



AGENDA

***AMENDED**

**HISTORIC DISTRICT COUNCIL
REGULAR MEETING
NOVEMBER 19, 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 Approval of Amended Minutes for the July 16, 2020 Regular Meeting.
 - 2.2 Approval of Minutes for the October 12, 2020 Special Meeting.
 - 2.3 Approval of Minutes for the October 15, 2020 Regular Meeting.
- 3. OLD BUSINESS**
 - 3.1 HDC 2020-0022 - CITY OF FERNANDINA BEACH, AGENT FOR C. TODD KEMP, 511 ASH STREET**
Amendment to previously approved Certificate of Approval (COA) to waive 90-day demolition delay. *(Quasi-Judicial)*
- 4. NEW BUSINESS**
 - 4.1 HDC 2020-0031 - BILL KAVANAUGH, AGENT FOR W. HARDEE JR. & MELINDA A. KAVANAUGH, 715 SAN FERNANDO STREET**
Certificate of Approval (COA) to construct additions and alterations, and install new pool. *(Quasi-Judicial)*
 - 4.2 HDC 2020-0035 - MIRANDA ARCHITECTS, AGENT FOR MIKE MYERS + CHRISTIE WALSH MYERS, 321 N. 4TH STREET**
Certificate of Approval (COA) to construct a one-story single-family residence and accessory structure. *(Quasi-Judicial)*
 - 4.3 HDC 2020-0040 - SOLAR TREK, AGENT FOR SUSAN MORGAN, 314 S. 7TH STREET**
Certificate of Approval (COA) to install a roof mounted solar electric panel system. *(Quasi-Judicial)*
 - 4.4 HDC 2020-0043 - TOMASSETTI & PRINCE, PC, AGENT FOR CMR ISLAND PROPERTIES, LLC., 116 N. 2ND STREET**
Certificate of Approval (COA) to construct four (4) 3-story townhomes. *(Quasi-Judicial)*
 - 4.5 HDC 2020-0045 - COTNER ASSOCIATES, INC., AGENTS FOR DANA R. + HEATHER M. HERMANSON, 214 S. 3RD STREET**
Conceptual Certificate of Approval (COA) to construct a 560SF accessory structure, pool and fencing. *(Quasi-Judicial)*

**** WITHDRAWN - PROPERTY NOT IN THE HISTORIC DISTRICT ****

- 4.6 **HDC 2020-0046 - MARK L. + JENNIFER D. BAILEY, 809 SAN FERNANDO STREET**
Conceptual Certificate of Approval (COA) to construct 2-story single-family residence. *(Quasi-Judicial)*
- 4.7 **HDCV 2020-0008 - MOSER DESIGN GROUP, AGENT FOR BILL KAVANAUGH, BLOCK 13 LOTS 7 + 9, LADIES STREET**
Variance from LDC section 7.01.08.(D) Visibility at Intersections. *(Quasi-Judicial)*
- 4.8 **HDC 2020-0049 - MOSER DESIGN GROUP, AGENT FOR BILL KAVANAUGH, BLOCK 13 LOTS 7 + 9, LADIES STREET**
Certificate of Approval (COA) to construct a 2-story single family residence and detached garage. *(Quasi-Judicial)*
- 4.9 **HDC 2020-0050 - MOSER DESIGN GROUP, AGENT FOR KERRIE CAMPBELL, BLOCK 7 LOT 8, SAN FERNANDO STREET**
Certificate of Approval (COA) to construct a 2-story accessory dwelling and 1-story accessory structure. *(Quasi-Judicial)*

5. STAFF CERTIFICATE OF APPROVAL

- 5.1 Staff Certificate of Approval - October 2020

6. PUBLIC COMMENT

7. BOARD BUSINESS

- 7.1 Board Member Application - Andrew Schmidt
- 7.2 Board Member Application - George A. Moeller
- 7.3 Board Member Application - Michael O'Donnell
- 7.4 Board Member Application - Robert M. Eidson Jr.

8. STAFF REPORT

- 8.1 **EVENT**
Fernandina's Old Town Spanish Plan: Revisiting Design Guidelines
Friday, December 18, 2020 | 6pm
Amelia Island Museum of History | Baker Hall | 233 S. 3rd Street | (904) 261-7378
- 8.2 [Old Town Analysis and Design Guidelines Project Update and Website](#)
- 8.3 90-Day Demolition Delay Waived: 216 S. 4th Street
- 8.4 90-Day Demolition Delay Imposed: 103 N. 10th Street
- 8.5 90-Day Demolition Delay Imposed: 107 N. 10th Street
- 8.6 [Nassau County Property Appraiser's Sanborn Maps Tool](#)
- 8.7 [National Trust for Historic Preservation Leadership Forum](#)

8.8 Discussion to remove PGT windows from the approved window list.

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR DECEMBER 17, 2020.

***WEBINAR LOG IN FOR APPLICANTS AND PUBLIC ATTENDANCE**

ALL BOARD MEMBERS ARE REQUIRED TO APPEAR IN PERSON FOR REQUIRED PHYSICAL QUORUM.

Please click the link below to join the webinar:

<https://zoom.us/j/97251923651>

Or iPhone one-tap :

US: +13126266799,,97251923651# or +16465588656,,97251923651#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128
or +1 253 215 8782

Webinar ID: 972 5192 3651

International numbers available: <https://zoom.us/u/amUfgPC18>

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
AMENDED
HISTORIC DISTRICT COUNCIL
REGULAR MEETING (VIRTUAL)
THURSDAY, JULY 16, 2020

The Regular Historic District Council Regular Meeting will be held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting will be broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

1. CALL TO ORDER 5:00 p.m.

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Michael Harrison	(Virtual)	Benjamin Morrison	(Virtual)
Angela Conway	(Virtual)	Tammi Kosack (Alt 1)	(Virtual)
Jim Pozzetta	(Physical)	Michael Spino (Chair)	(Physical)

MEMBERS ABSENT:

Kates Robinson (Alt 2)

OTHERS PRESENT:

Harrison Poole, Attorney Pro-Tem
Jacob Platt, City Planner
Kelly N. Gibson, Planning & Conservation Director
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Spino addressed the seating of Member Kosack for items 4.2 HDC 2020-0016 with Mr. Morrison having recused himself and for item 5.1 HDC 2020-0006.

Mr. Harrison Poole who is filling in for Ms. Tammi Bach, City Attorney, explained the quasi-judicial procedures.

Ms. McCann administered the oath to the parties who wished to speak in person or virtually.

Chair Spino gave comments on the request from City Manager Dale Martin's communication to expand on Board member's conduct during broadcasted meetings.

3. APPROVAL OF MEETING MINUTES

No Minutes were presented to be approved.

4. OLD BUSINESS

**4.1 HDCV 2020-0002: JOSE MIRANDA, AGENT FOR ST. MICHAEL
CATHOLIC CHURCH/DIOCESE OF ST. AUGUSTINE, 228 N. 4TH**

STREET

Variance requested from LDC 5.01.10(A) to increase front yard fence height from 4 feet to 6 feet. *(Quasi-Judicial)*

**** THIS ITEM WAS CONTINUED TO A DATE CERTAIN TO THE AUGUST 20, 2020 REGULAR MEETING ****

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozetta, to continue HDC case number 2020-0002 to a date certain of August 20, 2020.

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

4.2 HDCA 2020-0016: GEORGE MOELLER, 416 N. 3RD STREET

Amending COA 2018-26 - Changing rear gable siding, modifying a window opening, and replacing foundation infill design. *(Quasi-Judicial)*

Member Morrison recused himself from this case.

Mr. Platt presented the case and the changes for window opening, gables siding material and in fill material and asked the board for comments on the length of time the structure can stay unpainted. With the proposed changes, Staff recommended approval.

Member Kosack asked about the change to the in-fill material change and asked about the timeframe of the painting and choice of paint color. Member Pozzetta inquired about the reason for the delay in painting.

The agent or applicants for this case were not present.

Public Hearing was opened and then closed with no speakers wishing to comment.

Board Discussion was opened. Board members agreed to a six (6) month delay in completing the painting of the structure.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozetta, to approve the amendment to HDC case number 2020-0016 with conditions that the painting with the approved colors be completed within 6 months; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2020-0016, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District 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.

5. NEW BUSINESS

5.1 HDC 2020-0006: JAMES POZZETTA, ARCHITECT, AGENT FOR PAMELA REA & PAUL GRIFFIN, 602 DATE STREET

Certificate of Approval (COA) to expand detached garage and construct a second story. *(Quasi-Judicial)*

Member Pozzetta recused himself from this case.

Mr. Platt presented the case and explained the non-conformity with the garage. Staff recommended approval.

Chair Spino asked about the non-conformity of the garage.

James Pozzetta, agent for the applicant, noted he is familiar with the structure and the non-conformity of the garage. He added that this project will help this portion of the residence relate better with the remaining of the house.

Public Hearing was opened.

Bryan Olyphant, 509 Cedar Street, spoke about the roof line and the garage doors, and the quality of materials utilized.

Public Hearing closed.

Board Discussion was opened. Member agreed that this is a well-done project.

ACTION TAKEN: A motion was made by Morrison, seconded by Member Kosack, to approve HDC case number 2020-0006 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0006, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District 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.

5.2 2020-0011: ROBERT & LISA SALA, 1130 WHITE STREET

Certificate of Approval (COA) to construct an in-ground pool in back yard. (*Quasi-Judicial*)

Ms. Gibson presented the case. She mentioned that the board is asked to review mostly lot coverage, mechanical equipment screening, and design setbacks. She mentioned that the applicant would have an archaeologist present during excavation. Staff recommended approval.

Member Kosack asked about setbacks and impervious surface. Ms. Gibson answered that there are no issues with either and that requirements have been met.

Mr. Robert Sala, 1130 White Street, owner, had no comments to add.

Public Hearing was opened and then closed with no speakers wishing to comment.

Board discussion was opened. Members asked about multi-colored LED light and its reflectivity.

Mr. Sala said lighting came with the pool package. Mrs. Lisa Sala assured that this should not be an issue.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison, to approve HDC case number HDCV 2020-0011 without condition; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case HDCV 2020-0011, 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.

5.3 HDC 2020-0012: JOSE MIRANDA, ARCHITECT, AGENT FOR ADAM KAUFMAN & LINDA TORRE, 116 S. 10TH STREET

Certificate of Approval (COA) to construct addition to kitchen and sunroom, demo existing garage and breezeway, and construct new detached driveway. (*Quasi-Judicial*)

Mr. Platt presented the case. He mentioned that the main structure is a contributing structure but that

the garage to be demolished is non-contributing. Mr. Platt also noted that Mr. Miranda, agent for the applicant, handed some updated drawings that morning which he would explain. Staff recommended approval.

Member Kosack asked for the age of the garage. Staff mentioned that it could be of the 1940's or 1950's. Member Harrison asked if the demolition is part of the application for the addition.

Jose Miranda, Miranda Architects, 309 ½ Centre Street, Suite 206, expanded on the project and the siding materials and window.

Member Morrison asked about the siding to be replace being Hardie and asked is the remaining exterior would remain aluminum siding. Mr. Miranda concurred.

Member Harrison asked about consistency in the usage and location of the eave's material. He also asked about the aluminum siding possibly being installed over some cypress siding. Mr. Miranda assumed that this could be the case and would find out when they start the project.

Chair Spino voiced concerns that once the aluminum siding is removed there could be discovery and would like to address this in this upcoming motion.

Public Hearing was opened.

Bryan Olyphant, 509 Cedar Street, addressed a concern about discovery.

Public Hearing was closed.

Member Kosack, asked about the new demolition ordinance passed recently. Chair Spino mentioned that this could depend on the age of the structure, but that it would not affect the approval of this case.

Member Morrison asked clarification on usage of Hardie product in the Historic District. Ms. Gibson clarified the demolition ordinance; it is the Boards purview to ignore or grant any demolition delay.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison, to approve HDC case number 2020-0012 with the following conditions that the new siding configuration be contingent upon the discovery of the existing main house siding type and that Staff be allowed to approve that change; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the HDC case 2020-0012, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District 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.

5.4 HDCV 2020-0004: LANCE JONES, AGENT FOR MARY JULIA LITTLE, 115 S. 6TH STREET

Variance request from LDC 1.03.05(A) to separate combined lots of record. (*Quasi-Judicial*)

Mr. Platt presented the case. He explained that the applicant is requesting a variance from this section of the land development code to allow for a western portion of the property to be separated from the combined "lot of record," to allow for the construction of a single family dwelling. He also stated that this property contained a contributing structure and multiple unlaying lots of record to allow the construction of a single-family residence on the west part of the property. Staff found that all 6 criteria had been met and recommended approval.

Member Harrison asked for clarification regarding the demolition of a shed and the relief of the requirements of LDC 1.03.05. Mr. Platt explained that requirement according to the Land Development

Code.

Member Conway noted that the property has been owned by this family for year and that they want to preserve it as best as they can.

Lance Jones, 115 S. 6th Street, agent for the applicant, mentioned that they provided an amended survey for the record. He mentioned they have considered retaining all 4 of the heritage trees.

Public Hearing was opened then closed with no speakers wishing to comment.

Board discussion was opened. Members voiced no objection to this request and recommended approval.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Conway, to approve HDC case number HDCV 2020-0004 without condition; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case HDCV 2020-0004, as presented, is substantially compliant with the Land Development Code and Comprehensive Plan to warrant approval at this time.

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

5.5 HDC 2020-0004: MARK JOHNS, AGENT FOR MARY JULIA LITTLE, 115 S. 6TH STREET
Conceptual review for the construction of a new two-story single-family residence and detached structure. (*Quasi-Judicial*)

Mr. Platt presented the case. He explained that an Administrative Review - Minor Subdivision application would be processed to allow this project to take place. Staff requested that applicant confirms the list of materials and provide a tree analysis. Staff recommends conceptual approval.

Member Morrison asked if the trees are designated Heritage Trees. Staff answered that they are not and that the owners would have to apply for the designation.

Member discussed the site plan showing the existing structure compared to the proposed construction. Mr. Platt clarified that the new construction would front S. 5th Street.

Member Kosack spoke about the height of the structures and Chair Spino noted that the trees will provide natural blockage of the view of neighboring buildings.

Mr. Magnus, D.S. Ware, Builder, 2023 Old Town Avenue, St. Augustine, was recognized virtually.

Member Kosack asked about the involvement of a 3rd party arborist. Staff answered that they will be coordinating any work to be done about the impact on trees with the City Arborist and the 3rd party arborist.

Member Pozzetta voiced an issue about the elevation and the context within neighboring structures.

Public Hearing was opened.

Bryan Olyphant voiced his appreciation for the garage doors.

Public Hearing was closed.

Member Morrison suggested that they would like to see finished elevation, and commented on the garage apartment gable roof, and double band board.

Member Pozzetta agreed with Member Morrison's comments regarding increasing the height of the foundation and the double band board at the second floor of the house.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison, for the conceptual approval of HDC case number 2020-0004 with the following conditions: that an arborist be engaged to consult on conditions working around existing trees, that LDC tree protection guidelines be followed through this project, that final design take into consideration HDC comments regarding the foundation height, that the applicant provide context drawings showing the neighboring houses in relation to the proposed new structures both elevation and site plan, that they provide some indication of the tree canopy, and how these houses may impact the existing tree canopy and to revisit trim detailing tone on preliminary drawings and bring it into context with surrounding neighboring homes; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0004, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant conceptual at this time.

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

5.6 HDCV 2020-0005: JOSE MIRANDA, ARCHITECT, AGENT FOR SUSAN DORNER, OWNER, 606 CEDAR STREET

Variance from LDC 5.01.03(K) for connection of accessory structure and 4.02.03(E) for standards for building heights and setbacks. (*Quasi-Judicial*)

Mr. Platt presented the case. The applicant is requesting a variance from two sections of the Land Development Code to allow for a covered, unenclosed breezeway connection from the main house, to a garage outbuilding that was previously approved with HDC 2019-33. The second part of the request is to allow for a kitchen addition on the rear of the principal structure, reducing the twenty-foot setback requirement to seven feet, ten inches. He summarized that the request met only 4 of the 6 criteria and as such recommended denial.

Member Kosack asked about the location of the garage when it was previously approved. Staff says the location of the garage had not changed.

Jose Miranda, Miranda Architects, 309 ½ Centre Street, Suite 206, agent for the applicant, explained the challenges of this project.

Chair Spino asked if the breezeway and garage would be done at the same time. Mr. Miranda answered in the negative.

Public Hearing was then opened.

Bryan Olyphant, 509 Cedar Street, commented on the changes to the garage doors.

Member Kosack, asked Staff if there are examples of this Special Condition. Mr. Platt said that there are examples of this although not common.

Member Morrison voiced that he was conflicted about people's comment regarding a variance being granted and the lack of effort invested in creative options instead of extending the non-conformity. Members discussed this concern.

Mr. Miranda spoke about the possibility of eliminating the breezeway.

ACTION TAKEN: A motion was made by Member Morrison to deny HDC case number HDCV 2020-0004 without condition. (*note from the Recording Secretary that the motion was stated as described above with the wrong case number*)

No members seconded; motion failed.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison , to approve HDC case number HDCV 2020-0005 with the condition that the breezeway element be omitted from the project, that with the removal of the breezeway the Special Privilege for the kitchen element is a minimal expansion within the existing architecture of the contributing structure which has no visible impact from the traditional front of the home and will tucked in behind the new garage; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case HDCV 2020-0005, as presented, is substantially compliant with the Land Development, the Secretary of the Interior's Standards, and the Old Town Preservation Development Guidelines to warrant approval at this time. *(note from the Recording Secretary, that this motion was stated as described above)*

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

Member Conway	Aye
Member Harrison	Aye
Member Morrison	Nay
Member Pozzetta	Aye
Chair Spino	Aye

Motion carried.

5.7 HDC 2020-0013: JOSE MIRANDA, ARCHITECT, AGENT FOR SUSAN DORNER, 606 CEDAR STREET

Certificate of Approval (COA) for an addition to kitchen and new covered breezeway connecting house to new garage/accessory dwelling unit. *(Quasi-Judicial)*

Mr. Platt presented the case noting that the covered breezeway connecting the house to the garage was eliminated from the project. Staff recommended approval.

Member Pozzetta asked if the doors and windows were from the approved list. Mr. Miranda answered that they are from the Andersen Series.

Member Morrison asked about the stairs coming down without the breezeway.

Public Hearing was opened and then closed with no speakers wishing to comment.

Board discussion was opened.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Conway, to approve HDC case number 2020-0013 with conditions that the breezeway be eliminated from the project; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0013, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District 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.

Member Kosak inquired about guidelines regarding additions being compatible in design but distinguishable.

Member Harrison asked if additional features are needed to complete the project with the removal of the breezeway. Mr. Miranda answered in the negative.

6. STAFF CERTIFICATES OF APPROVAL

DRAFT

6.1 Staff Certificates of Approval for June 2020

Member Kosack inquired about the height of the fence at 323 N. 4th Street.

7. BOARD BUSINESS

Chair Spino asked about Postal Service packet to replace some post at the Downtown Post Office. Ms. Gibson asked Board Members for comments. Member Kosack spoke about the bulb in the lamp and LED CRI rating, expandable seal, timers that dim or turn off overnight. Member Kosak will write a letter with these comments to send to the Post Office.

Chair Spino now addressed and discussed the letter from Genece Minshew, Chair of the Planning Advisory Board (PAB), regarding television screening. Board Members discussed appenditures such as satellite dishes, television, antennas, etc. to come up with a consensus in LDC language.

Ms. Gibson commented that there are other pieces of the puzzle that can be looked into to address the Board's concern.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison, present new language proposal for section D item 12 stating placement in screens for satellite dishes, HVAC, heating and air conditioning units and compressions, television, Television antenna, solar panels, trash collection facilities and to added language to LDC. Ms. Gibson ask about anything retroactive.

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

8. STAFF REPORT

9. PUBLIC COMMENT

10. ADJOURNMENT 7:49 p.m.

Sylvie McCann, Recording Secretary

Michael Spino, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
SPECIAL MEETING
OCTOBER 12, 2020**

The Special Historic District Council Meeting was held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting was broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcastonly).

1. CALL TO ORDER 5:04

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Michael Spino (Chair)	(Physical)	James Pozzetta (Vice-Chair)	(Physical)
Michael Harrison	(Virtual)	Angela Conway	(Virtual)
Tammi Kosack (Alt 1)	(Virtual)		
Benjamin Morrison (joined at 5:59)	(Virtual)		

MEMBERS ABSENT:

OTHERS PRESENT:

Sal Cumella, City Planner
Kelly Gibson, Planning Director
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary
Taylor Hartmann, Recording Secretary

A motion was made by Member Harrison, seconded by Member Conway to seat Member Kosack as a voting member. Vote upon passage of the motion was taken by voice votes with all ayes, carried.

2. PLEDGE OF ALLEGIANCE

Member Kosack disclosed some communications with Staff, Chair Spino disclosed receiving an email from Ms. Lajoux. No other members disclosed any ex parte communications.

City Attorney Tammi Bach explained the ex parte communications disclosure, the quasi-judicial

procedures and the appeal process.

Ms. McCann administered the oath for all parties that would be asked to give testimonies.

3. OLD BUSINESS

3.1 HDC 2020-0041 - AGATHI POULIASIS, COLE BUILDERS, AGENT FOR JEROME P. + DENICE K. GAINES, 900 WHITE STREET

Amendment to previously approved COA for HDC 2020-0008 for revision to garage and chimney.

(Quasi-Judicial)

Ms. Gibson presented the case and listed the various changes requiring approval including the elimination of some windows to the garage, replacement of French doors with a sliding glass door to the rear elevation of the main structure, and the elimination of the chimney. Staff recommended approval.

Member Harrison asked if there would be a fence. Agathi Pouliasis, from Cole Builders, 2598 First Avenue, commented on the changes and stated that there is no fence.

Denice Gaines, 1110 Conservancy Drive West, Tallahassee, confirmed that there is a chain link fence in the rear.

Public Hearing was opened and then closed with no parties wishing to comment.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Harrison to approve HDC case number A2020-0041 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case A2020-0041, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina and Development Guidelines to warrant approval at this time.

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

4. NEW BUSINESS

4.1 HDC 2020-0023 - CASSIDY SHAW, 107 ESTRADA STREET

Certificate of Approval (COA) for the demolition of a non-contributing primary structure.

(Quasi- Judicial)

Mr. Cumella presented the case. He explained that this property is zoned OT1, located on Block 2, lots 3 and 4. He stated that the last owner planned to rehabilitate the structure but then found that the damages from wood destroying organisms were too extensive to be repaired in order to keep the historical integrity. He cited the analysis of the 11 criteria and recommended approval with the following conditions: that as-built drawings and other documentation be provided, that the applicant contact one of the state universities to conduct a forensic demolition of the structure and submit a final report to HDC, that a demolition permit not be released until the issuance of a building permit for a new structure, and that all materials be salvaged or recycled.

Member Harrison asked if there is a list of "at risk properties / properties of concern". Mr. Cumella answered that this property was not mentioned on that list but has been on the Historic Resource

Assessment List created with the help of Code Enforcement. Member Kosack asked how the conditions would be enforced. Mr. Cumella explained the process. She then emphasized the need for these old buildings to be better documented.

Member Pozzetta inquired about the as-built survey and Mr. Cumella asked members to put together a list of their requirements within the motion. He also explained recent changes in the submission process of a demolition permit.

John Cotner, 2617 Atlantic Avenue, commented on the fact that the structure is currently unsafe and the need for the forensic demolition report.

Public Hearing was opened.

Rhonda Shaw, 1011 S. Fletcher Avenue, owner, explained that they intended to rehabilitate this house but that unfortunately the termite damage was too extensive and that they fully intend to save as much material as possible.

Member Pozzetta reiterated the need for conditions to be added to the motion, especially the as-built drawings. He also stated he would like to see an in-depth forensic demolition report.

Mr. Cumella explained that once received this report would be kept at the museum.

Member Morrison was recognized as being present virtually at 5:59 p.m. but would not participate in all cases.

Public Hearing was closed.

ACTION TAKEN: A motion was made by Member Pozetta, seconded by Member Harrison to approve HDC case number 2020-0023 with the following conditions: that as-built drawings and documentation be provided for staff approval and that a demolition plan describing the process and procedure for completing a forensic demolition in salvaging and documenting materials be supplied for staff review; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0023, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation Development Guidelines to warrant approval at this time.

Member Harrison inquired about having the demolition completed to satisfaction before the issuance of the building permit.

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

4.2 HDC 2020-0034 - JOHN COTNER, COTNER & ASSOCIATES, AGENT FOR MARILYN C. LEIBMAN, LOTS 2 + 3 + 4 BLOCK 8, N. 2ND STREET
Certificate of Approval (COA) for Conceptual review for two (2) 3-story single family dwellings on three (3) 25' lots of record. (*Quasi-Judicial*)

Mr. Cumella presented the case. He noted this property is zoned C3. He recommended conceptual approval.

Member Kosack asked about the shared driveway for both properties. Mr. Cumella explained that there are 3 underlying lots of record and that an Administrative Review application would then create 2 parcels with an easement for the shared driveway.

Mr. Cumella provided information about the arborist's tree analysis.

John Cotner, 1627 Atlantic Avenue, agent for the owner, expanded on the reconfiguring of the 3 underlying lots, commented on the project elevations and materials and the shared driveway easement.

Member Kosack asked about drainage and the height of the structure. Mr. Cotner responded that Gillette & Associates would be doing the engineering and spoke about the height from grade.

Public Hearing was opened and then closed with no parties wishing to comment.

Board discussion was opened. Mr. Cotner expanded on the current ownership of the property.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Conway to conceptually approve HDC case number 2020-0034 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0034, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area (CRA) to warrant conceptual approval at this time.

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

**4.3 HDC 2020-0036 - SETH JUDD, JUDD CONSTRUCTION LLC, AGENT
FOR HEIDI CORMIER, 229 S. 8TH STREET**

Certificate of Approval (COA) to replace 19 windows. *(Quasi-Judicial)*

Mr. Cumella presented the case. He noted that the property is zoned C3 constructed in 1903 and is currently used as commercial on the first floor and as a residence on the second floor. He noted that this is to replace 17 original windows and that this work be repaired by a contractor experienced in the repair of historic windows. He stated the proposal does not meet the Secretary's Interior Standards 1, 2, 5, 6 and 9 and recommended denial.

Chair Spino asked for any documentation for the damaged windows.

Seth Judd, 5220 Shad Road, Suite 405, Jacksonville, Judd Construction LLC, stated that he submitted photos of the windows showing water damage and also noted that one of the reason for the request is that the owner had concerns about energy bills.

Members discussed the need to review the photos and assessment for the windows and emphasized that repairs should be considered first with the help of a specialist in repairs of historic windows and also discussed the size of each windows and the need to see samples. They also suggested that this case be continued.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison to continue HDC case number 2020-0039 to the next available HDC meeting and that applicant provide necessary window documentation to Staff before the meeting.

Member Pozzetta suggested that samples of the windows be provided to Staff before the next meeting review.

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

4.4 HDC 2020-0039 - JOHN COTNER, COTNER & ASSOCIATES INC., AGENT FOR PETER VENERDI, 505 CEDAR STREET

Certificate of Approval (COA) to rehabilitate a contributing primary structure, construct an addition in rear and construct a 384 SF 2-story accessory structure. *(Quasi-Judicial)*

Mr. Cumella presented the case and noted that the property is zoned R2. He recommended approval with conditions that the applicant submit the omitted elevations for review, that salvaged historic siding be used on the front elevation, while replacement, if necessary occurs at sides with siding of same material, profile, and exposure.

John Cotner, 1627 Atlantic Avenue, agent for the owner, explained the project and stated that not much has changed since this project was presented about 2 years ago. He mentioned that he would provide the missing elevation drawings.

Public Hearing was opened.

Bryan Oliphant, 509 Cedar Street, commented about the increased number of rodents in the area since the property had been vacant for a while and asked City Attorney Bach to address this with the Code Enforcement Department. He also noted that the structure has a lot of issues and that he has no confidence in the current owner's project.

Public Hearing was closed.

Board Discussion was opened. Member Kosack asked about the earlier approval of Bahama shutters.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to approve HDC case number 2020-0039 with the following conditions: that the applicants provide the omitted elevation drawings to Staff, to include one of the side yard elevation for the main house and two (2) elevations for the accessory building, and that the windows with muntions have exterior mounted muntions and that salvaged historic siding be used on the front elevation while replacement if necessary, occurs at sides with siding of same material, profile, and exposure; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0039, as presented, is substantially compliant with the Comprehensive Plan 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, being all ayes, carried.

4.5 HDC 2020-0037 - JOHN COTNER, COTNER & ASSOCIATES INC., AGENT FORTODD LORENTSON, 316 N. 3RD STREET

CONCEPTUAL Certificate of Approval (COA) to construct a one 2-story primary structure with a detached 1 1/2 car garage. *(Quasi-Judicial)*

Mr. Cumella presented the case. He noted that this property is zoned R2. Staff recommended conceptual approval.

John Cotner, 1627 Atlantic Avenue, agent for the owner, confirmed that a crawl space would be used instead of a slab. He also addressed the elevations and the laurel oak on the property.

Member Kosack discussed drainage and the salvation of the laurel oak. She suggested that some modification to the deck design could be made to save the tree. Mr. Cotner noted that he would look at this design again, but that liability and insurance company are not looking favorably at this concept.

Public Hearing was opened.

Alexandra Lejoux, 646 Spanish Way East, expressed her concern regarding the loss of mature trees. She suggested that the applicant continues to investigate the possibilities of saving this healthy and mature laurel oak and that creative ways continue to be investigated in order to find a solution to save this tree.

Board Discussion was opened. Member Pozzetta thank the members of the public for bringing the attention to the salvation of the tree. Members expressed strong concerns regarding the removal of this mature tree and suggested a continuation of this case in order for the applicant to continue to look at creative ways to salvage the tree.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Conway to continue HDC case number 2020-0037 to the next available HDC meeting.

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

5. BOARD BUSINESS

Member Kosack suggested to put an item on the next meeting's agenda to remove PGT windows from the approved window list, this for new construction in HDC and Old Town.

City Attorney Tammi Bach addressed the expiration of the Executive Order as of October 31, 2020 and said that it would not be extended and to expect being physically present at the next meeting in November. She also assured members that all precautionary measures will be taken to keep the board members and the public safe.

6. STAFF REPORT

6.1 Waterfront Plan- Community Hub (public comment portal)

The Community Hub is active for public comment regarding the conceptual plans for the waterfront. The Hub can be accessed through this link: <https://fernandina.mlhhub.com/>. The Hub will be accessible through Oct 18.

Ms. Gibson encouraged the public to visit the website and provide insight and feedback about the Waterfront Plan.

7. PUBLIC COMMENT

No comments from the public.

8. ADJOURNMENT 7:42



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
OCTOBER 15, 2020**

1. CALL TO ORDER

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Michael Spino (Chair)	(Physical)	James Pozzetta	(Physical)
Benjamin Morrison	(Virtual)	Michael Harrison	(Virtual)
Tammi Kosack	(Virtual)		

MEMBERS ABSENT:

OTHERS PRESENT:

Tammi Bach, City Attorney (Physical)
Sal Cumella, Historic Preservation Planner (Physical)
Sylvie McCann, Recording Secretary (Physical)
Taylor Hartmann, Recording Secretary (Physical)

Chair Spino seated Member Kosack as a permanent voting member.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta to approve the seating of Member Kosack as a permanent voting member. Approval was given unanimously by voice vote.

Motion carried.

Member Kosak disclosed one ex parte communication with staff regarding questions on 2 cases. Chair Spino disclosed one ex parte communication with Mr. Platt regarding questions on all 6 cases. No other members had any ex parte communications.

City Attorney Tammi Bach explained the Quasi-Judicial hearing and the approval and denial process regarding variances.

Ms. Hartmann administered the oath for all parties that wished to give testimony at tonight's meeting.

2. APPROVAL OF MEETING MINUTES

2.1 Approval of Minutes for the July 16, 2020 Regular Meeting.

2.2 Approval of Minutes for the September 17, 2020 Regular Meeting.
Member Harrison spoke of an amendment to the September 17, 2020 Minutes under case 2020-0004 to

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correct the name of decking material from 'Trek' to 'Trex'. Member Kosak spoke of an amendment to the July 16, 2020 Minutes under case HDCV2020-0004 to clarify last the line regarding the request. Chair Spino noted that the July 16, 2020 Minutes approval be deferred until the November 19, 2020 meeting to make corrections brought up by Member Kosack.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Kosak to approve the September 17, 2020 minutes as amended.

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

3. OLD BUSINESS

3.1 HDC 2020-0021 - JOHN DODD, ARCHITECT, AGENT FOR C. TODD KEMP, 511 ASH STREET

Certificate of Approval (COA) to construct a 2-story single-family dwelling. (*Quasi-Judicial*)

Mr. Platt presented the case and recommended approval. Staff also recommended that the existing asphalt driveway be removed and replaced with a traditional and approved material such as brick or pavers.

Chair Spino asked about the protection and preservation efforts regarding a large Oak tree on the property.

John Dodd, 2775 Racheal Avenue, introduced himself as agent for the applicant.

Todd Kemp, 14 Hilton Haven Road, Key West, introduced himself as the applicant and was open to questions from the board members.

Member Pozzetta thanked the applicant for the thought that went into revisions and for having such a detailed presentation.

Member Kosak asked about a screen enclosure for the A/C unit, as per LDC requirements.

Public hearing was opened and closed with no comments.

Board members discussed replacing asphalt with pavers or concrete and pervious versus impervious surfaces.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta to approve HDC case 2020-0021 with the condition that the asphalt driveway be replaced with concrete or pavers within 120 days of the issuance of a certificate of occupancy; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0021, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

3.2 HDCV2020-0006 - MARK AKINS, RICE ARCHITECTS, AGENT FOR MICHAEL O'DONNELL, 214 S. 7TH STREET

Variance from LDC Section 5.01.04(A)(1) for the construction of a covered front porch addition on the front of the ADU; and LDC section 5.01.10(A) to allow for the construction of an eight foot privacy fence in the rear yard (*Quasi-Judicial*)

Mr. Platt presented the case and stated that the requested action, as presented, does not meet the six requirements for granting a variance, and recommended denial.

Mark Akins, 1414 Highland Drive, introduced himself as agent for the applicant and elaborated on the

variance request pertaining to fence height.

Member Pozzetta asked about the reasoning for the requested fence height.

Mike O'Donnell, 214 S. 7th Street, owner, elaborated on the reasons for the request regarding the fence, stating that trespassers are damaging the fence and climbing over it in order to gain access to other properties.

Member Kosak asked about the condition of the existing fence. Members discussed the possibility of improving the current fence material in order to prevent further damage and trespassing.

Public hearing was opened and closed with no comments.

Board members discussed the various points of fence height.

ACTION TAKEN: A motion was made by Member Kosak, seconded by Member Harrison to deny HDC case 2020-0006 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0006, as presented, is not substantially compliant with the Land Development Code, and Comprehensive Plan to warrant approval at this time.

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

3.3 HDC 2020-0019 - MARK AKINS, RICE ARCHITECTS, AGENT FOR MICHAEL O'DONNELL, 214 S. 7TH STREET

Certificate of Approval (COA) for the renovation of the 2-story ADU including the front porch addition and new foundation. (*Quasi-Judicial*)

Mr. Platt presented the case and introduced drawings for an Option B alternative to the submitted Option A, and recommended approval of said Option B.

Members discussed the visual presentations of elevations on both option A and option B.

Mark Akins, 1414 Highland Drive, agent for the owner, stated that the site would be regraded in a way that will not change the building height and that foundation work would be done in either option. He briefly discussed methods of foundation work. He also read from the Secretary of the Interior's Standards regarding historic rehabilitation.

Mike O'Donnell, 214 S. 7th Street, owner, spoke to the condition of the garage and stated that the current doors cannot be reused or refurbished. He also stated that certain accommodations have been included in the plans in order to address issues of accessibility for his wife.

Public hearing was opened.

Montieth Stewart, 211 S. 7th Street, expressed his enthusiasm with seeing someone wanting to improve the property.

Eileen Moore, 208 S. 7th Street, also voiced encouragement with the rehabilitation of this property. She further expressed appreciation for the work performed by the Historic District Council.

Public hearing was closed.

Board members discussed the historicity of the structure and expressed concern over losing historical features while also allowing for growth and change. The placement of exterior doors was explored; specifically, the keeping of the first-floor exterior door.

