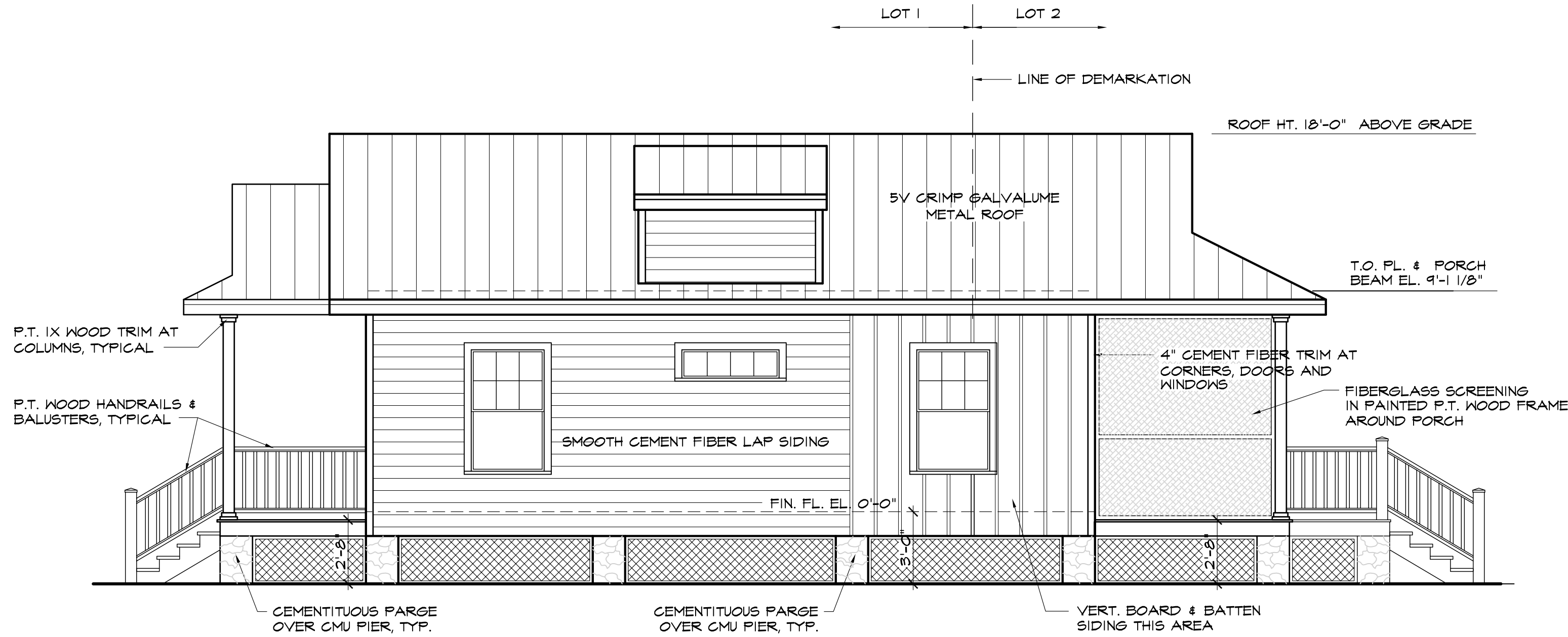
EXHIBIT 2

January Revisions



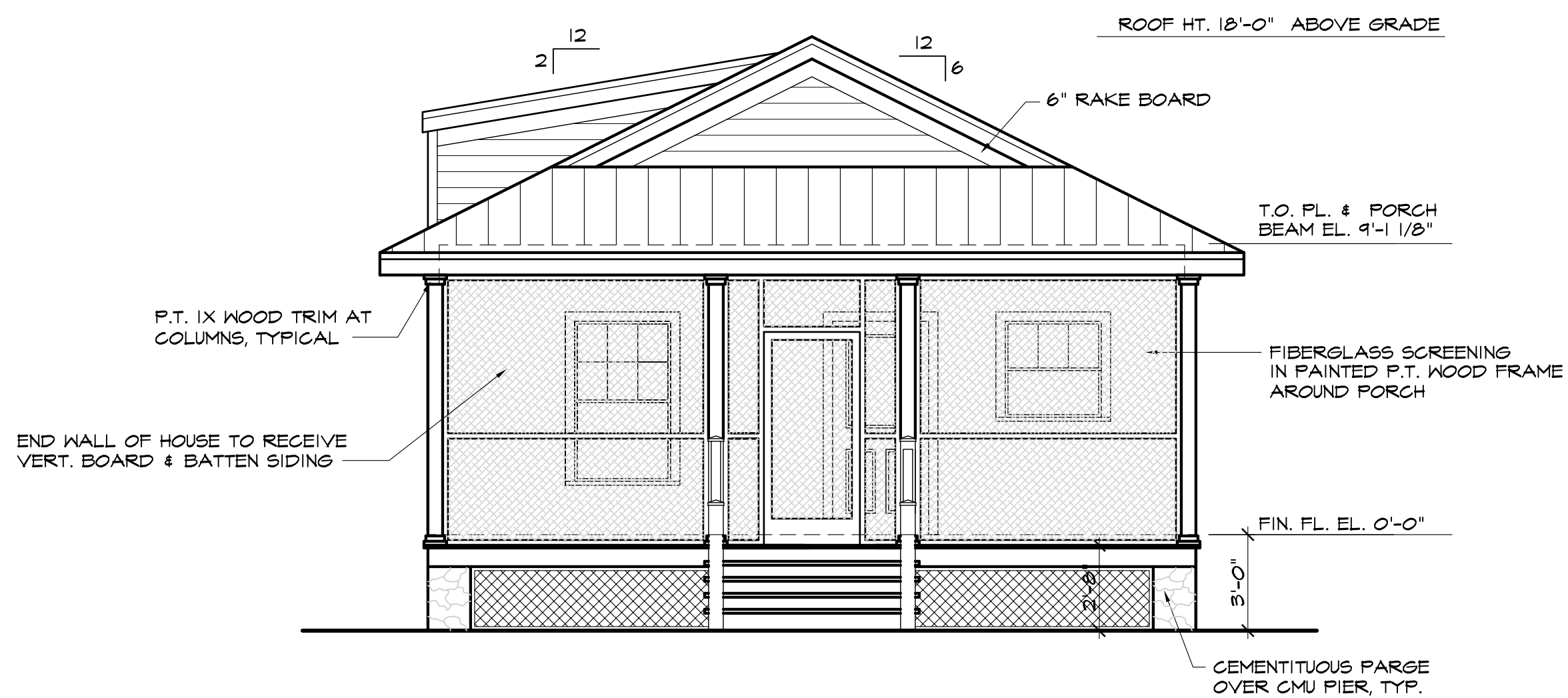
FRONT ELEVATION

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



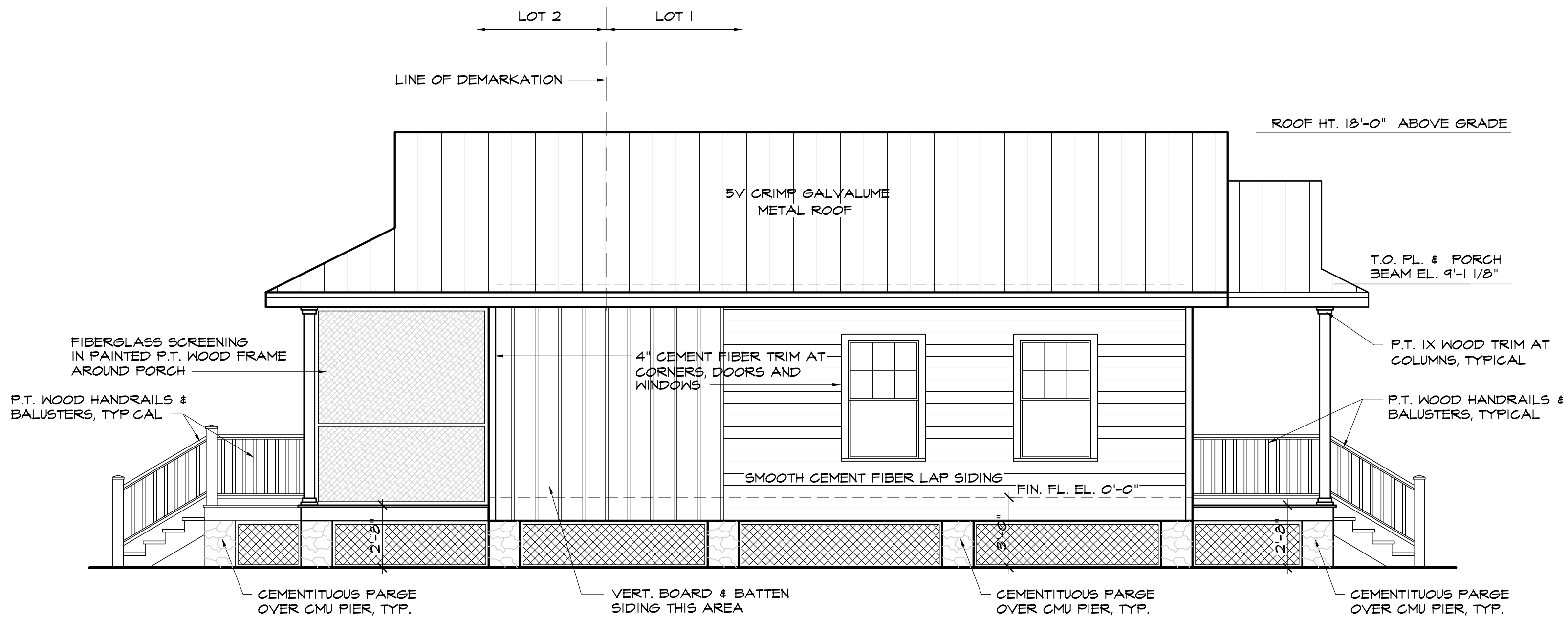
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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REVISIONS		
NO.	DATE	REMARKS

THE JOHN STOKES COMPANY

96096 VICTORIA'S PLACE

YULEE, FLORIDA 32097

PHONE (904) 321-1832

FAX (904) 491-6282

FLA. CERTIFICATION NO. CGC026018

GA. CERTIFICATION NO. RLQA004001

DATE:

JOB NO.

DRAWN BY: EST

CHKD BY: JLS

NEW RESIDENCE
FOR
GEORGE & CYNTHIA CAIRNS
LOTS 1&2 WHITE STREET
FERNANDINA BEACH, FLORIDA
ELEVATIONS

SEAL

SHEET NO.

A-2

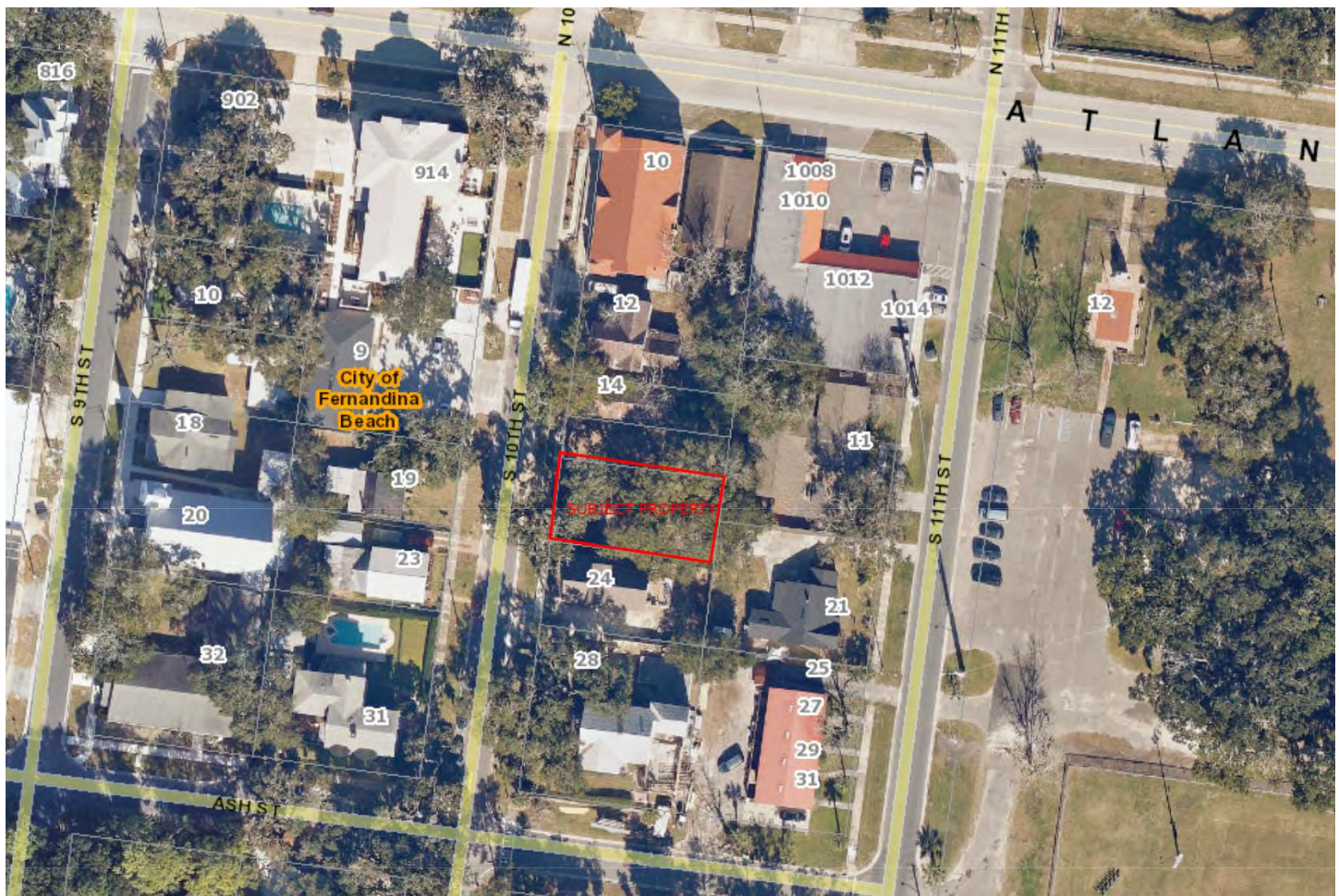
OF



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-45
JANUARY 16, 2020

Owner/Applicant:	Miranda Architects, agent for The Heirloom Lawn, LLC
Property Address:	20 S. 10th Street
Requested action:	Certificate of Approval (COA) to construct a 1 ½ story commercial 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 proposing to construct a 624 sq. ft. 1 ½ story commercial structure.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

ANALYSIS:

The proposed structure has been designed to accommodate a commercial use, while complying with regulations for both primary and accessory structures. This allows the flexibility for the structure to be considered an accessory structure if a larger primary structure is desired in the future. Designing the structure to look like a carriage house, also allows the commercial property to blend in with the residential structures existing on the block. The building will be constructed utilizing modern materials, such as HardiLap, which replicate traditional materials seen throughout the city.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2019-45

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-45 **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 2019-45, 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 2019-45 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

INV 5953



OFFICE USE ONLY	
REC'D: 12/19	BY: [Signature]
PAYMENT: \$ 2502	TYPE: CH# 8916
APPLICATION #: HDC 2019-0045	
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 _____
PROJECT TYPE:	
☒ New Construction ☐ Repair	☐ Addition ☐ Paint
☐ Alteration ☒ Fence	☐ Relocation ☐ Sign
☐ Demolition ☐ Re-roof	☐ Variance ☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: 20 SOUTH 10TH STREET (estimated)	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): 00-00-31-1800-0053-0031	
Zoning District: C-3 CENTRAL BUSINESS DISTRICT Lot / Block Number (optional) N. 1/2 OF LOT 3/BLOCK 53	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
MIKE AND CHRISTIE MYERS	
Company (if applicable)	
THE HEIRLOOM LAWN, LLC	
Street Address	
28 SOUTH 10TH STREET	
City State Zip	
FB, FL 32034	
Telephone Number	
Email Address	
rcwnyc@gmail.com, mmyers@rkk.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	
JOSE MIRANDA	
Company (if applicable)	
MIRANDA ARCHITECTS	
Street Address	
309 1/2 CENTRE ST, SUITE 206	
City State Zip	
FB, FL 32034	
Telephone Number	
261-4586	
Email Address	
jmiranda@mirandaarchitects.com	

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.

PROJECT SITE IS VACANT

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

PROPOSED CONSTRUCTION OF NEW 1 1/2 STORY RETAIL BUILDING DESIGNED AS A 'CARRIAGE HOUSE'. FIRST FLOOR TO BE RETAIL SALES AND SECOND FLOOR TO BE STORAGE. SITE TO BE USED TO GROW PLANT MATERIAL FOR RETAIL SALE. NEW FENCING TO INCLUDE 8-FT TALL FENCE ALONG PROPERTY LINES WITH A 4-FT TALL FENCE ALONG FRONT OF SITE -- SEE PROPOSED SITE PLAN

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	HARDIE	LAP SIDING		
Doors	CLOPAY	CARRIAGE STYLE GARAGE DOORS		
	THERMATRU	PANEL DOORS		
Windows	MARVIN	2 OVER 1 SINGLE HUNG		
Roofing	PETERSEN	STANDING SEAM METAL ROOFING		
Fascia/Trim	HARDIE	HARDIE TRIM		
Foundation		CONCRETE BLOCK		
Shutters		FIXED DECORATIVE SHUTTERS		
Porch/Deck		PT WOOD DECK AT STEPS/LANDING		
Fencing		P.T. WOOD TO BE PAINTED		
Driveways/Sidewalks		CONCRETE PAVERS		
Signage				
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
JM	Proof of ownership (copy of deed or tax statement)	
	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.	
	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.	
	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.	
	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.

12/9/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

Subscribed and sworn to before me this 9th day of December, 2019.

Leah Hall
Notary Public: Signature

LEAH HALL
Printed Name



LEAH HALL
MY COMMISSION # FF 929201
EXPIRES: February 20, 2020
Bonded Thru Budget Notary Services

My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

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



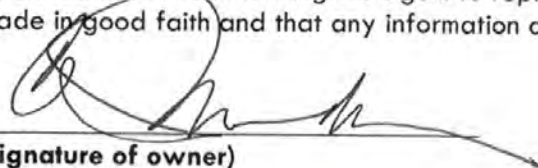
OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Christie Walsh Myers & Mike Myers
(print name of property owner(s))

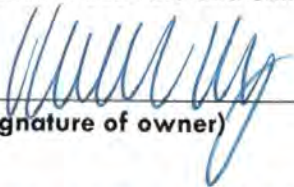
hereby authorize: Jose Miranda/Miranda Architects
(print name of agent)

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

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


(Signature of owner)

CHRISTINE WALSH-MYERS
(Print name of owner)


(Signature of owner)
MICHAEL W. MYERS
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 1st day of December, 2019.

Leah Hall
Notary Public: Signature

LEAH HALL
Printed Name



LEAH HALL
MY COMMISSION # FF 929201
EXPIRES: February 20, 2020
Bonded Thru Budget Notary Services

My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: _____

M 620-559-63-216-0
W 425-105-72-672-0

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 19-201727
Sales Price: \$159,000.00

Parcel No.: 00-00-31-1800-0053-0031

This **WARRANTY DEED**, made the 15th day of November, 2019, by Alexa K. Alvarez, a single person, individually and as Trustee of Alexa K. Alvarez Revocable Trust dated June 22, 2017 (whether one or more, the "Grantor"), to Michael Myers, as to an undivided 49% interest and Christine Elizabeth Myers, as to an undivided 51% interest, whose post office address is 28 South 10th 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:

The North 1/2 of Lot 3, Block 53, Fernandina Beach, Florida, as shown on the official plat of said city (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company 1887 and 1901).

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:

Jamie Eagle Harkess
Witness Signature
Printed Name: Jamie Eagle Harkess

Margan Bowen
Witness Signature
Printed Name: Margan Bowen

Alexa K. Alvarez Revocable Trust
dated June 22, 2017

By: [Signature]
Alexa K. Alvarez, individually and as Trustee

Address:
1816 Silver Street
Jacksonville, FL 32206

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 13th day of November, 2019, by Alexa K. Alvarez, individually and as Trustee of Alexa K. Alvarez Revocable Trust dated June 22, 2017.

Jamie Eagle Harkess
Signature of Notary Public
Print, Type/Stamp Name of Notary



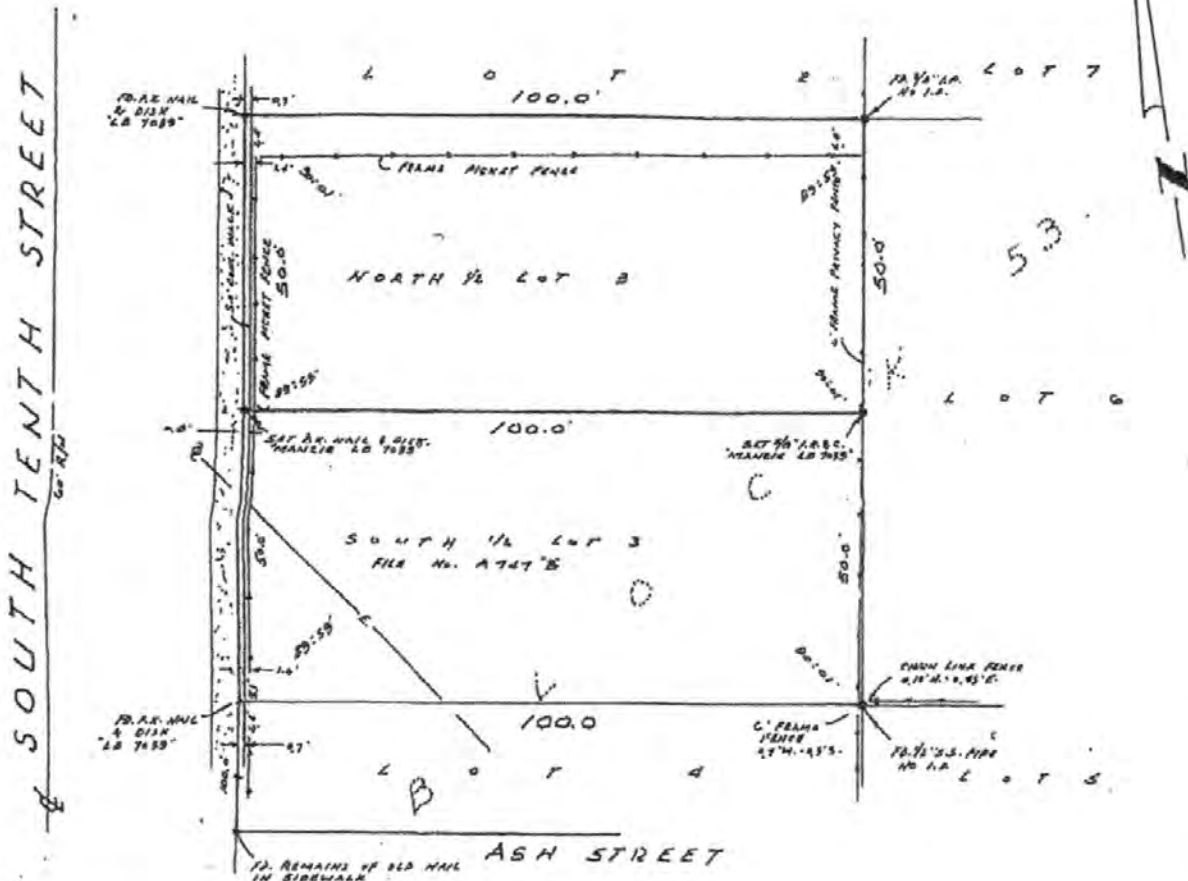
Personally Known: ✓ OR Produced Identification: _____
Type of Identification _____
Produced: _____

MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION

A PORTION OF 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), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF (N 1/2) OF LOT 3, BLOCK 53, FERNANDINA BEACH, FLORIDA.



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 obstructed by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings and/or angles shown hereon are relative to those shown on the plat referenced in the legal description. The bearing reference line is indicated as thus (BR).
- 5) Fence ownership, if applicable, has not been determined by office. Fences are drawn out of scale in order to ascertain their relationship to the property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original related seal of a Florida licensed surveyor and mapper, this map/report is informational purposes only and is not valid."
- 7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 10075-0000-5, Dated 2-18-05.

COPYRIGHT © 2003 BY MANZIE AND DRAKE LAND SURVEYING

PREPARED FOR:
ALEXA & HANS ALVAREZ
FIRST BANK OF JACKSONVILLE
COMMONWEALTH LAND TITLE INS. CO.
ROBERT L. PETERS, P.A.

LEGEND

BR - BUILDING RESTRICTION LINE	LP - IRON PIPE	P.O.B. - POINT OF BEGINNING
CL - CALCULATED	LA & C - WOOD POST W/ PLASTIC CAP	P.O.C. - POINT OF COMPLETION
C.S. - CONCRETE BLOCK STRUCTURE	L - LIGNUM	P.L. - POINT OF REVERSE CURVATURE
E - CENTERLINE	MEAS - MEASUREMENT	P.M. - PERMANENT REFERENCE SURROUND
CH - CHISEL	R & T - RAIL & TIE BAR	R - RADIUS
C.P. - CONCRETE PAVEMENT	R & W - RAIL & WAGON	R/W - RIGHT-OF-WAY
C.C. - CONCRETE	R.V.C. - NATIONAL GEODETIC VERTICAL DATUM	P.N. - PARALLEL IDENTIFICATION NUMBER
C.E. - CONCRETE EXCAVATION	R.S. - NOT TO SCALE	S/T - SPLIT TAIL
C.P. - CONCRETE PAVEMENT	R.P. - BEARING REFERENCE	U.C. - UTILITY CATCHMENT
E - ELEVATION	O.R.B. - OFFICIAL RECORD BOOK	A - CENTRAL ANGLE
E.C. - ELEVATION	P.S. - PLAT BOOK	--- - CHAIN LINK FENCE
E.V. - ELEVATION	P.C. - POINT OF CURVATURE	W.P. - WOOD POST
F. - FINISHED FLOOR	P.C.C. - POINT OF COMPENSATED CURVATURE	CONC - CONCRETE
FL - FOUND	P.C.P. - PERMANENT CONTROL POINT	FL - 5000 POWER POLE

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: *Michael A. Manzie*
MICHAEL A. MANZIE, P.L.S. 4089
FRANK L. BOWEN, P.S.M. 2477



MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

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

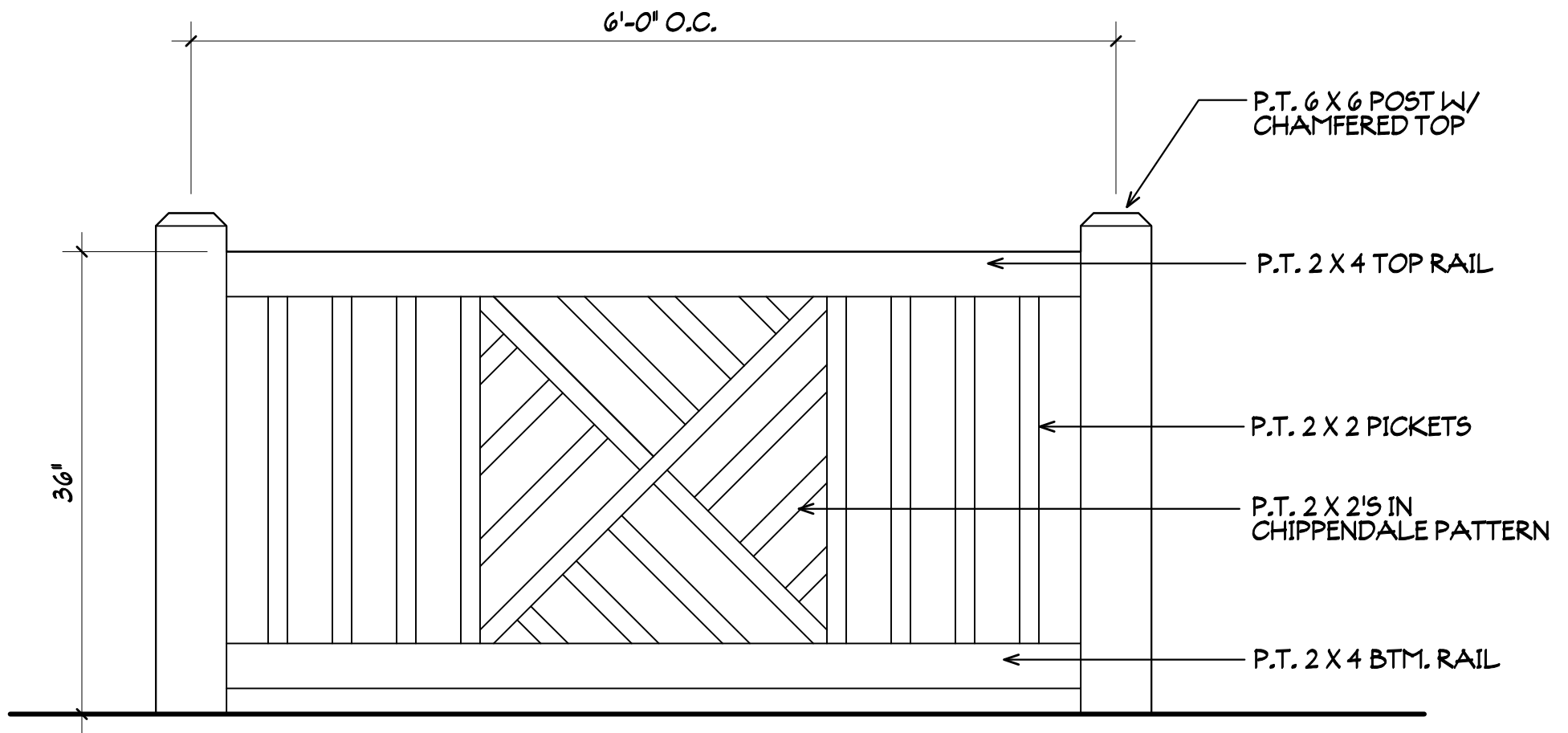
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE."

SET YOUR SITES ON US.

SCALE: 1" = 20' JOB NO: 10,854 DATE: 03-10-06

F.B. NO: X-116 PAGE NO: 47 FIELD CREW: FILE NO: A747A



FRONT YARD FENCE DETAIL

THE HEIRLOOM YARD, 20 SOUTH 10TH STREET, FB, FL 32034

MIRANDA ARCHITECTS, 01/05/20



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-46
JANUARY 16, 2020

Owner/Applicant:	R4 Development Company LLC, agent for Pepper's Mexican Grill & Cantina
Property Address:	530 Centre Street
Requested action:	Certificate of Approval (COA) to re-stripe parking lot and construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial
FL Master Site File #	N/A
Year Built:	1973
Contributing Status:	Non-Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is proposing to re-stripe parking lot and construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

ANALYSIS:

The proposed project will one-way traffic pattern in parking lot to allow for better flow. Storage room, dumpster enclosure, and privacy wall will address functional needs of the building, while screening them from view. Additions at east and west elevations are in keeping with the architecture of this non-contributing structure.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2019-46

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-46 **with or without** conditions;

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

That HDC case 2019-46, 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 2019-46 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

INV 6017

OFFICE USE ONLY	
REC'D: 12/16/19	BY: [Signature]
APPLICATION COMPLETE: Y _____ N _____	
PAYMENT: \$ 250	INVOICED [] PAID [X] CK 2543
HDC CASE #: HDC2019-0046	
PRE-CONFERENCE: Y _____ N _____ DATE _____	
BOARD MEETING DATE: 1/16/2020	
SCANNED []	
PLANNER: _____ DATE: _____	
____ APPROVED ____ DENIED	



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

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

PROJECT TYPE:					
☐ New Construction	☒ Addition	☒ Alteration	☐ Relocation	☐ Demolition	☐ Amendment to COA# _____
☐ 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: 530 CENTRE ST	
District: ☒ Downtown Historic ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): 00-00-31-1800-0029-0120	
Zoning District: C-3	Lot / Block Number (optional) LOTS 12, 13, 14, 15 BLK 29

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name LOS ARRAYANES, INC	
Company (if applicable) PEPPER'S MEXICAN GRILL & CANTINA	
Street Address 530 CENTRE ST.	
City State Zip FERNANDINA BCH, FL. 32034	
Telephone Number 904 - 277-2011	
Email Address wilsonturcio44@gmail.com	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name JOEL V. REITZER, JR ARCHITECT	
Company (if applicable) R4 DEVELOPMENT CO., LLC	
Street Address 1365 MANUCY RD.	
City State Zip FERNANDINA BCH, FL. 32034	
Telephone Number 904 - 607-3636	
Email Address joelreitzer@r4development.com	

PROJECT DESCRIPTION (REQUIRED)

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

PROPERTY IS THE LOCATION OF THE OLD BARNETT BANK/BANK OF AMERICA BUILDING, BUILT IN 1973, CONVERTED TO THE PEPPER'S RESTAURANT IN 2012-13. EXISTING STRUCTURE IS STEEL/CONCRETE/BRICK/STUCCO MID-CENTURY MODERN 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.

OWNER PROPOSES TO ENCLOSE REAR UTILITY AREAS, ADDING STRUCTURAL ENCLOSURES VS. WOOD FENCING (EXISTING). PROJECT ADDS STORAGE ROOM, MASONRY PRIVACY WALL AND MASONRY DUMPSTER ENCLOSURE. DUMPSTER SCREENED WITH METAL GATES W/ SOLID PANELS. PARKING LOT IS RESTRIPTED SIMILAR TO EXISTING, CREATING ONE-WAY TRAFFIC. LANDSCAPED ISLANDS REMAIN, ADDING NEW PLANTER

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	CECO	H.M. DOORS & FRAMES		PT. #1
Windows	CECO FIXED TRANSOM	INTEGRAL W/ DOOR UNITS		PT #1
Roofing	GAF	MODIFIED BITUMEN		
Fascia/Trim	STUCCO STONE	MATCH EXISTING MATCH EXIST'G LIMESTONE		
Foundation	CONCRETE	PER STRUCTURAL DES		
Shutters				
Porch/Deck				
Fencing	C.M.U. A-1 BLK (ORLANDO, FL.)	COLOR CONG MASONRY		COLOR S-159
Driveways/Sidewalks		SEAL COAT WHITE STRIPING PT		WHITE
Signage		MAINTAIN EXISTING VAN ACCESSIBLE H/C SIGN		
Other		PLEXIGLASS PANELS		
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				

CERTIFICATION (REQUIRED)

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

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

12/13/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to in my presence this 13 day of December, 2019, by
Tania V. Garcia

[Signature]
Notary Public: Signature

Kenneth Pavilando
Printed Name

3-3-23
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FLDC

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Tania V. Garcia
(print name of property owner(s))

hereby authorize: Joel Reitzer of 24 Development Co. LLC
(print name of agent)

to represent me/us in processing an application for: ADC Approval - exterior improvements
(type of application)

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

[Signature]
(Signature of owner)

(Signature of owner)

Tania V. Garcia
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF DUVAL ss }
NASSAU

Subscribed and sworn to in my presence this 13 day of December, 20 19, by
Tania V. Garcia



[Signature]
Notary Public: Signature

Kenneth Pavilando
Printed Name

3.3.23
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL



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.) All rooftop mechanical equipment shall be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building.	
✓	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).	

Prepared by, record and return to:
Lorie L. Chism, Esquire
Rogers Towers, P.A.
960185 Gateway Blvd., Suite 203
Amelia Island, FL 32034

Consideration: \$2,065,160.00

CH11-130/3645419

WARRANTY DEED

THIS INDENTURE is made effective as of the 26th day of April, 2013, by **520-530 CENTRE STREET, LLC, a Florida limited liability company** (herein the "Grantor") and **LOS ARRAYANES, INC., a Florida corporation**, whose address is 530 Centre Street, Fernandina Beach, Florida 32034 (herein the "Grantee").

Grantor, for and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, successors and assigns forever, all of that certain land (the "Land") in Nassau County, Florida, more particularly described as follows:

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

Lots Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15),
Block Twenty-nine (29) of said City of Fernandina Beach, Florida.

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to those matters set forth on **Exhibit "A"** attached hereto and made a part hereof, without intending to reimpose same (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances thereto, unto the Grantee in fee simple forever. Except as set forth in the Permitted Encumbrances, the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered
in the presence of:

**520-530 CENTRE STREET, LLC, a Florida
limited liability company**

Lorie L. Chism
Print Name: LORIE L. CHISM

By: Cambridge South, Inc., a Florida
corporation
Its: Manager

Cesey D. Lott
Print Name: Cesey D. Lott

By: Donald Shaw
Name: Donald Shaw
Title: President

Address: 1894 South 14th Street, Suite 4B
Fernandina Beach, Florida 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 26th day of April, 2013, by Donald Shaw, the President of Cambridge South, Inc., a Florida corporation, which entity is the Manager of 520-530 Centre Street, LLC, a Florida limited liability company, on behalf of corporation and the company. He (check one) ☒ is personally known to me or ☐ has proved to me on basis of satisfactory evidence to be the person who executed this instrument.



CASEY D. LOTT
MY COMMISSION #EE160984
EXPIRES: December 29, 2014
Bonded Thru Budget Notary Service

Cesey D. Lott
Notary Public, State and County Aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

Exhibit "A"

Permitted Encumbrances

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable, and taxes and assessments levied and/or assessed subsequent to the date hereof.
2. All valid and enforceable covenants, restrictions, reservations, easements and other matters as shown on the public record.
3. Rights or claims of parties in possession not shown by the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
6. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.
7. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or use.
8. Reciprocal Ingress and Egress Easement and Covenants Agreement recorded in Official Records Book 1463, Page 723. (Only as to Lots 12 and 13, Block 29)
9. Restrictions, covenants, and conditions as set forth in those instruments recorded in Official Records Book 1585, Page 1541, as may be subsequently amended.
10. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0029-0120

Owner Name LOS ARRAYANES INC

Mailing Address 530 CENTRE ST

Location Address FERNANDINA BEACH, FL 32034

520 CENTRE ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage RESTAURANT 002100

Deed Acres 0

Short Legal BLOCK 29 LOT 12 13 14 15 IN OR 1855/1697 ESMT OR 1463/723

2019 Certified Values

Land Value \$700,000

(+) Improved Value \$535,208

(=) Market Value \$1,235,208

(-) Agricultural Classification \$0

(-) SOH or Non-Hx* Capped Savings \$

(=) Assessed Value \$1,235,208

(-) Homestead \$0

(-) Additional Exemptions \$0

(=) School Taxable Value \$1,235,208

(-) Non-School HX & Other Exempt Value \$0

(=) County Taxable Value \$1,235,208

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



PARCEL MAP



2019 AERIAL MAP

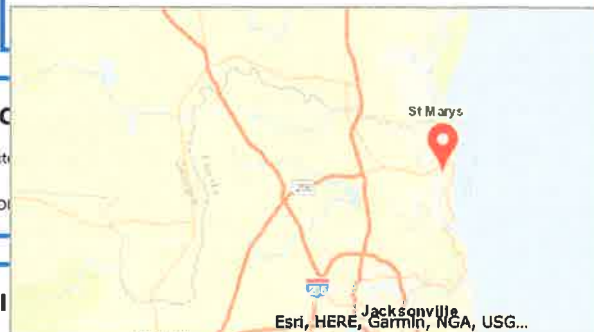


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
RESTAURANT	8777	6453	0	0	REINF CON

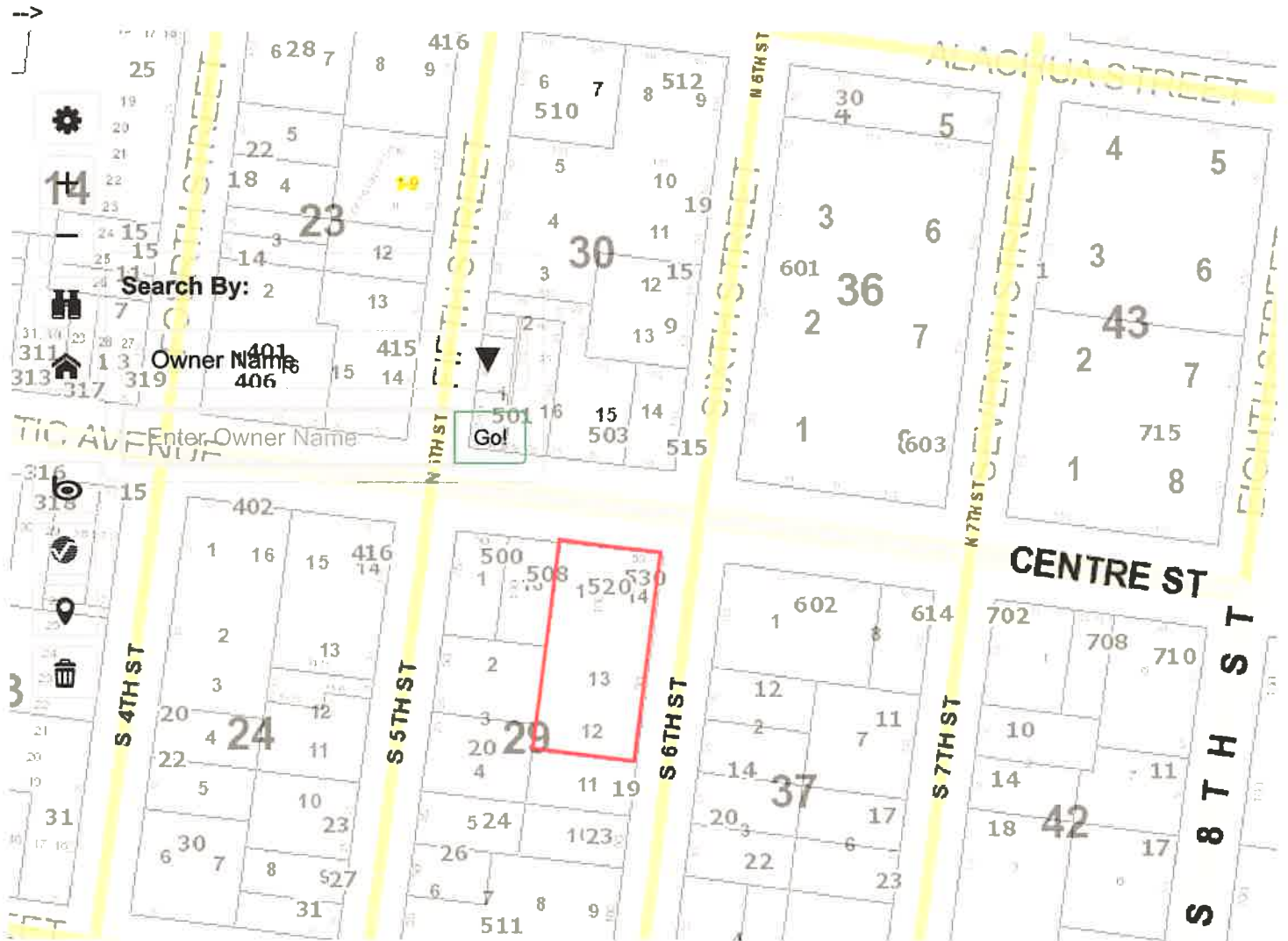
MISCELLANEOUS I

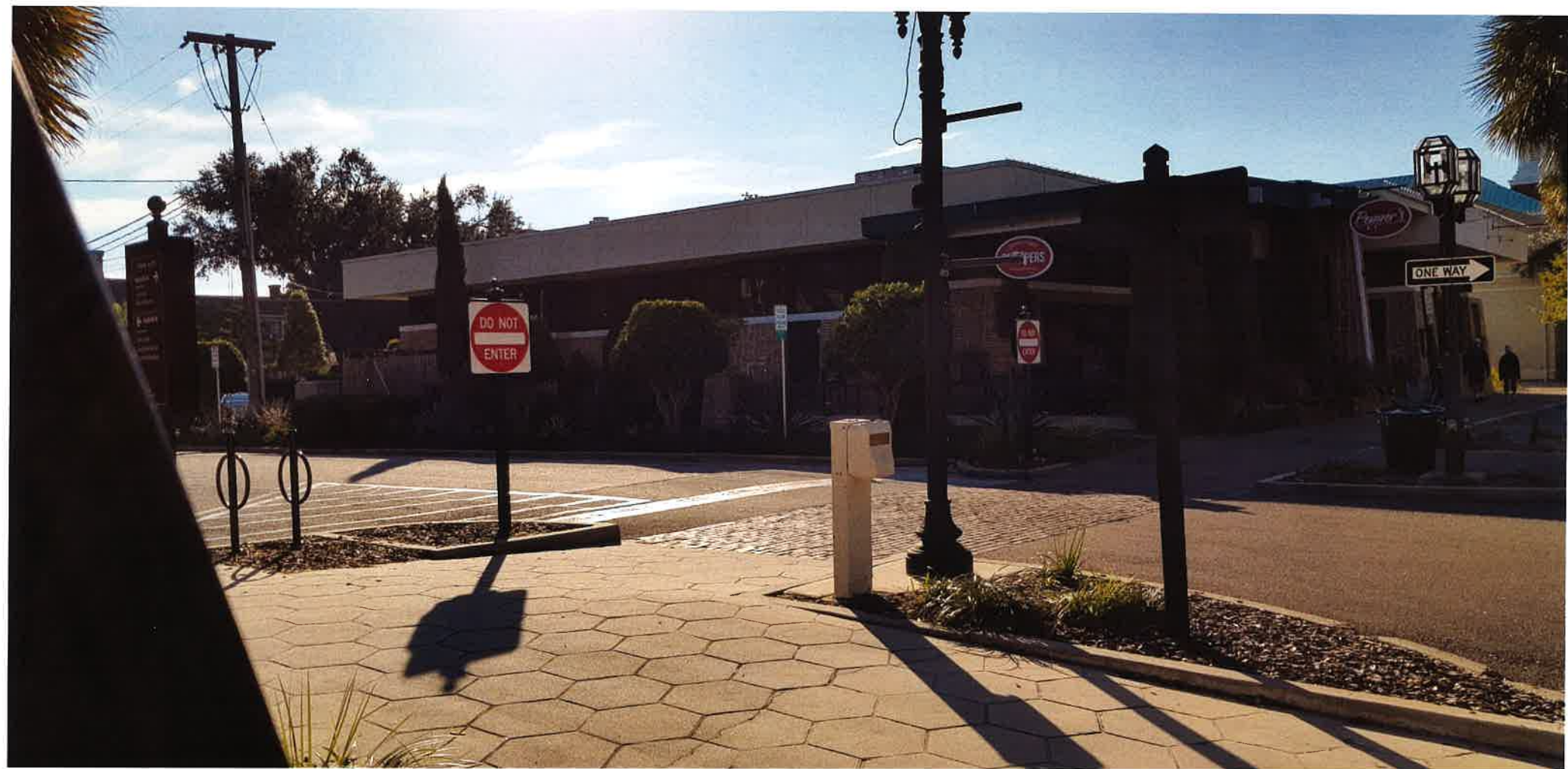
Description	Dimensions L X W	Area	Year
CONCRETE A	93 X 5	465	2010
CONCRETE A	0 X 0	119	2010
FIRE SPRNK	90 X 31	2790	2010

FREEZER	0 X 0	26	2011
COOLER	9 X 7	63	2011

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2013-04-26	1855 / 1697	\$2,065,200	WD	Q	Y	520-530 CENTRE STREET LLC	LOS ARRAYANES INC
2012-12-19	1830 / 1247	\$100	WD	U	Y	CAMBRIDGE SOUTH INC	SHAW DONALD M
2012-12-19	1830 / 1265	\$100	WD	U	Y	SHAW DONALD M	520-530 CENTRE STREET LLC
2008-09-18	1585 / 1541	\$875,000	WD	Q	Y	BANK OF AMERICA	CAMBRIDGE SOUTH INC
1986-09-23	498 / 1104	\$50,000	WD	U	Y	LOCKWOOD ROBERT B & FRANCES BROOKS (H&W)	BARNETT BANK OF NASSAU COUNTY







A photograph of a modern, single-story building with a flat roof and large windows. The building has a light-colored upper section and a brick lower section. In the foreground, there is a parking lot with a sign that reads "PARKING RESTRICTION ZONE". The sign specifies that loading/unloading is only allowed from 8 AM to 5 PM, public parking is allowed from 5 PM to 2 AM, and no overnight parking is permitted. The sign is mounted on a metal pole. To the left of the sign is a utility pole. To the right is a white electrical box. The foreground is landscaped with various plants, including agave and small shrubs. A paved road is visible in the bottom right corner. The sky is clear and blue.

**PARKING
RESTRICTION ZONE**
Loading/Unloading Only
8 AM to 5 PM
Public Parking Allowed
5 PM to 2 AM
No Overnight Parking











STACKED CMU PRIVACY WALL PATTERN

Standard Colors

A-1 Block provides exceptional design possibilities. We strive to meet the needs of creative architects, designers, builders and owners by offering hundreds of colors, shapes, sizes and textures for interior and exterior applications.



S-191



S-112



S-100



S-141



S-140



S-104



S-182



S-126



S-139



S-159



S-133



S-168



S-105



S-115



S-203

COMING SOON!

Blended Colors & Distinctive Aggregates

Disclaimer: Photos are provided to create interest. Contact your A1 Block Representative to request actual physical samples.

COLOR SCHEDULE PEPPER'S GRILL & CANTINA

COLOR 1

FIELD COLOR – EXTERIOR STUCCO WALLS – Match Existing Soffit – similar to :

SHERWIN WILLIAMS- SW 7103, "Whitetail"

SW 7103
Whitetail

261-C1

COLOR 2

TRIM COLOR- EXTERIOR DOORS, FRAMES & GATES

SHERWIN WILLIAMS- SW 6034, "Arresting Auburn"

SW 6034
Arresting Auburn

192-C7

COLOR 3

EXTERIOR MASONRY BLOCK

A-1 BLOCK INTEGRALLY COLORED AS POURED

S-159

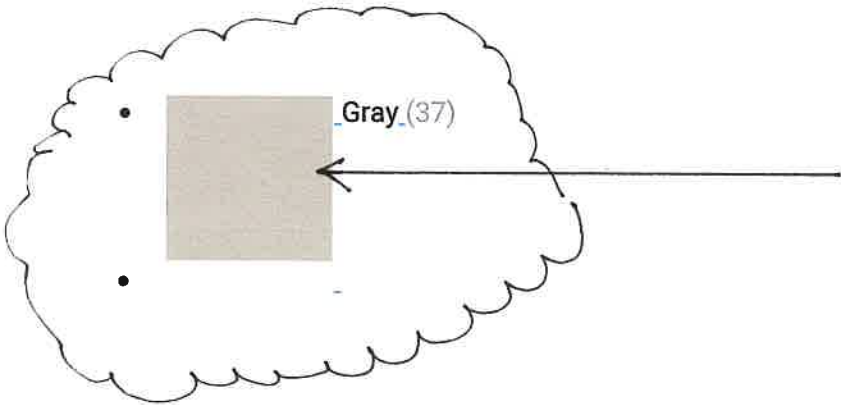


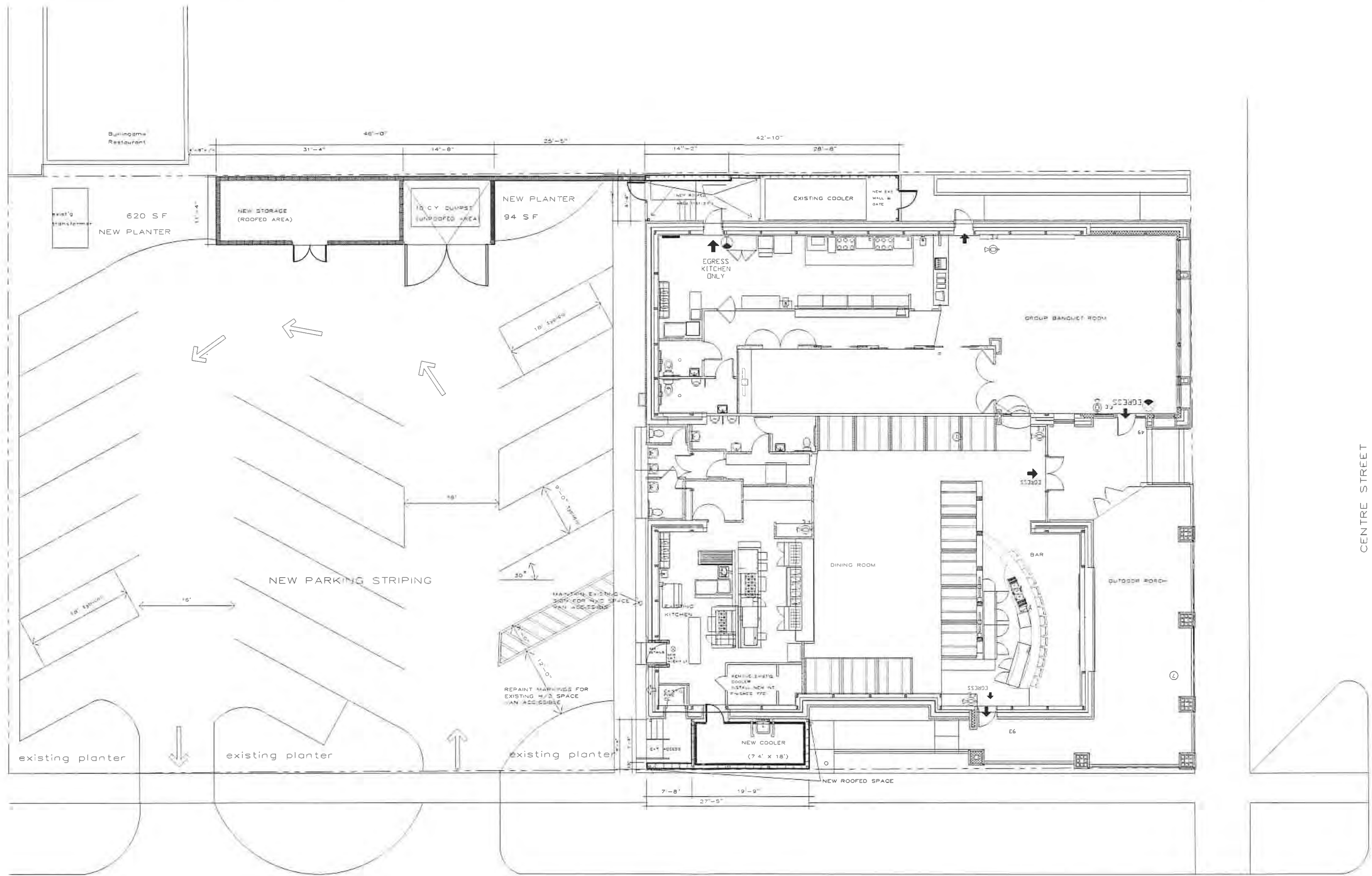
S-159

SPANDREL GLASS – (PLEXIGLASS) .375 " Thickness

Plastic Color

-  Black_(32)
-  Bronze_(37)
-  Clear_(248)





SITE PLAN / FLOOR PLAN



TOTAL NEW ROOFED AREA = 743 SF

6TH STREET



CENTRE STREET

DESIGN...PHASE...SITE...AND...FLOOR...PLAN

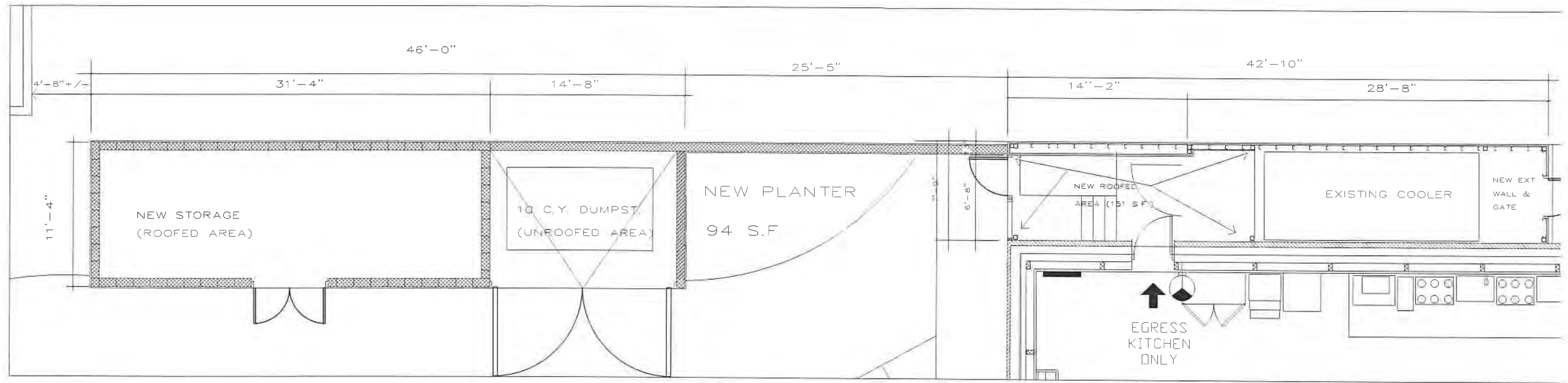
PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

R4 DEVELOPMENT CO. LLC
JOEL REITZER ARCHITECT
NC LICENSE # 12815
1385 MANLY ROAD
FERNANDINA BEACH FL 32034

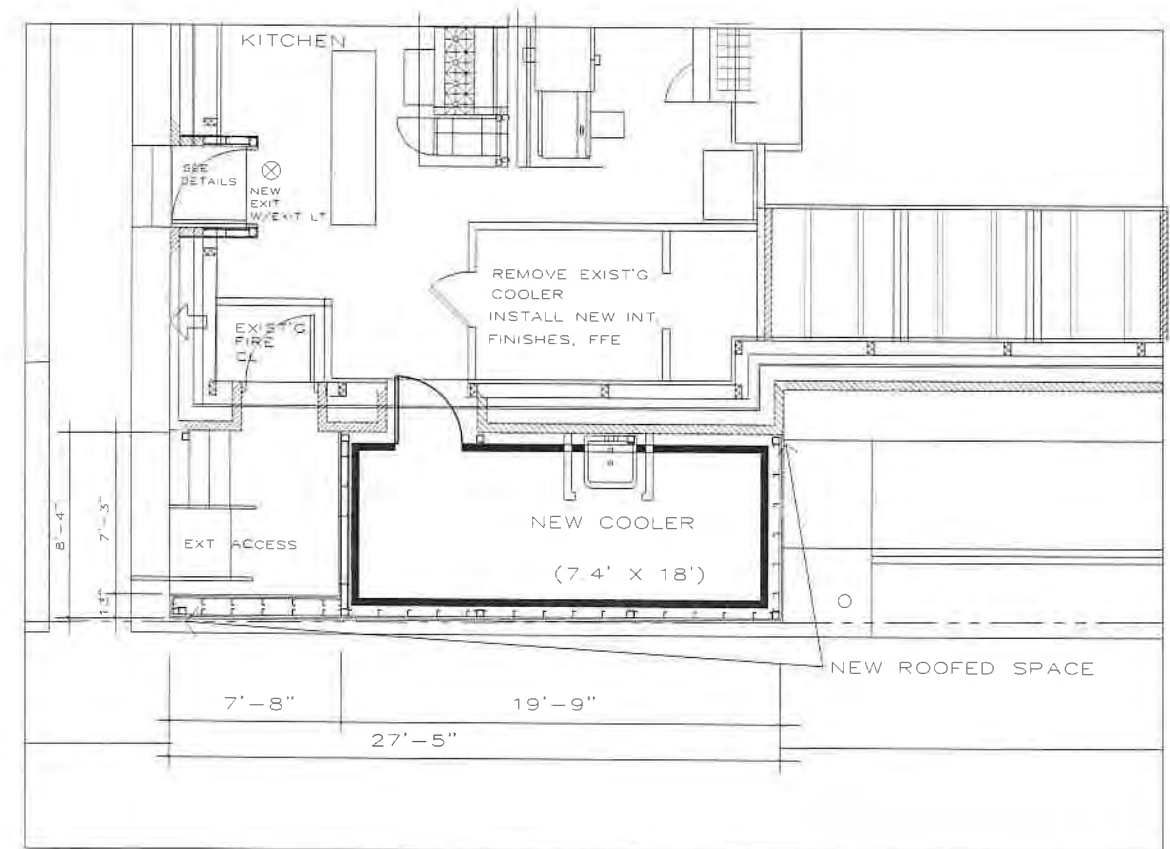
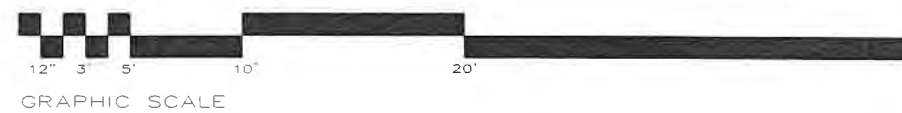


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Date	12-12-2019
Scale	VARIES
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Job	PEPPER'S..ADDN'S
Sheet	A-1.1



FLOOR PLAN— ENLARGED AREAS



DESIGN...PHASE...SITE...AND...FLOOR...PLAN

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

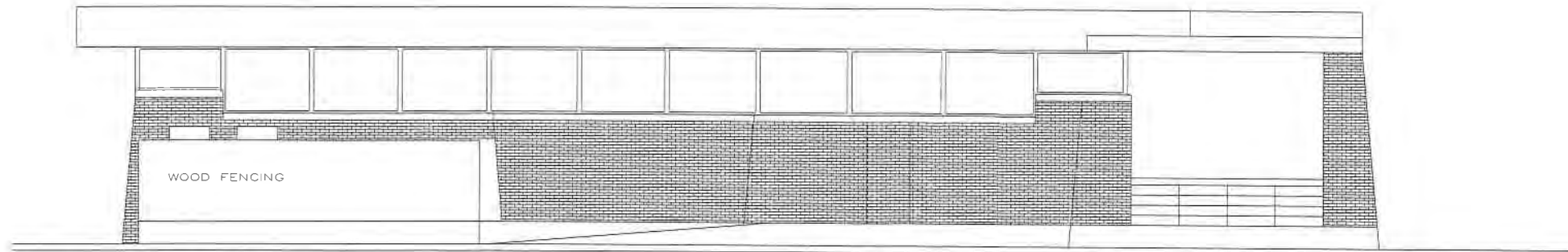
R44 DEVELOPMENT III, LLC
JOEL REITZER ARCHITECT
NC LICENSE # 12815
13815 MANUCY ROAD
FERNANDINA BEACH, FL 32034

R44
DEVELOPMENT
ARCHITECTURE

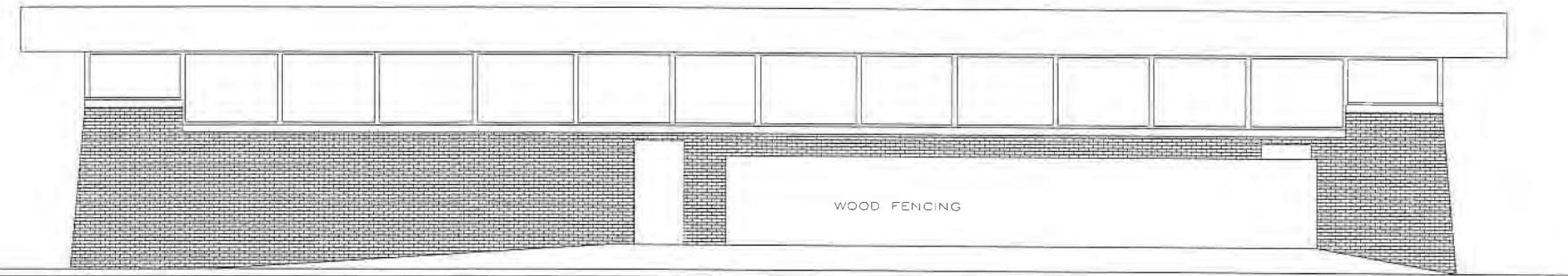
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Date 12-12-2019
Scale VARIES
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Job PEPPER'S...ADDN'S
Sheet

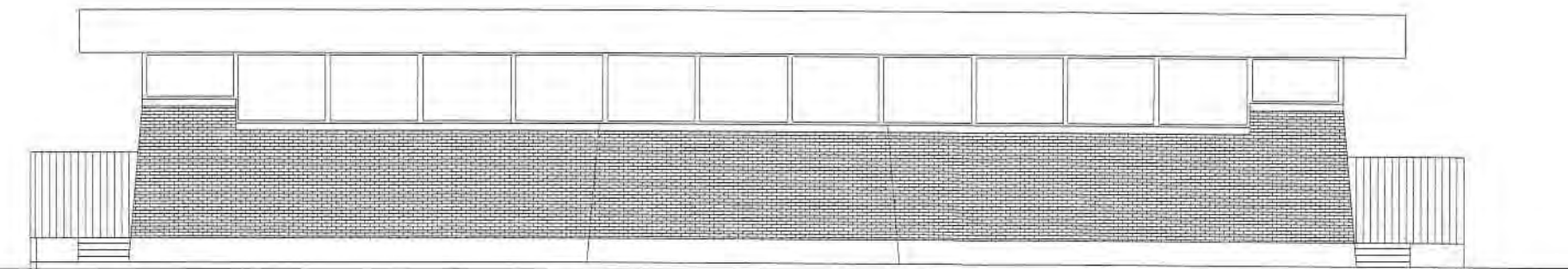
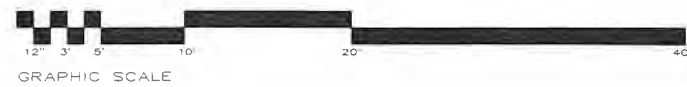
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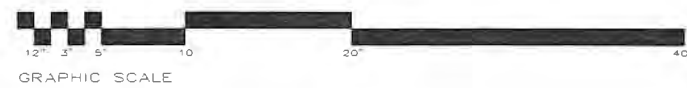
E. ELEVATION— EXISTING VIEW



W. ELEVATION— EXISTING VIEW



S. ELEVATION— EXISTING VIEW



DESIGN...PHASE...SITE...AND...FLOOR...PLAN

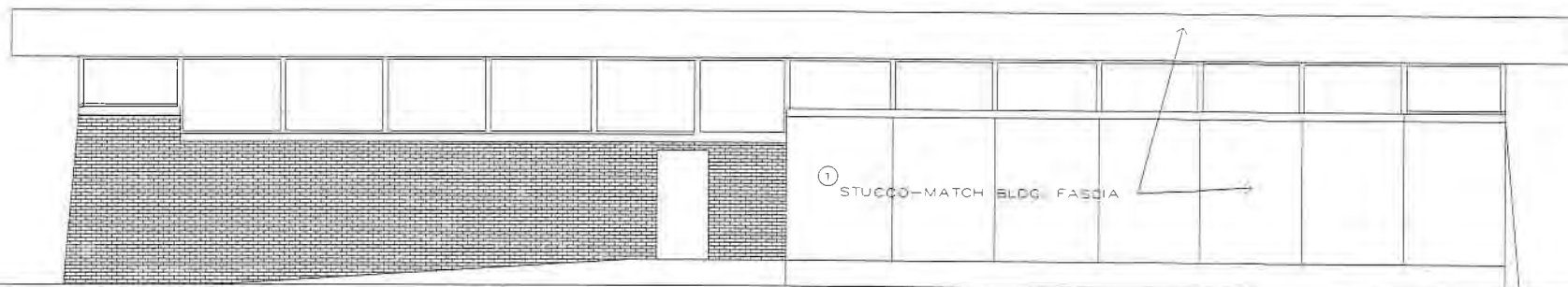
PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