ACTION TAKEN: A motion was made by Member Kosak, seconded by Member Pozzetta to approve HDC

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case 2020-0019 with the following condition; that approval is for Option B AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0019, 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, being all ayes, carried.

3.4 HDC 2020-0032 - LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR MICHAEL W. & JESSICA L. VILLA, LOTS 3 + 4 BLOCK 18 LADIES STREET

Certificate of Approval (COA) for Final review to construct a 2-story primary structure and 1-story detached accessory structure on a parcel containing two media peonias. (*Quasi-Judicial*)

Ms. Gibson presented the case and recommended approval.

Lauren Kelly, Moser Design Group, 17 Market, Suite 2, Beaufort, SC, spoke as agent for the applicant and discussed the change from tabby to smooth stucco.

Member Kosak questioned the locations of the stucco exterior. Ms. Kelly confirmed that all stucco would now be smooth instead of having two different types on the exterior.

Member Morrison asked about foundation vents and whether they were recessed.

Public hearing was opened and closed with no comments.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Kosak to approve HDC case 2020-0032 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0032, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation Development Guidelines to warrant approval at this time.

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

3.5 HDC 2020-0033 - LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR MICHAEL W. & JESSICA L. VILLA, LOT 6 BLOCK 18 LADIES STREET

Certificate of Approval (COA) for Final review to construct 1-story primary structure and pool on a parcel containing one full peonia. (*Quasi-Judicial*)

Ms. Gibson presented the case and recommended approval. She also noted that the board had not been able to previously consider this for final approval due to lacking details regarding building materials and colors, as well as a public notice discrepancy.

Member Pozzetta noted that there are numerous trees on the property and questioned whether anyone had done an assessment of their current condition.

Lauren Kelly, Moser Design Group, 17 Market, Suite 2, Beaufort, SC, discussed tree preservation and coverage. Tree removal mitigation was presented as an option.

Public hearing was opened and closed with no comments.

ACTION TAKEN: A motion was made by Member Kosak, seconded by Member to approve HDC case 2020-0033 with the condition that the city arborist assesses the condition of two trees located behind the pool and that those trees be retained if determined to be healthy; AND that the HDC make the following

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findings of fact and conclusions of law part of the record: that HDC case 2020-0033, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation Development Guidelines to warrant approval at this time.

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

4. NEW BUSINESS

4.1 HDC 2020-0030 - WAYNE CHISM, CHISM DEVELOPMENT CO., AGENT FOR CHRISTINE STEWART, LOTS 3 + 4 BLOCK 11 NEW STREET
Certificate of Approval (COA) to construct a 2-story primary residence. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommend conceptual approval.

Chair Spino commented on the quality and quantity of trees on the property.

Member Harrison stated that Old Town is platted to be built up and tree preservation should come second to this.

Ashton Taylor, Chism Development Co, 97010 Elk Creek Court, spoke as agent for the applicant. She stated that the current trees would be saved whenever possible.

Public hearing was opened and closed with no comments.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta to CONCEPTUALLY approve HDC case 2020-0030 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0030, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation Development Guidelines to warrant CONCEPTUAL approval at this time.

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

4.2 HDC 2020-0038 - RICHARD HIGGINBOTHAM, HALL INVESTMENTS INC., 231 N. FRONT STREET
Certificate of Approval (COA) to demolish a non-contributing primary structure. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommend a continuation of the case to the December 17th, 2020 Regular Meeting in order to research methods of relocating the structure.

Board members discussed salvageability and the quality of the windows and other structural components.

Richard Higginbotham, 231 N. Front Street, stated that the structure does not align with his current needs, however, he would be willing to contribute a portion of the total cost to relocate the building.

Public hearing was opened.

Marian Phillips, 724 S. 6th Street, stated that she would like to see the building moved to an alternate location to keep the waterfront as a working area.

Public hearing was closed.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison to CONTINUE HDC 2020-0038 to the December 17, 2020 Regular Meeting.

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

4.3 HDC 2020-0042 - STEVE HEAD, HEAD CONSTRUCTION OF NE FL INC., AGENT FOR PATRICIA TAYLOR, 206 ESTRADA STREET

Certificate of Approval (COA) to construct a new 1.5-story primary structure with a one car detached garage. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommend approval.

Steve Head, Head Construction of NE FL Inc., 732 King Fisher Way, introduced himself as agent for the applicant and indicated that he had nothing further to add to the presented staff report.

Public hearing was opened and closed with no comments.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Kosak to approve HDC case 2020-0042 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0042, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation Development Guidelines to warrant approval at this time.

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

5. STAFF CERTIFICATE OF APPROVAL

5.1 Staff Certificate of Approval for September 2020

Ms. Gibson indicated that this information was for every board members' awareness.

6. BOARD BUSINESS

Members discussed sending a note of thanks to recently resigned Member Conway for all of her work on the HDC. Chair Spino will sign on behalf of all board members.

Chair Spino also mentioned that he recently attended a preservation workshop at Bosque Bello Cemetery. He commended Mr. Cumella for his work.

Member Morrison stated that he received an email from Andy Moeller indicating his interest in applying for a position on the Historic District Council.

7. STAFF REPORT

7.1 Waterfront Plan- Community Hub (public comment portal)

The Community Hub is active for public comment regarding the conceptual plans for the waterfront. The Hub can be accessed through this link: <https://fernandina.mlhhub.com/>. The Hub will be accessible through Oct 18.

8. PUBLIC COMMENT

None

9. ADJOURNMENT: 7:17 PM

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Taylor Hartmann, Recording Secretary

Mike Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-0022
NOVEMBER 19, 2020

Owner/Applicant:	City of Fernandina Beach, agent for Todd C Kemp Living Trust & Brian K Boyer Living Trust
Property Address:	511 Ash Street
Requested action:	Amendment to previously approved Certificate of Approval (COA) to waive 90-day demolition delay
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Former News Leader Building
FL Master Site File #	NA01106
Year Built:	1949
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 received approval to demolish a one-story commercial structure on August 20, 2020. The COA was approved with the condition that the 90-day demolition delay not be waived. The 90-day demolition delay as outlined in LDC 8.03.03.01 allows time to document structures or find alternatives to demolition for significant historic structures.

The demolition permit (DEMC-2020-0014) was applied for on 10/15/2020, which triggered the 90-day demolition delay. The delay is set to expire on 01/13/2021.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

F. Waiting period for certain demolition permit

1. Permits to demolish structures which are 50 years of age or older shall not be issued until the expiration of 90 days from the date of the permit application. The purpose of this restriction shall be to enable the Historic District Council to pursue alternatives to demolition and to assemble and document information pertaining to the appearance and history of the structure prior to its demolition. Upon the filing with the city manager or designee of an application to demolish a structure which is 50 years of age or older, the city manager or designee shall immediately notify the historic preservation planner.
2. A demolition permit for a structure that is 50 years of age or older may not be issued prior to the expiration of 90 days from the date of the demolition permit application unless the city historic preservation planner finds no cause to refer the permit application to the Historic District Council based on the following standards:

The structure:

- a. Is not, in the opinion of the historic preservation planner, a “landmark” structure in that it is not designated in an architectural “high style” or a recognized vernacular building pattern, and it does not have historic events or persons associated with it: or
- b. The structure has been substantially burned or damaged by an event not within the landowner’s control with more than 50 percent of the structure affected.
- c. If the demolition request does not meet the above standards and the delay is imposed, the application will be referred by the historic preservation planner to the Historic District Council for consideration, and the applicant will be notified by mail of the delay and the date of the next regularly scheduled Historic District Council meeting not less than then days after referral, and the process for appeal due to economic hardship. The Historic District Council and its authorized designees shall be permitted access to the premises and to the subject structure during the 90-day period at reasonable times by appointment with the owner or proprietor for the purpose of photographing, measuring and documenting information concerning the structure or site.

STAFF RECOMMENDATION:

The demolition delay is intended to give staff and the board time to research the property and document it before demolition. All required documentation has been received for this project, but staff cannot lift the demolition delay due to the condition placed on the COA. Staff is requesting that the HDC allow for the waiving of the remaining portion of the demolition delay.

Staff recommends:

Approval of this amendment to HDC 2020-22

MOTION TO CONSIDER:

I move to approve or deny this amendment to HDC case number 2020-22 with or without conditions;

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

That this amendment to HDC case 2020-22, as presented, is or is not substantially compliant with the Land Development Code to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-22 COA

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



CERTIFICATE OF APPROVAL (COA) HDC2020-0022 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 07/10/2020
Work Class: Demo - Primary Structure	District: Default	Exp Date: 08/10/2020
Status: Approved	Square Feet: 0.00	Completed: 08/21/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval Expire Date: 08/23/2021

Description: Certificate of Approval (COA) to demo existing 1-story office building;
with the following condition: that the 90 days delay period NOT be waived per Staff
recommendation.

Parcel: 00-00-31-1800-0029-0070 Main	Address: 511 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Agent John H. Dodd, Architect, Inc. 2775 Racheal AVE Fernandina beach, FL 32034 Business: 9045834044 Mobile: 9045834044	Applicant John H. Dodd, Architect, Inc. 2775 Racheal AVE Fernandina beach, FL 32034 Business: 9045834044 Mobile: 9045834044	Owner Todd C. Kemp Living Trust & Brian K. Boyer Living Trust 511 Ash Fernandina Beach, FL 32034 Home: 904-910-1072
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Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000751-2020		Sylvie McCann	07/10/2020
HDC Decision	DEC-000839-2020		Sylvie McCann	08/21/2020

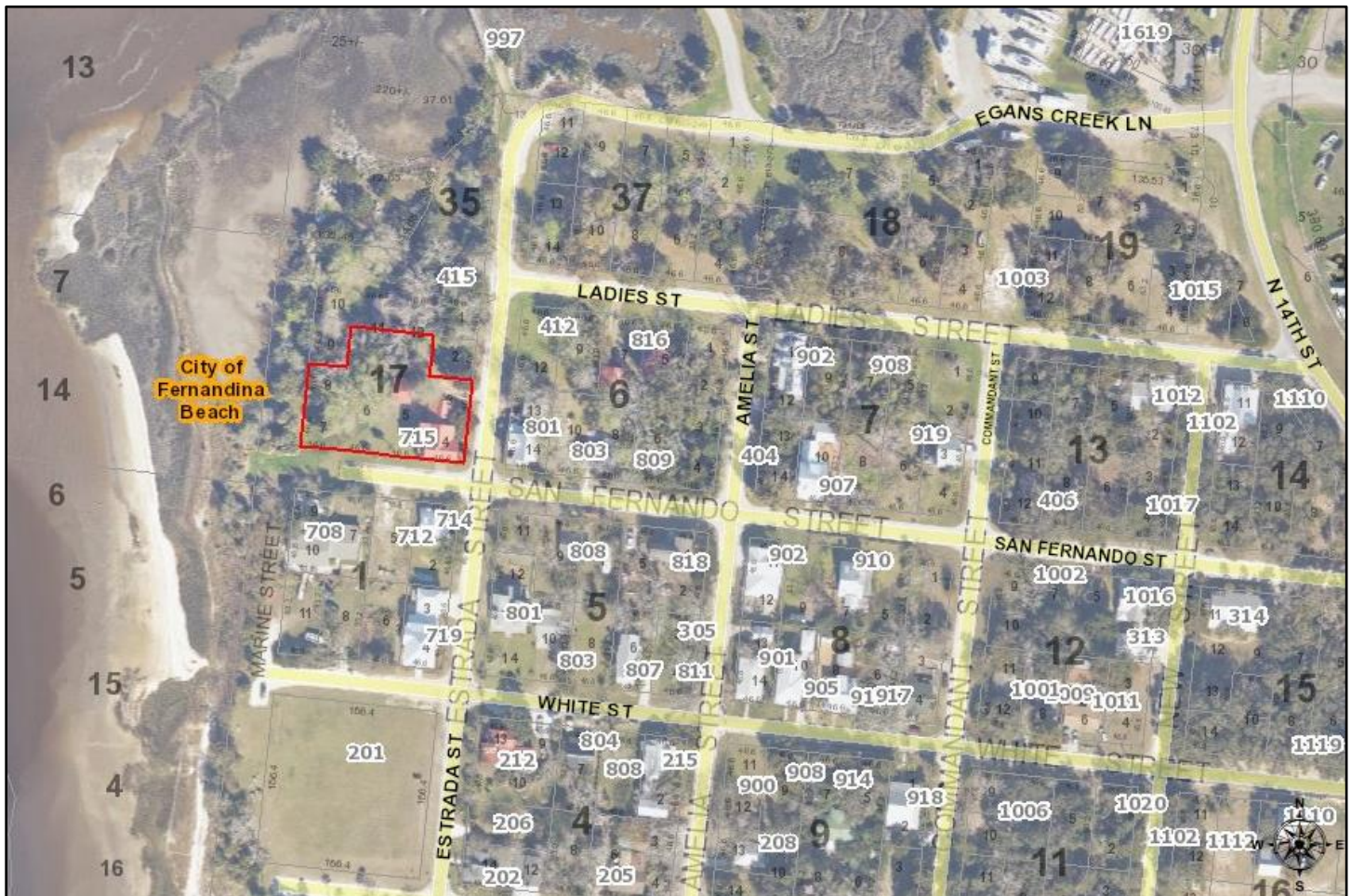
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008344	COA - Demolition of Non-Contributing Structure	\$300.00	\$300.00
Total for Invoice INV-00008344		\$300.00	\$300.00
Grand Total for Plan		\$300.00	\$300.00



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-31
NOVEMBER 19, 2020

Owner/Applicant:	Bill Kavanaugh, agent for W. Hardee Jr. & Melinda A. Kavanaugh
Property Address:	715 San Fernando Street (Old Town)
Parcel ID #	00-00-31-1580-0017-0030
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00701
Year Built:	1900 (NCPA)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct additions and alterations, install new pool.

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 property is located within a historic land division known as Old Town or the original town of Fernandina. Old Town was laid out in 1811 by the Spanish surveyor George I. F. Clarke. Old Town, along with St. Augustine and Pensacola, is one of only three Spanish towns in Florida and is the only one for which the original graphic plan of the town remains.¹

The home is an I-house in form, constructed in 1865². The parcel consists of lots 2,3,4,5,6,7, 8 and the S 1/2 of lot 11 and S 1/2 of lot 12 of Block 17 in Old Town. The proposed scope of work will occur on lots 2, 3, 4, 5 and the S 1/2 of lot 12.

The applicant is seeking several alterations including:

- Removing the west-facing double-gallery side porch that was added in 2002;
- Adding a Florida room as a connecting element;
- Adding a downstairs master bedroom;
- Removing interior stairs;
- Adding a second story over the existing kitchen area;
- Constructing an in-ground pool and deck/patio;
- Replacing roof of house and garage with light gray/galvanized standing seam roof;
- Replacing windows that were installed in 2002 with similar styled Marvin ULTREX FG windows;
- Adding shed roof and dormer windows to garage;
- Relocating garage stairs from west side to north side of the garage;
- Adding window and expand porch on west side of the garage;
- Removing wood rot and replacing with James Hardie Artisan Lap siding and trimboard;
- Painting house and garage white with wooden porch flooring remaining Naval/SW6244; and
- Correcting settling issues with the existing foundation piers.

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the proposed design is compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

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

¹ Florida Master Site File 8NA701. Survey date 09/30/1985

² *A Field Guide to American Houses*. Virginia & Lee McAlester. Alfred A. Knopf. New York. 2005. Page 89.

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 2020-31

MOTION TO CONSIDER:

I move to approve or deny case number HDC 2020-31 with or without conditions;

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

That HDC case HDC 2020-31, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|------------------|---|
| EXHIBIT 1 | HDC 2020-31 Application and Backup Materials |
| EXHIBIT 2 | HDC 2020-31 Plans, Elevation, Materials, & Design Intent Statement |
| EXHIBIT 3 | HDC 2020-31 FL Master Site File 8NA00701_715 San Fernando St |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5771

Date Submitted: 8/6/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

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

HDC 2020



IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you™ need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|---|---|
| ☒ A complete/ signed application; | ☒ Photographs; |
| ☒ Proof of Ownership (copy of deed or tax statement); | ☒ Any additional backup materials, as necessary; |
| ☒ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☒ Scaled elevations & plans; | ☒ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website â†’ Map Search](#)

Historic District*

Old Town

Site Address*

715 San Fernando Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0017-0030 & 00-00-31-1580-0017-0020

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

W Hardee Jr & Melinda A (H&W)

Last Name*

Kavanaugh

Mailing Address*

715 San Fernando Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904 445 8441

E-mail Address*

whkavanaugh@gmail.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner’s Authorization For Agent Representation form must be included

First Name*

William

Last Name*

Kavanaugh Jr

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Property owned consists of lots 2,3,4,5,6,7,8 and the S 1/2 of lot 11 and S 1/2 of lot 12 of Block 17 in Old Town. 5.5 peonias. The project is situated on lots 2, 3, 4, 5 and the S 1/2 of lot 12. Correct settling issues with the existing foundation piers. Remove the West facing double gallery side porch that was added in 2002. Add a Florida room as a connecting element. Add a downstairs master bedroom. Move and replace interior stairs with stairs and railings that meet current Florida building codes. Our current stairs are extremely steep and do not meet modern building code requirements. The risers are 8.25" high and the tread is 9.75" wide. The current standard construction for stairs is a 7" riser height and a tread of 11". Add a second story over part of the existing kitchen area. Install an in ground pool and deck/patio. Replace roof of house and garage with light gray/galvanized standing seam roof. Replace windows that were installed in 2002 with similiar styled Marvin ULTREX FG windows that meet coastal hurricane rating. Add shed roof and dormer windows to garage. Relocate garage stairs from West side to North side of the garage. Add window and expand porch on West side of the garage. Remove wood rot and replace with James Hardie Artisan Lap siding and trimboard. Paint house and garage white with wooden porch flooring remaining Naval/SW6244.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer

Hardie

Product Description

James Hardie Aspyre (Artisan Lap Siding)
Include FL Product Approval # for Windows and Doors

Color

Pure White/SW7005
(Name/Number)

DOORS

Manufacturer

Marvin

Product Description

10 - 12 light Doors for Porch. Front door remains custom wooden door
Include FL Product Approval # for Windows and Doors

Color

Pure White/SW7005
(Name/Number)

WINDOWS

Manufacturer

Marvin

Product Description

6/6 DH FG Marvin (Ultrex Intergrity now called Esential or Essence Windows)
Include FL Product Approval # for Windows and Doors

Color

Pure White/SW7005
(Name/Number)

ROOFING

Manufacturer

TBD

Product Description

Standing seam metal roof
Include FL Product Approval # for Windows and Doors

Color

Galvanized (Light gray)
(Name/Number)

FASCIA/TRIM

Manufacturer

Hardie

Product Description

Aspire siding and trim.
Include FL Product Approval # for Windows and Doors

Color

Pure White/SW7005
(Name/Number)

FOUNDATION

Manufacturer

Concrete/Brick Piers

Product Description

Brick piers in accordance with building code

Include FL Product Approval # for Windows and Doors

Color

Brick

(Name/Number)

SHUTTERS**Manufacturer**

Timberlane

Product Description

Colonial and Bermuda style hurricane shutters

Include FL Product Approval # for Windows and Doors

Color

Naval/SW6244

(Name/Number)

PORCH/DECK**Manufacturer****Product Description**

Concrete+previous pavers around pool, Wooden porches painted

Include FL Product Approval # for Windows and Doors

Color

Naval/SW6244

(Name/Number)

FENCING**Manufacturer****Product Description**

Wooden picket fence

Include FL Product Approval # for Windows and Doors

Color

Pure White/SW7005

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer****Product Description**

previous brick pavers

Include FL Product Approval # for Windows and Doors

Color

Brick

(Name/Number)

SIGNAGE**Manufacturer****Product Description**

N/A

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

OTHER**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.**Upload 1**RevisedKavanaughConceptualWindowSupply
Question.pdf**Upload 2**WindowSupply
Question.pdf**Upload 3**

Window Survey.pdf

Upload 4

Nassau-County-Real-
Estate-00-00-31-1580-
0017-0030-2019-
Annual-bill.pdf

Upload 5

Aspyre-SingleFamily-
InspGuide2.pdf

Upload 6

Marvin Elevate
Collection_Elevations_Double
Hung Bays.pdf

Upload 7

Marvin Elevate
Collection_Elevations_Double
Hung.pdf

Upload 8

Marvin Elevate
Collection_Elevations_Outswing
French Door.pdf

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 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 (1) 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.

Applicant First Name*

William

Applicant Last Name*

Kavanaugh Jr

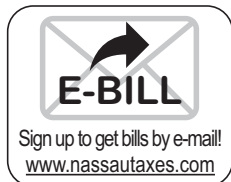
Today's Date*

8/6/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning



JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

2019 REAL ESTATE

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2019	00-00-31-1580-0017-0030	9334	002	CL-0054608

KAVANAUGH W HARDEE JR &
KAVANAUGH MELINDA A (H&W)
715 SAN FERNANDO ST
FERNANDINA BEACH, FL 32034

Property Address and Legal Description:

715 SAN FERNANDO

BLK 17 LOTS 3,4,5,6,7,8 &
S1/2 OF LOTS 11 & 12
OR 1103/937
See Additional Legal on Tax Roll

Exemptions:

AMENDMENT ONE, HOMESTEAD

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	407,618	50,000	357,618	2,445.24
TRANSPORTATION	0.5902	407,618	50,000	357,618	211.07
AI BEACH RENOURISHMENT MSTU	0.1021	407,618	50,000	357,618	36.51
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	407,618	25,000	382,618	286.20
CAPITAL OUTLAY	1.5000	407,618	25,000	382,618	573.93
SCHOOL BOARD LOCAL EFFORT	3.8880	407,618	25,000	382,618	1,487.62
ST JOHNS RIVER MGMT DIST	0.2414	407,618	50,000	357,618	86.33
FL INLAND NAVIGATION DIST	0.0320	407,618	50,000	357,618	11.44
MOSQUITO CONTROL DISTRICT	0.1412	407,618	50,000	357,618	50.50
CITY OF FERNANDINA BEACH	6.3553	407,618	50,000	357,618	2,272.77
FERNANDINA BEACH	0.1683	407,618	50,000	357,618	60.19
VOTER APPROVED DEBT					
TOTAL MILLAGE		20.6041	TOTAL AD VALOREM TAXES		\$7,521.80

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT
TOTAL NON-AD VALOREM TAXES			\$0.00
TOTAL COMBINED TAXES AND ASSESSMENTS			\$7,521.80

AMOUNT DUE IF PAID BY	Nov 30, 2019 \$0.00				
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RETAIN FOR YOUR RECORDS

2019 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
00-00-31-1580-0017-0030
PROPERTY ADDRESS
715 SAN FERNANDO
ALT KEY
9334

KAVANAUGH W HARDEE JR &
KAVANAUGH MELINDA A (H&W)
715 SAN FERNANDO ST
FERNANDINA BEACH, FL 32034

Make checks payable to:
JOHN M. DREW, CFC
Nassau County Tax Collector

86130 License Rd, Ste 3, Fernandina Beach, FL 32034

Pay online at www.nassautaxes.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

If Paid By Nov 30, 2019

☐ \$0.00

If Paid By

☐

If Paid By

☐

If Paid By

☐

If Paid By

☐

DO NOT FOLD, STAPLE, OR MUTILATE

RETURN WITH PAYMENT

Paid 11/15/2019

Receipt # EEX-19-00018120

\$7,220.93

Paid By REGIONS MORTGAGE



[illegible]











ASPYRE

COLLECTION

by **JamesHardie** TM

Distinctive design that's engineered to last

Product Catalog

INTRODUCING THE ASPYRE COLLECTION BY JAMES HARDIE™



artisan + REVEAL
Siding | Trim™ Panel System™

Craft one-of-a-kind homes by integrating contrasting elements using the Aspyre Collection by James Hardie™. Ever-changing shadow lines cast by Artisan® siding add warmth to the fixed geometry of smooth Reveal® Panels.

Contents

Introduction	2-3
Performance	4-5
Artisan® Siding and Trim	6-15
Reveal® Panel System	16-19



Artisan® V-Groove Siding

PERFORMANCE

THROUGH INNOVATION

The Aspyre Collection features the uncompromising performance you've come to expect from James Hardie.

JAMES HARDIE® FIBER CEMENT IS TOUGHER THAN THE ELEMENTS

Artisan® and Reveal® products are uniquely Engineered for Climate®—specifically designed to resist the effects of your local weather conditions.



Stands up to storms
and harsh weather



Water resistant to help
protect against swelling
and mold damage



Won't be eaten by
animals or insects



Fire resistant

artisan

Siding | Trim™

RETHINK
THE CLASSICS

Artisan® Lap Siding

Thick Artisan® siding

casts gorgeous shadow lines, recreating milled cedar profiles with lower maintenance.

Lock Joint System

helps enable faster, cleaner installation. Orient vertically, horizontally or use as soffit.

Tongue and Groove System

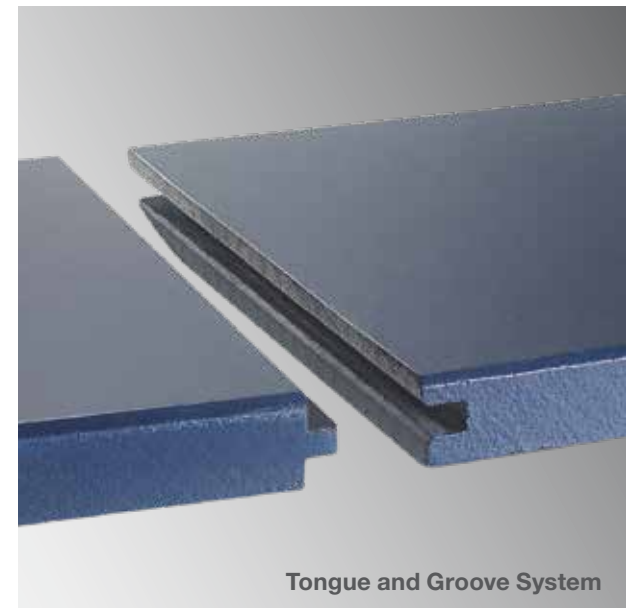
saves time on installation while providing a precise fit and seamless look.

Mitered corners

add sophistication to your design and can be crafted on-site with any Artisan® profile.



Lock Joint System



Tongue and Groove System



Mitered corners



LOCK JOINT

PROFILES



ARTISAN® V-GROOVE SIDING

- Deep v-shaped channels
- Great for vertical, horizontal and soffit applications

WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
8.25 in (7.0 in Exposure)	5/8 in	Smooth	Primed	WIDTH x DEPTH 0.5 in x 0.263 in

ARTISAN® BEVEL CHANNEL SIDING

- Chiseled lines emphasize its deep channels
- Adds an upscale accent to every home

WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
10.25 in (9.0 in Exposure)	5/8 in	Smooth	Primed	WIDTH x DEPTH 1.68 in x 0.263 in





LOCK JOINT

PROFILES



ARTISAN[®] SHIPLAP SIDING

- Brings charm to any home
- Design flexibility from modern to rustic

WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
10.25 in (9.0 in Exposure)	5/8 in	Smooth	Primed	WIDTH x DEPTH 0.15 in x 0.263 in

ARTISAN[®] SQUARE CHANNEL SIDING

- Defined right-angle cuts
- Uniquely wide channel exposure

WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
10.25 in (9.0 in Exposure)	5/8 in	Smooth	Primed	WIDTH x DEPTH 1.0 in x 0.263 in

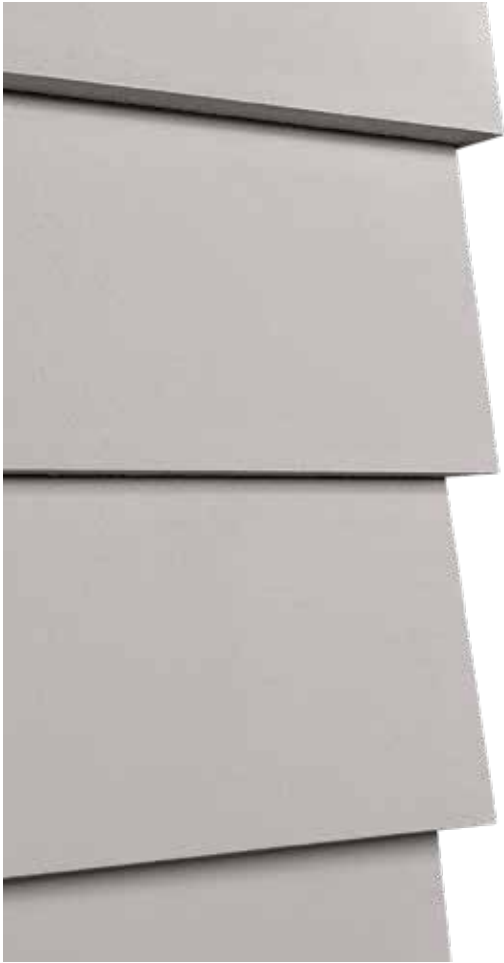




TONGUE & GROOVE

PROFILES

Artisan Lap Siding



ARTISAN® LAP SIDING

- Casts deep shadow lines
- Luxury look with long-lasting performance

WIDTH	THICKNESS	TEXTURE	FINISH
5.25 in (4.0 in Exposure) 7.25 in (6.0 in Exposure) 8.25 in (7.0 in Exposure)	5/8 in	Smooth and Woodgrain	Primed

ARTISAN® BEADED LAP SIDING

- Tailored touch replicates traditional coastal style
- Creates a strong horizontal definition

WIDTH	THICKNESS	TEXTURE	FINISH
8.25 in (7.0 in Exposure)	5/8 in	Smooth	Primed



ARTISAN® TRIM

- Perfect partner for Artisan® profiles
- Thick boards for distinctly deep shadow lines

WIDTH	THICKNESS	WEIGHT	LENGTH	FINISH
3.25 in and 5.5 in	1.5 in	4.55 lbs/sq ft	144.0 in	Primed



Artisan Trim and
Artisan V-Groove Siding



SOPHISTICATED STYLING

LOCK JOINT PROFILES



Artisan V-Groove



Artisan Bevel Channel



Artisan Shiplap



Artisan Square Channel

TONGUE & GROOVE PROFILES



Artisan Lap



Artisan Beaded Lap

REVEAL

Panel System™



The Reveal® Panel System expands modern design options with smooth, thick panels plus multiple trim and fastener products.



Reveal Panel and
Reveal Recess Trim

REVEAL® RECESS TRIM

- Provides clean, sharp shadow lines for a simple aesthetic
- Gives a sense of lightness to modern architecture



Reveal Recess Trim
Available primed



Reveal™ Countersunk Fasteners*
Compatible with primed panels

*Can be used with either Reveal Recess Trim or Reveal Surround Trim.
**Talk to your local rep about ColorPlus Technology availability in your market.

REVEAL® SURROUND TRIM

- Boldly frames the smooth, flat Reveal Panel
- Accentuates the modern industrial look



Reveal Surround Trim
Available primed in clear anodized finish or with ColorPlus® Technology finishes**



Reveal™ Exposed Fasteners*
Stainless steel
Available in ColorPlus® Technology finishes**

CREATIVITY IS IN THE DETAILS



Reveal Recess Trim



Reveal Surround Trim



Reveal Surround Trim



Reveal Exposed Fasteners



Reveal Countersunk Fasteners

Customizable system allows you to mix and match compatible components.



Reveal Panel and Reveal Surround Trim

ADD DEFINITION TO YOUR DESIGN

Reveal® Panel	
	Thickness 7/16 in Width 47.5 in Length 95.5 in Available with ColorPlus® Technology finishes*
Reveal Fastening Products	
	Countersunk Filler Filler usage rate for countersunk fastening application, 1 box of filler per 1 pallet (40 sheets) of Reveal Panels
	Countersinking Bit Usage rate for countersunk fastening application, 1 unit per 1 pallet (40 sheets) of Reveal Panels
	Countersunk Fasteners for Wood 1 5/8 in length x 0.39 in HD, 316 SS, Bugle Head Square Drive
	Countersunk Fasteners for Steel 1 5/8 in length x 0.39 in HD, 410 SS, Bugle Head #2 Square Drive
	Exposed Fasteners for Wood 1.5 in length x 0.189 in x 0.472 in HD, 10-12 SS, T20W Torx Pan Head
	Exposed Fasteners for Steel 1.125 in length x 0.169 in x 0.472 in HD, T20W Torx Pan Head Self-Drilling

Reveal® Recess Trim Length 8 ft	Reveal® Surround Trim Length 8 ft
Outside Corner Trim	Horizontal Trim
Horizontal Trim	Vertical Trim
Vertical Trim	Outside Corner Trim
Drainage Flashing Trim	Inside Corner Trim
Horizontal Edge Trim	J Channel Trim
Vertical F Trim	Drainage Flashing Trim



Reveal Panel and Reveal Recess Trim

*Talk to your local rep about ColorPlus Technology availability in your market.