R4 DEVELOPMENT CO. LLC
JUEL REITZER ARCHITECT
NC LICENSE # 12815
13855 MANJURY ROAD
FERNANDINA BEACH FL 32034

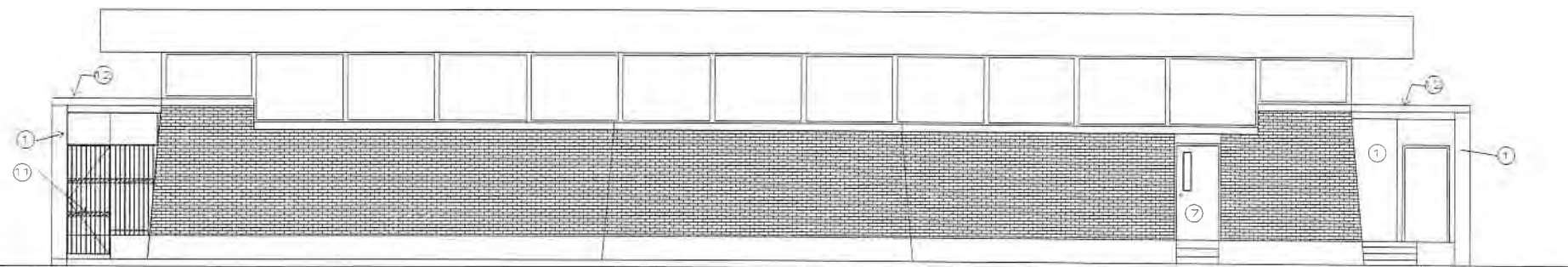


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Sheet	A-2.1



W. ELEVATION— NEW



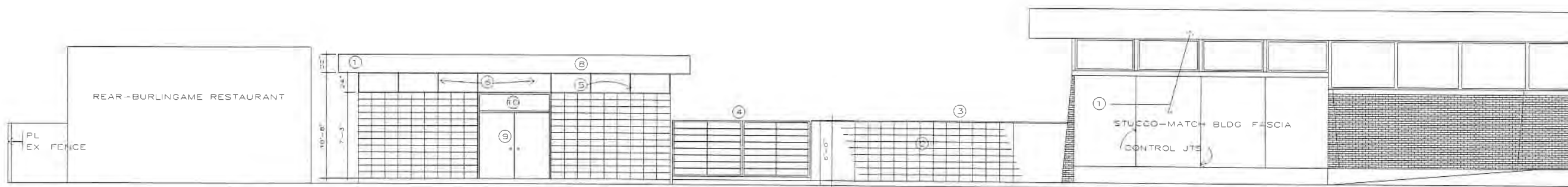
S. ELEVATION— NEW



GRAPHIC SCALE

CONSTRUCTION NOTES

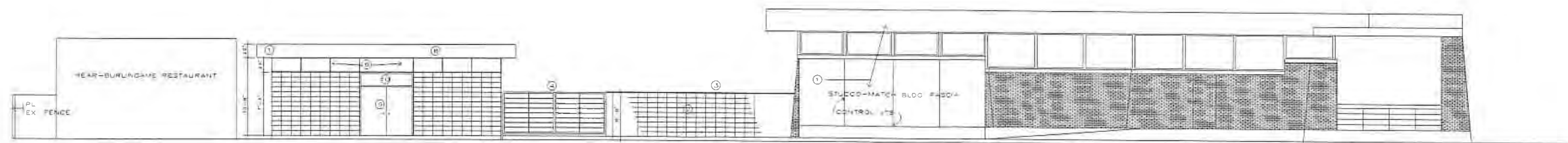
- ① STUCCO ON LATH—MATCH BLDG FASCIA
- ② STACKED CONC. BLK WALL—INT. COLORED BLK
- ③ 2" BLOCK WALL CAP— INTEGRAL COLORED BLK
- ④ ALUM GATES(2X3) W/ MTL PANEL BACKING
- ⑤ ALUMINUM T CHANNELS— PER DETAILS
- ⑥ CHARCOAL PLEXIGLASS PANELS
- ⑦ NEW MTL DOOR, STOOP PER DETAILS
- ⑧ STUCCO FASCIA— MATCH EXIST'G BLDG
- ⑨ METAL DOORS
- ⑩ CHARCOAL WIRE GLASS PANEL
- ⑪ NEW METAL GATE AND FENCE—PER DETAILS
- ⑫ STONE WALL CAP
- ⑬ SCUPPER & DOWNSPOUT
- ⑭ CONCRETE FOUNDATION — SLAB AND FOOTINGS
- ⑮ STEEL COLS AND ROOF STRUCTURE



PARTIAL E. ELEVATION— N. SITE VIEW FROM EAST



GRAPHIC SCALE



E. ELEVATION— N. SITE VIEW FROM EAST



DESIGN...PHASE...SITE...AND...FLOOR...PLAN

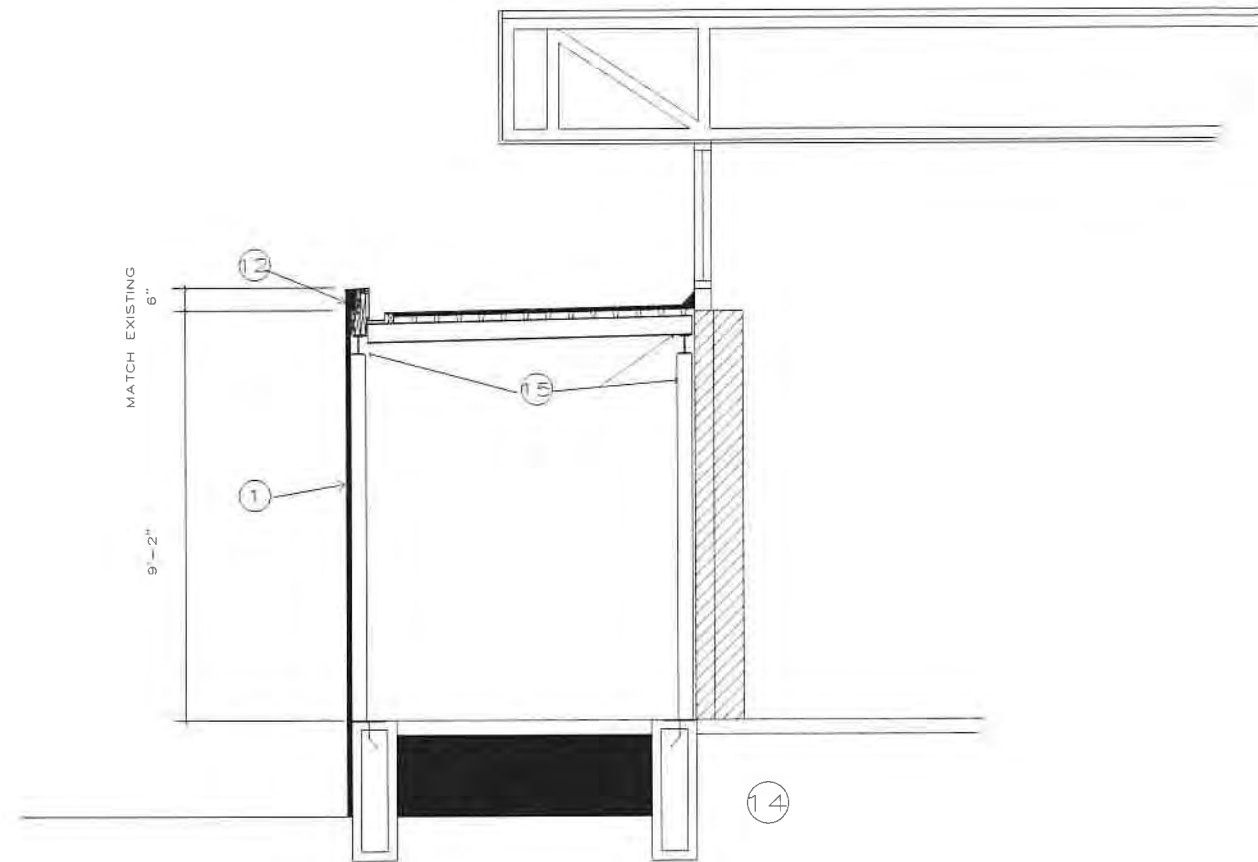
PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

RA DEVELOPMENT CO. LLC
JULIE REITZER ARCHITECT
NC LICENSE # 12815
1805 MANICU ROAD
FERNANDINA BEACH FL 32034

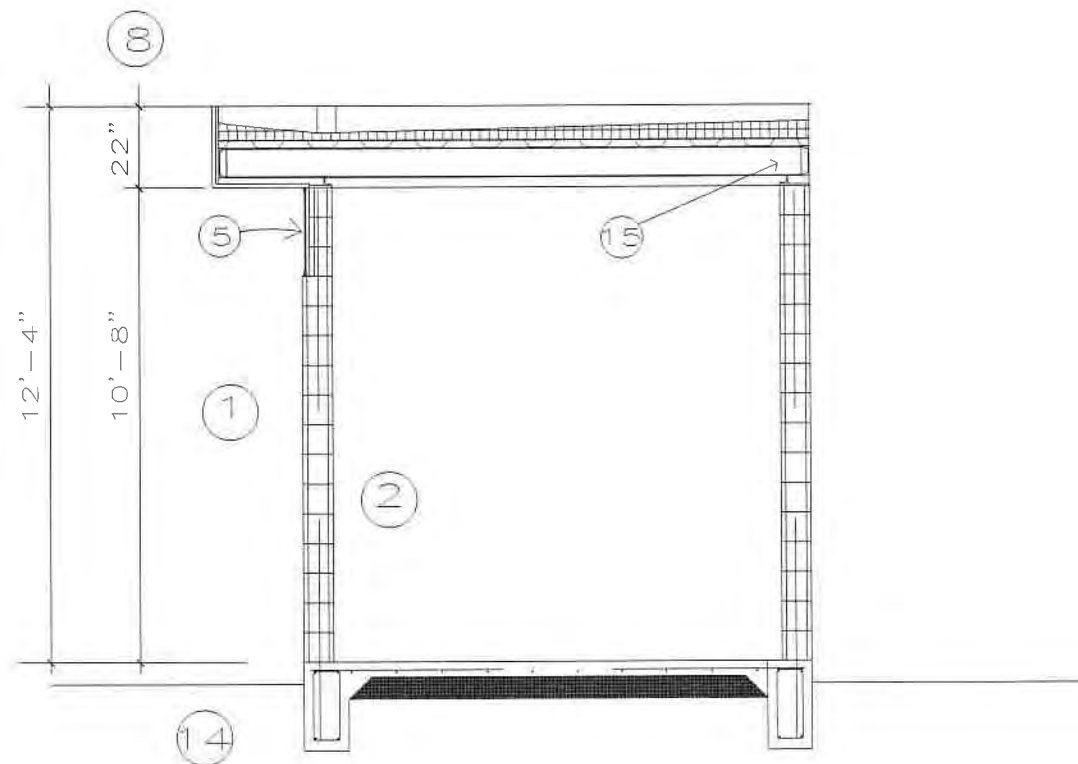
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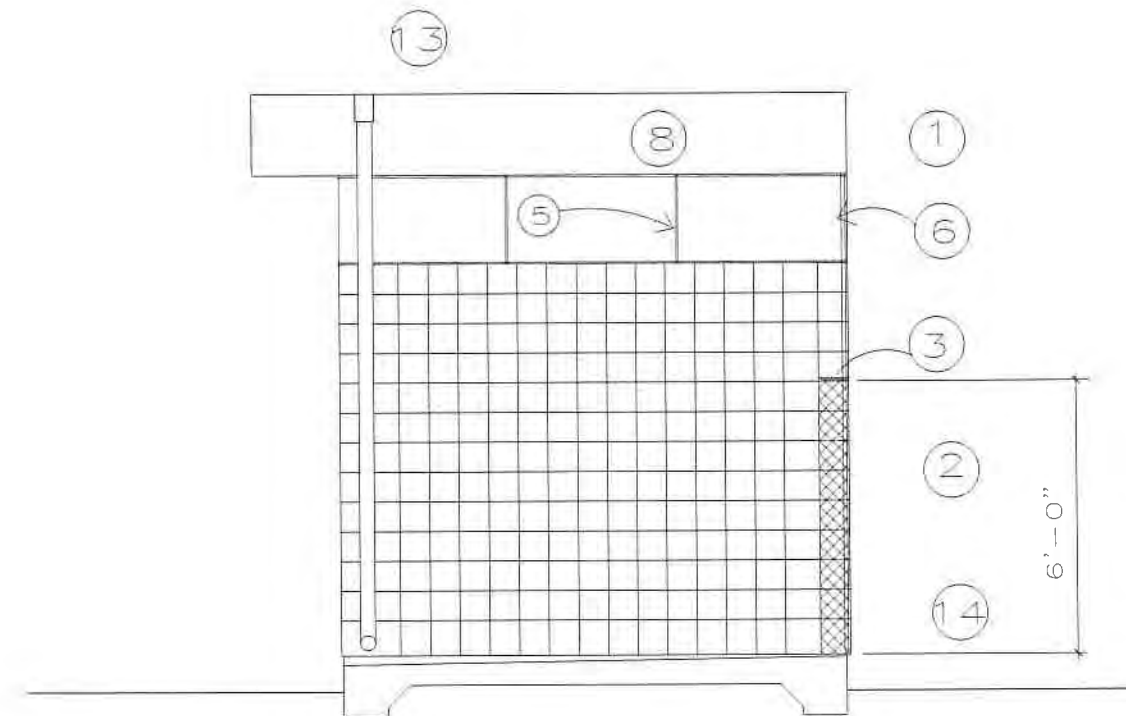
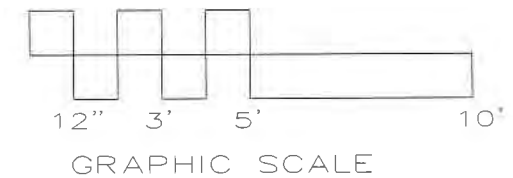
SECTION— RESTAURANT BLDG. ADDITIONS



SECTION— STORAGE

CONSTRUCTION NOTES

- ① STUCCO ON LATH—MATCH BLDG. FASCIA
- ② STACKED CONCRETE BLOCK WALL—INTEGRAL COLORED
- ③ 2" BLOCK WALL CAP— INTEGRAL COLORED BLK
- ④ ALUM GATES(2X3) W/ MTL PANEL BACKING
- ⑤ ALUMINUM T CHANNELS— PER DETAILS
- ⑥ CHARCOAL PLEXIGLASS PANELS
- ⑦ NEW MTL DOOR, STOOP PER DETAILS
- ⑧ STUCCO FASCIA— MATCH EXIST'G BLDG
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- ⑪ NEW METAL GATE AND FENCE—PER DETAILS
- ⑫ STONE WALL CAP
- ⑬ SCUPPER & DOWNSPOUT
- ⑭ CONCRETE FOUNDATION — SLAB AND FOOTINGS
- ⑮ STEEL COLS AND ROOF STRUCTURE



N. ELEVATION— STORAGE

DESIGN...PHASE...SITE...AND...FLOOR...PLAN

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

RA DEVELOPMENT CO. LLC
JOEL REITZER ARCHITECT
NC LICENSE # 12815
1815 MANUITY ROAD
FERNANDINA BEACH FL 32034

RA
DEVELOPMENT
ARCHITECTURE

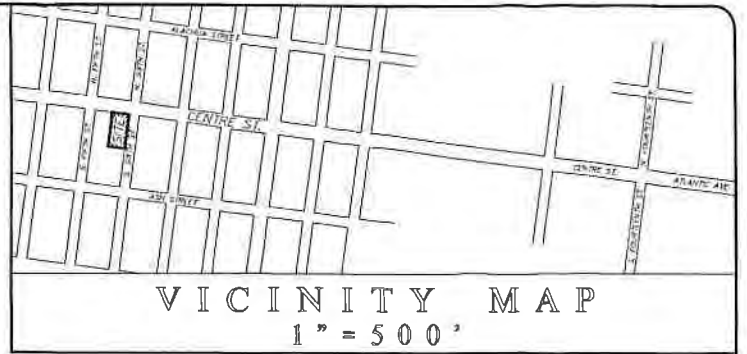
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Date 12-12-2019
Scale VARIES
JR
Job PEPPER'S...ADDN'S
Sheet A-3.1

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 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 TWELVE (12), THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15), BLOCK TWENTY-NINE (29).



GRAPHIC SCALE

CENTRE STREET

(80-FOOT RIGHT-OF-WAY)

SOUTH FIFTH STREET
(60-FOOT RIGHT-OF-WAY)

SOUTH SIXTH STREET
(60-FOOT RIGHT-OF-WAY)

- LEGEND
- E = CENTERLINE
 - = CHAIN LINK FENCE
 - = CONCRETE FENCE
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - = DRAINAGE TRAP MARKER
 - = ELECTRICAL MARKER
 - (O) = O.D.
 - (P) = P.O.
 - (M) = MEASURED
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.L.N. = PARCEL IDENTIFICATION NUMBER
 - = WHITE FENCE
 - = FENCED ROAD
 - = SEWER CLEANOUT

- 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 angles shown hereon are based on recovered monumentation.
 - Unless it bears the signature and the original raised seal of a Florida licensed surveyor and engineer, this map/report is for informational purposes only and is not valid.
 - The property shown hereon lies within flood zone "A-1" as per F.E.M.A. Flood Insurance Rate Map, Panel "22083C 02370", dated "08/11/2010". 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 34-17, Florida Administrative Code, pursuant to Section 472.022, Florida Statutes.
 - This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transaction 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.

CERTIFIED TO:
LOS ARRAYANES, INC.
520-530 CENTRE STREET, LLC
CAMBRIDGE FAMILY, LLC
CHICAGO TITLE INSURANCE COMPANY
ROGERS TOWERS, P.A.

PROPERTY ADDRESS:
520 CENTRE STREET
FERNANDINA BEACH, FL 32034

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

- REVISIONS:
- REVISED ON 04-09-2013 AS-BUILT CONDITIONS OF PROPERTY (JEH).
 - REVISED ON 12/03/2019 TO SHOW UPDATED AS-BUILT CONDITIONS OF PROPERTY (BH).

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING ENGINEERS, CHAPTER 472, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, 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"
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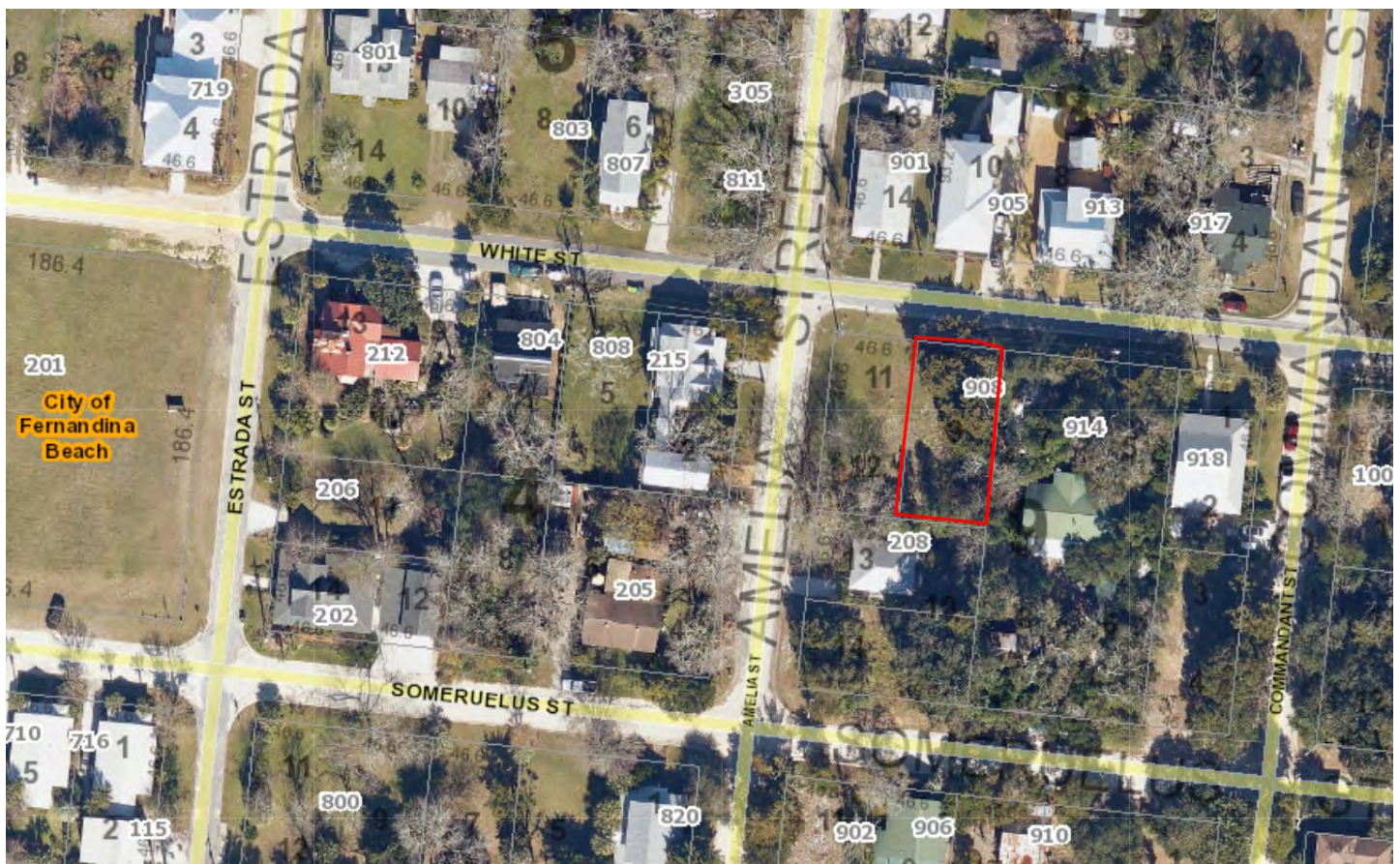
SCALE: 1"=10' JOB NO: 17353 DATE: 08/04/2008 CADD: WKO
F.B. NO: X-240 PAGE NO: 5 FIELD CREW: JJ/MH FILE NO: C-395



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2019-04
JANUARY 16, 2020

Owner/Applicant:	Scott and Julie Jones
Property Address:	908 White Street
Requested action:	Variance from Land Development Code Section 8.01.01.02(l) Specific Requirements within the OT-1 and OT-2 Zoning Districts
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant (SFR Under Construction)
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:

This project was granted Final HDC approval on January 17, 2019 through HDC 2018-33. The accessory structure was designed and approved to have a height of 22' 10 ³/₄".

Responding to concerns that the height of the of the structures exceeded those of the approved plans, Building Director, Stephen Beckman, visited the site the week of November 5, 2019 and determined that the structures under construction are built above their approved heights. The applicant was informed that they would not be able to request any further building inspections until a revised plan was approved.

The applicant is seeking a variance from the Land Development Code section 8.01.01.02(I) Specific Requirements within the OT-1 and OT-2 Zoning Districts, specifically the 24 ft. maximum allowable height for accessory dwellings. Granting this variance would allow the structure to remain at the height that it is currently constructed (25' 2").



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.03.03 Application Process for Certificate of Approval

- I. All work performed pursuant to the issuance of a Certificate of Approval shall conform to the requirements of the certificate.
 1. It shall be the duty of the City to inspect any work performed pursuant to the certificate, in order to ensure its compliance.
 2. If work is not performed in accordance with the Certificate of Approval, the City may issue a stop work order so that all work shall cease, or may take such other action as it deems appropriate. No person shall undertake any work on such project as long as such stop work order shall continue in effect.
 3. All work not in compliance may be required to be removed, regardless of hardship to the owner.
- J. Any change in the scope of work subsequent to the issuance of a Certificate of Approval shall require a new Certificate of Approval for the changes. Applications for approval of such changes shall be in compliance with all procedures as outlined in this section.

10.02.00 VARIANCES

10.02.01 Generally

- A. Within the Historic District Overlays and the CRA Overlay, the HDC may authorize a variance from the design and improvement standards of the LDC and may issue exceptions from the CRA design guidelines where the required findings of Section 10.02.00 are met.
- B. The BOA may authorize a variance from the design and improvement standards of the
- C. LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
- D. Limitations on the grant of a variance
 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
 4. A variance shall not change the requirements for concurrency.
 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
 6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
 7. A variance shall not be granted for procedure or process components of this Land Development Code.
 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

10.02.02 Required Findings for a Grant of a Variance

- A. In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC shall find that all of the following criteria apply:
1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.
 2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.
 3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
 4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.
 5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.
 6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.
- B. The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 10.02.02(A).

10.02.03 Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in Section 10.02.02(A):

- A. That a variance is necessary to maintain the historic character of property through demonstrating that:
1. A variance would not be contrary to the public interest, safety, or welfare.
 2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.
 3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.
 4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.
 5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.
- B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:
1. A variance would not be contrary to the public interest, safety, or welfare.
 2. The variance would not significantly diminish the historic character of the Historic District or Site.
 3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.
 4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

10.02.04 Procedures for Variances

- A. Applications
1. An application for a variance shall include the information required for all applications, as set forth in Section 11.01.03 and City established policies, as amended from time to time.
 2. An application for a variance shall include a statement explaining how the variance request conforms to all requirements listed in Section 10.02.02 (A).
 3. An application for a variance for development subject to site plan review and approval shall be decided by the BOA or HDC prior to completion of the site plan review process.
- B. Review of applications
1. An application for a variance shall be reviewed by the City Manager for compliance with the requirements set forth in Section 10.02.02(A). The City Manager shall prepare a compliance report to the BOA or HDC.
 2. A public hearing shall be scheduled before the BOA or the HDC.
 3. Notice shall be provided pursuant to the requirements of Section 11.02.00.
 4. The BOA or HDC shall conduct the public hearing in accordance with the procedures set forth in Section 11.04.00.
 5. The BOA or HDC shall approve, deny, or approve with conditions the application for variance, based upon findings regarding conditions set forth in Section 10.02.02(A).
 6. The City Manager shall issue a written order to the applicant when final action is taken by the BOA or HDC.
- C. Expiration of variance approval Any variance authorized by the BOA or HDC, for which action has not commenced within one (1) year from the date on which the decision of the BOA or HDC is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect. See LDC Section 11.00.04(D) for extension allowances.
- D. Appeals on a Variance.

1. Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 30 days after the filing of the decision at the office of the board; otherwise the decision of the board will be final.

ANALYSIS:

10.02.02 Required Findings for a Grant of a Variance			
Criteria	Applicant Response	Staff Analysis	Meets Criteria
<u>1. Special Conditions</u> Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	"The design was for the 1st floor to be 9', I spoke with the head of the building department and he told me that the limit was 25' and I could make the 1st floor 10' (height) for us to proceed with the taller walls."	Staff finds that special conditions do not exist. The Building Department does not accept applications for amendments to Historic District Council Certificates of Approval. Amendments to COAs are applied for through the Planning & Conservation Department. No application for amendment was made for HDC 2018-33.	NO
<u>2. Special Privilege</u> Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>"Other homes are granted variance for size in the OLD town area making this a normal request not Special privilege."</i>	Granting variances from the Land Development Code is by its nature a special privilege that allows the applicant to deviate from requirements of the LDC.	NO
<u>3. Literal Interpretation</u> Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	<i>"By turning this down it will be a major financial burden when others are allowed the after-the-fact change. We built the building like this on advise and information given to us by the Head of the Building Dept for Fernandina."</i>	Literal interpretation of the LDC provisions would not deprive the applicant of the rights enjoyed by other properties in the same zoning district. Per LDC 10.02.01(D)6 "A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations." Additionally, LDC 8.03.03(I)3 states "All work not in compliance may be required to be removed, regardless of hardship to the owner."	NO

4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>"This is the minimum needed in order to not have to take down the building that is completely framed based on instruction and information supplied by the head of the building department of Fernandina beach."</i>	Variance requested is not the minimum needed to make possible the reasonable use of the land, structure, or building. The approved plans for this project did not require a variance from the LDC and would have constituted reasonable use.	NO
5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan	<i>"Our main house is 4' higher than the out building keeping the appearance in accordance with the intent of the guidelines."</i>	The Old Town Fernandina Preservation and Development Guidelines define outbuildings as being "ancillary to the primary structure in size and degree of occupation." As such the design as approved was much more in keeping with the harmony and scale of structures in Old Town.	NO
6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	<i>"The scale of the out building is lower than the main home keeping the properties appearance the same as the surrounding homes."</i>	Allowing properties to exceed the maximum building heights would not be compatible with the surrounding properties and would not be in keeping with the intent of development guidelines.	NO

Applicants are made aware of the conditions of their COA approval at pre-application meetings, as well as acknowledging the requirement for approval of amendments by signing the Certification page of the application which states *"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"* (see Exhibit 3).

Staff finds that this request for variance from Land Development Code section 8.01.01.02(I) *Specific Requirements within the OT-1 and OT-2 Zoning Districts* does not meet the criteria set forth in LDC 10.02.02, 10.02.03(A), or 10.02.03(B) for approval.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is inconsistent with the Land Development Code.

Staff recommends:

DENIAL of HDCV 2019-04

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 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 HDCV 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 approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 HDCV 2019-04 Application and Backup Materials**
- EXHIBIT 2 908 White Street Quick Facts**
- EXHIBIT 3 Signed/ Notarized Certification Form (Page 9 of COA Application for HDC 2018-33)**
- EXHIBIT 4 Email to Scott & Julie Jones**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDCV 2019-04

EXHIBIT 1

Application & Backup Materials

BOA2019- 0004

REC'D: 12/18/19 BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: _____



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: Scott and Julie Jones

Mailing Address: 2057 highland drive fernandina, FL 32034

Telephone: 352-359-0816

Fax: _____

Email: scott.jones@us.belfor.com

Agent Name: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: 908 white street Fernandina, FL 32034

Parcel Identification Number(s): 00-00-31-1580-0009-0091

Lot Number: 9

Block Number: 9

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 8.01.01.02(1)

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

our out building is at 25'2 from grade- We were un aware until brought to our attention by the building dept. The allowed height is 24'.

In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

The design was for the 1st floor to be 9', I spoke with the head of the building department and he told me that the limit was 25' and I could make the 1st floor 10' high for us to proceed with the taller walls.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

Other homes are granted variance for size in the OLD town area making this a normal request not Special privilege.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

By turning this down it will be a major financial burrden when others are allowed the after-fact-change.

We built the building like this on the advise and information given to us by the Head of the Building Dept for Fernandina.

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

This is the munumun needed in order to not have to take down the building that is completely framed.

based on instruction and information supplied by the head of the building department of Fernandina beach.

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

Our main house is 4' higher than the out building keeping the apperance in occordance with the intent of the guidelines.

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.
- The scale of the out building is lower than the main home keeping the properties apperance the same as the surrounding homes.

☐ If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

12-19-19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Michael E. Wegner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG263693
Expires 10/1/2022

Subscribed and sworn to in my presence this 19 day of December, 2019, by

Michael Wegner
Notary Public Signature

Michael Wegner
Printed Name

10-1-2022
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

BUILDING TYPOLOGY: NEW COMMERCIAL CONSTRUCTION

4.11 General Approach to New Commercial Construction

The Old Town Historic District zoning OT-2 allows for "limited neighborhood commercial development." Compatible neighborhood commercial development would include corner grocery stores, bookstores, retail shops, churches, professional offices, specialty food and gift shops, banks, and other neighborhood services. Any new commercial development would be required to be in accordance with lot coverage, height limits, setbacks and other stipulations to conform to the peonia and media peonia grid pattern.

The most compatible neighborhood commercial development in Old Town would follow guidelines including the following:

- Frame construction.
- Heights compatible with adjacent buildings but no more than 35' in height.
- Lot coverage not exceeding 45%.
- Parking at the side or rear of the building.

- Required landscaping and tree preservation on the lot.

- Designs reflective of vernacular 19th century and early 20th century old Florida commercial buildings such as gable front and false front. These designs typically have traditional storefronts, cornices at the roofline, and sash windows.

New commercial construction should follow design characteristics of vernacular Florida architecture in order to be compatible with the historic and infill residential buildings. The examples of a false front commercial building (above) and gable front commercial building (below) are in the Downtown Fernandina Beach Historic District.

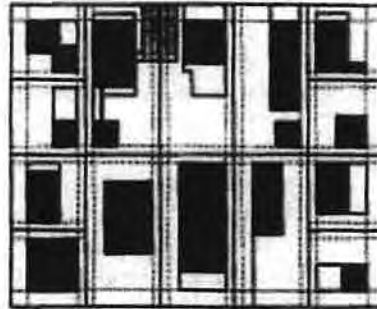


Lot Coverage: Lot coverage is another important visual quality. This often results in common sized buildings and a characteristic rhythm of built versus open space on a site. The total building coverage on one peonia shall not exceed 45% of the lot.

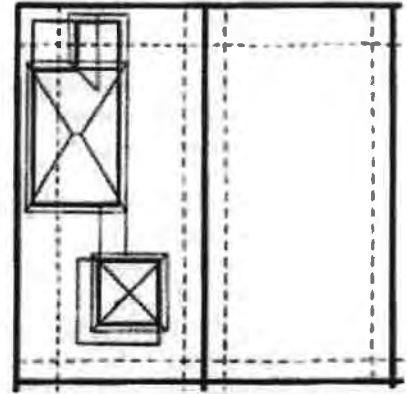
Building Massing: Most buildings in Old Town are simple in plan and maintain a hierarchy of primary structure and out buildings. Buildings grow in a “piece-meal fashion,” i.e., through the addition of simple volumes.

Height: The height of buildings in Old Town varies considerably. Most districts, particularly at the block level, are similar. The height of new construction should be compatible with surrounding historic buildings but cannot exceed 35’ (thirty-five feet).

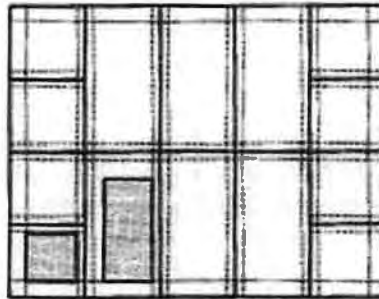
Proportion of openings: Window openings in historic districts often share similar size, spacing, and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, they are stacked with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings.



Placement on the grid.



Building massing.



Lot coverage.



Building height.

Climate: New construction should be built in keeping with the climate of north Florida. The use of tall floor to ceiling heights, large porches and verandas, wide roof eaves, and the plantings of shade trees on southern exposures are all desirable elements for new construction.

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

This section covers the connection of buildings to the ground, building heights, roof forms, massing relationships of Building Elements, and the integration of Connecting Elements to achieve diversity. Setting and Landscape Elements are addressed in Chapter 5.

The term Building Typology refers to the orderly arrangement of all architectural and landscape components. This term is used here instead of style in order to emphasize the spatial characteristics of a structure in the historic plan, rather than its surface appearance. Detailed studies of style are appropriate in historic districts such as nearby downtown Fernandina Beach due to a more consistent architectural fabric.

Since the buildings in Old Town are few in number and generally not "historic" by formal definitions, this section presents a set of design principles that may apply to many different styles. The reader will find that much of the discussion centers on careful placement onto the Spanish Plan both in plan and elevation.

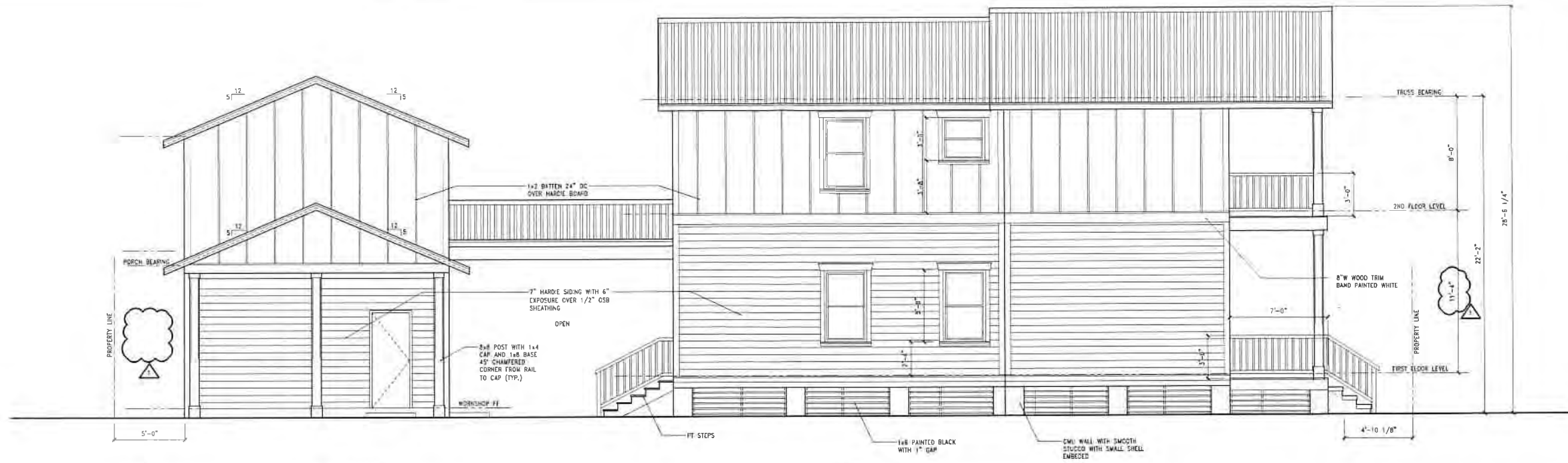
During the period of Old Town's founding and subsequent occupation, many building strategies were practiced. Although little evidence remains from the period of record, building traditions from New Spain, the American Colonies of the South, and the Caribbean are tapped as resources in this guide. The lessons of these modest domestic and public buildings demonstrate an inventive use of local materials, careful consideration of climate (largely due to the fact they did not have air conditioning) and attention to construction details. In contemporary culture, where air conditioning is expected and materials can be purchased from anywhere in the world, the traditional restrictions of place are less influential.

Detached outbuildings are encouraged over attached ones. Detached garages and other accessory buildings are more historically accurate. Garages should not be built into a primary structure. The general consensus in the Old Town neighborhood is for detached garages versus designed garage space below principal living space.



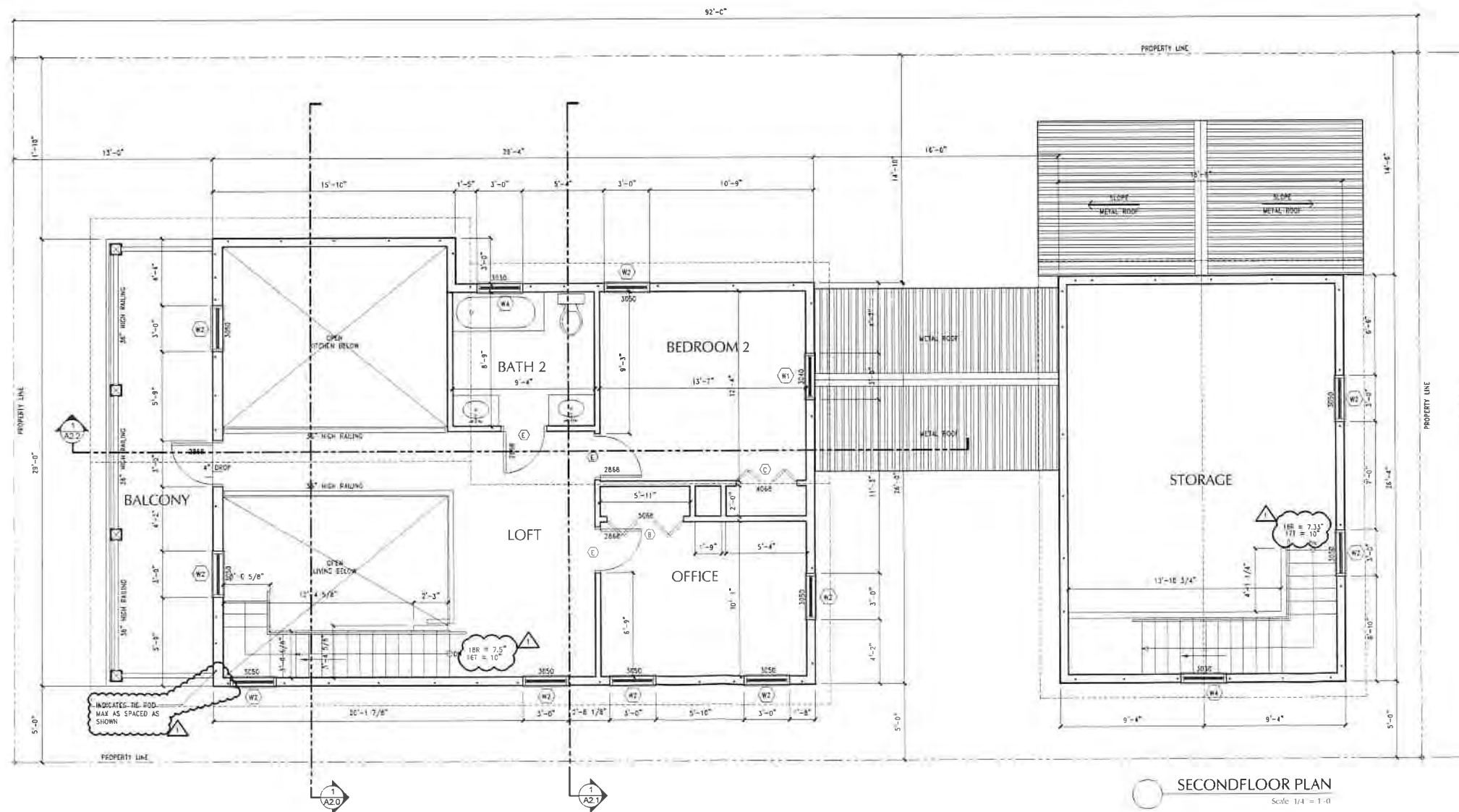
New outbuildings in Old Town are most often garages which can be two-stories such as 715 San Fernando Street (above) or one-story as at 801 White Street (below).





LEFT SIDE ELEVATION - SHOP/STORAGE

LEFT SIDE ELEVATION - MAIN HOUSE



SECOND FLOOR PLAN

DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:
 18 DEC. 2019
OWNER REVISION - HEIGHT INCREASED BY 12"



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 61ST AVE
SUITE 400
OCALA, FL 34476
352 673 3737 (PH)
352 673 0737 (FAX)

REGISTRATIONS:	
STATE OF FLORIDA	AR 12,999
STATE OF GEORGIA	5044
PROJECT	

NEW
SINGLE FAMILY
RESIDENCE

FOR

SCOTT & JULIE
JONES

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY: _____ RBC

CHECKED BY:

APPROVED BY: _____ DPK

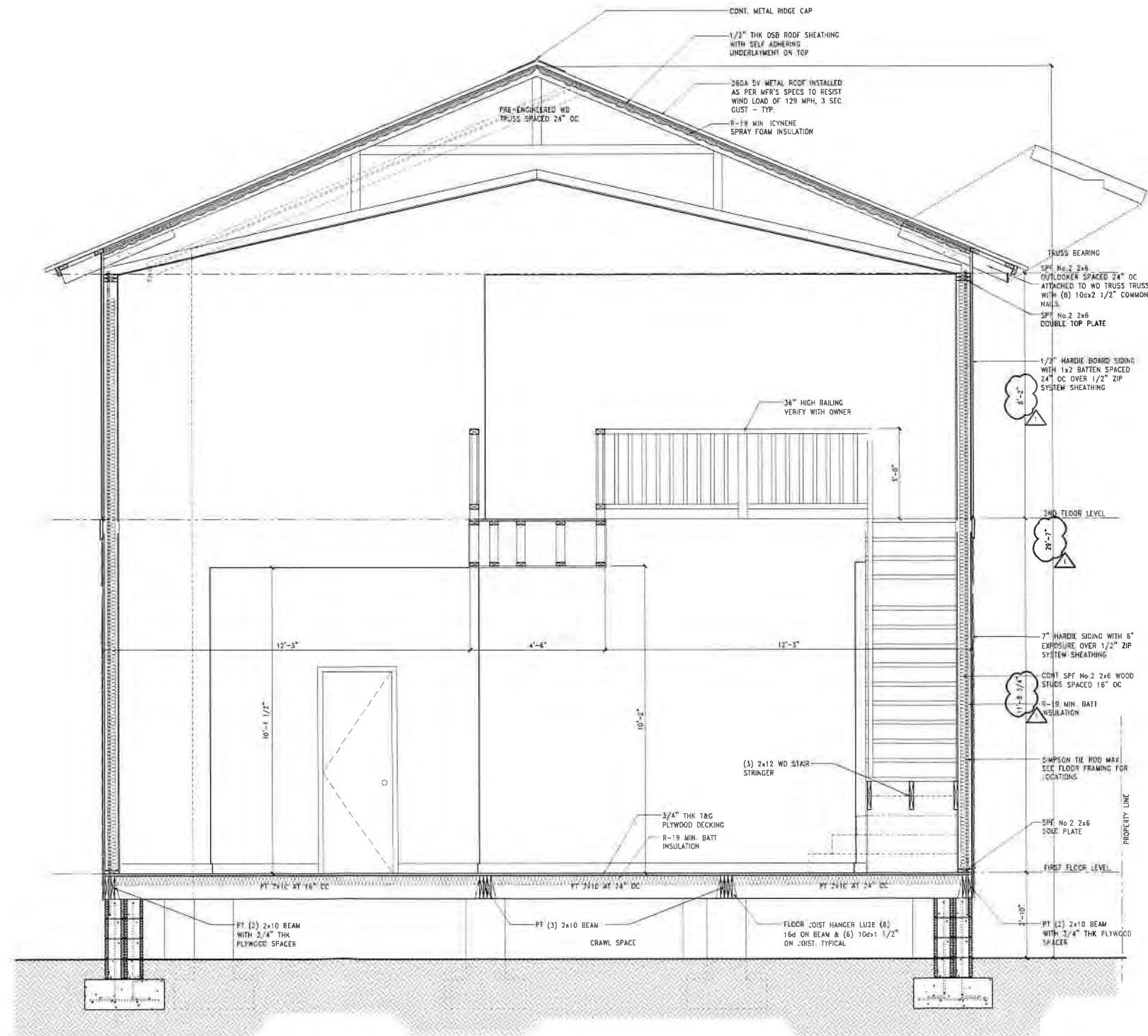
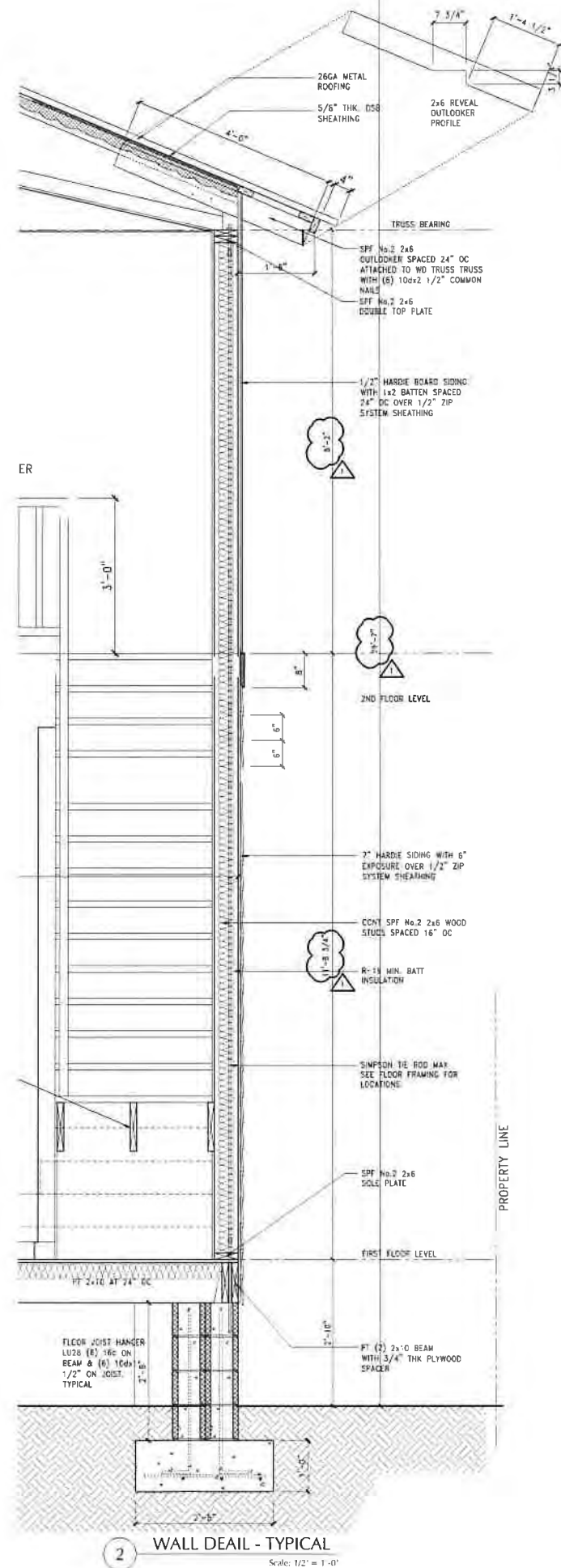
ARCHITECT'S PROJECT No:

SHEET TITLE:

2ND FLOOR PLAN
LEFT SIDE ELEVATION

SHEET NUMBER

A1.1



DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:

18 DEC 2019
OWNER REVISION - HEIGHT INCREASED BY 12"

SEAL



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 81ST AVE
SUITE 400
OCALA, FL 34476
352 873 3737 (PH)
352 873 0737 (FAX)

REGISTRATIONS:	
STATE OF FLORIDA	AR 12,999
STATE OF GEORGIA	5044
PROJECT	

NEW
SINGLE FAMILY
RESIDENCE

FOR

SCOTT & JULIE
JONES

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY: RBC

CHECKED BY: _____

APPROVED BY: _____ DPK

ARCHITECT'S PROJECT Nov.

SHEET TITLE:

BUILDING SECTION

SHEET NUMBER

A2.0

HDCV 2019-04

EXHIBIT 2

908 White Street Quick Facts

908 White Street Quick Facts

Historic District Approvals		
HDC 2018-33 Conceptual Approval Granted:	August 1, 2018	
HDC 2018-33 Final Approval Granted:	January 17, 2019	
Heights of Proposed Structures on Approved HDC Plans:	Primary: 27' 6 ¼"	Accessory: 22' 10 ¾"
Max Heights Allowable in Old Town:	Primary: 35'	Accessory: 24'

Building Permit Approvals		
	BLDR 2019-0247 Primary Structure	BLDR 2019-0248 Accessory Structure
Planning (HDC/Zoning):	April 9, 2019	April 9, 2019
Planning (Trees)	April 18, 2019	April 19, 2019
Building	April 25, 2019	April 25, 2019
Heights of Proposed Structures on Approved Building Permits:	Primary: 27' 6 ¼"	Accessory: 22' 10 ¾"

HDCV 2019-04

EXHIBIT 3

*Signed/ Notarized Certification Form
(Page 9 of COA Application for HDC 2018-33)*

CERTIFICATION

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

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

6/22/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 22nd day of June, 2018.

[Signature]
Notary Public: Signature

Amber Taylor
Printed Name

3/29/2019
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FLDC

HDCV 2019-04

EXHIBIT 4

Email to Scott & Julie Jones

From: [Salvatore Cumella](#)
To: scott.jones@us.belfor.com; juliejones36.ij@gmail.com
Cc: [Samantha Rogic](#); [Sylvie McCann](#)
Subject: HDC 2018-33
Date: Tuesday, December 3, 2019 11:46:00 AM
Attachments: [image001.png](#)

Hi Scott and Julie:

Here is the application for the after the fact amendment to the [COA](#). The height restrictions in Old Town are 35' for the primary structure and 24' for the accessory structure. You will need an after the fact application to appear before the board to present amendments to the approved plans for the change in height.

Additionally if you find that the heights exceed the allowable heights, you will need to submit a [variance application](#) to vary from the Land Development Code. If you need the variance you would be asking from a variance from *Land Development Code Table 4.02.03(E) Standards for Building Heights and Setbacks* for the primary structure, and *Land Development Code 8.01.01.02(I) Specific Requirements within the OT-1 and OT-2 Zoning Districts* for the accessory structure. The application will ask you to cite these sections. Also, there are 6 questions in that application that are very important to answer that the board will base their decision on.

The Deadline for both of those applications is December 19, 2019 to be heard at the January 16, 2020 meeting. If you have any questions in the interim, please feel free to call or email.

-Sal

Salvatore J. Cumella

Senior Planner - Historic Preservation

City of Fernandina Beach

204 Ash Street

Fernandina Beach, FL 32034

Direct Line 904.310.3483

Main Line 904.310.3480

SCumella@fbfl.city

www.fbfl.us/HistoricDistricts



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

*****Our Citizen Self Service Portal is now live!*****

To apply and pay online for building permits and planning applications, [CLICK HERE](#).

 Go Green: Please don't print this unless it's really necessary.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of

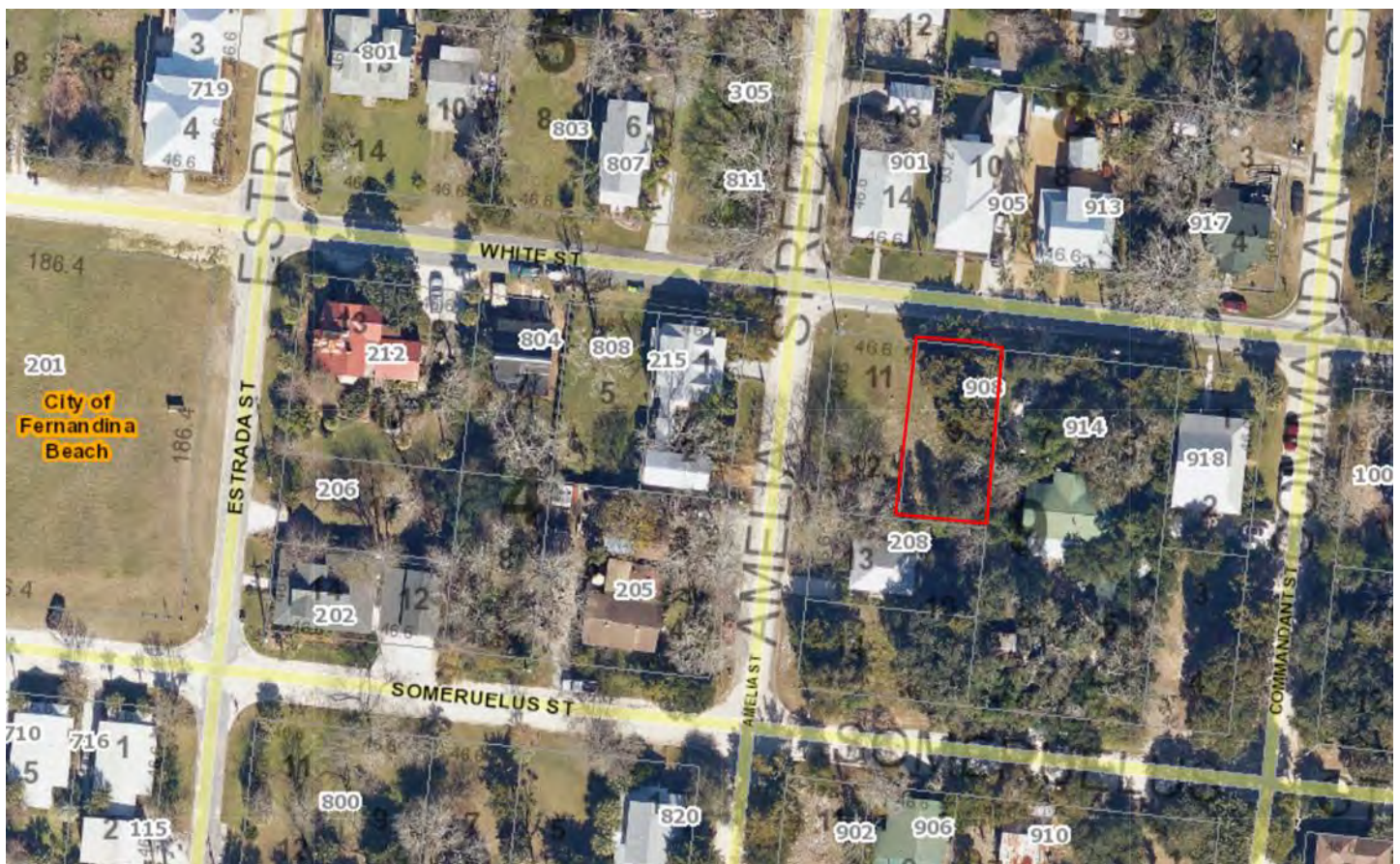
Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempt by the Public Records Law. If you do not want your email address released in response to a public records request, do not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



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-47
JANUARY 16, 2020

Owner/Applicant:	Scott and Julie Jones
Property Address:	908 White Street (Old Town)
Requested action:	After-the-Fact Certificate of Approval (COA) for increased height of primary and accessory structure.
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant (SFR Under Construction)
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:

Conceptual approval, with the condition that the applicant incorporates board and staff recommendations, was granted October 18, 2018 through HDC 2018-33.

This project was granted Final HDC approval on January 17, 2019 through HDC 2018-33. The accessory structure was designed and approved to have a height of 22' 10 $\frac{3}{4}$ " and the primary structure was designed and approved to have a height of 27' 6 $\frac{1}{4}$ ".

Responding to concerns that the height of the of the structures exceeded those of the approved plans, Building Director, Stephen Beckman, visited the site the week of November 5, 2019 and determined that the structures under construction are built above their approved heights. The applicant was informed that they would not be able to request any further building inspections until a revised plan was approved.

No amendment for COA was received before work was begun, as required (see Exhibit 3).

The applicant is requesting an after the fact amendment to allow the structures to remain at the heights they were constructed (primary= 29' 7" accessory = 25' 1").

The applicant has also applied for a variance from the building height requirement for accessory structures (HDCV 2019-04) to be heard concurrently with this application.



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

ANALYSIS:

Old Town Preservation and Development Guidelines stress that the key to retaining the distinctive Spanish division of land that makes Old Town unique are the scale, construction, and siting of new structures. Height requirements for Old Town are set at 35' for primary structures (LDC table 4.02.03(E), and 24' for accessory structures (LDC 8.01.01.02(I)). Outbuildings, such as accessory dwelling units, should be ancillary to the primary structure in scale, height, and massing.

As the primary structure is within the permissible max building height of 35', an amendment to allow the structure to remain at height of 29' 7" would be in keeping with the guidelines and the character of the neighborhood.

At a height of 25' 1", the accessory structure is above the permissible height and would require approval of a variance from Land Development Code section 8.01.01.02(I) for approval. If approved, this would be the tallest accessory structure new construction in Old Town. As this height is visually so close to the height of the primary structure, it does not meet the intent of appearing ancillary to the primary structure and instead reads as an addition to the primary structure.

Staff recommends that the after the fact request to increase the approved height of the primary structure be granted, but that the after the fact request to increase the height of the accessory structure be denied. The accessory structure, as currently under construction, should be altered to comply with the approved plans at 22' 10 ³/₄" in height in accordance with LDC section 8.03.03(I)3, which states that *"all work not in compliance may be required to be removed, regardless of hardship to the owner."*

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 this After-the-Fact Amendment to HDC 2019-47 (previously HDC 2018-33) with the following conditions:

1. Approval of primary structure at 29' 7", as constructed; and
2. Accessory structure be brought into compliance with approved height of 22' 10 ³/₄" as approved through HDC 2018-33; and
3. Work to commence on bringing the accessory structure into compliance within 30 days or case will be referred to Code Enforcement & Appeals Board.

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2019-47 (previously HDC 2018-33) **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 HDC 2019-47 (previously HDC 2018-33), 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 2019-47 Application and Backup Materials**
- EXHIBIT 2 908 White Street Quick Facts**
- EXHIBIT 3 Signed/ Notarized Certification Form (Page 9 of COA Application for HDC 2018-33)**
- EXHIBIT 4 Email to Scott & Julie Jones**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-47

EXHIBIT 1

Application & Backup Materials



HDC 2019-0047	
REC'D: <u>12/19/19</u>	BY: <u>§</u>
INVOICE #: <u>—</u>	
PAYMENT: <u>—</u>	TYPE: <u>—</u>
APPLICATION COMPLETE: Y <u>—</u> N <u>—</u>	
PRE-CONFERENCE: Y <u>—</u> N <u>—</u> DATE <u>—</u>	

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

BOARD MEETING DATE: <u>—</u>
PLANNER: <u>—</u> DATE: <u>—</u>
<u>—</u> APPROVED <u>—</u> DENIED

APPROVAL TYPE:	☐ Staff Approval
	☒ Board Approval: Conceptual <u>—</u> or Final <u>x</u>
PROJECT TYPE:	
☐ New Construction	☐ Addition
☐ Alteration	☐ Relocation
☐ Demolition	☐ Variance
☐ Repair	☐ Paint
☐ Fence	☐ Sign
☐ Re-roof	☒ Other: <u>—</u>
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>908 white st Fernandina Beach FL 32034</u>	
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>—</u>	
Zoning District: <u>—</u> Lot / Block Number (optional) <u>—</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>Scott and Julie Jones</u>	
Company (if applicable)	
<u>—</u>	
Street Address	
<u>2057 highland drive</u>	
City State Zip	
<u>Fernandina FL 32034</u>	
Telephone Number	
<u>352-304-0816</u>	
Email Address	
<u>scott.jones@us.belfor.com</u>	

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

Original house plan shows 9' down stairs walls. We have 10' downstairs walls. Our out building is now 25'2" from grade and the

Main house is now 29'7" from lowest grade to 27' to highest grade.

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

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

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

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



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

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

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.
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12-19-19

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Michael E. Wegner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG263693
Expires 10/1/2022

Subscribed and sworn to in my presence this 19 day of December, 20 19, by

Michael E. Wegner
Notary Public: Signature

Michael Wegner
Printed Name

10-1-2022
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

BUILDING TYPOLOGY: NEW COMMERCIAL CONSTRUCTION

4.11 General Approach to New Commercial Construction

The Old Town Historic District zoning OT-2 allows for "limited neighborhood commercial development." Compatible neighborhood commercial development would include corner grocery stores, bookstores, retail shops, churches, professional offices, specialty food and gift shops, banks, and other neighborhood services. Any new commercial development would be required to be in accordance with lot coverage, height limits, setbacks and other stipulations to conform to the peonia and media peonia grid pattern.

The most compatible neighborhood commercial development in Old Town would follow guidelines including the following:

- Frame construction.
- Heights compatible with adjacent buildings but no more than 35' in height.
- Lot coverage not exceeding 45%.
- Parking at the side or rear of the building.

- Required landscaping and tree preservation on the lot.

- Designs reflective of vernacular 19th century and early 20th century old Florida commercial buildings such as gable front and false front. These designs typically have traditional storefronts, cornices at the roofline, and sash windows.

New commercial construction should follow design characteristics of vernacular Florida architecture in order to be compatible with the historic and infill residential buildings. The examples of a false front commercial building (above) and gable front commercial building (below) are in the Downtown Fernandina Beach Historic District.

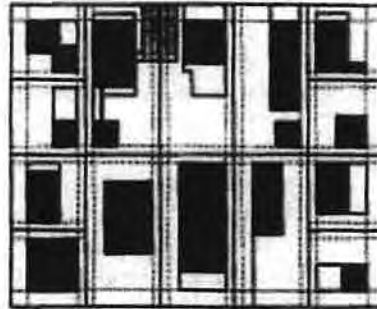


Lot Coverage: Lot coverage is another important visual quality. This often results in common sized buildings and a characteristic rhythm of built versus open space on a site. The total building coverage on one peonia shall not exceed 45% of the lot.

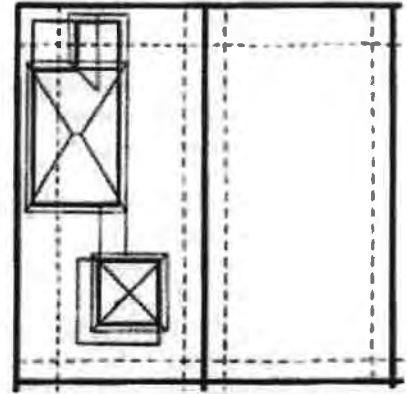
Building Massing: Most buildings in Old Town are simple in plan and maintain a hierarchy of primary structure and out buildings. Buildings grow in a “piece-meal fashion,” i.e., through the addition of simple volumes.

Height: The height of buildings in Old Town varies considerably. Most districts, particularly at the block level, are similar. The height of new construction should be compatible with surrounding historic buildings but cannot exceed 35’ (thirty-five feet).

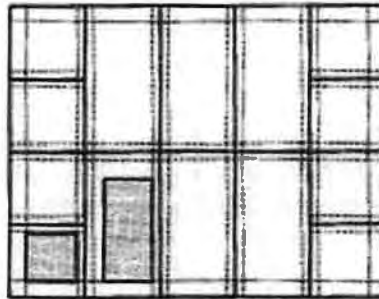
Proportion of openings: Window openings in historic districts often share similar size, spacing, and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, they are stacked with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings.



Placement on the grid.



Building massing.



Lot coverage.



Building height.

Climate: New construction should be built in keeping with the climate of north Florida. The use of tall floor to ceiling heights, large porches and verandas, wide roof eaves, and the plantings of shade trees on southern exposures are all desirable elements for new construction.

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

This section covers the connection of buildings to the ground, building heights, roof forms, massing relationships of Building Elements, and the integration of Connecting Elements to achieve diversity. Setting and Landscape Elements are addressed in Chapter 5.

The term **Building Typology** refers to the orderly arrangement of all architectural and landscape components. This term is used here instead of style in order to emphasize the spatial characteristics of a structure in the historic plan, rather than its surface appearance. Detailed studies of style are appropriate in historic districts such as nearby downtown Fernandina Beach due to a more consistent architectural fabric.

Since the buildings in Old Town are few in number and generally not "historic" by formal definitions, this section presents a set of design principles that may apply to many different styles. The reader will find that much of the discussion centers on careful placement onto the Spanish Plan both in plan and elevation.

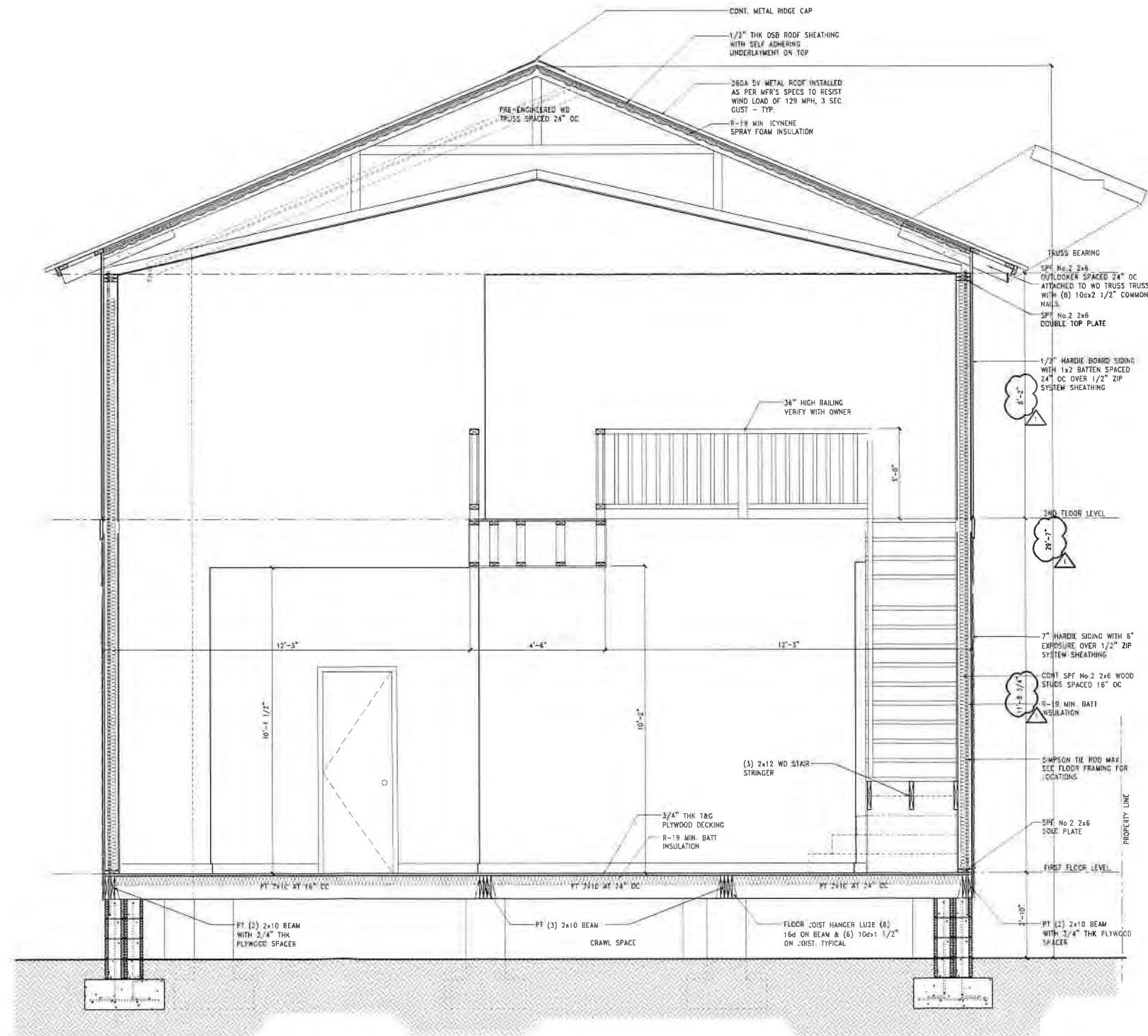
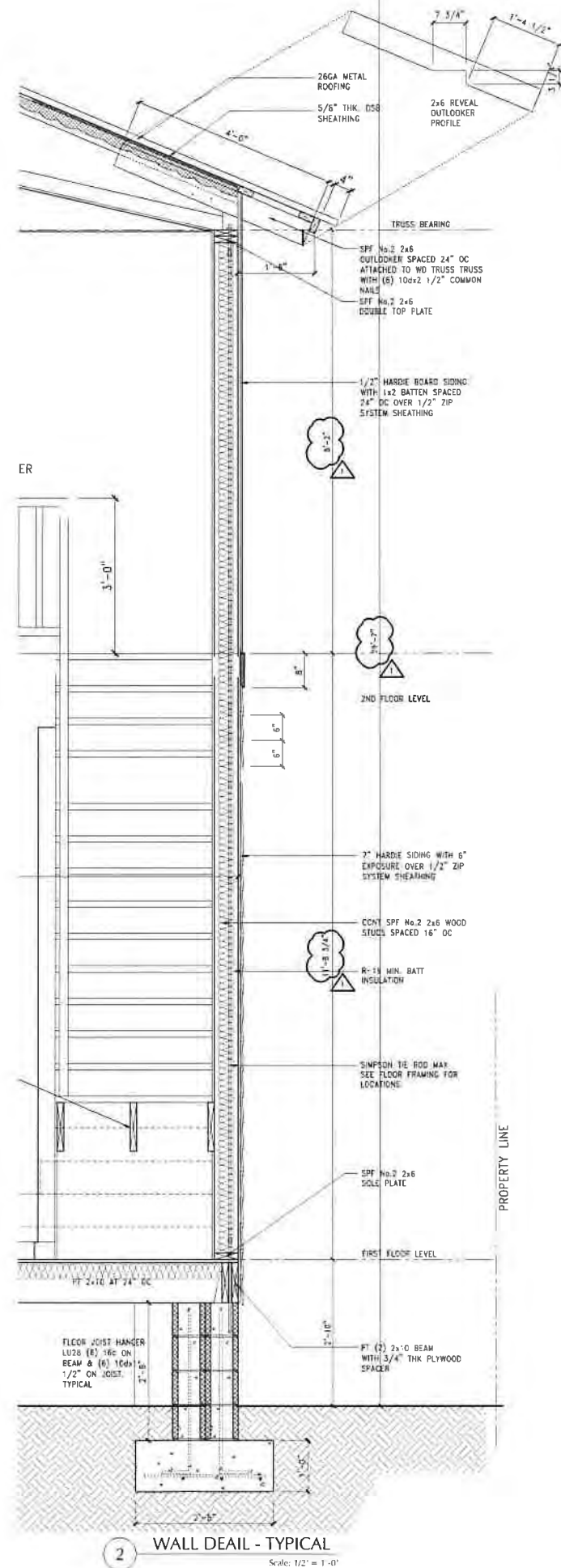
During the period of Old Town's founding and subsequent occupation, many building strategies were practiced. Although little evidence remains from the period of record, building traditions from New Spain, the American Colonies of the South, and the Caribbean are tapped as resources in this guide. The lessons of these modest domestic and public buildings demonstrate an inventive use of local materials, careful consideration of climate (largely due to the fact they did not have air conditioning) and attention to construction details. In contemporary culture, where air conditioning is expected and materials can be purchased from anywhere in the world, the traditional restrictions of place are less influential.