The Aspyre Collection by James Hardie™
expands your creative possibilities

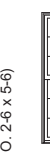
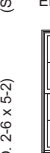
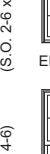
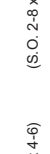
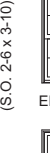
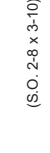
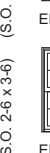
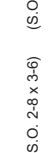
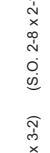
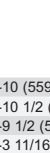
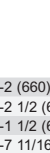
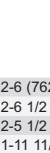
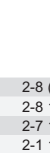
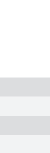


ASPYRE
COLLECTION
by **JamesHardie**™

aspyredesign.com

Artisan V-Groove Siding
and Artisan Lap Siding

DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)
6-4 (1930)					
6-4 1/4 (1937)					
6-3 3/4 (1924)					
2-9 11/16 (856)					
6-0 (1829)					
6-0 1/4 (1835)					
5-11 3/4 (1822)					
2-7 11/16 (805)					
5-8 (1727)					
5-8 1/4 (1734)					
5-7 3/4 (1721)					
2-5 11/16 (754)					
5-4 (1626)					
5-4 1/4 (1632)					
5-3 3/4 (1619)					
2-3 11/16 (703)					
5-0 (1524)					
5-0 1/4 (1530)					
4-11 3/4 (1516)					
2-1 11/16 (652)					
4-8 (1422)					
4-8 1/4 (1429)					
4-7 3/4 (1416)					
1-11 11/16 (602)					
4-4 (1321)					
4-4 1/4 (1327)					
4-3 3/4 (1314)					
1-9 11/16 (551)					
4-0 (1219)					
4-0 1/4 (1226)					
3-11 3/4 (1213)					
1-7 11/16 (500)					
3-8 (1176)					
3-8 1/4 (1124)					
3-7 3/4 (1111)					
1-5 11/16 (449)					
3-4 (1016)					
3-4 1/4 (1022)					
3-3 3/4 (1010)					
1-3 11/16 (398)					
3-0 (914)					
3-0 1/4 (921)					
2-11 3/4 (908)					
1-1 11/16 (348)					
(S.O. 1-8 x 6-2)	 ELDH2276	 ELDH2676	 ELDH3076 E	 ELDH3276 E	 ELDH3476 E
(S.O. 1-8 x 5-10)	 ELDH2272	 ELDH2672	 ELDH3072	 ELDH3272 E	 ELDH3472 E
(S.O. 2-0 x 5-6)	 ELDH2268	 ELDH2668	 ELDH3068	 ELDH3268 E	 ELDH3468 E
(S.O. 1-8 x 5-6)	 ELDH2264	 ELDH2664	 ELDH3064	 ELDH3264	 ELDH3464
(S.O. 1-8 x 5-2)	 ELDH2260	 ELDH2660	 ELDH3060	 ELDH3260	 ELDH3460
(S.O. 1-8 x 4-10)	 ELDH2256	 ELDH2656	 ELDH3056	 ELDH3256	 ELDH3456
(S.O. 1-8 x 4-6)	 ELDH2252	 ELDH2652	 ELDH3052	 ELDH3252	 ELDH3452
(S.O. 1-8 x 4-2)	 ELDH2248	 ELDH2648	 ELDH3048	 ELDH3248	 ELDH3448
(S.O. 1-8 x 3-10)	 ELDH2244	 ELDH2644	 ELDH3044	 ELDH3244	 ELDH3444
(S.O. 1-8 x 3-6)	 ELDH2240	 ELDH2640	 ELDH3040	 ELDH3240	 ELDH3440
(S.O. 1-8 x 3-2)	 ELDH2236	 ELDH2636	 ELDH3036	 ELDH3236	 ELDH3436

DOUBLE HUNG

MO (mm)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
RO (mm)	3-0 1/2 (927)	3-2 1/2 (978)	3-6 1/2 (1080)	4-0 1/2 (1232)	4-6 1/2 (1384)
FS (mm)	2-11 1/2 (902)	3-1 1/2 (953)	3-5 1/2 (1054)	3-11 1/2 (1207)	4-5 1/2 (1359)
DLO (mm)	2-5 11/16 (754)	2-7 11/16 (805)	2-11 11/16 (906)	3-5 11/16 (1059)	3-11 11/16 (1211)
	3-0 (914) 3-0 1/4 (921) 2-11 3/4 (908) 1-1 11/16 (348)	3-2 (965) 3-2 1/4 (972) 2-11 3/4 (908) 1-1 11/16 (348)	3-6 (1067) 3-6 1/4 (1074) 2-11 3/4 (908) 1-1 11/16 (348)	4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213) 1-7 11/16 (600)	4-6 (1372) 4-6 1/4 (1379) 3-11 3/4 (1213) 1-7 11/16 (600)
	3-4 (1016) 3-4 1/4 (1022) 3-3 3/4 (1010) 1-3 11/16 (398)	3-4 (1016) 3-4 1/4 (1022) 3-3 3/4 (1010) 1-3 11/16 (398)	3-4 (1016) 3-4 1/4 (1022) 3-3 3/4 (1010) 1-3 11/16 (398)	3-4 (1016) 3-4 1/4 (1022) 3-3 3/4 (1010) 1-3 11/16 (398)	3-4 (1016) 3-4 1/4 (1022) 3-3 3/4 (1010) 1-3 11/16 (398)
	3-8 (1176) 3-8 1/4 (1182) 3-7 3/4 (1169) 1-5 11/16 (449)	3-8 (1176) 3-8 1/4 (1182) 3-7 3/4 (1169) 1-5 11/16 (449)	3-8 (1176) 3-8 1/4 (1182) 3-7 3/4 (1169) 1-5 11/16 (449)	3-8 (1176) 3-8 1/4 (1182) 3-7 3/4 (1169) 1-5 11/16 (449)	3-8 (1176) 3-8 1/4 (1182) 3-7 3/4 (1169) 1-5 11/16 (449)
	4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213) 1-7 11/16 (600)	4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213) 1-7 11/16 (600)	4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213) 1-7 11/16 (600)	4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213) 1-7 11/16 (600)	4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213) 1-7 11/16 (600)
	4-4 (1321) 4-4 1/4 (1327) 4-3 3/4 (1314) 1-9 11/16 (551)	4-4 (1321) 4-4 1/4 (1327) 4-3 3/4 (1314) 1-9 11/16 (551)	4-4 (1321) 4-4 1/4 (1327) 4-3 3/4 (1314) 1-9 11/16 (551)	4-4 (1321) 4-4 1/4 (1327) 4-3 3/4 (1314) 1-9 11/16 (551)	4-4 (1321) 4-4 1/4 (1327) 4-3 3/4 (1314) 1-9 11/16 (551)
	4-8 (1422) 4-8 1/4 (1429) 4-7 3/4 (1416) 1-11 11/16 (602)	4-8 (1422) 4-8 1/4 (1429) 4-7 3/4 (1416) 1-11 11/16 (602)	4-8 (1422) 4-8 1/4 (1429) 4-7 3/4 (1416) 1-11 11/16 (602)	4-8 (1422) 4-8 1/4 (1429) 4-7 3/4 (1416) 1-11 11/16 (602)	4-8 (1422) 4-8 1/4 (1429) 4-7 3/4 (1416) 1-11 11/16 (602)
	5-0 (1524) 5-0 1/4 (1530) 4-11 3/4 (1518) 2-1 11/16 (652)	5-0 (1524) 5-0 1/4 (1530) 4-11 3/4 (1518) 2-1 11/16 (652)	5-0 (1524) 5-0 1/4 (1530) 4-11 3/4 (1518) 2-1 11/16 (652)	5-0 (1524) 5-0 1/4 (1530) 4-11 3/4 (1518) 2-1 11/16 (652)	5-0 (1524) 5-0 1/4 (1530) 4-11 3/4 (1518) 2-1 11/16 (652)
	5-4 (1626) 5-4 1/4 (1632) 5-3 3/4 (1619) 2-3 11/16 (703)	5-4 (1626) 5-4 1/4 (1632) 5-3 3/4 (1619) 2-3 11/16 (703)	5-4 (1626) 5-4 1/4 (1632) 5-3 3/4 (1619) 2-3 11/16 (703)	5-4 (1626) 5-4 1/4 (1632) 5-3 3/4 (1619) 2-3 11/16 (703)	5-4 (1626) 5-4 1/4 (1632) 5-3 3/4 (1619) 2-3 11/16 (703)
	5-8 (1727) 5-8 1/4 (1734) 5-7 3/4 (1721) 2-5 11/16 (754)	5-8 (1727) 5-8 1/4 (1734) 5-7 3/4 (1721) 2-5 11/16 (754)	5-8 (1727) 5-8 1/4 (1734) 5-7 3/4 (1721) 2-5 11/16 (754)	5-8 (1727) 5-8 1/4 (1734) 5-7 3/4 (1721) 2-5 11/16 (754)	5-8 (1727) 5-8 1/4 (1734) 5-7 3/4 (1721) 2-5 11/16 (754)
	6-0 (1829) 6-0 1/4 (1835) 5-11 3/4 (1822) 2-7 11/16 (805)	6-0 (1829) 6-0 1/4 (1835) 5-11 3/4 (1822) 2-7 11/16 (805)	6-0 (1829) 6-0 1/4 (1835) 5-11 3/4 (1822) 2-7 11/16 (805)	6-0 (1829) 6-0 1/4 (1835) 5-11 3/4 (1822) 2-7 11/16 (805)	6-0 (1829) 6-0 1/4 (1835) 5-11 3/4 (1822) 2-7 11/16 (805)
	6-4 (1930) 6-4 1/4 (1937) 6-3 3/4 (1924) 2-9 11/16 (856)	6-4 (1930) 6-4 1/4 (1937) 6-3 3/4 (1924) 2-9 11/16 (856)	6-4 (1930) 6-4 1/4 (1937) 6-3 3/4 (1924) 2-9 11/16 (856)	6-4 (1930) 6-4 1/4 (1937) 6-3 3/4 (1924) 2-9 11/16 (856)	6-4 (1930) 6-4 1/4 (1937) 6-3 3/4 (1924) 2-9 11/16 (856)
	(S.O. 2-10 x 2-10)	(S.O. 2-10 x 2-10)	(S.O. 2-10 x 2-10)	(S.O. 2-10 x 2-10)	(S.O. 2-10 x 2-10)
	(S.O. 2-10 x 3-2)	(S.O. 2-10 x 3-2)	(S.O. 2-10 x 3-2)	(S.O. 2-10 x 3-2)	(S.O. 2-10 x 3-2)
	(S.O. 2-10 x 3-6)	(S.O. 2-10 x 3-6)	(S.O. 2-10 x 3-6)	(S.O. 2-10 x 3-6)	(S.O. 2-10 x 3-6)
	(S.O. 2-10 x 3-10)	(S.O. 2-10 x 3-10)	(S.O. 2-10 x 3-10)	(S.O. 2-10 x 3-10)	(S.O. 2-10 x 3-10)
	(S.O. 2-10 x 4-2)	(S.O. 2-10 x 4-2)	(S.O. 2-10 x 4-2)	(S.O. 2-10 x 4-2)	(S.O. 2-10 x 4-2)
	(S.O. 2-10 x 4-6)	(S.O. 2-10 x 4-6)	(S.O. 2-10 x 4-6)	(S.O. 2-10 x 4-6)	(S.O. 2-10 x 4-6)
	(S.O. 2-10 x 4-10)	(S.O. 2-10 x 4-10)	(S.O. 2-10 x 4-10)	(S.O. 2-10 x 4-10)	(S.O. 2-10 x 4-10)
	(S.O. 2-10 x 5-2)	(S.O. 2-10 x 5-2)	(S.O. 2-10 x 5-2)	(S.O. 2-10 x 5-2)	(S.O. 2-10 x 5-2)
	(S.O. 2-10 x 5-6)	(S.O. 2-10 x 5-6)	(S.O. 2-10 x 5-6)	(S.O. 2-10 x 5-6)	(S.O. 2-10 x 5-6)
	(S.O. 2-10 x 5-10)	(S.O. 2-10 x 5-10)	(S.O. 2-10 x 5-10)	(S.O. 2-10 x 5-10)	(S.O. 2-10 x 5-10)
	(S.O. 2-10 x 6-2)	(S.O. 2-10 x 6-2)	(S.O. 2-10 x 6-2)	(S.O. 2-10 x 6-2)	(S.O. 2-10 x 6-2)
	(S.O. 3-0 x 3-2)	(S.O. 3-0 x 3-2)	(S.O. 3-0 x 3-2)	(S.O. 3-0 x 3-2)	(S.O. 3-0 x 3-2)
	(S.O. 3-0 x 3-6)	(S.O. 3-0 x 3-6)	(S.O. 3-0 x 3-6)	(S.O. 3-0 x 3-6)	(S.O. 3-0 x 3-6)
	(S.O. 3-0 x 3-10)	(S.O. 3-0 x 3-10)	(S.O. 3-0 x 3-10)	(S.O. 3-0 x 3-10)	(S.O. 3-0 x 3-10)
	(S.O. 3-0 x 4-2)	(S.O. 3-0 x 4-2)	(S.O. 3-0 x 4-2)	(S.O. 3-0 x 4-2)	(S.O. 3-0 x 4-2)
	(S.O. 3-0 x 4-6)	(S.O. 3-0 x 4-6)	(S.O. 3-0 x 4-6)	(S.O. 3-0 x 4-6)	(S.O. 3-0 x 4-6)
	(S.O. 3-0 x 4-10)	(S.O. 3-0 x 4-10)	(S.O. 3-0 x 4-10)	(S.O. 3-0 x 4-10)	(S.O. 3-0 x 4-10)
	(S.O. 3-0 x 5-2)	(S.O. 3-0 x 5-2)	(S.O. 3-0 x 5-2)	(S.O. 3-0 x 5-2)	(S.O. 3-0 x 5-2)
	(S.O. 3-0 x 5-6)	(S.O. 3-0 x 5-6)	(S.O. 3-0 x 5-6)	(S.O. 3-0 x 5-6)	(S.O. 3-0 x 5-6)
	(S.O. 3-0 x 5-10)	(S.O. 3-0 x 5-10)	(S.O. 3-0 x 5-10)	(S.O. 3-0 x 5-10)	(S.O. 3-0 x 5-10)
	(S.O. 3-0 x 6-2)	(S.O. 3-0 x 6-2)	(S.O. 3-0 x 6-2)	(S.O. 3-0 x 6-2)	(S.O. 3-0 x 6-2)
	(S.O. 4-4 x 2-10)	(S.O. 4-4 x 2-10)	(S.O. 4-4 x 2-10)	(S.O. 4-4 x 2-10)	(S.O. 4-4 x 2-10)
	(S.O. 4-4 x 3-2)	(S.O. 4-4 x 3-2)	(S.O. 4-4 x 3-2)	(S.O. 4-4 x 3-2)	(S.O. 4-4 x 3-2)
	(S.O. 4-4 x 3-6)	(S.O. 4-4 x 3-6)	(S.O. 4-4 x 3-6)	(S.O. 4-4 x 3-6)	(S.O. 4-4 x 3-6)
	(S.O. 4-4 x 3-10)	(S.O. 4-4 x 3-10)	(S.O. 4-4 x 3-10)	(S.O. 4-4 x 3-10)	(S.O. 4-4 x 3-10)
	(S.O. 4-4 x 4-2)	(S.O. 4-4 x 4-2)	(S.O. 4-4 x 4-2)	(S.O. 4-4 x 4-2)	(S.O. 4-4 x 4-2)
	(S.O. 4-4 x 4-6)	(S.O. 4-4 x 4-6)	(S.O. 4-4 x 4-6)	(S.O. 4-4 x 4-6)	(S.O. 4-4 x 4-6)
	(S.O. 4-4 x 4-10)	(S.O. 4-4 x 4-10)	(S.O. 4-4 x 4-10)	(S.O. 4-4 x 4-10)	(S.O. 4-4 x 4-10)
	(S.O. 4-4 x 5-2)	(S.O. 4-4 x 5-2)	(S.O. 4-4 x 5-2)	(S.O. 4-4 x 5-2)	(S.O. 4-4 x 5-2)
	(S.O. 4-4 x 5-6)	(S.O. 4-4 x 5-6)	(S.O. 4-4 x 5-6)	(S.O. 4-4 x 5-6)	(S.O. 4-4 x 5-6)
	(S.O. 4-4 x 5-10)	(S.O. 4-4 x 5-10)	(S.O. 4-4 x 5-10)	(S.O. 4-4 x 5-10)	(S.O. 4-4 x 5-10)
	(S.O. 4-4 x 6-2)	(S.O. 4-4 x 6-2)	(S.O. 4-4 x 6-2)	(S.O. 4-4 x 6-2)	(S.O. 4-4 x 6-2)

Details and Elevations not to scale.

Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.

Minimum frame size: 17 1/2" x 27 3/4"

Maximum frame size: 53 1/2" x 83 3/4"

Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.

When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullied.

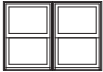
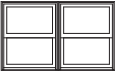
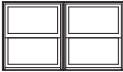
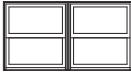
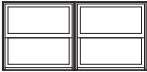
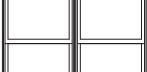
MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

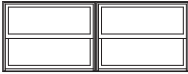
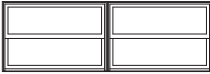
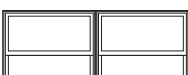
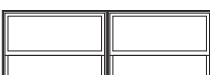
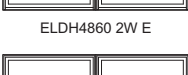
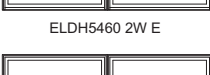
Please consult your local Marvin representative for more information.

2 Wide

MO (mm)	3-7 1/2 (1105)	4-3 1/2 (1308)	4-11 1/2 (1511)	5-3 1/2 (1613)	5-7 1/2 (1715)	5-11 1/2 (1816)	6-3 1/2 (1918)	6-11 1/2 (2121)
RO (mm)	3-8 (1118)	4-4 (1321)	5-0 (1524)	5-4 (1626)	5-8 (1727)	6-0 (1829)	6-4 (1930)	7-0 (2134)
FS (mm)	3-7 (1092)	4-3 (1295)	4-11 (1499)	5-3 (1600)	5-7 (1702)	5-11 (1803)	6-3 (1905)	6-11 (2108)
3-0 (914)								
3-0 1/4 (921)	ELDH2236 2W	ELDH2636 2W	ELDH3036 2W	ELDH3236 2W	ELDH3436 2W	ELDH3636 2W	ELDH 3836 2W	ELDH 4236 2W
3-4 (1016)								
3-4 1/4 (1022)	ELDH2240 2W	ELDH2640 2W	ELDH3040 2W	ELDH3240 2W	ELDH3440 2W	ELDH 3640 2W	ELDH 3840 2W	ELDH 4240 2W
3-8 (1176)								
3-8 1/4 (1124)	ELDH2244 2W	ELDH2644 2W	ELDH3044 2W	ELDH3244 2W	ELDH3444 2W	ELDH 3644 2W	ELDH 3844 2W	ELDH 4244 2W
3-7 3/4 (1111)								
4-0 (1219)	ELDH2248 2W	ELDH2648 2W	ELDH3048 2W	ELDH3248 2W	ELDH3448 2W	ELDH 3648 2W	ELDH 3848 2W	ELDH 4248 2W
4-0 1/4 (1226)								
3-11 3/4 (1213)	ELDH2252 2W	ELDH2652 2W	ELDH3052 2W	ELDH3252 2W	ELDH3452 2W	ELDH 3652 2W	ELDH 3852 2W	ELDH 4252 2W
4-4 (1321)								
4-4 1/4 (1327)	ELDH2256 2W	ELDH2656 2W	ELDH3056 2W	ELDH3256 2W	ELDH3456 2W	ELDH 3656 2W	ELDH 3856 2W	ELDH 4256 2W
4-3 3/4 (1314)								
4-8 (1422)	ELDH2260 2W	ELDH2660 2W	ELDH3060 2W	ELDH3260 2W	ELDH3460 2W	ELDH 3660 2W E	ELDH 3860 2W E	ELDH 4260 2W E
4-8 1/4 (1429)								
4-7 3/4 (1416)	ELDH2264 2W	ELDH2664 2W	ELDH3064 2W	ELDH3264 2W	ELDH3464 2W	ELDH 3664 2W E	ELDH 3864 2W E	ELDH 4264 2W E
5-0 (1524)								
5-0 1/4 (1530)	ELDH2268 2W	ELDH2668 2W	ELDH3068 2W	ELDH3268 2W E	ELDH3468 2W E	ELDH 3668 2W E	ELDH 3868 2W E	ELDH 4268 2W E
4-11 3/4 (1518)								
5-4 (1626)	ELDH2272 2W	ELDH2672 2W	ELDH3072 2W	ELDH3272 2W E	ELDH3472 2W E	ELDH 3672 2W E	ELDH 3872 2W E	ELDH 4272 2W E
5-4 1/4 (1632)								
5-3 3/4 (1619)	ELDH2276 2W	ELDH2676 2W	ELDH3076 2W E	ELDH3276 2W E	ELDH3476 2W E	ELDH 3676 2W E	ELDH 3876 2W E	ELDH 4276 2W E
5-8 (1727)								
5-8 1/4 (1734)	ELDH2280 2W	ELDH2680 2W	ELDH3080 2W	ELDH3280 2W E	ELDH3480 2W E	ELDH 3680 2W E	ELDH 3880 2W E	ELDH 4280 2W E
5-7 3/4 (1721)								
6-0 (1829)	ELDH2284 2W	ELDH2684 2W	ELDH3084 2W	ELDH3284 2W E	ELDH3484 2W E	ELDH 3684 2W E	ELDH 3884 2W E	ELDH 4284 2W E
6-0 1/4 (1835)								
5-11 3/4 (1822)	ELDH2288 2W	ELDH2688 2W	ELDH3088 2W	ELDH3288 2W E	ELDH3488 2W E	ELDH 3688 2W E	ELDH 3888 2W E	ELDH 4288 2W E
6-4 (1930)								
6-4 1/4 (1937)	ELDH2292 2W	ELDH2692 2W	ELDH3092 2W	ELDH3292 2W E	ELDH3492 2W E	ELDH 3692 2W E	ELDH 3892 2W E	ELDH 4292 2W E
6-3 3/4 (1924)								
	ELDH2296 2W	ELDH2696 2W	ELDH3096 2W	ELDH3296 2W E	ELDH3496 2W E	ELDH 3696 2W E	ELDH 3896 2W E	ELDH 4296 2W E

DOUBLE HUNG

2 Wide

MO (mm)	7-11 1/2 (2426)	8-11 1/2 (2731)
RO (mm)	8-0 (2438)	9-0 (2743)
FS (mm)	7-11 (2413)	8-11 (2718)
3-0 (914)		
3-0 1/4 (921)	ELD4836 2W	ELD5436 2W
3-4 (1016)		
3-4 1/4 (1022)	ELD4840 2W	ELD5440 2W
3-8 (1176)		
3-8 1/4 (1124)	ELD4844 2W	ELD5444 2W
3-11 (1213)		
4-0 (1219)	ELD4848 2W	ELD5448 2W
4-4 (1321)		
4-4 1/4 (1327)	ELD4852 2W	ELD5452 2W
4-8 (1422)		
4-8 1/4 (1429)	ELD4856 2W	ELD5456 2W
5-0 (1524)		
5-0 1/4 (1530)	ELD4860 2W E	ELD5460 2W E
5-4 (1626)		
5-4 1/4 (1632)	ELD4864 2W E	ELD5464 2W E
5-8 (1727)		
5-8 1/4 (1734)	ELD4868 2W E	ELD5468 2W E
6-0 (1828)		
6-0 1/4 (1835)	ELD4872 2W E	ELD5472 2W E
6-4 (1930)		
6-4 1/4 (1937)	ELD4876 2W E	ELD5476 2W E

Details and Elevations not to scale.

Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.

Minimum frame size: 17 1/2" x 27 3/4"

Maximum frame size: 53 1/2" x 83 3/4"

Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.

When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullied.

MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4"

Maximum up to 5 units wide by 1 unit high.

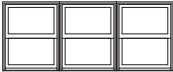
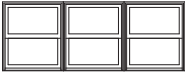
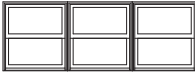
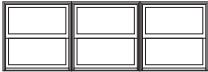
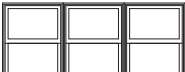
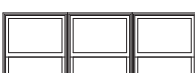
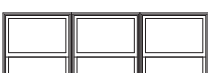
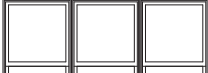
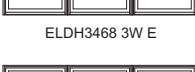
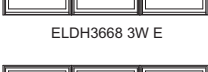
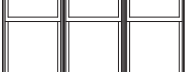
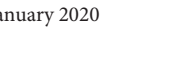
MAXIMUM ROUGH OPENING not to exceed 84" x 92"

Maximum up to 3 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

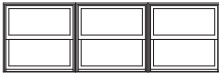
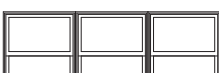
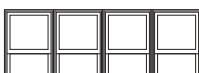
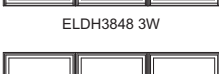
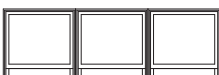
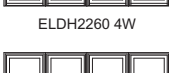
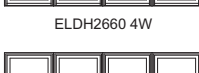
Please consult your local Marvin representative for more information.

3 Wide

MO (mm)	5-5 (1651)	6-5 (1956)	7-5 (2261)	7-11 (2413)	8-5 (2565)	8-11 (2718)
RO (mm)	5-5 1/2 (1664)	6-5 1/2 (1969)	7-5 1/2 (2273)	7-11 1/2 (2426)	8-5 1/2 (2578)	8-11 1/2 (2731)
FS (mm)	5-4 1/2 (1638)	6-4 1/2 (1943)	7-4 1/2 (2248)	7-10 1/2 (2400)	8-4 1/2 (2553)	8-10 1/2 (2705)
3-0 (914)						
3-0 1/4 (921)	ELD H2236 3W	ELD H2636 3W	ELD H3036 3W	ELD H3236 3W	ELD H3436 3W	ELD H3636 3W
3-4 (1016)						
3-4 1/4 (1022)	ELD H2240 3W	ELD H2640 3W	ELD H3040 3W	ELD H3240 3W	ELD H3440 3W	ELD H3640 3W
3-8 (1176)						
3-8 1/4 (1124)	ELD H2244 3W	ELD H2644 3W	ELD H3044 3W	ELD H3244 3W	ELD H3444 3W	ELD H3644 3W
3-7 3/4 (1111)						
4-0 (1219)	ELD H2248 3W	ELD H2648 3W	ELD H3048 3W	ELD H3248 3W	ELD H3448 3W	ELD H3648 3W
4-0 1/4 (1226)						
3-11 3/4 (1213)	ELD H2252 3W	ELD H2652 3W	ELD H3052 3W	ELD H3252 3W	ELD H3452 3W	ELD H3652 3W
4-4 (1321)						
4-4 1/4 (1327)	ELD H2256 3W	ELD H2656 3W	ELD H3056 3W	ELD H3256 3W	ELD H3456 3W	ELD H3656 3W
4-3 3/4 (1314)						
4-8 (1422)	ELD H2256 3W	ELD H2656 3W	ELD H3056 3W	ELD H3256 3W	ELD H3456 3W	ELD H3656 3W
4-8 1/4 (1429)						
4-7 3/4 (1416)	ELD H2264 3W	ELD H2664 3W	ELD H3064 3W	ELD H3264 3W	ELD H3464 3W	ELD H3664 3W E
5-0 (1524)						
5-0 1/4 (1530)	ELD H2260 3W	ELD H2660 3W	ELD H3060 3W	ELD H3260 3W	ELD H3460 3W	ELD H3660 3W E
4-11 3/4 (1518)						
5-4 (1626)	ELD H2264 3W	ELD H2664 3W	ELD H3064 3W	ELD H3264 3W	ELD H3464 3W	ELD H3664 3W E
5-4 1/4 (1632)						
5-3 3/4 (1619)	ELD H2264 3W	ELD H2664 3W	ELD H3064 3W	ELD H3264 3W	ELD H3464 3W	ELD H3664 3W E
5-8 (1727)						
5-8 1/4 (1734)	ELD H2268 3W	ELD H2668 3W	ELD H3068 3W	ELD H3268 3W E	ELD H3468 3W E	ELD H3668 3W E
5-7 3/4 (1721)						
6-0 (1829)	ELD H2272 3W	ELD H2672 3W	ELD H3072 3W	ELD H3272 3W E	ELD H3472 3W E	ELD H3672 3W E
6-0 1/4 (1835)						
5-11 3/4 (1822)	ELD H2276 3W	ELD H2676 3W	ELD H3076 3W E	ELD H3276 3W E	ELD H3476 3W E	ELD H3676 3W E
6-4 (1930)						
6-4 1/4 (1937)	ELD H2276 3W	ELD H2676 3W	ELD H3076 3W E	ELD H3276 3W E	ELD H3476 3W E	ELD H3676 3W E
6-3 3/4 (1924)						
	ELD H2276 3W	ELD H2676 3W	ELD H3076 3W E	ELD H3276 3W E	ELD H3476 3W E	ELD H3676 3W E

DOUBLE HUNG

3 Wide and 4 Wide

MO (mm)	9-5 (2870)	7-2 1/2 (2197)	8-6 1/2 (2604)
RO (mm)	9-5 1/2 (2883)	7-3 (2210)	8-7 (2616)
FS (mm)	9-4 1/2 (2858)	7-2 (2184)	8-6 (2591)
3-0 (914)			
	ELDH3836 3W	ELDH2236 4W	ELDH2636 4W
3-4 (1016)			
	ELDH3840 3W	ELDH2240 4W	ELDH2640 4W
3-8 (1176)			
	ELDH3844 3W	ELDH2244 4W	ELDH2644 4W
4-0 (1219)			
	ELDH3848 3W	ELDH2248 4W	ELDH2648 4W
4-4 (1321)			
	ELDH3852 3W	ELDH2252 4W	ELDH2652 4W
4-8 (1422)			
	ELDH3856 3W	ELDH2256 4W	ELDH2656 4W
5-0 (1524)			
	ELDH3860 3W E	ELDH2260 4W	ELDH2660 4W
5-4 (1626)			
	ELDH3864 3W E	ELDH2264 4W	ELDH2664 4W
5-8 (1727)			
	ELDH3868 3W	ELDH2268 4W	ELDH2668 4W
6-0 (1829)			
	ELDH3872 3W E	ELDH2272 4W	ELDH2672 4W
6-4 (1930)			
	ELDH3876 3W E	ELDH2276 4W	ELDH2676 4W

Details and Elevations not to scale.

Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.

Minimum frame size: 17 1/2" x 27 3/4"

Maximum frame size: 53 1/2" x 83 3/4"

Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.

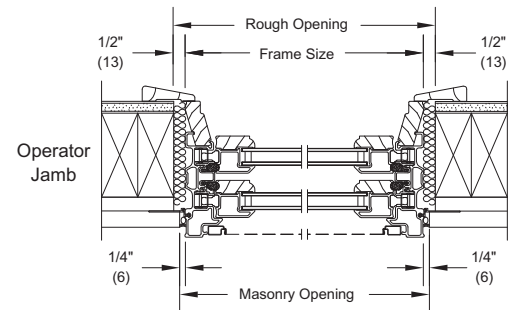
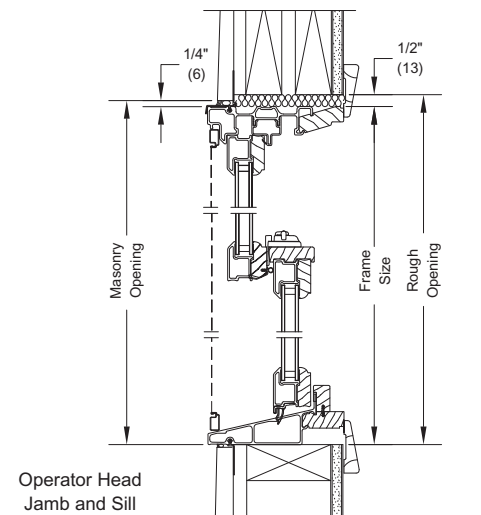
When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

Construction Details



MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullied.

MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.

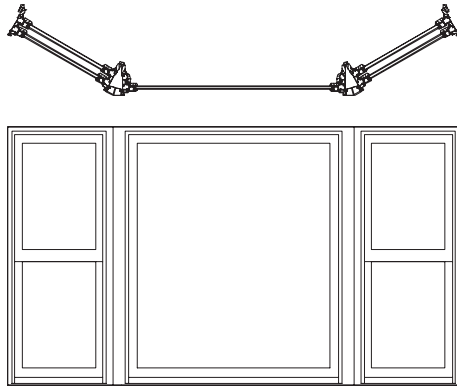
MAXIMUM ROUGH OPENING not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.

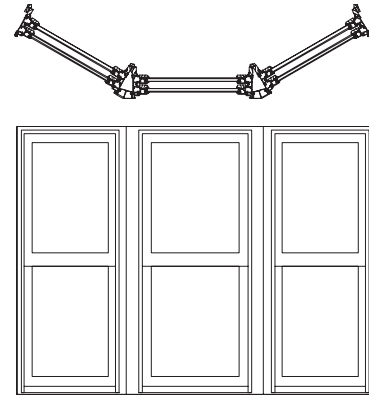
DOUBLE HUNG BAYS

30° Bay Center Picture



CN Width	RO Width		Projection	
	Inches	(mm)	Inches	(mm)
22-22-22	64 27/64	(1636)	11 3/8	(289)
22-26-22	68 27/64	(1738)	11 3/8	(289)
22-30-22	72 27/64	(1839)	11 3/8	(289)
22-32-22	74 27/64	(1890)	11 3/8	(289)
22-34-22	76 27/64	(1941)	11 3/8	(289)
22-36-22	78 27/64	(1992)	11 3/8	(289)
22-38-22	80 27/64	(2043)	11 3/8	(289)
22-42-22	84 27/64	(2144)	11 3/8	(289)
22-48-22	90 27/64	(2297)	11 3/8	(289)
22-50-22	92 27/64	(2347)	11 3/8	(289)
22-54-22	96 27/64	(2449)	11 3/8	(289)
22-62-22	104 27/64	(2652)	11 3/8	(289)
26-22-26	71 11/32	(1812)	13 3/8	(340)
26-26-26	75 11/32	(1914)	13 3/8	(340)
26-30-26	79 11/32	(2015)	13 3/8	(340)
26-32-26	81 11/32	(2066)	13 3/8	(340)
26-34-26	83 11/32	(2117)	13 3/8	(340)
26-36-26	85 11/32	(2168)	13 3/8	(340)
26-38-26	87 11/32	(2219)	13 3/8	(340)
26-42-26	91 11/32	(2320)	13 3/8	(340)
26-48-26	97 11/32	(2473)	13 3/8	(340)
26-50-26	99 11/32	(2523)	13 3/8	(340)
26-54-26	103 11/32	(2625)	13 3/8	(340)
26-62-26	111 11/32	(2828)	13 3/8	(340)
30-22-30	78 9/32	(1988)	15 3/8	(391)
30-26-30	82 9/32	(2090)	15 3/8	(391)
30-30-30	86 9/32	(2191)	15 3/8	(391)
30-32-30	88 9/32	(2242)	15 3/8	(391)
30-34-30	90 9/32	(2293)	15 3/8	(391)
30-36-30	92 9/32	(2344)	15 3/8	(391)
30-38-30	94 9/32	(2395)	15 3/8	(391)
30-42-30	98 9/32	(2496)	15 3/8	(391)
30-48-30	104 9/32	(2649)	15 3/8	(391)
30-50-30	106 9/32	(2699)	15 3/8	(391)
30-54-30	110 9/32	(2801)	15 3/8	(391)

30° Bay Center Operator



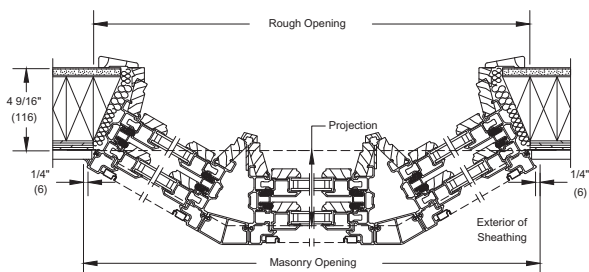
CN Width	RO Width		Projection	
	Inches	(mm)	Inches	(mm)
32-22-32	81 3/8	(2067)	16 3/8	(416)
32-26-32	85 3/8	(2169)	16 3/8	(416)
32-30-32	89 3/8	(2270)	16 3/8	(416)
32-32-32	91 47/64	(2330)	16 3/8	(416)
32-34-32	93 47/64	(2381)	16 3/8	(416)
32-36-32	95 47/64	(2432)	16 3/8	(416)
32-38-32	97 47/64	(2483)	16 3/8	(416)
32-42-32	101 47/64	(2584)	16 3/8	(416)
32-48-32	107 47/64	(2737)	16 3/8	(416)
32-50-32	109 47/64	(2787)	16 3/8	(416)
34-22-34	85 13/64	(2164)	17 3/8	(441)
34-26-34	89 13/64	(2266)	17 3/8	(441)
34-30-34	93 13/64	(2367)	17 3/8	(441)
34-32-34	95 13/64	(2418)	17 3/8	(441)
34-34-34	97 13/64	(2469)	17 3/8	(441)
34-36-34	99 13/64	(2520)	17 3/8	(441)
34-38-34	101 13/64	(2571)	17 3/8	(441)
34-42-34	105 13/64	(2672)	17 3/8	(441)
34-48-34	111 13/64	(2825)	17 3/8	(441)
34-50-34	113 13/64	(2875)	17 3/8	(441)
36-22-36	88 43/64	(2252)	18 3/8	(467)
36-26-36	92 43/64	(2354)	18 3/8	(467)
36-30-36	96 43/64	(2455)	18 3/8	(467)
36-32-36	98 43/64	(2506)	18 3/8	(467)
36-34-36	100 43/64	(2557)	18 3/8	(467)
36-36-36	102 43/64	(2608)	18 3/8	(467)
36-38-36	104 43/64	(2659)	18 3/8	(467)
36-42-36	108 43/64	(2760)	18 3/8	(467)
38-22-38	92 1/8	(2340)	19 3/8	(492)
38-26-38	96 1/8	(2442)	19 3/8	(492)
38-30-38	100 1/8	(2543)	19 3/8	(492)
38-32-38	102 1/8	(2594)	19 3/8	(492)
38-34-38	104 1/8	(2645)	19 3/8	(492)
38-36-38	106 1/8	(2696)	19 3/8	(492)
38-38-38	108 1/8	(2747)	19 3/8	(492)
38-42-38	112 1/8	(2848)	19 3/8	(492)
42-22-42	99 1/16	(2516)	21 3/8	(543)
42-26-42	103 1/16	(2618)	21 3/8	(543)
42-30-42	107 1/16	(2719)	21 3/8	(543)
42-32-42	109 1/16	(2770)	21 3/8	(543)
42-34-42	111 1/16	(2821)	21 3/8	(543)
42-36-42	113 1/16	(2872)	21 3/8	(543)
42-38-42	115 1/16	(2923)	21 3/8	(543)

Details and Elevations not to scale.

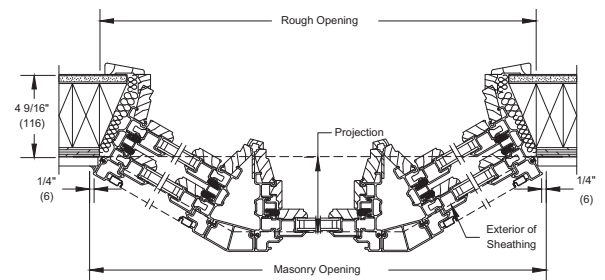
For rough opening height of a Bay, add 1 7/16" to the Double Hung rough opening height.

* Not available with 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs.