Detached outbuildings are encouraged over attached ones. Detached garages and other accessory buildings are more historically accurate. Garages should not be built into a primary structure. The general consensus in the Old Town neighborhood is for detached garages versus designed garage space below principal living space.



New outbuildings in Old Town are most often garages which can be two-stories such as 715 San Fernando Street (above) or one-story as at 801 White Street (below).





DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:

18 DEC 2019
OWNER REVISION - HEIGHT INCREASED BY 12"

SEAL



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 81ST AVE
SUITE 400
OCALA, FL 34476
352 873 3737 (PH)
352 873 0737 (FAX)

REGISTRATIONS:	
STATE OF FLORIDA	AR 12,999
STATE OF GEORGIA	5044
PROJECT	

NEW
SINGLE FAMILY
RESIDENCE

FOR

SCOTT & JULIE
JONES

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY: RBC

CHECKED BY: _____

APPROVED BY: _____ DPK

ARCHITECT'S PROJECT Nov

SHEET TITLE:

BUILDING SECTION

SHEET NUMBER

A2.0

HDC 2019-47

EXHIBIT 2

908 White Street Quick Facts

908 White Street Quick Facts

Historic District Approvals		
HDC 2018-33 Conceptual Approval Granted:	August 1, 2018	
HDC 2018-33 Final Approval Granted:	January 17, 2019	
Heights of Proposed Structures on Approved HDC Plans:	Primary: 27' 6 ¼"	Accessory: 22' 10 ¾"
Max Heights Allowable in Old Town:	Primary: 35'	Accessory: 24'

Building Permit Approvals		
	BLDR 2019-0247 Primary Structure	BLDR 2019-0248 Accessory Structure
Planning (HDC/Zoning):	April 9, 2019	April 9, 2019
Planning (Trees)	April 18, 2019	April 19, 2019
Building	April 25, 2019	April 25, 2019
Heights of Proposed Structures on Approved Building Permits:	Primary: 27' 6 ¼"	Accessory: 22' 10 ¾"

HDC 2019-47

EXHIBIT 3

*Signed/ Notarized Certification Form
(Page 9 of COA Application for HDC 2018-33)*

CERTIFICATION

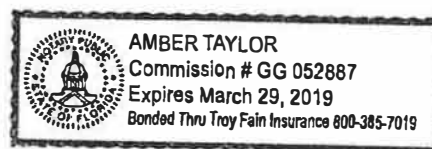
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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

6/22/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 22nd day of June, 2018.

[Signature]
Notary Public: Signature

Amber Taylor
Printed Name

3/29/2019
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FLDC

HDC 2019-47

EXHIBIT 4

Email to Scott & Julie Jones

From: [Salvatore Cumella](#)
To: scott.jones@us.belfor.com; juliejones36.ij@gmail.com
Cc: [Samantha Rogic](#); [Sylvie McCann](#)
Subject: HDC 2018-33
Date: Tuesday, December 3, 2019 11:46:00 AM
Attachments: [image001.png](#)

Hi Scott and Julie:

Here is the application for the after the fact amendment to the [COA](#). The height restrictions in Old Town are 35' for the primary structure and 24' for the accessory structure. You will need an after the fact application to appear before the board to present amendments to the approved plans for the change in height.

Additionally if you find that the heights exceed the allowable heights, you will need to submit a [variance application](#) to vary from the Land Development Code. If you need the variance you would be asking from a variance from *Land Development Code Table 4.02.03(E) Standards for Building Heights and Setbacks* for the primary structure, and *Land Development Code 8.01.01.02(I) Specific Requirements within the OT-1 and OT-2 Zoning Districts* for the accessory structure. The application will ask you to cite these sections. Also, there are 6 questions in that application that are very important to answer that the board will base their decision on.

The Deadline for both of those applications is December 19, 2019 to be heard at the January 16, 2020 meeting. If you have any questions in the interim, please feel free to call or email.

-Sal

Salvatore J. Cumella

Senior Planner - Historic Preservation

City of Fernandina Beach

204 Ash Street

Fernandina Beach, FL 32034

Direct Line 904.310.3483

Main Line 904.310.3480

SCumella@fbfl.city

www.fbfl.us/HistoricDistricts



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

*****Our Citizen Self Service Portal is now live!*****

To apply and pay online for building permits and planning applications, [CLICK HERE](#).

 Go Green: Please don't print this unless it's really necessary.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of

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

November 2019 14

PLANS COMPLETED BY WORK CLASS (11/01/2019 TO 11/30/2019)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
PLAN2019-0070	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date Fee Total	Applicant Assigned To		
	Planning Request	Due Diligence Letter	Approved	500 Centre St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0029-0 011
	10/08/2019		11/04/2019				
	C-3 Central Business District	0	\$0.00	\$250.00	Paul Lunetta Samantha Rogic		
	Description: Due Diligence Letter - 500 / 508 Centre street + s. 5th St						

PLANS COMPLETED FOR DUE DILLIGENCE LETTER: 1

HDC STAFF REVIEW							
HDCSA2019-0091	HDC - Staff Review	HDC Staff Review	Approved	414 Broome St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0022-0 071
	10/29/2019	11/28/2019	11/02/2019	11/02/2020	Paul & Constance Palmer Salvatore Cumella		
	R-2 Medium Density Residential	0	\$0.00	\$20.00			
	Description: Certificate of Approval (COA) to repaint trim & stairs using same colors as existing; repaint roof using SW7618/Deep Sea Dive						
HDCSA2019-0099	HDC - Staff Review	HDC Staff Review	Approved	710 Beech St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0040-0 080
	11/05/2019	12/05/2019	11/05/2019	11/04/2020	Robert C & Rosanna Psulkowski Salvatore Cumella		
	C-3 Central Business District	0	\$0.00	\$20.00			
	Description: Certificate of Approval (COA) to re-roof with galvalume tuff-rib metal roof						
HDCSA2019-0096	HDC - Staff Review	HDC Staff Review	Approved	511 Broome St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0032-0 150
	11/01/2019	12/02/2019	11/05/2019	11/04/2020			
	R-2 Medium Density Residential	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to replace seven windows with Anderson Renewal Double-Hung windows with Full Divided Light Grilles in white.						
HDCSA2019-0095	HDC - Staff Review	HDC Staff Review	Approved	305 Broome St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0016-0 320
	11/01/2019	12/02/2019	11/05/2019	11/04/2020	Todd & Dana Owens Salvatore Cumella		
	R-2 Medium Density Residential	0	\$0.00	\$20.00			
	Description: Certificate of Approval (COA) to repair/replace rotten pine siding using like materials; repaint siding: BM Phillipsburg Blue HC-159; repaint trim: BM White Dove OC-17						

PLANS COMPLETED BY WORK CLASS (11/01/2019 TO 11/30/2019)

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		
HDCSA2019-0097	HDC - Staff Review 11/04/2019 R-2 Medium Density Residential	HDC Staff Review 12/04/2019 0	Approved 11/05/2019 \$0.00	402 S 7Th St, Fernandina Beach, FL 32034 11/04/2020 \$20.00	Not Assigned	Default	00-00-31-1800-0135-0 011
Description: Certificate of Approval (COA) to replace one window with Pella 6/6 Clad Wood Architectural Series; window/trim/siding to match existing.							
HDCSA2019-0100	HDC - Staff Review 11/08/2019 R-2 Medium Density Residential	HDC Staff Review 12/09/2019 0	Approved 11/08/2019 \$0.00	211 S 6Th St, Fernandina Beach, FL 32034 11/09/2020 \$20.00	Not Assigned	Default	00-00-31-1800-0027-0 130
Description: Certificate of Approval (COA) to repair rotting porch posts and floor; repair meeting rail of two front windows; repaint exterior using same colors as existing.							
HDCSA2019-0098	HDC - Staff Review 11/04/2019 R-2 Medium Density Residential	HDC Staff Review 12/04/2019 0	Approved 11/15/2019 \$0.00	606 Cedar St, Fernandina Beach, FL 32034 11/16/2020 \$20.00	Not Assigned	Default	00-00-31-1800-0127-0 011
Description: Certificate of Approval (COA) to replace existing chain link fence with 3' wood fence; install 6' wood fence and 6' black aluminum fence with gate along east side and re							
HDCSA2019-0101	HDC - Staff Review 11/18/2019 C-3 Central Business District	HDC Staff Review 12/18/2019 0	Approved 11/19/2019 \$0.00	118 Centre St, Fernandina Beach, FL 32034 11/18/2020 \$20.00	Not Assigned	Default	00-00-31-1800-0268-0 300
Description: Certificate of Approval (COA) to install new flashing btwn building @ 118 & 116 Centre St							
HDCSA2019-0103	HDC - Staff Review 11/18/2019 C-3 Central Business District	HDC Staff Review 12/18/2019 0	Approved 11/19/2019 \$0.00	219 S 8Th St, Fernandina Beach, FL 32034 11/18/2020 \$20.00	Not Assigned	Default	00-00-31-1800-0040-0 060
Description: Certificate of Approval (COA) to repaint:							
HDCSA2019-0102	HDC - Staff Review 11/18/2019	HDC Staff Review 12/18/2019	Approved 11/19/2019	119 S 7Th St, Fernandina Beach, FL 32034 11/18/2020	Not Assigned	Default	00-00-31-1800-0038-0 061
Description: Certificate of Approval (COA) to repaint:							

PLANS COMPLETED BY WORK CLASS (11/01/2019 TO 11/30/2019)

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		
HDCSA2019-0104	R-2 Medium Density Residential	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to repair porch columns and associated fascia and decorative detailing; repoint brick piers						
	HDC - Staff Review	HDC Staff Review	Approved	325 S 6Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0126-0080
	11/18/2019	12/18/2019	11/20/2019	11/19/2020	Catherine Crook		
	R-2 Medium Density Residential	0	\$0.00	\$0.00	Salvatore Cumella		
HDCSA2019-0105	Description: Certificate of Approval (COA) to amend HDCSA 2019-81 - Change of colors						
	HDC - Staff Review	HDC Staff Review	Approved	501 N 3Rd St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0057-0272
	11/25/2019	12/25/2019	11/25/2019	11/24/2020	Gary Wickless		
	Description: Certificate of Approval (COA) to replace wood decks at rear of structure, in-kind, existing footprint;						
	HDC - Staff Review	HDC Staff Review	Approved	809 Beech St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0046-0040
11/25/2019	12/25/2019	11/25/2019	11/24/2020	Nassau Trust LLC			
HDCSA2019-0107	C-3 Central Business District	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) for Projecting sign - Second Hand Rosie						
	HDC - Staff Review	HDC Staff Review	Approved	809 Beech St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0046-0040
	11/25/2019	12/25/2019	11/25/2019	11/24/2020	Robert C & Rosanna Psulkowski		
	C-3 Central Business District	0	\$0.00	\$20.00	Salvatore Cumella		
Description: Certificate of Approval (COA) to install 24"x36" wooden sandwich board sign in 32"x48" frame.							
PLANS COMPLETED FOR HDC STAFF REVIEW: 14							
HDC VARIANCE							
HDCV2019-0003	HDC- Variance	HDC Variance	Approved	105 S 5Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0025-0142
	10/14/2019	11/13/2019	11/21/2019	11/20/2020	Riverside Homes of North Florida		
	C-3 Central Business District	0	\$0.00	\$850.00	Salvatore Cumella		

DECEMBER 2019 6

PLANS COMPLETED BY WORK CLASS (12/01/2019 TO 12/31/2019)

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		
PLAN2019-0085	Planning Request	Alcohol Confirmation	Approved	629 S 8Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0148-0 020
	12/12/2019		12/12/2019		Mocama Holdings LLC Not Assigned		
	MU-8 Mixed Use 8th Street	0	\$0.00	\$25.00			
	Description: Alcohol Confirmation (CMB)						
PLANS COMPLETED FOR ALCOHOL CONFIRMATION: 3							
HDC STAFF REVIEW							
HDCSA2019-0108	HDC - Staff Review	HDC Staff Review	Approved	15 N 4Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0014-0 240
	12/03/2019	01/02/2020	12/04/2019	12/03/2020	Paula Warren		
	C-3 Central Business District	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to repair/repaint exterior siding & windows sills, in kind. Valspar Abalone Pink 7002-17						
HDCSA2019-0085	HDC - Staff Review	HDC Staff Review	Approved	801 San Fernando St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1580-0006-0 130
	10/02/2019	11/01/2019	12/04/2019	12/03/2020	Damon & Sara Tremel		
	OT-1 Old Town 1	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to replace existing cedar lap siding with wood siding; repaint exterior using BM Seafoam Green / Valspar Glacier Mist; trim to be painted						
HDCSA2019-0109	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
	12/09/2019	01/08/2020	12/09/2019	12/08/2020	City of Fernandina Beach		
	PI-1 Public Institutional	0	\$0.00	\$0.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to replace 14 windows with double-hung Anderson A Series vinyl clad windows with raised exterior grilles						
HDCSA2019-0110	HDC - Staff Review	HDC Staff Review	Approved	22 S 4Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0024-0 050
	12/11/2019	01/10/2020	12/13/2019	12/14/2020	Pestana Investments, Inc.		
	C-3 Central Business District	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: COA to re-roof with arch shingles to match existing						
HDCSA2019-0111	HDC - Staff Review	HDC Staff Review	Approved	325 S 6Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0126-0 080
	12/16/2019	01/15/2020	12/16/2019	12/15/2020	Catherine Crook		

PLANS COMPLETED BY WORK CLASS (12/01/2019 TO 12/31/2019)

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	\$20.00	Salvatore Cumella		
	Description: (Certificate of Approval) COA to install pavers in rear and side yards; and walkway to front steps.						
HDCSA2019-0112	HDC - Staff Review	HDC Staff Review	Approved	213 Centre St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0010-0290
	12/17/2019	01/16/2020	12/18/2019	12/17/2020	Jon Lasserre		
	C-3 Central Business District	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to reconstruct wall using CMU block and salvaged brick veneer.						

PLANS COMPLETED FOR HDC STAFF REVIEW: 6

RESIDENTIAL							
HDC2019-0043	HDC - Board Review	Residential	Approved	112 S 9Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0049-0010
	12/03/2019	01/02/2020	12/03/2019	12/02/2020			
	C-3 Central Business District	0	\$0.00	\$0.00	Salvatore Cumella		
	Description: Emergency Demolition Certificate of Approval (COA) to rectify administrative over site to correct dangerous situation cited by Code Enforcement. (HDC2019-26 was ap						
HDC2019-0041	HDC - Board Review	Residential	Approved	303 Calhoun St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0017-0010
	11/21/2019	12/23/2019	12/19/2019	12/18/2020	John Colner		
	R-2 Medium Density Residential	0	\$0.00	\$200.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to construct two accessory structures.						
HDC2019-0039	HDC - Board Review	Residential	Approved	1132 White St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1580-0023-0010
	10/22/2019	11/21/2019	12/19/2019	12/18/2020	Joel V & Judith L Reitzer		
	OT-2 Old Town 2	0	\$0.00	\$200.00	Salvatore Cumella		
	Description: Certificate of Approval (COA) to construct a one-story single-family residence with accessory structure.						

PLANS COMPLETED FOR RESIDENTIAL: 3

ZONING CONFIRMATION							
PLAN2019-0080	Planning Request	Zoning Confirmation	Approved	102 N 6Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0035-0010
	11/18/2019		12/06/2019		Sherry Rinker		
	R-2 Medium Density Residential	0	\$0.00	\$75.00	Samantha Rogic		

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Kates Robinson
------	----------------

Home Mailing Street Address	620 Vernon Street
-----------------------------	-------------------

City	Fernandina Beach
------	------------------

Zip Code	32034
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Primary Phone	904-426-7107
---------------	--------------

Secondary Phone	<i>Field not completed.</i>
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Please note that board materials are distributed electronically.

Email to receive board materials	katesrobinson71@gmail.com
----------------------------------	--

Employer	LandSouth Construction LLC
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Position Title	Assistant Project Manager
----------------	---------------------------

Business Address	4233 Pablo Professional Court
------------------	-------------------------------

City	Jacksonville
------	--------------

Zip	32224
-----	-------

Select the advisory board/committee you are applying for:	Historic District Council
---	---------------------------

Arts and Culture Nassau

Additional board that you
are applying for:

Why are you interested in
serving on this Board?
Please explain.

I grew up in Fernandina Beach and purchased a home on the Island this past year. I love this city so much and think first and foremost we should uphold the Historic integrity of our home when making decisions regarding progress. I think History is such an important part of Fernandina and should continue to be the main focus as our little town continues to grow.

Eligibility

Are you a resident of the
City?

Yes

Length of time:

August 2019

Do you hold a public office?

No

Office name:

Field not completed.

Are you employed by the
City?

No

Position:

Field not completed.

Are you currently serving on
a Board?

No

Board Name:

Field not completed.

Potential Conflict of Interest:

Have you ever been
engaged in the
management/ownership of
any business enterprise that
has a financial interest with
the City of Fernandina
Beach?

No

If yes, please provide
details:

Field not completed.

Major Affiliations:

Field not completed.

List community,
professional, or other
applicable policy-making
Boards on which you have
served.
Note the length of service
and office held (if any):

Qualifications:

Please list any specific
qualifications, education or
experience that would
directly relate to the Board
for which you are being
recommended:

Work in the Construction Industry.

Organization or
Commissioner sponsoring
nomination (if applicable):

Field not completed.

Educational Background:
(Check all that apply)

BS/A

Field not completed.

Other:

Communications

Major areas of study:

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?	Yes
---	-----

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	January 2, 2020
------	-----------------

Applicant's Signature	Kates Robinson
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ADMINISTRATIVE PROCEDURES
Historic District Council
City of Fernandina Beach

CONTENTS

- I. Introduction
- II. Mission and Goals
- III. Roles and Responsibilities
- IV. Appointment Guidelines
- V. Expectations for Historic District Council Members
- VI. Officers: Selection and Duties
- VII. Attendance, Quorum and Voting Requirements
- VIII. Public Input and Participation
- IX. Meeting Procedure; Order of Business; Quasi-judicial Hearing Procedure and Rules
- X. Preparation of Minutes and Record Keeping Responsibilities
- XI. Board Rules and Policies
- XII. Historic District Council Staff

APPENDICES

- A - Fernandina Beach Land Development Code, Section 9.01.00
- B - Fernandina Beach Land Development Code, Section 9.03.00
- C - Quasi-Judicial Hearings Procedures and Rules
- D - Florida Sunshine Law
- E - Conflict of Interest and Financial Disclosure
- F - Meeting Procedure: Roberts Rules
- G - Actions Approvable by City Staff in lieu of HDC Hearing

ADMINISTRATIVE PROCEDURES

Historic District Council

City of Fernandina Beach

I. INTRODUCTION

The Historic District Council (HDC) of the City of Fernandina Beach, FL, was established to be the City's primary agency responsible for furthering historic preservation within the city. It is responsible at the local level for ensuring compliance with the Secretary of the Interior's Standards for Rehabilitation. There are five (5) regular members and two (2) alternate members, all appointed by the City Commission, acting upon recommendations of the Historic District Council. The term of office is three (3) years. Members serve at the pleasure of the City Commission.

The Council functions to protect sites of historical and architectural significance by acting as a design-review board for exterior alterations, repairs, moving or demolition of structures or historic landscape features as well as new construction within the city's local historic districts and within the City's Community Redevelopment Area (CRA). The purpose of the review process is to ensure that any proposed construction or changes are compatible with existing historic features and/or design guidelines in terms of design, texture, material, siting and location.

The members of the Historic District Council are city residents whose interests, backgrounds and experience provide the City with expert advice on matters pertaining to the preservation of districts and specific buildings of the City that reflect elements of its cultural, social, economic, political and architectural history.

II. MISSION AND GOALS

The mission of the Historic District Council is to preserve and protect the cultural and architectural heritage of the City of Fernandina Beach as set forth in the City's Charter and Land Development Code.

The goals of the Historic District Council:

- Safeguarding the City's historic architectural resources by applying *The Secretary of Interior's Standards for Rehabilitation*, the City's land development code and applicable design guidelines fairly and consistently in reviewing applications for Certificates of Appropriateness;
- Seeking or assisting others seeking National Register listing for historic properties;
- Monitoring the health of the City's historic districts through periodic re-surveys;
- Recommending administrative changes as required to strengthen code and guidelines for dealing with matters that affect the preservation of historic properties, districts and sites and other cultural and archaeological resources; and
- Fostering and encouraging the preservation of private and public historic, cultural, and archaeological resources through public education.

III. ROLES AND RESPONSIBILITIES OF THE HISTORIC DISTRICT COUNCIL

(City of Fernandina Beach Land Development Code, Chapter 9.03.0402)

A. Identify, study, and recommend sites, structures, buildings, improvements, artifacts, and areas for designation as historic landmarks, historic sites, or historic districts.

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B. Maintain and update the historic properties survey as an inventory of historic landmarks, historic sites, and properties in historic districts. All inventories shall be compatible with the Florida Master Site File, which exemplifies the format used for statewide comprehensive historic preservation planning, and kept current and regularly provided to the state historic preservation officer for incorporation in the Florida Master Site File.

C. Review and approve or deny applications for a certificate of appropriateness for construction, alteration, demolition, or removal of historic landmarks, historic sites, or properties in historic districts and the CRA Overlay based upon interpretation of *The Secretary of Interior's Standards for Rehabilitation*, locally adopted design guidelines and the City's Land Development Code.

D. Review and make recommendations on National Register nominations for structures and sites located in the city.

E. Make recommendations to the City Commission concerning the assignment of development rights or façade easements, or the imposition of other restrictions.

F. Hear applications for variances within the Historic District Overlay and the CRA Overlay.

G. Increase public awareness of the value of historic, architectural, and cultural preservation by developing and participating in public preservation information programs, and by updating such programs and public information documents.

H. Make recommendations to the City Commission concerning the solicitation of grants from federal and state agencies, private groups, and individuals, and promote the preservation of historic or architecturally significant landmarks, sites, or properties in historic districts.

I. Promulgate standards for architectural review.

J. Evaluate and comment upon proposals pending before other public agencies affecting the physical development and land use patterns in or around historic landmarks, sites, or districts.

K. Make recommendations to the City Commission on the purchase of historic landmarks, historic sites, or properties in historic districts where private preservation is not feasible.

L. Perform any other functions that may be designated by resolution or ordinance of the City Commission.

IV. APPOINTMENT GUIDELINES

A. Applications for membership may be submitted at any time to the City Clerk.

B. Applications will be kept on file for a period of two years. Applicants will be contacted to ensure their continued interest in serving on the HDC before submittal to the City Commission for appointment.

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- C. In recommending applicants for appointment, the HDC will look for individuals whose credentials are directly related to the mission and work of the HDC and who bring strengths in the areas of historic preservation, including architecture, design, history, construction, archaeology and anthropology.
- D. Per LDC Section 9.01.01, a member of the HDC who is seeking re-appointment shall continue to be a voting member for two (2) months to allow for the finalization of the re-appointment by the City Commission.

V. EXPECTATIONS FOR HDC MEMBERS

- A. As representatives of the City of Fernandina Beach in their appointed roles, all members will conduct themselves in a manner that demonstrates respect, integrity, teamwork, and competence.
- B. Members will regularly attend all meetings. Members will notify the staff liaison and/or Chair of planned absences prior to meetings.
- C. Members will adhere to all "Florida Sunshine Law" requirements in all communications and interpersonal dealings.
- D. Members will familiarize themselves with all applicable and adopted guidelines, requirements, and ordinances relating to the City's historic preservation efforts.
- E. Members will prepare themselves in advance for meetings and will be willing to take on special assignments if requested by the Historic District Council or its Chair.
- F. Members will recuse themselves from cases that present a conflict of interest (see Appendix E).
- G. Members will consider input from citizens interested in an issue or parties impacted by actions of the body prior to making a final determination on an issue.
- H. Members will apply all rules, regulations, policies, procedures and guidelines equally to all applicants during quasi-judicial hearings.
- I. Members will treat each other and City staff with fairness and respect. Interactions between HDC members and City staff not meeting this standard should be brought to the attention of the City Manager immediately.
- J. Members will promptly file the annual Financial Disclosure Statement with the County Supervisor of Elections as required by law (see Appendix E).

VI. OFFICERS; SELECTION AND DUTIES

- A. Selection of a Chair and Vice-chair: Annually during the first regular meeting following the City's reorganization meeting, the HDC shall select a Chair and a Vice-chair to serve one-year terms. Officers shall not serve more than two (2) consecutive terms in the same office.

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B. Duties of the Chair:

1. Preside at all regular and special meetings. Conduct meetings in an efficient manner, focusing on the issues relevant to the functions and mission.
2. Regulate and facilitate discussion among board members to ensure that all viewpoints are represented. Give each member the opportunity to express ideas and/or concerns on issues that are being considered by the board or commission.
3. As necessary, appoint alternates to serve in lieu of regular members; appoint member to serve in the absence of the Vice-chair.
4. Assist in orienting new board members about the function, role and mission of the HDC.
5. Assist in mediating conflicts or disputes between board/commission members.
6. Represent the HDC in appearing before the City Commission as required.
7. Serve as primary contact with City staff.
8. Appoint members to serve on committees.
9. Foster compliance with the "Florida Sunshine Law."
10. Sign Certificates of Approval for variances, approved minutes, and Findings of Fact. *(Staff signs Certificates of Approval for non-variance cases on behalf of the Chair.)*

C. Duties of the Vice-chair:

1. Serve in the absence of the Chair.
2. Accept special assignments from the Chair.
3. Sign approved minutes and Findings of Fact.

VII. ATTENDANCE, QUORUM AND VOTING REQUIREMENTS

A. Any member who has been absent for three (3) regular meetings in one (1) year shall be subject to removal. When a member has been absent for three (3) or more consecutive meetings (or 25% of the annual meetings), such absences and the reasons therefore shall be communicated to the City Manager and the City Commission. The City Commission may elect to treat such absences as the member's resignation. Resignations shall be effective when accepted by the HDC and/or the City Commission.

B. A majority of the members of the HDC shall constitute a quorum for the transaction of business.

C. Approval of actions, other than variances, requires an affirmative vote of the majority of the members present. Approval of a variance requires an affirmative vote of four (4) members.

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VIII. PUBLIC INPUT AND PARTICIPATION

A. All meetings of the HDC are open to the public. Citizens shall be provided reasonable opportunity to address the HDC on any agenda item or any public matter in which the HDC has jurisdiction or authority. However, except in the case of quasi-judicial matters, public input is at the discretion of the chair upon a general consensus of the members. In the case of public input on non-agenda items, citizens may be directed to staff who shall attempt to resolve an issue outside of the context of the HDC meeting.

B. Quasi-judicial proceedings must provide an opportunity for participation in the process by an aggrieved or adversely affected party, allowing a reasonable time for the party to prepare and present a case. The process must provide an opportunity for the disclosure of witnesses and exhibits prior to hearing and an opportunity for the depositions of witnesses to be taken. At the hearing, all parties must have the opportunity to respond, to present evidence and argument on all issues involved, and to conduct cross-examination and submit rebuttal evidence. Public testimony must be allowed (see Appendix C).

C. When a group of persons wishes to address the HDC on the same subject matter, the chair may request that a spokesperson be chosen by the group to address the HDC and to limit the number of persons addressing the HDC on the same matter to avoid unnecessary repetition.

D. Any person making offensive, insulting, threatening, insolent, slanderous or obscene remarks or who becomes boisterous or who makes threats against any person or against public order and security while in the meeting room shall be forthwith removed at the direction of the Chair from further audience at the meeting, unless permission to continue is granted by the majority vote of the HDC members present.

IX. MEETING PROCEDURE; ORDER OF BUSINESS; QUASI-JUDICIAL HEARING PROCEDURE AND RULES

Meetings of the Historic District Council are conducted in substantial conformance with *Roberts Rules of Order* (See Appendix F).

1. CALL TO ORDER

The Chair will call the meeting to order at the scheduled time, making sure that members, attorney, staff and recording equipment are ready. The Chair welcomes the public.

2. ROLL CALL / DETERMINATION OF A QUORUM

The chair will direct the secretary to call the roll, and make a quorum determination.

1. If there is not a quorum present within fifteen (15) minutes following the scheduled starting time of the HDC meeting, the Chair can call the meeting to order, announce the absence of a quorum and adjourn the meeting. The Chair can also call the meeting to order and then entertain a motion to adjourn, to fix the time to adjourn, to recess, or take measures to obtain a quorum.

2. The chair will recommend seating alternates in place of absent members and will designate a member to act as Vice-chair, should the Vice-chair be absent.

3. If there is a quorum present but because of the nature of the business, any motion to approve would require a unanimous vote, applicants should be so advised and be given the opportunity to reschedule their cases for the next regular meeting with no additional charges or fees.

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4. Any member who has a conflict of interest (see Appendix E) in hearing any case on the agenda should recuse himself or herself at this time and announce the reason for recusal for the record.

3. APPROVAL OF MINUTES

Chair calls for approval of minutes (may be done by voice vote). Chair and Vice Chair sign approved minutes.

4. QUASI-JUDICIAL HEARINGS: PROCEDURE AND RULES.

The Chair asks the Board Attorney to explain nature of quasi-judicial hearings (see Appendix C), which include the following points:

1. If the applicant or his agent or attorney does not desire to present evidence and rely on the application and the staff comments, they may do so, reserving their right to address any evidence against the application.

2. Those who present evidence for or against will be sworn in. All those who present evidence should be prepared to present evidence that specifically addresses the criteria in the case, the land development code, appropriate guidelines adopted by the city and/or *The Secretary of Interior's Standards for Rehabilitation*.

3. The applicant will have the opportunity to present evidence for the application and present any witnesses. The applicant may also call staff members that are present as a witness and ask them questions. The applicant has a right to cross-examine witnesses.

4. Each person presenting evidence will address the HDC from the podium, and if there are documents or photos they must be presented when the particular individual is testifying. All documents will become part of the record.

5. At a quasi-judicial hearing, the number of individuals for or against a particular item cannot and will not be a factor for decision-making purposes.

6. Since the meeting is being taped, all persons speaking to the HDC must identify themselves by name and address at the podium before speaking. There cannot be any applause or outbursts or talking except by those appearing at the podium, as it will distort the recording.

7. All persons desiring to speak must address the HDC, not the applicant or other speakers.

The City Attorney will answer audience questions on procedures to be followed.

B. Chair calls for disclosure of ex-parte communications by HDC members.

If there have been oral, written, or electronic ex-parte communications between HDC members and City staff or applicants, each member should give a brief description of those communications and the

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parties involved. If a board member made a site visit s/he should indicate the number of visits and approximate dates.

C. Chair asks clerk to swear in all who plan to give testimony on any scheduled case.

5. OLD / NEW BUSINESS

Prior to calling cases, the Chair will verify the order and/or need to table or postpone cases. If an applicant does not appear when his/her case is called, the HDC will table the case to the end of New Business. If the applicant fails to appear by the end of New Business, the HDC will postpone the case until its next Regular meeting. The Chair will advise the applicants and the public of the following:

- All applicants and persons desiring to be heard on cases will be permitted to address the HDC.
- Anyone desiring to speak must have been sworn in and must speak from the podium.
- All speakers must identify themselves by name and address.
- Speakers must direct comments and questions to the HDC, unless cross-examining witnesses.
- No public outbursts or applause will be permitted.
- The audience will be advised to silence electronic devices.
- Persons speaking for or against a case should limit comments to the matter at hand and avoid repetition.
- The Chair reserves the right to limit public input on any case to one appearance per presenter and three (3) minutes per presentation.
- The Chair may exercise discretion to cut off public input if s/he determines that the speakers' comments are repetitive or not relevant.

6. ORDER OF PRESENTATION

Chair calls cases in order listed in agenda, absent requests to change order. For each case:

1. Brief synopsis by City Staff describing the nature of the application to be heard. Staff introduction of exhibits, including staff qualifications, all staff reports and recommendations. Staff orally summarizes issues and recommendations.

2. Presentation of evidence by applicant; cross-examination by other affected parties and HDC members. NOTE: Applicants may waive their right to present evidence and stand on the report or recommendation of staff, but still reserve their right to offer rebuttal and/or final presentation.

3. Chair opens public hearing.

4. Presentation of evidence by other affected parties in support of the application; cross-examination of same.

5. Presentation of evidence by other affected parties who oppose the application or who have questions of concern; cross-examination of same.

6. Chair closes public hearing.

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7. Final presentation by applicant.

8. Final comments from City staff.

9. Deliberations by Historic District Council. NOTE: HDC members may ask questions of staff and/or applicant at any time during proceeding.

10. Historic District Council action. The Chair will entertain a motion. Any seated member, other than the Chair, may move to approve or deny a request for a variance or a certificate of appropriateness. The form of the motion includes the case number and the reason for approval or denial. Examples:

a. **Approval as submitted:** I move to approve HDC case number 20xx-xx for approval of the proposed changes to the *[insert information]*; AND I move that the HDC make the following findings of fact and conclusions of law part of the record; that HDC case 20xx-xx, as presented is substantially compliant with the Land Development Code, the *[insert applicable design guidelines]*, and the Secretary of Interior's Standards to warrant approval at this time.

b. **Approval with modifications from original submission:** I move to approve HDC Case 20xx-xx for approval of the *[insert information]* with the following modifications: *[insert specific modifications]*; AND I move that the HDC make the following findings of fact and conclusions of law part of the record; that HDC case 20xx-xx, as presented and modified is substantially compliant with the Land Development Code, *[insert applicable design guidelines]*, and the Secretary of Interior's Standards to warrant approval at this time.

c. **Denial:** I move to deny HDC Case 20xx-xx because the proposed *[insert work]* *[insert explanation, referencing applicable guidelines as appropriate]*.

d. **Postpone:** If during the proceedings new evidence is presented that requires more investigation or study, or if the applicant introduces significant changes to the original application which require additional public notice, the Chair will entertain a motion to postpone the hearing indefinitely or to a time certain.

Any seated HDC member except the Chair must second the motion. If the motion does not receive a second, it dies. If the motion is seconded, the Chair calls for final discussion from HDC members. Following discussion, the Chair asks the secretary to call the roll. The Chair then announces the result of the vote.

a. **For approvals:** The Chair signs the Certificate of Approval and presents to the applicant. (When approval has been conditioned upon modifications, the applicant is instructed to pick up the modified Certificate of Approval from the Community Development Department the following business day.)

b. **For denials:** The Chair advises the applicant regarding a new application or appeal process.

c. **For postponements:** The Chair sets the next hearing date and advises the applicant to consult with City staff on additional information needs for the case.

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7. STAFF APPROVED CERTIFICATES OF APPROVAL

The Chair will invite HDC members to raise any questions or concerns regarding staff approvals listed on the agenda for informational purposes. Note: The HDC has delegated to staff authority to approve certain types of actions, if the applicant's request falls within certain HDC approved parameters. (See Appendix G for a list of actions that may, under routine circumstances, be approved by staff.)

8. REQUESTS FROM THE AUDIENCE TO BE HEARD ON ITEMS NOT ON THE AGENDA

At the conclusion of the business portion of the meeting, the Chair will invite members of the public to address the HDC on matters of concern not on the agenda. The Chair may limit each speaker to three (3) minutes. The HDC is not required to respond, but speakers may be referred to City staff for assistance or to be put on a future agenda.

9. BOARD BUSINESS

The Chair will report and take reports from HDC members; hold discussion among HDC members and staff on administrative or procedural matters; conduct elections. All members, whether seated or alternate, may vote on matters raised under this heading.

10. BOARD REPORTS

Each member of the HDC may report on items of interest to the entire Board, including but not limited to items regarding historic preservation or cultural resource activities in the area, training opportunities, or news and informational items regarding historic preservation.

11. STAFF REPORT

City staff will report on new and emerging issues relating to historic preservation and the CRA. City staff will advise the HDC where assistance or leadership may be required. City staff will advise the HDC on any administrative or housekeeping matters requiring attention.

12. ADJOURNMENT

The Chair may adjourn the meeting at his/her prerogative independent of a motion.

X. PREPARATION OF MINUTES AND RECORD KEEPING REQUIREMENTS

A City staff member will serve as HDC secretary. The secretary will record the HDC meetings and cause minutes to be produced for approval, generally at the next Regular HDC meeting. Minutes are available through request to the Community Development Department. All HDC case files will be retained in the Community Development Department for a period of two (2) years, at which time they are transferred to City archives.

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XI. BOARD RULES AND POLICIES

A. Appearances before the City Commission. The Chair or his/her designee is the HDC spokesperson in all presentations or official appearances before the City Commission.

B. Media relations. HDC members may respond to press inquiries with individual opinions only and not represent the opinion of the HDC as a body. Only the Chair or his/her designee may articulate a position for the entire HDC, assuming that the HDC has taken such a position as a body.

XII. HISTORIC DISTRICT COUNCIL STAFF

A. Generally. HDC Staff shall consist of one planner to serve as liaison to the HDC and one administrative staff member to serve as secretary to the HDC. The City shall make all efforts to hire a planner with an academic or professional background in historic preservation.

B. Planner Duties. The HDC planner shall be responsible for the following duties, including but not limited to:

- Consult with the public and applicants regarding the HDC application process.
- Provide staff reports regarding HDC applications to the HDC in advance of the monthly meeting.
- Coordinate with the HDC secretary to produce the monthly meeting agenda and legal notices.
- Process staff-level certificate of approval applications as directed by the LDC.
- Review LDC and Comprehensive Plan policies regarding historic preservation and draft revisions in conjunction with the HDC when needed.
- Maintain the HDC Action Plan detailing HDC goals and objectives.
- Assist in completing Certified Local Government reporting requirements, including annual reporting regarding HDC activity.
- Participate in Technical Review Committee meetings regarding properties in the Historic Districts.
- Promote the public outreach and educational component of the HDC, including partnering with local non-profit and community organizations.
- Coordinate with the Grants Administrator regarding grant opportunities for preservation activities in the City.
- Assist the HDC with various activities and programming.

C. Continuing Education. Where feasible, HDC staff shall participate in educational opportunities and training regarding historic preservation and cultural resource protection.

D. Public Outreach. HDC Staff shall be responsible for creating educational publications on historic preservation and for coordinating updates to the Historic Districts and HDC websites.

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APPENDIX A – FERNANDINA BEACH LAND DEVELOPMENT CODE, SECTION 9.01.00

9.01.00 REQUIREMENTS FOR ALL BOARDS AND COMMISSIONS

9.01.01 Appointment, Term of Office, and General Membership Requirements

- A. All members and alternate members shall be appointed by the City Commission.
- B. Each Board shall have the opportunity to review each applicant's resume and make a recommendation on the appointment.
- C. All members shall reside within the City Limits.
- D. Elected officials and employees of the City shall not be eligible to serve on City boards or commissions, unless otherwise provided herein.
- E. Each member serves at the pleasure of the City Commission.
- F. The term of office for all regular board or commission members shall be three (3) years.
- G. A member of a Board who is seeking re-appointment shall continue to be a voting member for two (2) months to allow for the finalization of the re-appointment by the City Commission.

9.01.02 Attendance

Each appointed member shall attend all regular and called meetings.

9.01.03 Officers and Committees

- H. Each board or commission shall have a chairperson and a vice-chairperson.
- I. The chairperson and vice-chairperson shall serve one (1) year terms. Officers shall not serve more than two (2) consecutive terms.
- J. A board or commission may create whatever committees it deems necessary to carry out its purposes. The chairperson of the board or commission shall appoint the membership of each committee from the members of that board or commission.

9.01.04 Removal and Vacancies

- A. When a position on a board or commission becomes vacant before the end of the term, an alternate member shall fill the vacancy.
- B. When no alternate member is available to fill a vacancy, the City Commission shall appoint a member to fill the vacancy for the duration of the term.
- C. When the unexpired term is two (2) months or less, the City Commission may appoint a new member to fill the unexpired term and the following full term.
- D. A member who moves outside the City or no longer meets eligibility requirements for membership shall be removed immediately.
- E. Any member who has been absent for three (3) regular meetings in one (1) calendar year shall be subject to removal.

9.01.05 Public Meetings, Hearings, and Records

- A. All meetings and hearings of boards or commissions shall be open to the public.
- B. Each board or commission shall keep minutes of its proceedings, indicating the attendance of each member and the decision of each member on every question. The minutes shall be signed by the chairperson and filed with the City Clerk.
- C. A record shall be made of all resolutions, transactions, findings, recommendations, and decisions, which record shall be a public record on file in the office of the City Clerk.

9.01.06 Quorum and Voting

- A. For the purpose of transacting business at any meeting or hearing, a majority of the board or commission members shall constitute a quorum.

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- B. Approval of actions, other than variances, before the board or commission requires an affirmative vote of a majority of the members. Approval of a variance requires an affirmative vote of four (4) members of the HDC or the Board of Adjustment.
- C. An alternate shall be seated in the following situations:
 - 1. When a regular member is absent;
 - 2. When a regular member abstains from a vote; or
 - 3. When a regular member is disqualified from a vote as provided for in Section 9.01.12.

9.01.07 By-laws

- A. Each board or commission shall enact by-laws to govern its operation and procedures.
- B. By-laws shall not conflict with the requirements of this LDC. In the event of any conflict between the provisions of this LDC and the by-laws, the provisions of this LDC shall control.
- C. The following topics may be included in the by-laws:
 - 1. The designation of officers;
 - 2. The specific duties of officers;
 - 3. The creation of committees;
 - 4. Code of conduct;
 - 5. Voting procedures;
 - 6. Scheduling of meetings;
 - 7. Order of business; and
 - 8. Preparation of minutes.

9.01.08 Parliamentary Authority

All meetings shall be conducted in accordance with parliamentary procedure as set forth and explained in the latest revised edition of Robert's Rules of Order, which shall serve as the official rules of procedure.

9.01.09 Legal Representation

The City Commission may appoint legal counsel to represent a board or commission.

9.01.10 Compensation

Members shall serve without compensation, but may be reimbursed for actual expenses incurred in connection with their official duties.

9.01.11 Funding

The City Commission may appropriate funds at its discretion for expenses necessary in the conduct of the duties of appointed boards and commissions.

9.01.12 Conflict of Interest

- A. A member shall abstain from voting on a particular issue, or may be disqualified by majority vote of the remaining members present, if any of the following circumstances apply:
 - 1. The member has a direct financial interest in the outcome of the matter at issue;
 - 2. The matter at issue involves the member's own official conduct;
 - 3. Participation in the matter violates the member's code of professional responsibility;
 - 4. The member has such close personal ties to a person involved with the issue that the member cannot reasonably be expected to exercise sound judgment in the public interest; or
 - 5. Other applicable law.
- B. If a member owns a property within the area entitled to receive mailed notice of the hearing, that board member may voluntarily abstain from voting if the board member believes that the proximity of the project will interfere with his or her ability to be a decision maker in the case.

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- C. An abstaining or disqualified member of a board or commission shall not be counted for purposes of forming a quorum.
- D. A member who takes a position on the issue based upon personal interest may do so only by abstaining from voting on the proposal, vacating the seat on the board or commission, physically joining the audience, and making full disclosure of his status and position at the time of addressing the board or commission.
- E. A member who votes on a matter shall not address the City Commission on that matter.

9.01.13 General Powers

A board or commission may request information from any official, staff member, or department of the City, which is necessary in order to carry out specific roles and responsibilities.

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APPENDIX B – FERNANDINA BEACH LAND DEVELOPMENT CODE, SECTION 9.03.00

9.03.00 HISTORIC DISTRICT COUNCIL

9.03.01 Historic District Council created and established

A. Establishment

There is hereby established the Historic District Council (HDC). The HDC is intended to be the City's primary agency responsible for furthering historic preservation within the City.

B. Membership

1. There shall be five (5) regular members of the HDC.
2. There shall be two (2) alternate members of the HDC.
3. Where possible, members shall include, to the extent such individuals are available in the community and willing to serve, one (1) registered architect, and professionals from the disciplines of architecture, construction, design, history, architectural history, archaeology, or other historic-related fields such as urban planning, American studies, cultural geography or cultural anthropology. Persons who have demonstrated special interest, experience or knowledge in history, architecture or related disciplines such as law, real estate, land development, or construction shall make up the remainder of the HDC membership. Current resumes of HDC members shall be kept by the City as a public record.

C. Authority to Seek Professional Expertise

1. With City Commission approval, the HDC may obtain the services of qualified persons to direct, advise, and assist it.
2. The HDC may request equipment, supplies, and other materials necessary for its effective operation.
3. When the HDC considers National Register nomination proposals and other actions which are normally evaluated by a professional in a specific discipline, and that discipline is not represented on the HDC, it may seek professional expertise in this area before rendering a decision. City Commission approval is required for any such professional contracts.

9.03.02 Historic District Council roles and responsibilities

The HDC shall have the duty and responsibility to:

- A. Identify, study, and recommend sites, structures, buildings, improvements, artifacts, and areas for designation as historic landmarks, historic sites, or historic districts.
- B. Maintain and update the historic properties survey as an inventory of historic landmarks, historic sites, and properties in historic districts. All inventories shall be compatible with the Florida Master Site File, which exemplifies the format used for statewide comprehensive historic preservation planning, and kept current and regularly provided to the state historic preservation officer for incorporation in the Florida Master Site File.
- 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.
- D. Review and make recommendations on National Register nominations within its jurisdiction.
- E. Make recommendations to the City Commission concerning the assignment of development rights or facade easements, or the imposition of other restrictions.
- F. Hear applications for variances within the Historic District Overlay or the CRA Overlay.

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- G. Increase public awareness of the value of historic, architectural, and cultural preservation by developing and participating in public preservation information programs, and by updating such programs and public information documents.
- H. Make recommendations to the City Commission concerning the solicitation of grants from federal and State agencies, private groups, and individuals, and promote the preservation of historic or architecturally significant landmarks, sites, or properties in historic districts.
- I. Promulgate standards for architectural review.
- J. Evaluate and comment upon proposals pending before other public agencies affecting the physical development and land use patterns in or around historic landmarks, sites, or districts.
- K. Make recommendations to the City Commission on the purchase of historic landmarks, historic sites, or properties in historic districts where private preservation is not feasible.
- L. Perform any other functions which may be designated by resolution or motion by the City Commission.

9.03.03 Historic District Council policy and procedure statements

The HDC may formulate and publish such policy and procedure statements as it deem reasonably necessary and appropriate to:

- A. Explain the format of information to be provided in the application for a Certificate of Approval.
- B. Explain the criteria and basis for HDC evaluation and ruling upon applications for a Certificate of Approval.
- C. Designate items to be subject to final staff approval without need for a hearing before the HDC.

9.03.04 Historic District Council staff roles and responsibilities

- A. The City Manager shall provide professional staff in the City Planning Department to support the HDC in carrying out its responsibilities under this Chapter. Where possible, staff should have a background in historic preservation or a related field.
- B. Staff shall not sit as officer or board member of local preservation-related organizations, and shall act in an impartial manner in all matters involving the HDC.

9.03.05 Certified Local Government program

In order to comply with the Department of State, Division of Historic Resources, "certified local government" requirements, the HDC shall take the following actions:

- A. A copy of all duplicate inventory materials will be provided to the SHPO. This will include any new or revised resumes of the HDC members or staff.
- B. The SHPO shall be provided with thirty (30) days prior notice of all HDC meetings. In the event of a special meeting, reasonable notice shall be given.
- C. Minutes of all HDC meetings shall be submitted to the SHPO. These minutes shall include a record of attendance of council members, the public, and any change in council membership.
- D. The SHPO shall be notified immediately of all new historic designations or alterations to existing designations.
- E. Proposed amendments to the LDC pertaining to the Historic District Overlay shall be sent to the SHPO for review and comment thirty (30) days prior to the scheduled adoption hearing.
- F. Objections by property owners that are notarized and filed with the HDC shall be submitted to the SHPO in order to prevent involuntary nomination to the National Register.
- G. The HDC shall submit an annual report to the SHPO on or before November 1 of each year covering the previous October 1 through September 30 period. The annual report shall include:
 - 1. Any changes or amendments to HDC rules of procedure;

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2. The number of proposals and applications reviewed by the HDC;
3. New historic designations or alterations to existing designations;
4. Changes to the HDC;
5. New or revised resumes of HDC members or staff;
6. Changes or requested changes to the Historic District Overlay regulations;
7. Review of the survey and inventory activities with a description of the system used; and
8. A program report on each grant-assisted activity.

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APPENDIX C – QUASI-JUDICIAL HEARINGS: PROCEDURES AND RULES

11.04.00 QUASI-JUDICIAL HEARINGS

11.04.01 Generally

- A. A quasi-judicial hearing shall be scheduled when all required reports and procedures have been completed. A quasi-judicial hearing shall not be scheduled until an applicant has paid all outstanding amounts.
- B. A quorum of the decision-making entity shall be present.
- C. The hearing shall be conducted in a manner to protect the due process rights of the applicant and affected parties.
- D. 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.
- E. The applicant, any affected party, and the staff may cross-examine any person presenting information at the hearing.
- F. An electronic record shall be made of the hearing.
- G. A member of a decision-making entity shall not willfully participate in an ex parte communication regarding a pending application. All ex parte communications are presumed prejudicial, unless the approximate date and general substance of the ex parte communication is disclosed at the beginning of the quasi-judicial hearing at which the decision-making entity considers the pending application. The City may rebut the presumption of prejudice by demonstrating the absence of any actual prejudice to any party challenging the validity of a decision-making entity's decision on the basis of ex parte communications.
- H. Members of the general public may provide comment during the hearing. If a member of the general public desires his or her testimony to be considered as potential competent substantial evidence, such person shall be placed under oath and subject to cross-examination.
- I. The decision-making entity may question the applicant, other parties, witnesses, and the City staff at any time during the hearing.
- J. The decision-making entity may approve, approve with conditions, or deny the matters under consideration. The decision shall be based upon competent substantial evidence presented during the hearing.
- K. The decision-making entity shall enter a written order which contains findings of fact and conclusions of law in support of its decision.
- L. The decision-making entity's written order shall be transmitted and filed with the City Clerk as part of the official records of the City.

11.04.02 Conduct of Quasi-Judicial Hearings

All quasi-judicial hearings shall be conducted in the following order:

- A. The chairperson of the decision-making entity shall call the hearing to order at the time specified on the public notice.
- B. The City Manager shall confirm that the notice requirements were met.
- C. Each member of the decision-making entity shall disclose the existence and general substance of any conflicts and ex parte contacts.
- D. The City Manager shall present the compliance report regarding the pending application.
- E. The applicant shall present evidence supporting the application and shall bear the burden of demonstrating that the application should be granted.
- F. An affected party is entitled to present evidence opposing the application.
- G. Public comment.

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- H. Rebuttal by the City Manager, any affected party, and the applicant.
- I. Conclusion of the evidentiary portion of the hearing.
- J. Closing arguments by the City Manager, any affected party, and the applicant.
- K. Deliberation by the decision-making entity.

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APPENDIX D – FLORIDA SUNSHINE LAW

Florida's Government in the Sunshine Law provides a right of access to governmental proceedings at both the state and local levels. The law is equally applicable to elected and appointed Boards and Commissions, and has been applied to any gathering of two (2) or more members of the same Board to discuss some matter which will foreseeably come before that Board for action. There are three basic requirements of §286.011, Florida Statutes:

1. Meetings of public Boards and Commissions must be open to the public;
2. Reasonable notice of such meetings must be given; and
3. Minutes of the meetings must be taken.

The law applies to elected and appointed Boards, Commissions, Committees and Authorities of any government agency in the state of Florida. It equally binds advisory boards whose powers are limited to making recommendations to a public agency and which possess no authority to bind that agency.

Even though an Advisory Board, Committee or Commission must submit their recommendations for review by an elected body it does not exempt them from the provisions of this law.

Meetings are defined as any gathering whether formal or casual of two (2) or more members of the same Board, Committee or Commission to discuss some matter on which foreseeable action will be taken by the public board or commission. This rule extends to telephone conversations and e-mail communication, and even instant messaging conversations, whether on personal or public devices. This can extend further to a casual lunch between 2 members of a Committee – if they discuss some issue that the appointed body to which they belong, that lunch becomes a public meeting and is subject to all of the provisions of the *Sunshine Law*.

While this may seem very restrictive, it is not the case. Appointed members of Boards, Committees and Commissions must remain aware of with whom they are communicating and what is being discussed. The safest course of action is to avoid discussion about matters that will come before the advisory body, with other members of your advisory body, except when attending a meeting of that body. Should you have any questions about this law, contact City staff with your concern or visit the Florida Attorney General's website (myfloridalegal.com).

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APPENDIX E – CONFLICT OF INTEREST AND FINANCIAL DISCLOSURE

Section 112.3143(3)(a), F.S., prohibits a county, municipal, or other local public officer from voting on any measure which inures to his or her special private gain or loss; which the officer knows would inure to the special private gain or loss of any principal or parent organization or subsidiary of a corporate principal, other than a public agency, by whom he or she is retained; or which the officer knows would inure to the special private gain or loss of a relative or business associate of the officer. An exception exists for a commissioner of a community redevelopment agency created or designated pursuant to s. 163.356, F.S., or s. 163.357, F.S., or an officer of an independent special tax district elected on a one-acre, one-vote basis. Section 112.3143(3)(b), F.S.

CONFLICT OF INTEREST

Generally, a conflict of interest exists when a board member has the potential to influence a decision of the board that will materially affect the board member's financial interest. Questions involving conflicts of interest are each unique unto themselves, and each potential conflict must be considered individually in order for proper legal guidance to be given.

Florida law requires that all persons appointed to boards or committees must abstain from participating in any matters before their board or committee that may have an impact on their financial interest. In effect, if a board or committee member does business with a person or business coming before the board or committee, it is essential for that the members not participate in the proceedings, or the individual will be in violation of the law. In addition, members of boards and committees are required to abstain from voting when a conflict of interest is involved. This means that they may not vote on any matter that may have an impact on themselves, a family member, or someone who retains their services.

When an individual abstains from voting, a voting conflict form provided by the City, must be completed and returned within fifteen (15) days after the vote occurs. This form must be attached to the official minutes of the meeting during which the conflict occurred. Any member who has a question concerning a potential conflict of interest should contact the City Attorney's office or a private attorney before taking any official action on the matter where the conflict may exist.

FINANCIAL DISCLOSURE

Florida law requires that all persons appointed to boards or committees disclose any financial interests they have by filing disclosure forms and must abstain from participating in any matters before their board or committee that may have an impact on their financial interest.

Statement of Financial Interest (Form 1) must be filed with the County Supervisor of Elections within 30 days of appointment and by July 1 of each year thereafter. Copies of the form may be obtained from the Supervisor of Elections or downloaded from the worldwide web at the following URL: <http://www.ethics.state.fl.us/ethics/forms.html>.

A failure to make any required disclosure constitutes grounds for and may be punished by removal from office, reprimand and/or a civil penalty not exceeding \$10,000. [Section 112.317 Florida Statutes]. Also, if the annual form is not filed by September 1st, a fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. [Section 112.3145 F.S.].

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DEFINITIONS

In considering whether a conflict of interest may exist, the following definitions may prove helpful:

Breach of the public trust: A violation of a provision of the State Constitution or Florida Statutes which establishes a standard of ethical conduct, a disclosure requirement, or a prohibition applicable to public officers or employees in order to avoid conflicts between public duties and private interests.

Business Associate: Any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, co-owner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

Material interest: A direct or indirect ownership of more than five (5) percent of the total assets or capital stock of any business entity. For the purposes of this act, indirect ownership does not include ownership by a spouse or minor child.

Public Officer: Any person elected or appointed to hold office in any agency, including an advisory body.

Relative: An individual who is related to the HDC member as father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, or wife.

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APPENDIX F -- MEETING PROCEDURE

A. **POINTS OF ORDER.** HDC meetings are conducted in substantial accordance with *Roberts Rules of Order*. Under these rules, the following points are always in order:

1. **Point of Order:** a question about process, or objection and suggestion of alternative process. May include a request for the chair to rule on process.
2. **Point of Information:** a request for information on a specific question, either about process or about the content of a motion. This is not a way to get the floor to say something you think people should know.
3. **Point of Personal Privilege:** a comment addressing a personal need - a direct response to a comment defaming one's character, a plea to open the windows, etc.

B. **MOTIONS.** All motions must be seconded, and are adopted by a majority vote unless otherwise noted. All motions may be debated unless otherwise noted. Motions are in order of precedence: motions may be made only if no motion of equal or higher precedence is on the floor (i.e., do not do **move to end debate** (#5) when the body is discussing a **move to suspend rules** (#4).

1. **Motion to Adjourn:** not debatable; goes to immediate majority vote.
2. **Motion to Recess:** not debatable. May be for a specific time.
3. **Motion to Appeal the Chair's Decision:** Not debatable; goes to immediate vote, and allows the body to overrule a decision made by the chair.
4. **Motion to Suspend the Rules:** suspends formal process for dealing with a specific question. Debatable; requires simple majority vote.
5. **Motion to End Debate and Vote or Call the Question:** applies only to the motion on the floor. Not debatable; requires simple majority vote.
6. **Motion to Extend Debate:** can be general, or for a specific time or number of speakers. Not debatable.
7. **Motion to Study:** applies only to the main motion. Refers question to a specific group with a specific time and charge.
8. **Motion to Amend:** must be voted for by a majority to be considered and by a simple majority to be passed. If amendment is accepted as "friendly" by the proposer of the amendment then many bodies will allow it to be accepted without a formal vote; this is a way of including a consensus-building process into procedure without endless debate over amendments to amendments. Strictly speaking, however, once the main motion is made it is the property of the body to amend.
9. **Main Motion:** what it is you're debating and amending.
10. **Voice Vote:** The form of voting on a motion by which the chairman asks those in favor to respond to the motion in question by saying "aye" and then asks those opposed to the motion to say "no". If the "ayes" have the majority the chairman will state that the motion has passed. If the prevailing side is negative, the chairman will state that the motion is denied.

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11. Roll Call Vote: The form of voting on a motion by which the chair directs the clerk to call the roll. Each member answers as their name is called and the clerk records their vote. Upon completion of the roll the clerk reads the names of those who voted in the affirmative and then the names of those who voted in the negative. The total is then given to the chair who announces the result. An entry must be made in the minutes of each member and how they voted. This method of voting must be used for quasi-judicial hearings.

12. Motion to Reconsider: A motion to reconsider an item already voted upon may be made by any member who voted in the majority on that decision, provided that the motion is made no later than the next regular meeting.

13. Motion to Table. The motion to Lay on the Table is undebatable and cannot have any subsidiary motion applied to it. A motion to table may not extend beyond the end of the meeting in which the motion is approved; to consider an item that has been tabled, there must be a motion to remove the item from the table for action.

14. Motion to Postpone. The motion to Postpone to a Certain Time (or Postpone Indefinitely) allows for limited debate which must not go into the merits of the main question any more than is necessary to enable the assembly to determine the propriety of the postponement.

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APPENDIX G: ACTIONS APPROVABLE BY CITY STAFF IN LIEU OF HDC HEARING

PER LDC TABLE 8.03.03 (B) – Certificate of Approval Matrix:

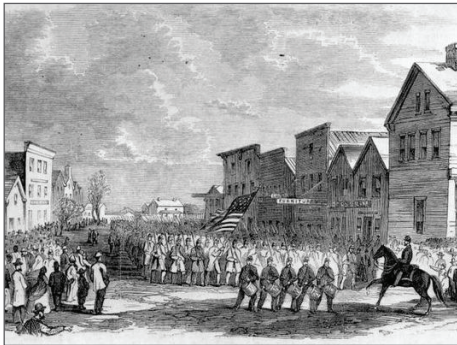
ACTION	CONTRIBUTING		NON-CONTRIBUTING	
	STAFF	HDC	STAFF	HDC
ACCESSORY DWELLINGS		X		X
ADDITIONS				
1. Not visible from the street AND 20% or less of the existing building's square footage		X	X	
2. All other additions		X		X
CANVAS AWNINGS	X		X	
CARPORTS (ADDITION OR ENCLOSURE)		X	X	
CHANGES TO BOARD-APPROVED 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 siding (if original surface is salvageable or if replacement material matches structure's original exterior finish)	X		X	
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		X		X
PORCHES				
1. Open an enclosed porch		X	X	

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	CONTRIBUTING		NON-CONTRIBUTING	
ACTION	STAFF	HDC	STAFF	HDC
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
RAIN BARRELS	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				
1. Removable shutters	X		X	
2. Permanent shutters visible from right-of-way		X	X	
3. Permanent shutters not visible from right-of-way	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			

Fernandina Beach Historic Resources Survey Update

City of Fernandina Beach, Nassau County, Florida



June 2018

Fernandina Beach Historic Resources Survey Update

City of Fernandina Beach, Nassau County, Florida

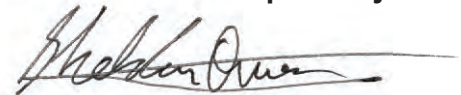
Final Report

June 2018

Prepared for:

City of Fernandina Beach Planning and Zoning
Department
204 Ash Street
Fernandina Beach, Florida 32034

Prepared by:



Sheldon Owens
Historian/Project Manager

and

Charlie Philips
Historian

Brockington and Associates, Inc.

Atlanta • Charleston • Jackson • Nashville • Savannah

Abstract

In 2018, Brockington and Associates, Inc., conducted a historic resources survey of the City of Fernandina Beach, Florida, for the Planning and Zoning Department and the Florida Division of Historical Resources (DHR). The City of Fernandina Beach was awarded a Small Matching Grant by the State of Florida, Department of State, Division of Historical Resources to expand and update its existing historic resources survey. The objective of this survey is to update the City of Fernandina Beach's inventory of historic architectural resources within the Downtown Historic District and Old Town Historic District. This update documents the changes that have occurred since previous surveys.

Fernandina Beach first engaged in historic preservation efforts in the early 1970s. In 1972, the Florida Division of Archives surveyed the City's historical resources and prepared National Register nominations for individual resources as well as the Fernandina Beach Historic District, also known as the Downtown District. By 1975, the City passed an ordinance that established the Fernandina Beach Historic District Council (HDC), responsible for serving as a design review board for new construction in-fill and alterations of historical resources within the local districts.

In 1984-1985, the City's Restoration Foundation sponsored a comprehensive city-wide historical resources survey that included both the Downtown and Old Town historic districts. That survey led to the National Register of Historic Places (NRHP) nomination of several individual resources, a boundary expansion of the Downtown Historic District, and the NRHP listing of the Old Town Fernandina Historic Site (also known as the Old Town Historic District). An updated survey was completed in 2007 but did not include Old Town and none of the data was completed electronically or in GIS format.

Brockington's 2017-2018 survey effort focused on all historic resources within the two historic districts and included several properties located adjacent to the districts that are 50 years or older. The evaluated resources included buildings, structures, objects, districts, and landscapes that have architectural or historical significance. The resulting survey files will assist the City and DHR with their ongoing

commitment to preservation planning, promotion of economic incentives for rehabilitation, heritage tourism development, education, and local compliance with state and federal preservation and environmental laws.

This project was conducted in cooperation with the Florida Master Site File (FMSF), the State of Florida's official inventory of historical cultural resources, and is part of Florida's historic preservation program. One purpose of this statewide program is to identify all cultural resources in the state and to highlight those that are eligible for the NRHP and for local designation. The federal government has recommended this process of documentation through the National Historic Preservation Act of 1966, as amended. The FMSF inventory provides the DHR with information that enables it to review the effect of projects with federal components on resources eligible for the NRHP. Federal projects require environmental and cultural review permits to proceed, which in turn requires review by the DHR. In addition, some federal grants for cultural resources and certain federal tax incentives for rehabilitation of historic buildings require a determination of NRHP status. The information developed through the Fernandina Beach Historic Resources Survey Update gives the DHR a basis for making these determinations.

During the historic architectural survey within the city limits of Fernandina Beach, we completed updated FMSF forms for 430 previously identified historical resources and recorded 15 newly identified historical resources. An additional 77 previously identified historical resources were confirmed as non-extant. Of the 445 evaluated historic resources, we recommend one individually NRHP-eligible resource and 256 resources as contributing to the NRHP-listed Downtown District.

This survey update has been financed in part with federal funds from the National Park Service (NPS), US Department of the Interior, and administered by DHR. However, the contents and opinions do not necessarily reflect the views or policies of NPS or DHR.

This program receives federal financial assistance for identification and protection of historic

properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the US Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington DC, 20240.

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1.0 General Description

1.1 Name of Project

The name of the project is *Fernandina Beach Historic Resources Survey Update, Nassau County, Florida*.

1.2 Boundaries of Project

The survey area is the city limits of Fernandina Beach, with the focus being within the Downtown Historic District, the Old Town Historic District, and properties located adjacent to their boundaries. Figure 1.1 presents the survey area depicted on a National Geographic map.

1.3 Number of Resources

The survey recorded 445 historic architectural resources (430 updated and 15 new) within the survey area that were built before 1978.

1.4 Geographical Area

The survey area was comprised of approximately 2.38 square miles within the city limits of Fernandina Beach. The survey focused on the Downtown Historic District and the Old Town Historic District.

1.5 Project Team

Brockington and Associates, Inc. (Brockington), employs all project team members who worked on the Fernandina Beach Historic Resources Survey, Nassau County, Florida. Sheldon Owens served as the principle investigator and surveyor and Patricia Stallings provided peer review. Charlie Philips conducted background research and wrote the historic context for the project. Inna Moore completed the GIS work and data post-processing for the project. Meagan Brady and Michael Walsh contributed to the production of the project deliverables. The staff assigned to the survey effort meets the Secretary of the Interior's Professional Qualification Standards set forth in 36 CFR 61.

1.6 Beginning and End Dates of the Survey

The project began with the initial planning meeting with the City of Fernandina Beach Planning and Zoning staff and Brockington, held on December 11, 2017. Participants were Salvatore Cumella, Marshall McCrary, and Kelly Gibson of the City of Fernandina Beach Planning and Zoning Department, and Sheldon Owens of Brockington.

Background research was conducted during January and February 2018. Fieldwork began on January 29, 2018 and was completed on March 15, 2018. Report writing and production took place March through May 2018. A public meeting to present results and recommendations of the project was held near the end of the project on June 21st, 2018.

1.7 Purpose of the Survey

The primary purpose of the project is to update the existing survey data of Fernandina Beach's inventory of historical architectural resources within the Downtown District and Old Town District to reflect the changes that have happened since they were last surveyed. The City of Fernandina Beach was awarded a Small Matching Grant by the State of Florida, Department of State, Division of Historical Resources to conduct the survey. The City's first historic resources survey was completed in 1985 and included both the Downtown and Old Town districts. An updated survey was completed in 2007 but did not include Old Town and none of the data was provided electronically or in GIS format.

The current survey effort focused on all historic resources that are 50 years or older within the two historic districts and on several properties located adjacent to the districts. Resources for consideration included buildings, structures, objects, districts, and landscapes that possess architecture of historical significance. The research and fieldwork were conducted with several goals in mind. Foremost, the project will enable the City's public officials to make informed decisions regarding the impact of development and other public activities on Fernandina Beach's cultural resources and to set priorities for the protection and use of these resources. The historical



Figure 1.1 The survey area depicted on a National Geographic map.

overview contained in this report will provide an appreciation and understanding of these resources. The project results serve as an archival record of the City of Fernandina Beach's historic architectural resources at the time of the survey; Appendix A contains an inventory of every resource recorded during the fieldwork. Largely, the resulting survey files will assist the City and the Florida Division of Historical Resources (DHR) with their ongoing commitment to preservation planning, promotion of economic incentives for rehabilitation, heritage tourism development, education, and local compliance with state and federal preservation and environmental laws.

This project was conducted in cooperation with the Florida Master Site File (FMSF), the State of Florida's official inventory of historical cultural resources, and is part of Florida's historic preservation program. One purpose of this statewide program is to identify all cultural resources in the state and to highlight those that are eligible for the National Register of Historic Places (NRHP) and for local designation. The federal government has recommended this process of documentation through the National Historic Preservation Act of 1966, as amended. The FMSF inventory provides the DHR with information that enables it to review the effect of projects with federal components on resources eligible for the NRHP. Federal projects require environmental and cultural review permits to proceed, which in turn requires review by the DHR. In addition, some federal grants for cultural resources and certain federal tax incentives for rehabilitation of historic buildings require a determination of NRHP status. The information developed through the Fernandina Beach Historic Resources Survey Update gives the DHR a basis for making these determinations.

2.0 Archival Research

2.1 Historical Overview

This context summarizes the history of the City of Fernandina Beach, Florida. Because it supports a historic resources survey, the writing also focuses on the existing built environment within the two NRHP Districts inside the City: Fernandina Beach Historic District (and Extension) and the Old Town Fernandina Historic Site.

This narrative begins with the French settlement in the sixteenth century and continues with the control of the area by the Spanish, British, and the United States. Old Town Fernandina's position adjacent to the St. Mary's River made it a natural borderlands community, complete with Native American struggles, Spanish Missions, Imperial Wars, illegal smuggling, slave escapes, as well as illicit pirate activities.

The French and Spanish explorers and missionaries of the sixteenth and seventeenth centuries established what would become Old Town Fernandina. After being traded by empires during the eighteenth century, Fernandina was founded as a Spanish Colonial town as the new United States was vying for power on the American Southern frontier during the nineteenth century. The Civil War brought temporary stagnation, but the town rebounded and entered its Golden Age as a resort and tourist destination from the 1870s to the end of the century. The rise of the shrimping industry and the building of Florida's only phosphate mill along with a deep port saved the city economically in the early 1900s, but the area experienced severe decline during the Great Depression. Emerging paper companies in the late 1930s and World War II initiated a growth spurt and revived tourism while the Town of Fernandina became the City of Fernandina Beach in the 1950s. Since that time, a modern tourist industry has been prompted by the Sea Pines Company Amelia Island Plantation resort. Recognizing the value of historic preservation, the City of Fernan-

dina established the Downtown Historic District in the early 1970s. Today, the old downtown area serves as an attractive tourist destination for island visitors.¹ Figure 2.1 presents the location of the City of Fernandina Beach inside Nassau County in the northeast corner of the State of Florida.

2.1.1 French and Spanish Exploration and Missions (1562-1702)

Although Spanish explorers such as Juan Ponce de Leon, Hernando de Soto, and Tristan de Luna sailed the coast and explored some of the interior, and Spanish treasure fleets used the Gulf Stream to sail home to Spain, no real settlement efforts began in modern-day Florida until French Protestants led by Jean Ribault and Rene de Laudonniere founded Fort Caroline near modern-day Jacksonville in 1564. Spanish King Philip II, seeing the trouble Spanish treasure fleets would encounter with French mariners settled only a short sailing distance away, dispatched Pedro Menendez de Aviles with a small fleet to destroy the French settlements. In August and September 1565, Menendez scattered French reinforcements headed for Fort Caroline, founded St. Augustine, marched through a hurricane to take the fort by land, and replaced it with a Spanish garrison. He renamed the fort San Mateo. He then turned south and slaughtered the shipwrecked French settlers near Matanzas inlet by the end of September 1565. Though a French raiding party would attack and destroy Fort San Mateo in 1568, the Spanish would remain the unchallenged European colonizers of the Florida coast for more than a century (Lyon 1996).

Beginning at the end of the sixteenth century and continuing to the end of the seventeenth century, Franciscan missionaries established a series of missions along the east coast from north Florida to Santa Helena (present-day Paris Island, South Carolina). They also set up missions south along the

¹ As a note of explanation, for purposes of clarity the author will use Old Town to mean the Old Town Fernandina, even though until 1853 there was no other Fernandina. He will use the term Fernandina to mean new Fernandina that is today the City of Fernandina Beach. He will use the term Amelia Island to mean the island today, though in the sixteenth and seventeenth centuries it had other names.

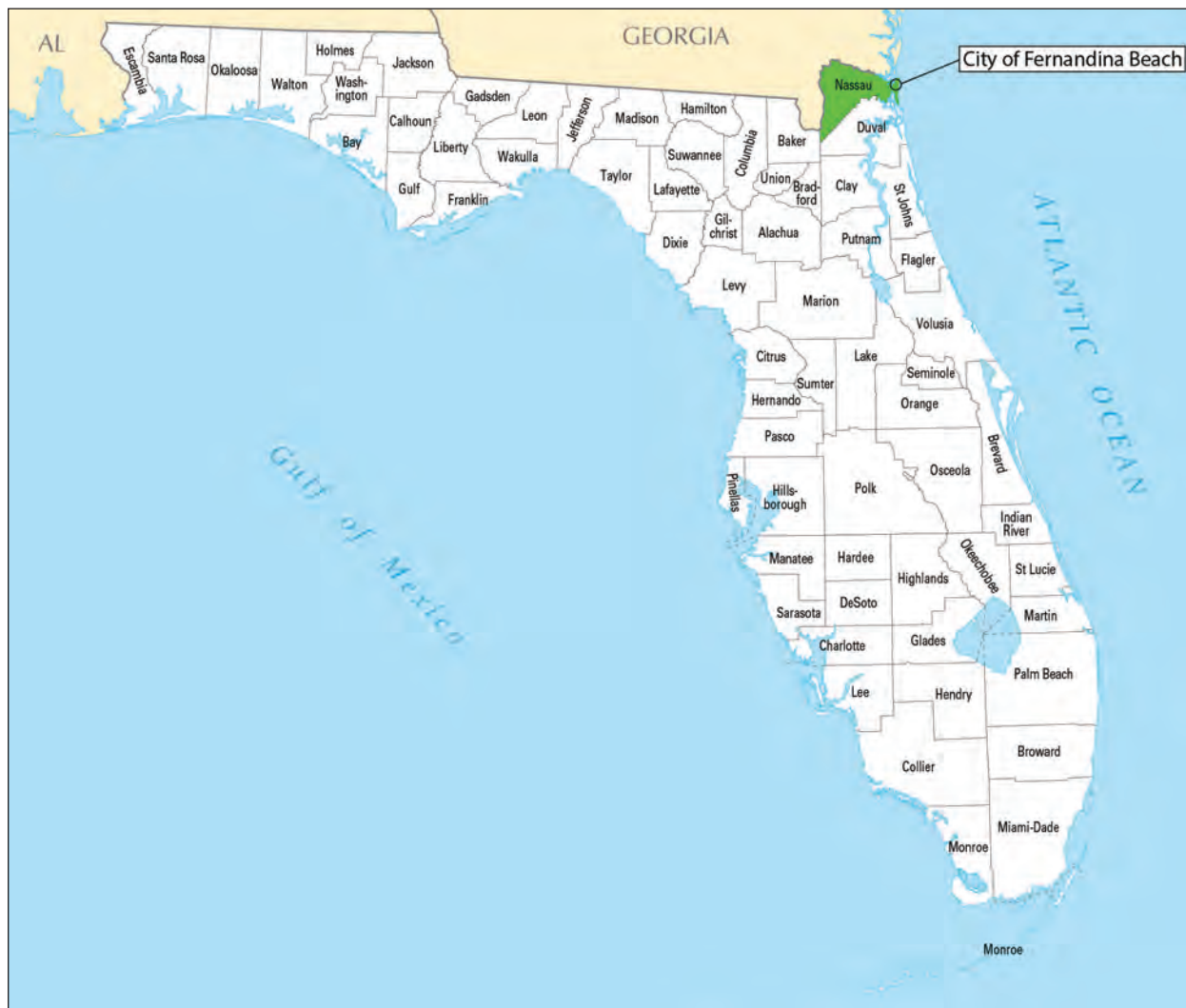


Figure 2.1 Location of the City of Fernandina Beach on the west side of Amelia Island at the northeast corner of the State of Florida.

St. Johns River into central Florida, and west across northern Florida to the Chattahoochee River. One of these early missions was Santa Maria de Sena, located on Amelia Island along the bluff that later became Old Town Fernandina (Bushnell 1994:134, 165). Over the course of the seventeenth century, Franciscan missionary and non-mission villages coexisted on Amelia Island.

Amelia Island's first mission was in the Spanish mission province called Mocamo and was overseen by the "doctrina" mission on Cumberland Island (then called San Pedro) to the north (Bushnell 1994). Disease, particularly the 1649-1656 epidemics, and slave raids by Westo Indians from the north contributed to the decline of the mission (Hahn 1996:92). Most importantly, the settlement of Charles Towne by

English settlers in 1670 precipitated a rapid demise of the Mocamo and Guale mission provinces along the north Florida and Georgia coast (Hahn 1996:92-93). When Bishop Calderon from Cuba visited Florida in 1675, he found no mission on Amelia Island, though he did find four small non-mission Yamasee villages (Bushnell 1994:145; Hahn 1996:90-91).

By 1685, with the continued English threats, pirate raids from the sea, and Guale natives leaving the mission for English trading business, Florida Governor Cabrera relocated the remaining Georgia missions to islands north of St. Augustine. For the Spanish, Amelia Island and the St. Marys River became the border as they abandoned the Georgia Sea Islands. At this time, Amelia Island hosted three Guale missions, including one near present-day Fer-

nandina (Bushnell 1996:165-171; Jaccard 2000:55). With few exceptions, the missions on Amelia Island were quiet in the last years of the seventeenth century, though war over the Spanish Crown in 1702 would completely change that. Figure 2.2 shows a map of the southeast coast and Amelia Island's strategic importance.

2.1.2 Destruction of Missions and British Occupation (1702-1763)

War in Europe in 1702 over the Spanish throne put Spain and Britain on opposite sides and gave the English leadership in Charles Towne an excuse for invading Spanish Florida. In 1702, and again in 1703, Carolinians under the command of Governor James Moore attacked the missions and Spanish posts in Florida. On November 4, 1702, Moore overran Amelia Island in a single day, capturing or killing Guale Indians that could not escape and burning what he could not use. Moore, accompanied by a small naval contingent, sacked the other mission towns north of St. Augustine and marched south to seize the city. However, the English Governor had not considered that the new coquina Castillo de San Marco was nearly complete, and its walls and guns were more than adequate to protect the area's citizens. Moore took the town and destroyed much of it, but he could not breach the walls and was forced to withdraw to Carolina (Arnade 1959). A second expedition by Moore in 1703-1704 to destroy the Apalachee missions in the Tallahassee area of northern Florida was more successful, netting more than 4,000 Indian slaves and destroying the mission system in that section of the colony.

Accompanying Moore were hundreds of Yamasee and Creek warriors who had become allies of the English since the 1680s. In 1715, the Yamasee turned on their English trading partners but failed to rout them, and afterward fled to Spanish protection. During the nearly 25 years that followed, relations between the British and the Spanish were somewhat amicable. A brisk and intensive, but illegal, inter-colonial trade developed. The area around Amelia Island served primarily as a hiding and exchange location by the smugglers and traders coming and going between the two colonies (Harmon 2004).

In the early 1730s, the British encroached into current-day Georgia, an area that had been a no-

man's land. In February of 1733, James Oglethorpe established his Georgia colony along the Savannah River. A few years later, he extended it southward to St. Simons Island, less than 50 miles from the St. Marys River. In 1736, Oglethorpe continued his southern expansion and established a small fort at the north end of Amelia Island on the portion that later became Old Fernandina (Jaccard 2000:72). The Spanish had abandoned Amelia Island in the wake of the last war and temporarily made no serious effort to dislodge the English. When war broke out between the two colonies in 1739, the fortification at Old Town served as a jumping-off point for Oglethorpe's invasion of Florida. The British campaign started off well when Oglethorpe captured Anastasia Island, across from St. Augustine, and the immediate outposts including Fort Mose, a free slave fort and town. However, he could not take the town, nor could his siege guns reduce the Castillo de San Marco, and the Spanish launched an attack on Fort Mose threatening his overland communications. By early August 1740, the British had retreated, though the garrison on Amelia Island remained until 1742 (Jaccard 2000:72). During Oglethorpe's control, he began to call the Spanish island of Santa Maria "Amelia Island" after the daughter of the British King, George II. After 1742, the island and the site of the fort remained vacant for more than 20 years, Oglethorpe having abandoned his outpost when Spanish forces invaded Georgia that summer. At the war's end in 1747, illicit traders resumed their commerce along the St. Marys River with English manufactured goods exchanged for citrus, sugar, and especially Spanish silver and gold (Harmon 2004:12-24, 80-81).

During the French and Indian War in 1754-1763 (Seven Years' War in Europe) the British and Spanish were again at odds, but neither side invaded the other. Instead, they satisfied themselves with arming privateers and raiding trade ships (Harmon 2004:63-75). The war turned against the Spanish in 1762 when British naval forces took Havana, Cuba. In the Treaty of Paris, 1763, they traded the colony of Florida to the British in exchange for the return of Havana. The British made much more of an impact on the Fernandina area.

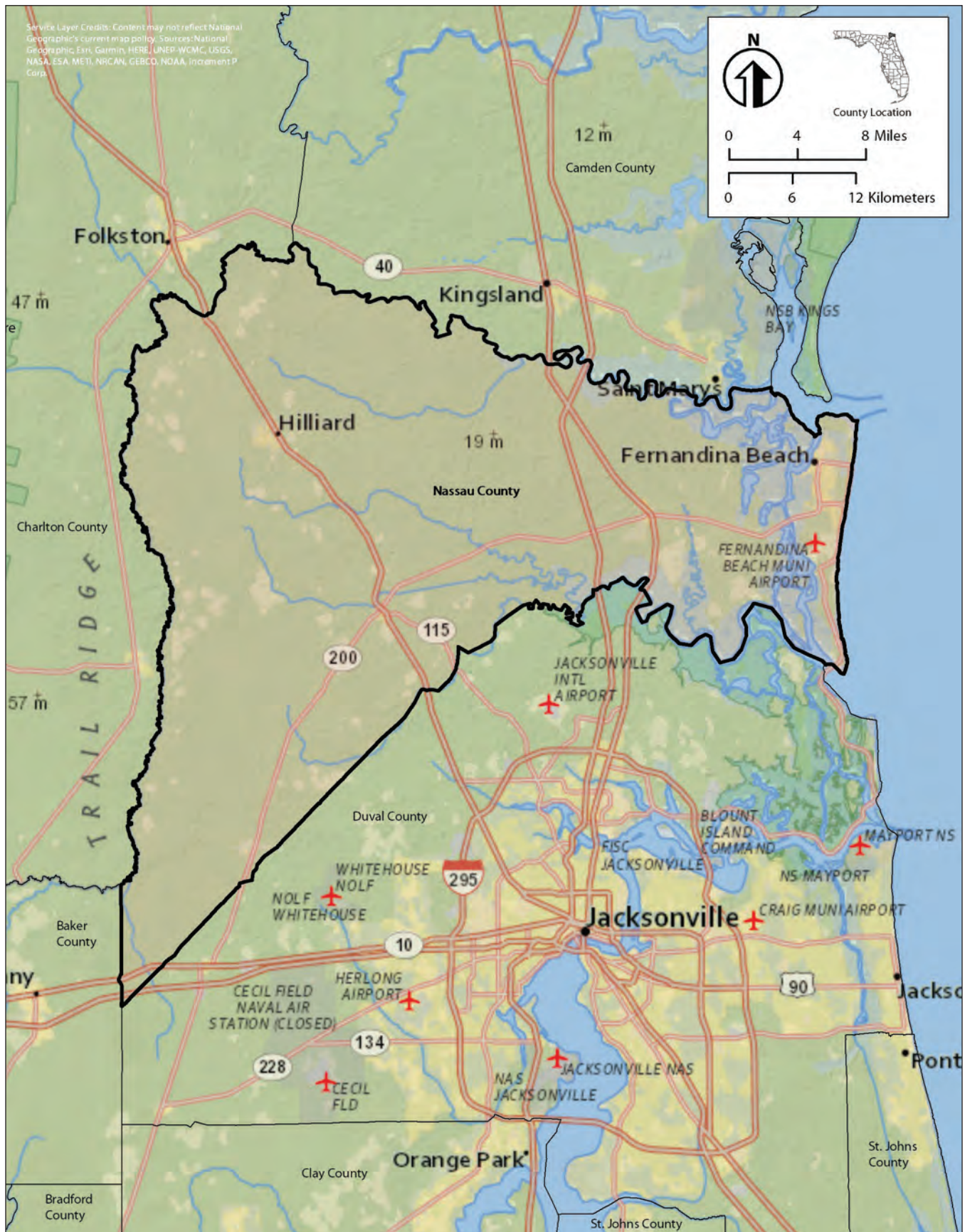


Figure 2.2 Map of the Northeast Florida coast with Amelia Island and other key landmarks.

2.1.3 British Fernandina (1763-1785)

Directly as a result of the 1763 Treaty of Paris, Great Britain obtained the Spanish colony of Florida. They subdivided the colony at the Chattahoochee/Apalachicola River into East and West Florida. For the first time in nearly 200 years, one European country claimed and occupied the eastern coast of North America from the Caribbean to Canada. British promoters exaggerated the opportunities in Florida and set off a small land rush. One British Lord stated that the promoters “has sett us all Florida mad” (Edelson 2006:191). Historian Max Edelson (2006:191) concluded that the mood in Britain was that the “very name of the colony evoked legendary fertility, a lush capacity for improvement that would be realized when British industriousness replaced Spanish ‘sloth and laziness.’” Early on, a group of wealthy lords, investors, and speculators formed the East Florida Society to lobby Parliament for favorable policies, particularly for securing large land grants to its members. Most of these wealthy men did not intend to live in Florida but to establish large estates, run by resident managers and labored largely by African slaves in the South Carolina tradition. The Crown complied with many of the requests of the Society but also offered smaller grants to those willing to settle (Fabel 1996:136). Some of the larger estates included South Carolina’s John Moultrie, who would later serve as Governor of Florida, with 14,000 acres; Denys Rolle, who claimed 80,000 acres on the St. Johns River; and Andrew Turnbull’s investors in his New Smyrna experiment, who claimed 101,400 acres (Tebeau 1980:80-83).

British Governor James Grant’s early land concessions centered on middle Florida along the upper reaches of the St. Johns River. When a plan to settle impoverished Bermudans on Amelia Island failed to materialize, Grant offered John Perceval, Earl of Egmont and First Lord of the Admiralty, a 10,000-acre land grant to most of the island². Egmont took the grant and showed an eager interest in his Amelia Island estate. Shortly before he died, he had Governor Grant select a site on the island for a new town. He selected the area that would later become Fernandina Beach. By 1769, Egmont Town was laid out. Here, a natural 30-foot deep channel provided a superior

port location where planters could ship goods out via the St. Marys River (Fabel 1996:139; Schafer 2018). Figure 2.3 shows the plan for Egmont Town.

After his death in 1770, Egmont’s executors continued to implement his plan and hired Stephen Egan, an overseer on one of his Irish estates, to come manage the operation. After a brief tenure on Governor Grant’s North River plantation, Egan removed the slaves from Egmont’s St. Johns River tracts to Amelia Island (Jaccard 2000:75). Egan seemed to be a competent manager. He relocated his family to the island and saw that the population of the estate was primarily enslaved tradesmen. He provided wives for each man and encouraged them to learn the technology of Florida products, including naval stores, carpentry, indigo, animal husbandry, smithing, and even seamanship.

When William Bartram arrived in 1773, he observed that, “Mr. Egan received us very politely and hospitably. This gentleman is a very intelligent and able planter, having already greatly improved the estate, particularly in the cultivation of indigo and that other crops such as cotton, corn, batatas [bananas] and other vegetables” (Bartram 1980:63). Bartram also ascertained that the soil was very fertile, and the island contained “the finest harbor in the new colony” (Bartram 1980:64).

Egan established his shipping point at Egmont Town, but apparently few other planters followed suit. Egan’s management was such that by 1774, Egmont’s estate manager ordered him to no longer submit work journals since, “your whole conduct meets with universal approbation” (Drummond in Jaccard 2000:76). Other planters also took up smaller parcels on the part of Amelia Island not covered by Egmont’s estate. Egan Creek derives its name from this pioneer. Unfortunately for Egan, the Earl’s estate, and the other new settlers, war to the north led to the destruction of the prosperous but exposed plantations.

In July 1776, the 13 northern British Colonies had declared independence from the mother country. However, the Florida colonies refused to join them. War immediately ensued. By August 1776, raids by American Patriots in Georgia and Loyalists from East Florida forced Egan and his family, along with the plantation slaves and other planters, to seek

² Egmont had already received grants for 65,000 acres in the upper St. Johns River valley.

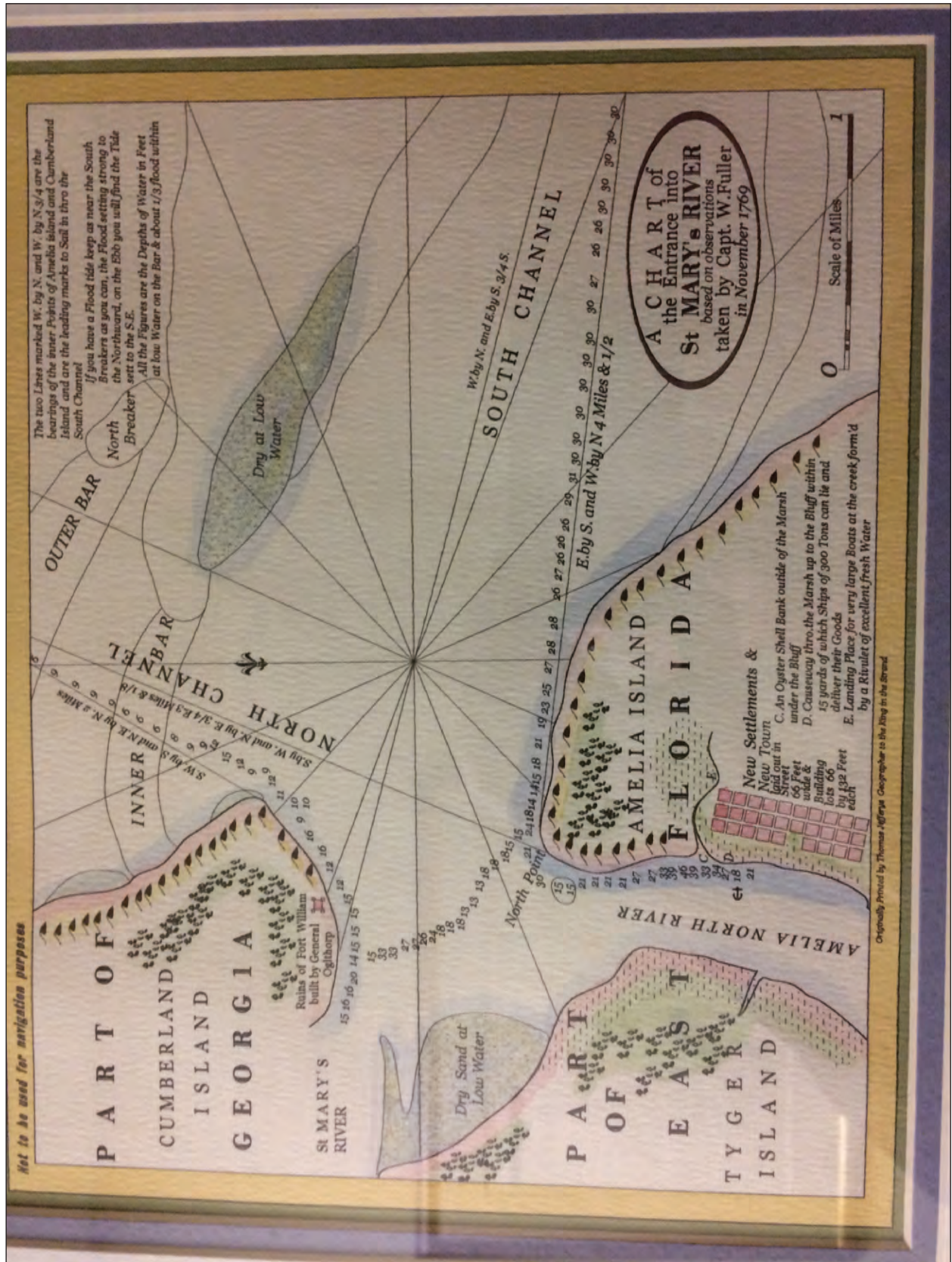


Figure 2.3 View of Egmont Town located on the site of the City of Fernandina Beach.

shelter further south. An American raid into Florida in May 1777 provoked British authorities to order all homes on Amelia Island torn down and burned (Jaccard 2000:77). Ironically, Egan's warehouses along the bluff were not destroyed and would provide a temporary home for Fernandina's next inhabitants. Egan's herd of horses were turned loose and roamed the island freely for years (Jaccard 2000:77).

The Americans prevailed in the war and met with the British in Paris in 1781 to settle their disagreements. While the 1783 Treaty of Paris was being signed, a British widow, Mary Mattair, and her family received the British Governor's permission to settle on the former Egmont estate. The family found at least one of the former warehouses at Egmont Town satisfactory for a temporary home. Over the next two years the family, along with their slave labor, erected a comfortable home and settlement facing the river at Old Town Fernandina. As part of the peace treaty's terms, the Florida colonies were returned to Spain. From this vantage point, the Mattair family observed the long, and frequently delayed, departure of the British from East Florida (Tanner 1989:60-62).

Mary Mattair had decided to remain in Spanish Florida and take her chances with the new Spanish government. She understood that Spain would need to people its lands, and the Fernandina bluff with the deep-water port was an excellent location. From there she had observed the British refugees as they left and easily saw the advantages of the area as a shipping point. Her odds seemed better with the Spanish than with her former countrymen to the north.

2.1.4 Spanish Return to Florida and Development of Old Town Fernandina (1785-1821)

The Spanish return to Florida brought dramatic changes to the Fernandina area. Reflecting changes in Spain's management of its empire in the New World, the church took a weaker role, and Governor Vincente Manuel de Zepedes assured Protestant settlers that if they chose to remain they would not be harassed. Based on Zepedes' reports, the Crown went further, and in 1790, formally invited foreigners to settle in East Florida. They could obtain grants if they remained for 10 years and swore allegiance to the crown. Gone was the requirement

that they become Roman Catholics (Coker and Parker 1996:161-162). Most of the rural settlers of East Florida were British or foreign holdovers from the British period, including the Mattairs along the bluff on Amelia Island.

Governor Zepedes saw the strategic importance of the northern portion of Amelia Island, how the narrows where Mattair and her family lived commanded the Amelia River and the inland waterway to the south. In 1787, he authorized a military outpost at the bluff opposite the narrows in what became Old Town Fernandina. To compensate the Mattairs for taking their land, the Government gave Mary Mattair, her daughter, and son a 150-acre grant of the land south of the outpost. Along with the military outpost, the Mattair plantation became a hospitable stop for Spanish patrols. In that same year, the Crown granted Domingo Fernandez a land grant south of the Mattairs in reward for his services as a pilot for the growing entry port at Amelia Island. In 1793, Fernandez married Maria Mattair, daughter of Mary. Their marriage united most of the land that became Old Town Fernandina and Fernandina in one family.

For more than a century, Spanish policy had granted freedom and protection to slaves escaping from British plantations to the north. The area around Amelia Island provided much natural cover and hiding places with its maze of creeks, rivers, islands, and forests. Its proximity to the Georgia border made it a natural refuge for runaways. The outpost also became a stopping place for the Seminole Indians, an ethnically mixed tribe that occupied most of Florida by the end of the eighteenth century. They made regular stops for trading and news. The runaways and the Seminoles also drew two other groups that eyed the lightly defended border: smugglers and Georgia planters.

In 1795, a group of French Revolution-inspired Georgians intent on seizing East Florida for the United States crossed the St. Marys River and seized Amelia Island, raising the French Tricolor and claiming support for France (Coker and Parker 1996:162). The Spanish Governor received sufficient warning and evacuated the outpost and island residents, but not before ordering the residents to burn their own homes. In October, Spanish troops from St. Augustine drove off the Georgians and

reestablished control (Coker and Parker 1996:162). Still, the area remained exposed and was a natural location for legal and illegal trade.

In 1807, the United States passed the Non-Importation Act (sometimes called the Embargo Act) that resulted in extensive smuggling along the Florida-Georgia border, particularly around the growing outpost at Old Town Fernandina. For more than a year, the area became a smuggler's paradise. Ships entering the St. Marys River could offload goods such as coffee, tea, sugar, or wine, at the Fernandez or Mattair plantations and then ferry the goods across the river to Georgia where they could be traded for rice, corn, cotton, and tobacco. Although the US repealed the Non-Importation Act in 1808, it coincided with the constitutionally mandated end of the African slave trade. The demand for more slaves from expanding Southern cotton and rice plantations did not cease, and with large profits to be gained, a smuggling route was devised through Amelia Island. Meanwhile, Spanish control was failing along the border. In 1808, Napoleon Bonaparte invaded and occupied the Spanish homeland, hindering communication and funding from Metropolitan Spain. The Spanish government in St. Augustine did what it could, mainly strengthening the garrison and sea patrols and placing an artillery unit at their outpost. Soon, order broke down further when pirates began preying on the illegal slavers (Jaccard 2000:94-95).

Nonetheless settlers continued to locate on land near Fort San Carlos. Homesteads, warehouses, and a public wharf were erected that permitted easy shipping. Lobbying by local planters and reports by the local commander led Florida Governor Enrique White to order surveyor George J.F. Clarke to lay out a town around the fort on May 11, 1811. The town was located at the northwest corner of the island on the Mattair land around the Spanish outpost. He ordered the fort strengthened and renamed it Fort San Carlos. Figure 2.4 shows the new plat of the town and fort. He christened the town Fernandina after the reigning Spanish monarch, Ferdinand VII.

Under the Spanish Laws of the Indies, Old Town Fernandina was the last of the Spanish planned towns in the New World (Jaccard 2000:98; Shriver 1989:

Section 8:1). Fort San Carlos was the northernmost point of East Florida, with Egan's Creek serving as a natural moat to the north. The fort improvements, spurred by the American Invasion of 1812-1813, took several years to complete. The fort was a "semi-octagonal plan and consisted of earthworks and wooden palisades. It supported a terreplein eight feet high and four feet wide" (Shriver 1989: Section 8:4) and contained 10 guns commanding the narrows of the Amelia River as it branched off the St. Mary's River. The Plaza, oriented toward the creek, was directly south of the fortification with the streets running in north-south and east-west directions. Town blocks were square, and the lots were to be either square (48.25-by-48.25 feet) or rectangular (48.25-by-96.5 feet) (Jaccard 2000:99). Buildings that had been previously erected within the town limits were ordered to be removed and resituated to fit the design.

In time, lots infilled and the town expanded. Early settlers included surveyor George Clark; local judge James Cashen; cotton planter Zephaniah Kingsley; Maria and Domingo Fernandez; John McClure, an adjoining landowner whose name is attached to the highpoint southeast of town; and Farquhar Bethune, a former South Carolina planter who was also the town mayor (Jaccard 2000:100). Figure 2.5 illustrates the town's dimensions in 1821. Today, the Old Town Fernandina Historic District's NRHP boundary encompasses the original town as it existed in 1821. Storage wharfs were located on the west side along the Amelia River and public buildings, such as the Catholic Church and the Custom's House, were located around the Plaza (Shriver 1989: Section 8:1-7). Residences and businesses filled most of the lots south of the Plaza and east of the wharfs. A cemetery was located at the southern end of the town. While the earliest marked grave is dated 1813, tradition suggests that some Spanish graves in the old Bosque-Bello portion may predate that year (Belcher 1989:1).³

During the early nineteenth century, rumors and plots to annex East Florida to the United States increased, primarily due to the fluid nature of the international border. Border raids by Seminoles into Georgia, counter raids by Georgians into Florida,

³ The name is Spanish for the "beautiful woods."

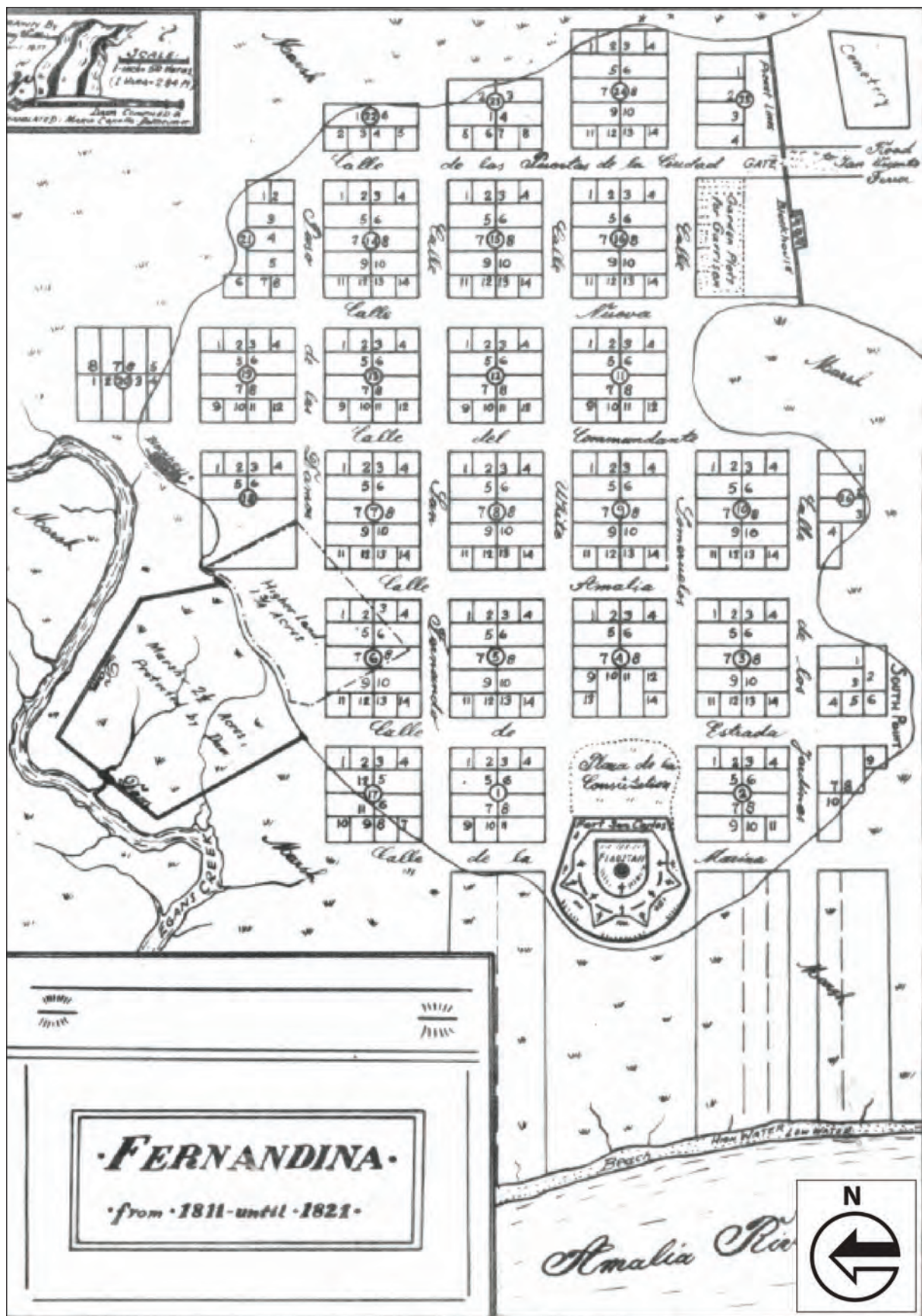


Figure 2.4 The layout of Old Town Fernandina and Fort San Carlos.

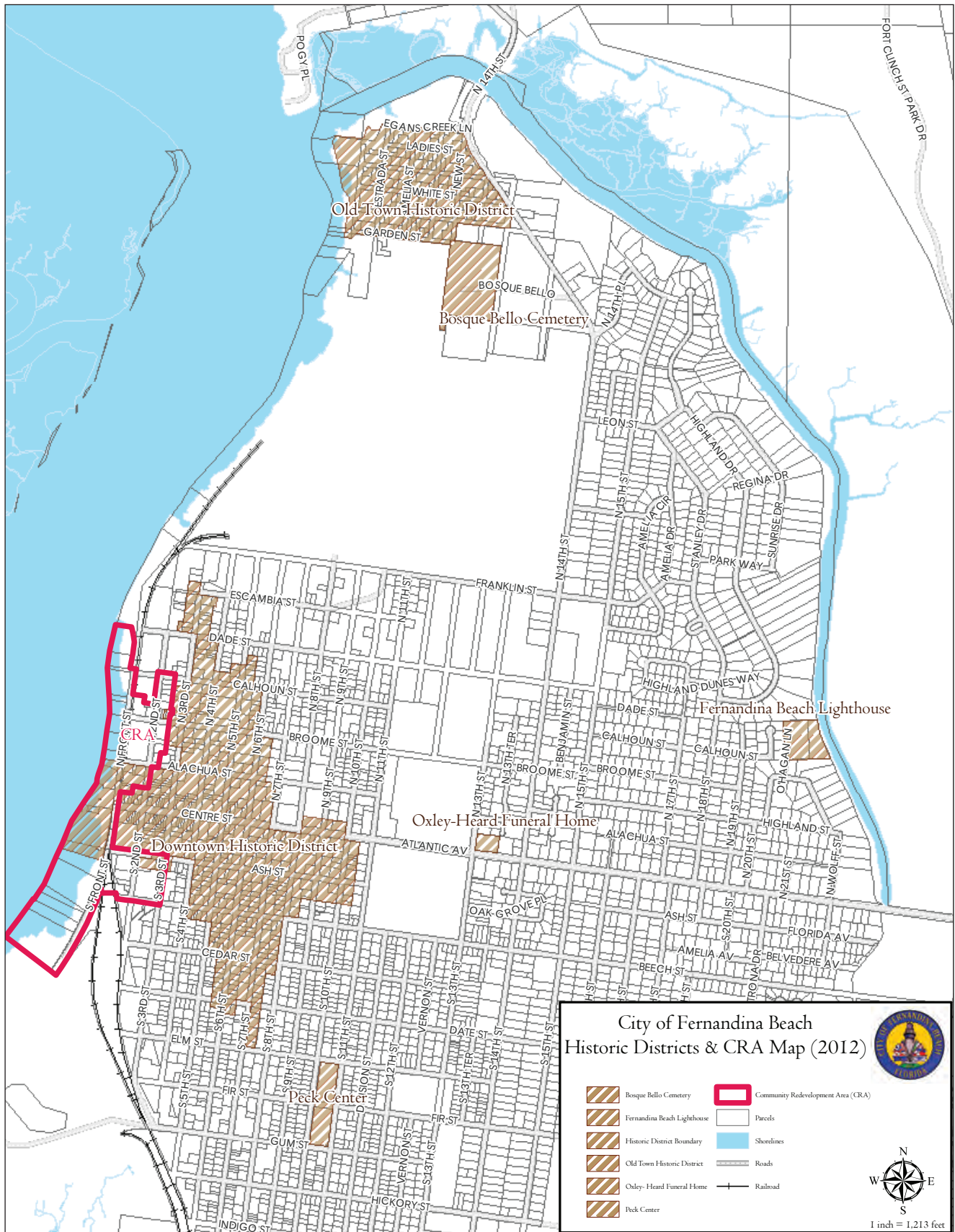


Figure 2.5 The layout of Old Town Fernandina by 1821, with the additional streets and the two NRHP Historic Districts' boundaries superimposed (City of Fernandina Beach, Planning Department 2018).

slave catchers crossing the border almost at will, smuggling, and pirating all made possible by weak and ineffective Spanish rule, finally prompted American intervention. In 1811, US President James Madison secretly authorized General James Matthews, a former Georgia governor, to seize Florida from Spain (Patrick 1954:3-4). Matthews' effort culminated in a US military-supported invasion of Florida in March 1812. At the time, Fort San Carlos was occupied by a single Spanish officer and eight soldiers supported by a small militia. Seeing the futility of resistance, after tense negotiations he agreed to yield the town to the American invading force (Patrick 1954:85-97). The "Patriot War" of 1812-1813 continued for a year and ended only when the Seminoles joined the Spanish and broke the American's siege of St. Augustine. President Madison was forced to withdraw US military support in 1813, then publicly condemned the intervention (Patrick 1954:281-282). While retreating in May 1813, the "Patriots" destroyed many of the plantations along the St. Johns River, though the structures at Fernandina were spared.

While the American War of 1812 with Great Britain temporarily quelled the United States' interest in annexing East Florida, the Spanish troubles to maintain effective control remained. The governor, Jose Coppinger, determined to establish order and completed Fort San Carlos with 10 mounted guns in 1816 (Jaccard 2000:114-115). However, in June 1817, a Scottish adventurer, General Gregor MacGregor, led a small contingent of followers in an effort to seize East and West Florida from Spain. By bluff and threat, he convinced the Spanish commander to surrender the town on June 29, 1817 (Jaccard 2000:119-120). When a weak Spanish military attack to dislodge MacGregor failed, Mexican adventurer Luis Aury arrived with a small fleet to support MacGregor.

In turn, Aury and his 400 freebooters raised the Mexican Revolution flag and began squabbling with MacGregor's officials (Jaccard 2000:127-129). Aury established firm control of the town and surrounding plantations. They called for the citizens to elect representatives and write a constitution for his new "Republic of the Floridas" (Jaccard 2000:131). However, US concern over slave smuggling and the general lawlessness that constantly pervaded the border again prompted American interven-

tion. On December 23, 1817, US Naval and Army forces occupied the town and the surrounding area. Meanwhile, American intervention in West Florida in 1818 also led to Spanish-American negotiations. The Adams-Onís Treaty of 1819 ceded Florida to the United States on July 21, 1821.

The occupying Americans found the Fernandina community a well-ordered town of 40 homes and businesses. Aside from the occupants of the fort, the town included shops, warehouses, and an ethnically mixed group of citizens: native Floridanos, Spaniards, English, free African Americans, Irish, Bahamians, Scots, and Greeks. There was a Catholic Church, Customs House, hospital, at least two physicians, a sawmill, ship chandlers, blacksmiths, ferry minders, bakers, traders, and inn keepers (Jaccard 2000:99-103). Among the notables were surveyor George Clarke: Fernando Arredondo, a large landowner; Henry Yonge of the trading firm of Hibberson and Yonge; and the resident manager of Seminole Indian trading firm of John Forbes Company. Among the citizenry were Maria and Domingo Fernandez (Old Town Fernandina Website 2018). The town was neat, with tree-lined streets strategically placed on the rolling dunes with a sizable bluff on the Amelia River side.

Today, no structures dating from the Spanish Period remain at Old Town Fernandina, though the entire town is considered an archaeological site. The Plaza remains an open space and the roads reveal the landscape that Clarke designed. Old Town Fernandina was enlarged some years after it was laid out and the public cemetery to the south (Bosque Bello Cemetery) is still in use. Except for riverfront erosion and the disappearance of the earthen Fort San Carlos that jutted into the mouth of the Amelia River, the town design remains that of the Spanish Period. In 1990, Old Town Fernandina was listed as a historic district on the NRHP (Shriver 1989).

2.1.5 Antebellum Fernandina (1821-1861)

Over the next 25 years, the new United States government made several important changes to its territorial extension. One of the first acts of the new government of the Territory of East Florida, temporarily seated at St. Augustine, was to incorporate old Fernandina and establish it as the Nassau County seat (Jaccard 2000:140). The city limits incorporated

what would become the City of Fernandina Beach. The city's location at the northeast tip of the new territory, its proximity to Georgia and South Carolina, and its deep-water access all contributed to immediate growth and interest by Americans and former Spanish residents. As it had under Spanish control, Fernandina served as a shipping and receiving port for the region. Primary products continued to be citrus, cattle, cotton, and timber. The courthouse remained in Fernandina until 1835, when it was moved to a more central part of Nassau County, and then regained its seat in 1865.

US interest in Fort San Carlos declined. In 1842, the Federal Government purchased the McQueen Grant, encompassing all the highland and marsh north of Egan's Creek on Amelia Island, for a new brick fortress to be called Fort Clinch.⁴ The Federal Government spent the next 18 years building the load-bearing brick fortification to protect this portion of the eastern seaboard, completing enough of it in time for the Civil War. Meanwhile, to accommodate the port the government erected a Customs House in Old Fernandina along the docks of the Amelia River (Florida State Park Service n.d.).

In 1838, the US government added another improvement to the port. After intense lobbying by the local merchants and mariners, the US government purchased six acres of land on the highest point of the island's north end from Maria Fernandez, Domingo's widow (Nassau County Official Records Book [NCORB] 52:403). In 1839, they erected the Amelia Island Light House on the banks of Egan's Creek. The US government, determining that Fernandina was an improved location, dismantled the 1820 Cumberland Island light and moved it across the sound to Egan's Creek (Johnston et al. 2002: Section 8:1). The 64-foot lighthouse stands on a 59-foot-high hill dominating the countryside overlooking the Atlantic. Alterations were made in the 1880s, the 1890s, in 1903, and in the 1990s (Johnston et al. 2002: Section 7:3-4). The lighthouse was listed on the NRHP in 2003 along with the Old Cistern, Oil House, Garage, and former Keeper's Dwelling (Johnston et al. 2002: Section 1:1). The light has

operated continuously since 1839 and is the oldest operating light in the United States.

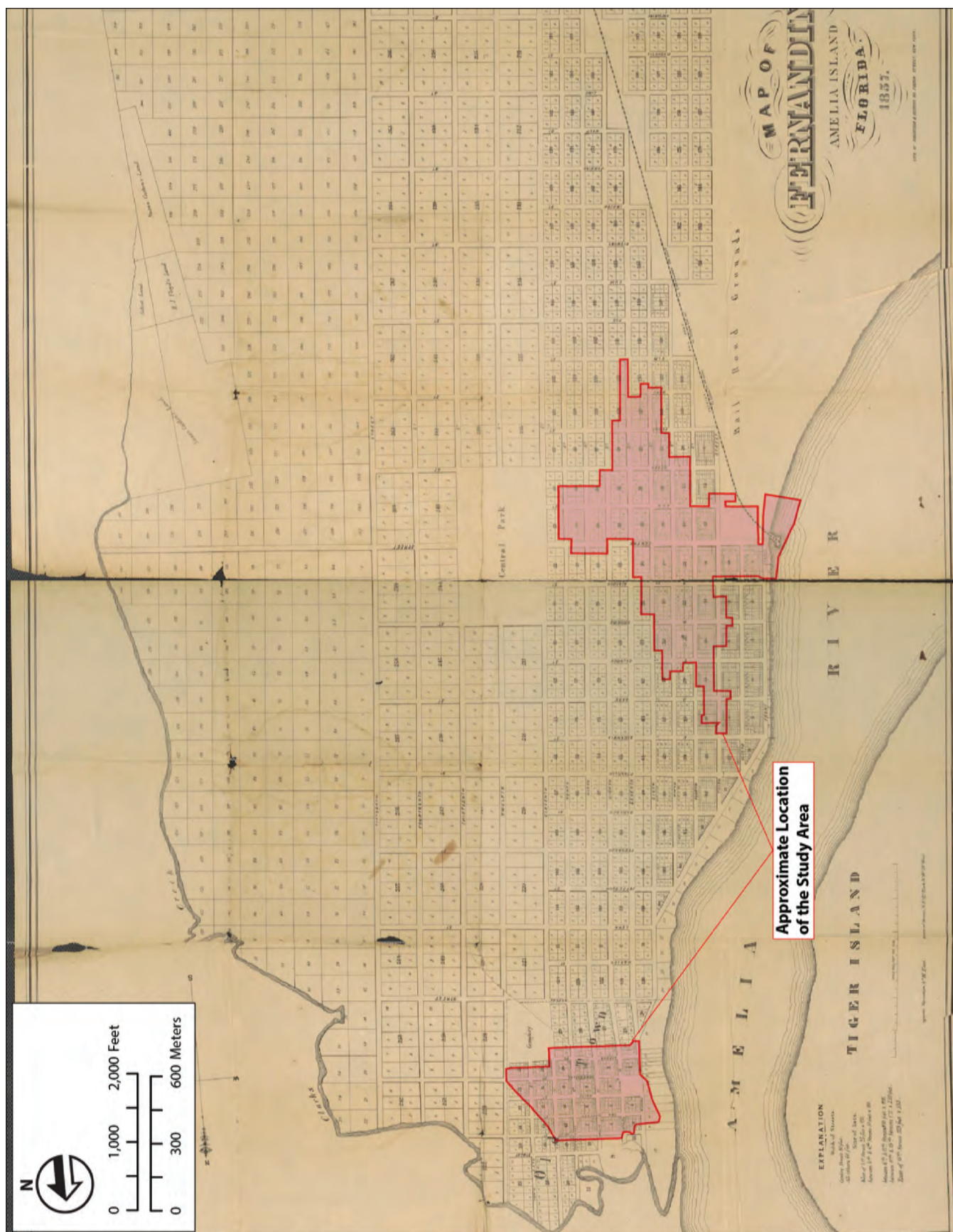
One of Florida's leading politicians, David Levy Yulee, also saw the economic benefit of an improved Fernandina. For more than 40 years he was one of Florida's and Fernandina's biggest investors and boosters. Yulee was born in 1810 as David Levy in Charlotte Amalie on the Danish-owned island of St. Thomas (Biographical Directory of the United States Congress [BDUSC] 2018). He attended school in Virginia and served an apprenticeship on one of his father's plantations in central Florida. He left central Florida in 1833 to study the law in St. Augustine under his mentor, Robert R. Reid. From there, he became interested in politics and was elected to the State's Constitutional Convention in 1838, where he served as clerk and negotiator with the US Congress for Florida statehood (BDUSC 2018). Between 1845 and 1861, he served two terms as a US senator and was the first Jewish senator. In 1846, he changed his name to Yulee, likely to downplay his Jewish heritage, and married Nannie C. Wickliffe, the daughter of a former Kentucky governor (Jaccard 2000:143).

In 1853, Yulee incorporated the Florida Railroad Company at Fernandina. His plan was to build a railroad line from Cedar Creek on the Gulf Coast to Fernandina on the Atlantic, instead of sailing goods around the Florida peninsula (Jaccard 2000:143-144). He also hoped to tie in to plantations by expanding into middle Florida, with Cuba via the Gulf of Mexico, and with Europe and the West Indies via the Atlantic. Yulee's group saw that Old Fernandina was not adequate for the port they envisioned, and the company purchased the estate lands of Maria and Domingo Fernandez, south of the old town. Yulee's effective salesmanship landed him on the Florida Improvement Board, from which he was able to direct state attention to his railroad plan. Despite the Panic of 1857, which forced him into receivership, the line was completed in June 1860 (Jaccard 2000:146-148).

In the meantime, he incorporated and recorded a plat for the new Town of Fernandina in 1857 (Shriver 1987: Section 7:2).⁵ Figure 2.6 shows the original plat of the town as envisioned by Yulee. The

⁴ Fort Clinch is named for General Duncan Lamont Clinch, a Florida resident and commanding officer in the Second Seminole War.

⁵ The town was not called Fernandina Beach until 1956 as a marketing tool.



plat, revised in 1887 and again in 1901, shows a grid of streets running north-south and east-west. Centre Street, which stretches from the docks on the Amelia River east to Egan's Creek, divides the town into north and south sections. The north-south streets are numbered, except for Front Street along the waterfront. The east-west streets on the north side are named for Florida counties, except for Broome Street which was named for the Florida Governor at the time of incorporation. The east-west streets on the south side are named for Florida trees, in alphabetical order. The blocks are rectangular, 400 feet on the north-south side and 225 feet on the east-west side, and all or part of 50 of the blocks are within the current Downtown Historic District (Shriver 1987: Section 7:2). In 1973, a portion of the oldest section of town was listed on the NRHP as the Fernandina Beach Historic District and was expanded in 1987 (Greer 1972; Shriver 1987). Figure 2.7 shows a photograph of David L. Yulee.

Yulee immediately began selling lots to residents of Old Fernandina if they wished to relocate to the new town. He built his personal home at the corner of Alachua and Third streets. His company built the Florida House hotel at 20-22 South 3rd Street to accommodate guests coming into town from the railroad. That hotel is one of the few remaining structures of the Antebellum Period of Fernandina Beach, and one of the oldest accommodation structures in the state. A photograph of the current structure is shown in Figure 2.8. Others followed when Dr. John Lesene built a home on Centre Street and the Presbyterian Church built their sanctuary on North 6th Street. St. Peter's Episcopal Church was founded in 1858. Other Antebellum structures include the Merrick-Simmons House, the Hardee House at North 6th Street, and Samuel Swann's home at Center and Sixth streets. Centre Street was occupied by factors for the new port and railroad terminal and merchants selling wares.

In June 1860, the last spike was driven in the Florida Railroad completing its connection to the Gulf of Mexico. The railroad crossed the Amelia River south of the town and continued up the west bank to the depot near Centre Street. The original 1856 depot was replaced twice, and the existing building was erected in 1899 (Hicks 2007:88). Two other prominent figures arrived with Yulee's



Figure 2.7 Photograph of David Yulee (BDUSC 2018).

railroad. Joseph Finegan, one of Yulee's railroad partners and primary contractor for the railroad, moved to Fernandina. While the line was under construction, he erected an imposing 40-room mansion on 18 acres between North 11th and 12th Streets. Finegan's accountant, Samuel Swann, took charge of the company's land holdings when it went into receivership in 1858, and later sold off the land after the Civil War (Hicks 2007:60, 82). In the 1880s, Swann worked for South Florida developers Henry Flagler and Henry Plant and became one of the most prosperous real estate agents in the state. Neither Swann's nor Finegan's homes remain today.

The 1860 US Census reported that Fernandina, including old and new Fernandina, had 835 free residents and included individuals with a full range of occupations. In the town were merchants, carpenters, pilots, farmers, book keepers, seamstresses, sailors, teachers, attorneys, railroad agents, clergymen, laundresses, blacksmiths, butchers, watchmakers, millwrights, bankers, surveyors, and even a gentle-



Figure 2.8 The Florida House Hotel built by the Yulee organization by 1860, one of Fernandina's few pre-Civil War structures (Greer 1972).

man, a dentist, a confectioner, and an artist (US Census Bureau 1860). Gardens and mansions began to appear behind homes such as those of Yulee, Finegan, Swann, and former Governor James Broome. The town, with its painted homes, gardens, and tree-lined streets, presented a prosperous scene to Federal troops in 1862. When Federal Admiral Samuel F. Duport arrived in March 1862, he wrote his wife that "New Fernandina, [is] a railroad creation, the handsome houses, verandas, cupolas, gardens, [and] great oleanders" (Jaccard 2000:161, 164).

The US Census of 1860 does not list enslaved residents in the town, but only gives lists of those in Nassau County. However, several pilots, living in the old town section, were listed as "mulattos." They included John Cordona, Lucretia Leslie, and Peter Treye. Virginia Pelot, a free black female servant in the Pelot home, was living in town. Thomas McMillian had three mixed-race residents in his apothecary office/residence. Alfred Egan, residing at the Florida House, was a mulatto laborer, born in Florida and

possibly a holdover from the British Period. Lenora Thomas was a free black woman living in the McCune Home. Adalene Guardian and Martha Withington were two free black dressmakers, and Sarah Thomas was a mixed-race washerwoman who owned her own home and whose family were listed as free African Americans (US Census Bureau 1860).

2.1.6 Civil War and Reconstruction (1861-1875)

The election of Abraham Lincoln in November 1860 initiated a sectional crisis over differences that included the institution of slavery, its expansion into the territories, and a state's right to nullify a federal law. Florida, along with six other Southern states, passed secession ordinances and formed the Confederate States of America. That January, David Yulee resigned his US Senate seat and returned to Fernandina, where Florida troops soon took over Fort Clinch.⁶ Confederate firing on Ft. Sumter in Charleston harbor in April 1861 initiated the Civil

⁶ Florida troops seized every federal post except Fort Pickens in Pensacola harbor and Fort Taylor in Key West.

War. Fernandina's militia pledged support for the Southern cause and made up a company of the Third Florida Regiment, with Joseph Finegan elected captain (Jaccard 2000:151).⁷ Despite the war excitement in town, the bigger news that winter in Fernandina was the sendoff of the first railroad train from the Florida Railroad depot on its maiden trip to Cedar Key on March 1, 1861 (Jaccard 2000:153).

By July 1861, six companies of Confederate troops were stationed around Fort Clinch or at Holland's camp near Harrison's Landing at the southwest end of Amelia Island. The fall of Port Royal, South Carolina in November 1861 revealed the weakness of the Confederate defenses along the Southeast coast. By January 1862, the railroad depot at Cedar Key fell under federal control. Confederate command for the South Carolina, Georgia, and East Florida region determined that the immediate coast was not defensible by the growing US Navy blockading squadron. They decided to withdraw their forces from barrier islands, with the intent of defending the more critical sections further inland. Fort Clinch and Fernandina were ordered abandoned in late February 1862, and on March 3, the last Confederate troops marched out of Fernandina and crossed to the mainland. Following them was the last Florida Railroad train carrying Yulee, Finegan, future real estate king Samuel Swann, former Governor James Broome, and other dignitaries, chased by the federal gunboat *USS Ottawa* (Jaccard 2000:158-159).

That same day, federal troops occupied Fernandina and remained there for the duration of the war. After some initial looting by both Federal Army units and Confederate deserters, order was established and the remaining residents were permitted to claim lost materials. Retreating Confederates unsuccessfully attempted to burn the railroad bridge over the Amelia River. Despite the failure, the river served as a boundary line between the two sides for the remainder of the conflict. One young enlisted soldier from Maine, pleased to be ashore after nearly a month onboard ship, observed the delightful weather and scenery around the town. In a letter home, he wrote, "If I were out of this show [the

War], I would like to stay here for a while" (Barrow in Jaccard 2000:164). Figure 2.9 shows a drawing of the town during federal occupation.

As news of the federal occupation at Fernandina filtered to the outlying plantations, large numbers of escaping slaves, refugees called "contraband," began arriving. Many former slaves left to enlist in the US Army at Hilton Head, leaving families and children to fend as they could. The initial trickle became a flood by the time President Lincoln signed the Emancipation Proclamation in January 1863. Northern men and women began arriving in the South to help educate the newly freed families. At Fernandina, Chloe Merrick and Cornelia Smith arrived from Syracuse, New York and formed a school modeled after the work they observed at Beaufort, South Carolina. By March 1863, they had two schools meeting in the Presbyterian and Episcopal Churches. By September, Merrick had occupied the abandoned Finegan mansion and turned it into an orphanage for black and white children (Jaccard 2000:174). Merrick continued her work until 1866 when the orphanage was moved to Magnolia, Florida.

Northern Army units from Maine, Connecticut, Pennsylvania, New Hampshire, and New York were stationed at Fort Clinch and around Fernandina during the war. Thousands enjoyed the fine fall and winter weather, though they were not as impressed by the summer. The built environment was occupied but undisturbed, and though shelling in the early war years had damaged a few buildings, most were left unharmed by the conflict. Returning white residents, including leaders such as Joseph Finegan and David Yulee, were able to reclaim their homes. Much of the destruction was carried out by Southern forces scavenging for materials. For example, the Florida Railroad line was largely destroyed by Southerners seeking iron for weapons.

For African Americans, formal announcement of their freedom and their future came from General William T. Sherman's Headquarters in Savannah in February 1865. In Field Order No. 15, Sherman declared that in keeping with President Lincoln's Proclamation, all former slaves in Florida were free

⁷ Finegan would rise to the rank of Major General in the Confederacy and lead the Confederate defense of Florida.

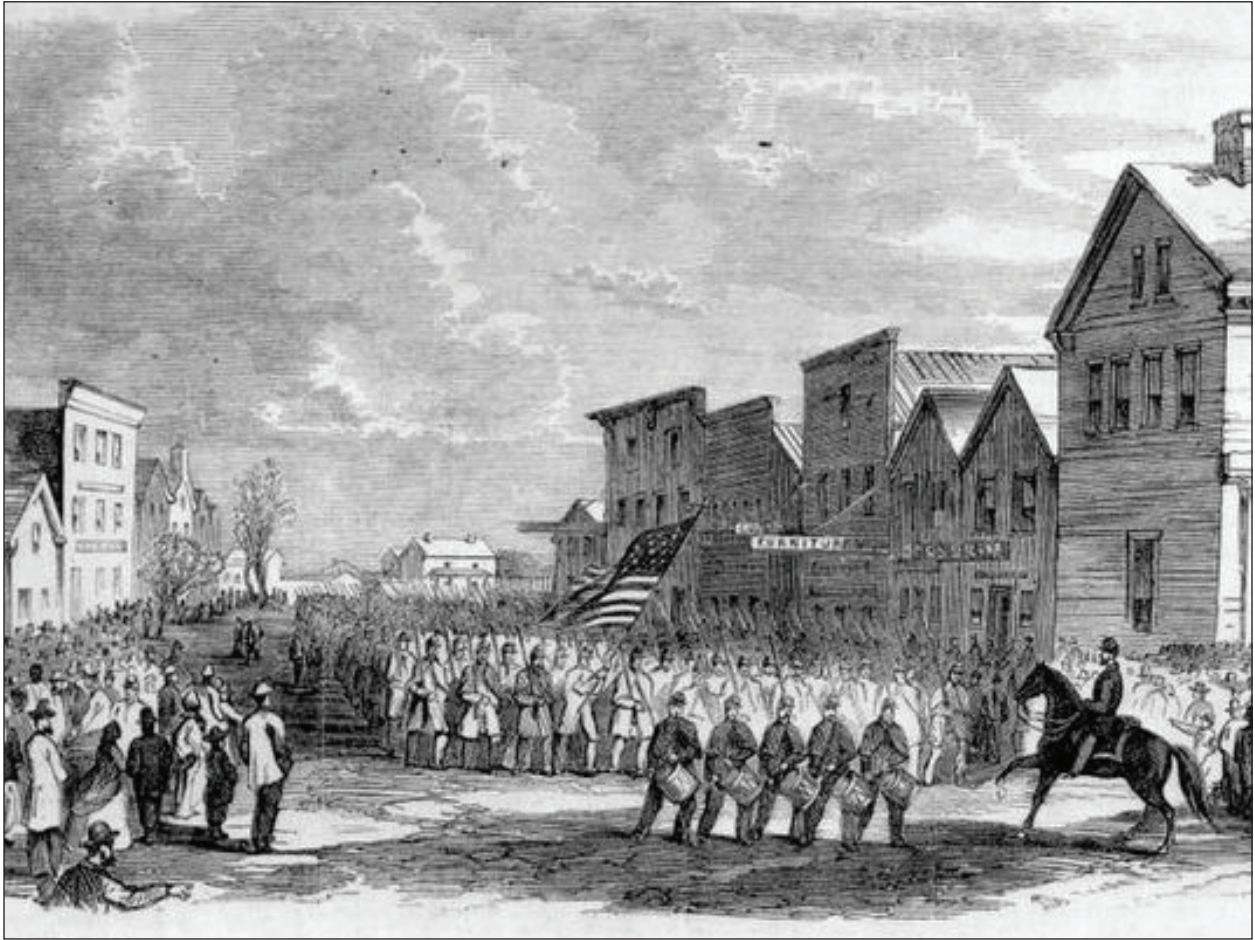


Figure 2.9 A drawing of Fernandina during the federal occupation (*Leslie's Weekly* 1862).

and could claim up to 40 acres of land for their own. Sherman had arbitrarily established the coastal sea islands from south of Charleston to the St. Johns River, including Amelia Island, as a settlement section for the freedmen (Saville 1996:19). The order was later overturned, and the seized land was returned to the owners. Most former enslaved workmen and women returned to work for wages for their former masters under conditions established by the Army's East Florida District. In the immediate post-war period, hundreds of African Americans settled in Fernandina. They established several churches, including the New Zion Missionary Baptist on South 9th Street that was founded in 1860, and the First Missionary Baptist Church was founded in 1870 at Atlantic and South 10th streets. The Macedonia African Methodist Episcopal Church was founded in 1870 by Samuel Irving, and the congregation built their church building at South 5th Street (Hicks 2007:36-37).

The Florida Railroad Company, which defaulted during the Civil War, soon renewed its fortunes. The line was sold in 1866 to its bondholders and a new organization was formed with David Yulee as Vice President. The old line had to be replaced with new track and trestles, bridges had to be reconstructed or strengthened, and the docks at both Fernandina and Cedar Key had to be rebuilt. Nonetheless, as early as 1867, the line was operational again. A New York Times reporter noted that year that domestic and foreign steamers were arriving almost daily at Fernandina to receive, "cotton, naval stores, lumber, cedar and other materials" hauled across the peninsula by the restored rail line (Jaccard 2000:185). To ensure further support for the line, Yulee enticed George R. Fairbanks to form a local newspaper, *The Florida Mirror*, in 1874. The paper was an effort by Yulee, Samuel Swann, and Fairbanks to publicize the town; the railroad system, now called the Atlantic, Gulf and West India Transit Company; and the de-

velopment on Amelia Island as a growing northern tourist industry.

Thousands of northern soldiers returned home after the war with tales of the balmy winters in East Florida. Several of them soon returned. Samuel Riddle, a former 7th New Hampshire volunteer, became Fernandina's postmaster and built a home on North 5th Street. Major W.B.C. Duryee established a grain and feed store on Centre Street and built a home in town. In the 1880s, he was instrumental in completing the port improvements on the jetties that widened and deepened the port. He was best known around town for preventing his fellow federal troops from confiscating the Presbyterian Church bell and melting it for weapons (Hardee and Arsenault 2009:51; Hicks 2007:9). Colonel J.C. Read built the large sawmill on the southwest end of Old Fernandina in 1866.

Despite the new arrivals and industry, the years after the war remained difficult for the town. Military intervention insured that equal rights would be extended to the freedmen, yet conflicts between the old and new orders occurred. In 1867, a mob attacked Yulee's house and terrorized Nannie Yulee before soldiers forced the crowd to disperse. Confederate disenfranchisement allowed many African Americans to be elected to city and state offices, not unusual considering the four to one population advantage that they had over whites immediately after the war. At one point, in the 1870s, angry white Democrats managed to have the City's charter revoked so the black leadership would be turned out. Though a white mayor and aldermen were reappointed, they were turned out again by the majority black voters in the next election. By this time, however, Reconstruction was over and the majority white state legislature soon redistricted the town to the white resident's advantage and to "irrevocably establish white supremacy in this city" (Jaccard 2000:186). Things only worsened for Fernandina's African Americans when Florida, along with other former Confederate states, established segregation laws in the 1890s.

2.1.7 Fernandina's Golden Age (1875-1900)

By the end of Reconstruction, Fernandina entered its "Golden Age," and the next quarter century marked a period of vital growth for the town. Fernandina developed a thriving, recreational tourist industry, added its first ocean bathing facilities, recovered from fires and hurricanes, expanded the port and rail facilities, was a primary export center for Florida and Georgia cotton and timber products, and became the home to Florida's only phosphate processing plant. By 1885, the town was the doorway to the state's East Coast. A variety of styles of late Victorian homes were built by wealthy businessmen, exporters, and northern tourists while electricity and gas modernized life for the citizens. The African American community expanded and developed sections of town, and the area began experimenting with shrimp-net improvements that would transform the Southeast coast shrimping industry.

Much of this resulted from David Yulee's renamed Atlantic, Gulf Coast & West India Transit Company, though owners changed the name again to the Florida Railway and Navigation Company in 1884. In 1902, the railroad became part of the Seaboard System (Shriver 1987: Section 8:2). The line transported products, particularly cotton and timber, from north central Florida to the port at Fernandina. It also provided passenger access from the town to plantations, farms, and developing towns in Central Florida. It linked the eastern port of Fernandina with the western shipping point of Cedar Key on the Gulf of Mexico. Fernandina became a strategic point of entry, communications, travel, and shipment of products for the state. In the middle of this economic boom, a new celebrated "short line" railroad at the Port of Jacksonville arrived in 1881 and began curtailing Fernandina's prosperity (Hardee and Arsenault 2009:27). Twenty years later, Henry Flagler's Florida East Coast Railroad began carrying numerous northern tourists south, bypassing Fernandina.