Construction Details



30° Bay with Center Picture Unit Jamb

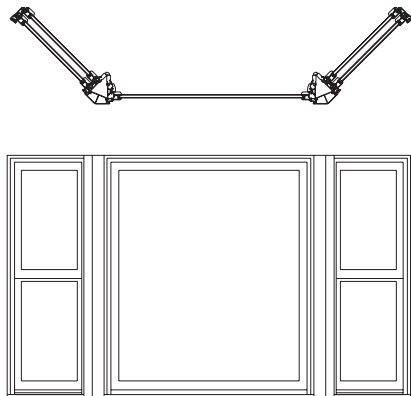


30° Bay with Operator Center Unit Jamb

MARVIN ELEVATE™ COLLECTION

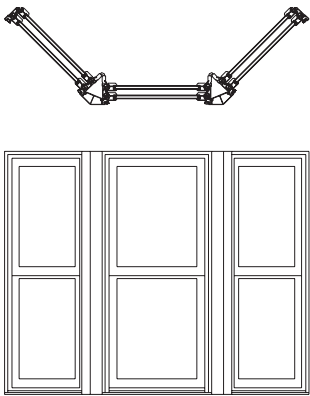
DOUBLE HUNG BAYS

45° Bay Center Picture



CN Width	RO Width		Projection	
	Inches	(mm)	Inches	(mm)
22-22-22	59 29/64	(1510)	16 9/16	(421)
22-26-22	63 29/64	(1612)	16 9/16	(421)
22-30-22	67 29/64	(1713)	16 9/16	(421)
22-32-22	69 29/64	(1764)	16 9/16	(421)
22-34-22	71 29/64	(1815)	16 9/16	(421)
22-36-22	73 29/64	(1866)	16 9/16	(421)
22-38-22	75 29/64	(1917)	16 9/16	(421)
22-42-22	79 29/64	(2018)	16 9/16	(421)
22-48-22	85 29/64	(2171)	16 9/16	(421)
22-50-22	87 29/64	(2221)	16 9/16	(421)
22-54-22	91 29/64	(2323)	16 9/16	(421)
22-62-22	99 29/64	(2526)	16 9/16	(421)
26-22-26	65 7/64	(1654)	19 25/64	(492)
26-26-26	69 7/64	(1755)	19 25/64	(492)
26-30-26	73 7/64	(1857)	19 25/64	(492)
26-32-26	75 7/64	(1908)	19 25/64	(492)
26-34-26	77 7/64	(1959)	19 25/64	(492)
26-36-26	79 7/64	(2009)	19 25/64	(492)
26-38-26	81 7/64	(2060)	19 25/64	(492)
26-42-26	85 7/64	(2162)	19 25/64	(492)
26-48-26	91 7/64	(2314)	19 25/64	(492)
26-50-26	93 7/64	(2365)	19 25/64	(492)
26-54-26	97 7/64	(2467)	19 25/64	(492)
26-62-26	105 7/64	(2670)	19 25/64	(492)

45° Bay Center Operator



CN Width	RO Width		Projection	
	Inches	(mm)	Inches	(mm)
30-22-30	70 49/64	(1797)	22 7/32	(564)
30-26-30	74 49/64	(1899)	22 7/32	(564)
30-30-30	78 49/64	(2001)	22 7/32	(564)
30-32-30	80 49/64	(2051)	22 7/32	(564)
30-34-30	82 49/64	(2102)	22 7/32	(564)
30-36-30	84 49/64	(2153)	22 7/32	(564)
30-38-30	86 49/64	(2204)	22 7/32	(564)
30-42-30	90 49/64	(2305)	22 7/32	(564)
30-48-30	96 49/64	(2458)	22 7/32	(564)
30-50-30	98 49/64	(2509)	22 7/32	(564)
30-54-30	102 49/64	(2610)	22 7/32	(564)
30-62-30	110 49/64	(2813)	22 7/32	(564)

CN Height	RO Height	
	Inches	(mm)
24	25 11/16	(652)
36	37 11/16	(957)
40	41 11/16	(1059)
44	45 11/16	(1160)
48	49 11/16	(1262)
52	53 11/16	(1364)
56	57 11/16	(1465)
60	61 11/16	(1567)
64	65 11/16	(1668)
68	69 11/16	(1770)
72	73 11/16	(1872)
76	77 11/16	(1973)

Details and Elevations not to scale.

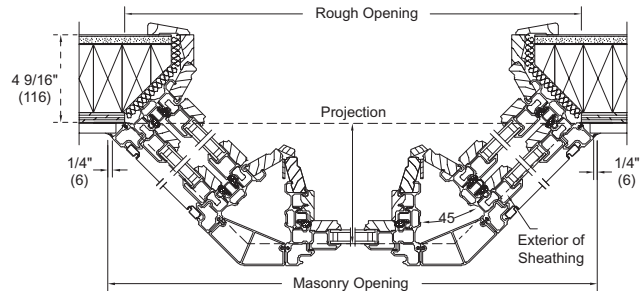
For rough opening height of a Bay, add 1 7/16" to the Double Hung rough opening height.

* Not available with 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs.

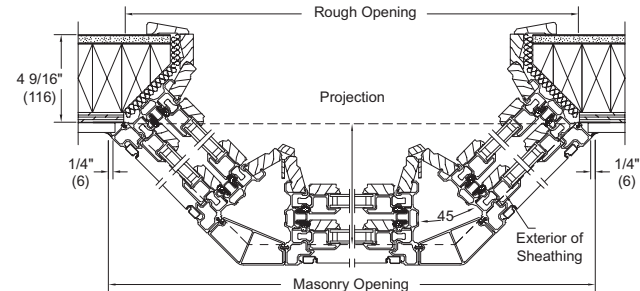
Note: When using Marvin Bays and Bows to replace products within existing openings, you will want to contact your local Marvin dealer for assistance and field verification of dimensions.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

Construction Details



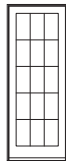
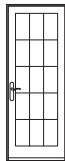
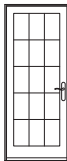
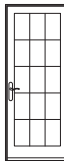
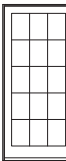
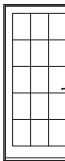
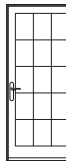
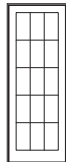
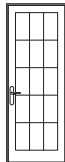
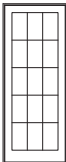
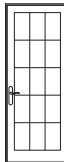
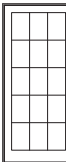
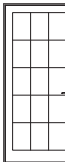
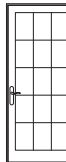
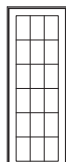
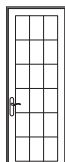
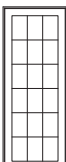
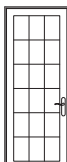
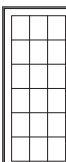
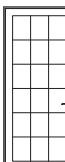
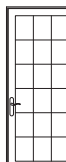
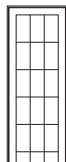
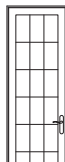
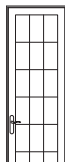
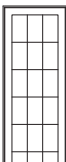
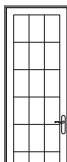
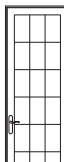
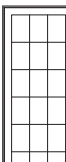
45° Bay with Stationary/Center Picture Unit Jamb



45° Bay with Center Operator Unit Jamb

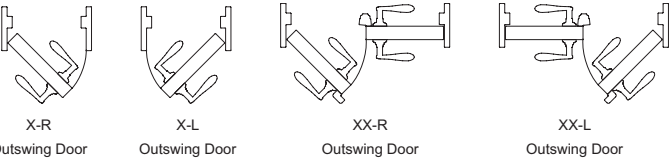
MARVIN ELEVATE™ COLLECTION

OUTSWING FRENCH DOOR

MO (mm)	2-6 13/16 (783)				2-8 13/16 (834)				3-0 13/16 (935)						
RO (mm)	2-7 5/16 (796)				2-9 5/16 (846)				3-1 5/16 (948)						
FS (mm)	2-6 5/16 (770)				2-8 5/16 (821)				3-0 5/16 (923)						
DLO (mm)	21 11/32 (542)				23 11/32 (593)				27 11/32 (695)						
6-7 3/4 (2026)															
6-8 (2032)															
6-7 1/2 (2019)															
67 3/32 (1704)															
6-10 1/4 (2089)															
6-10 1/2 (2096)															
6-10 (2083)															
69 19/32 (1768)															
7-2 1/4 (2191)															
7-2 1/2 (2197)															
7-2 (2184)															
73 19/32 (1869)															
7-11 3/4 (2432)															
8-0 (2438)															
7-11 1/2 (2426)															
83 3/32 (2111)															

Outswing Door Operation

X signifies an operating door panel, O means stationary. Listing the panels in a door starts from the left to the right, looking from the exterior.



Direct Glaze Over Outswing French Door

MO (mm)	3-0 13/16 (935)	5-11 1/2 (1816)	8-11 13/16 (2738)
RO (mm)	3-1 5/16 (948)	6-0 (1829)	9-0 5/16 (2751)
FS (mm)	3-0 5/16 (923)	5-11 (1803)	8-11 5/16 (2726)
DLO (mm)	31 15/16 (811)	66 5/8 (1692)	102 15/16 (2615)
1-4 (406)			
1-4 1/4 (413)			
1-3 3/4 (400)			
11 3/8 (289)			

Details and Elevations not to scale.

O = Stationary X = Operator
L = Left Hand Panel R = Right Hand Panel

Optional Outswing French Door GBGs, SDLs and SDLs with Spacer Bar are available in a standard Rectangular cut, as shown. Other available lite cuts on page 3.

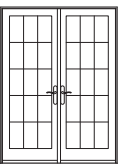
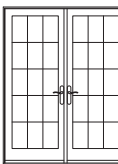
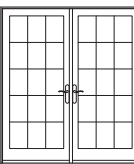
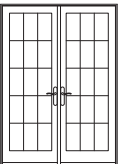
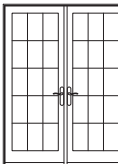
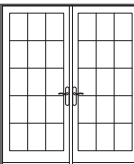
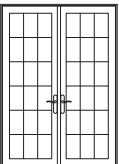
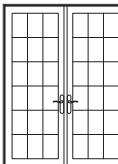
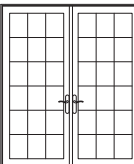
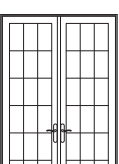
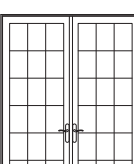
Direct Glaze units have a 2" jamb extension for 6 9/16" jambs or a 2 1/4" jamb extension for 6 13/16" jambs. When ordering 6 9/16" or 6 13/16" jambs, add 1/4" to width and 1/8" to height of Frame Size (FS), Rough Opening (RO), or Masonry Opening (MO).

For further details and drawings visit the "Tools and Documents" section at Marvin.com.

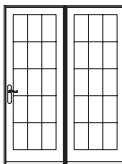
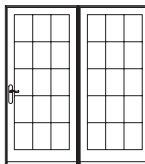
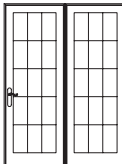
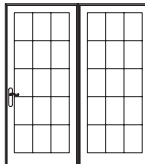
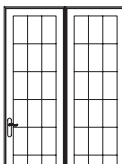
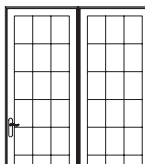
OUTSWING FRENCH DOOR

Multiple Assemblies – 2 Panel

MO (mm)	4-11 1/2 (1511)	5-3 1/2 (1613)	5-11 1/2 (1816)
RO (mm)	5-0 (1524)	5-4 (1626)	6-0 (1829)
FS (mm)	4-11 (1499)	5-3 (1600)	5-11 (1803)
DLO (mm)	21 11/32 (542)	23 11/32 (593)	27 11/32 (695)

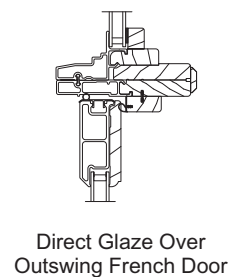
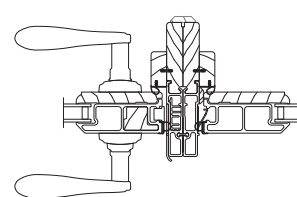
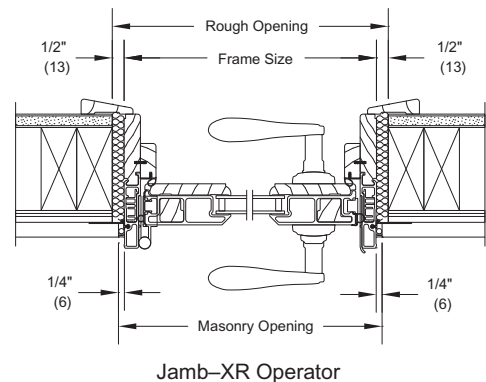
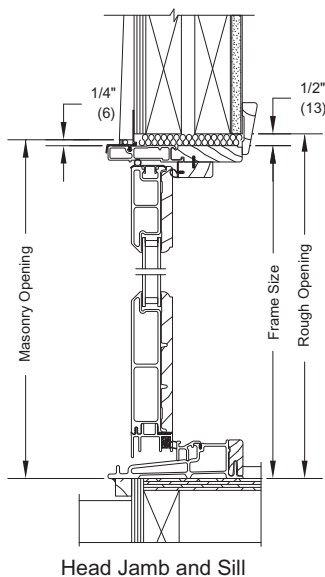
6-7 3/4 (2026)			
6-8 (2032)			
6-7 1/2 (2019)			
67 3/32 (1704)			
6-10 1/4 (2089)			
6-10 1/2 (2096)			
6-10 (2083)			
69 19/32 (1768)			
7-2 1/4 (2191)			
7-2 1/2 (2197)			
7-2 (2184)			
73 19/32 (1869)			
7-11 3/4 (2432)			
8-0 (2438)			
7-11 1/2 (2426)			
83 3/32 (2111)			

MO (mm)	5-1 1/8 (1553)	6-1 1/8 (1857)
RO (mm)	5-1 5/8 (1565)	6-1 5/8 (1870)
FS (mm)	5-0 5/8 (1540)	6-0 5/8 (1845)

6-7 3/4 (2026)		
6-8 (2032)		
6-7 1/2 (2019)		
6-10 1/4 (2089)		
6-10 1/2 (2096)		
6-10 (2083)		
7-11 3/4 (2432)		
8-0 (2438)		
7-11 1/2 (2426)		

* 2 panel mulled assembly

Construction Details

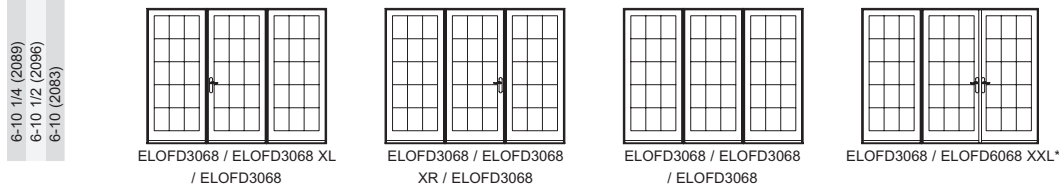


OUTSWING FRENCH DOOR**Multiple Assemblies – 3 Panel**

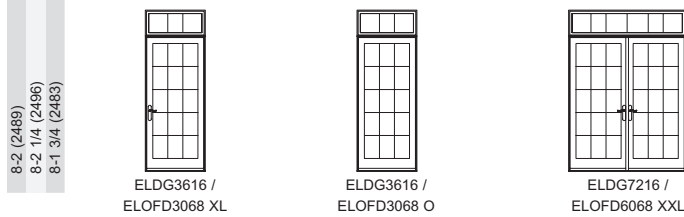
MO (mm)	7-7 7/16 (2323)	7-7 7/16 (2323)	7-7 7/16 (2323)	7-5 13/16 (2281)
RO (mm)	7-7 15/16 (2335)	7-7 15/16 (2335)	7-7 15/16 (2335)	7-6 5/16 (2294)
Frame Size (mm)	7-6 15/16 (2310)	7-6 15/16 (2310)	7-6 15/16 (2310)	7-5 5/16 (2269)



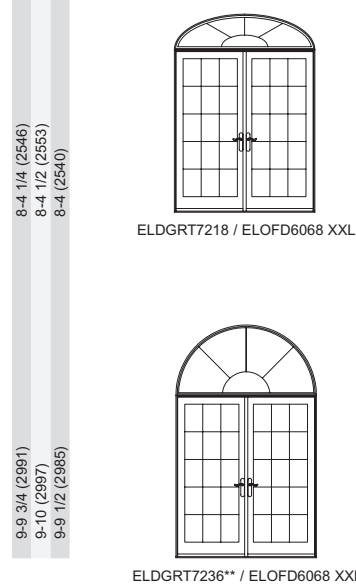
MO (mm)	9-1 7/16 (2780)	9-1 7/16 (2780)	9-1 7/16 (2780)	8-11 13/16 (2738)
RO (mm)	9-1 15/16 (2792)	9-1 15/16 (2792)	9-1 15/16 (2792)	9-0 5/16 (2751)
FS (mm)	9-0 15/16 (2767)	9-0 15/16 (2767)	9-0 15/16 (2767)	8-11 5/16 (2726)

**Direct Glaze Over Outswing French Door**

MO (mm)	3-0 13/16 (935)	3-0 13/16 (935)	5-11 1/2 (1816)
RO (mm)	3-1 5/16 (948)	3-1 5/16 (948)	6-0 (1829)
FS (mm)	3-0 5/16 (923)	3-0 5/16 (923)	5-11 (1803)

**Round Top Over Outswing French Door**

MO (mm)	5-11 1/2 (1816)
RO (mm)	6-0 (1829)
FS (mm)	5-11 (1803)



Details and Elevations not to scale.

O = Stationary X = Operator
L = Left Hand Panel R = Right Hand Panel

* 2 and 3 panel XX configurations also available in XX R.

** This product is only available field mullled.

Direct Glaze units have a 2" jamb extension for 6 ⁹/₁₆" jambs or a 2 ¹/₄" jamb extension for 6 ¹³/₁₆" jambs. When ordering 6 ⁹/₁₆" or 6 ¹³/₁₆" jambs, add ¹/₄" to width and ¹/₈" to height of Frame Size (FS), Rough Opening (RO), or Masonry Opening (MO).

Optional Direct Glaze GBGs, SDLs and SDLs with Spacer Bar are available in a standard Rectangular cut, as shown. Alternate lite cuts available to align with doors using select lite cut options shown on page 3.

Optional Round Top SDL with Spacer Bar are available in a standard cut, as shown. Round Top GBG cuts are shown on page 35. (Round Top divided lites only available in standard lite cut)

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES

MAXIMUM ROUGH OPENING not to exceed 109 ¹⁵/₁₆" x 96" maximum up to 3 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 73 ⁵/₈" x 100 ¹/₂" maximum up to 2 units wide by 2 unit high.

Field mull kits available not to exceed 110" x 112". True Half Rounds are available field mullled only. Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.



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Universal CrystaLogic™ Pool & Spa Lights

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Product Description

CrystaLogic is available to virtually anyone; its all-plastic construction is truly universal. It's UL listed to retrofit virtually any installed niches, allowing most lights to be upgraded. These 12V, 2-wire, all-plastic lights can be installed as close as 4 inches from the waterline, and even upward facing without a rock guard, opening a wide range of new applications.

The optimized LED and optic design delivers both extraordinary lumen per watt energy efficiency and associated long lifetime cost. Our 100W spa, 300W and 500W equivalent pool lights are the industry's brightest based on each power rating*. All pool and spa lights offer dramatic energy savings of 84% over the incandescent lights they replace.

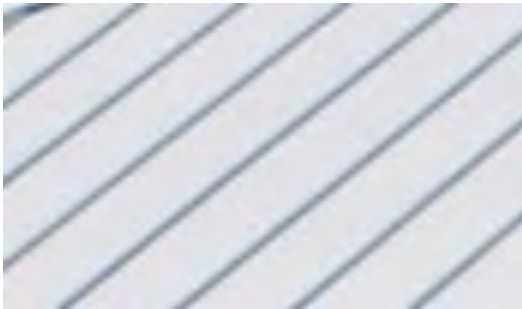
*Based on measured test data at the time of print.

- Brightest 100W spa, 300W and 500W equivalent pool LED lights
- Uses up to 84% less energy than incandescent lights and lasts up to 10 times longer
- UL listed to retrofit into most manufacturers' installed niches makes CrystaLogic truly universal
- 12V, 2-wire, all-plastic construction with an unbreakable lens make these lights intrinsically safe and easy to install
- Energy and maintenance savings can deliver a payback in less than two years
- Can be installed as close as 4" from the waterline and upward facing without a rock guard, suitable for main pool/spa illumination, beach entries, steps, shelves, water features etc.
- UCL Thin Niche provides incredible installation savings for new construction
- Color Trim Rings for pool and spa lights include smooth white and silver luster starburst— both ship with product
- Additional Trim Ring options include white starburst, black, blue, beige & gray



Kavanaugh Residence | Exterior

Roof
Standing Seam Metal Roof
(Light Gray)



Exterior Doors
Existing Wooden Front Door
Remains
(Painted Pure White)



New Exterior Doors & Windows
Pure White (SW 7005)
Marvin Elevate Collection



Exterior Walls & Trim
Materials
James Hardie Artisan Lap
Siding



Hurricane Shutters
Timberlane
Colonial & Bermuda Style



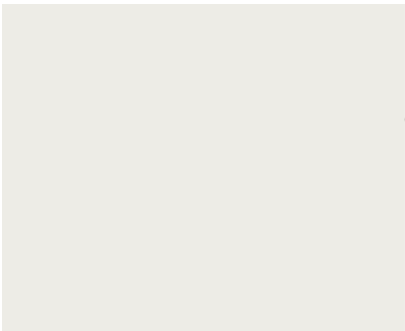
(Naval SW 6244)

Foundation
Concrete/Brick Piers
(In accordance w/ Building
Codes)



Fence
Wood Picket Fence
Pure White (SW 7005)

Exterior Walls & Trim
Finish
Pure White (SW 7005)



Wall (Flat)
Trim (Semigloss)

Kavanaugh Residence

Design Inspiration and Intent

The Kavanaugh Residence is one of oldest homes in Old Town. The original structure was built in the mid 1800's and was home to Captain William Sharp, a bar and harbor pilot for the Port of Fernandina. As the needs of the owners changed, the original structure was added onto in the early 1900's. In 2001, Lindy and Hardee Kavanaugh started the long process of rehabilitating the property. In 2007 the Kavanaugh's added a new Kitchen addition onto the North side of the house in the approximate footprint of the kitchen that had been added back in the early 1900's.

The house, garage and proposed addition are situated on lots 3, 4, and 5 of Block 17 in Old town. The Kavanaugh's also own the adjoining property consisting of lots 2, 6, 7, 8, the S ½ of lot 11 and the S ½ of lot 12. Hardee Kavanaugh purchased Lots 6, 7, 8 and the West ½ of Lot 5 in 1999 at the beginning of his own sea going career. After meeting Lindy, they set out to purchase and restore the old Captain's house together. Its historical character is one of the many reasons the Kavanaughs have chosen to live in and love this home. Like all old homes, maintenance and upkeep are part of the responsibility of maintaining the home's integrity and preserving it's character. Additionally, updates are often needed to maintain a home's usefulness and livability. The Kavanaughs are proposing a renovation that includes all three of these elements and to ensure the integrity of the structure they commissioned one of the original architects who helped write and illustrate the design guidelines for Old Town, Julia Starr Sanford.

Sanford is an expert on Old Town architecture. She is a former member of the Old Town HDC board and worked closely with Bill Tillson to create the illustrations in the document that reflect the intent of the guidelines.

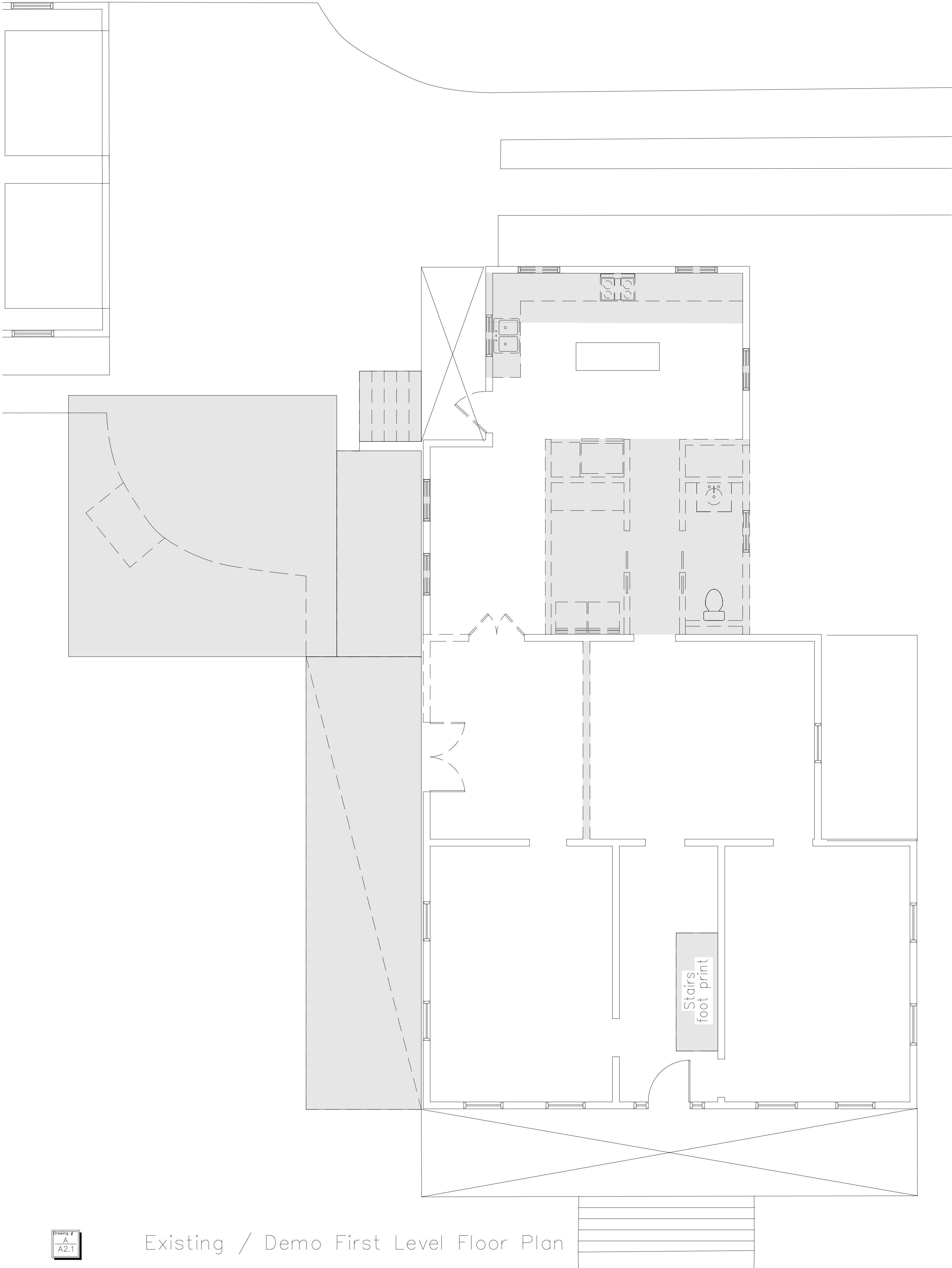
The proposed renovations include elements such as correcting existing foundation piers because of settling issues, replacing windows to meet hurricane standards, replacing the roof, removing wood rot, and painting. Renovations also include the following additions that were carefully designed in consideration of the home's historic nature and the town's design guidelines:

- A new stairwell addition will be added to the east side of the house. This addition is designed to accommodate a new interior stairway that meets Florida Building Code. The existing stairway is extremely steep, dangerous and does not meet modern building code requirements. It will be removed. The risers are 8.25" high and the tread is 9.75" wide. The current standard construction for stairs is a 7" riser height and a tread of 11".
- Connected to the above described addition, a new bedroom is proposed on the second floor above the existing kitchen addition that was added in 2009.

- A new structure will be created on the west side of the property. The purpose of this addition was two-fold, to create a Florida room for the home and to celebrate the property's location on the river. The addition creates a private interior courtyard off the public way where the family can enjoy the property's special location on the river. The massing and character of this addition was carefully considered. It will be differentiated from the original structure in the following ways:
 - The addition will be one story rather than two.
 - The addition will be separated from the main structure with a connecting element, a breezeway, that will become the family's outdoor living room, much needed additional living space for the family. This connecting element is located on the peonia line and creates a visual break. It is designed in keeping with the Old Town guidelines with glass and louvered windows.
- The rear exterior double gallery porch on the west side of the house will be removed. It was an addition built in 2002/2003. It will be replaced with a new covered porch that connects to the newly created interior courtyard overlooking the river.
- A new in ground pool will be added to the interior courtyard.

These additions are designed as secondary elements of the house. The original structure will remain the primary focus and architectural gem of the home. The additions will be differentiated through massing and connectivity, harmonious with the original structure through its rooflines and materials. The new rooflines are traditional to match the existing roof and traditional pitch. The proposed siding is Hardie Board, as it is the material currently used on the house and it is a material used throughout Old Town. Additionally, Hardie Board is more resilient, sustainable and weather resistant than wood siding.

The Kavanaugh family are stewards of Old Town and stewards of this historic structure. The proposed Kavanaugh Residence renovations presented here meet the original intent of the Old Town guidelines. The restorations and additions will celebrate the home's character, the land's special location on the river, and the town's history. The Kavanaugh Residence will stand as an example for how the historic homes of Old Town can be restored and celebrated by today's generations.



Existing / Demo First Level Floor Plan

Existing Wall Material Key

Existing construction to remain, protect during construction phases.

Existing Wall & Wall components to be demolished.

To be demolished.

Existing door (or window) / frame / sill / threshold & casing to be removed unless noted on plan.

Existing door or window to remain, protect during demolition phase.

Demolition Plan Notes

1.

In the event of any discrepancies, immediately notify the Architect. do not proceed with affected work until all such issues have been fully resolved.

2.

All construction shall be performed in accordance with all codes, regulations, and restrictions having jurisdiction.

3.

All utility lines shall be safeguarded prior to any demo work. after removal cap off supply and waist line (protect from damage)

Existing / Demo Second Level Floor Plan

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Conceptual Design Proposal
Kavanaugh Residence
715 Fernando Street, Amelia Island, FL
www.starrsanford.com (904) 707-9761

Design Drawings

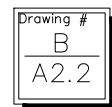
Project #: 18005

Date: 10/2/2020

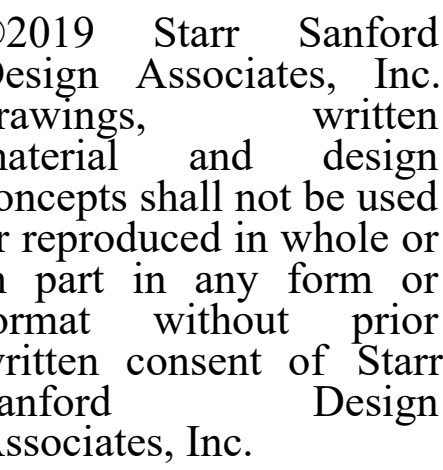
Revised:

Sheet

A2.1



Scale :
 $\frac{1/4''}{1' - 0''}$



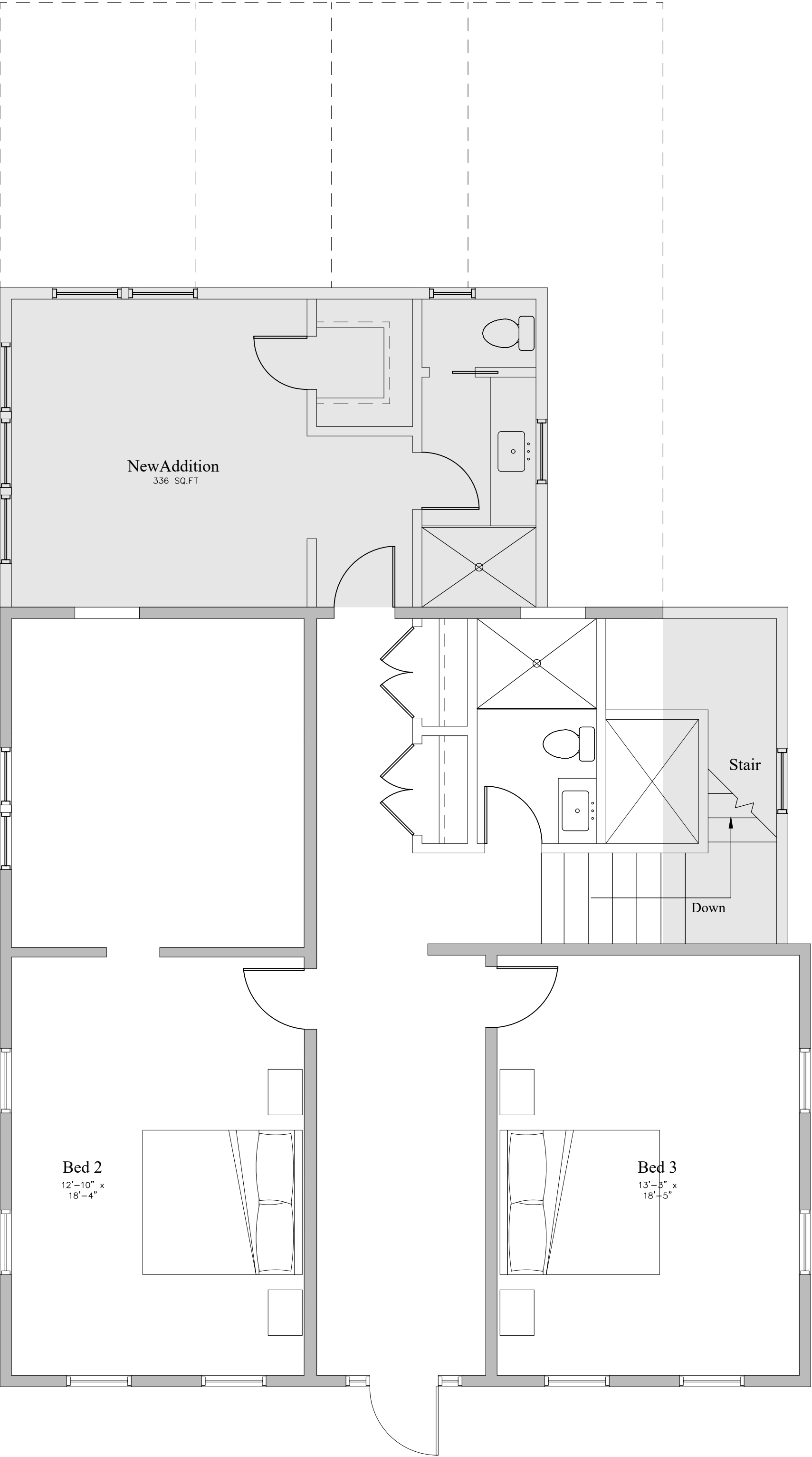
Design
Drawings
Project #:
18005

Date:
10/2/2020

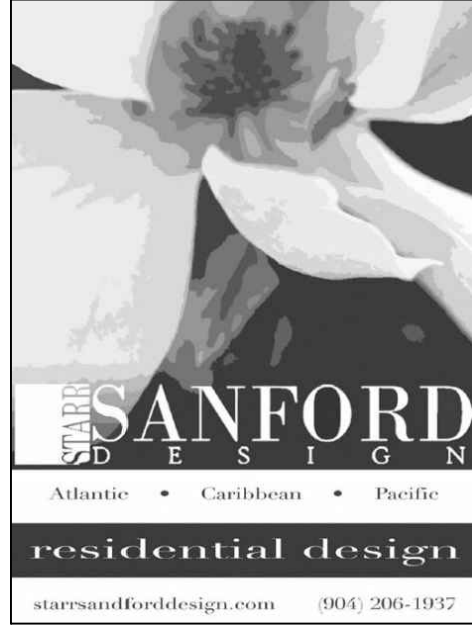
Revised:

Sheet

A2.2



Second Level Floor Plan



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Conceptual Design Proposal
 Kavanaugh Residence
 715 Fernando Street, Amelia Island, FL
 www.starrsanford.com (904) 707-9761

Design Drawings

Project #: 18005

Date: 10/2/2020

Revised:

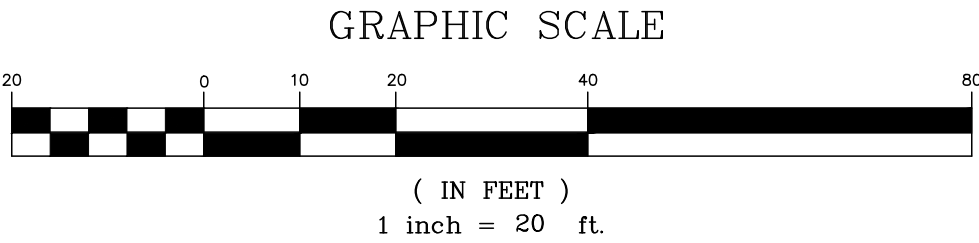
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A2.3

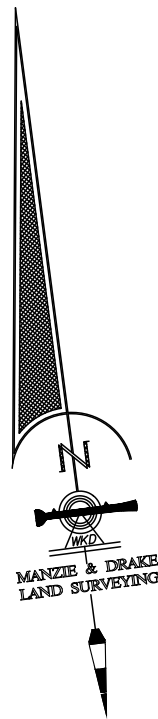
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THAT PORTION OF THE CITY OF FERNANDINA BEACH, (FORMERLY KNOWN AS FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA KNOWN AS "OLD TOWN" AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY AS LITHOGRAPHED AND ISSUED IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1897 AND 1901 AS:

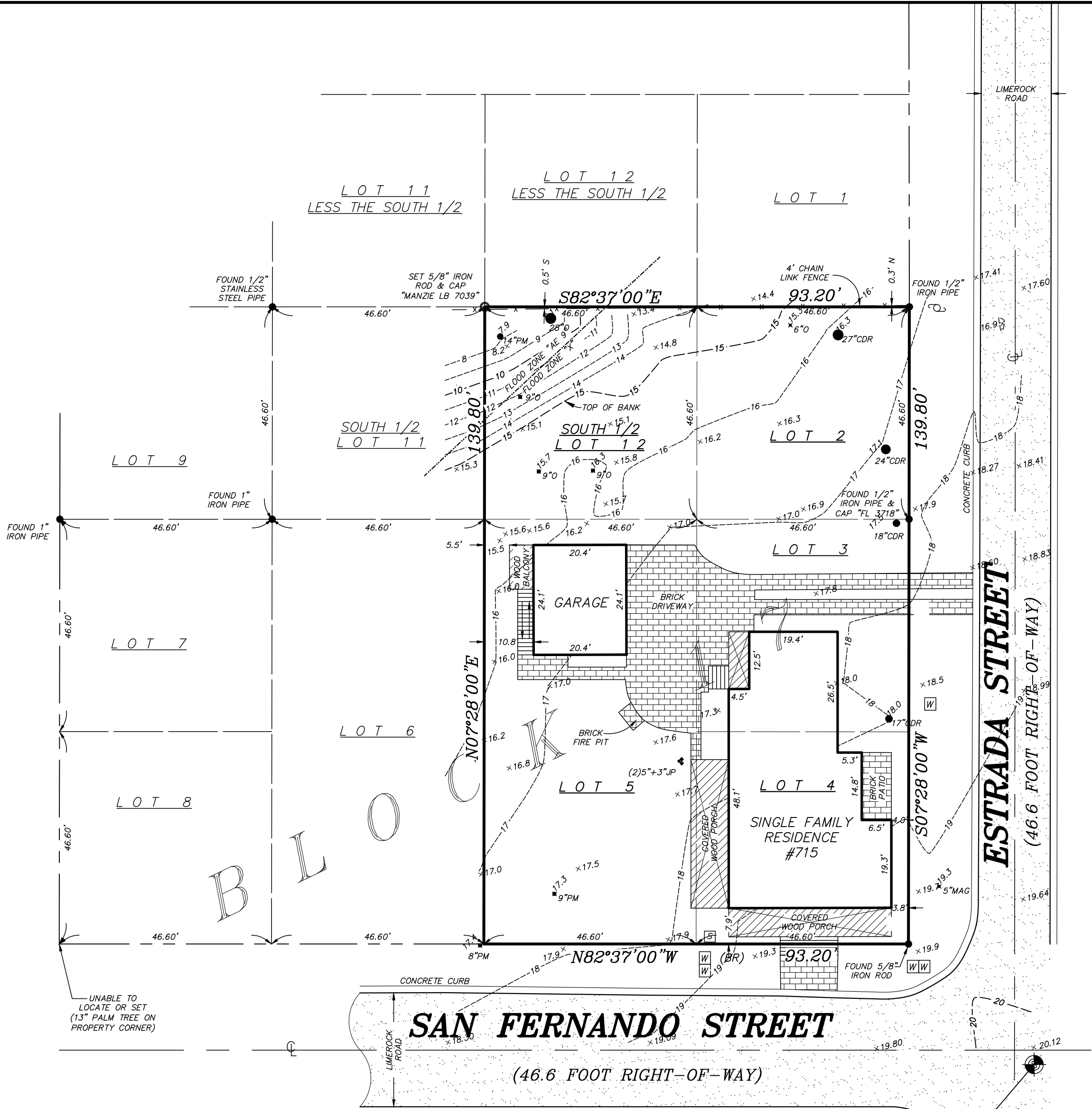
THE SOUTH ONE-HALF OF LOT 12 TOGETHER WITH ALL OF LOTS 2, 3, 4 & 5, BLOCK 17, OLD TOWN



CERTIFIED TO:
HARDEE & LINDY KAVANNAUGH
PROPERTY ADDRESS:
715 SAN FERNANDO STREET
FERNANDINA BEACH, FLORIDA 32034



MARINE STREET
(46.6' RIGHT-OF-WAY)
(UNIMPROVED)



LEGEND

- CL = CENTERLINE
- CONCRETE FLATWORK
- COVERED AREA
- W = WATER METER
- WOOD FLATWORK
- WOOD POWER POLE
- CHAIN LINK OR WIRE FENCE

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, or other instruments of record.
- Bearings shown hereon are based on the assumed bearing of N82°37'00"W for the northerly right-of-way line of San Fernando Street. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zones "X" & "AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0229 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- The Site/Reference Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)

TREE LEGEND

- CDR = CEDAR TREE
- JP = JAPANESE PLUM
- MAG = MAGNOLIA TREE
- O = OAK TREE
- PM = PALM TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 16

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

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

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

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

MANZIE & DRAKE LAND SURVEYING

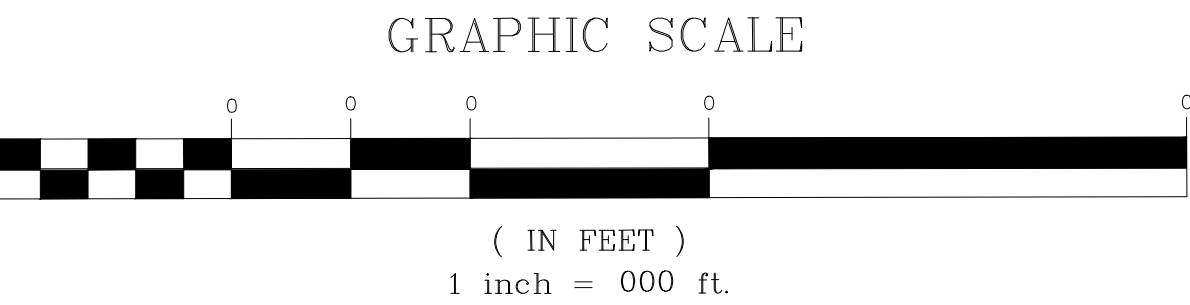
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 20161 DATE: 7/10/2020 CADD: WKD
F.B. NO: X-318 PAGE NO: 83 FIELD CREW: JM FILE NO: B-1455

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THAT PORTION OF THE CITY OF FERNANDINA BEACH, (FORMERLY KNOWN AS FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA KNOWN AS "OLD TOWN" AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY AS LITHOGRAPHED AND ISSUED IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1897 AND 1901 AS:

THE SOUTH ONE-HALF OF LOT 12 TOGETHER WITH ALL OF LOTS 2, 3, 4 & 5, BLOCK 17, OLD TOWN



CERTIFIED TO:
HARDEE & LINDY KAVANNAUGH
PROPERTY ADDRESS:
715 SAN FERNANDO STREET
FERNANDINA BEACH, FLORIDA 32034

LEGEND
CL = CENTERLINE
CF = CONCRETE FLATWORK
CA = COVERED AREA
WM = WATER METER
WF = WOOD FLATWORK
WP = WOOD POWER POLE
CL = CHAIN LINK OR WIRE FENCE

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- The property shown hereon lies within flood zones "A" & "AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel: "12089C_0229_6", Dated "08/02/2012". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
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TREE LEGEND

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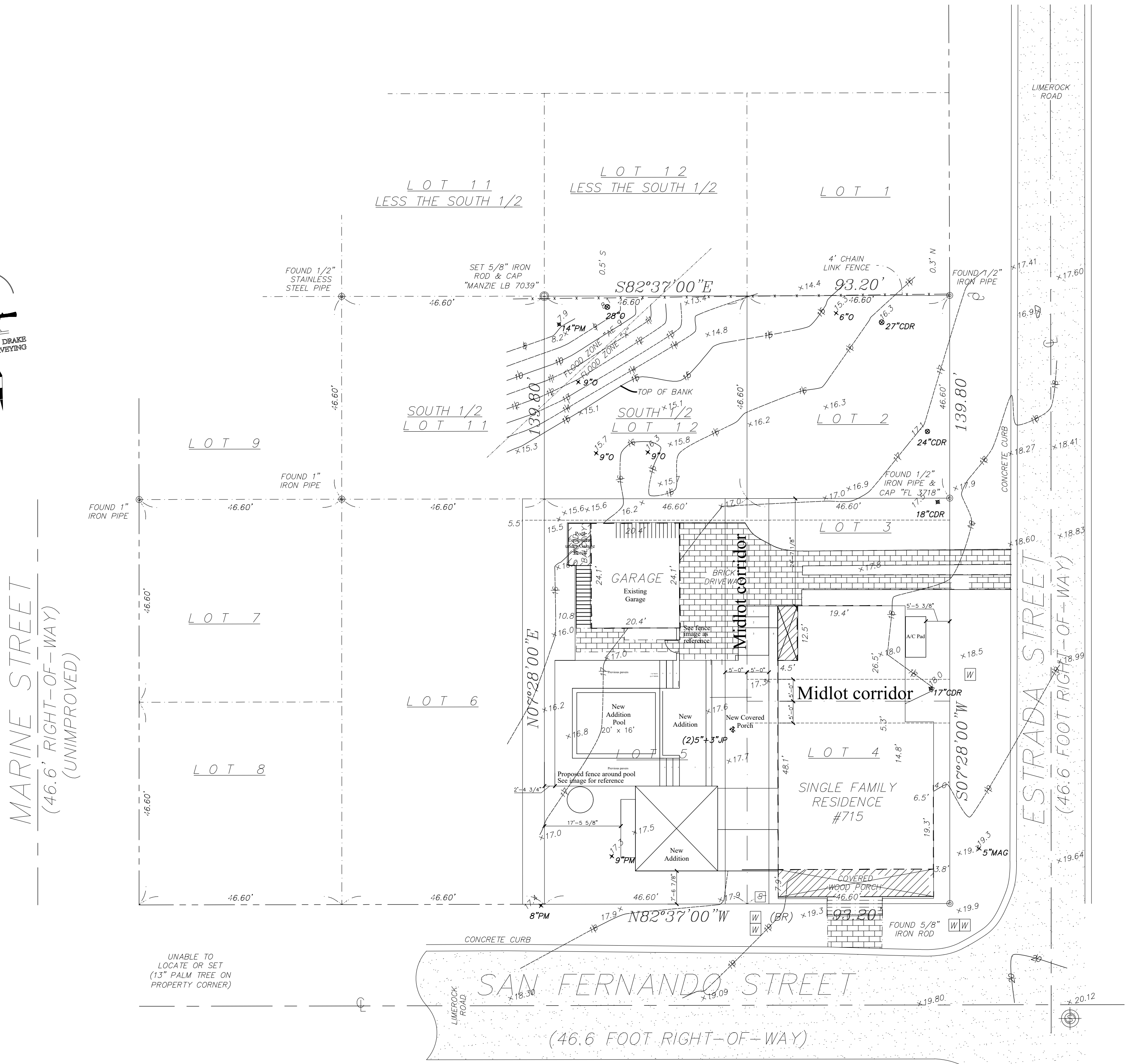
TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 16

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

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

Proposed Site Plan



SITE / REFERENCE BENCHMARK
SANITARY MANHOLE S-3 COVER
ELEVATION = 20.12' NAVD '88
FIELD BOOK X-318, PAGE 5



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Conceptual Design Proposal
Kavanaugh Residence
715 Fernando Street, Amelia Island, FL
www.starrsanford.com (904) 707-9761

Design
Drawings

Project #:
18005

Date:
10/8/2020

Revised:

Sheet

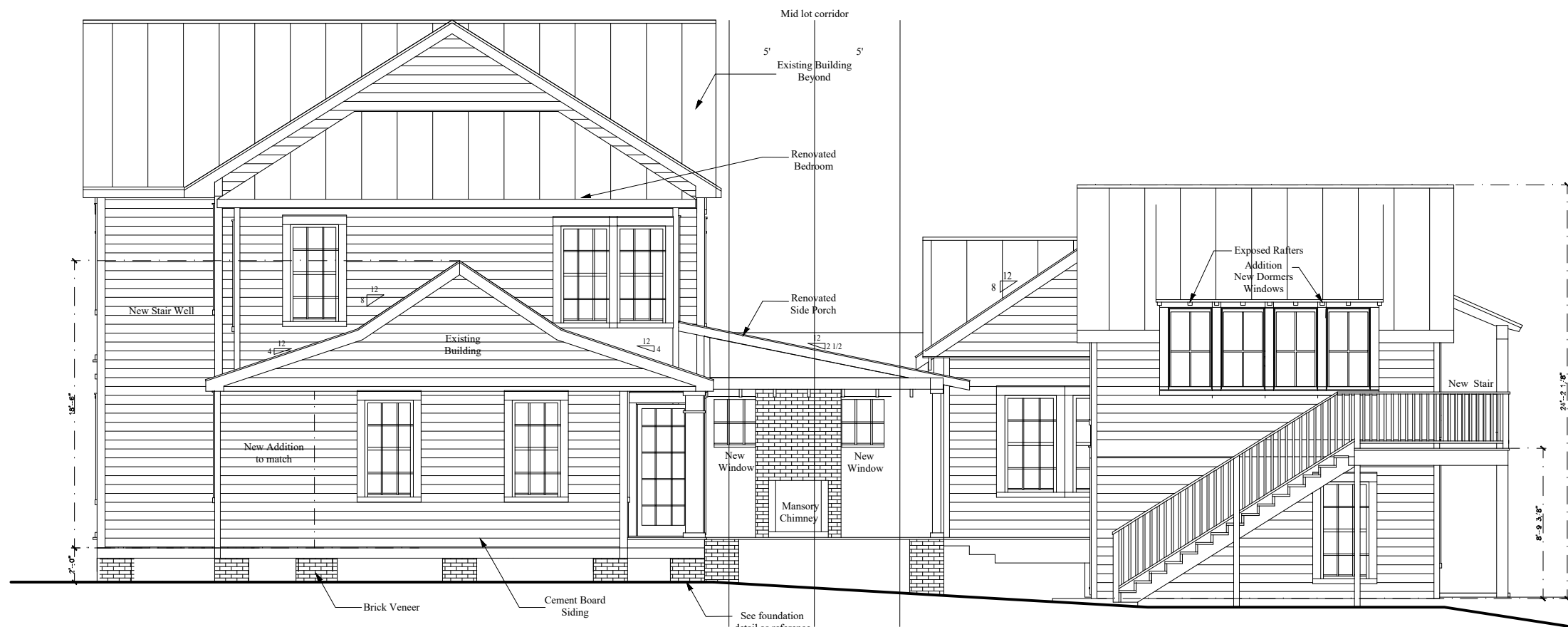
A1.1

Drawing #
A
A3.1



New Exterior Elevation - South

Drawing #
B
A3.1



New Exterior Elevation - North



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Design
Drawings
Project #:
18005

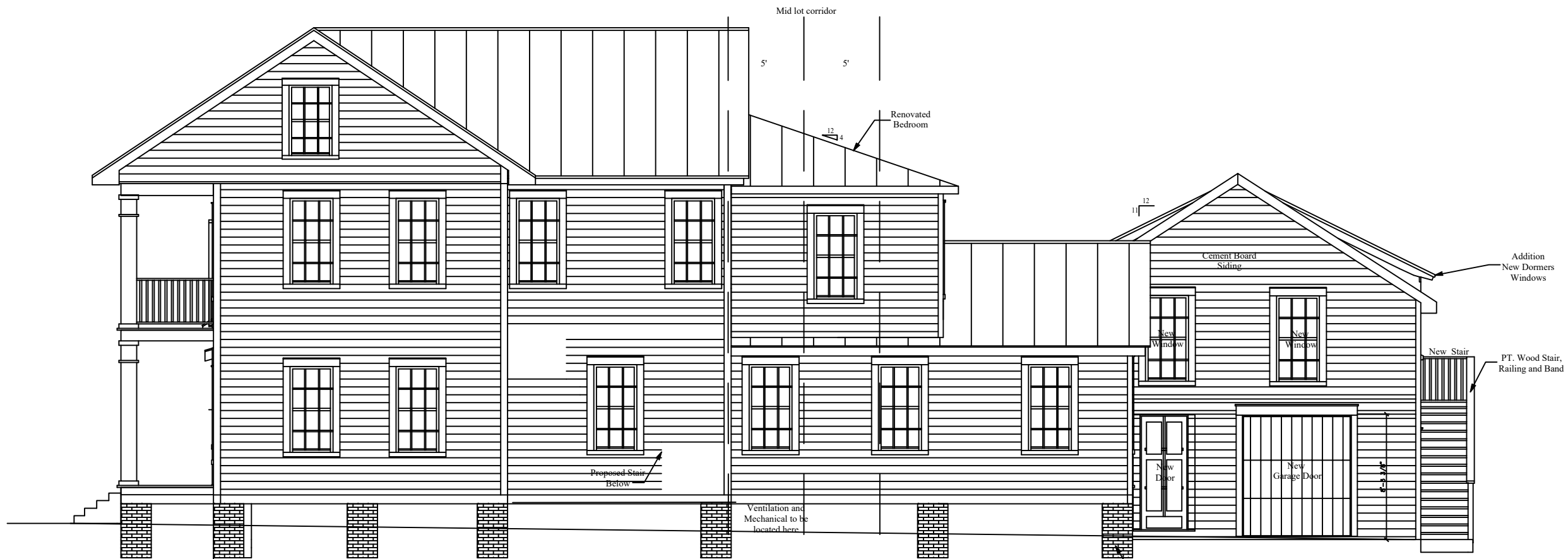
Date:
10/2/2020

Revised:

Sheet
A3.2



New Exterior Elevation - West



New Exterior Elevation - East



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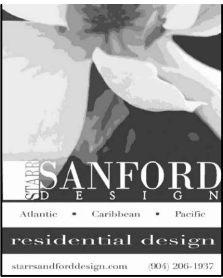
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Design Drawings
Project #:
18005

Date:
10/2/2020

Revised:

Sheet
A3.3



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www.starrsanford.com (904) 707-9761

Design
Drawings

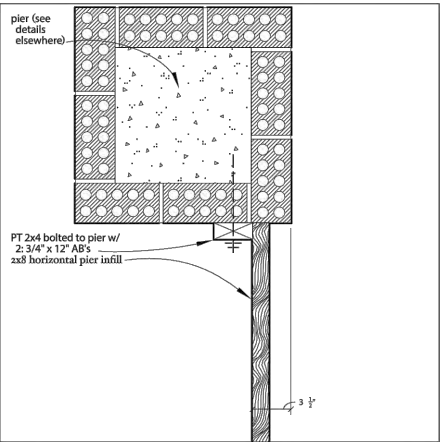
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18005

Date:
10/2/2020

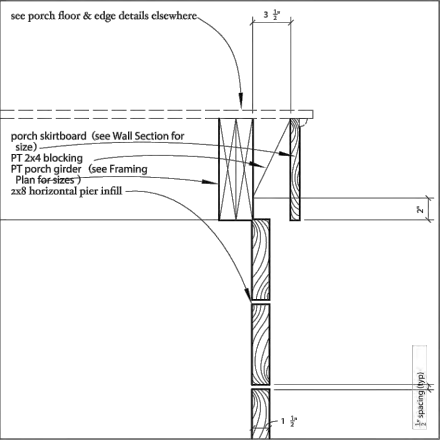
Revised:

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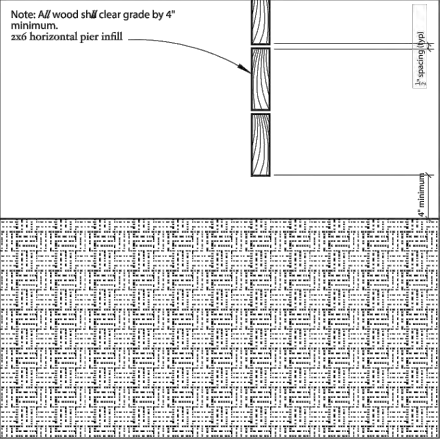
A4.1



1
A4.1 Pier-Infill Connection 1 1/2"
1'-0"



2
A4.1 Pier Infill Top 1 1/2"
1'-0"



3
A4.1 Pier Infill Bottom 1 1/2"
1'-0"

Lot Coverage Calculations

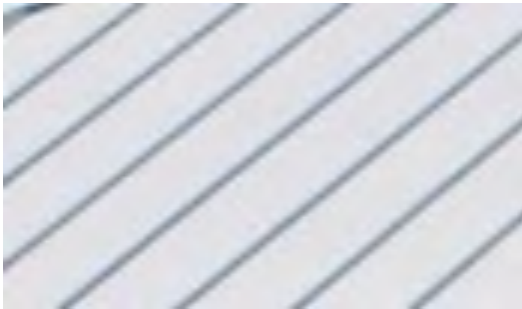
	Sq. Ft.	Percent
Lot (Lots 3, 4 & 5) Zone OT-1	8686	100.0%
Existing Single Family Residence (A/C)	1805	20.8%
Existing Garage (A/C)	490	5.6%
Existing Total Structures (A/C)	2295	26.4%
Lot (Lots 3, 4 & 5) Zone OT-1	8686	100.0%
Proposed Single Family Residence (A/C)	2292	26.4%
Proposed Garage Structure (A/C)	490	5.6%
	0	0.0%
		0.0%
Proposed Total Structures (A/C)	2782	32.0%
Max Lot Coverage	0	0.0%
Existing Lot Coverage	2295	26.4%
Proposed Lot Coverage	2782	32.0%

Lot Coverage Calculations

	Sq. Ft.	Percent
Lot (Lots 3, 4 & 5) Zone OT-1	8686	100.0%
Existing Single Family Residence (A/C)	1805	20.8%
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Existing Total Structures (A/C)	2295	26.4%
Lot (Lots 3, 4 & 5) Zone OT-1	8686	100.0%
Proposed Single Family Residence (A/C)	2292	26.4%
Proposed Garage Structure (A/C)	490	5.6%
	0	0.0%
		0.0%
Proposed Total Impervious	2782	32.0%
Max Lot Coverage	0	0.0%
Existing Lot Coverage	2295	26.4%
Proposed Lot Coverage	2782	32.0%

Kavanaugh Residence | Exterior

Roof
Standing Seam Metal Roof
(Light Gray)



Exterior Doors
Existing Wooden Front Door
Remains
(Painted Pure White)



New Exterior Doors & Windows
Pure White (SW 7005)
Marvin Elevate Collection



Exterior Walls & Trim
Materials
James Hardie Artisan Lap
Siding



Hurricane Shutters
Timberlane
Colonial & Bermuda Style



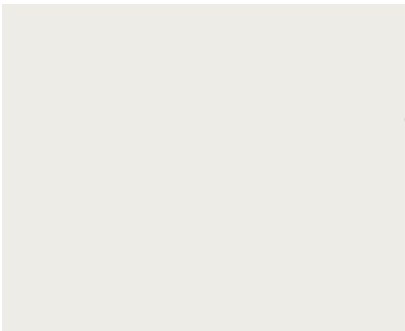
(Naval SW 6244)

Foundation
Concrete/Brick Piers
(In accordance w/ Building
Codes)



Fence
Wood Picket Fence
Pure White (SW 7005)

Exterior Walls & Trim
Finish
Pure White (SW 7005)



Wall (Flat)
Trim (Semigloss)

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 701

SITE NAME: 916 San Fernando St.
ADDRESS OF SITE: 916 San Fernando St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 8 6
Subdivision Name Block No. Lot No.

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x

ALTERED

ORIGINAL USE pvt.residence

GOOD

UNALTERED

PRESENT USE pvt.residence

x FAIR

ORIGINAL SITE

DATES pre-1926

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 487

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: shingles #
metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story entrance, 1-bay, access center

ORIENTATION: N

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 2/2, wood # jalousie

CHIMNEY:

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

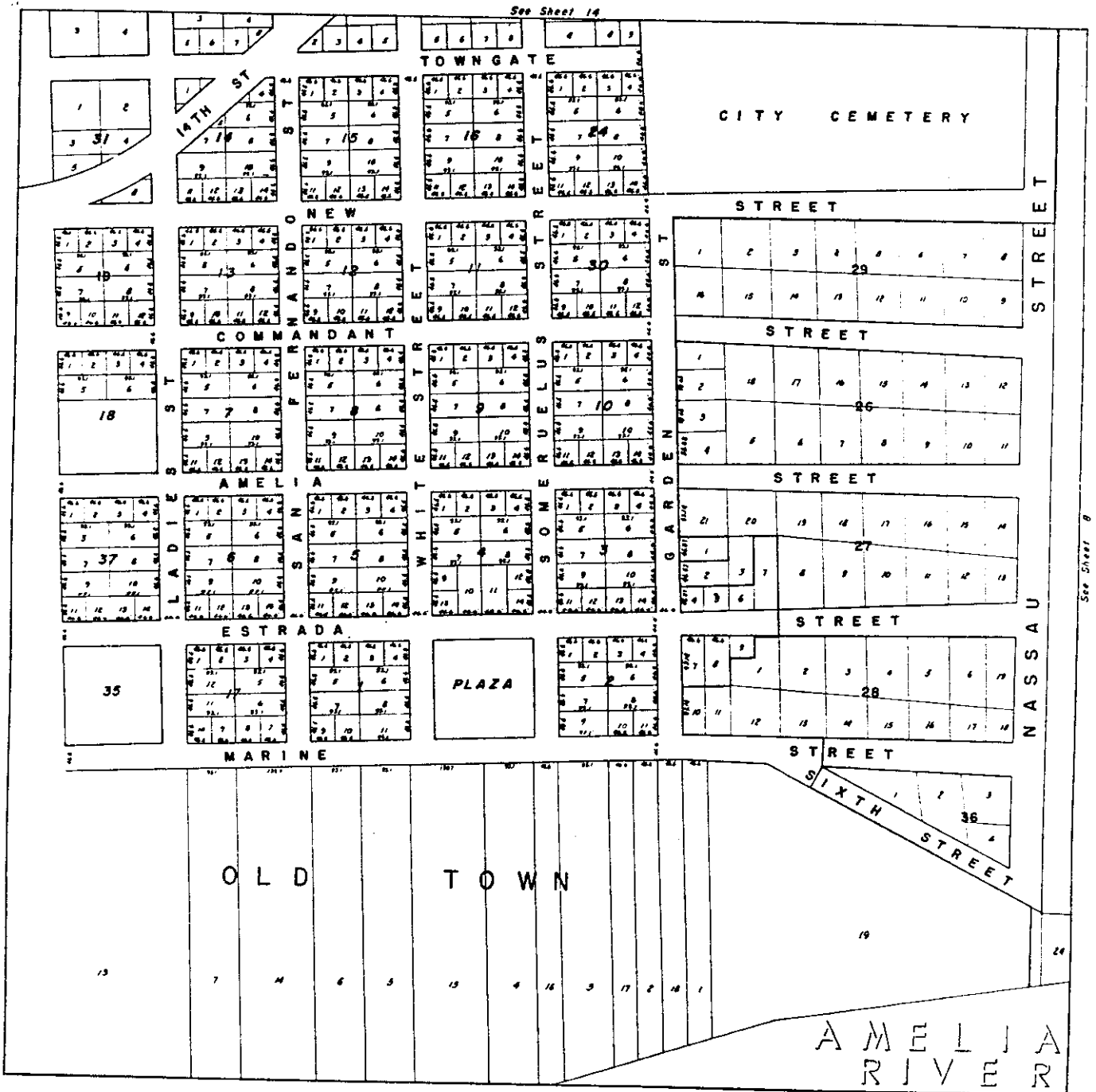
UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

916 San Fernando St. is located within a historic land division known as Old Town or the original town of Fernandina. Old Town was layed out in 1811 by the Spanish surveyor George I. F. Clarke. Old Town, along with St. Augustine and Pensacola, is one of only three Spanish towns in Florida and is the only one for which the original graphic plan of the town remains.

Constructed pre-1926, it is a two-story frame vernacular residential building.



HUNNICUTT & ASSOCIATES
 MAPPING DIVISION
 JOE W. ARNOLD, III ASSOCIATE

CITY OF
 FERNANDINA BEACH, FLA.
SHEET NO 7
 DATE: FEB. 14, 1954
 SCALE: 1" = 100'

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00701**
 Field Date 3-13-2018
 Form Date 3-13-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 715 San Fernando St. (916 Fernando) Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 715 San Fernando Street Street Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 14 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1580-0017-0030 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1865 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear 1 & 2 story gable extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Old Town historic district

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2.5
 Exterior Fabric(s) 1. Weatherboard 2. 3.
 Roof Type(s) 1. Gable 2. Cross-gabled 3.
 Roof Material(s) 1. Sheet metal:standing seam 2. 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) 6/6 DHS, wood replacements

Distinguishing Architectural Features (exterior or interior ornaments) I-house form; 2 story, full facade, incised porch; side and transom lights, end porch

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Balloon wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Brick 2. _____**Main Entrance** (stylistic details) Wood panel door, side & transom lightsPorch Descriptions (types, locations, roof types, etc.) Entry/S, full facade, 2 story, incised, open, square supports, railing on 2nd story; End/W, open, 2 story, shed, same detailsCondition (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 SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient informationExplanation 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 and has been altered.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 INFORMATIONRecorder 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 RESOURCES CONSULTING

Fernandina Beach
Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****





Na 701





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-35
NOVEMBER 19, 2020

Owner/Applicant:	Miranda Architects, agent for Mike Myers & Christine Walsh Myers
Property Address:	321 N. 4th Street
Parcel ID #	00-00-31-1800-0017-0061
Requested action:	Certificate of Approval (COA) to construct a one-story single-family residence and accessory structure
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The parcel 00-00-31-1800-0017-0061 is a 50' x 125' lot consisting of portions of multiple underlying lots. The applicant is seeking to construct a one-story single-family residence and an 8' x 12' accessory structure.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>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.</i>	☐	☐	☒
2	<i>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.</i>	☐	☐	☒
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☐	☐	☒
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☐	☐	☒
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>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.</i>	☒	☐	☐
10	<i>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.</i>	☒	☐	☐

ANALYSIS:

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in R-2 Zoning District.
- **Visibility Triangle** – Not applicable.
- **Impervious Surface Ratio** – 2,338 sq ft. (house + shed) / 6,250 sq ft. (lot) = 37.4% impervious surface ratio, which meets the requirement to remain under the maximum impervious surface ratio of 60%, per LDC Table 4.02.01(J).
- **Setbacks** – The home is meeting all required setbacks.

Table 4.02.03(E). Standards for Building Heights and Setbacks

Zoning District	Maximum Building Height (ft.) ¹	Minimum Setback			
		Front (ft.)	Side ²	Rear (ft.)	Corner Lot (side abutting street) (ft.) ³
R-2	35	25	10% of lot width	20	15

1. A building within 1,000 feet of the Coastal Construction Control Line (CCCL) shall not exceed thirty-five (35) feet in building height.
 2. Each side yard setback shall be increased by one-half (½) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet.
 3. Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.
 4. Where access is provided from an alley or public street to the rear of the principal building, no side yard setback is required. Where such access is not available, one (1) side yard shall be a minimum of ten (10) feet. Any other side yard shall have a minimum side yard setback of zero (0) feet.
 5. Manufacturing and/or Assembly – Heavy uses shall be exempt from height regulations.

- **Mechanical** – Per LDC 4.02.03(A)7, “Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.” The site plan does not indicate location of mechanical and will need to be included.
- **Encroachments** – The front steps encroach into the front yard setback 24” as permissible, per LDC 4.02.03(A)3.
- **Parking** – Driveway to be accessed from N. 4th Street. The driveway material will be gravel. A concrete driveway apron is required per LDC 7.01.01(F) and is not indicated on site plan. Two parking spaces are required for single family residential construction. At 14’ wide the driveway as designed is too narrow to accommodate two vehicles.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Downtown.
- **Height** – Building height shall be measured from the average natural grade, to the highest point on the structure, per LDC 4.02.03(C)1. Height of the structure is 24’10” which is under the maximum allowable height of 35’. The garden shed is approximately 12’8” in height.
- **Materials** – The project features materials that replicate traditional materials. The home features Hardie Board and Batten siding, and a standing seam metal roof.
- **Foundation** – The project will be constructed on a stem wall foundation of 12”. The low elevation of the foundation throws off the proportions of the structure. It is recommended that the foundation be higher.
- **Windows** – Windows are to be 2 over 2, Marvin windows.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2020-35 with the following conditions;

1. Driveway have concrete apron;
2. Driveway be enlarged to accommodate two vehicles;
3. Location of mechanical to be presented; and
4. Foundation be raised higher.

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-35 **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 2020-35, 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 Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-35 Application and Backup Materials

EXHIBIT 2 HDC 2020-35 Plans & Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HISTORIC DISTRICT COUNCIL (HDC)

Certificate of Approval
ApplicationDEPARTMENT OF
PLANNING & CONSERVATION

204 ASH STREET
FERNANDINA BEACH, FL 32034
904 310-3480
www.fbpl.us/planning

USE THIS FORM TO

Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee
Certificate of Approval (COA): Staff Review	\$20
Certificate of Approval (COA): Board Review - Residential	\$200
Certificate of Approval (COA): Board Review - Commercial	\$250
Demolition of a Primary Structure - Non-Contributing	\$300
Demolition of a Primary Structure - Contributing	\$1,200
After-the-Fact Certificate of Approval (COA): Staff Review	\$80
After-the-Fact Certificate of Approval (COA): Board Review	\$1,000

BASIS FOR REVIEW

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

PROJECT TYPE:

- ☒ New Construction ☐ Addition ☐ Alteration ☐ Demolition ☐ Fence
☐ Paint ☐ Relocation ☐ Repair ☐ Re-roof ☐ Sign
☐ Other: _____ ☐ Amendment to COA# _____

*One free amendment is included with board reviews. Subsequent amendments will be charged full COA fees.

APPROVAL TYPE:

See Certificate of Approval Matrix

- ☐ Staff Approval
☐ Board Approval: ☐ Conceptual or ☒ Final

PROPERTY INFORMATION: Property information can be found at the [Nassau County Property Appraiser's Website](#) → Map Search

Overlay District: Downtown Historic District

Site Address 321 North 4th Street

Parcel ID #(s) 00 - 00 - 31 - 1800 - 0017 - 0061

Zoning District R-2

Future Land Use Designation Low Density Residential

OWNER OF
RECORD

As recorded with the Nassau County Property Appraiser

OWNER'S
AGENT

If other than owner. If an agent will be representing the owner, an **Owner's Authorization For Agent Representation** form must be included

Owner(s) Name
Mike Myers & Christie Walsh Myers

Applicant Name
Jose Miranda

Company (if applicable)

Corporation or Company
Miranda Architects

Street Address
28 South 10th Street

Street Address
309 1/2 Centre St. Suite 206

City State Zip
FB, FL 32034

City State Zip
FB, FL 32034

Telephone Number
410-629-9061

Telephone Number
904-261-4586

E-Mail Address
rcwnyc@gmail.com

E-Mail Address
jmirandaarch@gmail.com

Historic District Council Meetings are held the 3rd Thursday of the month at 5PM in the City Commission Chambers (204 Ash Street)

Application Deadline (4:30PM)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	Jun 04 2020	Jul 09 2020	Aug 06 2020	Sep 03 2020	Oct 08 2020	Nov 05 2020	Dec 10 2020	Jan 07 2021
Meeting Date	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 16 2020	May 21 2020	Jun 18 2020	Jul 16 2020	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).