However, for much of the last quarter of the nineteenth century, Fernandina was the destination of Florida tourism. In 1879, David Yulee published an open letter in the *Florida Mirror*, expressing the optimism that permeated the town. "Eight thousand barrels of rosin lined the railroad and covered the docks, Cotton and cottonseed are piled high on Cen-

tre Street dock for lack of space at other wharves,” he wrote. “Any ordinary businessman can calculate for himself what all this portends. Florida is exporting largely; the result will be wealth” (Yulee in Hardee and Arsenault 2009:29). Further, the *Florida Mirror* noted that the port was accommodating 24 steamers a week, including two foreign lines (*Florida Mirror* quoted in Hardee and Arsenault 2009:29). Other than cotton, the largest export was cypress and pine timber, particularly for railroad ties and cut lumber. The port also shipped citrus fruit, and toward the end of the century a phosphate processing company shipped refined phosphate primarily to the North.

Factors, merchants, warehouses, shipping agents, harbor pilots, and seamen crowded the waterfront area of Fernandina. African American longshoremen provided most of the labor at the docks, and in the 1880s they formed one of Florida’s first unions, the Fernandina Labor Society. Their disgust with working conditions and demands for a pay raise initiated an 1888 strike that paralyzed the port for weeks and only ended with an outbreak of Yellow Fever (Hardee and Arsenault 2009:34).

Old Town Fernandina. During the latter nineteenth century, Old Town Fernandina became a subdivision of Fernandina and served primarily port-related industries. The Read Sawmill, built in 1866 on docks located at the northwest corner of the old town section, dominated the waterfront. In addition to the mill, the community contained a pilot tower to watch for incoming ships; the US Customs House at the old plaza; and during the construction of Fernandina jetties by the US Army Corps of Engineers in the 1880s, a “Government House” (Hardee and Arsenault 2009:50-53). Small ship owners and pilots for the port were the primary white residents. However, Old Town became a residential area for a large portion of the city’s African American residents in the last decades of the nineteenth century. The town built a boardwalk stretching across the marsh that separated Old Town Fernandina from Fernandina proper to give residents coming from their homes to work in Fernandina easier access. A birds’ eye view of 1884 Fernandina shows the boardwalk, the pilot tower, and Reed’s Mill (Figure 2.10).

The 1900 US Census indicates 152 black residents living in Old Town Fernandina along with 90

whites. Most males were day laborers and several women referred to their occupations as “washer-women.” Many of the men were skilled tradesmen, related to the port or a service industry. For example, William Green was a carpenter, Joseph Newton a station engineer, William King was a butcher, and Linus Thomas owned a restaurant. Augusta McDonald was a school teacher, and Joseph Cook, Roman Cribb, and Benjamin Tolbert were fishermen (US Census Bureau 1900). Most of the children were in school and whites in the community were pilots for the port or in related businesses. Homes in Old Town were largely vernacular with the notable exception of the home built by brothers James and William Bell. The three-story 1880s Victorian Style “Captain’s house” dominated the old plaza then, as it does today (Figure 2.11).

The port at Fernandina served primarily cotton, cotton seed oil, and timber products until the end of the century. Other items shipped included salt marsh grass, used as mulch, insulation, and inexpensive cattle feed; Spanish moss, used as stuffing in bedding; and cabbage palm fibers (Hicks 2007:96; Shriver 1987: Section 8:2). By the mid-1880s, Fernandina had a cold storage electric-powered ice house, called a “Market House.” The building increased the port’s ability to store and ship truck vegetables as well as strawberries, oranges, peaches, grapes, and other perishables grown and shipped from central Florida (Hardee and Arsenault 2009:67-68).

By 1900, more than 9,000,000 feet of timber and by-products, such as pitch, tar, rosin, turpentine, roofing shingles, and railroad ties, were shipping from Fernandina docks annually. Along with Read’s Mill at Old Town Fernandina, Fernandina itself claimed three other smaller sawmills, and several more were established along the St. Marys River. Charles J. Davis, Jr., of L.A. Davis & Bros. of Crandall, Florida on the St. Mary’s River, remembered that by the late 1890s, as many as three ships at a time loaded finished timber at his docks and tugboats pulled larger logs down to Fernandina for processing and loading (Davis in Hardee and Arsenault 2009:60). From January to March 1882 alone, the Fernandina Collector of Customs recorded 5,338,000 board-feet of lumber shipped and 4,000 barrels of rosin were ready to leave (Hillyer in Hardee and Arsenault 2009:62). Figure 2.12 shows a photograph of lumber



Figure 2.11 The Bell Brothers' home today in Old Fernandina overlooking the plaza.

being loaded at the Fernandina docks in the 1890s (Hicks 2007:93). The timber processing industry relied primarily on the vast forests of pine and cypress across northern Florida. However, as timber tracts were depleted in the early 1900s, Fernandina's port shipments also slowed, and the loss of the timber shipping business substantially contributed to the decline of the city's fortunes in the early 1900s.

Another major industry that emerged in Florida, and one for which Fernandina played a significant role, was the processing and shipment of phosphate and fertilizer. Large phosphate deposits were discovered in Central Florida in the late 1880s, but the heavy material required a deep-port facility such as that at Fernandina. By 1897, Florida's only phosphate elevator and processing facility was erected on the southwest side of the city at the foot of Franklin Street. By that time, the port was handling more than 170,000 tons of the material a year (Hardee and Arsenault 2009:89). The Florida Railway and Navigation Company brought in the raw materials from mines in Central Florida to be processed at the Baily-Davis Company elevator. The cleaned material

was then loaded on freighters for shipment to fertilizer factories further north. Dredging of the port at Tampa in the 1930s gradually forced the Fernandina operation to close, and the last phosphate load shipped in 1949 (Hardee and Arsenault 2009:89-91; Hicks 2007:54).

Despite the wealth and prosperity created by the port and its related industries, Fernandina's Golden Age was largely driven by tourism. Civil War veterans had returned north with reports of the mild climate, and boosters such as David Yulee promoted the town to be the "Newport of the South," (Hardee and Arsenault 2009:152). After salvaging his railroad after the war, Yulee funded construction of the Egmont Hotel, the first of Florida's many luxury hotels. This 65-room, four-story tourist hotel was completed in 1878 and included gas light; steam heat with hot and cold water connections; fireplaces in every room; baths on every floor; a telegraph, and shortly afterward telephone connections; communication tubes; firehoses; and formal gardens (Hardee and Arsenault 2009L:152). During the 1879-1880 winter season, the Egmont alone entertained more

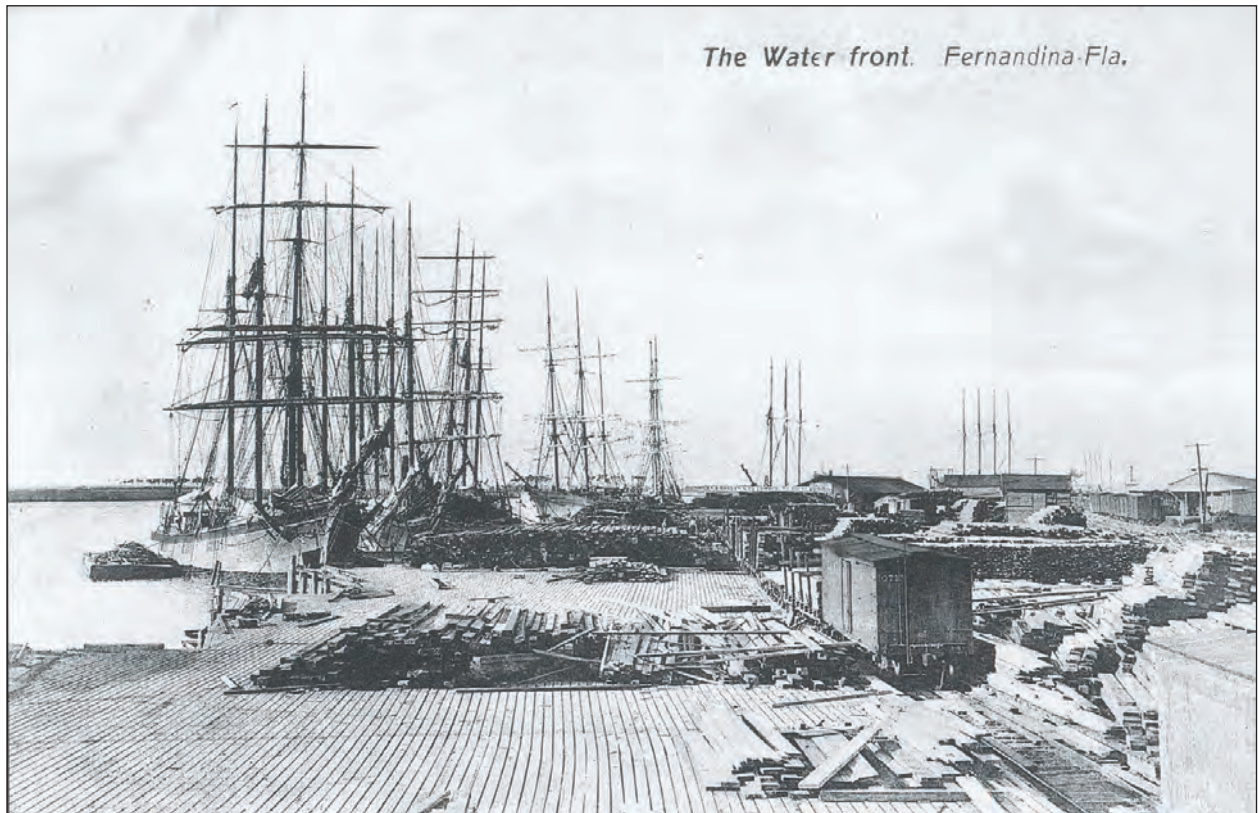


Figure 2.12 Rail lines hauling lumber to be loaded at the Front Street docks in Fernandina (Hicks 2007:93).

than 1,000 guests, including such notables as former President Ulysses S. Grant; General Philip Sheridan; Jay and Helen Gould; New York architect Sanford White; General James Longstreet; and British lords, the Duke of Castellwick and the Earl of Huntington (Hardee and Arsenault 2009:141-144, 156). Additionally, other hotels were built for the tourist trade, such as the Mansion House, built in 1871, and the Albemarle Inn on Broome Street, built prior to 1875. Several upper-end boarding houses also accommodated visitors for the winter (Hardee and Arsenault 2009:145-158).

Still, the Egmont was the “undisputed queen” of Fernandina hotels until the end of the century (Hardee and Arsenault 2009:152). The social life for guests revolved around parties, nightly entertainment, and an array of other recreational pursuits including sport fishing, hunting, tennis, sailing, rowing, croquet matches, archery shoots, and the city’s bowling alley and baseball teams (Hardee and Arsenault 2009:148-156). Newspapers frequently reported the social activities of city residents and guests, who could enjoy plays, readings, concerts, and even roller skating at the City Lyceum. They could board steamboats for pleasure excursions down the St. Marys or the Amelia rivers or take overnight trips to the upper St. Johns River and Central Florida. After its completion in the mid-1880s, northerners often visited Dungeness, the legendary retreat of Thomas and Lucy Carnegie on nearby Cumberland Island.

As part of Yulee’s plan, he linked the Egmont Hotel to the Atlantic Ocean via a horse-drawn trolley. Here the railroad investors built the Strathmore Hotel, designed for visitors who wished to divide their time between town and the beach (Hicks 2007:46). The Strathmore was designed by Robert Schuyler, a New York-born architect who relocated to Fernandina in 1881. Several Schuyler-designed structures built during the town’s Golden Age are in the Downtown Historic District. These include St. Peter’s Episcopal Church built in 1884; the C.W. Lewis House in 1885; the Fairbanks House in 1885; and Public School No. 1 in 1886.

During this time, other architects and builders served the community. George W. Barber designed the Bailey House in 1895. William and James Bell, ship pilots turned contractors, built no less than nine residences. The Mann family owned a hardware

store, but also earned a living as building contractors. In 1891, brothers John and Henry R. Mann built the vernacular John Denham Palmer House for a local physician. The property is outside the Fernandina historic districts but is listed on the NRHP (Historic Property Associates, Inc., 1986). The Mann brothers constructed other houses in the Downtown Historic District, including the 1880s Hirth House, the 1890 Horsey House, and the Humphrey House and the Villa Las Palmas between 1910 and 1915 (Greer 1972: Section 7:5-6). Another family member, William H. Mann, constructed the Nassau County Courthouse in 1893 designed by Jacksonville architect Alfred E. McClure (Greer 1972: Section 8:3-4). The erection of the courthouse completed most of the current Centre Street in downtown Fernandina. Figure 2.13 shows views of several current buildings erected during Fernandina’s Golden Age.

The *Florida Mirror*, published in Fernandina from 1878-1901, was founded by David Yulee and Samuel A. Swann who often used the paper to promote the town. From 1879-1889, the paper was edited by George Rainsford Fairbanks, the man widely credited for bringing public attention to the area’s “golden economic opportunities.” Fairbanks spared no occasion in supporting candidates or causes he endorsed or chiding those he opposed (Hardee and Arsenault 2009:97; Beebe 1988:5-6). Along with Yulee and Swann, he became one of the City’s most enthusiastic boosters. The *Florida Mirror*, like much of the area, began to decline in the 1890s and ceased operations when it merged with the *Nassau County Star* in 1901.

The commercial section of Centre Street was rebuilt after 1883. Much of the business district had previously been constructed of wood. After the March 1876 fire burned a portion of Centre Street and a second fire in September 1883 destroyed 2nd and 3rd streets along Centre, the town passed a building ordinance requiring new commercial buildings to be constructed of masonry, usually brick. Most of the downtown buildings along Centre Street in the Downtown Historic District date from 1883, reflecting this period of modernization. Additionally, the local firefighters demanded a reliable source of water and more formalized training. In May 1887, the City established an official fire department and water works organization, and by 1889 they had built a



Figure 2.13 Views of several buildings in the Downtown Historic District including St. Peter's Episcopal Church, the Railroad Depot, and the Bailey House.

pumping plant; a 30-foot high, 25-foot diameter water tower; and a distribution network throughout the main part of town (Meade 1942:5-6). Fees were set at \$18.00/year for residences and \$29.00/year for businesses. Figure 2.14 shows Centre Street circa 1900 with its wide street, power lines, and brick buildings.

In another modernization effort, in 1887 private investors organized the Fernandina Brush Electric Light Company, acquired a generating plant, and installed at least 17 street lights. Their plant was located at 2nd and Beech streets (Meade 1942:1) and by 1893, electricity was available for homes. In 1897, the City took over the power company, renamed it the Fernandina Light and Power Company, and moved the generating plant further out to 11th Street (Meade 1942:3). Residents paid \$1.00/month for power while businesses paid \$1.00/month per lamp, though the Palace Saloon got a discount and

only paid \$0.65/lamp per month (Meade 1942:4). The electric power also permitted an electric trolley to be constructed down Centre Street in 1901. A new steam-powered plant with increased capacity was built in 1912 and most homes in the City had electric meters by 1917.

By 1900, Fernandina's growth slowed. The area received its last boost from the Spanish-American War in 1898. During the previous two decades, Cuban revolutionaries attempting to free Cuba from Spain found willing audiences in the United States. From 1892 to 1895, Fernandina was host to several smuggling rings that attempted to run weapons and supplies to Cuban resistance fighters. US Customs officials and the local Spanish Counsel were disturbed by the illicit activities among the shippers on the Fernandina docks. Local men such as African American Captain James "Jim" Floyd and naval



Figure 2.14 View of Centre Street looking east from the docks, with the brick buildings mandated after the 1883 fire, and power lines supplying electricity. Most of the buildings remain today as part of the NRHP Downtown Historic District (Hicks 2007:39).

stores factor N.B. Borden made regular runs from Fernandina to secluded Cuban landing places⁸. In 1893, Cuban Revolutionary Jose Marti made final plans for transportation of three ships with weapons at the Florida Hotel in Fernandina (Belcher 1993). One of the more famous vessels that made the Cuba run out of Fernandina was the *Three Friends*, owned by the Broward brothers, Napoleon and Montcalm, and George DeCottes. In 1905, Napoleon Broward became a popular Florida Governor partly by capitalizing on his reputation as a “gun runner” to Cuba (Tebeau 1980:328-330). Figure 2.15 shows a view of the *Three Friends* that made several gun-running trips to Cuba from Fernandina.

Once war broke out, Fernandina became a major training base for US soldiers headed for Cuba. Both Fort Clinch and Camp Amelia, a training camp located southeast of Old Town Fernandina near McClure’s Hill, added more than 10,000 newcomers to the area. Not all the soldiers found the summer climate to their liking. In a letter home from Camp Amelia, Corporal S. Davis Groome from Pennsylvania wrote, “everything is damp and there is no possible way to avoid the dampness, but I am very careful and I think if the mosquito would fly away and give me one good night’s rest I would feel better,” (Groome 1898). Most troops were evacuated from the island by September after an Armistice was signed, and by November 1898, the camp was dismantled and the nearby fort abandoned (Hardee and Arsenault 2009:222-224).

The soldiers gave a temporary boost to the local economy, but that was cut short by the October 1898 hurricane which wrecked the business district and numerous residences and destroyed Read’s Sawmill at Old Town. The hurricane effectively ended Fernandina’s Golden Age. David Yulee’s railroad system had been unraveling since the founder’s death in 1886. By 1901, Jacksonville emerged as Northeast Florida’s premier cotton and timber products port. The success of Flagler and Plant’s Southern Florida development plans was syphoning from the diminishing tourism trade. As a sign of the economic decline, one of Fernandina’s largest boosters, the *Florida Mirror*, merged with a Nassau County paper and circulation ended in 1901. In 1902, the Florida

Railway and Navigation Company was absorbed into the Seaboard Air Line system. The City took over and ultimately closed the beach trolley since the line could not make a profit. The fortunes of the Egmont Hotel probably illustrate this fall best. Samuel Swann, one of Yulee’s partners, publicly stated in 1899 that the hotel had cost \$150,000 to build in 1878 and would be sold for \$3,000.00 (Hardee and Arsenault 2009:158). Swann bought it outright from the partners in 1900 for \$2,100.00 and sold it to the local Palace Saloon owner, Louis Hirth, in 1905. Hirth tore the abandoned and dilapidated building down for its lumber to build houses on 7th Street (Hardee and Arsenault 2009:158; 181-186).

2.1.8 Decline of Fernandina (1900-ca. 1930)

Though the port traffic declined it did not completely stop. Phosphate shipments continued from well into the 1930s. The area remained a popular sport fishing and hunting destination. The deep-water port maintained its reputation for handling heavy goods, but timber shipments decreased. However, a new industry, made possible by Italian and Greek immigrants to the town, began to emerge. The modern Southern coastal commercial shrimping and fishing industry was initiated by improvements to the nets and boats. In 1912, a new menhaden-processing fertilizer plant was built by the Seminole Fertilizer and Oil Company at the old Read Sawmill docks. These industries and others added in the 1930s helped employ local citizens until a new tourist industry emerged after World War II.

In 1898, Sollecito “Mike” Salvador, a Sicilian immigrant, began fishing and shrimping Amelia Island waters and was joined in 1905 by Antonio Versaggi. Salvador introduced motor boats to the shrimp trawling business and by 1906 had opened the Salvador Fish Company. With two other fisherman, the Sicilians experimented with the new “otter trawl” nets in deeper water, enlarged the ships, and increased the size of the engines to enable larger catches (Edenfield 2015:24-26). They made contacts in New York to ship the iced shrimp, then considered a delicacy among the rich, and developed the local market by convincing saloon owners to offer shrimp to their customers (Edenfield 2015:27). By 1910, the

⁸ Floyd was one of the few captains at the time that had a predominately white crew working for him.



Figure 2.15 Photograph of the Three Friends, a smuggler ship that made several runs from Fernandina to deliver weapons to rebels fighting the Spanish in Cuba before the Spanish American War of 1898.

industry had moved up the Georgia, South Carolina, and North Carolina coasts. By 1917, Salvador and Versaggi had a motorized fleet of shrimp boats, their own market on Centre Street, and shrimping had become the most important industry in Nassau County (Edenfield 2015:28). They had also spurred on a small ship-building industry led by Greek families, particularly the Tiliakos and Deonas families who settled at Fernandina (Edenfield 2015:49-56).

By the time of World War I, the Italian and Greek shrimpers were operating more than 100 boats, employing more than 250 in their businesses, and processing nearly a million pounds of shrimp a year out of Fernandina (Edenfield 2015:31). In the early 1920s, the Salvador-Versaggi group began operations in St. Augustine, and later moved their headquarters there to be closer to more productive shrimp fields. By 1914, Fernandina had ceased to be

the center of the shrimping industry, but the business remained crucial for the city's survival until the Great Depression of the 1930s. Commercial shrimping around Fernandina revived in the 1940s when the depleted shrimp fields flourished again. By that time, every Southern coastal community between the Chesapeake and Cape Canaveral, Florida contained their own shrimping fleets.

Another business that relocated to the area was the Seminole Oil and Fertilizer Company, which built a processing plant in 1912 at the site of Read's Sawmill. The company operated under the name Nassau Fertilizer and Oil Company and used a motorized fleet of boats to bring in large catches of menhaden, also known as "pogy" by the local workers. The small fish were cooked to remove the oil, which was used in cosmetics, soaps, and lubricants, and the dried solids were used for fertilizer (Hardee and

Arsenault 2009:74). The company spawned several smaller operations around the Old Town Fernandina dock area, such as Fish Meal Company (later Quinn Fish Meal Company), but remained the primary employer. Some of the ship captains and most of the menhaden crew were African Americans. One ship captain, Neil Frink, Sr., recorded life on the menhaden boats. He remembered the singing of the hands as they pulled the nets, and the congeniality among the crew with “Jokes, storytelling, shared personal experiences, and singing songs [to make] the hardest manual labor pleasurable” (Frink in Hardee and Arsenault 2009:77). By 1935, Nassau Fertilizer and Oil had acquired nearly all the other producers.⁹

The town encouraged new business to offset the loss of tourism. In 1903, German immigrant and local entrepreneur Louis Hirth purchased Prescott’s shoe store building at Centre Street and 2nd Street and refurbished it into the Palace Saloon (Greer 1972: Section 7:20; Hicks 2007:22). Hirth also organized a group of investors to replace the Egmont Hotel; they constructed the Keystone Hotel, with its extensive gardens, on Centre Street in 1912. Although the Keystone remained for nearly 60 years, it failed to draw back the tourist trade. However, the public response to its demolition in 1972 provoked Fernandina’s preservation movement and led to the establishment of the first historic district (Hicks 2007:25). Other buildings were constructed during this period, usually by business owners such as lumberman N.B. Borden, who erected the Villa Las Palmas on Alachua Street in 1915, next door to David Yulee’s former home. The house is considered one of Fernandina’s few structures that contain elements of the Spanish Colonial or California Mission Style popular in other parts of Florida in the 1920s (Hicks 2014:25; Shriver 1987: Section 7:8). Other structures built in the 1910s included the US Customs House and the Allen Dry Goods Store on Centre Street. Figure 2.16 shows a 1926 US War Department map of Fernandina.

African Americans provided much of the labor force in the shrimping, fishing, and phosphate industries and as dock workers since Reconstruction. They tended to settle in Old Town Fernandina after

the Civil War. This gave them proximity to the fishing industry and easy access to the other largely domestic and laboring work in Fernandina. By 1900, a segregation policy toward African Americans resulted in unjust hiring practices and discrimination at ports and businesses. Blatant racism caused extra hardships. Nonetheless, there were several African American ship captains in the shrimping and pogy business that sailed out of Fernandina, notably Neil Frink, Sr., Wendell H. McCollough, and Herman Traeye (Edenfield 2015:82-90). In an interview in 2003, Frink’s son related incidents where his father worked around the discriminatory practices at some Florida docks:

Sometimes when steering his ship into segregated ports, he [Captain Frink] would be coarsely informed by the dock master that his boat would not be allowed to dock. He would feign that he was hard of hearing and stall the dock master long enough for his men to tie up the boat. Other times a light-skinned crew member would temporarily pose as captain, wearing Captain Frink’s hat, and steer the ship into segregated ports. They would unload fish, get supplies, and as soon as they were clear of the dock Frink would resume his place at the wheel (Frink in Edenfield 2015:89-90).

Despite prejudice and economic limitations, African Americans at Old Town developed a dynamic community. By the 1920s, the Old Town area was 70 percent African American, little changed from 20 years earlier. Most heads of household worked as fishermen or laborers, and many worked for the Nassau Fertilizer and Oil Company. Several were fishing boat owners, such as Robert Demott and the Traeye family, African Americans of Minorcan descent who owned and operated at least two boats. Others were working in the shipbuilding business as ship’s carpenters, like William Davis, David Morris, and William Denegall. Rosabella Hooker was the local school teacher, and several of the women were seamstresses or laundresses on their own account. Others worked in restaurants, as hair dressers, and

⁹ Nassau Fertilizer and Oil Company still exists as a warehouse, distributor, and mixer of fertilizers in Fernandina.

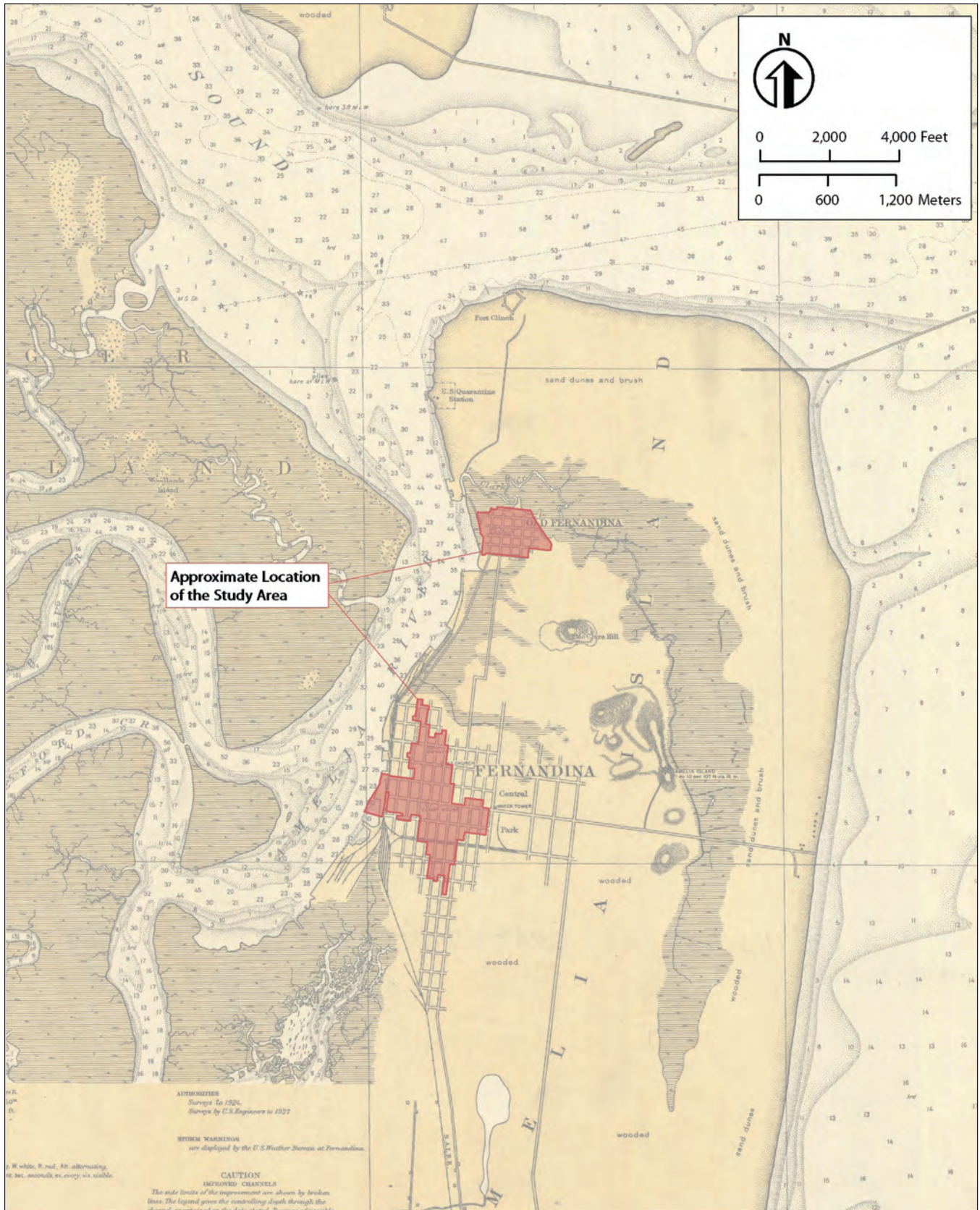


Figure 2.16 Map of the business district of Fernandina on a 1926 US War Department Map.

domestic servants (US Census Bureau 1920). In an interview, Helen Traeye Frederick fondly remembered the 1920s in Old Town:

I grew up in Old Town, where everybody knew everybody else and we were all one big community family. My father, Herman Traeye, was a shrimper . . . [and when] we knew Daddy was on his way home with the shrimp. . . we would run to meet him at the docks, and Captain Moss, Ed Livingston's uncle, would add to our pleasure by giving nickels and dimes to us children (Edenfield 2015:84).

By 1900, an African American community also had grown up on the southeast side of Fernandina. Generally, the community stretched from 7th Street to 10th Street, and from Centre Street south to Kelp Street (Interstate Directory Company 1900). However, African Americans lived in other areas as well. Despite the segregation policy, the races were mixed on Alachua Street, north of Centre; along North 2nd Street to North 5th Street; and along Ash, Beech, and Cedar streets, east of the docks. By the end of the

1920s, the community had grown into a rectangular area of Fernandina bounded generally by Beech Street on the north, Lime Street on the south, and to the east and west by 8th and 14th Streets. Figure 2.17 shows a photograph of the Peck School, a mainstay of the African American section of Fernandina and its dense occupied section of town.

The Fernandina African American community centered around their local school and churches. In 1885, the first high school classes were led by Principal Moses H. Payne from Washington, DC (Great Floridians 2000). However, there were no high school graduates until 1908 when the senior year was added. William Peck, Payne's assistant, took over the principal's position when Payne died in the Yellow Fever epidemic of 1887. In 1911, the school, located on 11th Street and officially known as the Nassau Colored School Number 1, was renamed Peck High School in his honor. In 1927, the County obtained funding from the Rosenwald Foundation which enabled them to complete a new high school for African American students in Fernandina (Rosenwald Foundation Archives 1948). The new school opened for the 1927-28 school year and was also named Peck



Figure 2.17 Photograph of the Peck School (University of North Florida 2018).

High School. Peck continued to principal the school until his retirement in 1936. The school taught both academic and industrial classes and served as a community center with a night school. In 1969, as part of the desegregation of Nassau County Schools, Peck High School was closed. In the 1990s, former students and residents mounted a restoration effort that culminated in the building being preserved. Today the Peck High School building and grounds is an eligible property for the NRHP. It is a City Redevelopment Area known as the Peck Community Center and has a Florida State Historical Marker (Thamm 2016).

The opening of the Peck School coincided with more precarious economic times for Fernandina. By the early 1920s, the shrimping industry had moved south, timber strands were exhausted in North and Central Florida, and the tourist industry was long gone. The town did not share in the extensive Florida Land Boom of the 1920s, and even the phosphate business changed. Port cities in southwest Florida at Punta Gorda and Tampa slowly siphoned much of the phosphate shipping. The immediate effects of the Stock Market Crash and the beginning of the Great Depression had little impact on Fernandina because Florida had been in a credit shortage since the collapse of land values in 1926-1927.

2.1.9 Recovery from Depression and War and Beginnings of Modern Fernandina (1930-1970)

In late 1926, the combination of over-speculation in land and a hurricane resulted in the “bust” of the Florida Land Boom. Southern Florida slid into a severe economic recession. By early 1929, the entire state felt the financial strain. A second and more devastating hurricane in 1928 only furthered the local crisis. When the Stock Market crashed in October 1929 and the country entered the Great Depression, Fernandina was already suffering severe economic distress. Florida’s debt was the worst in the nation, and the state and most counties were in default, including Nassau. Even the powerful Florida East Coast Railroad and the Seaboard Air Line that had precipitated development in Southern Florida entered receivership (Rogers 1996:304-305).

In Fernandina, Nassau Fertilizer and Oil Company acquired most of the other fish processing busi-

nesses as they went broke, and many of the shrimpers that remained lost their boats due to declining business and increasing debts (Edenfield 2015:34-46). The area became so destitute that Nassau County leaders declared a six-month moratorium on property taxes in 1935 due to the number of delinquencies. In 1938, with the possible partial operations of the Salvador Fish Market, the commercial shrimping industry on the Fernandina waterfront essentially shut down, and buildings at the docks became available for rent, though they went largely untenanted (*News Leader*, September 10, 2003:32).

The area voted solidly for Franklin D. Roosevelt for president in 1932 and 1936, and federal programs like the Works Progress Administration and the Civilian Conservation Corps (CCC) slowly put citizens to work. CCC workers restored Fort Clinch as a State Park in 1938, and the Florida Writers Project published a booklet meant to draw tourists to Fernandina (Florida State Park Service n.d.; Southworth and Course 1938). However, local funding was frequently absent. When a small road extension on the south end of Amelia Island was halted in May of 1935 because federal funding dried up, local landowner G.G. Gerbing supplied the shell rock and a strip of property at no cost so the county could complete the roadbed. The CCC District I Company 1420 consisted of Fernandina men who operated out of Ft. Moultrie, South Carolina. Figure 2.18 provides a map of the City at this time.

In the 1930s, Fernandina businessmen placed advertisements in Georgia newspapers about the benefits of summers at the beach in an effort to draw vacationers to the town. In 1898, a hurricane destroyed the Strathmore Hotel and investors replaced it with casinos for whites and blacks. When the casinos burned in the 1910s, another took its place along with a bath house. By the 1920s, Main Beach had become a destination for middle-class families. To entice families to come to the beach, the City and County cooperated to extend Centre Street east via Atlantic Avenue to the ocean. Visitors, most coming from the surrounding counties of Florida and Georgia, began building simple beach houses along the oceanfront. Small restaurants and movie theatres in town followed, including the conversion of Lyceum Hall into a more modern movie theatre, renamed the Ritz (*News-Leader*, February 29, 1952). In the

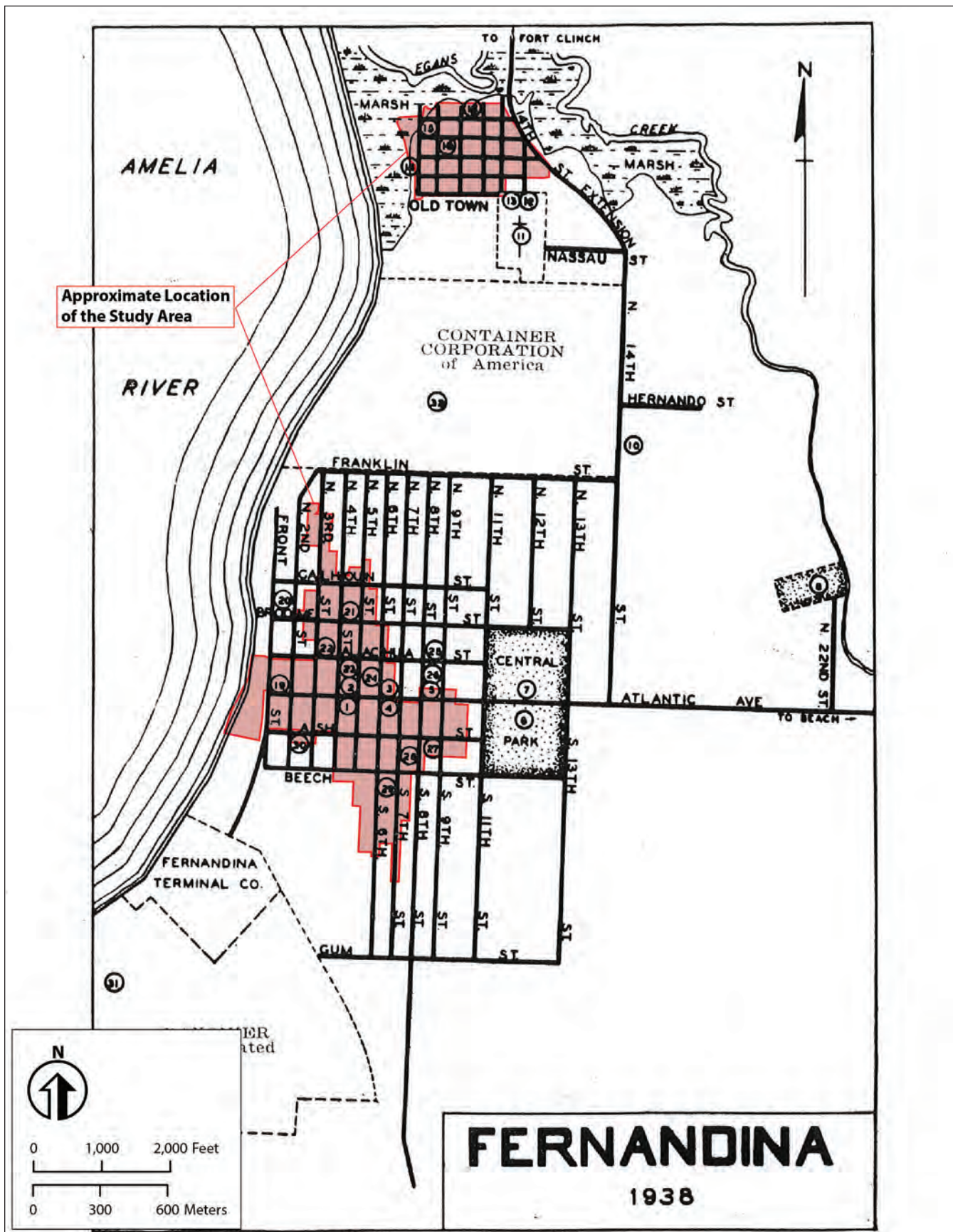


Figure 2.18 1938 map of Fernandina (Southworth and Course 1938).

early years of the Depression, most beach business had disappeared, but by 1935, the City sought to entice their return. To draw visitors, in 1939 the Junior Chamber of Commerce sponsored the first elaborate “beach opening.” The event soon became an annual extravaganza with “a week of pleasurable activities at Fernandina’s resort spot” (*News-Leader*, September 10, 2003:32-33). After World War II, this became the Isle of Eight Flags Shrimp Festival and blessing of the fleet.

The Paper Companies. The turn-around for Fernandina came in the form of a new industry. In the early years of the Roosevelt Administration, Fernandina City leaders courted large industries with cheap land and labor to locate along their waterfront. This was brought about by the city’s loss of the phosphate industry to Tampa Bay when that port was deepened by the US Army Corps of Engineers in 1935. Loss of the phosphate elevator, one of the last major employers in the city, would be catastrophic. However, beginning in 1933, the City leaders attempted to attract another large industry. On December 16, 1936, to much pomp and acclaim in a special edition, *The Nassau County Leader* announced that Container Corporation of America was having a grand opening of the new mill at Fernandina. The paper considered it the beginning of the end of Fernandina’s “bitter depression” (*News-Leader*, September 10, 2003:32-33).

The impact of the company construction, and that of the Kraft Corporation that would follow, was dramatic. Container Corporation had an initial investment of construction costs, wages, and wood products of more than \$7,000,000.00 the first year. In 1938, another firm, Kraft Corporation of America (later Rayonier Corporation) announced it would invest \$2,000,000.00 in a new facility on the waterfront south of town. The plants accounted for a 45 percent increase in population between 1935 and 1937 and building permits for August 1937 skyrocketed to \$6.3 million. A temporary housing shortage developed that prompted the mayor to ad-

vertise for job-seekers not to come to town until new structures could be built to house them (Southworth and Course 1938:42). Figure 2.19 shows Fernandina with the two paper company plants flanking the main area of Fernandina. By the time of World War II, the two plants were the major employers and had sparked a renewal in downtown business.

Another addition to the area was a by-product of the harsh segregation policies that African Americans faced during the early twentieth century. By the 1920s, there was no public beach access for African Americans in Northeast Florida. In 1935, A.L. Lewis, a founding member of the Afro-American Life Insurance Company in Jacksonville, directed the Pension Bureau of the company to purchase land for a black beach on Amelia Island. The result was American Beach. Lewis negotiated and purchased 33 acres, including 1,000 feet of beachfront, in 1935 at the southeast corner of the island, and added a second 100-acre tract in 1937. He platted a 12-street community and sold lots for homes and businesses (Laird 1995). The first buildings were simple log structures and served as a retreat for employees of the company, but the beach soon opened to the public. Buses brought residents from Fernandina, Callahan, Jacksonville, and other communities to the beach for the day. Small homes were built by a growing middle-class of African Americans. Like Fernandina, the community grew after World War II, but today few of the original homes exist. The beach remained the only beachfront area open to African Americans in a nearly 75-mile stretch of waterfront from the Georgia border to Butler Beach in South St. Johns County. The beach business closed with the impact of desegregation in the mid-1960s that opened all beaches, and in 2001 American Beach was listed on the NRHP (McEachin and Jones 2001).

By World War II, the paper companies had helped bring Fernandina out of its nearly 40-year decline. During the war, the area served as a training and coastal watch area for several military units and, for residents, blackouts were ordered.¹⁰ The Amelia Island Airport was leased by the US Army

¹⁰ Testimony by Captured German U-boat personnel indicated that the blackout at Amelia Island was not too effective. The sailors reported that numerous lights left burning at night highlighted the island and they picked up the radio station broadcasts easily (Amelia Island Museum, Vertical Files, World War II, Fernandina Goes to War, 1993).

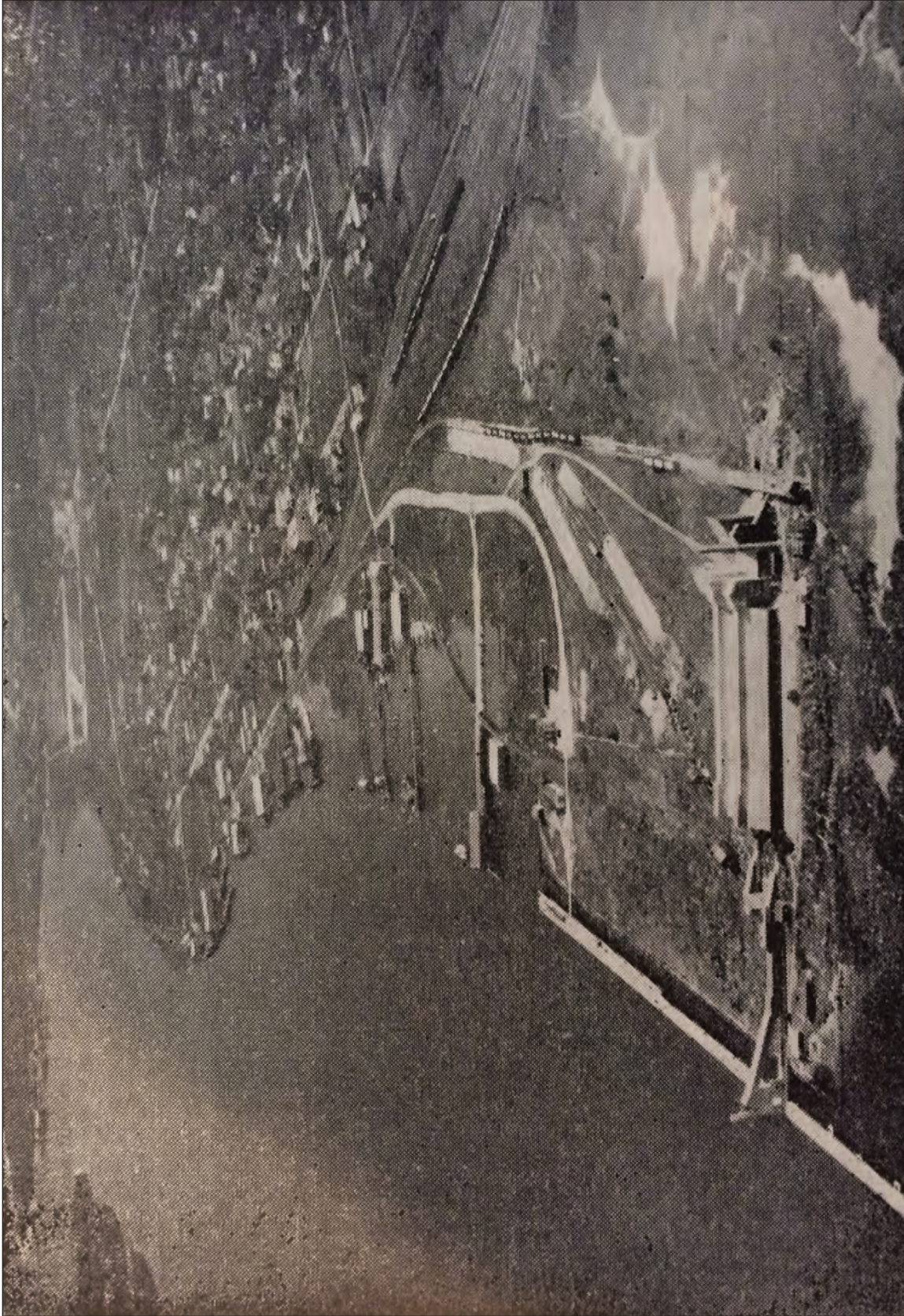


Figure 2.19 1938 aerial photograph with the Kraft Corporation of American (Rayonier) plant in the foreground and the Container Corporation of America at the top (Southworth and Course 1938:9).

Air Corps, and the Women's Air Force Service Pilots (WASPS) had a training center in Fernandina. Fort Clinch was closed as a park and the US Coast Guard mounted a beach horse patrol. The Coast Guard also took part of the Fernandina docks for use by the US Navy's Sixth Naval District (*News-Leader*, September 10, 2003:34-35; Florida State Park Service n.d.). Early in the war, the 209th Anti-Aircraft Coastal Defense Battalion was also located at the fort. This unit was later replaced by a mobilized unit of the Florida National Guard (US Coast Guard 1946). In the summer of 1944, war manpower shortages were such that with the threat to the US coastline diminished, authorities curtailed most horse and beach patrols. Those patrols had been deemed necessary after German submarines sank numerous Allied ships off the Florida coast, and in 1942 German saboteurs came ashore on Ponte Vedra Beach south of Jacksonville.

The war created a modest economic boom by men and women stationed at the local military installations, along with residents who found themselves with disposable funds for the first time in more than a decade. The beach stayed busy during the days; the

theatres were full at night; hotels, boarding houses, and even private homes were booked full. Centre Street and the docks were busy for the first time in nearly 20 years. The impact of the paper mills, World War II, and the immediate post-war boom, when returning service personnel married and began families, led to suburban development south and east of town. In the 1920s, the City set aside Central Park according to Yulee's original design. In the decades following the war, City leaders fully embraced the idea of developing their town into a new tourist destination. They added amenities to Central Park such as reflecting ponds and a baseball diamond. On the waterfront the city built the Marine Welcome Center, and east of Egan's Creek they added the Atlantic Recreation Center in 1956. To improve its public image and continue to draw summer beach traffic, the City Commission changed its name to Fernandina Beach and adopted the Buccaneer as a city mascot. Figure 2.20 shows one of the earliest signs with the new name and the Buccaneer logo. Also, in the mid-1950s, the City built a new recreation center for the African American community and a new Fernandina High School for white students (Hicks 2014:76-77).



Figure 2.20 One of the earliest signs showing the town's new name and its Buccaneer mascot, efforts to modernize and draw in more tourists in the 1950s (Hicks 2014:11).

Later both recreation centers and Fernandina High School were desegregated.

The shrimping industry revived after the war. Nicholas Deonas joined with the Tiliakos family of boat builders who had managed to survive the Depression and continued the tradition of small boat building into the mid-1960s when the yard finally closed. Net makers such as the Delaney family and the Burbanks made the specialized nets for the shrimp trawlers. Burbank Trawl Makers later went into the manufacture of sports netting, such as baseball batting cages, and purchased the old Nassau Fertilizer and Oil Company plant near Old Town from which they continue to operate today. In 1963, the former Beach Opening week that had become the Lion's Club Festival of Eight Flags became the Shrimp Boat Festival. Later still, it was renamed the Isle of Eight Flags Shrimp Boat Festival, and by the 1990s was drawing more than 100,000 visitors for the weekend each May (Hicks 2014:11-34).

Despite the return of the shrimping business, the renewed prosperity that followed World War II, the increasing tourist traffic that found expression

in new “motels” at Main Beach, and a robust home-building spurt from the GI Bill and Federal Housing Administration financing support, Fernandina Beach remained, “a relatively sleepy, small town that centered on a tight community” well into the 1960s (Hicks 2014:x). Modern Fernandina only began to change due to events on Cumberland Island across the sound in Georgia. By the late 1960s, much of Cumberland Island was slated for upper-scale development by the Sea Pines Company. The company scrapped their plans due to public outcry, political hurdles, and a move to make the island a National Seashore. Instead, the developers purchased a 3,000-acre tract on the south end of Amelia Island, which was then owned by Union Carbide Company. Union Carbide had intended to mine titanium but sold it to Sea Pines for their development. In 1972 Charles Fraser, President of Sea Pines, unveiled the company plans for developing Amelia Island Plantation, an upper-scale housing, condo, and resort hotel development complete with a Bausch & Lomb sponsored professional tennis tournament. Figure 2.21 shows a view of the Amelia Island Plantation.



Figure 2.21 Photograph of Sea Pine's Amelia Island Plantation at the south end of the island. Though not part of Fernandina, the development spurred substantial tourism and upper-scale development that the area had not seen since the end of the 1800s.

The opening of Amelia Island Plantation coincided with destruction of the old Keystone Hotel in downtown Fernandina that same year. The old hotel had extensive gardens and fountains but was a product of another era. The owners took it down quickly to the surprise of many of the townspeople. A flurry of complaints and public outcry led to the establishment of the Fernandina Beach preservation movement. By the end of 1973, local preservationists had established the Fernandina Beach National Historic District and listed it on the NRHP. This district was enlarged in 1986 and is being reviewed again in this study. Since that time, the City has discovered the value in historic tourism and has added the Old Town District, the John Denham Palmer House, and American Beach to the NRHP. Additionally, the city manages several other historic locations such as The Peck School and the Bosque Bella Cemetery as Community Development Areas.

2.2 Previously Identified Historical Resources

2.2.1 National Register Listed Historic Properties

The City of Fernandina Beach architectural survey area currently contains five individual historic properties and two historic districts listed on the NRHP. Per the Scope of Work, all previously recorded resources within the two historic district boundaries

were revisited during the field work. Table 2.1 provides a list of these properties.

2.2.2 Fernandina Beach Historic District (Downtown Historic District)

In 1973, the Florida Division of Archives performed a city survey that led to the National Register nominations for the Baily, Fairbanks, and Lewis (Tabby) Houses, and the thirty-block Downtown Historic District focused on the Centre Street commercial core and the surrounding neighborhoods. The 1973 nomination included 122 contributing historical resources. Starting in 1984, the Amelia Island-Fernandina Restoration Foundation sponsored another city-wide survey that resulted in the Fernandina Beach Historic District (Extension) nomination. The Downtown Historic District (Extension) was listed in 1987 and added an additional 174 contributing resources within several blocks to total approximately 97 acres and 296 contributing resources. The period of significance adopted with the Downtown Historic District (Extension) nomination is circa 1850-1927. Appendix A indicates which historical resources contribute to the Downtown Historic District. The district boundaries extend to Escambia Street on the north, Elm Street on the south, Front Street on the west, and 10th Street on the east. The boundary follows an irregular line capturing all or part of 50 of the City's rectangular blocks. Figure 2.22 is the 1985 Fernandina Beach Historic District map with historical resources, the original boundary, and the

Table 2.1 NRHP-listed properties within the survey area.

Name of Property	Address/Location	Date Listed	NRIS Number	Site Number
Bailey House	28 S 7th St.	June 4, 1973	73000591	NA00083
Fairbanks House	227 S 7th St.	June 4, 1973	73000592	NA00084
Fernandina Beach Historic District (Downtown Historic District)	Roughly bounded by N. 9th St., Broome, Ash, S. 5th St., Date, and S. 8th St.	June 4, 1973	73000593	NA00089
Tabby House	27 S 7th St.	June 4, 1973	73000594	NA00081
Merrick-Simmons House	102 S 10th St.	January 13, 1983	83001431	NA00133
Fernandina Beach Historic District (Extension)	Roughly bounded by Sixth, Broome, N. Third, & Escambia Sts.; Seventh & Date Sts., and Ash	April 20, 1987	87000195	NA00089
Old Town Fernandina Historic Site (Old Town Historic District)	Roughly bounded by Towngate St., City Cemetery, Nassau, Marine, and Ladies Sts.	January 29, 1990	86003685	
Nassau County Jail	233 S 3rd St.	November 18, 2009	20091118	NA00287

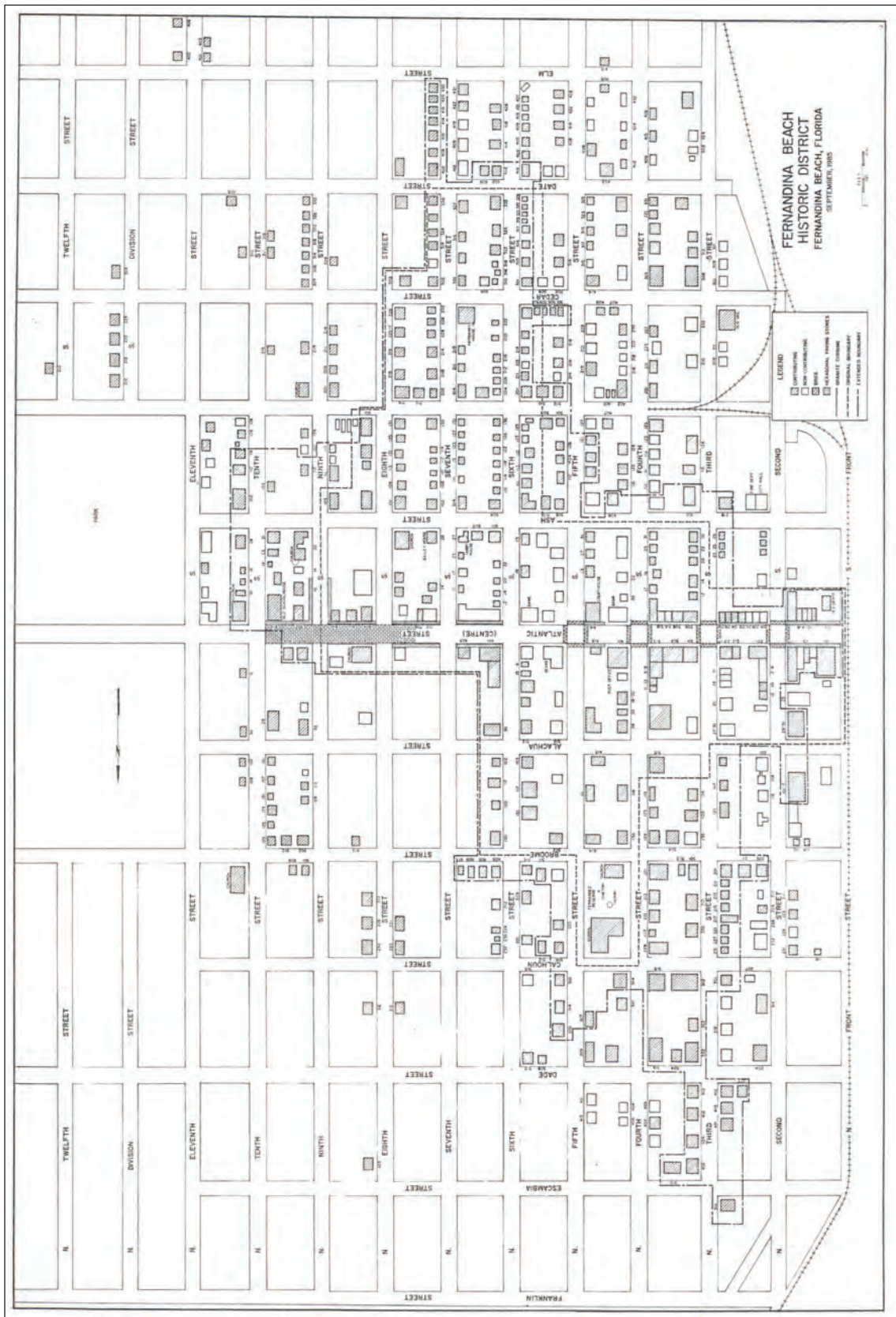


Figure 2.22 1985 Fernandina Beach Historic District map with historical resources, the original boundary, and the extended boundary.

extended boundary. The Downtown Historic District was last surveyed comprehensively in 2007.

2.2.3 Old Town Fernandina Historic Site (Old Town Historic District)

The Old Town Fernandina Historic Site, also known as Old Town Historic District, was listed on the National Register in 1989. The NRHP nomination is focused on Archaeology, Community Planning and Development, and Exploration/Settlement with a period of significance of 1811-1821. The

Spanish grid that was first recorded on an 1811 plat has remained intact for over two centuries. The approximately 36-acre district captures all or part of 25 blocks, including the Plaza Lot (Fort San Carlos site). Old Town Historic District is bounded by Towngate, Ladies, and what was Marine streets. The National Register nomination lists 39 non-contributing historical resources, primarily wood frame residential structures. The Old Town Historic District was last surveyed comprehensively in 1985. Figure 2.23 is a plat of Old Town's original 1811 layout.

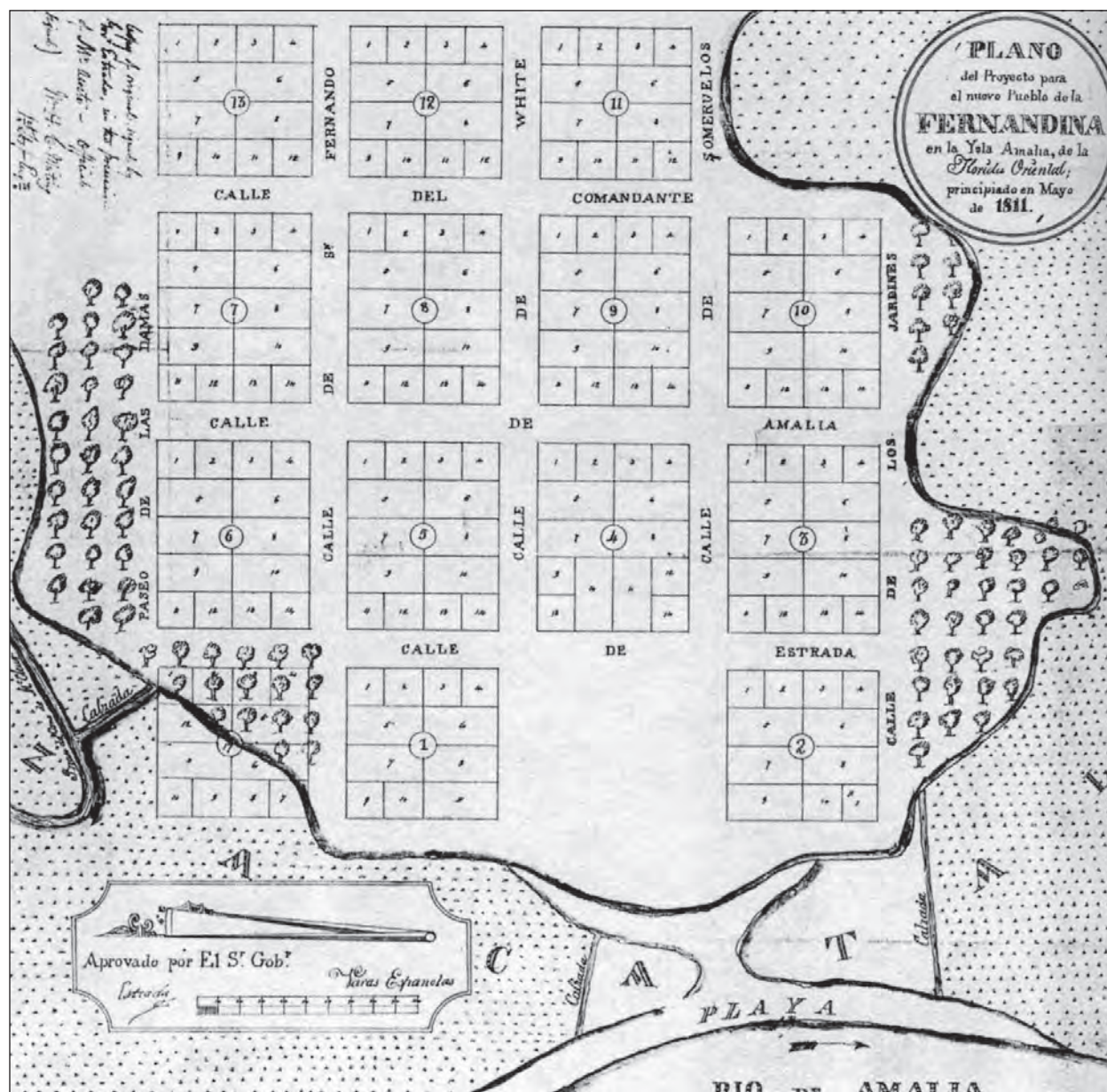


Figure 2.23 Plat of Old Town layout in 1811.

2.2.4 Previously Recorded NRHP-Eligible Historic Properties

Based on data obtained from FMSE, there are no NRHP-eligible or potentially eligible architectural resources within the survey area that are not already individually listed or contributing to a listed district.

2.2.5 Previous Architectural Surveys within the Survey Area

Several of the previously recorded historic architectural resources within the survey area were recorded through cultural resource compliance projects as required by Section 106 of the National Historic Preservation Act and its implementing regulations. In addition to the cultural resource compliance surveys, two other significant documentation efforts have been conducted for the City of Fernandina Beach within the historic districts; one in 1985 and another in 2007:

- *Historic Properties Survey of Fernandina Beach*. Historic Property Associates and Weaver 1985.
- *The Historic Properties Resurvey, City of Fernandina Beach*. Bland and Associates, Inc. 2007.

3.0 Research Design

3.1 Survey Objective

The current survey effort focused on all historic resources that are 50 years or older within the two historic districts and on several properties located adjacent to the districts. Resources for consideration included buildings, structures, objects, districts, and landscapes that possess architecture of historical significance. The research and fieldwork were conducted with several goals in mind. Foremost, the project will enable the City's public officials to make informed decisions regarding the impact of development and other public activities on Fernandina Beach's cultural resources and to set priorities for the protection and use of these resources. The historical overview contained in this report will provide an appreciation and understanding of these resources. The project results serve as an archival record of the City of Fernandina Beach's historic architectural resources at the time of the survey. The updated NRHP recommendation and GIS data are important final deliverables of the project. Largely, the resulting survey files will assist the City and the DHR with their ongoing commitment to preservation planning, promotion of economic incentives for rehabilitation, heritage tourism development, education, and local compliance with state and federal preservation and environmental laws.

3.2 Methodology

The project began with background research regarding the historical development of the City of Fernandina Beach. Background research consisted of a study of maps and historic aerial photographs and a literature search in the Amelia Island Museum and local libraries for published sources of local and regional history. Research also included an examination of federal, state, and local records for the survey area in pertinent private and public repositories. This research helped to identify, assess, and interpret the aboveground historical resources within the survey area. The background research consisted mostly of archival research and led to the completion of a historic context that identified important themes and patterns in the City's historical development. The overview serves two important

ends. First, it is an introduction to the City's and region's history for the general reader. Second, it provides a context within which to identify and assess the significance of Fernandina Beach's historical architectural resources; eligibility for inclusion in the NRHP and for local designation rests to a large extent on the relations between a historical resource and its historic context. This historic context also allowed the field surveyor to predict and to be alert to the presence of certain types of historical resources, and to understand their significance in the field.

Before the architectural survey began, Brockington's GIS staff also performed preliminary mapping of the survey area. The project's GIS specialist created a database for all resources located within the City. The database consisted of existing GIS layers (e.g., parcels, previously surveyed areas, municipality boundaries) provided by the City and FMSE. The database was uploaded onto mobile mapping devices for use in the field. By using these mobile devices, the architectural historian was able to easily identify the previously recorded resources and newly identified resources in the field. Field survey methodology is discussed in detail in Chapter 4.0 Historical Fieldwork.

3.3 Expected Results

The project was designed to survey the Downtown and Old Town historic districts, updating the existing survey data. Both districts were included in the City's 1985 historical resources survey. The Downtown Historic District was surveyed again in 2007, but the Old Town District was excluded and no GIS data was collected. Brockington expected to visit all historical resources within the two historic district boundaries and some of the adjacent properties as time allowed. Contributing resources in historic districts may change over time through various alterations such as replacement building materials, additions, and porch enclosures. For example, inappropriate alterations can result in a loss of historic integrity, even to the point where a resource can no longer convey its period of significance or reflect its original craftsmanship and architectural style. To this end, a resource may no longer be a contribut-

ing element of the historic district. In other cases, owners of historical resources reverse previous alterations which had damaged or obscured materials and lessened integrity. For instance, porches may be opened or synthetic siding removed to reveal original weatherboard. Such sympathetic rehabilitation efforts may restore a building's ability to reflect its original period of construction. Sometimes contributing resources may be lost altogether due to outright demolition or demolition by neglect. For this survey, we expected to find examples of both lost and gained contributing historic resources within the two districts.

4.0 Historical Fieldwork

4.1 Project Area Boundaries

The survey area included the city limits of Fernandina Beach, focused within the Downtown Historic District, the Old Town Historic District, and properties located adjacent to their boundaries (see Figure 1.1). The Downtown Historic District boundaries extend to Escambia Street on the north, Elm Street on the south, Front Street on the west, and 10th Street on the east. The boundary follows an irregular line capturing all or part of 50 of the City's rectangular blocks. Old Town Historic District is bounded by Towngate, Ladies, and what was Marine (now lost to erosion) streets. To provide a more complete picture of the current settings of the two districts, the architectural historian recorded several properties in areas surrounding the two district boundaries, as time allowed.

4.2 Fieldwork Methodology

The field survey began following the completion of the historic context, the development of preliminary GIS mapping, and an initial meeting with representatives of the City. This architectural survey of the City of Fernandina Beach was conducted in accordance with the DHR's *Cultural Resource Management Standards and Operational Manual* (DHR 2002), guidelines included in the Scope of Work, and the Secretary of the Interior's *Standards for Identification and Evaluation* (36 CFR 61.3, 6; 36 CFR 61.4[b]). The principal fieldwork took place between January 29, 2018 and March 15, 2018. The historian revisited all previously identified historical resources within the boundaries of the Downtown and Old Town districts, as well as a number of previously identified historical resources adjacent to the districts. Also, the Scope of Work called for the historian to record 15 newly identified historical resources that were at least 50 years old or that will become 50 years of age within ten (10) years of the survey.

Resources meeting the parameters of the survey scope were recorded on FMSF forms in digital format using electronic field tablets. At least one digital photograph, typically showing the main elevation, was taken of each resource. The location of each surveyed property was plotted utilizing GIS tech-

nology. Access to properties was generally limited to public rights-of-way, but on-site inspections were conducted when permitted by property owners, and on-site interviews were conducted where possible.

Brockington revisited 430 individual historical resources and recorded 15 newly identified resources of historic, architectural, or cultural significance that are approximately 50 years old or older within the survey area. The project historian also confirmed 77 previously recorded resources as non-extant. In addition to buildings, we surveyed three objects (two statues and a historical marker). Whenever possible, the surveyor attempted to record the names of the individuals, families, institutions, or businesses historically associated with the documented buildings. Deed research on individual resources was not conducted. Such in-depth research should be conducted in connection with the preparation of National Register nominations or local designation reports. Table 4.1 provides a full inventory of historical resources included in the survey.

Table 4.1 Compiled Inventory of Resources.

Site Number	Address	Year Built	Style	Eligibility/Status
NA00078	102 Centre St.	1899	Masonry vernacular	Contributes to NR district
NA00081	27 S 7th St.	1885	Masonry vernacular	Contributes to NR district
NA00083	28 S 7th St.	1895	Queen Anne	Contributes to NR district
NA00084	227 S 7th St.	1885	Italianate	Contributes to NR district
NA00087	801 Atlantic Ave.	1893	Gothic Revival	Contributes to NR district
NA00090	117 Centre St.	1878	Masonry vernacular	Contributes to NR district
NA00091	315 Alachua St.	1900	Mission	Contributes to NR district
NA00092	228 N 4th St.	1882	Second Empire	Contributes to NR district
NA00094	121 N 6th St.	1900	Queen Anne	Contributes to NR district
NA00095	117 N 6th St.	1900	Queen Anne	Contributes to NR district
NA00096	103 N 6th St.	1880	Italianate	Contributes to NR district
NA00097	130 N 6th St.	1850	Frame Vernacular	Non Extant
NA00098	120 N 6th St.	1887	Italianate	Contributes to NR district
NA00099	112 N 6th St.	1850	Queen Anne	Contributes to NR district
NA00100	102 N 6th St.	1915	Stick	Contributes to NR district
NA00101	19 N 6th St.	1859	Greek Revival	Contributes to NR district
NA00102	415 Centre St.	1857	Greek Revival	Contributes to NR district
NA00103	603 Centre St.	1890	Queen Anne	Contributes to NR district
NA00104A	20 S 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00104B	22 S 3rd St.	1882	Frame Vernacular	Contributes to NR district
NA00105	416 Centre St.	1891	Italianate	Contributes to NR district
NA00106	214 S 7th St.	1910	Shingle	Contributes to NR district
NA00107	103 S 9th St.	1900	Frame Vernacular	Contributes to NR district
NA00109	130 S 7th St.	1940	Queen Anne	Contributes to NR district
NA00110	801 Beech St.	1889	Frame Vernacular	Contributes to NR district
NA00111	314 S 7th St.	1900	Frame Vernacular	Contributes to NR district
NA00112	327 S 7th St.	1858	Queen Anne	Contributes to NR district
NA00117	501 N 3rd St.	1880	Frame Vernacular	Contributes to NR district
NA00132	516 S 10th St.	1928	Masonry Vernacular	Eligible for NRHP
NA00133	102 S 10th St.	1860	Greek Revival	Contributes to NR district
NA00241	10 N 2nd St.	1878	Masonry vernacular	Contributes to NR district
NA00242	12 N 2nd St.	1878	Masonry vernacular	Contributes to NR district
NA00243	29-31 N 2nd St.	1900	Masonry vernacular	Contributes to NR district
NA00244	101-107 N 2nd St.	1882	Masonry vernacular	Contributes to NR district
NA00245	223 N 2nd St.			Non Extant
NA00246	224 N 2nd St.	1900	Second Empire	Ineligible for NRHP
NA00247	231 N 2nd St.			Non Extant
NA00248	16 S 2nd St.			Non Extant
NA00249	202 S 2nd St.	1900	Frame Vernacular	Ineligible for NRHP
NA00250	22 S 2nd St.	1929	Bungalow	Ineligible for NRHP
NA00251	27 N 3rd St.	1942	Masonry vernacular	Ineligible for NRHP
NA00252	114 N 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00253	117 N 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00254	120 N 3rd St.	1900	Masonry vernacular	Ineligible for NRHP
NA00255	121 N 3rd St.	1900	Queen Anne	Contributes to NR district

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA00256	201 N 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00257	210 N 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00258	213 N 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00259	215 N 3rd St.	1920	Frame Vernacular	Contributes to NR district
NA00260	217 N 3rd St.	1909	Frame Vernacular	Contributes to NR district
NA00261	221 N 3rd St.	1903	Frame Vernacular	Contributes to NR district
NA00262	227 N 3rd St.	1910	Bungalow	Contributes to NR district
NA00263	231 N 3rd St.	1930	Frame Vernacular	Ineligible for NRHP
NA00264	301 N 3rd St.			Non Extant
NA00265	302 N 3rd St.	1888	Mission	Contributes to NR district
NA00266	322 N 3rd St.	1885	Frame Vernacular	Contributes to NR district
NA00267	332 N 3rd St.			Non Extant
NA00268	401 N 3rd St.		Italianate	Ineligible for NRHP
NA00269	403 N 3rd St.	1935	Frame Vernacular	Ineligible for NRHP
NA00270	412 N 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00271	416 N 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00272	421 N 3rd St.	1900	Queen Anne	Contributes to NR district
NA00273	424 N 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00274	432 N 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00276	12 S 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00277	14 S 3rd St.	1900	Frame Vernacular	Ineligible for NRHP
NA00278	17 S 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00281	23 S 3rd St.	1930	Frame Vernacular	Ineligible for NRHP
NA00282	25 S 3rd St.	1919	Frame Vernacular	Contributes to NR district
NA00283	29 S 3rd St.	1919	Frame Vernacular	Contributes to NR district
NA00284	30 S 3rd St.	1900	Frame Vernacular	Contributes to NR district
NA00285	124 S 3rd St.	1900	Frame Vernacular	Ineligible for NRHP
NA00286	210 S 3rd St.			Non Extant
NA00287	233 S 3rd St.	1938	Moderne	Eligible for NRHP
NA00288	312 S 3rd St.	1944	Frame Vernacular	Ineligible for NRHP
NA00289	318 S 3rd St.	1940	Frame Vernacular	Ineligible for NRHP
NA00290	5-9 N 4th St.	1903	Masonry vernacular	Contributes to NR district
NA00291	15 N 4th St.	1884	Frame Vernacular	Ineligible for NRHP
NA00292	18-20 N 4th St.	1928	Frame Vernacular	Contributes to NR district
NA00293	22 N 4th St.	1911	Frame Vernacular	Contributes to NR district
NA00294	28 N 4th St.	1900	Frame Vernacular	Contributes to NR district
NA00295	116 N 4th St.	1866	Frame Vernacular	Contributes to NR district
NA00296	119 N 4th St.	1920	Frame Vernacular	Contributes to NR district
NA00297	123 N 4th St.	1920	Frame Vernacular	Contributes to NR district
NA00298	129 N 4th St.	1926	Bungalow	Ineligible for NRHP
NA00299	404 Broome St.	1910	Frame Vernacular	Ineligible for NRHP
NA00300	201 N 4th St.	1918	Frame Vernacular	Contributes to NR district
NA00301	213 N 4th St.	1900	Frame Vernacular	Contributes to NR district
NA00302	221 N 4th St.	1900	Frame Vernacular	Contributes to NR district
NA00303	223 N 4th St.	1900	Frame Vernacular	Contributes to NR district

(continued)

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA00304	202 N 5th St.	1882	Romanesque	Contributes to NR district
NA00306	331 Dade St.	1900	Frame Vernacular	Non Extant
NA00307	404 N 4th St.			Non Extant
NA00308	406 N 4th St.			Non Extant
NA00309	20 S 4th St.	1900	Frame Vernacular	Contributes to NR district
NA00310	101 S 4th St.	1930	Frame Vernacular	Ineligible for NRHP
NA00311	111 S 4th St.	1946	Frame Vernacular	Ineligible for NRHP
NA00312	116 S 4th St.	1900	Frame Vernacular	Contributes to NR district
NA00313	119 S 4th St.	1940	Frame Vernacular	Ineligible for NRHP
NA00314	120 S 4th St.	1920	Frame Vernacular	Contributes to NR district
NA00315	125 S 4th St.	1953	Masonry vernacular	Ineligible for NRHP
NA00316	126 S 4th St.		Frame Vernacular	Non Extant
NA00317	201 S 4th St.	1940	Frame Vernacular	Non Extant
NA00318	211 S 4th St.	1940	Frame Vernacular	Non Extant
NA00319	227 S 4th St.	1948	Frame Vernacular	Ineligible for NRHP
NA00320	230 S 4th St.			Non Extant
NA00322	31 N 5th St.	1925	Neoclassical Revival	Contributes to NR district
NA00323	111 N 5th St.	1909	Frame Vernacular	Contributes to NR district
NA00324	222 N 5th St.	1884	Frame Vernacular	Contributes to NR district
NA00325	309 N 5th St.	1920	Bungalow	Contributes to NR district
NA00326	310 N 5th St.	1903	Frame Vernacular	Ineligible for NRHP
NA00327	314 N 5th St.	1900	Frame Vernacular	Contributes to NR district
NA00328	320 N 5th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00329	411 N 5th St.			Non Extant
NA00330	413 N 5th St.			Non Extant
NA00331	23 S 5th St.	1900	Frame Vernacular	Contributes to NR district
NA00332	27 S 5th St.	1925	Bungalow	Contributes to NR district
NA00333	31 S 5th St.	1900	Masonry vernacular	Contributes to NR district
NA00334	110 S 5th St.	1900	Frame Vernacular	Contributes to NR district
NA00335	111 S 5th St.	1891	Frame Vernacular	Contributes to NR district
NA00336	115 S 5th St.	1909	Frame Vernacular	Contributes to NR district
NA00337	121 S 5th St.	1900	Frame Vernacular	Contributes to NR district
NA00338	124 S 5th St.	1920	Frame Vernacular	Contributes to NR district
NA00339	126 S 5th St.	1900	Frame Vernacular	Contributes to NR district
NA00340	215 S 5th St.	1909	Frame Vernacular	Ineligible for NRHP
NA00341	216 S 5th St.	1941	Frame Vernacular	Contributes to NR district
NA00342	218 S 5th St.	1948	Frame Vernacular	Contributes to NR district
NA00344	314 S 5th St.	1935	Frame Vernacular	Non Extant
NA00345	318 S 5th St.			Non Extant
NA00346	319 S 5th St.	1926	Bungalow	Non Extant
NA00347	325 S 5th St.			Non Extant
NA00348	408 S 5th St.			Non Extant
NA00349	409 S 5th St.	1940	Frame Vernacular	Ineligible for NRHP
NA00350	410 S 5th St.			Non Extant
NA00351	422 S 5th St.	1940	Frame Vernacular	Ineligible for NRHP

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA00352	428 S 5th St.	1920	Frame Vernacular	Ineligible for NRHP
NA00353	9 N 6th St.	1857	Frame Vernacular	Contributes to NR district
NA00355	15 N 6th St.	1860	Frame Vernacular	Contributes to NR district
NA00356	30 N 6th St.	1887	Frame Vernacular	Contributes to NR district
NA00364	209 N 6th St.	1925	Frame Vernacular	Ineligible for NRHP
NA00365	221 N 6th St.			Non Extant
NA00366	212 N 6th St.			Non Extant
NA00367	228 N 6th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00368	232 N 6th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00369	12 S 6th St.	1920	Frame Vernacular	Contributes to NR district
NA00370	14 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00371	19 S 6th St.	1880	Frame Vernacular	Contributes to NR district
NA00372	20 S 6th St.	1904	Frame Vernacular	Contributes to NR district
NA00373	22 S 6th St.	1930	Frame Vernacular	Contributes to NR district
NA00374	25 S 6th St.			Non Extant
NA00375	107 S 6th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00376	110 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00377	111 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00378	114 S 6th St.	1900	Bungalow	Contributes to NR district
NA00379	115 S 6th St.	1927	Bungalow	Contributes to NR district
NA00380	118 S 6th St.	1922	Bungalow	Contributes to NR district
NA00382	122 S 6th St.	1910	Frame Vernacular	Contributes to NR district
NA00383	123 S 6th St.	1903	Frame Vernacular	Contributes to NR district
NA00384	125 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00385	126 S 6th St.	1907	Frame Vernacular	Contributes to NR district
NA00386	130 S 6th St.	1850	Frame Vernacular	Contributes to NR district
NA00387	131 S 6th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00388	201 S 6th St.			Non Extant
NA00389	204 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00390	206 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00391	211 S 6th St.	1934	Frame Vernacular	Contributes to NR district
NA00392	212 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00393	216 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00394	219 S 6th St.	1920	Bungalow	Contributes to NR district
NA00395	220 S 6th St.	1880	Frame Vernacular	Contributes to NR district
NA00396	221 S 6th St.	1920	Bungalow	Contributes to NR district
NA00397	222 S 6th St.	1885	Frame Vernacular	Contributes to NR district
NA00398	233 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00399	301 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00400	305 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00401	309 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00402	310 S 6th St.	1879	Frame Vernacular	Contributes to NR district
NA00403	316 S 6th St.	1954	Frame Vernacular	Contributes to NR district
NA00404	315 S 6th St.	1912	Frame Vernacular	Contributes to NR district
NA00405	318 S 6th St.	1948	Frame Vernacular	Contributes to NR district

(continued)

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA00406	319 S 6th St.	1905	Frame Vernacular	Contributes to NR district
NA00407	321 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00408	322 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00409	325 S 6th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00410	326 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00411	329 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00412	332 S 6th St.	1930	Frame Vernacular	Contributes to NR district
NA00413	401 S 6th St.	1900	Frame Vernacular	Contributes to NR district
NA00417	418 S 6th St.	1950	Frame Vernacular	Non Extant
NA00438	10 S 7th St.	1900	Frame Vernacular	Contributes to NR district
NA00439	11 S 7th St.	1900	Frame Vernacular	Contributes to NR district
NA00440	14 S 7th St.	1887	Frame Vernacular	Contributes to NR district
NA00441	17 S 7th St.	1900	Gothic Revival	Contributes to NR district
NA00442	23 S 7th St.	1900	Masonry vernacular	Contributes to NR district
NA00445	102 S 7th St.	1904	Frame Vernacular	Contributes to NR district
NA00446	106 S 7th St.	1880	Frame Vernacular	Contributes to NR district
NA00447	110 S 7th St.	1909	Frame Vernacular	Ineligible for NRHP
NA00448	111 S 7th St.	1900	Frame Vernacular	Contributes to NR district
NA00449	112 S 7th St.	1909	Frame Vernacular	Contributes to NR district
NA00450	114 S 7th St.	1909	Frame Vernacular	Contributes to NR district
NA00451	119 S 7th St.	1900	Frame Vernacular	Contributes to NR district
NA00452	123 S 7th St.	1900	Frame Vernacular	Contributes to NR district
NA00453	127 S 7th St.	1900	Frame Vernacular	Contributes to NR district
NA00455	131 S 7th St.	1900	Frame Vernacular	Contributes to NR district
NA00456	202 S 7th St.	1931	Bungalow	Contributes to NR district
NA00457	208 S 7th St.	1910	Neoclassical Revival	Contributes to NR district
NA00458	211 S 7th St.	1909	Frame Vernacular	Contributes to NR district
NA00460	215 S 7th St.	1900	Queen Anne	Contributes to NR district
NA00461	216 S 7th St.	1889	Frame Vernacular	Contributes to NR district
NA00462	224 S 7th St.	1930	Frame Vernacular	Contributes to NR district
NA00463	226 S 7th St.	1910	Frame Vernacular	Contributes to NR district
NA00465	232 S 7th St.	1950	Bungalow	Contributes to NR district
NA00466	301 S 7th St.	1945	Frame Vernacular	Contributes to NR district
NA00467	302 S 7th St.	1910	Italianate	Contributes to NR district
NA00468	307 S 7th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00470	315 S 7th St.	1870	Frame Vernacular	Contributes to NR district
NA00471	324 S 7th St.	1946	Bungalow	Contributes to NR district
NA00472	326 S 7th St.	1930	Bungalow	Contributes to NR district
NA00474	330 S 7th St.	1930	Tudor Revival	Contributes to NR district
NA00475	401 S 7th St.	1900	Neoclassical Revival	Ineligible for NRHP
NA00476	402 S 7th St.	1910	Frame Vernacular	Contributes to NR district
NA00477	404 S 7th St.	1910	Frame Vernacular	Contributes to NR district
NA00478	409 S 7th St.	1946	Bungalow	Ineligible for NRHP
NA00479	410 S 7th St.	1920	Frame Vernacular	Contributes to NR district
NA00480	414 S 7th St.	1920	Frame Vernacular	Contributes to NR district

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA00481	416 S 7th St.	1920	Frame Vernacular	Contributes to NR district
NA00482	427 S 7th St.	1925	Frame Vernacular	Ineligible for NRHP
NA00483	430 S 7th St.	1900	Frame Vernacular	Contributes to NR district
NA00484	431 S 7th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00490	221 N 8th St.			Non Extant
NA00491	222 N 8th St.			Non Extant
NA00492	223 N 8th St.	1925	Frame Vernacular	Ineligible for NRHP
NA00493	226 N 8th St.	1900	Stick	Ineligible for NRHP
NA00494	230 N 8th St.			Non Extant
NA00495	315 N 8th St.			Non Extant
NA00496	316 N 8th St.			Non Extant
NA00497	428 N 8th St.			Non Extant
NA00498	101 S 8th St.	1940	Frame Vernacular	Contributes to NR district
NA00499	109 S 8th St.			Non Extant
NA00500	113 S 8th St.	1900	Frame Vernacular	Contributes to NR district
NA00501	121 S 8th St.	1900	Frame Vernacular	Contributes to NR district
NA00502	125 S 8th St.	1900	Frame Vernacular	Contributes to NR district
NA00503	131 S 8th St.	1900	Frame Vernacular	Contributes to NR district
NA00504	815 Beech St.	1900	Stick	Ineligible for NRHP
NA00505	219 S 8th St.	1900	Frame Vernacular	Contributes to NR district
NA00506	225-227 S 8th St.	1900	Frame Vernacular	Contributes to NR district
NA00507	229 S 8th St.	1900	Frame Vernacular	Contributes to NR district
NA00508	303 S 8th St.	1900	Italianate	Contributes to NR district
NA00509	32 N 9th St.			Non Extant
NA00510	112 S 9th St.	1950	Stick	Ineligible for NRHP
NA00511	114 N 9th St.			Non Extant
NA00512	10 S 9th St.	1924	Frame Vernacular	Contributes to NR district
NA00513	22 S 9th St. S	c. 1874	Frame Vernacular	Contributes to NR district
NA00515	111 S 9th St.	1900	Frame Vernacular	Contributes to NR district
NA00516	112 S 9th St.	1924	Frame Vernacular	Contributes to NR district
NA00517	115 S 9th St.	1900	Frame Vernacular	Contributes to NR district
NA00518	117 S 9th St.	1946	Frame Vernacular	Ineligible for NRHP
NA00519	126 S 9th St.			Non Extant
NA00520	201 S 9th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00521	202 S 9th St.	1899	Gothic Revival	Potentially eligible for NRHP
NA00522	205 S 9th St.	1930	Frame Vernacular	Ineligible for NRHP
NA00523	211 S 9th St.	1920	Frame Vernacular	Ineligible for NRHP
NA00524	212 S 9th St.			Non Extant
NA00525	219 S 9th St.			Non Extant
NA00526	304 S 9th St.	1930	Frame Vernacular	Ineligible for NRHP
NA00527	306 S 9th St.	1920	Frame Vernacular	Ineligible for NRHP
NA00528	309 S 9th St.	1920	Frame Vernacular	Ineligible for NRHP
NA00529	316 S 9th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00530	318 S 9th St.	1944	Stick	Ineligible for NRHP
NA00531	320 S 9th St.	1944	Stick	Ineligible for NRHP

(continued)

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA00532	326 S 9th St.	1929	Frame Vernacular	Ineligible for NRHP
NA00533	332 S 9th St.	1910	Frame Vernacular	Ineligible for NRHP
NA00534	12 N 10th St.	1925	Frame Vernacular	Non Extant
NA00535	25 N 10th St.	1900	Frame Vernacular	Ineligible for NRHP
NA00536	30 N 10th St.			Non Extant
NA00537	103 N 10th St.	1925	Frame Vernacular	Ineligible for NRHP
NA00538	102 N 10th St.	1925	Frame Vernacular	Non Extant
NA00539	107 N 10th St.	1925	Frame Vernacular	Ineligible for NRHP
NA00540	108 N 10th St.	1920	Frame Vernacular	Ineligible for NRHP
NA00544	129 N 10th St.		Frame Vernacular	Ineligible for NRHP
NA00545	10 S 10th St.	1891-	Frame Vernacular	Contributes to NR district
NA00546	14 S 10th St.	1920	Frame Vernacular	Contributes to NR district
NA00547	16 S 10th St.			Non Extant
NA00548	19 S 10th St.	1920	Frame Vernacular	Contributes to NR district
NA00549	23 S 10th St.	1891	Frame Vernacular	Contributes to NR district
NA00550	28 S 10th St.	1883	Frame Vernacular	Contributes to NR district
NA00551	31 S 10th St.	1885	Frame Vernacular	Contributes to NR district
NA00553	103 S 10th St.	1857	Frame Vernacular	Contributes to NR district
NA00554	112 S 10th St.	1883	Frame Vernacular	Contributes to NR district
NA00555	116 S 10th St.	1900	Frame Vernacular	Contributes to NR district
NA00556	217 S 10th St.			Non Extant
NA00557	310 S 10th St.	1935	Frame Vernacular	Ineligible for NRHP
NA00558	311 S 10th St.			Non Extant
NA00559	319 S 10th St.			Non Extant
NA00577	415 Alachua St.	1900	Queen Anne	Contributes to NR district
NA00578	512 Alachua St.	1900	Frame Vernacular	Contributes to NR district
NA00579	218 Ash St.	1900	Frame Vernacular	Contributes to NR district
NA00580	302 Ash St.	1900	Frame Vernacular	Ineligible for NRHP
NA00581	310 Ash St.	1900	Frame Vernacular	Ineligible for NRHP
NA00582	406 Ash St.	1900	Frame Vernacular	Contributes to NR district
NA00583	508 Ash St.	1912	Frame Vernacular	Contributes to NR district
NA00584	516 Ash St.	1876	Masonry vernacular	Contributes to NR district
NA00585	601 Ash St.	1900	Frame Vernacular	Contributes to NR district
NA00586	605 Ash St.	1900	Queen Anne	Contributes to NR district
NA00587	604 Ash St.	1925	Frame Vernacular	Contributes to NR district
NA00588	614 Ash St.	1900	Frame Vernacular	Contributes to NR district
NA00589	715 Ash St.	1891	Gothic Revival	Contributes to NR district
NA00590	402 Beech St.	1900	Frame Vernacular	Contributes to NR district
NA00591	406 Beech St.	1891	Frame Vernacular	Ineligible for NRHP
NA00592	407 Beech St.	1884	Frame Vernacular	Contributes to NR district
NA00593	408 Beech St.	1900	Frame Vernacular	Contributes to NR district
NA00594	501 Beech St.	1900	Frame Vernacular	Contributes to NR district
NA00595	502 Beech St.	1900	Frame Vernacular	Contributes to NR district
NA00596	509 Beech St.	1930	Frame Vernacular	Contributes to NR district
NA00597	512 Beech St.	1873	Frame Vernacular	Contributes to NR district

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA00598	612 Beech St.	1900	Frame Vernacular	Contributes to NR district
NA00599	614 Beech St.	1900	Frame Vernacular	Contributes to NR district
NA00600	710 Beech St.	1910	Frame Vernacular	Contributes to NR district
NA00601	714 Beech St.	1907	Frame Vernacular	Contributes to NR district
NA00603	912 Beech St.			Non Extant
NA00604	1008 Beech St.	1900	Frame Vernacular	Ineligible for NRHP
NA00608	108 Broome St.			Non Extant
NA00609	110 Broome St.			Non Extant
NA00610	205 Broome St.	1900	Frame Vernacular	Contributes to NR district
NA00611	211 Broome St.	1900	Frame Vernacular	Contributes to NR district
NA00612	301 Broome St.	1900	Frame Vernacular	Ineligible for NRHP
NA00613	305 Broome St.	1900	Frame Vernacular	Contributes to NR district
NA00614	414 Broome St.	1900	Frame Vernacular	Contributes to NR district
NA00615	502 Broome St.	1925	Frame Vernacular	Contributes to NR district
NA00616	511 Broome St.	1900	Frame Vernacular	Contributes to NR district
NA00617	515 Broome St.	1939	Frame Vernacular	Contributes to NR district
NA00618	517 Broome St.			Non Extant
NA00619	603 Broome St.	1900	Frame Vernacular	Ineligible for NRHP
NA00620	605 Broome St.	1910	Frame Vernacular	Ineligible for NRHP
NA00621	609 Broome St.			Non Extant
NA00622	613 Broome St.			Non Extant
NA00623	812 Broome St.			Non Extant
NA00624	901 Broome St.	1900	Frame Vernacular	Ineligible for NRHP
NA00625	902 Broome St.			Non Extant
NA00626	909 Broome St.	1900	Frame Vernacular	Ineligible for NRHP
NA00627	912 Broome St.	1944	Frame Vernacular	Ineligible for NRHP
NA00628	905 Broome St.	1926	Frame Vernacular	Ineligible for NRHP
NA00629	315 Calhoun St.	1900	Colonial Revival	Contributes to NR district
NA00630	501 Calhoun St.			Non Extant
NA00631	506 Calhoun St.			Non Extant
NA00632	407 Cedar St.	1930	Frame Vernacular	Ineligible for NRHP
NA00633	409 Cedar St.			Non Extant
NA00635	501 Cedar St.	1900	Frame Vernacular	Contributes to NR district
NA00636	505 Cedar St.	1930	Stick	Contributes to NR district
NA00637	506 Cedar St.	1910	Frame Vernacular	Ineligible for NRHP
NA00638	509 Cedar St.	1940	Stick	Ineligible for NRHP
NA00639	511 Cedar St.	1930	Stick	Contributes to NR district
NA00640	606 Cedar St.	1900	Frame Vernacular	Contributes to NR district
NA00641	101 Centre St.	1882	Masonry vernacular	Contributes to NR district
NA00643	115 Centre St.	1882	Masonry vernacular	Contributes to NR district
NA00644	116 Centre St.	1946	Masonry vernacular	Contributes to NR district
NA00646	201 Centre St.	1876	Masonry vernacular	Contributes to NR district
NA00647	202-204 Centre St.	1884	Masonry vernacular	Contributes to NR district
NA00648	205 Centre St.	1900	Masonry vernacular	Contributes to NR district
NA00649	212 Centre St.	1884	Masonry vernacular	Contributes to NR district

(continued)

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA00650	213 Centre St.	1900	Masonry vernacular	Contributes to NR district
NA00651	214 Centre St.	1900	Masonry vernacular	Contributes to NR district
NA00652	215-217 Centre St.	1911	Masonry vernacular	Contributes to NR district
NA00653	216 Centre St.	1900	Masonry vernacular	Contributes to NR district
NA00654	218 Centre St.	1884	Masonry vernacular	Contributes to NR district
NA00655	301 Centre St.	1873	Masonry vernacular	Contributes to NR district
NA00656	303 Centre St.	1911	Masonry vernacular	Contributes to NR district
NA00657	306 Centre St.	1900	Masonry vernacular	Contributes to NR district
NA00658	308 Centre St.	1900	Masonry vernacular	Contributes to NR district
NA00659	313 - 319 Centre St.	1900	Masonry vernacular	Contributes to NR district
NA00660	401 Centre St.	1910	Italian Renaissance	Contributes to NR district
NA00663	601 Centre St.	1935	Neoclassical Revival	Contributes to NR district
NA00665	708 Centre St.	1914	Frame Vernacular	Ineligible for NRHP
NA00666	804 Atlantic Ave.	1905	Neoclassical Revival	Contributes to NR district
NA00667	810 Atlantic Ave.	1891	Frame Vernacular	Contributes to NR district
NA00668	816 Atlantic Ave.	1900	Frame Vernacular	Contributes to NR district
NA00669	901 Atlantic Ave.	1900	Colonial Revival	Contributes to NR district
NA00670	902 Atlantic Ave.	1925	Frame Vernacular	Contributes to NR district
NA00671	909 Centre St.			Non Extant
NA00672	914 Atlantic Ave.	1886	Masonry vernacular	Contributes to NR district
NA00673	10 S 10th St.	1907	Gothic Revival	Contributes to NR district
NA00675	209 Dade St.			Non Extant
NA00677	508 Dade St.			Non Extant
NA00678	512 Dade St.			Non Extant
NA00680	502 Date St.	1925	Frame Vernacular	Ineligible for NRHP
NA00681	506 Date St.	1925	Frame Vernacular	Ineligible for NRHP
NA00682	602 Date St.	1925	Frame Vernacular	Contributes to NR district
NA00683	606 Date St.	1918	Frame Vernacular	Contributes to NR district
NA00685	310 Escambia St.	1900	Frame Vernacular	Contributes to NR district
NA00686	116 Estrada St.			Non Extant
NA00687	107 Estrada St.	1919	Frame Vernacular	Ineligible for NRHP
NA00688	212 Estrada St.	1888	Mixed Styles	Eligible for NRHP
NA00689	801 Someruelus St.			Non Extant
NA00690	819 Someruelus St.			Non Extant
NA00691	902 Someruelus St.			Non Extant
NA00692	908 Someruelus St.			Non Extant
NA00693	911 Someruelus St.			Non Extant
NA00694	710 San Fernando St.			Non Extant
NA00695	808 San Fernando St.	1910		Ineligible for NRHP
NA00696	803 San Fernando St.	1935		Ineligible for NRHP
NA00697	801 San Fernando St.	1910		Ineligible for NRHP
NA00698	808 San Fernando St.			Non Extant
NA00699	902 Ladies St.	1900	Frame Vernacular	Ineligible for NRHP
NA00700	910 San Fernando St.	1889	Frame Vernacular	Ineligible for NRHP
NA00701	715 San Fernando St.	1865	Frame Vernacular	Ineligible for NRHP

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA01089	101 N Front St.	1935	Frame Vernacular	Ineligible for NRHP
NA01098	515 Centre St.	1957	Other	Ineligible for NRHP
NA01099	318 Centre St.	1900	Masonry vernacular	Ineligible for NRHP
NA01100	309-311 Centre St.	1929	Masonry vernacular	Contributes to NR district
NA01101	316 Centre St.	1900	Masonry vernacular	Ineligible for NRHP
NA01102	310 Centre St.	1900	Masonry vernacular	Ineligible for NRHP
NA01103	19 A N 6th St.	1900	Frame Vernacular	Contributes to NR district
NA01104	510 Alachua St.	1956	Frame Vernacular	Ineligible for NRHP
NA01105	20 S 5th St.	1947	Masonry vernacular	Ineligible for NRHP
NA01106	511 Ash St.	1949	Masonry vernacular	Ineligible for NRHP
NA01107	502 Ash St.	1960	Masonry vernacular	Ineligible for NRHP
NA01108	23 S 3rd St.	1940	Frame Vernacular	Ineligible for NRHP
NA01109	114 Centre St.	1930	Masonry vernacular	Ineligible for NRHP
NA01110	110 Centre St.	1900	Masonry vernacular	Ineligible for NRHP
NA01111	11 N 3rd St.	1935	Masonry vernacular	Ineligible for NRHP
NA01112	13-15 N 3rd St.	1939	Masonry vernacular	Ineligible for NRHP
NA01113	21 N 3rd St.	1946	Masonry vernacular	Ineligible for NRHP
NA01114	25 N 3rd St.	1986	Masonry vernacular	Ineligible for NRHP
NA01115	111 Centre St.	1900	Masonry vernacular	Contributes to NR district
NA01116	201 Alachua St.	1930	Masonry vernacular	Ineligible for NRHP
NA01117	109 N 3rd St.	1900	Masonry vernacular	Non Extant
NA01118	111 N 3rd St.	1900	Frame Vernacular	Ineligible for NRHP
NA01119	130 N 3rd St.	1930	Frame Vernacular	Contributes to NR district
NA01120	220 N 3rd St.	1920	Colonial Revival	Ineligible for NRHP
NA01121	229 N 4th St.	1900	Frame Vernacular	Ineligible for NRHP
NA01122	304 Calhoun St.	1930	Bungalow	Contributes to NR district
NA01123	307 N 5th St.	1930	Bungalow	Contributes to NR district
NA01124	510 N Calhoun St.	1947	Masonry vernacular	Ineligible for NRHP
NA01125	604 Centre St.	1952	Other	Ineligible for NRHP
NA01126	614 Centre St.	1955	Other	Ineligible for NRHP
NA01127	702 Centre St.	1953	Masonry vernacular	Ineligible for NRHP
NA01128	710 Centre St.	1951	Masonry vernacular	Ineligible for NRHP
NA01129	18 S 9th St.	1950	Frame Vernacular	Ineligible for NRHP
NA01130	915 Broome St.	1920	Frame Vernacular	Ineligible for NRHP
NA01136	323 N 9th St.		Frame Vernacular	Non Extant
NA01142	212 N 6th St.	1969	Frame Vernacular	Ineligible for NRHP
NA01143	615 Calhoun St.	1970	Masonry vernacular	Ineligible for NRHP
NA01144	317 N 5th St.	1930	Frame Vernacular	Ineligible for NRHP
NA01145	16 N 10th St.	1958	Masonry vernacular	Ineligible for NRHP
NA01151	126 S 10th St.	1947	Frame Vernacular	Ineligible for NRHP
NA01154	207 S 10th St.	1930	Frame Vernacular	Ineligible for NRHP
NA01155	211 S 10th St.	1946	Frame Vernacular	Ineligible for NRHP
NA01156	214 S 10th St.	1935	Masonry vernacular	Ineligible for NRHP
NA01157	221 S 10th St.	1950	Frame Vernacular	Ineligible for NRHP
NA01158	222 S 10th St.	1930	Frame Vernacular	Ineligible for NRHP

(continued)

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA01159	228 S 10th St.	1960	Masonry vernacular	Ineligible for NRHP
NA01160	913 Cedar St.	1925	Frame Vernacular	Ineligible for NRHP
NA01161	909 Cedar St.	1956	Frame Vernacular	Non Extant
NA01163	301 S 9th St.	1926	Frame Vernacular	Ineligible for NRHP
NA01164	324 S 9th St.	1902	Frame Vernacular	Ineligible for NRHP
NA01165	320 S 8th St.	1950	Masonry vernacular	Ineligible for NRHP
NA01166	302 S 8th St.	1952	Masonry vernacular	Ineligible for NRHP
NA01167	213 S 9th St.	1920	Frame Vernacular	Ineligible for NRHP
NA01168	802 Ash St.	1948	Colonial Revival	Ineligible for NRHP
NA01169	22 S 8th St.	1954	Masonry vernacular	Ineligible for NRHP
NA01170	17 S 8th St.	1948	Masonry vernacular	Ineligible for NRHP
NA01171	122 S 8th St.	1934	Frame Vernacular	Ineligible for NRHP
NA01172	202 S 8th St.	1959	Masonry vernacular	Ineligible for NRHP
NA01173	232 S 8th St.	1946	Masonry vernacular	Ineligible for NRHP
NA01174	329 S 8th St.	1968	Masonry vernacular	Ineligible for NRHP
NA01175	306 S 7th St.	1900	Masonry vernacular	Ineligible for NRHP
NA01181	302 Centre St.	1920	Masonry vernacular	Ineligible for NRHP
NA01182	14 S 2nd St.	1914	Frame Vernacular	Ineligible for NRHP
NA01183	101 N Front St.	1935	Industrial Vernacular	Ineligible for NRHP
NA01184	201 N Front St.	1940	Industrial Vernacular	Ineligible for NRHP
NA01185	231 N front St.	1926	Industrial Vernacular	Ineligible for NRHP
NA01186	116 N 2nd St.	1940	Frame Vernacular	Ineligible for NRHP
NA01187	117 Broome St.	1900	Frame Vernacular	Ineligible for NRHP
NA01188	232 N 2nd St.	1902	Frame Vernacular	Ineligible for NRHP
NA01189	415 N 4th St.	1952	Frame Vernacular	Non Extant
NA01190	403 N 4th St.	1951	Frame Vernacular	Ineligible for NRHP
NA01191	407 N 4th St.	1940	Masonry vernacular	Non Extant
NA01192	213 S 6th St.	1930	Bungalow	Contributes to NR district
NA01193	502 Cedar St.	1906	Frame Vernacular	Ineligible for NRHP
NA01194	317 S 5th St.	1900	Frame Vernacular	Non Extant
NA01195	315 S 5th St.	1900	Frame Vernacular	Non Extant
NA01197	229 S 5th St.	1949	Frame Vernacular	Ineligible for NRHP
NA01198	221 S 5th St.	1918	Frame Vernacular	Ineligible for NRHP
NA01199	215 S 5th St.	1951	Frame Vernacular	Ineligible for NRHP
NA01200	410 Beech St.	1946	Frame Vernacular	Ineligible for NRHP
NA01201	306 Cedar St.	1952	Masonry vernacular	Ineligible for NRHP
NA01209	225 S 4th St.	1939	Frame Vernacular	Ineligible for NRHP
NA01210	123 S 4th St.	1945	Frame Vernacular	Ineligible for NRHP
NA01211	230 S 3rd St.	1952	Masonry vernacular	Non Extant
NA01212	209 Cedar St.	1938	Masonry vernacular	Ineligible for NRHP
NA01213	321 Cedar St.	1956	Masonry vernacular	Ineligible for NRHP
NA01215	419 S 7th St.	1946	Frame Vernacular	Ineligible for NRHP
NA01216	426 S 7th St.	1947	Frame Vernacular	Contributes to NR district
NA01218	204 Ash St.	1930	Other	Ineligible for NRHP
NA01219	209 S 3rd St.	1945	Frame Vernacular	Ineligible for NRHP

Table 4.1 Compiled Inventory of Resources (continued).

Site Number	Address	Year Built	Style	Eligibility/Status
NA01220	211 S 3rd St.	1944	Frame Vernacular	Ineligible for NRHP
NA01221	516 A S 10th St.	1950	Masonry vernacular	Eligible for NRHP
NA01223	202 N 4th St.	1948	Other	Ineligible for NRHP
NA01224	21 N Front St.	1946	Masonry vernacular	Ineligible for NRHP
NA01225	21 N 2nd St.	1930	Masonry vernacular	Ineligible for NRHP
NA01226	9 N 2nd St.	1878	Masonry vernacular	Ineligible for NRHP
NA01227	18 N 2nd St.	1946	Masonry vernacular	Ineligible for NRHP
NA01229	315 Alachua St.	1925	Other	Ineligible for NRHP
NA01230	201 A N Front St.	1955	Frame Vernacular	Ineligible for NRHP
NA01231	30 S 4th St.	1955	Masonry vernacular	Ineligible for NRHP
NA01232	601 Centre St.	1950	Other	Ineligible for NRHP
NA01239	118 Center St.	1900	Masonry vernacular	Contributes to NR district
NA01322	705 White St.	1885	Frame Vernacular	Ineligible for NRHP
NA01323	816 Ladies St.	c. 1970	Frame Vernacular	Ineligible for NRHP
NA01324	818 San Fernando St.	1868	Frame Vernacular	Ineligible for NRHP
NA01325	917 White St.	1940	Frame Vernacular	Ineligible for NRHP
NA01326	1006 White St.	1963	Frame Vernacular	Ineligible for NRHP
NA01327	432 Escambia St.	1949	Frame Vernacular	Ineligible for NRHP
NA01328	330 N 6th St.	c. 1970	Masonry vernacular	Ineligible for NRHP
NA01329	501 Centre St.	1966	Masonry vernacular	Ineligible for NRHP
NA01330	11 S 8th St.	1961	Masonry vernacular	Ineligible for NRHP
NA01331	127 S 5th St.	1947	Masonry vernacular	Ineligible for NRHP
NA01332	323 S 5th St.	c. 1970	Frame Vernacular	Ineligible for NRHP
NA01333	411 S 5th St.	1957	Masonry vernacular	Ineligible for NRHP
NA01334	429 S 5th St.	1945	Masonry vernacular	Ineligible for NRHP
NA01335	409 Gum St.	1948	Frame Vernacular	Ineligible for NRHP
NA01336	432 S 4th St.	1951	Frame Vernacular	Ineligible for NRHP

4.3 Overview of Resources

Brockington and Associates, Inc., revisited 507 historical resources and recorded 15 newly identified historical resources in the survey area of the two historic districts and properties located adjacent to their boundaries. Of the 507 previously recorded historical resources, 77 were confirmed as non-extant, so 445 historical resources received FMSF forms (15 new and 430 updates). These resources included buildings and objects, and are presented on aerial photographic maps in Appendix A. We assessed each of these historical architectural resources for NRHP eligibility and whether they contribute to the Downtown Historic District.

The City of Fernandina Beach's architectural resources can be divided into several categories.

Residences, both grand and modest, represent the majority of buildings found within the survey area. Other resource types include commercial buildings, government/public buildings, churches, sculptures, and a historical marker. Within these types, variations in function, material, and style account for varying visual qualities. An examination of Fernandina Beach's historic resources in reference to these types will provide the best basis for understanding the significance of the resources that remain. A portion of the buildings identified in this survey could not be clearly assigned a stylistic label such as Colonial Revival, Craftsman, or Queen Anne. These "folk" or "vernacular" buildings have no academic high style; however, they often utilize elements of certain styles and can still be usefully categorized

according to plan and the external clues as to how the interior space is organized.

This survey categorizes buildings based on the descriptive terminology recommended by McAlester (2013). Many of the houses identified during this survey defy the nomenclature of academic architectural “styles” and are more appropriately categorized by “type.” Building types are defined by their plan or form, which accounts for the principal differences between buildings, particularly houses. For example, house types may include front-gable, gable-front and wing, massed-plan side-gable, hall-and-parlor, I-house, and pyramidal. This approach, which relies principally on plan rather than style, permits organization, categorization, and thus comparison, which is not entirely possible when relying on academic styles. An analysis based primarily on style would exclude most of these buildings from study and broadly categorize them as vernacular.

The remainder of this section discusses the range of historic resources recorded during the Fernandina Beach survey. It is organized by resource function (residential, commercial, etc.) and then by style or type. The discussion is organized chronologically, as appropriate.

4.4 Residential Resources

Of the 445 resources recorded in the survey area, the majority are domestic single-family houses. Most houses date from the mid-nineteenth century through the mid-twentieth century. As discussed in the overview, many houses do not ascribe to a particular academic style. However, those that do illustrate the City’s uses and adaptations of popular national styles. Section 4.1.1 provides an overview of the different styles represented in Fernandina Beach, followed by a discussion of the houses for which no stylistic designation could be given.

4.4.1 National Styles

Greek Revival. The Greek Revival style was the dominant style of American domestic architecture during the first half of the nineteenth century and is often associated with the splendor of antebellum plantations. Greek Revival houses often feature symmetrical facades with central doorways sur-

rounded by rectangular transoms and sidelights and porches with classical porch supports, such as Doric columns. Greek Revival houses feature wide cornice trim to represent the classical entablature, and gable end returns are common. There are few examples of high-style Greek Revival houses in Fernandina Beach, although many of the frame vernacular houses utilize details from the style. The Merrick-Simmons House is one example of the Greek Revival style (Figure 4.1).

Gothic Revival. This style is characterized by its asymmetrical forms and attempts to blend with the landscape. Inspired by Gothic architecture of the medieval Europe and revived by Andrew Jackson Downing and the Picturesque movement of the 1840s, the Gothic Revival style provided a contrast to the highly popular Greek Revival style. Used sporadically in Florida in the 1850s, and more frequently throughout the 1870s and 1880s, the style emphasized verticality, irregular lines, dark colors, and the varied use of materials. Common details found with the Gothic Revival style include steeply pitched gable roofs, decoratively jig-sawn barge-board, pointed arched windows and doors with molded or pointed hoods, and porches featuring slender supports and delicately sawn woodwork that extend into the landscape. The Gothic Revival style is sparsely represented throughout the historic districts, most notably Resource NA00441 (Figure 4.2).

Italianate. The Italianate style was primarily a Victorian style, coming into favor in the years surrounding the Civil War and lasting until the turn of the century. Nationally, it was a flexible style, capable of being used for both small-scale cottages and larger, more formal urban houses. Italianate houses generally are two or three stories tall with shallow roofs and wide, overhanging eaves that often feature decorative brackets. The windows of Italianate houses are often arched or round-headed with elaborate crowns, while roofs are often surmounted by a square cupola or tower. Fernandina Beach has several examples of Italianate style architecture. One notable example includes the Fairbanks House (Figure 4.3).



Figure 4.1 View of the Merrick-Simmons House (NA00133), example of the Greek Revival style.



Figure 4.2 View of Resource NA00441, example of a Gothic Revival style house.



Figure 4.3 View of the Fairbanks House (NA00084), example of the Italianate style.

Stick. The Stick style often features a steeply pitched, front-facing gable roof with decorative trusses in the ends. Exposed rafter ends with triangular elbow brackets are common details. Raised bands of “stickwork” break up the exterior walls in horizontal and vertical patterns. The stickwork is meant to vaguely mimic the structural half-timber details of Medieval houses. Weatherboard and wood shingles are often used concurrently to provide multi-textured wall surfaces. Sometimes the houses will have towers or front-facing dormers, and decorative brick chimneys are common. The Stick style is considered a transitional style between the previous Gothic Revival and the later Queen Anne styles. Although not as popular as the concurrent Italianate style, Stick style houses were popular in resort towns, and there are a few examples in Fernandina Beach. The Baker House is a good example of the Stick style (Figure 4.4).

Queen Anne. The Queen Anne style is often associated with the term *Victorian*. It is perhaps the most picturesque of the styles of the late nineteenth and early twentieth centuries and can be the most

irregular in plan. The surfaces of these houses were enlivened through a variety of means, including projecting bay windows, patterned shingles, spindles, and half-timbering. Queen Anne houses are most notable for their architectural details, where decorative work can appear at nearly any juncture or on nearly any surface. Roof lines of Queen Anne houses can be very complex, with multiple cross-gables often creating a jumbled appearance, while towers of various shapes rise above the roofs. One-story porches tend to appear on Queen Anne houses and often wrap around several sides of the house. The porches offer additional avenues for decoration, including elaborate turned work, decorative brackets, and single or grouped columns of varying sizes. The Queen Anne style was most prominent between 1880 and 1910. Buildings with elements of the Queen Anne style are common throughout the older parts of Fernandina Beach, and several retain a high level of architectural integrity. The Bailey House (Figure 4.5) is an example of this style.



Figure 4.4 View of the Baker House (NA00100), example of the Stick style.



Figure 4.5 View of the Bailey House (NA00083), example of the Queen Anne style.

Colonial Revival. Popular from 1880 to 1955, the Colonial Revival style grew out of the Queen Anne style. By the turn of the twentieth century, however, Colonial Revival had moved from more rustic examples to draw inspiration from the higher Georgian style of the late eighteenth and early nineteenth centuries. This is a ubiquitous house style that is associated with a wide range of meanings. In the late nineteenth century, for a variety of reasons, architects and homeowners began to look to America's colonial past for inspiration. This was part of a wider cultural movement that sought to find meaning and value in the specifically American past. This style, which included both decorative arts and architecture, emerged in the face of sweeping changes in American society that included increasing urbanization, industrialization, and immigration, as well as a greater interest in both sentimental and scientific study of history. A few examples of Colonial Revival style houses were identified during the survey; a notable example is the Schuyler Residence (Figure 4.6).

Neoclassical Revival. This style is clearly related in inspiration and motivation to the Colonial Revival style. It, too, was popular in the late nineteenth and early twentieth centuries. Whereas the Colonial Revival style drew on eighteenth-century styles, especially Georgian, the Neoclassical style of the turn of the century drew on houses of the early and middle nineteenth century, particularly the early Classical Revival and Greek Revival styles. There are few examples of this style in Fernandina Beach. The Hoyt House (Figure 4.7) is a relatively good example of the Neoclassical style.

Tudor Revival. This style draws on images of medieval England for its inspiration. The period of predominance for the Tudor Revival as a more or less accurate medieval style was relatively brief, lasting from the turn of the century to the early 1940s. However, elements from the Tudor Revival style are incorporated into the design of several houses in the City's building stock through the 1950s. Houses in this style tend to be one or one-and-a-half stories with cross-gabled roofs. They often have false half-timbering on the exterior walls, generally on the second half-story. Occasionally these houses will have multi-pane casement windows and relatively

large chimney piles. There are several vernacular houses that exhibit the Tudor Revival style, but Resource NA00474 is one of the only complete examples (Figure 4.8).

Craftsman. Craftsman (Bungalow) style houses drew inspiration from the Arts and Crafts movement of the late nineteenth century. Occasionally they are mistaken for simple front- or side-gable folk houses. The difference is the presence of visible architectural details. These houses feature such elements as low-pitched roofs, often with overhanging eaves and exposed rafters and often with decorative brackets or beams. Generally, these houses have projecting porches supported by battered wooden posts on brick or masonry piers. Most Craftsman houses are surmounted by side- or front-gabled roofs; occasionally, there are hip or cross-gable roofs. This style was prominent from about 1890 to the early 1930s. Several examples of this type resource were identified throughout the City, such as Resource NA01192 (Figure 4.9).

Folk Victorian. This is a style that is applied to simpler folk form houses generally built in the late nineteenth and early twentieth centuries that feature some of the decorative elements of the Queen Anne, Italianate, or Gothic Revival styles. Most examples of this style are folk house types that have been embellished with spindle-work or jigsaw details around the porch and cornice lines. There are several surviving examples of Folk Victorian architecture in Fernandina Beach; most are identified as frame vernacular. Resource NA00331 (Figure 4.10) is an example of this style.



Figure 4.6 View of the Schuyler Residence (NA00669), example of the Colonial Revival style.



Figure 4.7 View of the Hoyt House (Resource NA00666), example of a Neoclassical style house.



Figure 4.8 View of Resource NA00474, example of a Tudor style house.



Figure 4.9 View of Resource NA01192, example of a Craftsman style house.



Figure 4.10 View of Resource NA00331, example of a Folk Victorian house.

4.4.2 Vernacular Folk House Types

The above discussion of national styles represented in Fernandina Beach is useful in understanding the impact of broader cultural and artistic trends in the City. However, the majority of the houses in the survey area could not be given any stylistic designation. Thus, most of the dwellings in the City are labeled ‘vernacular’ and left out of a stylistic analysis. In order to bring these houses into the analysis of the area’s historic architecture, the project team drew on folk housing types elaborated by McAlester (2013). A discussion of folk types is presented below.

Front-Gable. These houses can have one or two stories with one to three bays across the facade. Craftsman and bungalow-influenced houses are the most prominent twentieth-century examples of this pervasive type. Unlike the buildings described in the Craftsman section above, however, many of these buildings lack architectural details and therefore are included in this folk section. Based on the survey findings, front-gable houses are a popular form of folk housing throughout Fernandina Beach.

Resource NA00271 (Figure 4.11) is a typical front-gable style house.

Massed-Plan Side-Gable. These houses, which are at least two rooms wide and two rooms deep, became popular as a folk form after the Civil War. The house plan gained popularity after lightweight roof framing could span houses more than two rooms deep. Historically, this form is very popular and appears throughout the City. Resource NA00617 (Figure 4.12) is a notable massed-plan side-gable style house.

Gable-Front and Wing. These houses feature a front-gable section with a side-gabled wing at a right angle. A shed or hip-roof porch often was added to the junction of the two wings. While these houses appear to have been altered over the years, the cross-gable sections often were built as a unit. A number of these houses were recorded during the survey. Both one- and two-story examples are common. Resource NA00483 (Figure 4.13) is a typical gable-front and wing house style house.



Figure 4.11 View of Resource NA00271, example of a front-gable house.



Figure 4.12 View of Resource NA00617, example of a massed-plan side-gable house.



Figure 4.13 View of Resource NA00483, example of gable-front and wing house.

I-House. This house type also was a popular folk form throughout the nineteenth and early twentieth centuries. These side-gable houses are two rooms wide with a central hallway and one room deep. Houses of this sort were quite popular throughout the South and drew on notions of balance and symmetry from the eighteenth and early nineteenth centuries. A number of I-Houses were recorded during the survey throughout the City. Resource NA00554 (Figure 4.14) is a typical I-House.

Hall-and-Parlor. This type includes houses that have a simple side-gabled roof covering a plan that is two rooms wide and one room deep. This was a traditional British form that was an early implant in the American colonies. This plan remained the basic housing form throughout the Southeast into the early twentieth century. Based on the survey findings, hall-and-parlor folk houses are relatively common throughout the City. Resource NA00334 (Figure 4.15) is a typical hall-and-parlor style house.

Pyramidal. This house type is square in plan and features four-sided hip or pyramidal roofs. This plan and form became popular in the South in the early twentieth century. Based on a review of the survey findings, this type of house is fairly scarce throughout the City. Resource NA00458 (Figure 4.16) is a typical pyramidal style house.



Figure 4.14 View of Resource NA00554, example of an I-house.



Figure 4.15 View of Resource NA00334, example of a hall-and-parlor house.



Figure 4.16 View of Resource NA00458, example of a pyramidal house.

4.5 Commercial Resources

The Downtown District is focused around the primary commercial core of Centre Street and its side streets. The commercial portion of the district starts with the docks on the west, down Centre Street to 8th Street on the east, and as much as a full block north and south. Historically, commercial development concentrated primarily from the depot near Front Street to 4th Street. The earliest storefronts and business establishments were wooden buildings, but devastating fires in 1876 and 1883 resulted in ordinances dictating new buildings be constructed with brick. The hurricane of 1898 marked another disaster that required a good portion of the commercial district be rebuilt. Most of the commercial buildings in the Downtown District generally date from the late nineteenth through the early twentieth centuries. There are also several examples of mid- to late-twentieth-century commercial infill throughout the district. Figure 4.17 provides a view of the commercial district along Centre Street.

Like houses, most commercial buildings in Fernandina Beach adhere to a few particular forms. Most of the surveyed commercial buildings are part of commercial blocks with the majority being one and two stories in height, with a few ranging up

to three stories. These commercial blocks consist of connected masonry materials, mainly brick or concrete block with some later infill. The roofs are flat, built-up types with raised parapets and various architectural detailing. Decorative elements include classical details such as door surrounds, lintels over windows, and simple to elaborate cornices. Brick corbeling and other masonry details are used extensively throughout the commercial district. Several of the commercial buildings still display their original cast iron decorations such as pilasters and other window and entry framing elements. Like the residential buildings of Fernandina Beach, many of the commercial counterparts are considered vernacular in design while incorporating decorative elements from various high styles. One-part and two-part commercial block types make up the majority of the commercial building stock in Fernandina Beach. The 1878 Steak House, or C.H. Huot building, is a good example of a two-part commercial block type with Italianate style details (Figure 4.18). Resource NA01110 is an example of a circa 1900 one-part block commercial building (Figure 4.19). The 1876 Hoyt Building is the only example of a stacked vertical block commercial building in the City (Figure 4.20).



Figure 4.17 View along Centre Street facing east.



Figure 4.18 View of 1878 Steak House (NA00241), example of a two-part block commercial building.



Figure 4.19 View of Resource NA01110, example of a one-part block commercial building.



Figure 4.20 View of the Hoyt Building (NA00646), example of a stacked vertical block commercial building.

4.6 Institutional Resources

Institutional buildings are vital to the health of a community and represent the various systems that cement a civilization. The City of Fernandina Beach's institutional buildings surveyed in this project included churches, government buildings, and the old jail. Architecturally, institutional resources often represent the closest approximation to national academic styles in some areas; more money and effort is invested in their design and construction than other buildings.

Churches are usually the center of a community, and sometimes can be its most architecturally elaborate buildings. Several churches were recorded for the historic resources survey, and Fernandina Beach's churches exhibit elements of national styles such as Greek Revival, Gothic Revival, Neoclassical, Mission, and one case of Richardsonian Romanesque. The 1859 First Presbyterian Church (Resource NA00101; Figure 4.21) is an example with Greek Revival style elements. A good example of the Gothic Revival style is that of the 1893 Saint Peters Episcopal Church (Resource NA00087; Figure 4.22). Saint Michael's Catholic Church's 1882 building is

an example with Richardsonian Romanesque style elements (Resource NA00304; Figure 4.23).

Government buildings are symbolic of a community's civic and economic pride and aspirations. The 1891 Nassau County Courthouse (Resource NA00105; Figure 4.24) is considered by some to be the finest surviving Victorian courthouse in the state of Florida and exhibits Italianate style elements. The 1910 Post Office (Resource NA00660; Figure 4.25) is a good example of an Italian Renaissance style building.

4.7 Transportation Resources

The most iconic transportation resource in Fernandina Beach is the Railroad Depot (Resource NA00078; Figure 4.26). Built in 1899, it now serves as the Welcome Center. Other transportation resources located within the survey area are associated with the twentieth-century car culture, including service and gas stations. Resource NA01128 is a circa 1950 gas station; although the tanks have been removed and it now serves as a restaurant (Figure 4.27), it still has the drive-through porte cochere porches common with this style transportation building.



Figure 4.21 View of Resource NA00101, the First Presbyterian Church, example of Greek Revival style.



Figure 4.22 View of Resource NA00087, the Saint Peters Episcopal Church, example of Gothic Revival style.



Figure 4.23 View of Resource NA00304, the Saint Michael's Catholic Church, example of Richardsonian Romanesque style.



Figure 4.24 View of the Nassau County Courthouse (Resource NA00105), example of an Italianate style government building.



Figure 4.25 View of the Fernandina Beach post office (Resource NA00660), example of an Italian Renaissance government building.



Figure 4.26 A view of the Railroad Depot (Resource NA00078), example of a railway-associated transportation building.



Figure 4.27 View of Resource NA01128, example of a mid-twentieth-century gas station.

4.8 Industrial Resources

Throughout the City's history, various forms of industry have been crucial to the Fernandina Beach economy. The deep-water port has meant that a fishing and seafood industry has always played an important role in close proximity to the Downtown district. Little remains of the industry's historical buildings, but a few buildings and their docks line the water along Front Street. Resource NA01089 (Figure 4.28) is a circa 1935 fish house that is in poor condition but is a good example of the types of industrial buildings that were once plentiful around the docks.



Figure 4.28 View of Resource NA01089, an old fish house, example of an industrial resource.

5.0 Historical Results and Conclusions

The main objective of the project is to update the City of Fernandina Beach's inventory of historic architectural resources within the Downtown District and Old Town District. This update documents the changes that have occurred since previous surveys through current FMSF forms, resource photographs, and newly provided GIS information. The historical overview within Chapter 2 updates the context for assessing historic resources of the Fernandina districts. The updated NRHP recommendations will assist the City in their ongoing effort in preservation planning. The five individual historical resources and two historic districts (see Table 2.1) currently listed on the NRHP have all retained historic integrity and require no change to their eligibility status.

During the architectural survey, 445 historic resources were recorded. Of these, we recommend one individually NRHP-eligible resource and 256 resources as contributing to the NRHP-listed Downtown District.

5.1 NRHP Evaluation of Architectural Resources

We evaluated the historical architectural resources in the survey area for listing on the NRHP. Federal guidelines allow four broad evaluative criteria for determining the significance of a particular resource and its eligibility for the NRHP. Any resource (building, structure, site, object, or district) may be eligible for the NRHP if it:

- A. is associated with events that have made a significant contribution to the broad pattern of history;
- B. is associated with the lives of persons significant in the past;
- C. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. has yielded, or is likely to yield, information important to history or prehistory.

A resource may be eligible under one or more of these criteria. Criteria A, B, and C are most frequently applied to historic buildings, structures, objects, non-archaeological sites (e.g., battlefields, natural features, designed landscapes, or cemeteries), or districts. The eligibility of archaeological sites is most frequently considered with respect to Criterion D. Also, a general guide of 50 years of age is employed to define "historic" in the NRHP evaluation process. That is, all properties greater than 50 years of age may be considered. However, more recent properties may be considered if they display "exceptional" significance.

Following *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Savage and Pope 1998), evaluation of any resource requires a twofold process. First, the resource must be associated with an important historic context. If this association is demonstrated, the integrity of the resource must be evaluated to ensure that it conveys the significance of its context. The applications of both of these steps are discussed in more detail below.

Determining the association of a resource with a historic context involves five steps. First, the resource must be associated with a particular facet of local, regional (state), or national history. Secondly, one must determine the significance of the identified historical facet/context with respect to the resource under evaluation. Any particular historical facet/context becomes significant for the development of the project area only if the project area contains resources that were constructed or gained their significance during that time. For example, the antebellum-era historic context would be significant for the development of a project area only if the project area contained buildings that were either built or gained their significance during the early nineteenth century. Similarly, the use of contexts associated with the Pre-Contact Native American use of a region would require the presence of Pre-Contact archaeological sites within the survey universe.

The third step is to demonstrate the ability of a particular resource to illustrate the context. A resource should be a component of the locales and features created or used during the historical period in question. For example, late nineteenth-century

two-part block commercial buildings, a railroad depot from the 1890s, and/or industrial warehouses associated with the postbellum fishing industry in the region would illustrate various aspects of the economic development of the region after the Civil War. Conversely, contemporary churches or road networks used during this time period may not reflect the economic practices suggested by the other kinds of resources.

The fourth step involves determining the specific association of a resource with aspects of the significant historic context. The National Register has defined how one should consider a resource under each of the four criteria of significance. Under Criterion A, a resource must have existed at the time that a particular event or pattern of events occurred, and activities associated with the event(s) must have occurred at the site. In addition, this association must be of a significant nature, not just a casual occurrence. Under Criterion B, the resource must be associated with historically important individuals. Again, this association must relate to the period or events that convey historical significance to the individual, not just that this person was present at this locale. Under Criterion C, a resource must possess physical features or traits that reflect a style, type, period, or method of construction; display high artistic value; or represent the work of a master (an individual whose work can be distinguished from others and possesses recognizable greatness). Under Criterion D, a resource must possess sources of information that can address specific important research questions. These questions must generate information that is important in reconstructing or interpreting the past. For archaeological sites, recoverable data must be able to address specific research questions.

After a resource is specifically associated with a significant historic context, one must determine what physical features of the resource are necessary to reflect its significance. One should consider the types of resources that may be associated with the context, how these resources represent the theme, and which aspects of integrity apply to the resource in question. As in the example given above, a variety of resources may reflect the postbellum context (commercial buildings, railroad depots, warehouses, etc.). One must demonstrate how these resources reflect the context. The commercial buildings rep-

resent the retail business of the entrepreneurs who sold goods to tourists and industry laborers during the postbellum era. The railroad depot brought in the tourists, while the warehouses stored the goods that were harvested and processed locally by the fishing industry laborers. All three types of resources reflect the economic development of the area during a certain period.

Once the above steps are completed and association with a historically significant context is demonstrated, one must consider the aspects of integrity applicable to a resource. Integrity is defined in seven aspects of a resource; one or more may be applicable depending on the nature of the resource under evaluation. These aspects are location, design, setting, materials, workmanship, feeling, and association. If a resource does not possess integrity with respect to these aspects, it cannot adequately reflect or represent its associated historically significant context. Therefore, it cannot be eligible for the NRHP. To be considered eligible under Criteria A and B, a resource must retain its essential physical characteristics that were present during the event(s) with which it is associated. Under Criterion C, a resource must retain enough of its physical characteristics to reflect the style, type, etc., or work of the artisan that it represents. Under Criterion D, a resource must be able to generate data that can address specific research questions that are important in reconstructing or interpreting the past.

5.2 Findings and Assessment Overview

The survey project included the revisit of 507 previously recorded historic resources and the additional survey of 15 newly recorded historic resources. Of the 507, there were 77 previously recorded historic resources that were confirmed demolished or otherwise non-extant. The remaining 430 previously recorded resources received updated FMSF forms, were photographed, mapped with GIS survey software, and were assessed for NRHP eligibility. In most cases the NRHP assessment involved determining whether the historic resources are contributing elements of the Fernandina Beach districts. Of the 430 extant historic resources, 271 are currently listed as contributing to a NRHP

historic district or individually listed. Of those 271 we recommend that 22 of the historical resources are no longer contributing to a NRHP district due to loss of historic integrity (Table 5.1). This leaves 249 historical resources listed as contributing in the 1987 boundary expansion that we recommend have retained contributing status (Table 5.2). There are seven more historical resources that were originally excluded from the list of contributing resources that we recommend possess the historic integrity to be qualify as contributing elements of the historic district (Table 5.3). Individual historic resources retaining architectural integrity are important elements to the overall integrity of a historic district. A discussion of the two historic districts and their current conditions is provided below.

Table 5.1 Downtown District resources with loss of NRHP contributing status.

Site Number	Site Name	Address	Year Built	Style
NA00254	120 N. 3rd St.	120 N 3rd St.	1900	Masonry vernacular
NA00268	401 N. 3rd St.	401 N 3rd St.		Italianate
NA00269	403 N. 3rd St.	403 N 3rd St.	1935	Frame Vernacular
NA00277	14 S. 3rd St./Green Turtle Tavern	14 S 3rd St.	1900	Frame Vernacular
NA00281	23 S. 3rd St.	23 S 3rd St.	1930	Frame Vernacular
NA00291	11 N. 4th St.	15 N 4th St.	1884	Frame Vernacular
NA00298	129 N. 4th St.	129 N 4th St.	1926	Bungalow
NA00326	310 N. 5th St.	310 N 5th St.	1903	Frame Vernacular
NA00328	320 N. 5th St.	320 N 5th St.	1900	Frame Vernacular
NA00409	325 S. 6th St.	325 S 6th St.	1900	Frame Vernacular
NA00447	110 S. 7th St.	110 S 7th St.	1909	Frame Vernacular
NA00504	215 S. 8th St.	815 Beech St.	1900	Stick
NA00580	302 Ash St.	302 Ash St.	1900	Frame Vernacular
NA00591	406 Beech St.	406 Beech St.	1891	Frame Vernacular
NA00612	301 Broome St.	301 Broome St.	1900	Frame Vernacular
NA00638	509 Cedar St.	509 Cedar St.	1940	Stick
NA00665	708 Centre St.	708 Centre St.	1914	Frame Vernacular
NA01105	Davis & Carter, PA	20 S 5th St.	1947	Masonry vernacular
NA01108	La Bodega Cafe	23 S 3rd St.	1940	Frame Vernacular
NA01121	St. Joseph's Hall	229 N 4th St.	1900	Frame Vernacular
NA01168	Dial Exchange Building	802 Ash St.	1948	Colonial Revival
NA01181	Pompeo's	302 Centre St.	1920	Masonry vernacular

Table 5.2 Downtown District resources that retain NRHP contributing status.

Site Number	Site Name	Address	Year Built	Style
NA00078	Railroad Depot	102 Centre St.	1899	Masonry vernacular
NA00081	The “Tabby” House	27 S 7th St.	1885	Masonry vernacular
NA00083	The Bailey House	28 S 7th St.	1895	Queen Anne
NA00084	Fairbanks House	227 S 7th St.	1885	Italianate
NA00087	St. Peters Episcopal Church	801 Atlantic Ave.	1893	Gothic Revival
NA00090	Palace Saloon	117 Centre St.	1878	Masonry vernacular
NA00091	Villa Las Palmas	315 Alachua St.	1900	Mission
NA00092	St. Michael's School	228 N 4th St.	1882	Second Empire
NA00094	Chadwick House	121 N 6th St.	1900	Queen Anne
NA00095	Dr. D. G. Humphrey House	117 N 6th St.	1900	Queen Anne
NA00096	Hirth House	103 N 6th St.	1880	Italianate
NA00098	Prescott House (Ross-Libby House)	120 N 6th St.	1887	Italianate
NA00099	Hardee House	112 N 6th St.	1850	Queen Anne
NA00100	Baker House	102 N 6th St.	1915	Stick
NA00101	First Presbyterian Church	19 N 6th St.	1859	Greek Revival
NA00102	Lessene-Angel Davis House	415 Centre St.	1857	Greek Revival
NA00103	Horsey House	603 Centre St.	1890	Queen Anne
NA00104A	Florida House, 20 S 3rd St.	20 S 3rd St.	1900	Frame Vernacular
NA00104B	Florida House, 23 S 3rd St.	22 S 3rd St.	1882	Frame Vernacular
NA00105	Nassau County Courthouse	416 Centre St.	1891	Italianate
NA00106	Kelly House	214 S 7th St.	1910	Shingle
NA00107	Williams House	103 S 9th St.	1900	Frame Vernacular
NA00109	Lassere House	130 S 7th St.	1940	Queen Anne
NA00110	Bell House	801 Beech St.	1889	Frame Vernacular
NA00111	Cravey House	314 S 7th St.	1900	Frame Vernacular
NA00112	Waas House	327 S 7th St.	1858	Queen Anne
NA00117	Merrow House	501 N 3rd St.	1880	Frame Vernacular
NA00133	Merrick-Simmons House	102 S 10th St.	1860	Greek Revival
NA00241	1878 Steak House	10 N 2nd St.	1878	Masonry vernacular
NA00242	1878 Steak House	12 N 2nd St.	1878	Masonry vernacular
NA00243	Seydel Building/Crab Trap Restaurant	29-31 N 2nd St.	1900	Masonry vernacular
NA00244	C. H. Huot Building	101-107 N 2nd St.	1882	Masonry vernacular
NA00252	114 N. 3rd St.	114 N 3rd St.	1900	Frame Vernacular
NA00253	117 N. 3rd St.	117 N 3rd St.	1900	Frame Vernacular
NA00255	121 N. 3rd St./Bell-O'Hagan House	121 N 3rd St.	1900	Queen Anne
NA00256	201 N. 3rd St.	201 N 3rd St.	1900	Frame Vernacular
NA00257	210 N. 3rd St.	210 N 3rd St.	1900	Frame Vernacular
NA00258	213 N. 3rd St.	213 N 3rd St.	1900	Frame Vernacular
NA00259	215 N. 3rd St.	215 N 3rd St.	1920	Frame Vernacular
NA00260	217 N. 3rd St.	217 N 3rd St.	1909	Frame Vernacular
NA00261	221 N. 3rd St.	221 N 3rd St.	1903	Frame Vernacular
NA00262	227 N. 3rd St.	227 N 3rd St.	1910	Bungalow
NA00265	302 N. 3rd St.	302 N 3rd St.	1888	Mission
NA00270	412 N. 3rd St.	412 N 3rd St.	1900	Frame Vernacular
NA00271	416 N. 3rd St.	416 N 3rd St.	1900	Frame Vernacular

Table 5.2 Downtown District resources that retain NRHP contributing status (continued).