CONCEPTUAL APPROVALS

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



Application Requirements

- ☐ A complete/ signed application;
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ Scaled elevations & plans;
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a *Window Survey* must be completed.

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

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

Construction of one-story, single-family residence and associated garden shed.

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 Board/Batten S		
Doors		Marvin		
Windows		Marvin		
Roofing		Standing Seam Metal		
Fascia/Trim		Hardie Trim		
Foundation		stucco on CMU		
Shutters				
Porch/Deck		PT wood decking		
Fencing				
Driveways/ Sidewalks		pavers		
Signage				
Other				

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

**Did You Remember...**

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable [Downtown, Old Town, or CRA Guidelines](#);
- ☐ Review the [Secretary of the Interior's Standards](#);
- ☐ A pre-application meeting is required before a final application for Board Review can be processed.



Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays – see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is available for review at www.fbfl.us/LDC

**APPEALS**

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D).

The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

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 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 (1) 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.*

Jose L. Miranda, Jr. RA

Applicant (Signature)

08/21/2020

Date



Please submit this application and all backup materials via email to Planninginfo@fbfl.city

Please include applicants name and project address in subject line.

PRINT

CLEAR FORM

To be completed by city staff

HDC 2020-35

Revised 3/23/2020

PREPARED BY & RETURN TO:

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

File No. 20-202216
Sales Price: \$209,000.00

Parcel No.: 00-00-31-1800-0017-0061

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED**, made the **29th day of June, 2020**, by **Charles G. Hall and Annette L. Hall a/k/a Annette Hall a/k/a Ruth Lawrence, husband and wife**, whose post office address is 315 Calhoun Street, Fernandina Beach, FL 32034, hereinafter called the Grantor, to **Michael William Myers and Christine Elizabeth Walsh-Myers, husband and wife**, whose post office address is **28 South 10th Street, Fernandina Beach, FL 32034**, hereinafter, whether one or more, called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

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

The Easterly 25 feet of Lots 6 and 7, Block 17, and Lots 21 and 22, Block 17, City of Fernandina, Nassau County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

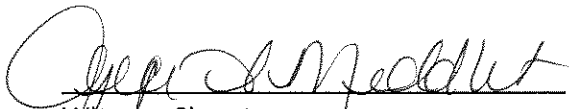
By acceptance and recordation of this Warranty Deed, Grantee accepts and agrees for itself and its successors and assigns to the following deed restrictions:

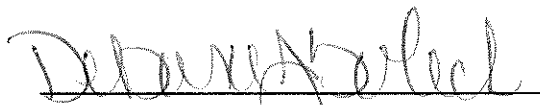
1. The Property shall not be sold to the Nassau County Ocean Highway & Port Authority, the Port of Fernandina, or to any management company or affiliate thereof.
2. The Property shall not be used for port operations in any capacity.
3. The restrictions provided herein shall run with title to the Property and shall be binding upon Grantee, its heirs, successors and assigns.

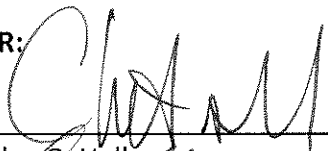
And the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

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:


Witness Signature
Printed Name: Joyce A. Middleton

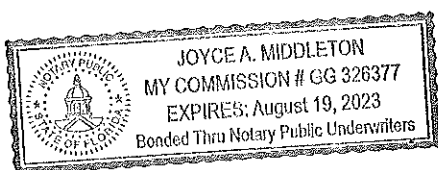

Witness Signature
Printed Name: Debora J. Solich

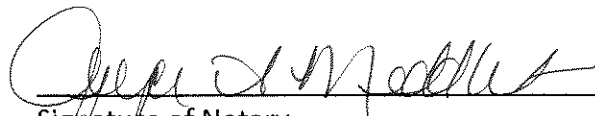
GRANTOR: 
Charles G. Hall

Annette L. Hall a/k/a Annette Hall a/k/a Ruth Lawrence

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of June, 2020, by Charles G. Hall and Annette L. Hall a/k/a Annette Hall a/k/a Ruth Lawrence, husband and wife, who ☐ is personally known to me or ☒ has produced Florida License as identification.




Signature of Notary
Printed Name:
My commission expires:



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE CHRISTINE WALSH-MYERS
(print name of property owner(s))

hereby authorize: JOSE MIRANDA, ARCHITECT
(print name of agent)

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

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

Christine Walsh-Myers
(Signature of owner)

(Signature of owner)

CHRISTINE WALSH-MYERS
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

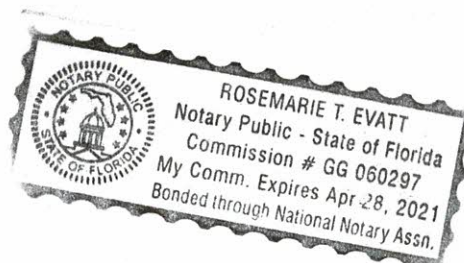
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2020, by Christine Elizabeth Walsh-Myers.

Rosemarie T. Evatt
Notary Public

ROSEMARIE T. EVATT
Printed Name

04-28-2021
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: DRIVER LICENSE

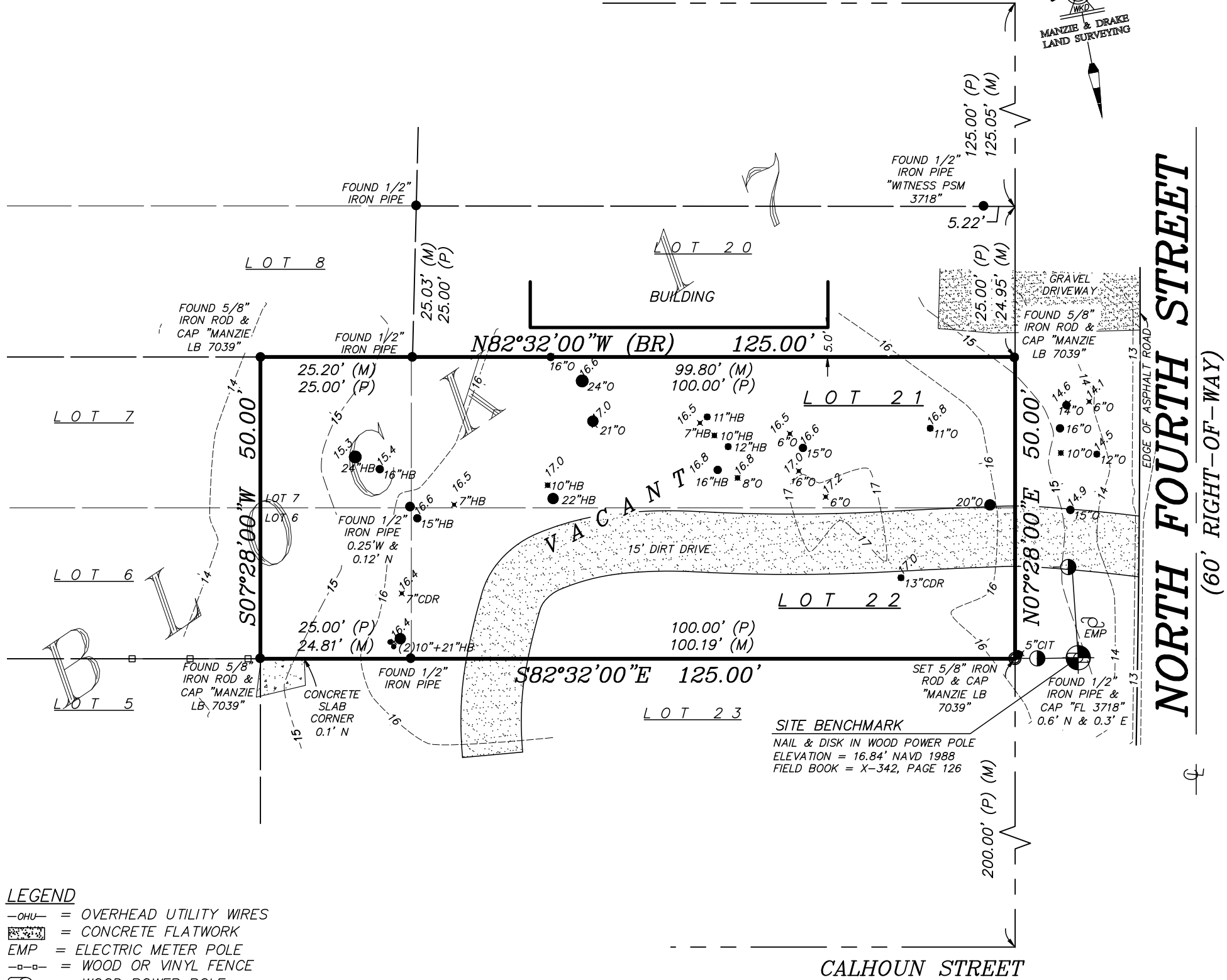


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

ALL OF LOTS TWENTY ONE (21) AND TWENTY TWO (22) AND THE EASTERLY TWENTY-FIVE (25) FEET OF LOTS SIX (6) AND SEVEN (7), BLOCK SEVENTEEN (17).

CERTIFIED TO:
MIKE & CHRISTINE MYERS



- LEGEND**
- OHU— = OVERHEAD UTILITY WIRES
 - ▨ = CONCRETE FLATWORK
 - EMP = ELECTRIC METER POLE
 - = WOOD OR VINYL FENCE
 - ⊙ = WOOD POWER POLE
 - = GUY POLE
 - ⊕ = BENCHMARK
 - ⊙ = CENTERLINE
 - (P) = PLAT
 - (M) = MEASURED
 - NAVD = NORTH AMERICAN VERTICAL DATUM

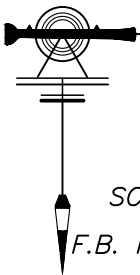
- SURVEY NOTES:**
- The "Legal Description" hereon is in accord with the description provided by the client
 - Underground Improvements were not located or shown.
 - Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
 - Bearings shown hereon are based on the assumed bearing of N82°32'00"W for the northerly property line of the subject property. The bearing reference line is indicated as thus (BR).
 - The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 - Site Benchmark is as shown hereon.
 - Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
 - The Reference Benchmark is nail & disk in 18" Magnolia tree at the southwest corner of Dade Street & Fourth Street. (Elevation = 14.18' NAVD 1988)

- TREE LEGEND**
- CDR = CEDAR TREE
 - CIT = CITRUS TREE
 - HB = HACKBERRY TREE
 - O = OAK TREE
- TREE DISCLAIMER:**
NUMBER OF TREES SHOWN ON SURVEY: 33

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

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

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



MANZIE & DRAKE LAND SURVEYING

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

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

Michael A. Manzie

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

SCALE: 1"=20' JOB NO: 20973 DATE: 07/01/2020 CADD: LM
F.B. NO: X-342 PAGE NO: 26 FIELD CREW: SS FILE NO: A-5133

321 NORTH 4TH – COLOR SELECTIONS

ROOF

Gulf Coast Supply & Manufacturing
“Pre-Weathered” Metallic Paint Finish



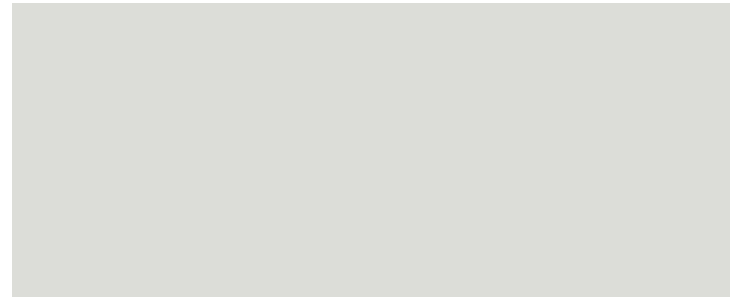
BODY

Sherwin Williams SW0055
“Light French Grey”



TRIM

Sherwin Williams SW7666
“Fleur de Sel”



SHUTTERS

Sherwin Williams SW2809
“Rookwood Shutter Green”

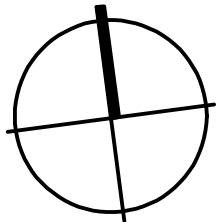
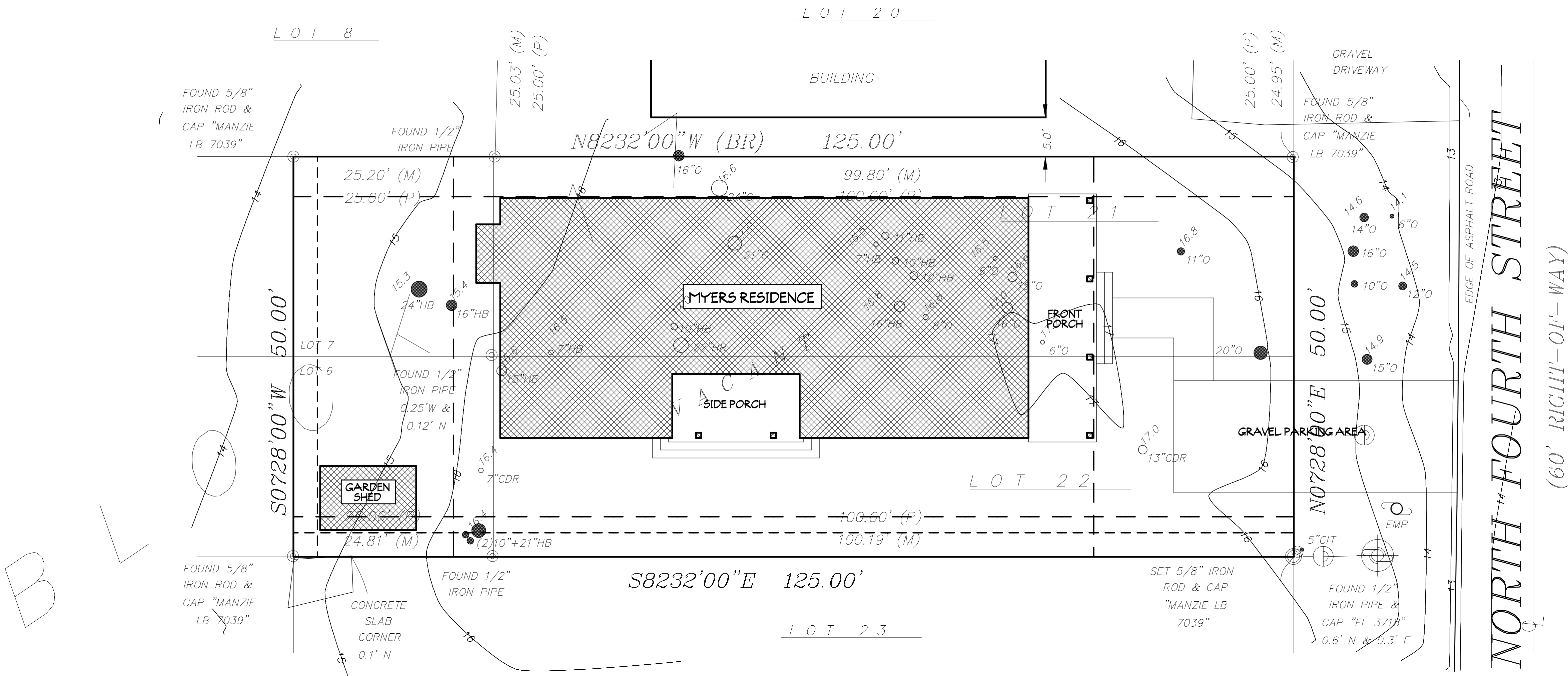


WINDOWS

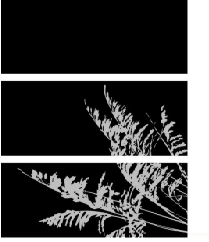
Marvin Windows
“Cadet Gray”



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MYERS 321 NORTH 5TH STREET HDC PRELIM SITE
PROJECT # M200616
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 07-31-20



MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4586
FL REG. NO. 11100088

DESIGN FOR THE

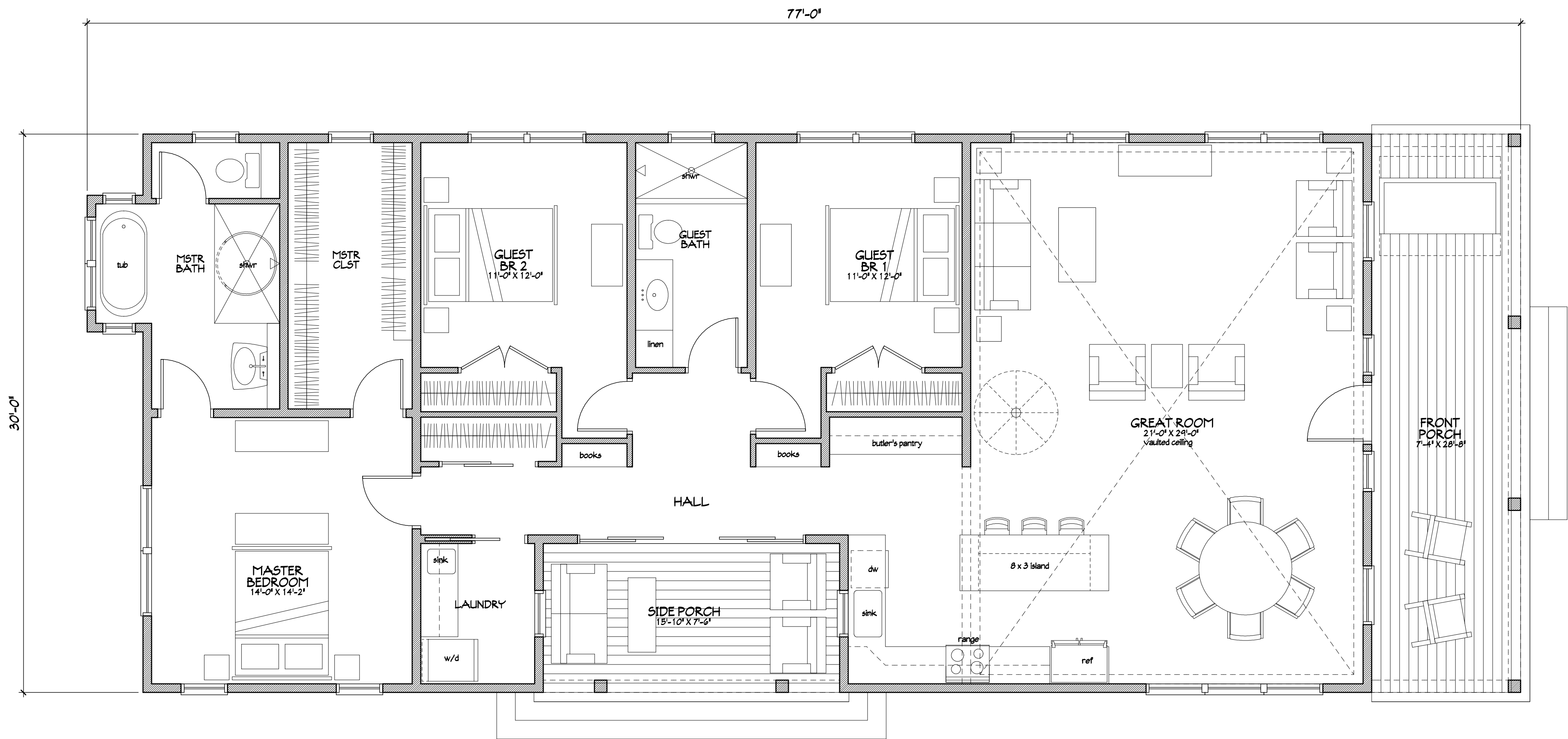
MYERS RESIDENCE
321 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY SITE PLAN	REVISIONS	DATE

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FLOOR PLAN

1/4"=1'-0"



PROJECT SQUARE FOOTAGE	
HEATED AREA	1,875 SQ.FT.
PORCHES	367 SQ.FT.
TOTAL UNDER ROOF AREA	2,242 SQ.FT.

PRELIMINARY FLOOR PLAN	
REVISIONS	DATE

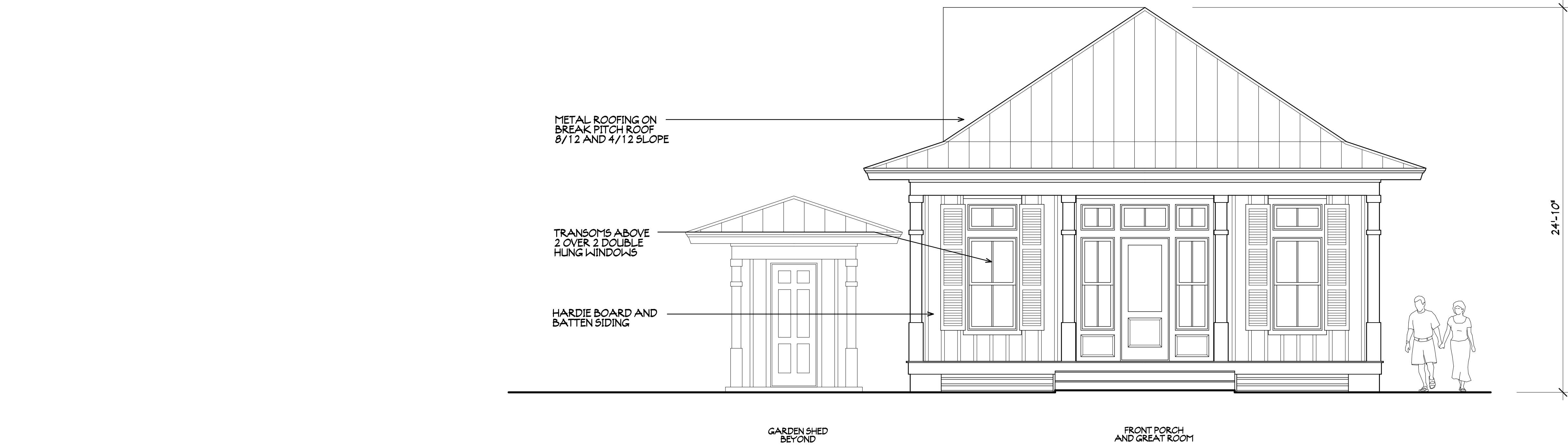
DESIGN FOR THE
MYERS RESIDENCE
321 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.264.586 JEL
www.mirandaarchitects.com

MYERS 321 NORTH ST PRELIM DESIGN HDC	PROJECT # M200616
DRAWN BY -- JLT	CHKD BY -- JLT
DATE -- 07-31-20	

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EAST ELEVATION 1/4"=1'-0"



SOUTH ELEVATION 1/4"=1'-0"

MYERS 321 N 4TH ST PRELIM DESIGN HDC	PROJECT # M200616	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 07-31-20
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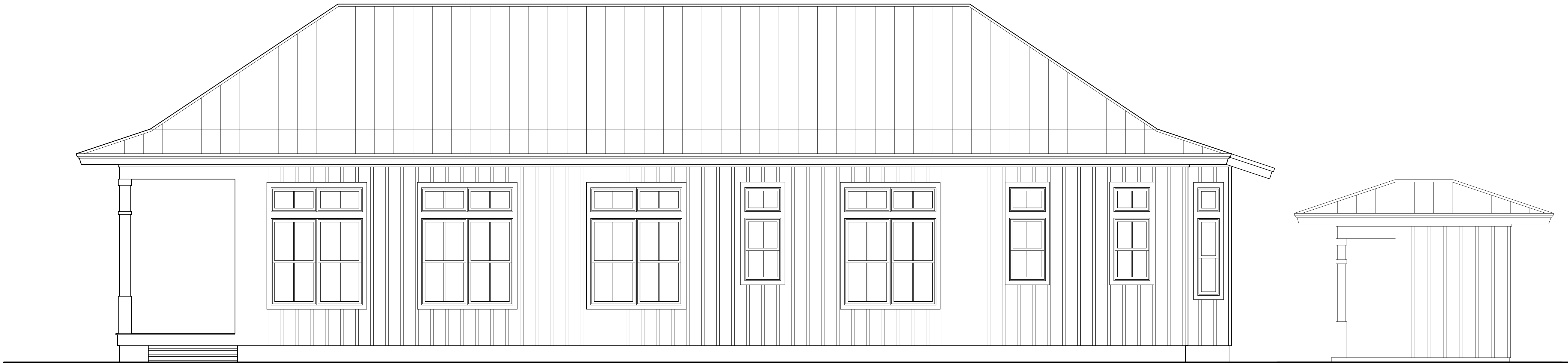
MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4586
FL REG. NO. AA 100008

MIRANDA ARCHITECTS

DESIGN FOR THE
MYERS RESIDENCE
321 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS	REVISIONS	DATE

This drawing and the design ideas
represented herein are the property
of the Architect. It is not to be
reproduced, copied, or used in
any way without the written
consent of the Architect.



GREAT ROOM

GUEST BR 1

GUEST BR 2

GARDEN SHED

NORTH ELEVATION

1/4"=1'-0"



MASTER BATH

MASTER BEDROOM

GARDEN SHED

WEST ELEVATION

1/4"=1'-0"

PRELIMINARY ELEVATIONS

REVISIONS	DATE

DESIGN FOR THE
MYERS RESIDENCE
321 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG NO. AA 100028

MYERS 321 N 4TH ST
PRELIM DESIGN HDC
PROJECT # M200616
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 07-31-20

P4



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-40
NOVEMBER 19, 2020

Owner/Applicant:	Solartrek, agent for Susan Morgan, owner
Property Address:	314 S. 7th Street
Parcel ID #	00-00-31-1800-0128-0022
Requested action:	Certificate of Approval (COA) to install a roof mounted solar electric panel system.
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00111
Year Built:	1884 (FMSF)
Contributing Status:	Contributing

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to install a rooftop solar array on the east-facing portion of the roof of the primary structure as the rear addition of the primary structure.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES](#)

Utilities and Energy Retrofitting (pg. 66) - Utilities such as garbage containers and mechanical systems are important to the functionality of buildings and the district. Locate theses mechanical systems, solar panels and also air conditioning and heating units at rear facades or on rooftops, where they are not readily visible from the street. Paint conduits to blend with the color of the building.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>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.</i>	☒	☐	☐
2	<i>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.</i>	☒	☐	☐
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☒	☐	☐
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☒	☐	☐
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☒	☐	☐
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>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.</i>	☒	☐	☐
10	<i>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.</i>	☒	☐	☐

ANALYSIS:

The proposed solar array is located on the rear of the structure and is sited appropriately to minimize view from the street.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2020-40

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-40 **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 2020-40, 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 Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-40 Application and Backup Materials

EXHIBIT 2 HDC 2020-40 Plans & PV Layout

EXHIBIT 3 HDC 2020-40 Florida Master Site File 8NA00111

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #5881

Date Submitted: 9/1/2020

HISTORIC DISTRICT COUNCIL (HDC):
CERTIFICATE OF APPROVAL (COA)
APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

☐ Certificate of Approval (COA): Staff Review \$20	☐ Demolition of a Primary Structure “ Contributing \$1,200
☐ Certificate of Approval (COA): Board Review - Residential \$200	☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80
☐ Certificate of Approval (COA): Board Review - Commercial \$250	☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000
☐ Demolition of a Primary Structure “ Non-Contributing \$300	☐ Amendment to Previously Approved COA - First Amendment Free

Basis for Review

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

HDC 2020



IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you™ need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

Addition

Choose all that applies.

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website at Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

INSTALL SOLAR ELECTRIC SYSTEM / ROOF MOUNTED

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DOORS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

FENCING

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

OTHER

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1 Morgan Residence PV plans sealed (2).pdf	Upload 2 Morgan Layout.pdf	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

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 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 (1) 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.

Applicant First Name*

Patrick

Applicant Last Name*

Altier

Today's Date*

9/1/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

An aerial photograph of a suburban neighborhood. The area is characterized by a grid-like street pattern, with numerous houses and large, mature trees. The vegetation is dense and green. In the bottom right corner, a red pin is placed on a street, with the text "Martin Luther King Jr. Recreation" visible below it. The overall scene depicts a typical residential area with a mix of built-up space and greenery.

VICINITY MAP

INSTALL SOLAR ELECTRIC SYSTEM IMPROVEMENT THAT COMPLIES WITH THE REQUIREMENTS SET FORTH IN THE 2014 NATIONAL ELECTRICAL CODE AND 2017 FLORIDA BUILDING CODE (6TH EDITION).

SOLAR EQUIPMENT LIST

Q CELL 340W MODULES
STOREDGE SE7600H-US PRISM INVERTER
SOLAREEDGE SE3800H-US INVERTER
SOLAREEDGE P370 POWER OPTIMIZER
GRID TIED PV SYSTEM WITH LG CHEM BATTERY BACKUP

PAGE	SHEET DESCRIPTION
1	COVER PAGE
2	ROOF LAYOUT – EQUIPMENT LOCATION
3	PV SOLAR STRUCTURAL DETAILS
4	PV ELECTRICAL THREE LINE DIAGRAM

Digitally signed
by Jeffrey A
Torres
Date: 2020.08.27
'16:38:26 -04'00

MORGAN RESIDENCE
SOLAR PV SYSTEM RETROIT

SOLAR PV SYSTEM IMPROVEMENT
CONSTRUCTION DOCUMENTS

DO NOT SCALE DRAWINGS: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

REVISIONS		
DATE	DESCRIPTION	APPROVED

JEFFREY A.
TORRES, P.E.
FL PE #80379
4008 RAPIDS CT
ORLANDO, FL 32822
(407) 312-5685



This item has been electronically signed and sealed by Jeffrey A. Torres, Jr., using a Digital Signature and date shown to the left of seal. Printed copies of this document are not considered signed and sealed and the signature must be verified in any electronic copies.

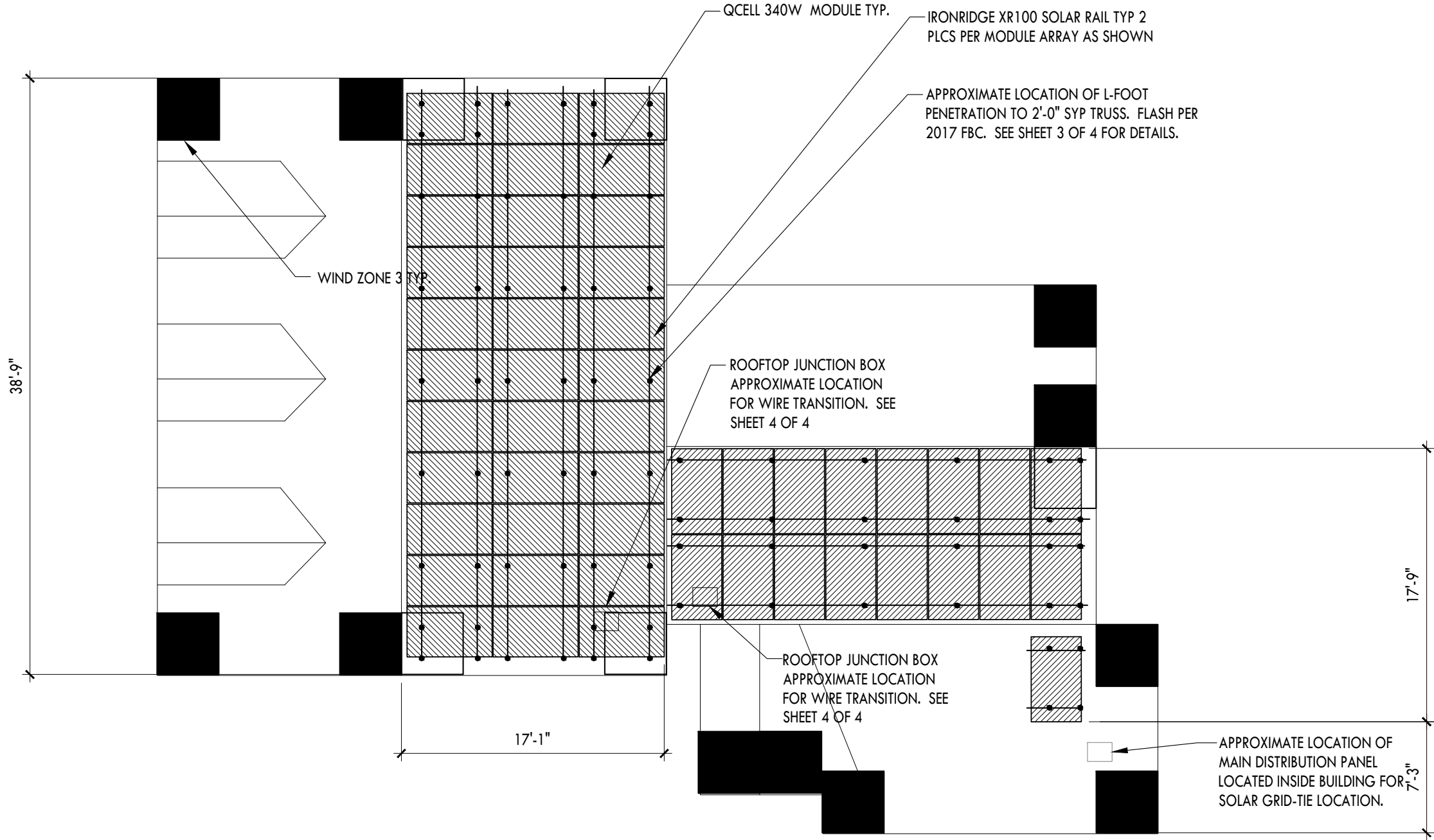
Date: 8/27/2020

SHEET 1 OF 4

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS PERMISSION AND CONSENT OF THE DESIGNER. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

RESIDENTIAL ROOF LAYOUT - WIND ZONES - PV MODULE LAYOUT AND EQUIPMENT LOCATION PLAN

SCALE: N.T.S.



ROOF LAYOUT NOTE:
SOLAR PANEL LAYOUT IS CONCEPTUAL, BUT AS PROVIDED, CONFORMS WITH THE REQUIREMENTS SET IN
SHEET 3 OF 4. CONTRACTOR MAY ADJUST PANEL LOCATION. SOLID CORNERS (4' X 4') SHOWN IN THE
PLAN IS WIND ZONE 3. SEE 2017 FLORIDA RESIDENTIAL CODE (6TH EDITION) FOR MORE DETAILS

Digitally signed
by Jeffrey A. Torres

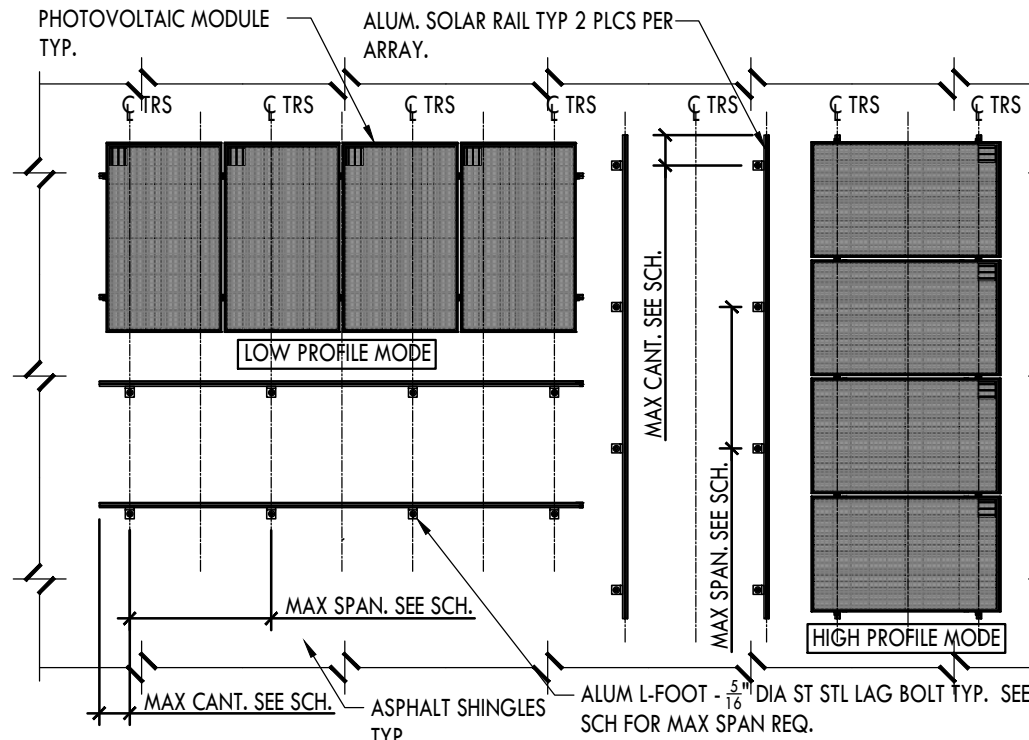
Date: 2020.08.27
16:38:38 -04'00

MORGAN RESIDENCE SOLAR PV SYSTEM RETROIT 314 S 7TH ST FERNANDINA BEACH, FL 32034		SOLAR PV SYSTEM IMPROVEMENT CONSTRUCTION DOCUMENTS	
REVISIONS	APPROVED		
DATE	DESCRIPTION		
JEFFREY A. TORRES, P.E. FL PE #80379 4008 RAPIDS CT ORLANDO, FL 32822 (407) 312-5685			
This item has been electronically signed and sealed by Jeffrey A. Torres, P.E. using a digital signature and data shown to the left of seal. Printed copies of this document are not considered signed and sealed and the signature must be sealed on any electronic copies.		DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.	
Date: 8/27/2020		SHEET 2 OF 4	

PHOTOVOLTAIC MODULE GENERAL NOTES:

1. APPLICABLE CODE: 2017 FLORIDA RESIDENTIAL CODE (6TH EDITION) & ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES.
2. BOLT DIAMETER AND EMBEDMENT LENGTHS ARE DESIGNED PER 2017 FLORIDA BUILDING CODE (6TH EDITION) REQUIREMENTS. ALL BOLT CAPACITIES ARE BASED ON A SOUTHER YELLOW PINE (SYP) RESIDENTIAL WOOD ROOF TRUSS AS EMBEDMENT MATERIAL.
3. ALL WIND DESIGN CRITERIA AND PARAMETERS ARE FOR HIP AND GABLE RESIDENTIAL ROOFS, CONSIDERING FROM A 7° TO A MAXIMUM 27° (2/12 TO A MAXIMUM 6/12 PITCH) ROOF IN SCHEDULE. RESIDENTIAL ROOF SHALL NOT EXCEED 30'-0" MEAN ROOF HEIGHT. FIELD VERIFY.
4. ROOF SEALANTS SHALL CONFORM TO ASTM C920, AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO PILOT FILL ALL HOLES.
5. THIS SHEET REFLECTS STRUCTURAL CONNECTIONS ONLY. REFER TO MANUFACTURER MANUAL FOR ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND SOLAR SPECS.
6. ALL ALUMINUM COMPONENTS SHALL BE ANODIZED ALUMINUM 6105-T5 UNLESS OTHERWISE NOTED.
7. LAG BOLTS SHALL BE ASTM A276 STAINLESS STEEL UNLESS OTHERWISE NOTED.
8. Q CELL 340W PV MODULES MAY BE INSTALLED PER THIS STRUCTURAL CONNECTION DRAWING.
9. ALL SOLAR RAILING AND MODULES SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
10. CONTRACTOR SHALL ENSURE ALL ROOF PENETRATIONS TO BE INSTALLED AND SEALED PER 2017 FLORIDA RESIDENTIAL CODE (6TH EDITION) OR LOCAL GOVERNING CODE.

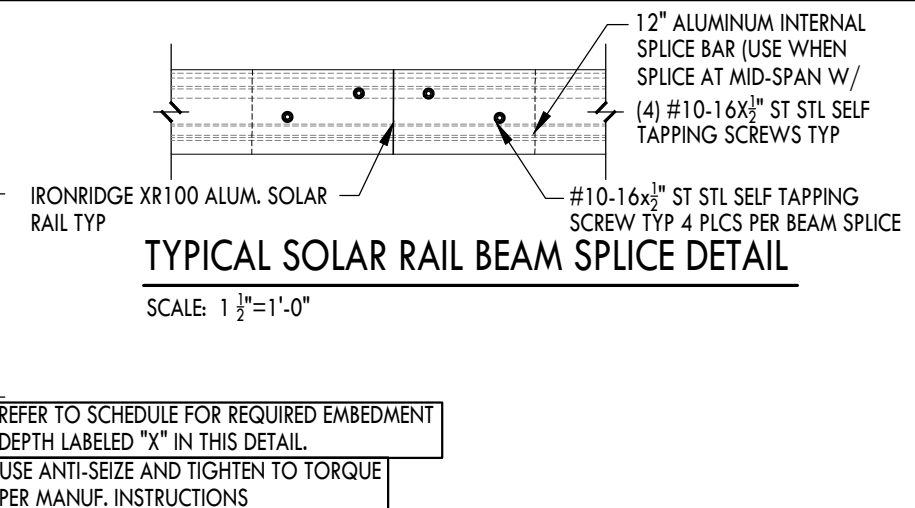
ULTIMATE WIND SPEED V _{ult} (MPH)	WIND ZONE 1 MAX SPAN , MAX CANTILEVER	WIND ZONE 2 MAX SPAN , MAX CANTILEVER	WIND ZONE 3 MAX SPAN , MAX CANTILEVER	EMBED. DEPTH REQ.
140	6'-0" O.C. , 2'-4" O.C.	6'-0" O.C. , 2'-4" O.C.	2'-0" O.C. , 9" O.C.	2.5" *
- SCHEDULE REFLECTS COMPONENTS AND CLADDING (C&C) NOMINAL WIND PRESSURES WITH EXPOSURE "B", RISK CATEGORY II, ENCLOSED BUILDING AND h < 60'-0" PER ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" AND 2017 F.B.C. * LAG BOLT DEPTH REQUIRED IN WOOD MEMBER EXCLUDES ANY ROOF DECKING THICKNESS.				



TYPICAL PHOTOVOLTAIC MODULE ARRAY PLAN

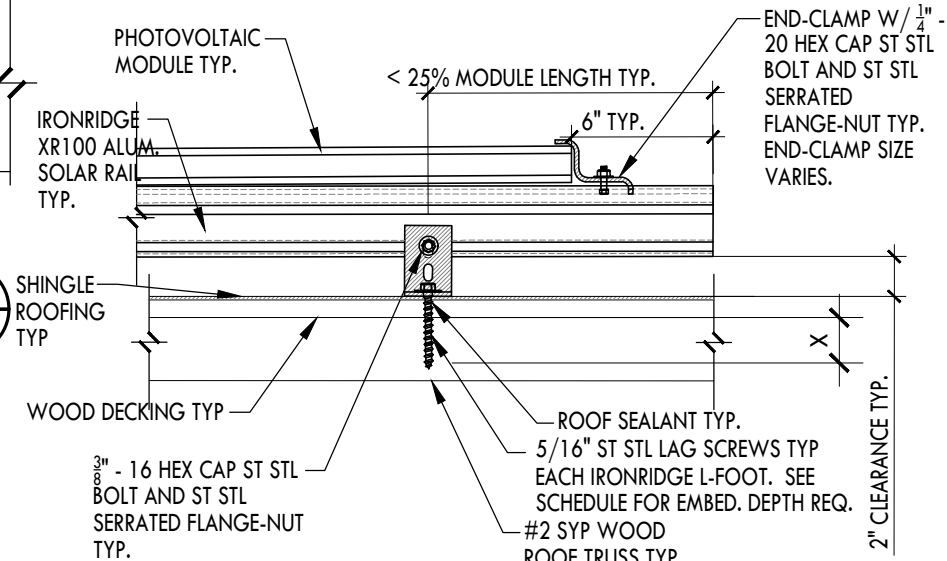
SCALE: 3/16"=1'-0"

2
PV



TYPICAL SOLAR RAIL BEAM SPlice DETAIL

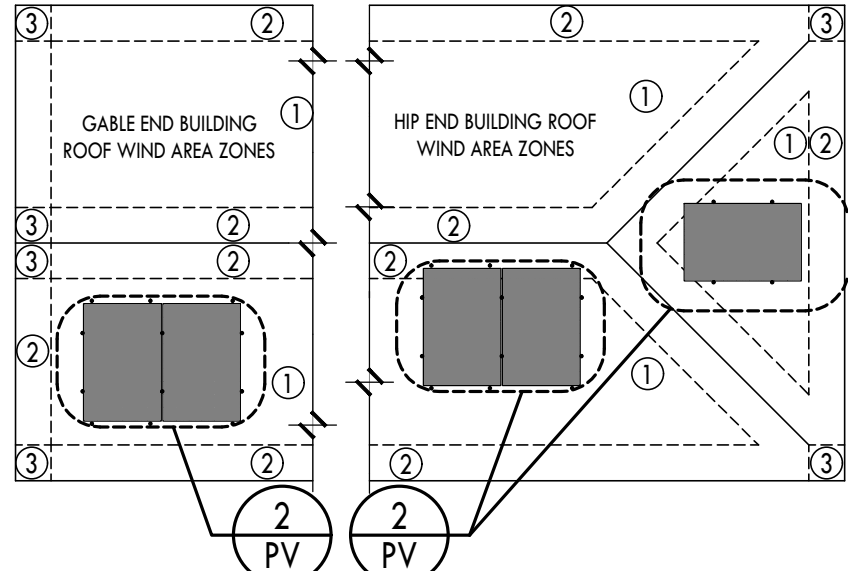
SCALE: 1 1/2"=1'-0"



TYPICAL PV SOLAR RAIL END CONNECTION DETAIL

SCALE: N.T.S.

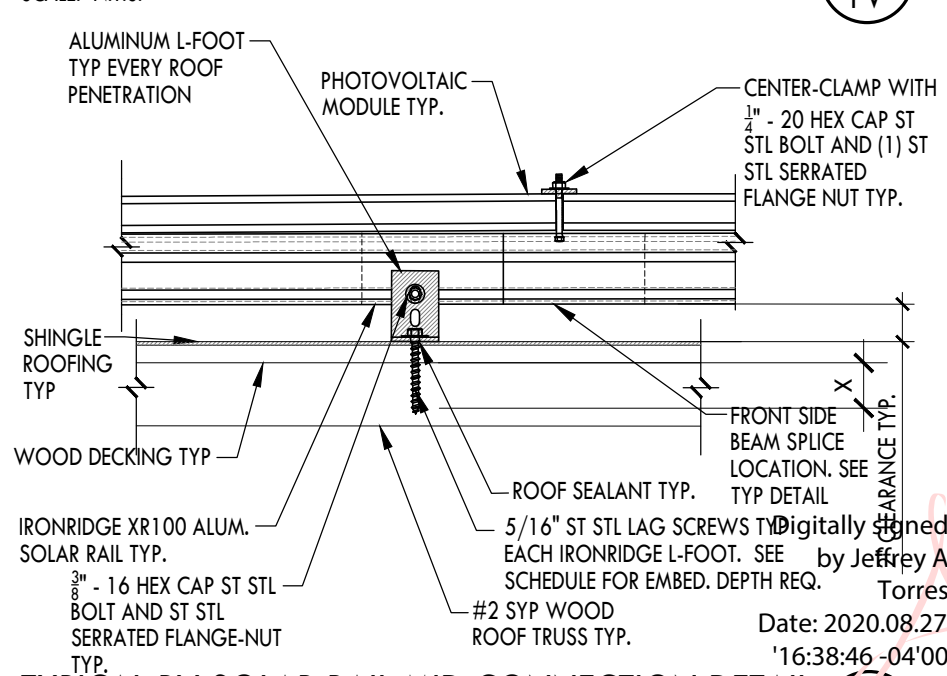
3
PV



TYPICAL PHOTOVOLTAIC ARRAY PITCHED ROOF LAYOUT - WIND ZONES - SCHEDULE - PLAN

SCALE: NONE

1
PV



TYPICAL PV SOLAR RAIL MID CONNECTION DETAIL

SCALE: N.T.S.

4
PV

MORGAN RESIDENCE
SOLAR PV SYSTEM RETROFIT
314 S 7TH ST
FERNANDINA BEACH, FL 32034

SOLAR PV SYSTEM IMPROVEMENT
CONSTRUCTION DOCUMENTS

REVISIONS	APPROVED
DESCRIPTION	
DATE	

JEFFREY A. TORRES, P.E.
FL PE #80379
4008 RAPIDS CT
ORLANDO, FL 32822
(407) 312-5685

Digitally signed by Jeffrey A. Torres
Date: 2020.08.27 16:38:46 -04'00

STATE OF FLORIDA
Professional Engineer
No. 80379

This item has been electronically signed and sealed by Jeffrey A. Torres. The digital signature and date shown are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: 8/27/2020
Sheet 3 of 4

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS PERMISSION AND CONSENT OF THE DESIGNER. WORK ARE HERETOBE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS PERMISSION AND CONSENT OF THE DESIGNER.

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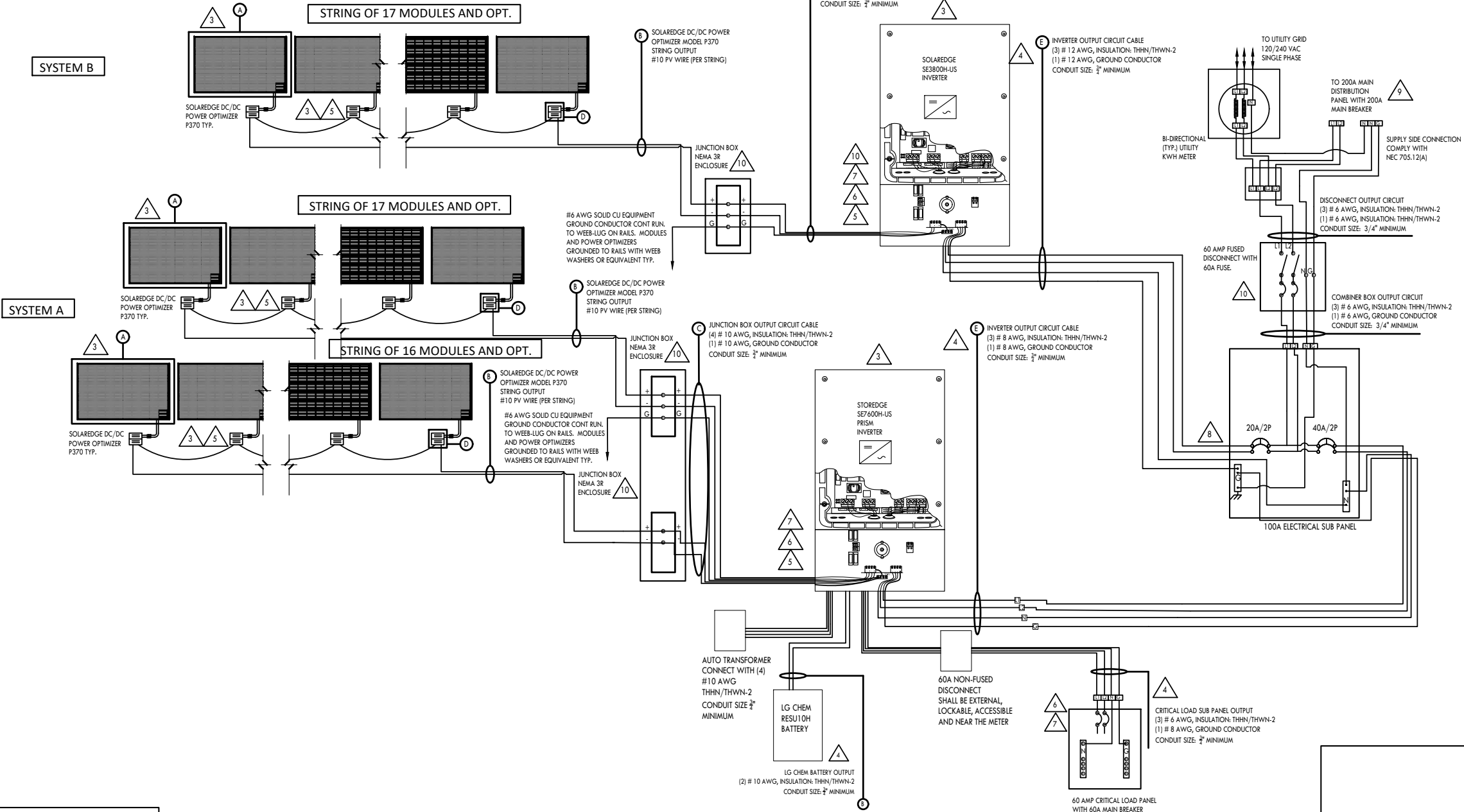
POWER TABLE: SYSTEM A						
DC-SIDE	(A)	(B) & (C)	DC/DC PWR OPTIMIZER	(D)	(E)	AC-SIDE
# PV MODULE	1	34	MANUF	SOLAREDGE	1	INVERTER
MANUF	Q CELL		MODEL	P370		SE-7600H-US PRISM
MODEL	Q.PEAK DUO G6+		MAX INPUT POWER	370 Wp-dc	8,350 VA	PEAK POWER
POWER	340 W-dc	11,560 W	MAX INPUT VOLTAGE	60 VDC	7,600 VA (MAX)	CONT. POWER
VOC	40.66 VDC	NOTE: MANUF RECOMMENDS MIN STRING OF 8 / MAX. STRING OF 17 PV PANELS (OR 6000W-DC PER STRING, WHICHEVER GOVERNS) & PWR OPTIMIZERS FOR MULTIPLE STRING INPUTS TO INVERTER.	MAX INPUT CURRENT	13.75 A	240 VAC	VOLTAGE
ISC	10.52 A		MPPT RANGE	8-60 VDC	32 A (MAX)	CURRENT
VMP	33.94 VDC		MAX OUTPUT VOLTAGE	60 VDC	60 HZ	FREQUENCY
IMP	10.02 AMP		MAX OUTPUT CURRENT	15 A		

** STC: CELL TEMPERATURE @ 25° C, SPECTRUM AM1.5, IRRADIANCE @ 1000 W/M2

POWER TABLE: SYSTEM B						
DC-SIDE	(A)	(B) & (C)	DC/DC PWR OPTIMIZER	(D)	(E)	AC-SIDE
# PV MODULE	1	16	MANUF	SOLAREDGE	1	INVERTER
MANUF	Q CELL		MODEL	P370		SE-3800H-US
MODEL	Q.PEAK DUO G6+		MAX INPUT POWER	370 Wp-dc	3,800 VA	PEAK POWER
POWER	340 W-dc	5,440 W	MAX INPUT VOLTAGE	60 VDC	3,800 VA (MAX)	CONT. POWER
VOC	40.66 VDC	NOTE: MANUF RECOMMENDS MIN STRING OF 8 / MAX. STRING OF 16 PV PANELS (OR 5700W-DC PER STRING, WHICHEVER GOVERNS) & PWR OPTIMIZERS FOR MULTIPLE STRING INPUTS TO INVERTER.	MAX INPUT CURRENT	13.75 A	240 VAC	VOLTAGE
ISC	10.52 A		MPPT RANGE	8-60 VDC	16 A (MAX)	CURRENT
VMP	33.94 VDC		MAX OUTPUT VOLTAGE	60 VDC	60 HZ	FREQUENCY
IMP	10.02 AMP		MAX OUTPUT CURRENT	15 A		

** STC: CELL TEMPERATURE @ 25° C, SPECTRUM AM1.5, IRRADIANCE @ 1000 W/M2

GENERAL PHOTOVOLTAIC 3-LINE DIAGRAM SPECIFIC FLAG NOTES:	
1 OBTAIN ALL PERMITS AND APPROVALS FROM GOVERNING AGENCIES PRIOR TO THE COMMENCEMENT OF WORK	6 PROVIDE WARNING "ELECTRIC SHOCK HAZARD - DO NOT TOUCH TERMINALS - TERMINALS ON BOTH LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION" SIGN PER NEC 690.17.
2 EQUIPMENT SHALL BE INSTALLED PER THE 2014 NATIONAL ELECTRICAL CODE (NEC), ALL APPLICABLE OR GOVERNING CODES, MANUFACTURER REQUIREMENTS OF AND PER THE GOVERNING UTILITY COMPANY .	7 LABEL DEVICE PER NEC 690.14(C)(2), 690.53 AND SECURE PER NEC 690.7(D).
3 LISTING AGENT NAME AND NUMBER SHALL BE INDICATED PER NEC 110.3(B). SOLAREDGE INVERTERS AND POWER OPTIMIZERS COMPLY WITH NEC 690.12 FOR RAPID SHUTDOWN COMPLIANCE.	8 LABEL BREAKER PER NEC 690.54, 705.12(D) AND 705.10.
4 TO PREVENT AN INCREASE IN AC VOLTAGE LEVEL AND AVOID ANY NUISANCE FAULTS, IT IS RECOMMENDED TO SIZE CONDUCTOR FOR A DROP OF 2%.	9 PV BACKFEED CURRENT PLUS MAIN BREAKER RATING MUST BE LESS THAN OR EQUAL TO 120% OF MAIN SERVICE BUS RATING AND BREAKERS MUST BE MOUNTED AT OPPOSITE END OF MAIN BREAKER PER NEC 705.12.
5 METALLIC CONDUIT SHALL BE USED WITHIN THE BUILDING FOOTPRINT PER NEC 690.31(E).	



NEC 2014 LABELING REQUIREMENTS

WARNING

DEDICATED SOLAR PANEL DO NOT CONNECT ANY LOADS

LABEL PER NEC 110.21 - PROVIDE AT NEW SUB PANEL OR SERVICE PANEL (IF REQUIRED)

WARNING

DUAL POWER SOURCE SECOND SOURCE IS PV SYSTEM

LABEL PER NEC 705.12(D)(3) & NEC 690.54 - PROVIDE AT MAIN SERVICE PANEL OR TAP BOX LOCATION

WARNING

ELECTRIC SHOCK HAZARD. DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL PER NEC 690.53 - PROVIDE AT MAIN SERVICE PANEL

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

LABEL PER NEC 690.56(C) - PROVIDE AT NEW SUB PANEL OR SERVICE PANEL FOR RAPID SHUTDOWN COMPLIANT SYSTEMS.

WARNING

INVERTER OUTPUT CONNECTION - DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL PER NEC 705.12(D)(2)(3b) - PROVIDE AT MAIN SERVICE PANEL

PHOTOVOLTAIC DC DISCONNECT

RATED MAX POWER-POINT CURRENT: 20 Adc
RATED MAX POWER-POINT VOLTAGE: 400 Vdc
MAXIMUM SYSTEM VOLTAGE: 480 Vdc
MAXIMUM SHORT CIRCUIT CURRENT: 30 Adc

(PER NEC 690.53) - PROVIDE AT INVERTER

INTEGRATED AC/DC DISCONNECT OR EXTERNAL DC DISCONNECT

WARNING!

ELECTRIC SHOCK HAZARD THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED.

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

(PER NEC 690.17(E) & NEC 690.35(F) - PROVIDE AT INVERTER - ONLY NEEDED FOR UNGROUNDED PV SYSTEMS

PHOTOVOLTAIC POWER SOURCE

NOTE: PROVIDE AT ALL DC CONDUIT, RACEWAY, ENCLOSURES, CABLE ASSEMBLIES AND JUNCTION BOXES PER NEC 690.31 (G)(E)(4) 10 FT MAX SPACING OF LABELS.

MAIN PV SYSTEM DISCONNECT

PER NEC 690.55 & NEC 690.13(B) - PROVIDE AT MAIN SERVICE PANEL OR NEW SERVICE PANEL FOR SOLAR PV FOR SUPPLY SIDE CONNECTION

PHOTOVOLTAIC AC DISCONNECT

MAXIMUM AC OPERATING CURRENT: 32 A
MAXIMUM AC OPERATING VOLTAGE: 240 V

(PER NEC 690.54 - PROVIDE AT EXTERNAL AC DISCONNECT/MAIN SERVICE PANEL/NEW SERVICE PANEL FOR SOLAR PV IF APPLICABLE)

CAUTION

PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFEED

LABEL PER NEC 705.12(D)(3-4) & NEC 690.54 PROVIDE AT NEW OR EXISTING SUB PANEL OR SERVICE PANEL

CAUTION

SOLAR ELECTRIC SHOCK HAZARD

LABEL PER NEC 690.15 & NEC 690.13(B). PROVIDE AT NEW OR EXISTING SUB PANEL OR SERVICE PANEL

PHOTOVOLTAIC AC DISCONNECT

MAXIMUM AC OPERATING CURRENT: 16 A
MAXIMUM AC OPERATING VOLTAGE: 240 V

(PER NEC 690.54 - PROVIDE AT EXTERNAL AC DISCONNECT/MAIN SERVICE PANEL/NEW SERVICE PANEL FOR SOLAR PV IF APPLICABLE)

PHOTOVOLTAIC DC DISCONNECT

RATED MAX POWER-POINT CURRENT: 10.5 Adc
RATED MAX POWER-POINT VOLTAGE: 400 Vdc
MAXIMUM SYSTEM VOLTAGE: 480 Vdc
MAXIMUM SHORT CIRCUIT CURRENT: 15 Adc

(PER NEC 690.53) - PROVIDE AT INVERTER

INTEGRATED AC/DC DISCONNECT OR EXTERNAL DC DISCONNECT

Digitally signed by Jeffrey A. Torres



Date: 8/27/2020

SHEET 4 OF 4

MORGAN RESIDENCE
SOLAR PV SYSTEM RETROFIT
314 S 7TH ST
FERNANDINA BEACH, FL 32034

APPROVED

DESCRIPTION

DATE

JEFFREY A. TORRES, P.E.
FL PE #80379
4008 RAPIDS CT
ORLANDO, FL 32822
(407) 312-5685

SOLAR PV SYSTEM IMPROVEMENT
CONSTRUCTION DOCUMENTS

ENGINEER OF RECORD OR CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00111
Recorder # 283
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) Cravey House Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address _____
Street No. 314 Direction _____ Street Name 7th Street Type Street Direction Suffix _____

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;2002
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ;28E ;23;UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1.5
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Aluminum
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Gable
Other Roof Type(s) _____
Roof Material(s) _____ >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> Cross gable
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) north exterior

HISTORICAL STRUCTURE FORM

8NA00111

DESCRIPTION (continued)

Window Descriptions 1/1, 2/2, 6/6

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) west

Porch Roof Types(s) gable

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): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 1880

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; 1880;

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 _____

>>

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00111

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. 5-129 904-448-4429

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: _____

Electronic Form Used: _____

Form Type Code: _____

Form Quality Ranking: _____

Form Status Code: _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

SHPO's Evaluation of Resource

Date _____

FMSF Staffer: _____

Computer Entry Date: 4/1/2001

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"

NA00111-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2002
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Aluminum
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
Gable extension
Gable dormer
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1880;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

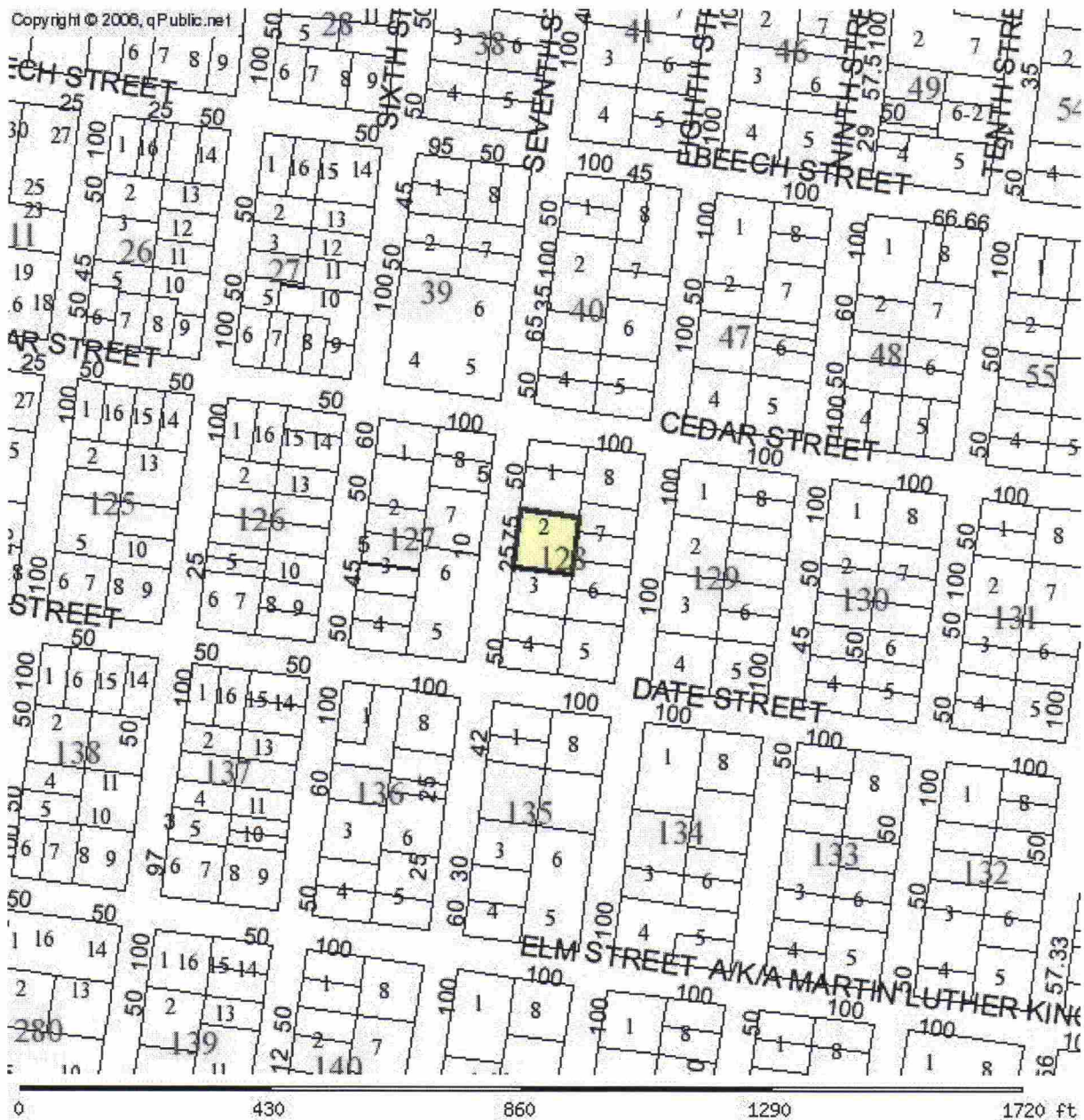


NA-III

283

283

NALL



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0128-0022
GIS CALCULATED ACREAGE	0.24
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	MOORE MARY (KAY)
Mailing Address	314 S 7TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	314 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	150,000
Ag Land Value	0



283

WA
III

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. **8 NA 469** ///

SITE NAME: 314 S. 7th St.
ADDRESS OF SITE: 314 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 128 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Moore, E. R.

ADDRESS: 314 S. 7th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1884

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 195

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story veranda, 5-bay, access W, 3rd bay; turned posts; "stick" ornamented balustrade; cut brackets; recessed porch
ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: gable

CHIMNEY LOCATION: N: end, exterior: rear slope

WINDOW TYPE: DHS, 6/6, wood # DHS 2/2, wood #
DHS, 1/1, wood; paired
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2.5

NO. OF DORMERS: 3

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

314 S. 7th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1884, it is a one-and-a-half-story frame vernacular residential building. It is noteworthy for its transom and sidelights, gabled dormers and recessed porch. It has been significantly altered by use of aluminum siding, historic renovations and by the raising of the rear slope of the roof for more interior space.

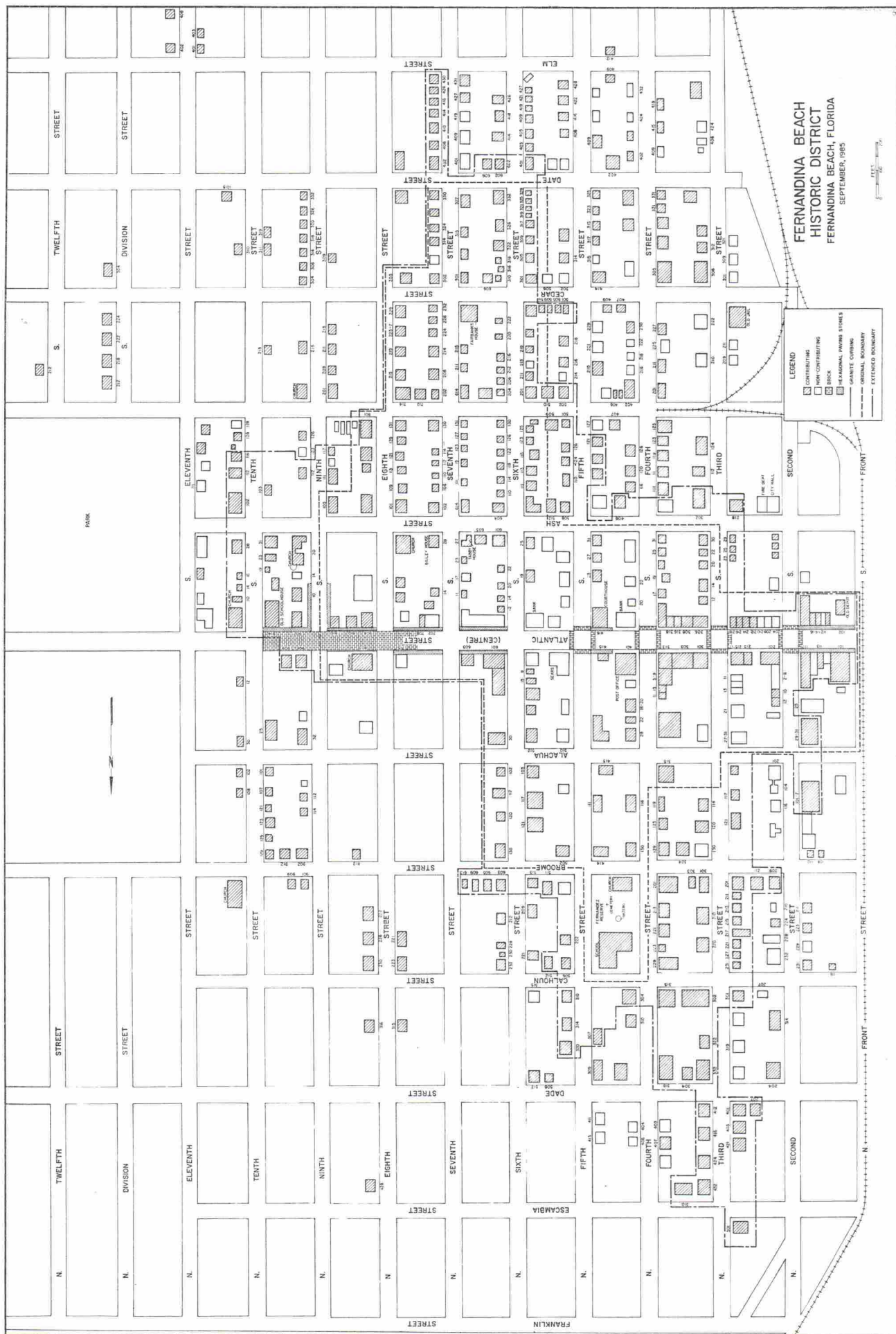


Figure 24

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

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3A 7-72

**FLORIDA MASTER
SITE FILE**

FDAHRM 802==

Site No. 8Na111

1009==

Site Name Cravey House

830==

Other Name(s) for Site _____

930==

Other Nos. for Site _____

906==

Type of Site building

832==

Location of Site:

County Nassau

808==

Instructions for locating site (or address) _____

310 South Seventh

Fernandina Beach, Florida

813==

Ownership:

Owner of Site: Name W.L. Cravey

902==

Address 310 South Seventh St.