Site Number	Site Name	Address	Year Built	Style
NA00272	421 N. 3rd St.	421 N 3rd St.	1900	Queen Anne
NA00273	424 N. 3rd St.	424 N 3rd St.	1900	Frame Vernacular
NA00274	432 N.3rd St.	432 N 3rd St.	1900	Frame Vernacular
NA00276	12 S. 3rd St.	12 S 3rd St.	1900	Frame Vernacular
NA00278	17 S. 3rd St.	17 S 3rd St.	1900	Frame Vernacular
NA00282	25 S. 3rd St.	25 S 3rd St.	1919	Frame Vernacular
NA00283	29 S. 3rd St.	29 S 3rd St.	1919	Frame Vernacular
NA00284	30 S. 3rd St.	30 S 3rd St.	1900	Frame Vernacular
NA00290	Barber Shop	5-9 N 4th St.	1903	Masonry vernacular
NA00292	18-20 N. 4th St.	18-20 N 4th St.	1928	Frame Vernacular
NA00293	22 N. 4th St.	22 N 4th St.	1911	Frame Vernacular
NA00294	28 N. 4th St.	28 N 4th St.	1900	Frame Vernacular
NA00295	116 N. 4th St./Phelan-Verot House	116 N 4th St.	1866	Frame Vernacular
NA00296	119 N. 4th St.	119 N 4th St.	1920	Frame Vernacular
NA00297	DURHAM House	123 N 4th St.	1920	Frame Vernacular
NA00300	201 N. 4th St.	201 N 4th St.	1918	Frame Vernacular
NA00301	213 N. 4th St.	213 N 4th St.	1900	Frame Vernacular
NA00302	221 N. 4th St.	221 N 4th St.	1900	Frame Vernacular
NA00303	223 N. 4th St.	223 N 4th St.	1900	Frame Vernacular
NA00309	20 S. 4th St./Salvador House	20 S 4th St.	1900	Frame Vernacular
NA00312	116 S. 4th St.	116 S 4th St.	1900	Frame Vernacular
NA00314	120 S. 4th St.	120 S 4th St.	1920	Frame Vernacular
NA00323	111 N. 5th St.	111 N 5th St.	1909	Frame Vernacular
NA00324	222 N. 5th St.	222 N 5th St.	1884	Frame Vernacular
NA00325	309 N. 5th St.	309 N 5th St.	1920	Bungalow
NA00327	314 N. 5th St.	314 N 5th St.	1900	Frame Vernacular
NA00331	23 S. 5th St.	23 S 5th St.	1900	Frame Vernacular
NA00332	27 S. 5th St.	27 S 5th St.	1925	Bungalow
NA00333	31 S. 5th St.	31 S 5th St.	1900	Masonry vernacular
NA00334	110 S. 5th St.	110 S 5th St.	1900	Frame Vernacular
NA00336	115 S. 5th St.	115 S 5th St.	1909	Frame Vernacular
NA00337	121 S. 5th St.	121 S 5th St.	1900	Frame Vernacular
NA00338	124 S. 5th St.	124 S 5th St.	1920	Frame Vernacular
NA00339	126 S. 5th St.	126 S 5th St.	1900	Frame Vernacular
NA00341	216 S. 5th St.	216 S 5th St.	1941	Frame Vernacular
NA00342	218 S. 5th St.	218 S 5th St.	1948	Frame Vernacular
NA00353	Poole and Stoddard Interiors	9 N 6th St.	1857	Frame Vernacular
NA00355	15 N. 6th St.	15 N 6th St.	1860	Frame Vernacular
NA00356	30 N. 6th St.	30 N 6th St.	1887	Frame Vernacular
NA00369	12 S. 6th St.	12 S 6th St.	1920	Frame Vernacular
NA00370	14 S. 6th St.	14 S 6th St.	1900	Frame Vernacular
NA00371	19 S. 6th St.	19 S 6th St.	1880	Frame Vernacular
NA00372	20 S. 6th St.	20 S 6th St.	1904	Frame Vernacular
NA00373	22 S. 6th St.	22 S 6th St.	1930	Frame Vernacular
NA00376	110 S. 6th St.	110 S 6th St.	1900	Frame Vernacular

(continued)

Table 5.2 Downtown District resources that retain NRHP contributing status (continued).

Site Number	Site Name	Address	Year Built	Style
NA00377	111 S. 6th St.	111 S 6th St.	1900	Frame Vernacular
NA00378	114 S. 6th St.	114 S 6th St.	1900	Bungalow
NA00379	115 S. 6th St.	115 S 6th St.	1927	Bungalow
NA00380	118 S. 6th St.	118 S 6th St.	1922	Bungalow
NA00382	122 S. 6th St.	122 S 6th St.	1910	Frame Vernacular
NA00383	123 S. 6th St.	123 S 6th St.	1903	Frame Vernacular
NA00384	125 S. 6th St.	125 S 6th St.	1900	Frame Vernacular
NA00385	126 S. 6th St.	126 S 6th St.	1907	Frame Vernacular
NA00386	130 S. 6th St.	130 S 6th St.	1850	Frame Vernacular
NA00389	204 S. 6th St.	204 S 6th St.	1900	Frame Vernacular
NA00390	206 S. 6th St.	206 S 6th St.	1900	Frame Vernacular
NA00391	211 S. 6th St.	211 S 6th St.	1934	Frame Vernacular
NA00392	212 S. 6th St.	212 S 6th St.	1900	Frame Vernacular
NA00393	216 S. 6th St.	216 S 6th St.	1900	Frame Vernacular
NA00394	219 S. 6th St.	219 S 6th St.	1920	Bungalow
NA00395	220 S. 6th St.	220 S 6th St.	1880	Frame Vernacular
NA00396	221 S. 6th St.	221 S 6th St.	1920	Bungalow
NA00397	222 S. 6th St.	222 S 6th St.	1885	Frame Vernacular
NA00398	233 S. 6th St.	233 S 6th St.	1900	Frame Vernacular
NA00399	301 S. 6th St.	301 S 6th St.	1900	Frame Vernacular
NA00400	305 S. 6th St.	305 S 6th St.	1900	Frame Vernacular
NA00401	309 S. 6th St.	309 S 6th St.	1900	Frame Vernacular
NA00402	310 S. 6th St.	310 S 6th St.	1879	Frame Vernacular
NA00403	316 S. 6th St.	316 S 6th St.	1954	Frame Vernacular
NA00404	317 S. 6th St.	315 S 6th St.	1912	Frame Vernacular
NA00405	318 S. 6th St.	318 S 6th St.	1948	Frame Vernacular
NA00406	319 S. 6th St.	319 S 6th St.	1905	Frame Vernacular
NA00407	321 S. 6th St.	321 S 6th St.	1900	Frame Vernacular
NA00408	322 S. 6th St.	322 S 6th St.	1900	Frame Vernacular
NA00410	326 S. 6th St.	326 S 6th St.	1900	Frame Vernacular
NA00411	329 S. 6th St.	329 S 6th St.	1900	Frame Vernacular
NA00412	332 S. 6th St.	332 S 6th St.	1930	Frame Vernacular
NA00413	401 S. 6th St.	401 S 6th St.	1900	Frame Vernacular
NA00438	10 S. 7th St.	10 S 7th St.	1900	Frame Vernacular
NA00439	11 S. 7th St.	11 S 7th St.	1900	Frame Vernacular
NA00440	14 S. 7th St.	14 S 7th St.	1887	Frame Vernacular
NA00441	17 S. 7th St.	17 S 7th St.	1900	Gothic Revival
NA00442	23 S. 7th St.	23 S 7th St.	1900	Masonry vernacular
NA00445	102 S. 7th St.	102 S 7th St.	1904	Frame Vernacular
NA00446	106 S. 7th St.	106 S 7th St.	1880	Frame Vernacular
NA00448	111 S. 7th St.	111 S 7th St.	1900	Frame Vernacular
NA00449	112 S. 7th St.	112 S 7th St.	1909	Frame Vernacular
NA00450	114 S. 7th St.	114 S 7th St.	1909	Frame Vernacular
NA00451	Egmont House #1	119 S 7th St.	1900	Frame Vernacular
NA00452	Egmont House #2	123 S 7th St.	1900	Frame Vernacular

Table 5.2 Downtown District resources that retain NRHP contributing status (continued).

Site Number	Site Name	Address	Year Built	Style
NA00453	Egmont House #3	127 S 7th St.	1900	Frame Vernacular
NA00455	131 S. 7th St.	131 S 7th St.	1900	Frame Vernacular
NA00456	202 S. 7th St.	202 S 7th St.	1931	Bungalow
NA00457	208 S. 7th St.	208 S 7th St.	1910	Neoclassical Revival
NA00458	211 S. 7th St.	211 S 7th St.	1909	Frame Vernacular
NA00460	215 S. 7th St.	215 S 7th St.	1900	Queen Anne
NA00461	216 S. 7th St.	216 S 7th St.	1889	Frame Vernacular
NA00462	224 S. 7th St.	224 S 7th St.	1930	Frame Vernacular
NA00463	226 S. 7th St.	226 S 7th St.	1910	Frame Vernacular
NA00465	232 S. 7th St.	232 S 7th St.	1950	Bungalow
NA00466	301 S. 7th St.	301 S 7th St.	1945	Frame Vernacular
NA00467	302 S. 7th St.	302 S 7th St.	1910	Italianate
NA00470	315 S. 7th St.	315 S 7th St.	1870	Frame Vernacular
NA00471	324 S. 7th St.	324 S 7th St.	1946	Bungalow
NA00472	326 S. 7th St.	326 S 7th St.	1930	Bungalow
NA00474	330 S. 7th St.	330 S 7th St.	1930	Tudor Revival
NA00476	402 S. 7th St.	402 S 7th St.	1910	Frame Vernacular
NA00477	406 S. 7th St.	404 S 7th St.	1910	Frame Vernacular
NA00479	410 S. 7th St.	410 S 7th St.	1920	Frame Vernacular
NA00480	414 S. 7th St.	414 S 7th St.	1920	Frame Vernacular
NA00481	416 S. 7th St.	416 S 7th St.	1920	Frame Vernacular
NA00483	430 S. 7th St.	430 S 7th St.	1900	Frame Vernacular
NA00498	101 S. 8th St.	101 S 8th St.	1940	Frame Vernacular
NA00500	113 S. 8th St.	113 S 8th St.	1900	Frame Vernacular
NA00501	121 S. 8th St.	121 S 8th St.	1900	Frame Vernacular
NA00502	125 S. 8th St.	125 S 8th St.	1900	Frame Vernacular
NA00503	131 S. 8th St.	131 S 8th St.	1900	Frame Vernacular
NA00505	219 S. 8th St.	219 S 8th St.	1900	Frame Vernacular
NA00506	225-7 S. 8th St.	225-227 S 8th St.	1900	Frame Vernacular
NA00507	229 S. 8th St.	229 S 8th St.	1900	Frame Vernacular
NA00508	303 S. 8th St.	303 S 8th St.	1900	Italianate
NA00512	10 S. 9th St.	10 S 9th St.	1924	Frame Vernacular
NA00513	1st Baptist Missionary Church	22 S 9th St. S	c1874	Frame Vernacular
NA00515	111 S. 9th St.	111 S 9th St.	1900	Frame Vernacular
NA00517	115 S. 9th St.	115 S 9th St.	1900	Frame Vernacular
NA00545	10 S. 10th St.	10 S 10th St.	1891-	Frame Vernacular
NA00546	14 S. 10th St.	14 S 10th St.	1920	Frame Vernacular
NA00548	19 S. 10th St.	19 S 10th St.	1920	Frame Vernacular
NA00549	23 S. 10th St.	23 S 10th St.	1891	Frame Vernacular
NA00550	Rutishauser House	28 S 10th St.	1883	Frame Vernacular
NA00551	31 S. 10th St.	31 S 10th St.	1885	Frame Vernacular
NA00553	103 S. 10th St.	103 S 10th St.	1857	Frame Vernacular
NA00554	112 S. 10th St.	112 S 10th St.	1883	Frame Vernacular
NA00555	116 S. 10th St.	116 S 10th St.	1900	Frame Vernacular
NA00577	415 Alachua St.	415 Alachua St.	1900	Queen Anne

(continued)

Table 5.2 Downtown District resources that retain NRHP contributing status (continued).

Site Number	Site Name	Address	Year Built	Style
NA00578	512 Alachua St.	512 Alachua St.	1900	Frame Vernacular
NA00579	218 Ash St.	218 Ash St.	1900	Frame Vernacular
NA00582	406 Ash St.	406 Ash St.	1900	Frame Vernacular
NA00583	508 Ash St.	508 Ash St.	1912	Frame Vernacular
NA00584	Amelia Island Paints/512 Ash St.	516 Ash St.	1876	Masonry vernacular
NA00585	Jeffereys House	601 Ash St.	1900	Frame Vernacular
NA00586	605 Ash ST./603 Ash St.	605 Ash St.	1900	Queen Anne
NA00587	604 Ash St.	604 Ash St.	1925	Frame Vernacular
NA00588	614 Ash St.	614 Ash St.	1900	Frame Vernacular
NA00589	Trinity United Methodist Church	715 Ash St.	1891	Gothic Revival
NA00590	402 Beech St.	402 Beech St.	1900	Frame Vernacular
NA00593	408 Beech St.	408 Beech St.	1900	Frame Vernacular
NA00594	501 Beech St.	501 Beech St.	1900	Frame Vernacular
NA00595	502 Beech St.	502 Beech St.	1900	Frame Vernacular
NA00596	509 Beech St.	509 Beech St.	1930	Frame Vernacular
NA00597	Ferreira House/510 Beech St.	512 Beech St.	1873	Frame Vernacular
NA00598	612 Beech St.	612 Beech St.	1900	Frame Vernacular
NA00599	614 Beech St.	614 Beech St.	1900	Frame Vernacular
NA00600	710 Beech St.	710 Beech St.	1910	Frame Vernacular
NA00601	714 Beech St.	714 Beech St.	1907	Frame Vernacular
NA00610	209 Broome St.	205 Broome St.	1900	Frame Vernacular
NA00611	211 Broome St.	211 Broome St.	1900	Frame Vernacular
NA00613	303 Broome St.	305 Broome St.	1900	Frame Vernacular
NA00614	Steil House	414 Broome St.	1900	Frame Vernacular
NA00615	502 Broome St.	502 Broome St.	1925	Frame Vernacular
NA00616	513 Broome St.	511 Broome St.	1900	Frame Vernacular
NA00617	515 Broome St.	515 Broome St.	1939	Frame Vernacular
NA00629	315 Calhoun St.	315 Calhoun St.	1900	Colonial Revival
NA00635	501 Cedar St.	501 Cedar St.	1900	Frame Vernacular
NA00636	505 Cedar St.	505 Cedar St.	1930	Stick
NA00639	511 Cedar St.	511 Cedar St.	1930	Stick
NA00640	606 Cedar St.	606 Cedar St.	1900	Frame Vernacular
NA00641	Duryee Building/Marina Restaurant	101 Centre St.	1882	Masonry vernacular
NA00643	Land and Williams, Inc.	115 Centre St.	1882	Masonry vernacular
NA00644	Dotterer Building/What's Your Bag Gifts	116 Centre St.	1946	Masonry vernacular
NA00646	Hoyt Building/Children's Shop	201 Centre St.	1876	Masonry vernacular
NA00647	Stark Building/Amelia Island Office Supply	202-204 Centre St.	1884	Masonry vernacular
NA00648	Jeffrey's Building/Steger Drugs	205 Centre St.	1900	Masonry vernacular
NA00649	Lynn's Dress Shop	212 Centre St.	1884	Masonry vernacular
NA00650	Three-Star Saloon/Southern Traveler	213 Centre St.	1900	Masonry vernacular
NA00651	The Marigold Patch/Cathy's Flowers	214 Centre St.	1900	Masonry vernacular
NA00652	Angel & Friend Building	215-217 Centre St.	1911	Masonry vernacular
NA00653	Hardee Bros.	216 Centre St.	1900	Masonry vernacular
NA00654	Hardee Bros. Hardware	218 Centre St.	1884	Masonry vernacular
NA00655	J. & T. Kydd Building/Lockwood Drugs	301 Centre St.	1873	Masonry vernacular

Table 5.2 Downtown District resources that retain NRHP contributing status (continued).

Site Number	Site Name	Address	Year Built	Style
NA00656	Allan Building	303 Centre St.	1911	Masonry vernacular
NA00657	Scavenger Gift Shop/Man's World	306 Centre St.	1900	Masonry vernacular
NA00658	Llewellyn's Office Supply	308 Centre St.	1900	Masonry vernacular
NA00659	Swann Building	313 - 319 Centre St.	1900	Masonry vernacular
NA00660	Post Office	401 Centre St.	1910	Italian Renaissance
NA00663	Memorial Methodist Church	601 Centre St.	1935	Neoclassical Revival
NA00666	The Hoyt House	804 Atlantic Ave.	1905	Neoclassical Revival
NA00667	810 Centre St.	810 Atlantic Ave.	1891	Frame Vernacular
NA00668	816 Centre St.	816 Atlantic Ave.	1900	Frame Vernacular
NA00669	Schuyler Residence	901 Atlantic Ave.	1900	Colonial Revival
NA00670	902 Centre St.	902 Atlantic Ave.	1925	Frame Vernacular
NA00672	Old School House	914 Atlantic Ave.	1886	Masonry vernacular
NA00673	New Zion Missionary Baptist Church	10 S 10th St.	1907	Gothic Revival
NA00682	602 Date St.	602 Date St.	1925	Frame Vernacular
NA00683	606 Date St.	606 Date St.	1918	Frame Vernacular
NA00685	310 Escambia St.	310 Escambia St.	1900	Frame Vernacular
NA01100	Coldwell Banker/Lewellan's	309-311 Centre St.	1929	Masonry vernacular
NA01103	1st. Presbyterian Church Sunday School	19 A N 6th St.	1900	Frame Vernacular
NA01119	130 North 3rd St.	130 N 3rd St.	1930	Frame Vernacular
NA01122	304 North 4th St.	304 Calhoun St.	1930	Bungalow
NA01123	307 North 5th St.	307 N 5t St.	1930	Bungalow
NA01192	213 South 6th St.	213 S 6th St.	1930	Bungalow
NA01216	426 South 7th St.	426 S 7th St.	1947	Frame Vernacular
NA01239	Same as NA00644	118 Center St.	1900	Masonry vernacular

Table 5.3 Downtown District resources that gain NRHP contributing status.

Site Number	Site Name	Address	Year Built	Style
NA00266	322 N. 3rd St.	322 N 3rd St.	1885	Frame Vernacular
NA00304	St. Michael's Church	202 N 5th St.	1882	Romanesque
NA00322	The First Baptist Church	31 N 5th St.	1925	Neoclassical Revival
NA00335	111 S. 5th St.	111 S 5th St.	1891	Frame Vernacular
NA00516	112 S. 9th St.	112 S 9th St.	1924	Frame Vernacular
NA00592	407 Beech St.	407 Beech St.	1884	Frame Vernacular
NA01115	Susi Botique	111 Centre St.	1900	Masonry vernacular

5.3 Old Town Fernandina Historic Site

The 1990 NRHP nomination for the Old Town District is for the historic site and its significance in the areas of Archaeology, Community Planning and Development, and Exploration/Settlement. The contributing elements include various archaeological sites and the Spanish design layout of the streets, lots, and plaza. Archaeological sites are not covered by the scope of this project; therefore, they were not part of the survey effort. The 39 architectural historic resources present at the time of the NRHP nomination were considered non-contributing elements within the district.

The 1985 survey effort recorded 16 historic resources; of those, eight were confirmed demolished or otherwise non-extant. We revisited the other eight previously recorded historic resources and updated their GIS information and FMSF forms. We recorded five additional historic resources within the Old Town District. There are also approximately 33 buildings within the district that were assessed as not eligible for survey due to being recent construction or exhibiting extreme loss of historic integrity. The sparse examples of historic architecture (13 of which were eligible for survey) within the Old Town District do not justify a recommendation to include an architectural component to the NRHP listing. However, the Captain's House (Resource NA00688) exhibits a high level of historic integrity and we recommend it eligible for individual listing on the NRHP.

Resource NA00688, The Captain's House 212 Estrada Street

Resource NA00688 (Figure 5.1) is the circa 1870s Captain's House with a mix of Italianate and Queen Anne style architectural elements. The two-story cross-gable frame house was constructed by Captain James Bell and was later owned by Captain Robert Downes. The Italianate elements include the three-story square tower with mansard roof, use of decorative brackets, and elaborate window crowns and hoods. The decorative Queen Anne style elements include jig-sawn lace-like ornaments, exterior texture change using wood shingle siding in areas, and the radiating pattern gable ornaments. The porch uses chamfered supports and decorative spindlework on the balustrade. The house has an

elaborate two-story bay window, and other windows incorporate colored glass light decoration. The windows are one-over-one double hung sash and some are paired. The entry has half-light double doors with colored glass decoration and a transom light. There are two decorative brick chimneys and a historic gable addition on the east, to the rear elevation. The house has more recently been recognized for its prominent role in the 1988 *Pippi Longstocking* film. Recommended eligible for the NRHP under Criterion C, the house exhibits excellent architectural integrity and is considered a unique example of a late nineteenth-century mixed-style house.

Although the NRHP-listed Old Town Fernandina Historic Site does not consider the architectural historic resources as contributing elements, the district is within the locally recognized Historic District Overlay implemented by the City's Chapter 8 of the Land Development Code (City of Fernandina Beach 2016). The 2013 *Old Town Fernandina Preservation and Development Guidelines* (Thomason and Associates 2013) is a comprehensive document that provides standards for architectural design review within the Old Town District. The focus of the guidelines is on preserving the town plan as it was laid out in 1811. Recommendations and guidelines for the rehabilitation of historic properties and the design of new construction are meant to maintain the scale and character of the Old Town District. The Land Development Code and Design Guidelines are crucial management tools that guide thoughtful development and preservation practices within the district.

5.4 Fernandina Beach Historic District

The Downtown District was listed on the NRHP in 1973, and its boundary extended in 1987. Like most neighborhoods and districts, the Downtown District has seen changes throughout the years; either through the loss of historic resources, development infill, or material changes to the historic resources themselves. The 'evolution' of a historic district is unavoidable, and if the changes that take place are guided by appropriate preservation planning measures, then the overall character of the district can be maintained. Fernandina Beach's early preservation planning efforts have provided a good foundation of knowledge



Figure 5.1 View of the Captain's House (Resource NA00688) an example of a mixed-style house incorporating both the Italianate and Queen Anne styles.

about the historic resources within the Downtown District and the important contribution they make to the character of the community. Overall, the Downtown District has retained an above average level of historic integrity since it was expanded in 1987, but some of its historic resources have experienced a loss of integrity that change their contributing status.

There are 22 historic resources that were originally contributing to the Downtown District that we recommend non-contributing due to loss of historic integrity. The loss of integrity is brought about by historically inappropriate alterations and additions to a degree that changes the character of the resource. Although they are often small and incremental, changes such as conspicuous additions or replacement of historic building fabric will eventually obscure a building's historic qualities to the extent that it is almost unrecognizable as a historic resource. This loss of an individual building's character is also detrimental to the overall historic character of a district. Changing the size and shape of a front porch may not seem harmful on its own but coupled with vinyl siding and a side elevation

garage addition, and a house looks distinctly different than when it gained significance. A few of the historic resources have lost their contributing status because they were physically moved outside the boundaries of the district. There are 15 previously recorded resources within the Downtown District confirmed demolished or otherwise non-extant.

There are 7 historic resources that were not originally considered contributing to the NRHP district that we recommend now be added to the list. Many alterations to a historic resource that have obscured or damaged its integrity can be reversed. Enclosed porches can be opened, synthetic siding can be removed, and buildings can be otherwise sensitively rehabilitated to restore their integrity. Resource NA01115 located at 111 Centre Street is circa 1900 commercial masonry vernacular building that we recommend be added to the list of contributing resources. Figure 5.2 provides a view of Resource NA01115. When the 2007 survey recorded the historic resource, the façade was completely covered with a heavy shell aggregate stucco veneer. Since the last survey, the building's brick walls have been



Figure 5.2 View of Resource NA01115, a building that has regained its historic integrity by removing inappropriate building materials.

exposed in a way that restores the historic integrity of the resource.

There are approximately 361 buildings within the Downtown District boundary. Approximately 40 of the 361 were not surveyed because they are recently constructed infill. There are also 65 buildings recommended non-contributing to the Downtown District. This means that the remaining 256 contributing buildings make up almost 71 percent of the total building stock within the Downtown District. These contributing resources are valuable physical records of the past, and they should be protected wherever possible.

5.5 Recommendations

The City of Fernandina Beach has a well-established link to past historic preservation efforts beginning in the early 1970s. The City's steps to preserve its built environment has benefited the tourism economy, and at the same time maintained a local sense of heritage identity. As population pressure rises and the new development that follows contin-

ues, it becomes more important than ever to protect the historic resources that make Fernandina Beach unique. Newly constructed infill and different businesses moving into historic buildings are not necessarily detrimental to the historic districts. In fact, it is the economic and social advancements that help prove the value of the community's historic fabric. It is the community's continued responsibility to act as informed stewards of the historic resources that make up the two districts.

Fernandina Beach has many of the crucial preservation tools already in place. The City's *2030 Comprehensive Plan* includes Goal 11: Historic Preservation Element (included in this report as Appendix B), and the Executive Summary states that "The *Comprehensive Plan* should act as a living and practical document guiding development that enhances and protects the quality of life for City residents while preserving its natural and cultural resources for future generations (City of Fernandina Beach 2017, Executive Summary:4)." The Fernandina Beach Land Development Code includes a chapter which establishes the local Historic District

Overlay and sets public policy to protect the City's cultural resources (City of Fernandina Beach 2016). Also, both historic districts have up-to-date design guidelines that provide local property owners and the Historic District Council with "clear and detailed standards to guide rehabilitation and new construction with the historic district (Thomason and Associates 2013:ii)." Combined, the documents are a solid basis for the City's preservation planning activities; firm adherence to the codes and guidelines is crucial for the future of the historic districts.

No alterations to the boundaries of the historic districts are recommended. There is no substantial loss of district integrity within specific areas, and there are no areas just outside the boundaries that warrant inclusion by way of NRHP nomination. However, there are three resources outside of the Downtown District boundary that were revisited and require further research to make a NRHP determination. The Peck Center complex (Resources NA00132 and NA01221) was determined not eligible by the DHR in 1982, and we recommend it for further research and re-evaluation. Macedonia A.M.E. Church (NA00521) was previously recommended eligible for listing on the NRHP. We do not recommend it eligible based on architecture alone but recommend it for further research and evaluation. The Cook & Cook Seafood fish house (with both Resource numbers NA01184 and NA01230) was previously recommended eligible for listing on the NRHP. We do not recommend it eligible based on architecture alone but recommend it for further research and evaluation.

After completing the survey, Brockington and Associates, Inc., recommends that the future of Fernandina Beach's general historic preservation efforts include:

- Invest in preservation training from groups like the Florida Main Street program for City staff dedicated to preservation work;
- Provide guidance to Fernandina Beach citizens on federal and local historic preservation tax incentives for sensitive rehabilitation of historic resources;
- Meet with community organizations such as the Historical Society on the uses of historic preservation in community planning;
- Deliver written and oral presentations to

professionals and lay organizations on historic preservation efforts conducted by the City;

- Promote rehabilitation of historic properties, which is a labor intensive (rather than materials intensive) activity that creates well-paying jobs;
- Promote heritage tourism to the City of Fernandina Beach through programs such as the National Register's Online Travel Itinerary, which creates self-guided tours to historic places listed on the NRHP based on text and photographs supplied by the City.

5.5.1 Recommendations for Public Education

There are countless ways to present history to the public; below are some suggestions that focus on the City's historic resources and public accessibility to historical information.

Architectural History Publication

The City of Fernandina Beach's historic architecture conveys the story of the City's development and contributes to its aesthetic value and unique sense of place. The ongoing public and private efforts to preserve Fernandina Beach's historic built environment could be enhanced by a public history book that chronicles the City's architectural history, complete with historic and contemporary photographs of its historic resources.

Electronic Availability of Historical Resources

In our electronic age, the Internet is the first place many people look when they begin a search for information. The City could create an online portal for history documents where it can publish electronic versions of National Register nominations for Fernandina Beach's resources, as well as other narrative histories, historic contexts, maps, and historic photographs.

Historic Markers and Plaques

Historic markers and plaques are a simple way to recognize and raise awareness of locally important historic resources. An inventory of existing markers in and around the City would be a good foundation for determining what sites to mark in the future.

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- 2018 Map of the Land Parcels of Fernandina Beach, Florida. Map Courtesy of the Nassau County GIS and City of Fernandina Beach, Florida Planning Department.

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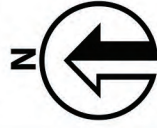
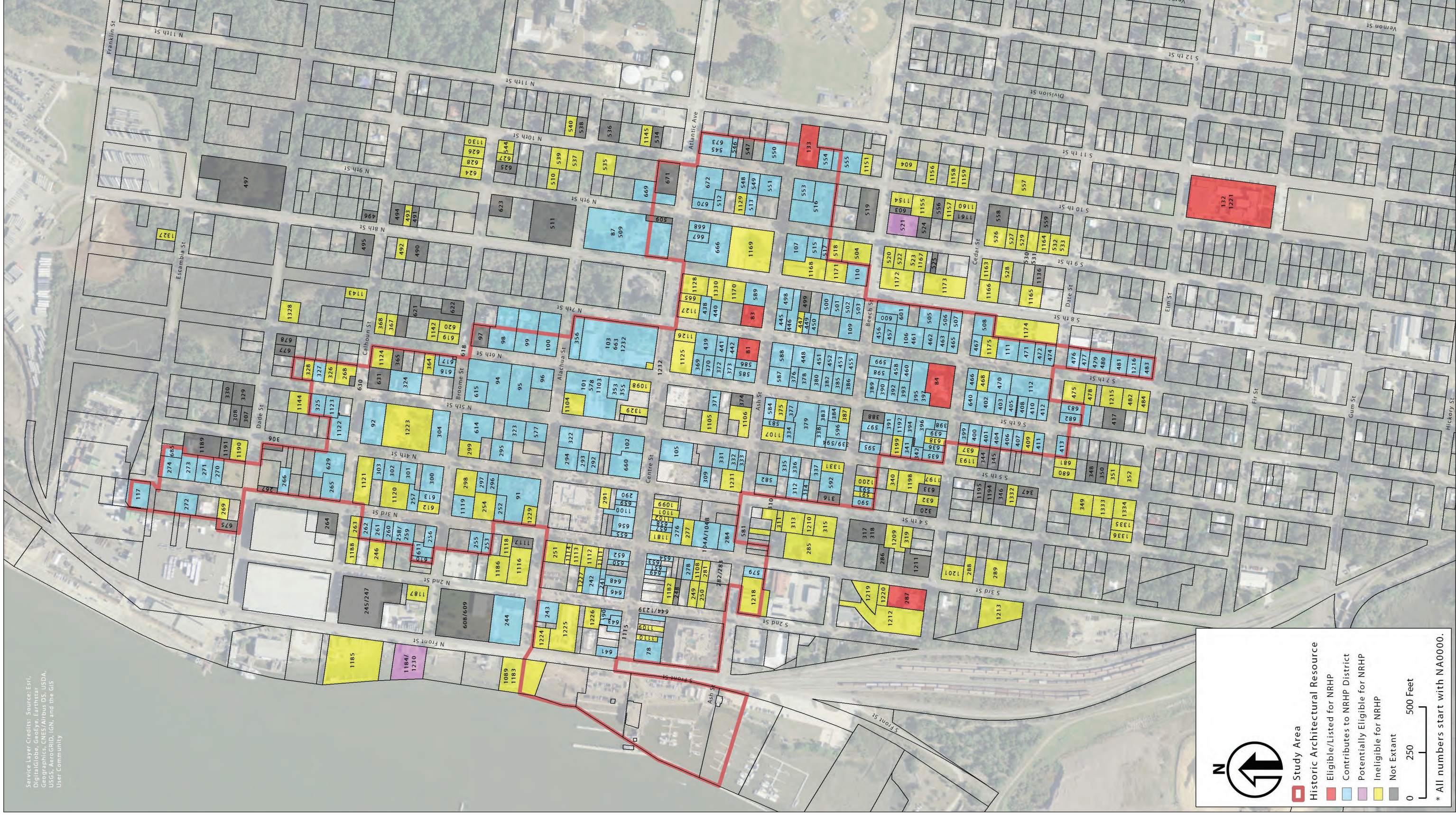
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Appendix A

Study Area Maps

Service Layer Credits: Source: Esri,
DigitalGlobe, GeoEye, Earthstar
Geographics, CNES/Airbus DS, USDA,
USGS, AeroGRID, IGN, and the GIS
User Community



Study Area

Historic Architectural Resource

Eligible/Listed for NRHP

Contributes to NRHP District

Potentially Eligible for NRHP

Ineligible for NRHP

Not Extant

0 250 500 Feet

* All numbers start with NA0000.

Service Layer Credits: Source: Esri,
DigitalGlobe, GeoEye, Earthstar
Geographics, CNES/Airbus DS, USDA,
USGS, AeroGRID, IGN, and the
User Community



Historic Architectural Resource

Eligible/Listed for NRHP

Ineligible for NRHP

Not Extant

Study Area

0 250 500 Feet

* All numbers start with NA0000.

Appendix B

“Goal 11, Historic Preservation Element” from the City of
Fernandina Beach’s *2030 Comprehensive Plan*

GOAL 11

HISTORIC PRESERVATION ELEMENT





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HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element is intended to protect and preserve the historic and cultural resources within the City of Fernandina Beach and to promote public awareness of the benefits of preserving such resources. This is the first time the City has had a Historic Preservation Element in the Comprehensive Plan. Consideration of the needs for future survey and study of cultural and historic resources in the community are a part of this element, as are policies that strengthen and support historic preservation practices that have been a part of Fernandina Beach since the 1970's. The Element goal is that the City shall ensure preservation and protection of historic, archaeological, paleontological, and cultural resources within Fernandina Beach.

HISTORIC PRESERVATION ELEMENT HIGHLIGHTS

1. Continue to conduct historic, cultural, and archaeological resource surveys as needed, and update and develop ordinances, guidelines, and databases that seek to protect and preserve cultural and historic resources;
2. Ensure protection of archaeological resources;
3. Establish programs and policies that incentivize historic and cultural resource preservation;
4. Emphasize the City's role in being a good steward and leader in protection of historic resources;
5. Encourage maintenance and preservation of historic structures;
6. Include historic and cultural resources in post-disaster redevelopment planning;
7. Encourage compatible design and planning within and surrounding historic districts;
8. Increase community awareness of historic and cultural resource preservation;
9. Protect and revitalize non-designated historic structures and neighborhoods;
10. Promote historic preservation as a form of sustainable development;
11. Maintain and protect Bosque Bello Cemetery; and
12. Increase intergovernmental coordination regarding historic and cultural resource preservation.



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GOAL 11: HISTORIC PRESERVATION ELEMENT

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Historic Resources

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Archaeological and Paleontological Resources

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Objective 11.10.

Bosque Bello Cemetery

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Objective 11.11

Intergovernmental Coordination

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GOAL 11 | HISTORIC PRESERVATION ELEMENT

THE CITY SHALL ENSURE PRESERVATION AND PROTECTION OF HISTORIC, ARCHAEOLOGICAL, PALEONTOLOGICAL, AND CULTURAL RESOURCES WITHIN FERNANDINA BEACH.

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 11.01.02.

The City shall maintain an inventory of structures, sites and districts eligible or potentially eligible for listing on the National Register of Historic Places. Where identified, the City shall contact owners of historic resources and properties eligible or potentially eligible for listing on the National Register to encourage nomination of such properties to the National Register.

POLICY 11.01.03.

The City shall implement a process for local historic district designation and evaluate areas potentially eligible for future local historic district designation.

POLICY 11.01.04.

The City will continue to evaluate the need for updated historic, cultural and archaeological resource surveys identifying these resources within Fernandina Beach. Where new or updated surveys are needed, the City will continue to pursue grant funding to assist in conducting the surveys.

POLICY 11.01.05.

The City shall conduct a survey of all City-owned and managed properties including lands, buildings, and features in order to compile an inventory of historic resources under City supervision.

POLICY 11.01.06.

The City shall continue implementation of the historic preservation ordinance and continually monitor the ordinance for needed modifications to best protect historic, cultural and archaeological resources within the City. The City will continue through its historic preservation ordinance to ensure projects affecting historic properties, districts or sites within the City are in compliance with the Secretary of the Interior's Standards.

POLICY 11.01.07.

The City shall initiate amendments to the Land Development Code to remove any provisions that discourage the reuse and rehabilitation of historic properties.

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.

POLICY 11.01.09.

The Downtown Historic District Guidelines, the Old Town Preservation and Development Guidelines, and the CRA Design Guidelines will be used in the City's Certificate of Appropriateness process and provide information to property owners, architects and contractors. The City will continue to evaluate the necessity of updates and revisions to the Design Guidelines, or the creation of new Guidelines as needed.

POLICY 11.01.10.

The City shall maintain updated information on historic properties, cultural resources and archaeological sites in the City's GIS mapping system.

POLICY 11.01.11.

The City shall ensure administrative processes and fees encourage and incentivize the reuse and rehabilitation of historic resources.

OBJECTIVE 11.02.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

The City shall make efforts to identify, preserve, and protect archaeological and paleontological resources within Fernandina Beach.

POLICY 11.02.01.

The City shall, by December 2012, initiate a survey project to identify and model areas of potential archaeological and paleontological significance within Fernandina Beach. If feasible, the survey shall include submerged cultural resources. The City will pursue grant funding to assist in conducting the survey. Information from the survey shall be included and maintained in the City's GIS mapping system.

POLICY 11.02.02.

Upon completion of the survey project, the City shall implement land development regulations addressing archaeological and paleontological protection. The City shall seek the input of the Florida Public Archaeology Network in drafting the regulations.

POLICY 11.02.03.

The City shall be responsible for ensuring that any proposed development projects will not adversely impact a significant archaeological or paleontological site, and shall seek assistance from a professional archaeologist or consulting firm in assessing the potential impacts of development projects.

POLICY 11.02.04

The City shall provide training for City employees regarding archaeological resources, areas of archaeological and paleontological significance with the City, and procedures for addressing identified resources.

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 11.03.02.

The City shall encourage employing a full-time historic preservation planner in order to ensure proper preservation efforts for the City's historic, cultural and archaeological resources.

POLICY 11.03.03.

The City will foster inter-departmental cooperation regarding historic preservation and ensure coordination and training among City employees regarding preservation efforts.

POLICY 11.03.04.

The Building Official shall coordinate with appropriate review boards on updates to the Florida Building Code, or other applicable building codes, that may impact historic structures.

POLICY 11.03.05.

City Code Enforcement staff shall be trained on an as needed basis to identify and cite historic properties that are subject to demolition by neglect. Code Enforcement will continue to work with the City on inspections within the historic districts. The applicable review boards shall work together regarding Code cases of demolition by neglect within the historic districts.

POLICY 11.03.06.

Planning studies conducted by the City, including but not limited to studies on neighborhoods, housing, transportation, drainage, stormwater, utilities or disaster planning shall identify the presence of historic resources and the impact of any proposals on these resources.

POLICY 11.03.07.

Any project sponsored by or under the authority of the City, either financially or administratively, which involves a site modification, rehabilitation of historic buildings, or construction of new buildings within a designated historic district or the Community Redevelopment Area shall adhere to appropriate historic preservation standards for such activity, shall be subject to review by the applicable review board, and shall seek the assistance of design and build professionals specializing in historic preservation in the completion of the work.

POLICY 11.03.08.

The City shall continue the use of historic buildings for governmental purposes and shall consider the acquisition of historic buildings for adaptive reuse for municipal purpose when additional space is required. Any building fifty (50) or more years old considered for surplus by the City shall be submitted prior to sale for review by the applicable review board. Any such building determined to have historic or architectural significance, if considered surplus, shall be sold or otherwise conveyed by the City with protective covenants to ensure its preservation and proper rehabilitation.

POLICY 11.03.09.

The City shall activate the Historic Preservation Trust Fund during the annual budget process in order to provide for activities as authorized by Ordinance 2005-20.

POLICY 11.03.10.

The City shall pursue strategies and incentives for property owners that will lead to the preservation, as opposed to the demolition, of buildings located in designated historic districts, including but not limited to, utilizing the Historic Preservation Trust Fund to provide financial and educational opportunities for historic property owners.

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 11.03.12.

The City shall continue to implement ad valorem tax exemptions for historic properties as authorized by Florida Statutes.

POLICY 11.03.13.

The City shall continue to implement the heritage tree program, and initiate amendments to the program as needed in order to best protect the City's heritage trees.

POLICY 11.03.14.

The City shall continue to monitor and seek support from state and federal programs related to historic preservation, and shall pursue grant funding where feasible to complete projects in the City related to historic, cultural and archaeological resource protection.

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.

POLICY 11.03.16.

The City shall maintain active Certified Local Government status and ensure all Certified Local Government requirements are met as defined by the State Historic Preservation Officer.

POLICY 11.03.17.

The City shall continue to maintain a regularly updated list of pre-qualified architectural and archaeological consultants and establish policies and procedures for use of the consultants.

POLICY 11.03.18.

The City shall encourage public-private partnerships in restoring and revitalizing the City's historic districts and historic non-designated neighborhoods.

POLICY 11.03.19.

The City shall encourage retention of essential public services, such as a post office, library and other government functions, in the historic downtown district, and encourage reuse of historic buildings for these functions where feasible.

**OBJECTIVE 11.04.
HISTORIC STRUCTURES**

The City shall actively encourage maintenance and preservation of historic structures.

POLICY 11.04.01.

The City's historic preservation ordinance shall continue to include a demolition by neglect provision, and the City shall regularly evaluate such provision to ensure that it is effectively preventing or reducing demolition by neglect in the historic districts.

POLICY 11.04.02.

The City shall conduct, at a minimum, annual windshield surveys of historic district properties in conjunction with Code Enforcement staff to monitor and maintain properties for any risk due to demolition by neglect.

POLICY 11.04.03.

The City shall evaluate incentives and identify partners that may allow the City and its partners to assist historic property owners with maintenance and preservation of their properties.

POLICY 11.04.04.

The City shall utilize a portion of the dedicated funds from the Historic Preservation Trust Fund to provide for small grants to historic district property owners to assist in maintenance and preservation efforts.

**OBJECTIVE 11.05.
POST-DISASTER STRATEGIES**

The City shall establish programs and policies regarding post-disaster strategies for historic and cultural resources within Fernandina Beach.

POLICY 11.05.01.

The City shall ensure that historic, cultural and archeological resource protection is addressed in any post-disaster redevelopment planning efforts within the City.

POLICY 11.05.02.

The City shall ensure that procedures for emergency actions regarding historic, cultural or archaeological resources following a disaster are included in any post-disaster redevelopment planning efforts within the City.

POLICY 11.05.03.

The City shall coordinate with Nassau County regarding post-disaster redevelopment planning and ensure the Nassau County Post-Disaster Redevelopment Plan incorporates historic, cultural and archaeological resource protection within the City.

POLICY 11.05.04.

The City shall provide information to property owners regarding disaster planning and protection of historic resources.

POLICY 11.05.05.

The City shall support incentive-based mitigation measures for historic structures or sites in order to improve community resilience.

OBJECTIVE 11.06.**DESIGN AND PLANNING**

The City shall encourage compatible design and planning within and surrounding existing historic districts.

POLICY 11.06.01.

The City shall ensure that new and infill development adjacent to the Downtown and Old Town historic districts respects and complements the patterns, character, and scale of those historic districts.

POLICY 11.06.02.

The City shall evaluate the neighborhoods contiguous to the historic districts, and evaluate strategies for revitalization of existing structures in these neighborhoods in a manner that is consistent with their original development and also compatible with the adjacent historic districts.

POLICY 11.06.03.

The City shall utilize urban design and streetscape plans when seeking to revitalize neighborhoods, particularly for the historic districts, in order to accomplish the goals of preservation and sustainable development and to maintain the character of the neighborhood and quality of life.

POLICY 11.06.04.

Street, sidewalk, utility and other improvements undertaken by the City in designated historic districts shall be consistent, where practical, with the historic character of those districts.

POLICY 11.06.05.

The City shall encourage placement of underground utilities in historic areas to protect the aesthetic character of the historic resources. If significant archaeological resources are present, the resources should be documented by an archaeologist and the impact of the utilities shall be mitigated per archaeological standards.

POLICY 11.06.06.

The City shall strive to improve and develop parks and create pedestrian and bicycle pathways in designated historic districts.

OBJECTIVE 11.07.**COMMUNITY AWARENESS**

The City shall seek to increase community awareness of historic, cultural and archaeological resource preservation.

POLICY 11.07.01.

The City shall promote historic preservation throughout the community by providing educational opportunities regarding historic, cultural and archaeological resources, including but not limited to, workshops, publications and media outreach.

POLICY 11.07.02.

The City shall provide for the interpretation of City-owned historic resources, including but not limited to, media outreach, interpretive kiosks or plaques, and staff outreach.

POLICY 11.07.03.

The City shall support and encourage local projects involving education of children regarding historic, cultural and archaeological resources.

POLICY 11.07.04.

The City shall support local projects involving walking or bicycling through historic areas.

POLICY 11.07.05.

The City shall continue a local preservation awards program to officially recognize excellence in local historic preservation activities, and shall partner with local preservation organizations to promote the awards program.

POLICY 11.07.06.

The City shall, with the cooperation of property owners, encourage community and cultural events to take place in the historic districts, historic neighborhoods and other areas to enhance awareness and appreciation of the cultural heritage in the City.

POLICY 11.07.07.

The City shall cooperate with local preservation organizations in identifying existing and potential local historic preservation issues and in addressing solutions to those issues. The City shall also cooperate with local preservation organizations in identifying opportunities for partnering to advance community awareness of historic, cultural, and archaeological resource preservation in the community.

POLICY 11.07.08.

The City shall coordinate with the Florida Trust for Historic Preservation and the Division of Historical Resources to bring training opportunities to Fernandina Beach regarding historic preservation for interested City employees, Board members, historic property owners, and members of the public.

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.

POLICY 11.08.02.

The City shall use the 2011 Reconnaissance-level Architectural Survey of the City Limits to identify non-designated historic structures and neighborhoods within the City, and shall evaluate strategies for encouraging revitalization of these structures and neighborhoods in a manner that is consistent with their original development.

POLICY 11.08.03.

The City shall review the existing Land Development Code for requirements that would prevent a potentially historic but non-designated structure or neighborhood from retaining the overall scale, massing, height, area, setbacks, and other elements that contribute to that neighborhood's character.

POLICY 11.08.04.

The City shall review and make specific recommendations to the City Commission regarding changes or modifications to the Land Development Code that will assist in protecting the character of these historic non-designated structures and neighborhoods.

POLICY 11.08.05.

The City shall involve residents of neighborhoods in any planning processes related to potential Land Development Code changes affecting their neighborhoods.

POLICY 11.08.06.

The City will identify areas of concentration of resources which appear to qualify as historic districts or neighborhoods worthy of protection due to historic or cultural development characteristics and evaluate designation of such neighborhoods as historic districts or neighborhood conservation districts. If areas are identified, land development regulations shall be established to preserve and protect these areas from the encroachment of incompatible land uses.

POLICY 11.08.07.

The City shall involve the community and residents of the identified neighborhoods in planning processes related to identification of their neighborhoods as eligible to be a historic or neighborhood conservation district. The City Commission shall use a public hearing process to establish any proposed historic district or neighborhood conservation district.

POLICY 11.08.08.

The City shall consider implementing incentives, including but not limited to, tax exemptions, expedited permitting, or reduced fees, for property owners to rehabilitate existing structures within these non-designated historic neighborhoods.

POLICY 11.08.09.

The City shall consider the use of tax increment financing or other taxing mechanisms as a method to promote the revitalization of non-designated historic neighborhoods.

OBJECTIVE 11.09.
SUSTAINABLE DEVELOPMENT

The City shall encourage historic preservation as a form of sustainable development, and recognize the interconnection between historic preservation and sustainable construction strategies.

POLICY 11.09.01.

The City shall encourage historic preservation as a sustainable building practice that encourages reuse of existing resources and helps reduce energy consumed and waste created as part of the demolition and building process.

POLICY 11.09.02.

The City shall review the Land Development Code for regulations that encourage teardowns of existing structures and make recommendations to the City Commission regarding changes or alterations to the Land Development Code that will assist in prevention of teardowns and retention of existing structures, including identifying incentives such as tax exemptions, expedited permitting, or reduced fees, to promote reuse of existing structures.

POLICY 11.09.03.

The City shall remain apprised of emerging technologies regarding sustainability, particularly regarding energy efficiency, and evaluate the need for changes or alterations to the design guidelines to accommodate use of these technologies on historic structures in a manner still in keeping with the Secretary of the Interior Standards for Rehabilitation.

POLICY 11.09.04.

The City shall remain apprised of sustainable construction techniques and evaluate the need for changes or alterations to the design guidelines to accommodate use of these techniques on historic structures in a manner still in keeping with the Secretary of the Interior Standards for Rehabilitation.

OBJECTIVE 11.10.
BOSQUE BELLO CEMETERY

The City shall continue to maintain and protect historic Bosque Bello Cemetery.

POLICY 11.10.01.

The City shall continue to protect the Bosque Bello Cemetery as a historically and culturally significant part of the community's history.

POLICY 11.10.02.

The City shall have a cemetery master plan created providing for the long-term viability and care of Bosque Bello. Such plan shall include provisions for the maintenance and treatment of historic markers and walls and maintenance of landscaping and the tree canopy in the cemetery, assigning priority to those areas in most need of preservation or care.

POLICY 11.10.03.

The City shall document the markers and identify unmarked graves in the cemetery, through written and photographic documentation and maintain

records of this documentation. Where possible, the City shall utilize GPS devices to record and incorporate this information into the City's GIS mapping program.

POLICY 11.10.04.

The City shall seek the knowledge and assistance of professionals trained in historic cemetery preservation and maintenance, where feasible.

POLICY 11.10.05.

The City shall provide adequate staffing in order to properly maintain the cemetery and encourage staff education and training regarding cemetery preservation strategies and techniques.

POLICY 11.10.06.

The City shall seek assistance from volunteers in the City in efforts to document, maintain and preserve the cemetery.

POLICY 11.10.07.

The City shall seek state and federal grant funding to assist in proper documentation, maintenance and preservation of the cemetery.

POLICY 11.10.08.

The City shall evaluate Bosque Bello for possible inclusion in the National Register and shall seek assistance in preparing a National Register nomination.

POLICY 11.10.09.

City departments shall coordinate to ensure that the above responsibilities are shared.

OBJECTIVE 11.11.

INTERGOVERNMENTAL COORDINATION

The City shall seek to increase intergovernmental coordination regarding historic, cultural and archaeological resource preservation.

POLICY 11.11.01.

The City shall coordinate with Nassau County regarding historic, cultural and archaeological resources within City limits, and shall coordinate with Nassau County should the potential arise for County activities to impact these resources.

POLICY 11.11.02.

The City shall continue to coordinate with the Nassau County Property Appraiser regarding notification that certain properties within the City are within the boundaries of a historic district and regarding implementation of ad valorem tax exemptions for historic properties.

POLICY 11.11.03.

The City shall coordinate with the Nassau County School Board to designate eligible school buildings under the local ordinance or the National Register. The City shall assist the school board in identifying the buildings appearing to qualify as historic landmarks.

POLICY 11.11.04.

The City shall coordinate with the State Historic Preservation Officer, the State Division of Historic Resources, and the Florida State Parks System regarding historic, cultural and archaeological resources in the City.

POLICY 11.11.05.

Where possible, the City shall coordinate with state agencies whose activities may impact historic, cultural and archaeological resources in the area, including but not limited to the Department of Transportation, the Department of Environmental Protection, the Department of Emergency Management, and the St. Johns River Water Management District.

POLICY 11.11.06.

Where possible, the City shall coordinate with federal agencies whose activities may impact historic, cultural and archaeological resources in the area, including but not limited to the National Park Service, the United States Army Corps of Engineers, the General Services Administration, and the Federal Emergency Management Agency.



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1. Tringali Family Property
2. FB Public School No. 1
3. C.H. Huot 1882 Building
4. Pineland Bank
5. Thompson House
6. Fernandina Beach City Hall

*THE CITY SHALL ENSURE PRESERVATION AND PROTECTION
OF HISTORIC, ARCHAEOLOGICAL, PALEONTOLOGICAL, AND
CULTURAL RESOURCES WITHIN FERNANDINA BEACH.*

- City of Fernandina Beach Comprehensive Plan Goal 11



Properties of Concern/ Opportunity to the Historic District 2020

Department of Planning & Conservation

Tringali Family Property



Tringali Family Property

- Address: Block 12 Lots 5-24 (124 S. 3rd St, 119, 123, & 125 S. 4th St.)
- Year Built: c. 1920s
- FL Master Site File: 8NA0285
- In the Historic District: No CRA: No
- Total Acreage: 1.23 acres
- Owner of Record: Anthony J. Tringali Revocable Trust, Josephine Tringali & Anthony J. Tringali.
- Zoning: MU-1 (lots 5-14) & R-2 (lots 15-24)
- Threats: Demolition by Neglect, Development Pressure, Insensitive Alterations

Tringali Family Property

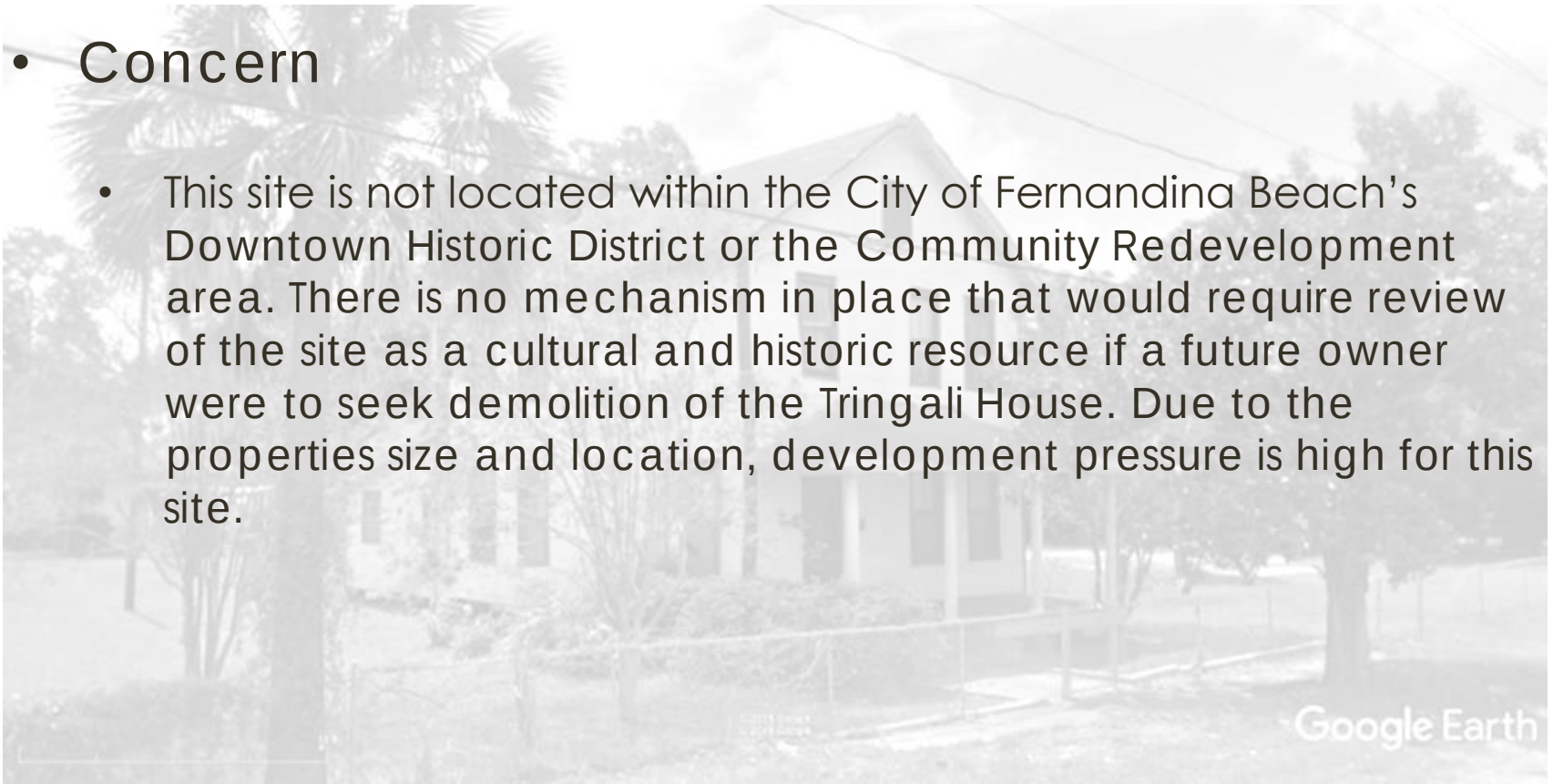
- Why is this property significant?
 - This property consists of 20 underlying 25' lots of record. The property contains four single-family residential homes and associated accessory structures belonging to the Tringali family. The Tringali family played an important role in the development of the modern shrimping industry in Fernandina.
 - The 1920's frame vernacular home is an example of a typical home in Fernandina during its period of significance. Much attention has historically been given to more elaborate homes like the Bailey House or Fairbanks House, while the significance of many of the homes and contributions of working-class Fernandina residents get overlooked.

Google Earth

Tringali Family Property

- Concern

- This site is not located within the City of Fernandina Beach's Downtown Historic District or the Community Redevelopment area. There is no mechanism in place that would require review of the site as a cultural and historic resource if a future owner were to seek demolition of the Tringali House. Due to the properties size and location, development pressure is high for this site.



Tringali Family Property

- Opportunity
 - This property represents a good opportunity for possible adaptive uses of the site to serve a modern function, while telling the story of Fernandina through the lens of the Tringali family. Possible uses include the rehabilitation of the Tringali House to serve as office space for local non-profit preservation agencies, such as the Fernandina Beach Main Street program and the Amelia Island Fernandina Restoration Foundation. The historic wood frame accessory structure on the property could serve as a community meeting room that could feature artifacts and displays that tell the history of the Tringali family and shrimping in Fernandina. The site would have adequate land for parking to serve its needs, as well as provide for additional parking downtown.

Tringali Family Property

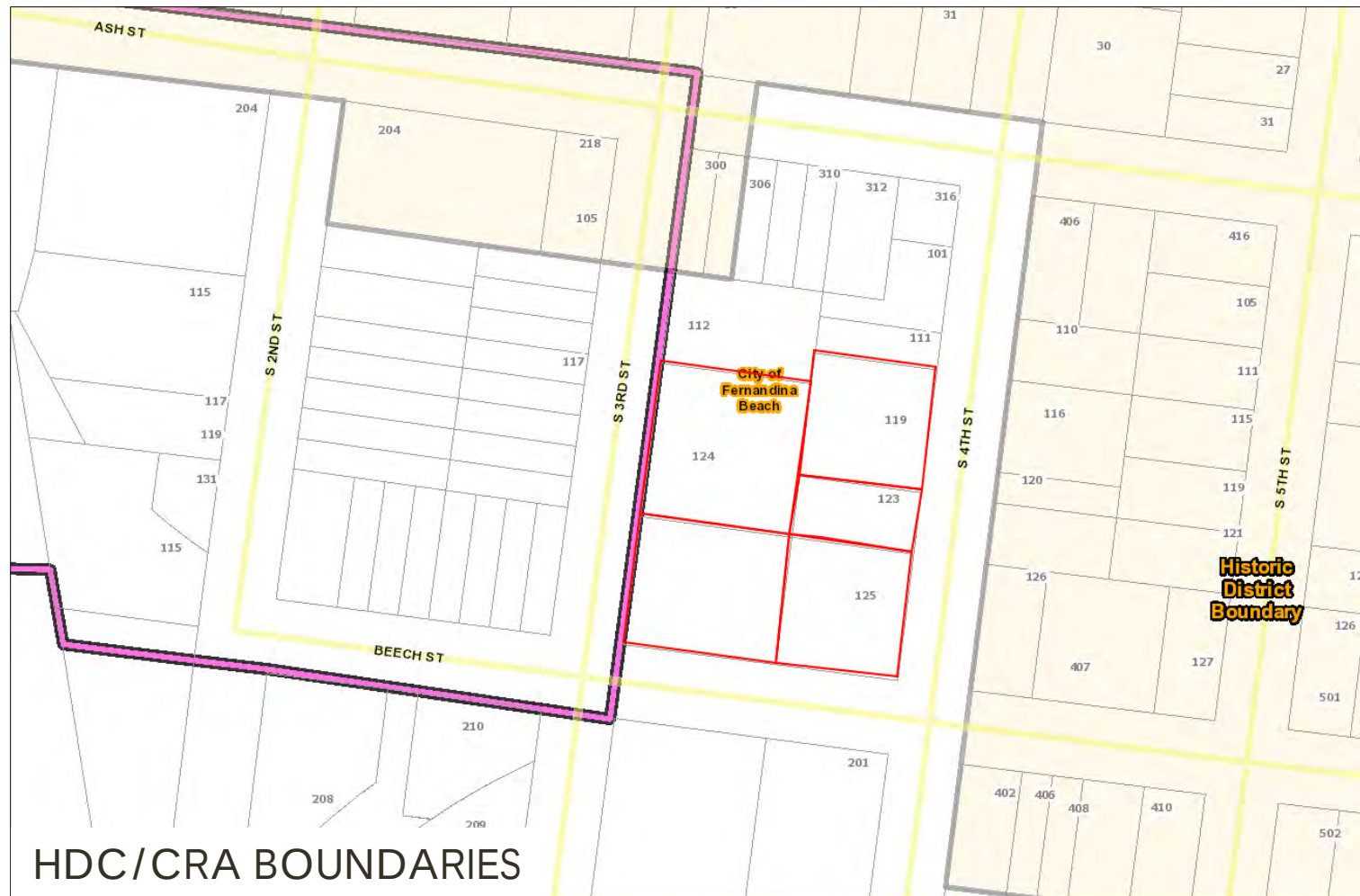
- Opportunity
 - Possible funding opportunities include the FL Division of Historical Resources Special Category Grant, National Endowment for the Arts Our Town Grant, etc.



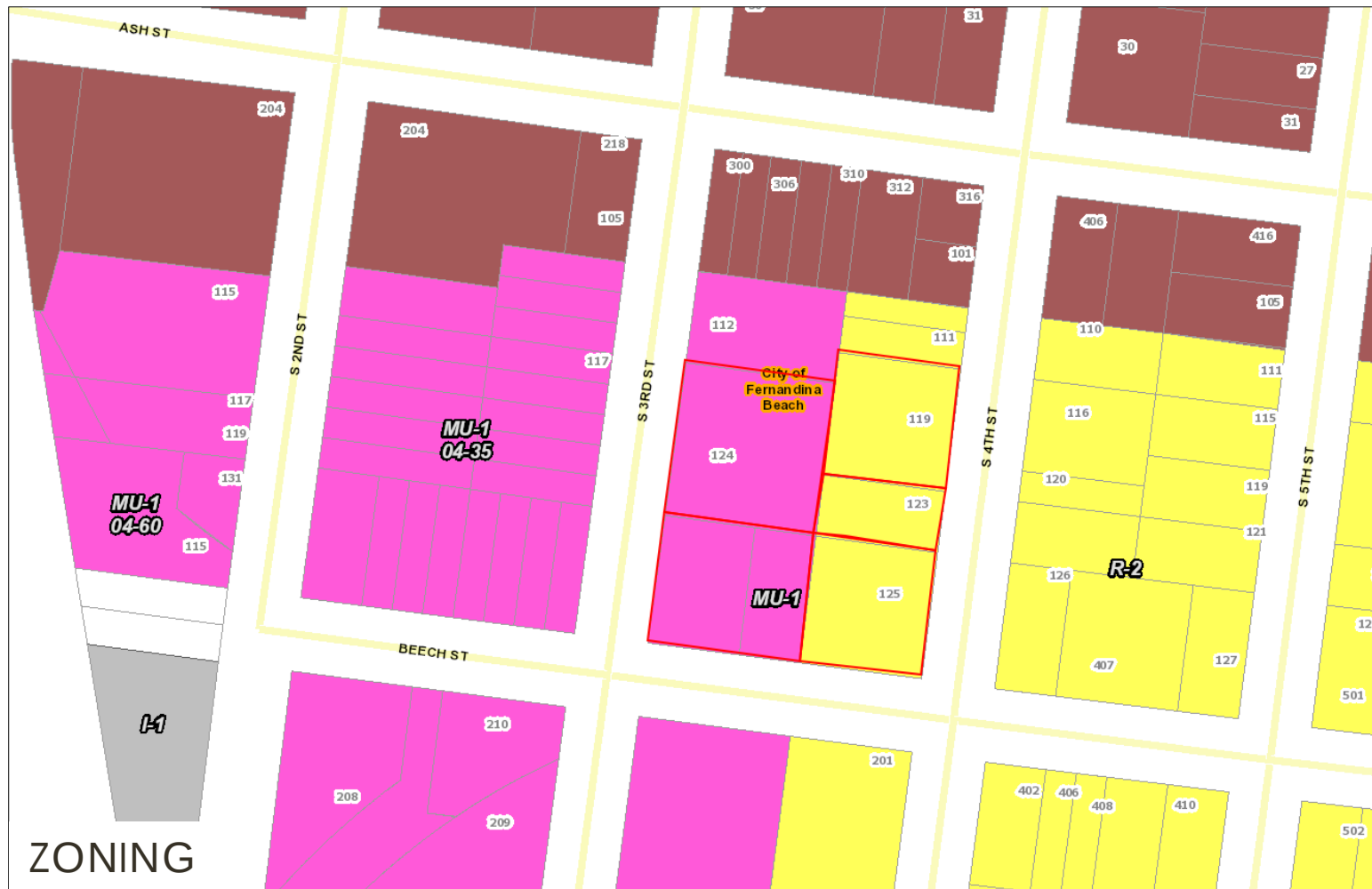
Tringali Family Property



Tringali Family Property



Tringali Family Property



Tringali Family Property



Tringali Family Property



Fernandina Beach Public School No.1



FERNANDINA HIGH SCHOOL, FERNANDINA, FLA.

Fernandina Beach Public School No.1

- Address: 1201 Atlantic Avenue (Nassau County School Board District Office)
- Year Built: 1927
- FL Master Site File: 8NA00702
- In the Historic District: No CRA: No
- Total Acreage: 16.58 acres
- Owner of Record: Nassau County School Board
- Zoning: PI-1
- Threats: Development Pressure, Insensitive Alteration

FERNANDINA HIGH SCHOOL, FERNANDINA, FLA.

Fernandina Beach Public School No.1

- Why is this property significant?
 - This property is significant to the City in the areas of Architecture and Education.
 - Constructed c. 1927, it is a two-story masonry vernacular educational building. It is noteworthy for its two-story cast-stone pilasters. It has been altered by infill of some of the windows. It's builder was Gruhn construction Company.
 - Public School No. 1 was designed by Roy A. Benjamin , one of Florida's most prominent architects.
 - A charter member of the Florida Association of Architects, Benjamin was responsible for the design of landmark buildings throughout the state, particularly in Jacksonville. Among his commissions in other parts of the state was the first skyscraper in Lakeland, a ten-story marble arcade erected during the 1920's.

Fernandina Beach Public School No.1

- **Concern**

- This structure is not included in the Downtown Historic District. As such, if the School Board were to vacate the structure in the future, redevelopment of this site would not require any review that would ensure the proper treatment of this historic resource.
- Due to the P-1 (Public and Institutional) zoning of the property, adaptive use would be limited to government functions.

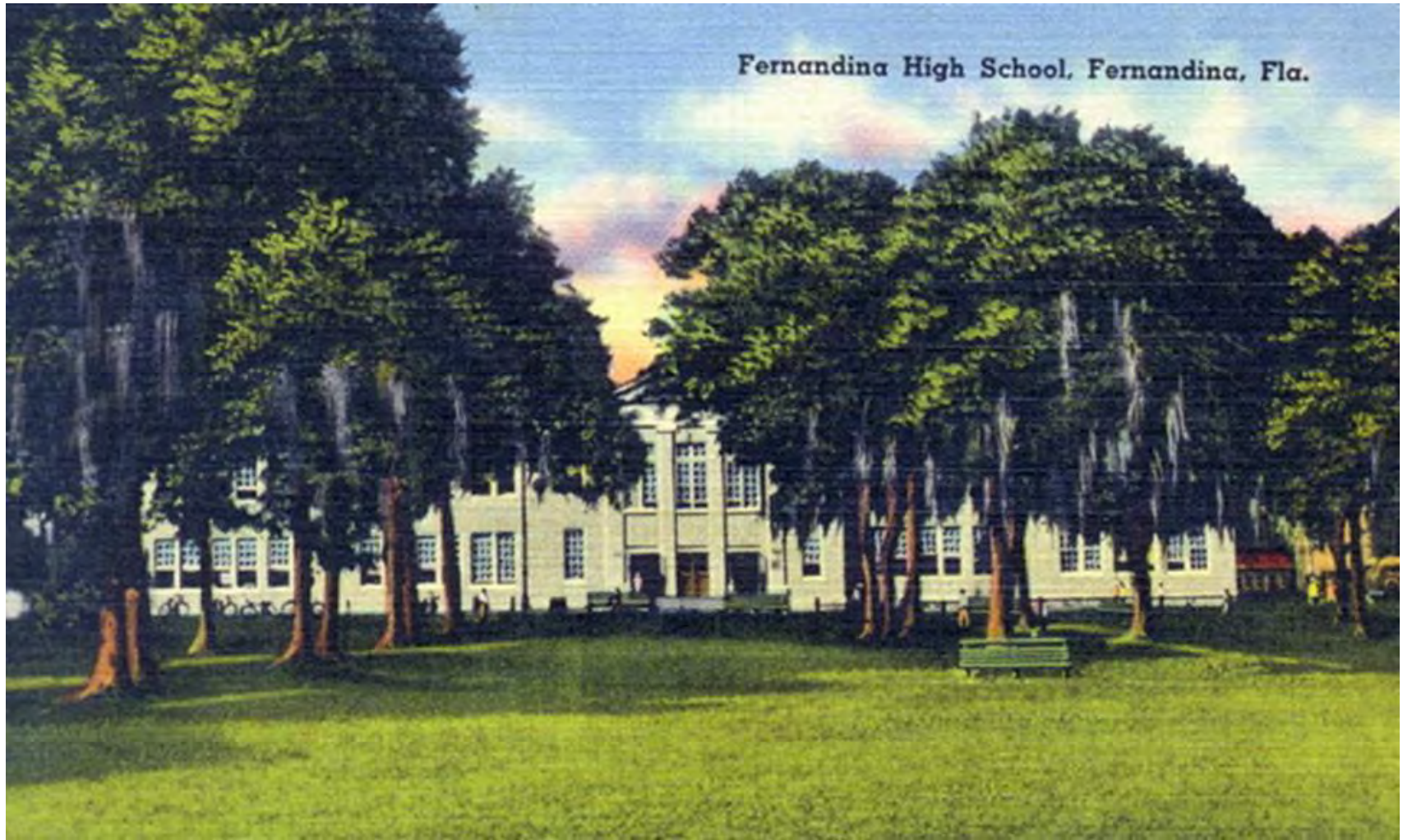
- **Opportunity**

- As the City of Fernandina Beach grows, this site could be valuable to the City. If City Hall does not relocate to the Post Office, this site could be an appropriate alternative site for City Hall.
- The City may wish to consider purchasing a right of first refusal on this property.

Fernandina Beach Public School No.1



Fernandina Beach Public School No.1

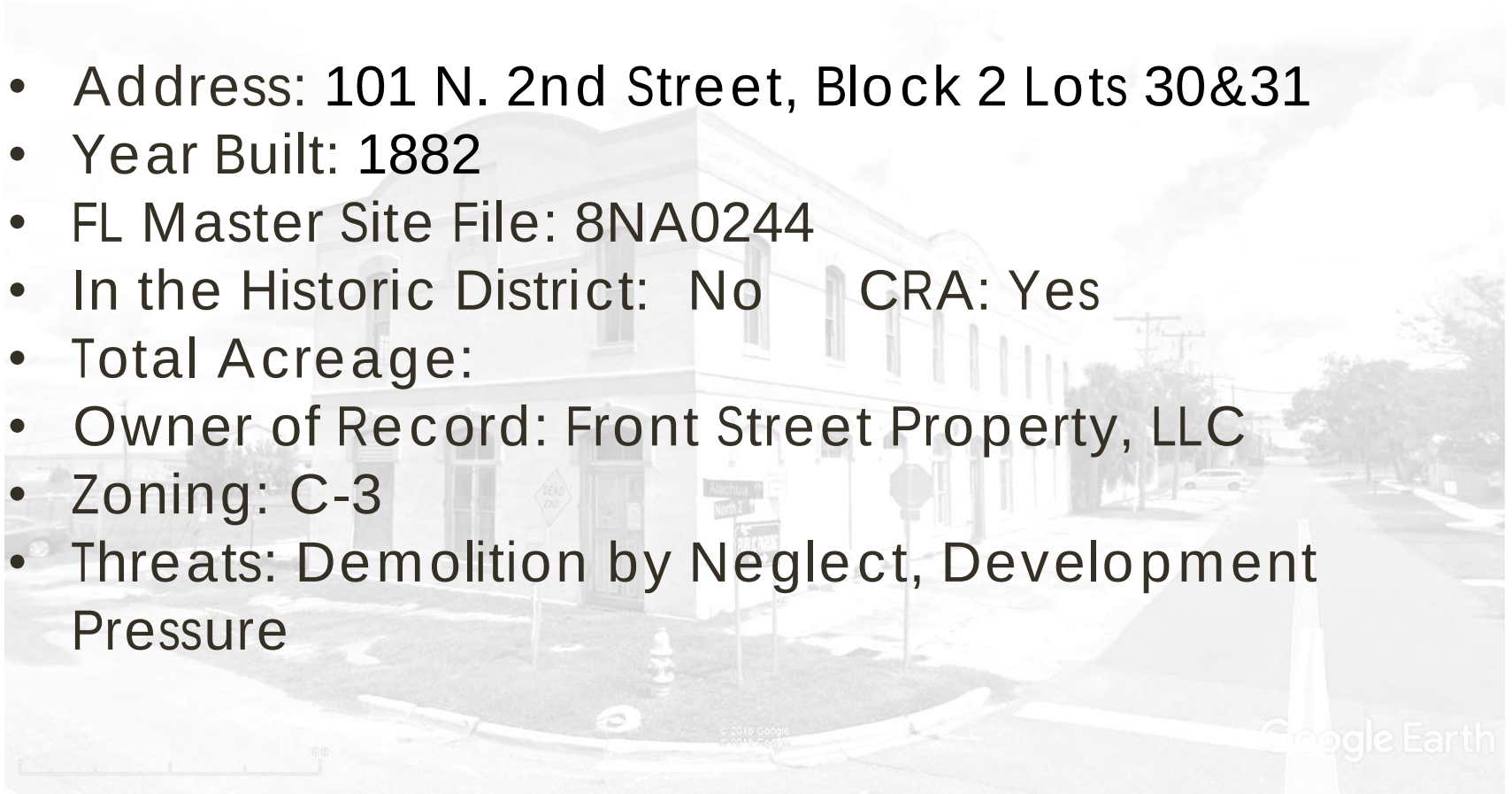


C.H. Huot 1882 Building



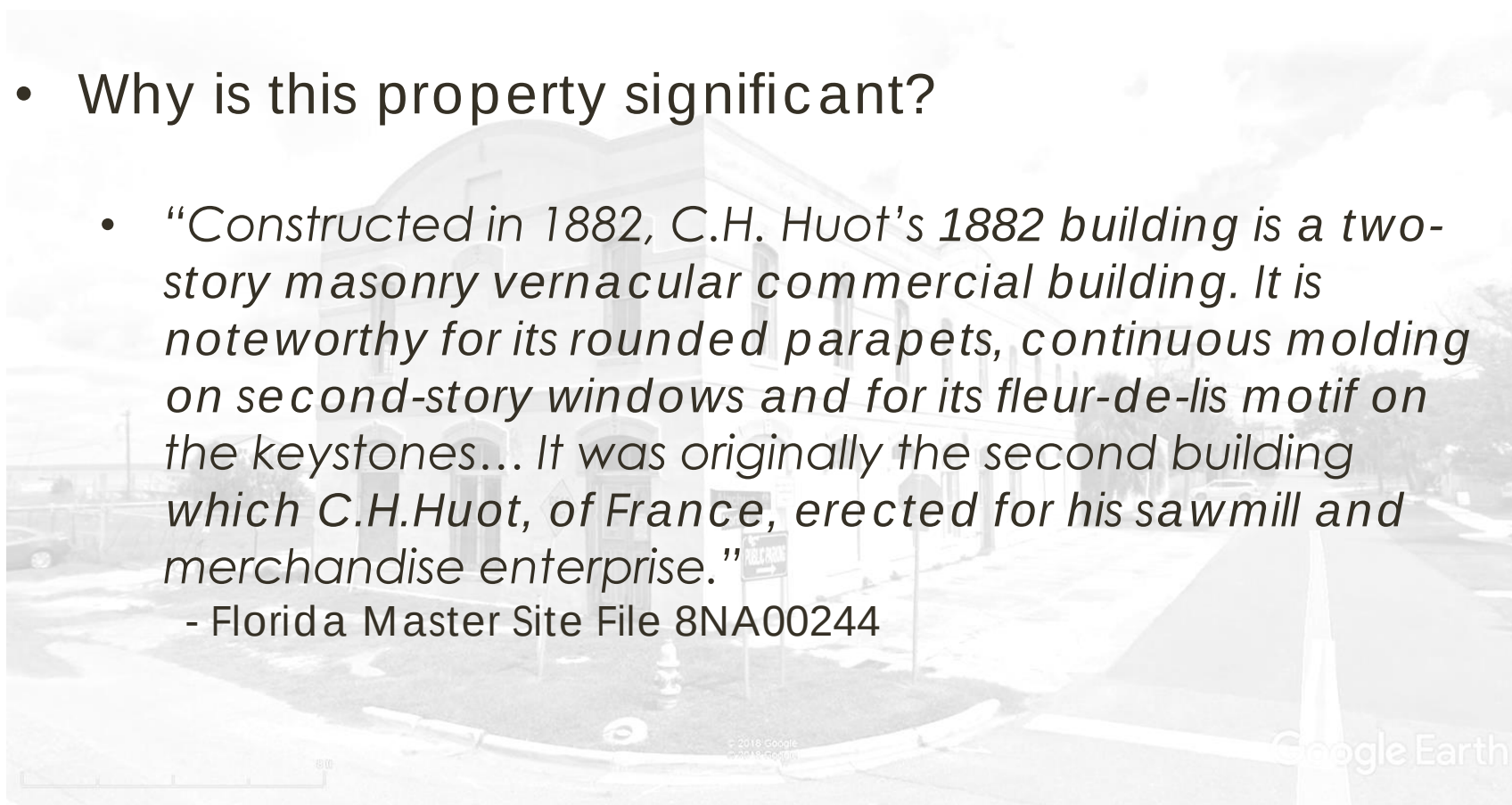
C.H. Huot 1882 Building

- Address: 101 N. 2nd Street, Block 2 Lots 30&31
- Year Built: 1882
- FL Master Site File: 8NA0244
- In the Historic District: No CRA: Yes
- Total Acreage:
- Owner of Record: Front Street Property, LLC
- Zoning: C-3
- Threats: Demolition by Neglect, Development Pressure



C.H. Huot 1882 Building

- Why is this property significant?
 - *“Constructed in 1882, C.H. Huot’s 1882 building is a two-story masonry vernacular commercial building. It is noteworthy for its rounded parapets, continuous molding on second-story windows and for its fleur-de-lis motif on the keystones... It was originally the second building which C.H.Huot, of France, erected for his sawmill and merchandise enterprise.”*
 - Florida Master Site File 8NA00244



C.H. Huot 1882 Building

- Concern

- The structure has been vacant for many years and condition is deteriorating due to lack of maintenance.
 - Condition issues noted during 2/22/18 assessment include: multiple broken windows; roof failure on main building visible through windows; visible roof failure at additions; failing paint on building and all wood elements; graffiti; biological growth on walls; damaged scuppers/downspouts shedding water directly onto walls/foundation. The windows have since been boarded and biological growth removed. All other concerns still exist.
- The historic structure and its two attached warehouse additions are the only structures on Block 2. This block has a high potential for redevelopment.
- As this structure is not included in the Downtown Historic District, it is not eligible for any considerations for exceptions to building code and it is not eligible for incentives such as the Federal Historic Preservation Tax Credit.



C.H. Huot 1882 Building



C.H. Huot 1882 Building



C.H. Huot 1882 Building



C.H. Huot 1882 Building

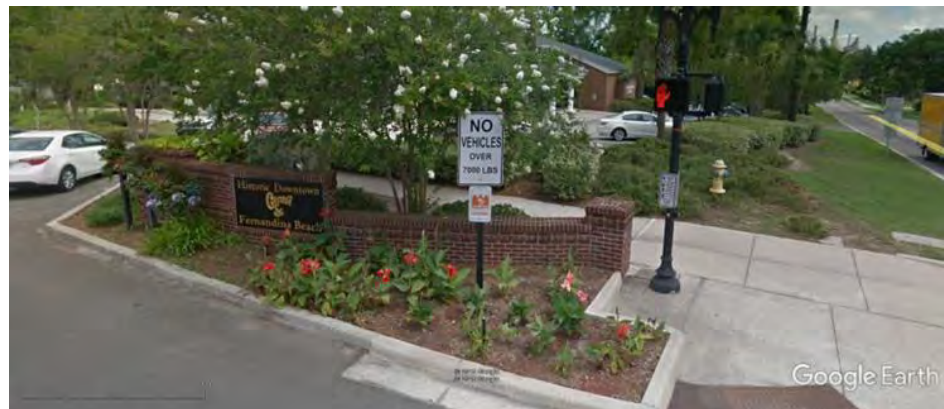


Pineland Bank



Pineland Bank

- Address: 715 Centre Street (former Keystone Hotel Site)
- Year Built: 1979
- FL Master Site File: N/A
- In the Historic District: No CRA: No
- Total Acreage: 0.94 acres
- Owner of Record: Citizens State Bank
- Zoning: C-3
- Threats: Development Pressure



Pineland Bank

- Why is this property significant?
 - Unlike other properties identified, this property is significant due to its location, not the physical building. This 0.94 acre parcel sits as the gateway into the Downtown Historic District.
- Concern
 - The Historic District Boundary wraps around this site, but the property is not within the district. As such, future redevelopment of this site is not subject to any architectural review.

Pineland Bank



Thompson House

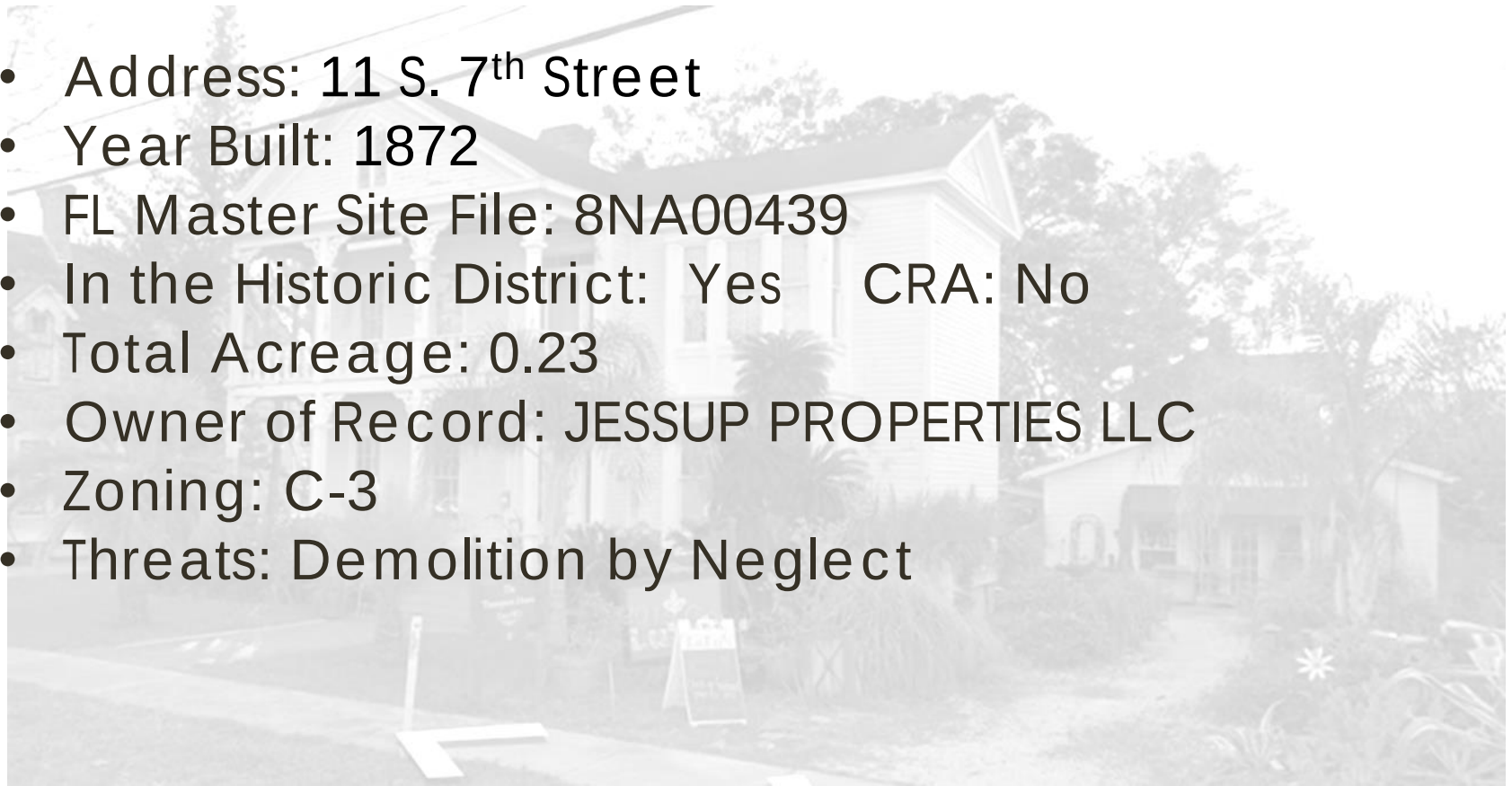


Thompson House



Thompson House

- Address: 11 S. 7th Street
- Year Built: 1872
- FL Master Site File: 8NA00439
- In the Historic District: Yes CRA: No
- Total Acreage: 0.23
- Owner of Record: JESSUP PROPERTIES LLC
- Zoning: C-3
- Threats: Demolition by Neglect



Thompson House

- Why is this property significant?
 - This two-story Greek Revival style residence was designed by John Hedges and built in 1872 for William N. Thompson, a Florida State Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family.
- Concern
 - This property is vacant and distressed due to demolition by neglect. The exterior of the home is showing signs of severe deterioration.

Fernandina Beach City Hall



City Hall Under Construction - 1904

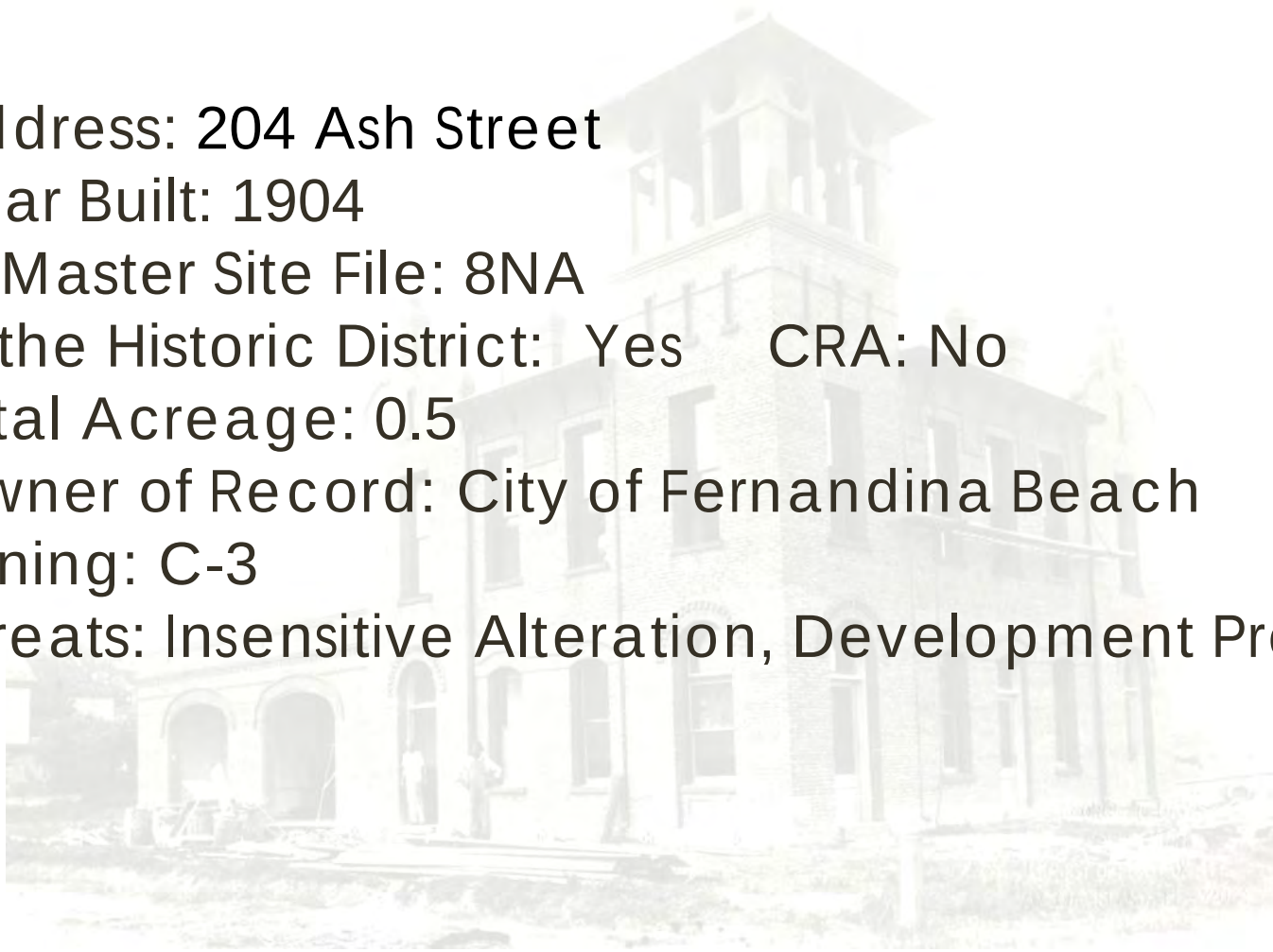
Fernandina Beach City Hall



City Hall - 2010

Fernandina Beach City Hall

- Address: 204 Ash Street
- Year Built: 1904
- FL Master Site File: 8NA
- In the Historic District: Yes CRA: No
- Total Acreage: 0.5
- Owner of Record: City of Fernandina Beach
- Zoning: C-3
- Threats: Insensitive Alteration, Development Pressure





Fernandina Beach City Hall



Sanborn Fire Insurance Map - 1909

Fernandina Beach City Hall

- Why is this property significant?
 - Constructed in 1904, this building has served as the hub of civic life in Fernandina for 116 years. It originally housed all local government function including Police, Fire, Public Works, and the City Managers offices.
 - The building has significant cultural value in that it served an important function during our National Register listed downtown's period of significance.

Fernandina Beach City Hall

- Concern
 - The building was significantly altered in 1956, in an effort to “modernize” the structure. The new design removed and obscured the original design of the structure in favor of a mid-century modern design, which was the architectural style chosen for all civic buildings, such as the Atlantic Rec Center.
 - Today many people do not recognize the historic significance of the structure.

Fernandina Beach City Hall

- Concern
 - As a number of the later additions were of poorer quality and materials than the original portion of the building, they have begun to deteriorate and fail.
 - Between the failing additions and the space constraints that challenge housing a growing city staff, actions will need to be taken soon.
 - Development pressure is high for downtown, as developers are seeking land downtown to construct residential projects. This parcel consists of 8 underlying platted lots of record.

Fernandina Beach City Hall

- Concern
 - As the historic nature of the structure has been obscured for over a generation, many people lack an understanding of the history of this site. This is concerning, because when people understand and are invested in the history of a site, there is more will to rehabilitate and maintain these structures.

Fernandina Beach City Hall

- Concern
 - As the historic nature of the structure has been obscured for over a generation, many people lack an understanding of the history of this site. This is concerning, because when people understand and are invested in the history of a site, there is more will to rehabilitate and maintain these structures.

FERNANDINA BEACH CITY HALL: HISTORY IN PHOTOS



Prepared by the City of Fernandina Beach Department of Planning & Conservation
204 Ash Street Fernandina Beach | 904.310.3480
January 2020



Why is this property significant?

- Constructed in 1904, this building has served as the hub of civic life in Fernandina for 116 years. It originally housed all local government function including Police, Fire, Public Works, and the City Managers offices.
- The building has significant cultural value in that it served an important function during our National Register listed downtown's period of significance.
- The building was significantly altered in 1956, in an effort to “modernize” the structure. The new design removed and obscured the original design of the structure in favor of a mid-century modern design, which was the architectural style chosen for all Fernandina Beach’s civic buildings, such as the Atlantic Rec Center.

Current Concerns

- As a number of the later additions were of poorer quality and materials than the original portion of the building, they have begun to deteriorate and fail.
- Between the failing additions and the space constraints that challenge housing a growing city staff, actions will need to be taken soon.
- Development pressure is high for downtown, as developers are seeking land downtown to construct residential projects. This parcel consists of 8 underlying platted lots of record.
- As the historic nature of the structure has been obscured for over a generation, many people lack an understanding of the history and significance of this site. This is concerning, because when people understand and are invested in the history of a site, there is more will to rehabilitate and maintain these structures.

1904 - Dedicated (cost unknown)

- Originally housed all City departments including Police, Fire, and Public Works.
- First City Council Meeting held at City Hall July 6, 1904.
- Facility included the Public Works Garage, City Jail, and the City Commission Chambers.
- Fire House was equipped with a state of the art Gamewell fire alarm system
- Throughout the mid-1900s, various City Departments were moved from the building, including the Police Station, Public Works Department, and, in later years, the City Commission Chambers.



City Hall under construction. 1904

City of Fernandina Beach Collection



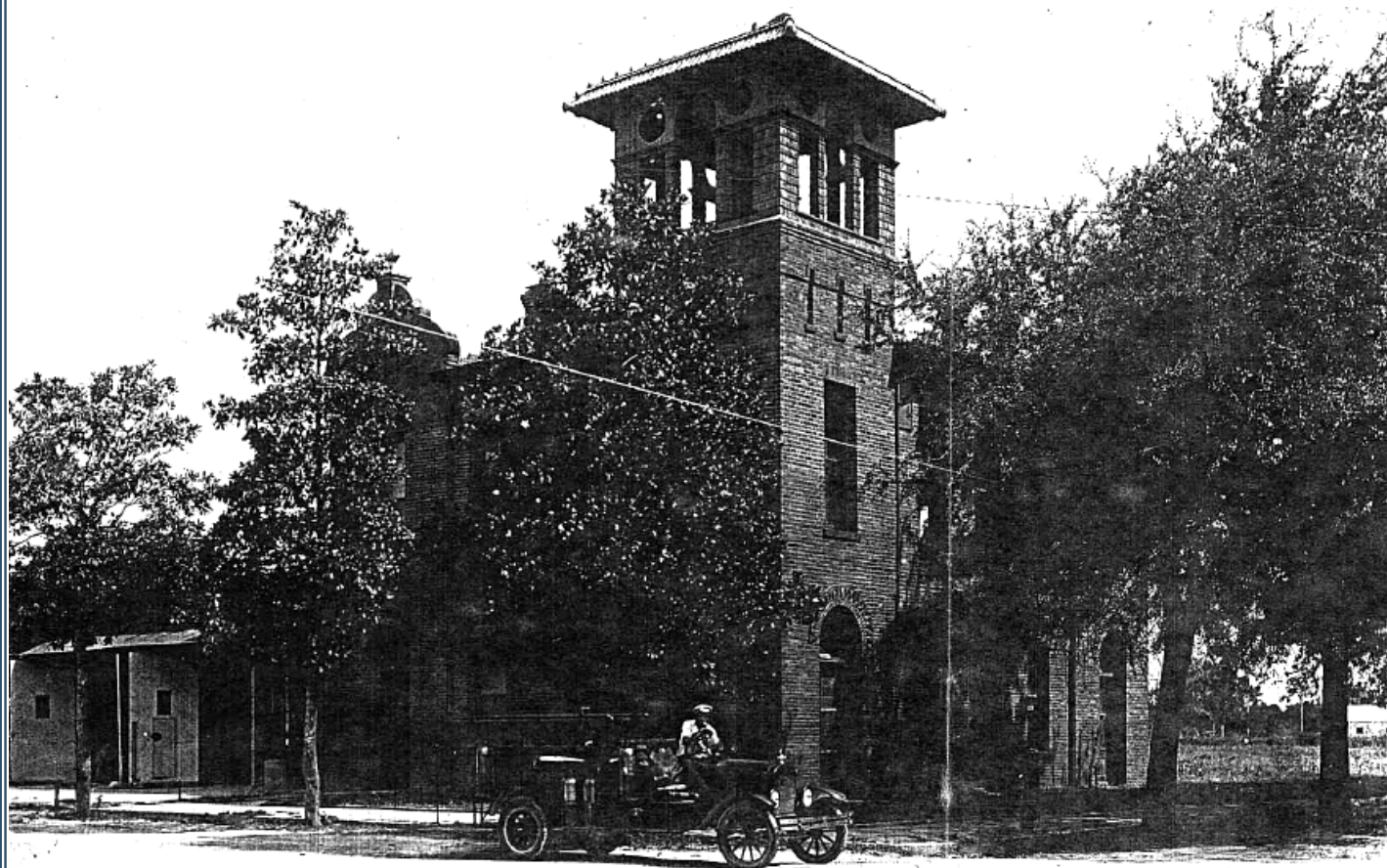
City Hall and Fire Station 1915

Amelia Island Museum of History 1991.053.012



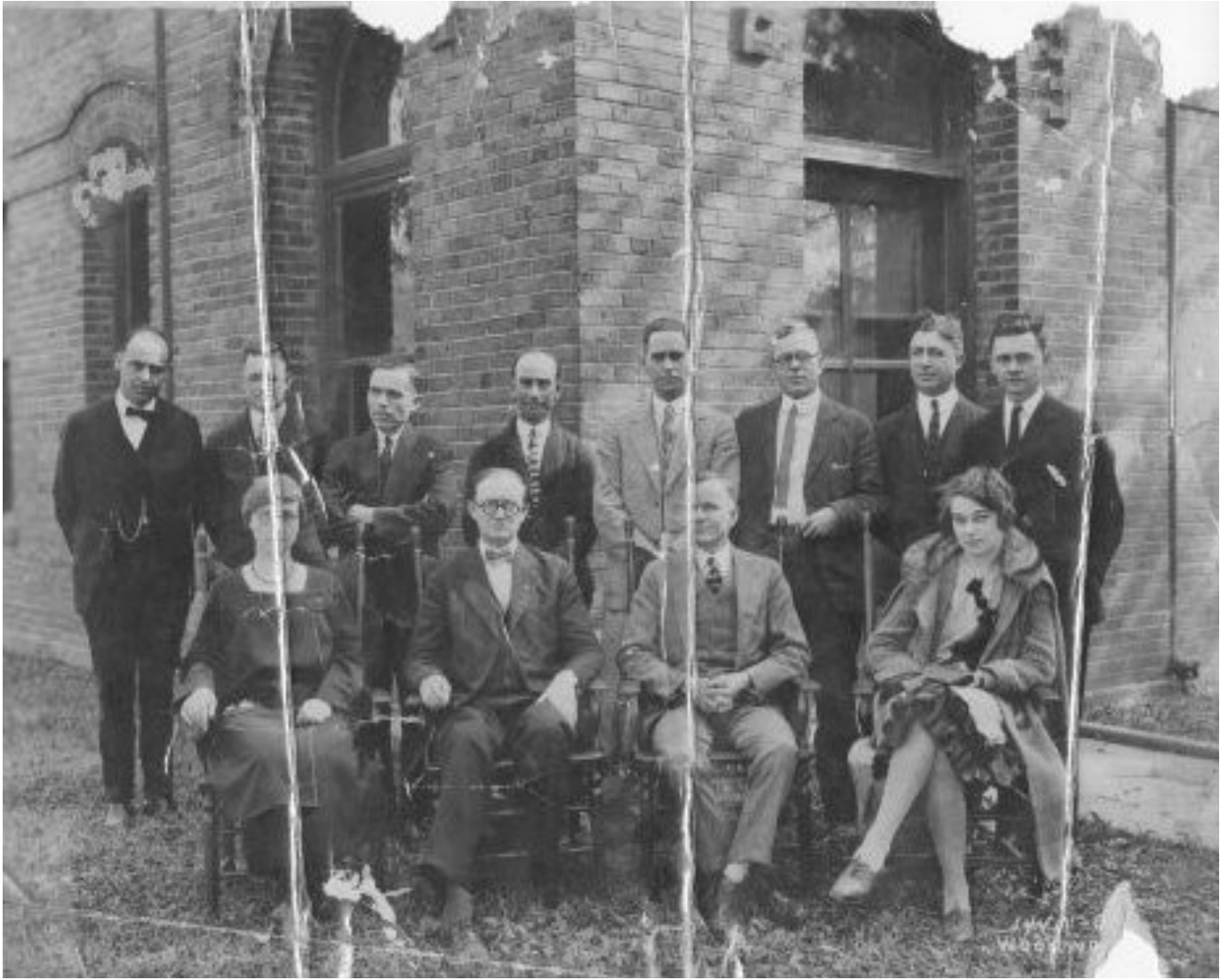
Fernandina City Hall 1945

Amelia Island Museum of History 1995.017.004



Fernandina City Hall. Date Unknown.

City of Fernandina Beach Collection



Photograph taken at City Hall in the late 20s or early 30s.

Back row, left to right: Prewitt, Cricket; Livingston, Henry; Goldstein, Louis; Bruni, Joe; Ozmer, Tom; Mr. Russel (?) City Manager; Ferreira, Johnny; Lohman, Harry.

Front row, left to right: Ray, Florence; Mr. Goodwin; Partin, Dave; Ward, Dorothy.

Amelia Island Museum of History 1997.008.001



City Hall and Fire Station

Amelia Island Museum of History 2017.059.125



City of Fernandina Fire Engines parked in front of City Hall/ Fire Station on Ash Street. Presumably, volunteer fire fighters sitting in and standing around the Fire Engines. From left to right: Carl Klotz, Tom Hernandez, Clement Rutishauser, Al Rinck, Pete Nagel, Herbert Youngblood, Chief Frank Surency, and Lewis Nolan. 1930s.

City of Fernandina Beach Collection



Boy scouts touring City Hall in 1950.

Amelia Island Museum of History 2018.026.045



City of Fernandina Maintenance Truck at City Hall, 1940s

City of Fernandina Collection Beach



Fernandina City Officials and Businessmen sitting around conference table. Man third from left is Exteen Corbett (Pogy Plant Manager). Man third from right is Hymie Fishler.

City of Fernandina Beach Collection



Boy Scouts sitting around table in Fernandina City Manager's conference room. Scouts take over the function of city management for the day. Scouts are from Troop 212 (Herb McKendree scoutmaster - not pictured) and Troop 89. From left forefront, clockwise around the table: John Griffin, Dennis (last name unknown), Marion Clark, Jack D'Amato, Frank Barnhart, City Manager's Secretary (name unknown), Unknown scout, Thomas Gordon Hall Jr., Floyd Glisson (City Manager), Bill Melton, Unknown City Official, E. J. Smith, Bill Crane and Bud Rice (sitting against wall), unknown scout leaning forward in profile, Wayne Tyner and Charlie McKendree (sitting against wall), Dan Pipkin (sitting extreme right) and Joel (unknown last name) sitting at front end of table.

City of Fernandina Beach Collection

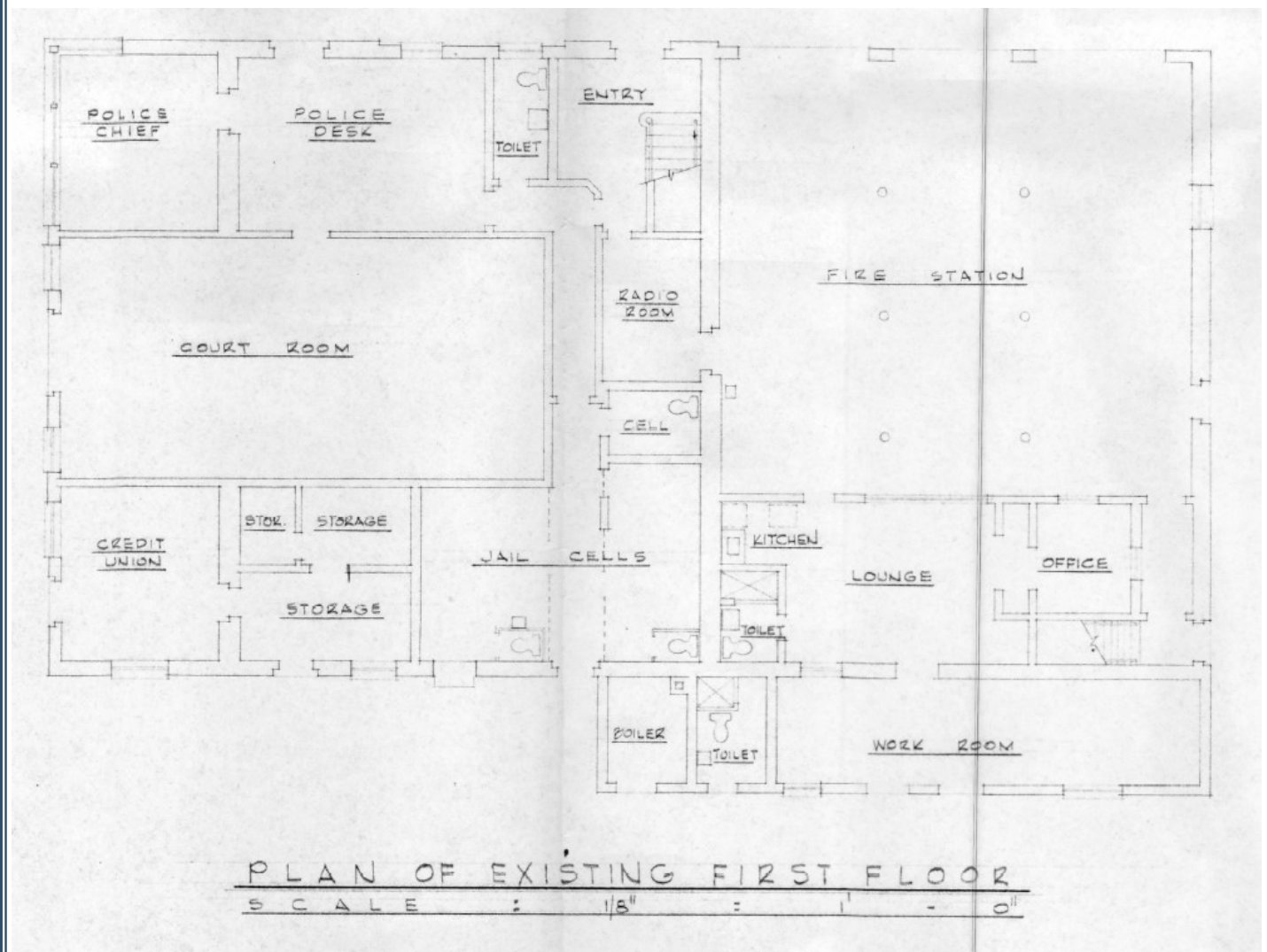
1956 Renovation – (cost =\$19,572)

- New wing constructed on the west elevation;
- Building altered to remove archways, towers, and chimneys;
- Brick resurfaced with stucco;
- Windows replaced;
- Re-roofed;
- Courtroom remodeled to serve as Courtroom/ Commission Chambers.
- Vault installed for City records, which had previously been kept in the attic.



City Hall 1950s

City of Fernandina Beach Collection



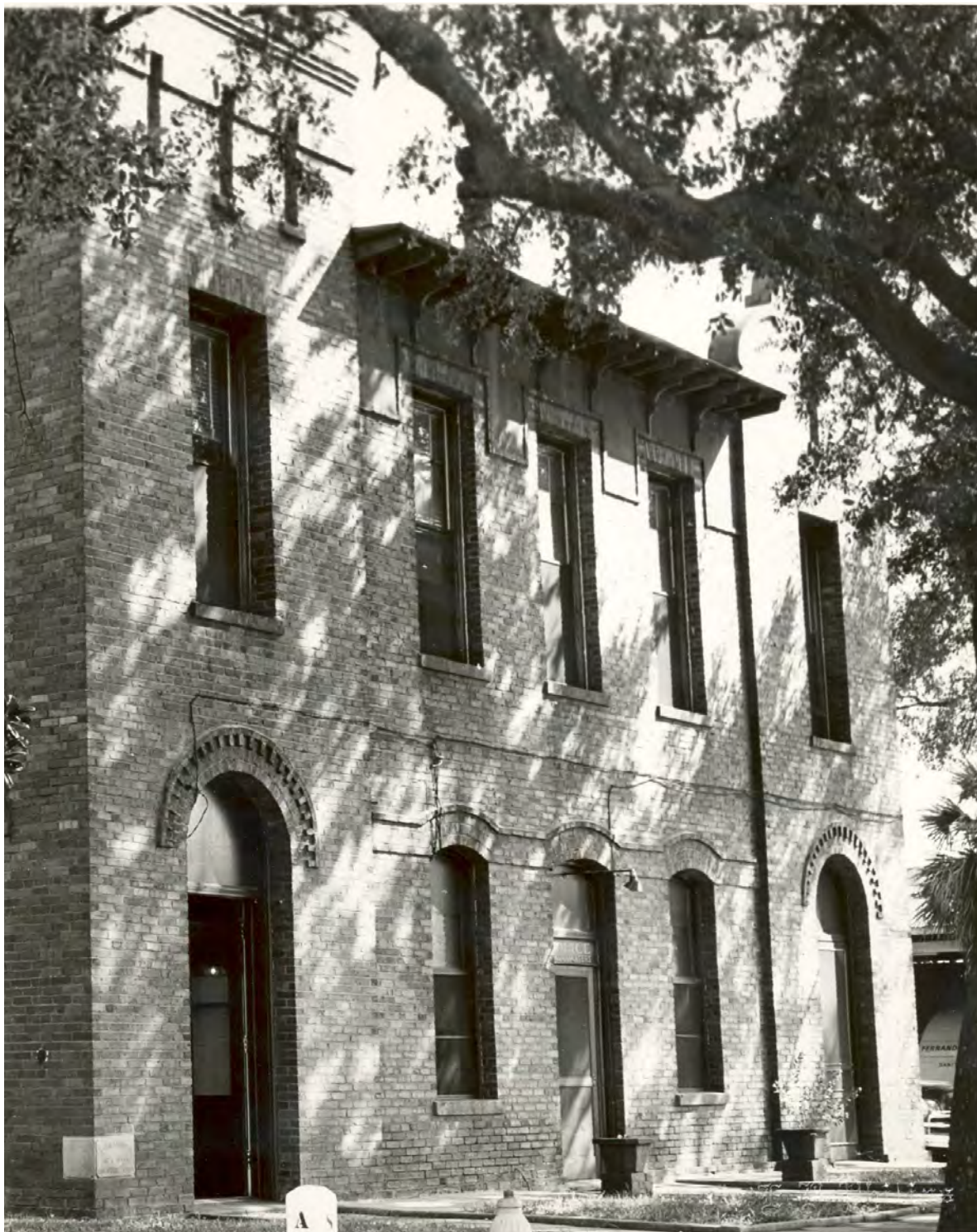
City Hall and Fire Station Floorplan (after 1956 addition to west elevation)

Amelia Island Museum of History 2017.059.125



City Hall (1951 -1952). Original single story section of the west (left) has been remodeled to include a 2nd story with white stucco exterior.

City of Fernandina Beach Collection



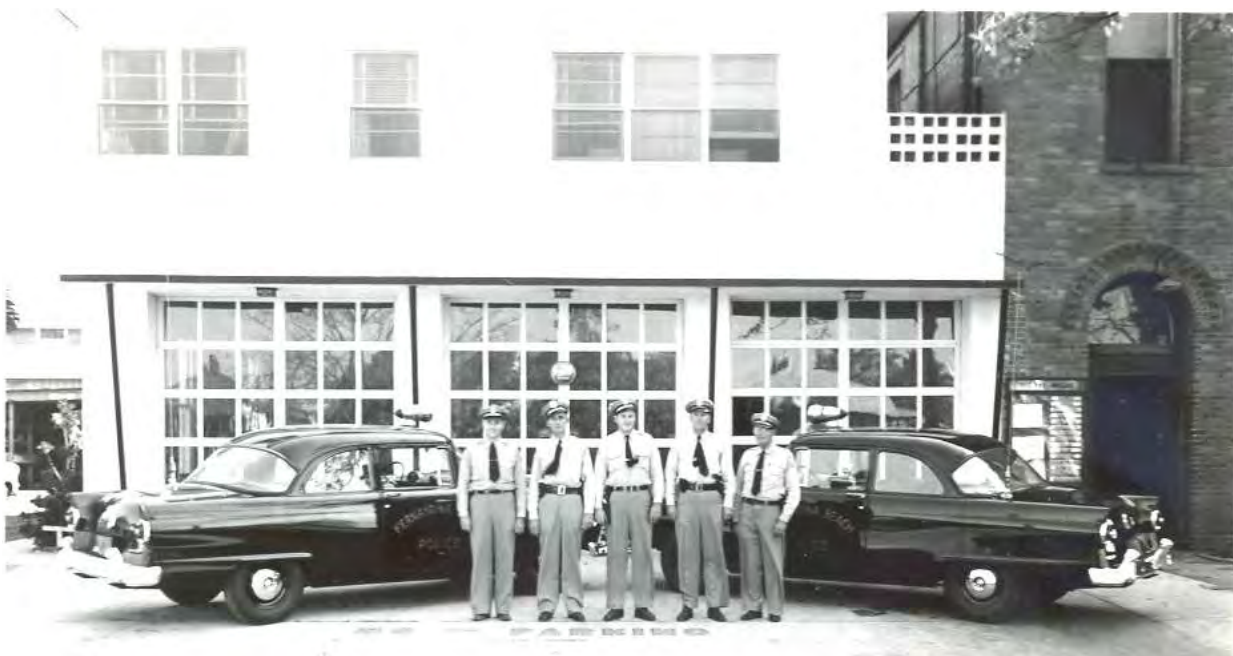
City Hall West Elevation (1951 -1952). Note cornerstone and bronze geodetic benchmark disc.

City of Fernandina Beach Collection



City of Fernandina Police Outside City Hall

City of Fernandina Beach Collection





Boy Scouts visiting City Hall. 1953.

Amelia Island Museum of History 2018.026.017



City Hall 1950s.

Amelia Island Museum of History 2018.026.006

1971 renovation – (cost unknown)

- East wing added to the building to accommodate the Rescue unit and provide an office for the Fire Chief.
- Relocated a number of times throughout the building, City Commission Chambers moved to the Police Station across the street in 1972.



City of Fernandina Beach Fire Station/ City Hall

City of Fernandina Beach Collection



City Hall. Late 1980s– Early 1990s.

City of Fernandina Beach Collection



- City approves relocation of Fire Department to new Fire Station #1 on 14th Street. This allowed for the reunification of City Commission Chambers with City Hall

- Most work performed by City employees through the Public Works Department.

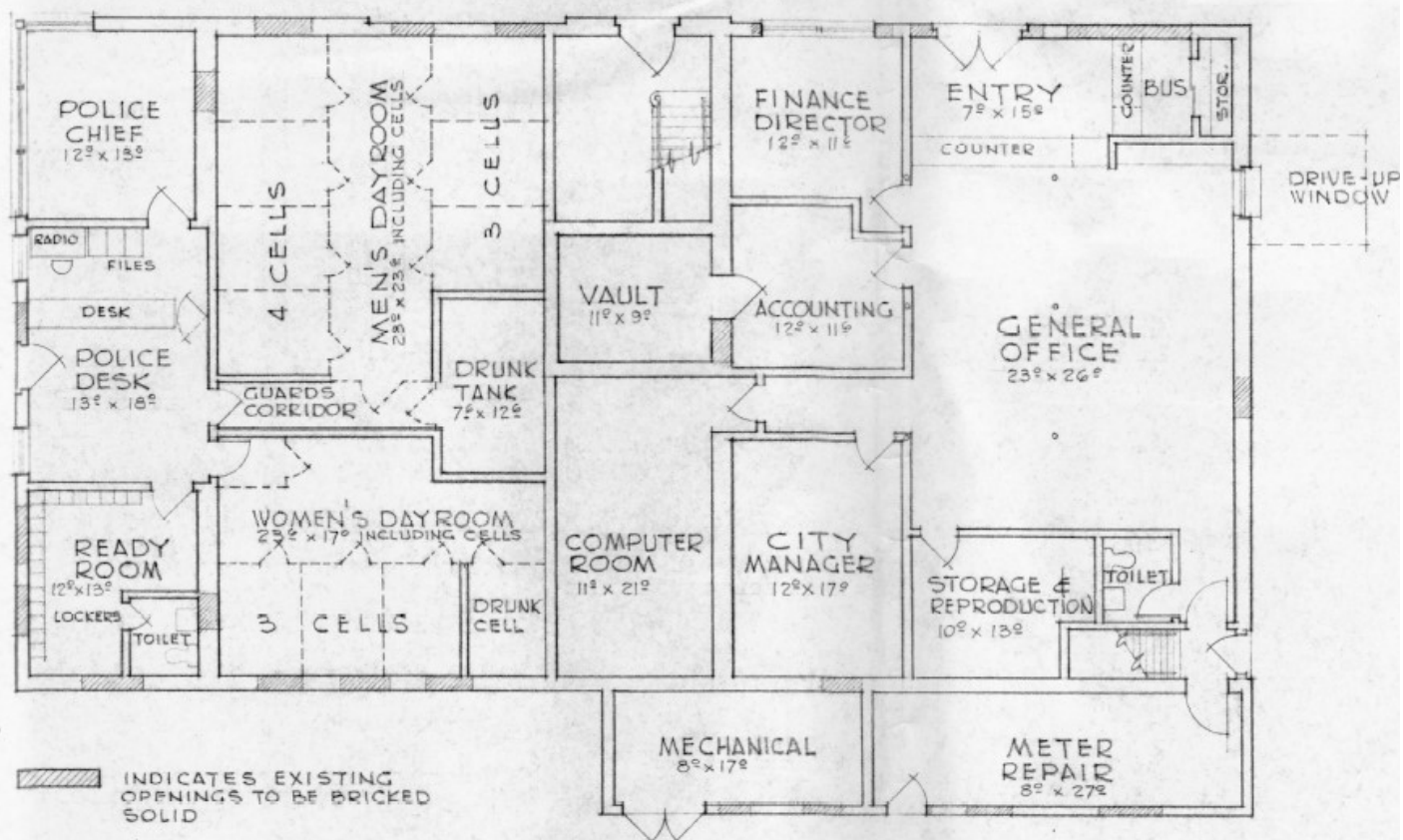


“The City Hall will serve the citizens of Fernandina Beach for many decades to come. Hopefully, it will serve the community in the 21st century as well as it has done in this century. The building has a rich history and this renovation project will usher in a new era in the history of the City of Fernandina Beach” - City Hall Rededication Program. October 29, 1996



City Hall Before Fire Department Bays Converted to Commission Chambers. July 20, 1995

City of Fernandina Beach Collection

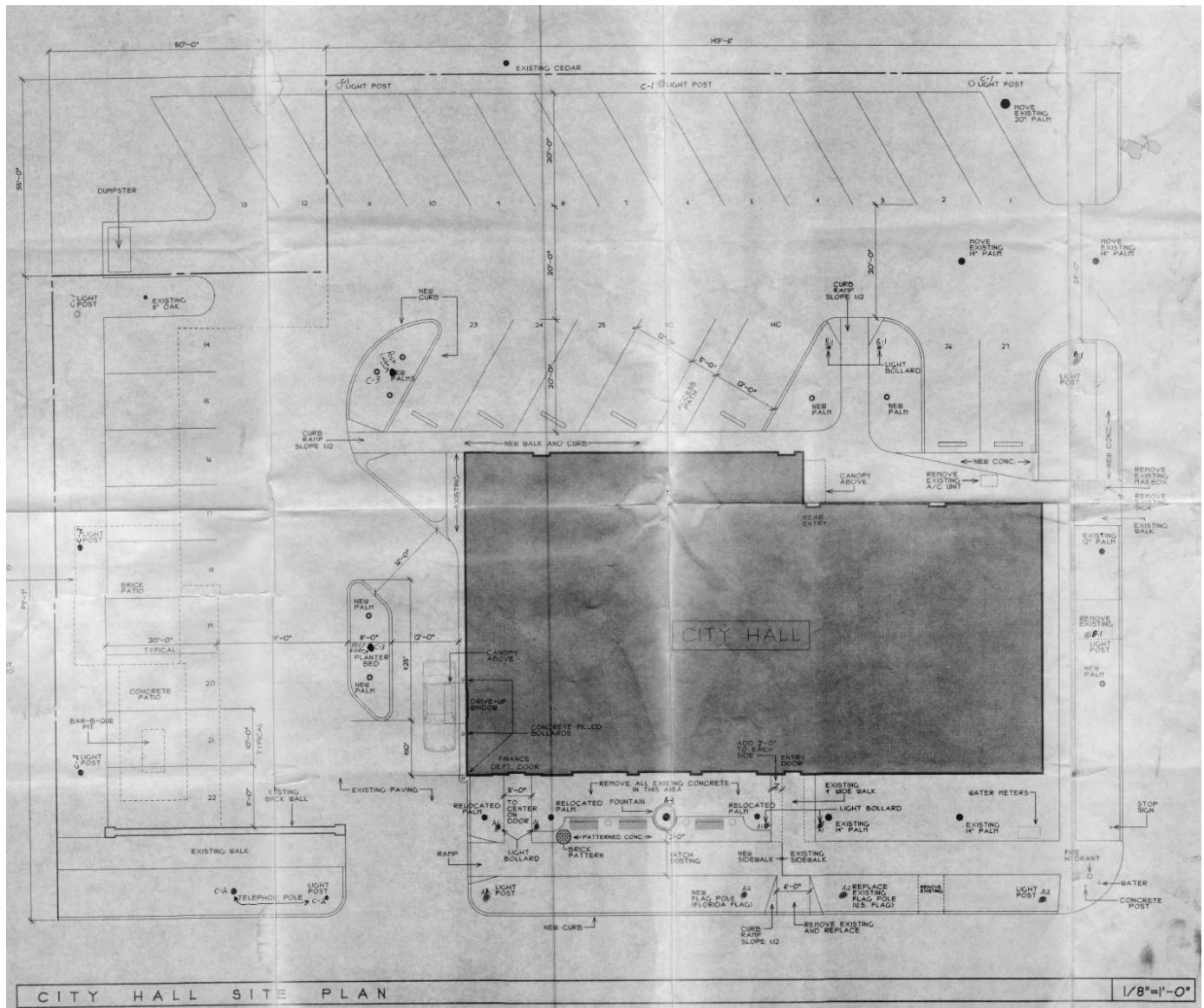


Early Concept Drawings for City Hall Remodel Keeping Police Station in City Hall. Undated.

City of Fernandina Beach Collection

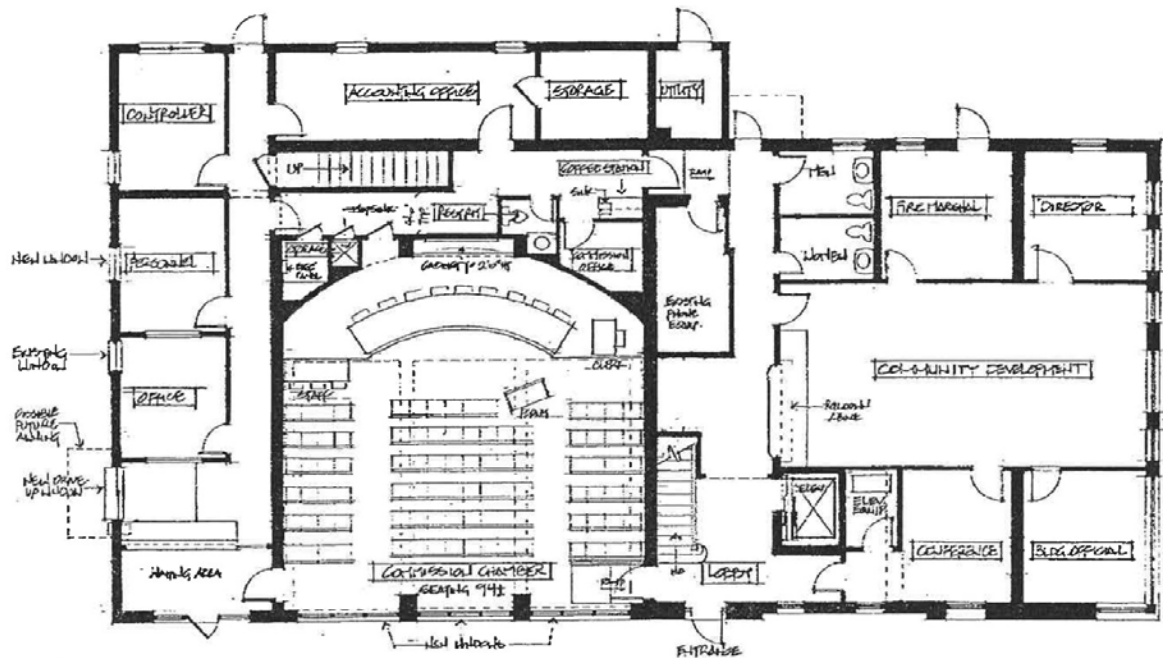
"At the June 30, 1995 City Commission Retreat, the Commission expressed support for retaining City Hall at its present location..."

From a planning perspective, the existing City Hall is properly located. It is located in the downtown area and the heart of the community, and it is near the historic district. It is appropriate and desirable to locate major public facilities such as a Post Office, Police Station, City Hall, and Courthouse and private facilities such as banks and Chamber of Commerce in the downtown area. Just as a Courthouse belongs downtown, so does a City Hall." - Memo from Interim City Manager Zachary Zoul dated July 4, 1995



City Hall Renovation Site Plans Showing New Parking Area, Landscaping, and Site Features. Undated.

City of Fernandina Beach Collection



FIRST FLOOR PLAN

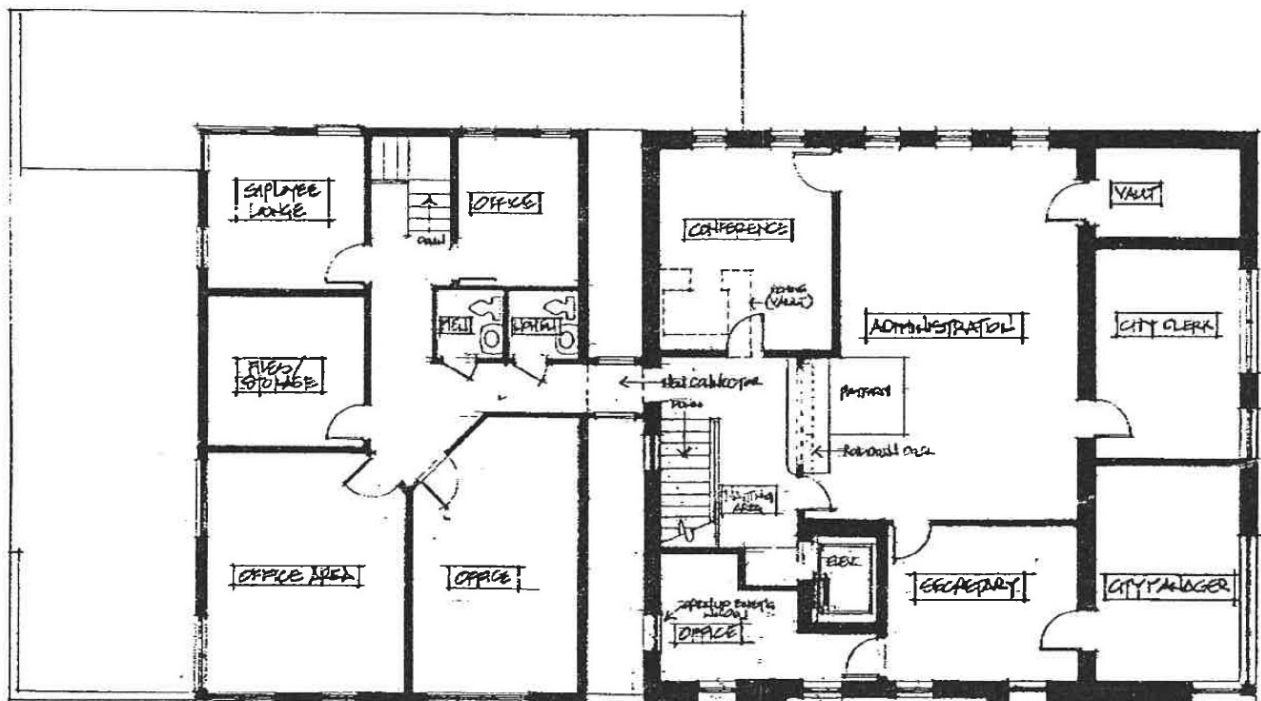
CITY HALL - FERNANDINA BEACH, FLORIDA

1" = 10'

AUGUST 8, 1995
REVISED 3/14/96
REVISED 4/30/96

City Hall Renovation Floorplans. April 30, 1996. Beer Stauffer & Associates.

City of Fernandina Beach Collection



SECOND FLOOR PLAN

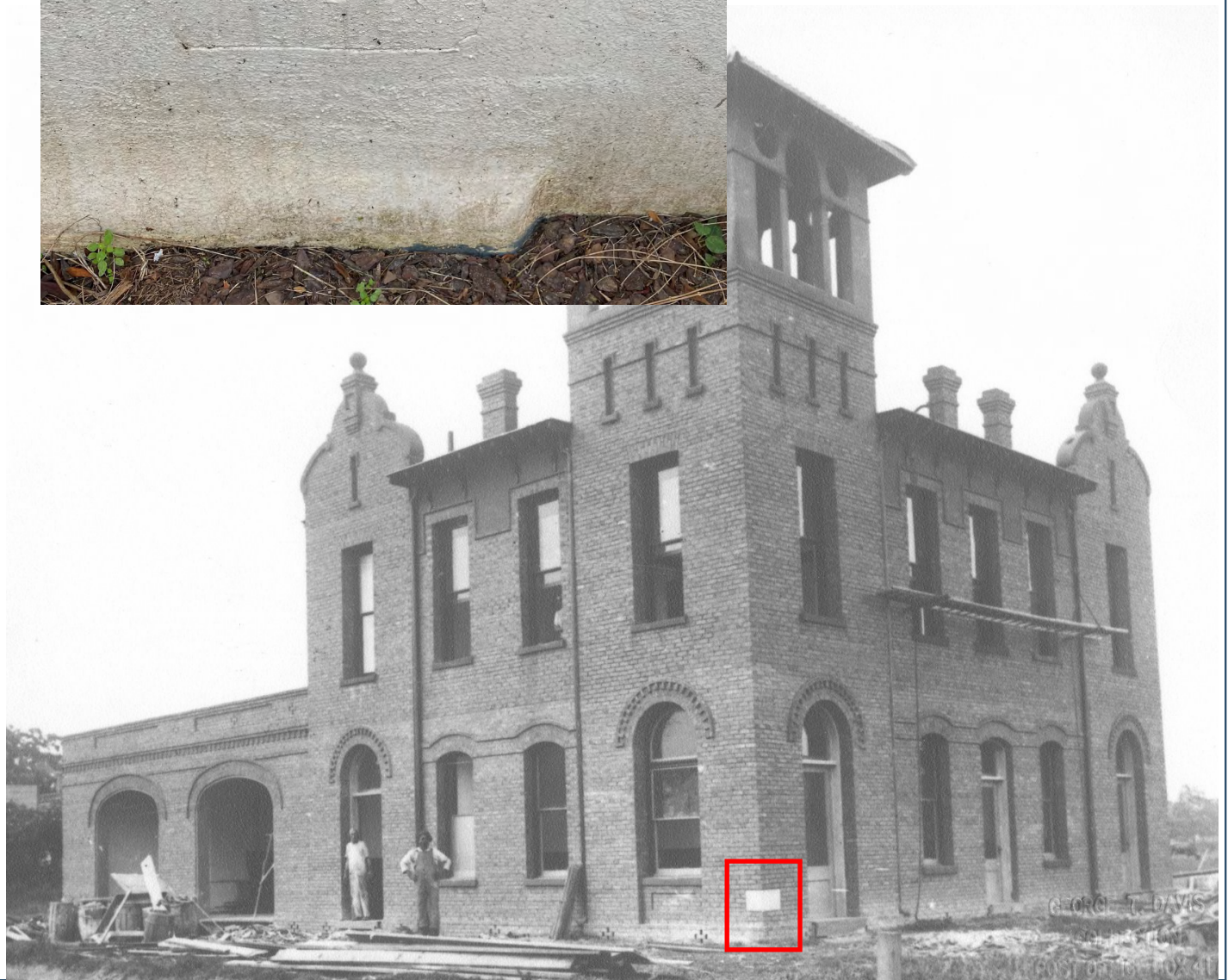
CITY HALL - FERNANDINA BEACH, FLORIDA

1" = 10'

AUGUST 8, 1995
REVISED 4/30/96

Character Defining Features

- **North face of original cornerstone laid in 1904.** West face is currently obscured by the 1956 addition.



Character Defining Features

- Geodetic Survey Benchmark — Installed 1923
 - Set vertically in the north face of City Hall at the corner of Ash and Second Street, 29.5 feet east of the east curb of Second Street, 24.7 feet south of the south curb of Ash Street, 15.0 feet east of the northwest corner, 2.2 FEET west of the west entrance into City Hall, about 4 feet above the level of the ground.
 - “NOAA’s National Geodetic Survey (NGS) defines, maintains, and provides access to the National Spatial Reference System (NSRS) — a consistent coordinate system that defines latitude, longitude, height, scale, gravity, orientation, and shoreline throughout the United States and is designed to meet our nation’s economic, social, and environmental needs. For 200 years, NGS and its predecessor agencies have collaborated with public and private organizations to establish reference stations at precisely determined locations. Traditionally, these locations have been identified by setting a survey mark —usually a brass, bronze, or aluminum disk.” - www.geodesy.noaa.gov



National Geodetic Survey, Retrieval Date = JANUARY 4, 2020	
BC0160	*****
BC0160	TIDAL BM - This is a Tidal Bench Mark.
BC0160	DESIGNATION - 872 0030 TIDAL 36
BC0160	PID - BC0160
BC0160	STATE/COUNTY- FL/NASSAU
BC0160	COUNTRY - US
BC0160	USGS QUAD - FERNANDINA BEACH (1992)



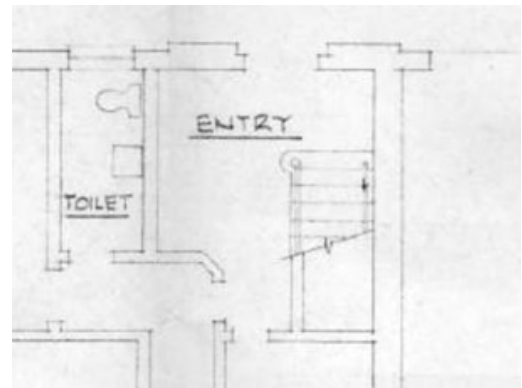
Character Defining Features

- As the building evolved and expanded, many of the original doorways and windows were sealed off. Many of the built in bookcases throughout the building were constructed to fill in these openings and were designed to be reversible.



Character Defining Features

- Entry staircase - original to the 1904 design.
- Wood paneling is a character defining feature of the 1956 renovation.



Character Defining Features

- The building retains a number of its original doors trimwork



City of Fernandina Beach Comprehensive Plan

Related Policies

Policy 11.03.08. The City shall continue the use of historic buildings for governmental purposes and shall consider the acquisition of historic buildings for adaptive reuse for municipal purpose when additional space is required. Any building fifty (50) or more years old considered for surplus by the City shall be submitted prior to sale for review by the applicable review board. Any such building determined to have historic or architectural significance, if considered surplus, shall be sold or otherwise conveyed by the City with protective covenants to ensure its preservation and proper rehabilitation.

Policy 11.03.14. The City shall continue to monitor and seek support from state and federal programs related to historic preservation, and shall pursue grant funding where feasible to complete projects in the City related to historic, cultural and archaeological resource protection.

Policy 11.03.19. The City shall encourage retention of essential public services, such as a post office, library and other government functions, in the historic downtown district, and encourage reuse of historic buildings for these functions where feasible.

Policy 11.07.02. The City shall provide for the interpretation of City-owned historic resources, including but not limited to, media outreach, interpretive kiosks or plaques, and staff outreach.

Policy 11.09.01. The City shall encourage historic preservation as a sustainable building practice that encourages reuse of existing resources and helps reduce energy consumed and waste created as part of the demolition and building process.

Policy 11.09.02. The City shall review the Land Development Code for regulations that encourage teardowns of existing structures and make recommendations to the City Commission regarding changes or alterations to the Land Development Code that will assist in prevention of teardowns and retention of existing structures, including identifying incentives such as tax exemptions, expedited permitting, or reduced fees, to promote reuse of existing structures.

Resources

- Amelia Island Museum of History Digital Archive
- City of Fernandina Beach Photo Collection
- *Annual Report of City of Fernandina Beach, Florida: 1955*
- Undated *News Leader* Article Announcing Bid Acceptance for City Hall Renovation. 1956
- *Budget Message FY 1995-96*. Page 19
- *City Hall Rededication Program*. October 29, 1996.
- “New Annex to Be Completed May 1 on Fernandina City Hall.” *Fernandina Beach News Leader*. 1952.
- ORDINANCE NO. 95-12 “An Ordinance of the City of Fernandina Beach, Florida, Expanding the Boundaries of the Historic District to Include City Hall”
- *City of Fernandina Beach Building Permit 9684B*. March 19, 1996.
- Historic District Council HDC96-42 Staff Report.