903==

Occupant, Tenant or Manager:

Name none at present

904==

Address _____

905==

Form Prepared By:

Reporter (or local contact):

Name Diane D. Greer

816==

Address _____

817==

Recorder:

Name & Title _____

818==

Address _____

819==

Date of Site Survey July 1972

820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State, County or Local, Location of Survey Report(s) and Material's Collected).
none

839==

Photographic Record Numbers 72-N-09-23

860==

Location of Site (Specific):

Map Reference (incl. scale & date) Fer. Bch. Quad. 1958 1:24000
(USGS)

812==

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
3N	28E	21			
					812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
CORNER	LATITUDE				LONGITUDE				LATITUDE				LONGITUDE		
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds		Degrees	Minutes	Seconds		Degrees	Minutes	Seconds
	0	'	"		0	'	"		N30°	40'	04"		W81°	27'	34"
	0	'	"		0	'	"								
	0	'	"		0	'	"								
	0	'	"		0	'	"								
	0	'	"		0	'	"								
	0	'	"		0	'	"								

812==

Global Reference Code

884==

Description of Site:

Site Size (approx. acreage of property) less than an acre

833==

Present Condition of Site

Check one ☐ Excellent 863== ☐ Good 863== ☒ Fair 863==	☐ Deteriorated 863== ☐ Ruins 863== ☐ Unexposed 863==	Check one ☒ Altered 863== ☐ Unaltered 863==	Check one if appropriate ☐ Moved 863== ☒ Original Site 863==
--	---	--	---

Present & Original Physical Appearance (use continuation sheet if necessary)

Dating from approximately 1880, this building has a large front gable and a two story portico defined by rounded arches at the first floor and three ogee arches at the second. Much of the exterior decoration on the porch is piercing achieved by the gouge and chisel. For example, the same motif is used in both the pediment molding and the framing for the ogee arches. The portico, which is separately flat roofed has very wide eaves carried on brackets. The frame structure has all sash windows, centrally placed single door and rests on brick piers.

HISTORIC SITE DATA SUPPLEMENT

Site No. _____

Site Name _____

Present Use (check one or more as appropriate)

- | | | | |
|--|---|---|---|
| ☐ Agricultural 838== | ☐ Government 838== | ☐ Park 838== | ☐ Transportation 838== |
| ☐ Commercial 838== | ☐ Industrial 838== | ☒ Private Residence 838== | Other (Specify): _____ |
| ☐ Educational 838== | ☐ Military 838== | ☐ Religious 838== | ☐ _____ 838== |
| ☐ Entertainment 838== | ☐ Museum 838== | ☐ Scientific 838== | ☐ _____ 838== |

Period (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☐ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☒ 19th Century 842== | |

Specific Dates: Beginning c. 1880 844== Ending _____ 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Aboriginal | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Prehistoric 910== | ☐ Engineering 910== | ☐ Religion/Philosophy 910== | Other (Specify): _____ |
| ☐ Aboriginal | ☐ Industry 910== | ☐ Science 910== | ☐ _____ 910== |
| ☐ Historic 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ _____ 910== |
| ☐ Agriculture 910== | ☐ Landscape Architecture 910== | ☐ Social/Humanitarian 910== | ☐ _____ 910== |
| ☒ Architecture 910== | ☐ Literature 910== | ☐ Theater 910== | ☐ _____ 910== |
| ☐ Art 910== | ☐ Military 910== | ☐ Transportation 910== | |
| ☐ Commerce 910== | ☐ Music 910== | | |
| ☐ Communications 910== | | | |
| ☐ Conservation 910== | | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): _____ |
| ☒ Architectural 912== | ☐ Political 912== | ☐ _____ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ _____ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ _____ 912== |

Statement of Significance (use continuation sheet if necessary)

The history of this house is uncertain exclusive of its previous owners. However, it is ~~an~~ architecturally unique building for Fernandina as well as for the state in that it has an abundance of Eastern inspired ornamentation on the exterior of the building.

Remarks & Recommendations:

This building has been given primary significance within the Fernandina Historic District.

835==

Major Bibliographic References:

Nassau County Records, Nassau County Courthouse, Fernandina Beach, Fla. Office of the Clerk of the Circuit Court and Tax Assessor.

920==

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8Na111 1009==

Site Name Cravey House 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site _____ 838==

County Na, Fl 808==

Instructions for locating site (or address) 310 S 7th St, Fernandina Beach, Fl

_____ 813==

Owner of Site: Name Cravey, W. L. 902==

Address _____ 903==

Occupant, Tenant, or Manager:
Name _____ 904==

Address _____ 905==

Reporter (or local contact):
Name _____ 816==

Address _____ 817==

Recorder: Greer, Diane D. Historic Sites Specialist and
Name & Title William N. Thurston Chief Preservation Planner 818==

Address FDAHRM 819==

Survey Date 7207 820== Type Ownership _____ 848==

Inventory Status _____ 914==

Previous Survey(s), Excavation(s) or Collection(s): (enter title of survey; date; whether federal, state,
county or local; location of survey report(s); and material collected).

_____ 839==

Photographic Record Numbers _____
_____ 860==

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Fernandina Beach 7.5 min 809==

1958 (PR 1970)

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
T 3 N	R 28 E	S 23				812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							
LATITUDE				LONGITUDE			
Point	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
OR							
LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
	°	'	"	°	'	"	==

Global Reference Code _____ 884==

Description of Site:

Type Classification Building ==

Site Size (approx. acreage of property) _____ 833==

Present Condition of Site:		
Check one ☐ <u>Altered</u> 863== ☐ <u>Unaltered</u> 863== ☐ <u>Destroyed</u> 863==	Check one ☐ <u>Excellent</u> 863== ☐ <u>Good</u> 863== ☐ <u>Fair</u> 863==	Check one if appropriate ☐ <u>Deteriorated</u> 863== ☐ <u>Ruins</u> 863== ☐ <u>Unexposed</u> 863== ☐ <u>Moved</u> 863== ☐ <u>Original Site</u> 863==

Present & Original Physical Appearance (use continuation sheet if necessary)

1g gable & 2-story portico defined by rounded arches at the 1st floor level &
3 ogee arches at the 2nd

862==

HISTORIC SITE DATA SUPPLEMENT

Site Name _____

Present Use (check one or more as appropriate)

- | | | | |
|--|---|---|---|
| ☐ Agricultural 850== | ☐ Government 850== | ☐ Park 850== | ☐ Transportation 850== |
| ☐ Commercial 850== | ☐ Industrial 850== | ☒ Private Residence 850== | Other (Specify): |
| ☐ Educational 850== | ☐ Military 850== | ☐ Religious 850== | ☐ 850== |
| ☐ Entertainment 850== | ☐ Museum 850== | ☐ Scientific 850== | ☐ 850== |

Period (check one or more as appropriate)

- | | | | |
|--|---|--|--|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☒ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☒ 19th Century 842== | |

Specific Dates: Beginning 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Aboriginal Prehistoric 910== | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Aboriginal Historic 910== | ☐ Engineering 910== | ☐ Religion/Philosophy 910== | Other (Specify): |
| ☐ Agriculture 910== | ☐ Industry 910== | ☐ Science 910== | ☐ 910== |
| ☒ Architecture 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ 910== |
| ☐ Art 910== | ☐ Landscape Architecture 910== | ☐ Social/Humanitarian 910== | ☐ 910== |
| ☐ Commerce 910== | ☐ Literature 910== | ☐ Theater 910== | ☐ 910== |
| ☐ Communications 910== | ☐ Military 910== | ☐ Transportation 910== | |
| ☐ Conservation 910== | ☐ Music 910== | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): |
| ☒ Architectural 912== | ☐ Political 912== | ☐ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ 912== |

Statement of Significance (use continuation sheet if necessary)

this bldg is architecturally unique for Fernandina in that it utilized motifs of Eastern origin not seen in any other structure

Remarks & Recommendations:

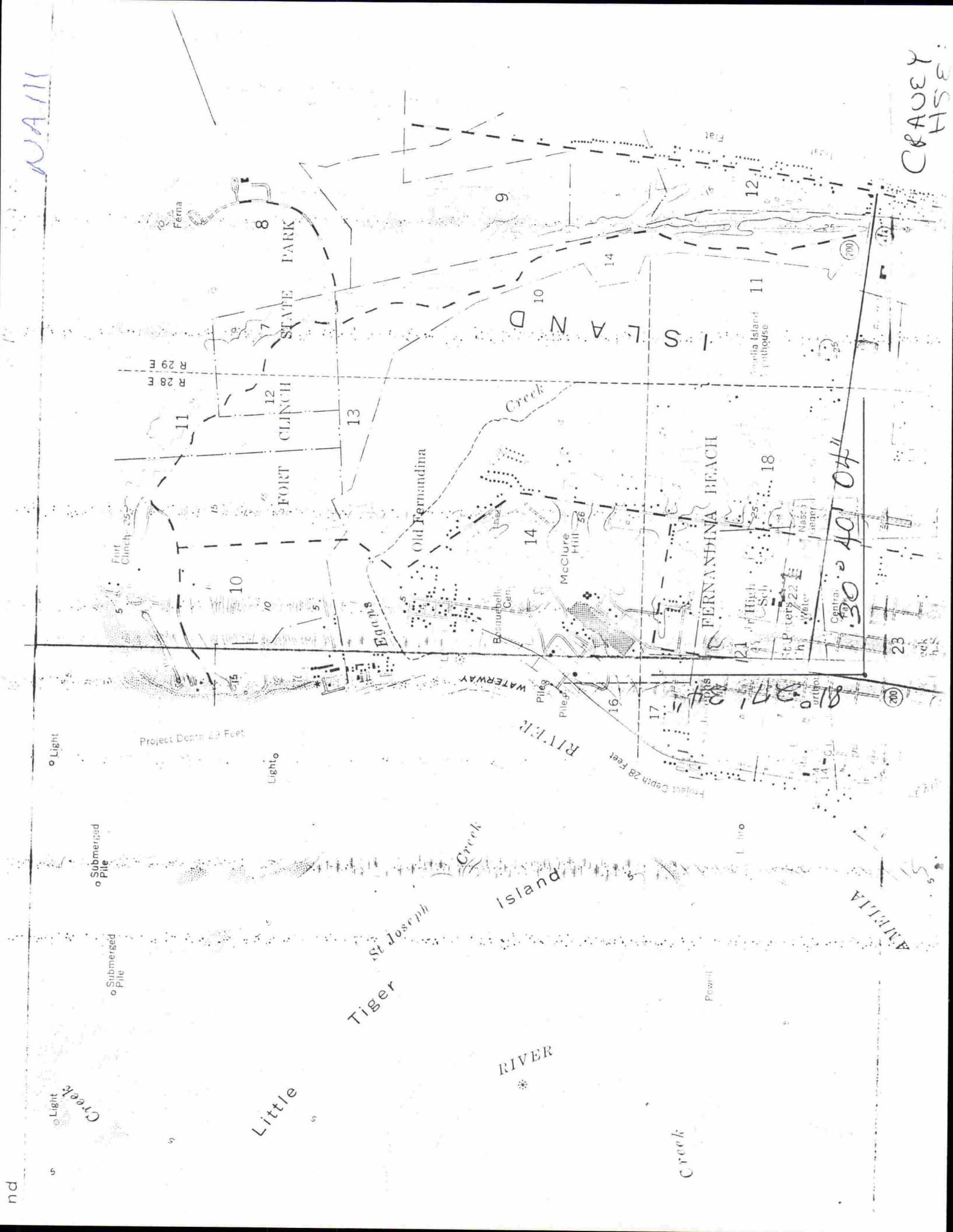
835==

Major Bibliographic References:

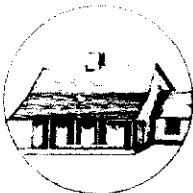
920==

WALL

CRANEY
HSE



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00111**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Cravey House Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 314 S 7th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0128-0022 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1884 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1884 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Siding; roof
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Multi E gable & shed extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1.5
 Exterior Fabric(s) 1. Aluminum 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
 Windows (types, materials, etc.) 1/1, 2/2 & 6/6 DHS, wood

Distinguishing Architectural Features (exterior or interior ornaments) Classical door door surround; porch decorations; gable roof dormers

Auxiliary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Glass with wood frame door; side and transom lights

Porch Descriptions (types, locations, roof types, etc.) w/entrance, incised, open, turned supports, decorative brackets & Chinese Chippendale railing

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource 1972 survey form describes and depicts 302 S 7th street (NA00467)

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 has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

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

1. Community planning & development 3. _____ 5. _____
 2. Architecture 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.



N

Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

461

505

1167

462

463

506

1173

465

507

467

1175

508

1166

1163

526

111

471

527

472

529

530

531

474

1174

1165

528

1164

532

533

476

477

479

480

Date St

Cedar St

S 8th St

S 9th St

S 7th St











HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-43
NOVEMBER 19, 2020

Owner/Applicant:	Tomassetti & Prince, PC, agent for CMR Island Properties, LLC, owner
Property Address:	116 N. 2 nd Street
Requested action:	Certificate of Approval (COA) to construct four (4) 3-story townhomes
Current zoning:	C-3 Central Business District
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:	N/A

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This parcel (00-00-31-1800-0009-0020) was rezoned/reFLUMed to C-3/Central Business District at the City Commission's March 5, 2019 regular meeting.

May 23, 2019 - The applicant was granted a Conceptual Certificate of Approval (COA) to construct four, two-story mixed-use townhomes, and a COA for Demolition of the previous structure on this site (HDC 2019-08).

The applicant is seeking to provide a progress update to the board for feedback before a final submission as the proposed construction has evolved.

APPLICABLE GUIDELINES:

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

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate as permissible uses single-family or duplex dwelling units and uses permissible subject to

supplemental standards triplex and multi-family dwelling units. These uses may be either freestanding or in mixed use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

4.02.06 Specific Standards for Townhouse Development

- A. Townhouse development shall comply with the density of the zoning district in which it is proposed. The additional standards set forth in this section shall apply to all townhouse development.
- B. Side yard setback requirements do not apply to interior lot lines.
- C. A townhouse is a single-family attached dwelling unit. It is contiguous to adjacent units by a common wall.
- D. There shall be at least two (2) but not more than six (6) units in one (1) building.
- E. Each townhouse dwelling unit shall have a direct entrance to the outside, and shall not open to a common lobby, hallway, foyer, or other similar space.
- F. Where all lots, parcels, and dwelling units are under common ownership, there shall be a management plan to demonstrate unified control and management of common areas and facilities.
- G. Where common open space, recreation facilities, or other accessory structures or facilities are proposed, sidewalks or pedestrian paths shall be provided to connect buildings, parking lots, open space, and common areas.

7.01.04(A) Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Single-family dwellings	2 per unit ²
Notes ² Single-family dwellings within the CRA must provide two (2) spaces per dwelling unit on-site but are permitted the following exceptions: all units 1000 sq. ft or under are only required to provide one (1) space per dwelling unit on-site and all units 1,001- 1,250 sq. ft. are only required to provide one and one-half (1.5) spaces per dwelling unit on-site. Non-residential uses shall provide for parking per LDC section 4.03.03.	

8.01.02 Amelia River Waterfront Community Redevelopment Area

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

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

Seaside Parks).

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

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

8.01.03 Signage in the Historic Districts and Community Redevelopment Area

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

- A. Two (2) permanent on-site signs per business, are permissible, limited to projecting, wall, awning, or

freestanding signs, and subject to the following standards:

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

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

DESIGN GUIDELINES FOR THE WATERFRONT COMMUNITY DEVELOPMENT AREA

1.5 Using the Guidelines for Project Planning

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

4.4 East of Front Street Design Area

Building Heights and Setbacks

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

Guidelines

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

Building Style

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

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

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

Awnings and Canopies

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

Guidelines

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

Avoid

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

Enclosing a setback space

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

Guidelines

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

5.1 PARKING

General

New private projects which add residential and retail, along with improvement of the CRA, will increase demand for vehicular access and space devoted to vehicles. At the same time, giving over current parking space along the river to public pedestrian activities will require a strategic analysis of parking relocation and additional facilities to maintain the demands of a working waterfront.

Pervious Surfaces

The City desires to reduce storm water run-off and water pollution, and to allow for the replenishment of groundwater. For parking areas, the goal is to reduce the amount of run-off generating surface area. Therefore, pervious surfaces for parking and maneuvering areas shall be provided in all CRA Design Areas.

Guidelines

Acceptable permeable surfaces include:

1. Pervious concrete
2. Pervious pavers
3. Gravel, bark or grass when reinforced to provide adequate load-bearing requirements (including prefabricated geotechnical structures shown in figs. 5.12, 5.13)
4. Other permeable surfaces may be approved by Staff as more effective technology evolves. Applicants shall provide documentation and research support for submissions. (Note: Approval of pervious surface constructions may require separate approval from the St. Johns River Water Management District).

ANALYSIS:

Site Plan –

- **Housing Type** –Townhomes are permissible housing types in the C-3 zoning district.
- **Lot Density** – The maximum gross density in the C-3 zoning district is 34 dwelling units per acre. These 25' lots support the proposed 1 dwelling unit per lot.
- **Mechanical** – Per LDC 4.02.03(A)7, "*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.*" Mechanical location is indicated to be located on the rooftop.
- **Setbacks** – The proposed front yard setback is 6', which is within the maximum permissible front yard setback of no more than 10 feet. Side-yard setbacks are not required, but a 5' side setback is being proposed at the north and south elevations. The principal structure must maintain a 20' rear yard setback and is appropriately sited, with a rear setback of 43.86'.
- **Buffers** - Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.05(B). The proposed plan is showing the required 15' buffer in place.
- **Parking** – Parking will be provided in garages at the front of the structure. Parking material is to be pervious per section 5.1 of the CRA Design Guidelines. Applicant will have to provide detail showing how pavers will be installed to ensure that they will be pervious.
- **Driveway** - The proposed site plan shows the driveways as 16' in width, which is between the minimum of 12' and maximum width of 20' per LDC 7.01.01(E). Staff has noted concerns with the driveways in front of

the front-loading garages. This design encourages parking across the sidewalks creating an impediment to the walkable character that is desired in this neighborhood. Also, the number of curb cuts required is not in character with the neighborhood and prevents development of a future streetscape that includes on-street parking.

- **Sidewalks** – Sidewalks are shown on the proposed plan, as required per LDC 7.01.03.
- **Trash** - A trash dumpster or location to store roll-off trash carts will need to be shown on the site plan to accommodate trash disposal. It will need to be appropriately screened.
- **Impervious surface ratio** – Not provided.

Elevations –

- **Scale** – the building is appropriately scaled in accordance with the CRA Design Guidelines.
- **Massing** – the four units are divided among two buildings.
- **Height** – Building height is proposed to be 34' 11". Maximum building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
- **Materials** – Quality of materials will be very important to this project to achieve the goals of the CRA guidelines, which require *“expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies”* (section 4 page 45).
- **Foundation** – Slab on grade (garage)/ 3'4" stem wall
- **Windows** – Anderson A Series StormWatch vinyl clad wood double-hung
- **Doors** – Anderson A Series
- **Context** – No context drawings or photos provided to show context of project within streetscape.

Other Notes –

A local development order is required for site plan approval of this project per Land Development Code section 11.00.02. The Technical Review Committee (TRC) is the review body assigned by the City Manager to provide compliance reports for site plans, per LDC 9.05.03.

Since there have been significant changes made to the structure since the conceptual approval, reviewing the proposal and providing feedback would be appropriate to allow the applicant time to address any concerns and return for a final approval at a future date.

STAFF RECOMMENDATION:

Staff recommends:

Continuation of HDC 2020-43

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2020-43 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 2020-43, as presented, is or is not substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

EXHIBIT 2 Plans & Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5911

Date Submitted: 9/3/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

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

HDC 2020



IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you™ need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website at Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

Construct four townhomes at 116 N. 2nd Street. Three stories in height. Two masonry buildings with stucco finish, each building containing two townhomes. Comparable in materials, mass and scale to adjacent historic masonry building.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Sakrete	Stucco (traditional 3-part over masonry walls) Include FL Product Approval # for Windows and Doors	TBD (Name/Number)

DOORS

Manufacturer	Product Description	Color
Andersen	Exterior Patio Doors - FL13074.1 Include FL Product Approval # for Windows and Doors	White (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	A Series StormWatch Clad Wood double hung FL13882.1 Include FL Product Approval # for Windows and Doors	White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
Reed Metal Products	Standing-seam Galvalume metal FL 12725.1 Include FL Product Approval # for Windows and Doors	Copper (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Alside	Aluminum fascia Trim Include FL Product Approval # for Windows and Doors	White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
(varies)	Reinforced concrete footings and 8" CMU walls Include FL Product Approval # for Windows and Doors	 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	(None) Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
Tremon	Tremon 'Mega Old Towne' Pavers on porch floors Include FL Product Approval # for Windows and Doors	Varies (Name/Number)

FENCING

Manufacturer	Product Description	Color
	(None) Include FL Product Approval # for Windows and Doors	Brown tones (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Tremon	Tremon 'Mega Old Towne' Pavers on porch floors Include FL Product Approval # for Windows and Doors	Brown tones (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	(None) Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1 9-03-20-116.jpg	Upload 2 9-03-20-116.pdf	Upload 3 9-03-20-1810-10-116 N 2nd St Townhomes-Sheet A100.pdf	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

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 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 (1) 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.

Applicant First Name*

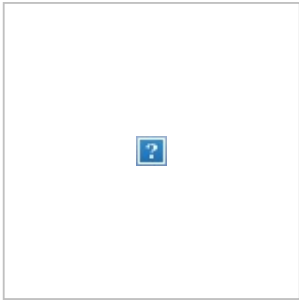
Richard

Applicant Last Name*

Sasser

Today's Date*

9/3/2020



DEPARTMENT OF PLANNING & CONSERVATION

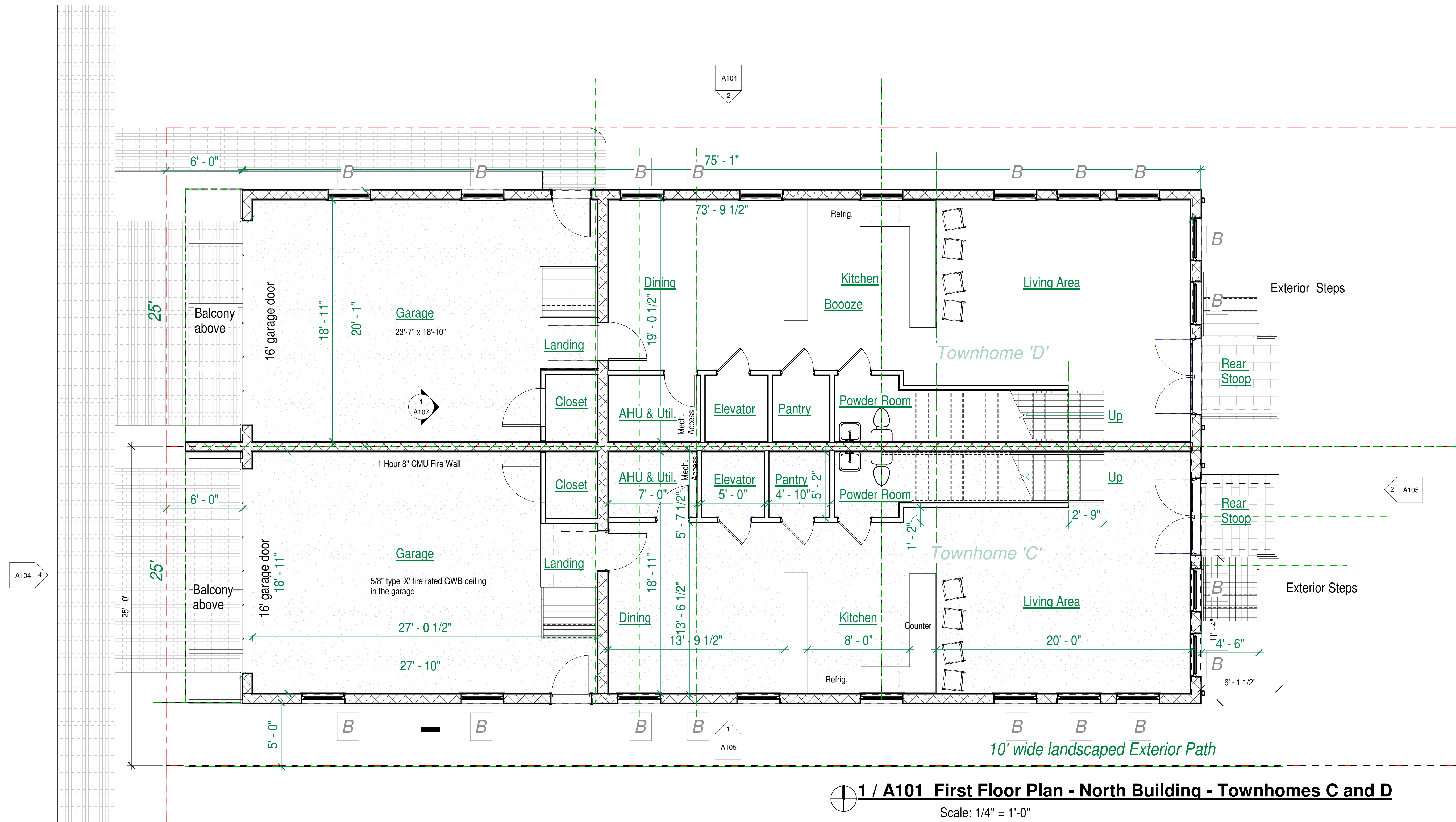
204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

[illegible]

First Floor Plan

A101

Scale $1/4" = 1'-0"$





The floor plan illustrates the second floor of a building, divided into two units: A104 (top) and A105 (bottom). The plan includes detailed room layouts, dimensions, and structural annotations.

Unit A104 (Top):

- Master Bedroom:** 18' - 11" x 14' - 10". Includes a Master Bath (M. Bath) and a Master Closet (M. Closet).
- Bedroom 3:** 15' - 2" x 9' - 7 1/2". Includes a closet (Clos.).
- Bedroom 2:** 14' - 3" x 11' - 3". Includes a closet (Clos.).
- Bath:** 7' - 0 1/2" x 3' - 8". Includes a linen closet (Linen) and an air conditioning unit (AC).
- Laundry:** 7' - 0" x 5' - 0".
- Storage:** 4' - 10 1/2" x 3' - 6".
- Hallway:** 3' - 6" x 3' - 8 1/2".
- Stairs:** Up to rooftop and Down to first floor.
- Structural Details:** 1 hour 8" CMU unit separation wall, 32" Pocket Door, and various window and door types (B, C, A).

Unit A105 (Bottom):

- Master Bedroom:** 18' - 11" x 14' - 10". Includes a Master Bath (M. Bath) and a Master Closet (M. Closet).
- Bedroom 3:** 15' - 2" x 9' - 7 1/2". Includes a closet (Clos.).
- Bedroom 2:** 14' - 3" x 11' - 3". Includes a closet (Clos.).
- Bath:** 7' - 0 1/2" x 3' - 8". Includes a linen closet (Linen) and an air conditioning unit (AC).
- Laundry:** 7' - 0" x 5' - 0".
- Storage:** 4' - 10 1/2" x 3' - 6".
- Hallway:** 3' - 6" x 3' - 8 1/2".
- Stairs:** Up to rooftop and Down to first floor.
- Structural Details:** 1 hour 8" CMU unit separation wall, 32" Pocket Door, and various window and door types (B, C, A).

Common Areas and Features:

- Rear Stoop:** Located at the rear of the building.
- Metal Roof below:** Indicated for the rear section.
- Orientation:** North arrow pointing towards the top-left.
- Room Labels:** Master Bedroom, Bedroom 3, Bedroom 2, M. Bath, M. Closet, Laundry, Storage, Hallway, Bath, Linen, AC, Clos., Stairs, Balcony.

[illegible]

Second Floor Plan	
Project number	2018NST
Date	9-03-20
Drawn by	RAS
Checked by	RAS, with DS, MM, CM, CS, & GS
A102	
Scale	1/4" = 1'-0"



1 / A103 Rooftop Floor Plan - North Building - Townhomes C and D

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

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

CMR Properties, LLC

Project number	2018NST
Date	9-03-20
Drawn by	RAS
Checked by	RAS, with DS, MM, CM, CS, & GS

Scale $1/4" = 1'-0"$



Richard Sasser, ARCHITECT
217 Centre St, No. 2
Fernandina Beach, Florida
32034
904-491-6060
Cell 912-288-5674
richardsasser@bellsouth.net

116 N. 2nd St.
Townhomes



4 / A104 West (Front) Elevations



2 / A104 North Elevation - North Building

[illegible]

CMR Properties, LLC

Exterior Elevations

Project number	2018NST
Date	9-03-20
Drawn by	RAS
Checked by	RAS, with DS, MM, CM, CS, & GS
A104	
Scale	1/4" = 1'-0"

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2 / A105 East Elevations

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



1 / A105 South Elevation - North Building

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



Richard Sasser, ARCHITECT
217 Centre St, No. 2
Fernandina Beach, Florida
32034
904-491-6060
Cell 912-288-5674
richardsasser@bellsouth.net

116 N. 2nd St.
Townhomes

[illegible]

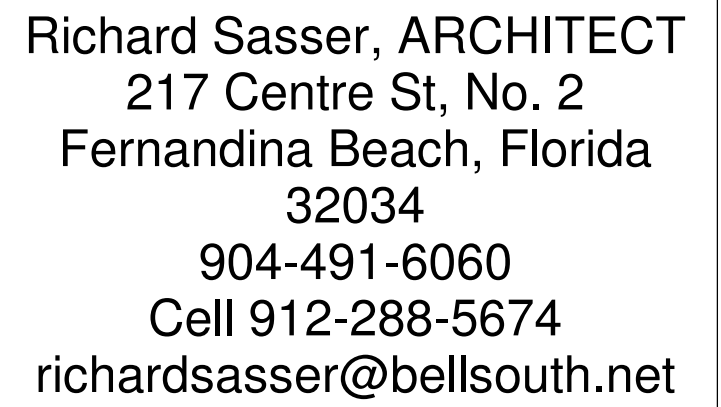
CMR Properties, LLC

Exterior Elevations

Project number	2018NST
Date	9-03-20
Drawn by	RAS
Checked by	RAS, with DS, MM, CM, CS, & GS
A105	
Scale	1/4" = 1'-0"

A105

03/20/2020 5:25:19 PM



GAF EverGuard 60 mil. TPO Roof over tapered Rigid Insulation, color: White. (FL 3443.1)

Reed's Metal Products, 26 Ga. Perma-Lock Standing-seam Metal Roofs, Galvalume metal. Color: Copper. (FL 12725.1)
White Aluminum Fascia.

Metal Guardrails, 42" tall, 3 x 3 Corner Support and 2 x 2 Intermediate Supports (4' max. spacing), 1" circular top rail, 1/8" type 316 Stainless Horizontal Cables.

Lott's Concrete Products Structural 8" Lintels (FL 17687.1)

Anderson A Series StormWatch Vinyl-clad wood double-hung Windows, color: White. (FL 13082.1)

A 3/4 - 6/0 **B** 3/4 - 5/0 **C** 3/4 - 3/0

Anderson A Series StormWatch Vinyl-clad in-swing Patio Doors (French Doors), color: White. (FL13074-R8)
Pella Architect Series 1/2 Light, 2 Panel Fiberglass Doors at Garage Entrances. Color: White.

Wood 4 x 6 Beam and 4 x 4 Diagonal Supports at Balcony. Color: White. (Engineered)

C.H.I. Aluminum and Glass Garage Door #3295, with frosted Glass panels, and Aluminum Frame with powder coat finish, color: White. (FL 15012.14)

Tremon 'Mega Old Towne' PV21330 Pavers, 6x9, 9x9, and 9x12 random running bond patterns, for Driveways and Walkways, rear Steps and Stoops.



South Building 1 / A106 Partial West (Front) Elevation
Scale: 3/8" = 1'-0"

[illegible]

CMR Properties, LLC

Materials and Finishes

Project number	2018NST
Date	9-03-20
Drawn by	Author
Checked by	Checker

A106

Scale $3/8" = 1'-0"$

9/3/2020 5:25:21 PM



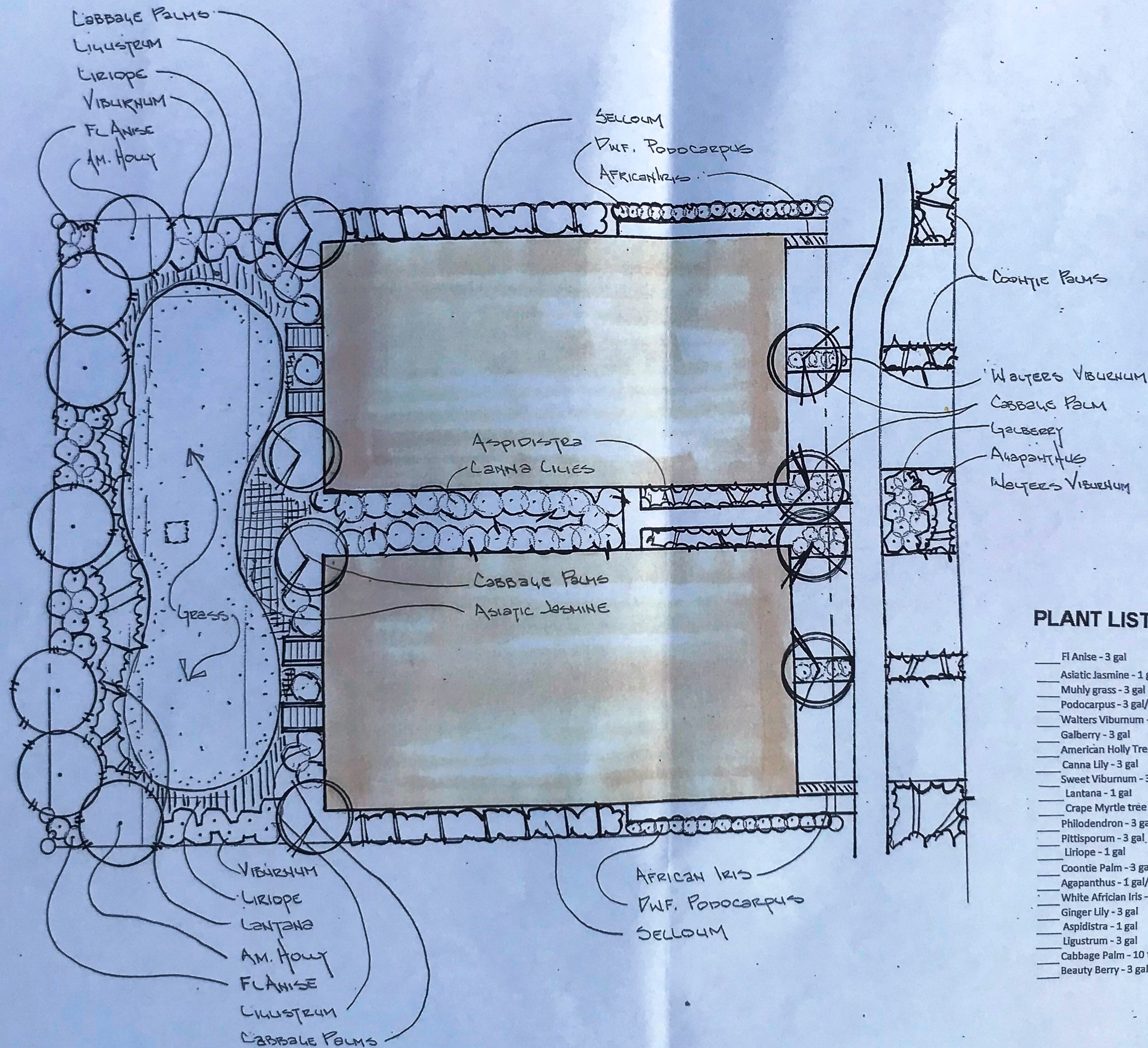
1 / A106 Building Section (North to South)

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

[illegible]

Wall Sections

Project number	2018NST
Date	9-03-20
Drawn by	RAS
Checked by	RAS, with DS, MM, CM, CS, & GS
A107	
Scale	1/2" = 1'-0"



PLANT LIST

- Fl Anise - 3 gal
- Asiatic Jasmine - 1 gal
- Muhly grass - 3 gal
- Podocarpus - 3 gal/7 gal
- Walters Viburnum - 3 gal
- Galberry - 3 gal
- American Holly Tree - 65 gal
- Canna Lily - 3 gal
- Sweet Viburnum - 3 gal
- Lantana - 1 gal
- Crape Myrtle tree - 15 gal/30 gal
- Philodendron - 3 gal
- Pittisporum - 3 gal
- Liriope - 1 gal
- Coontie Palm - 3 gal
- Agapanthus - 1 gal/3 gal
- White African Iris - 1 gal
- Ginger Lily - 3 gal
- Aspidistra - 1 gal
- Ligustrum - 3 gal
- Cabbage Palm - 10 to 16 CT
- Beauty Berry - 3 gal



Richard Sasser, ARCHITECT
217 Centre St, No. 2
Fernandina Beach, Florida
32034
904-491-6060
Cell 912-288-5674
richardsasser@bellsouth.net

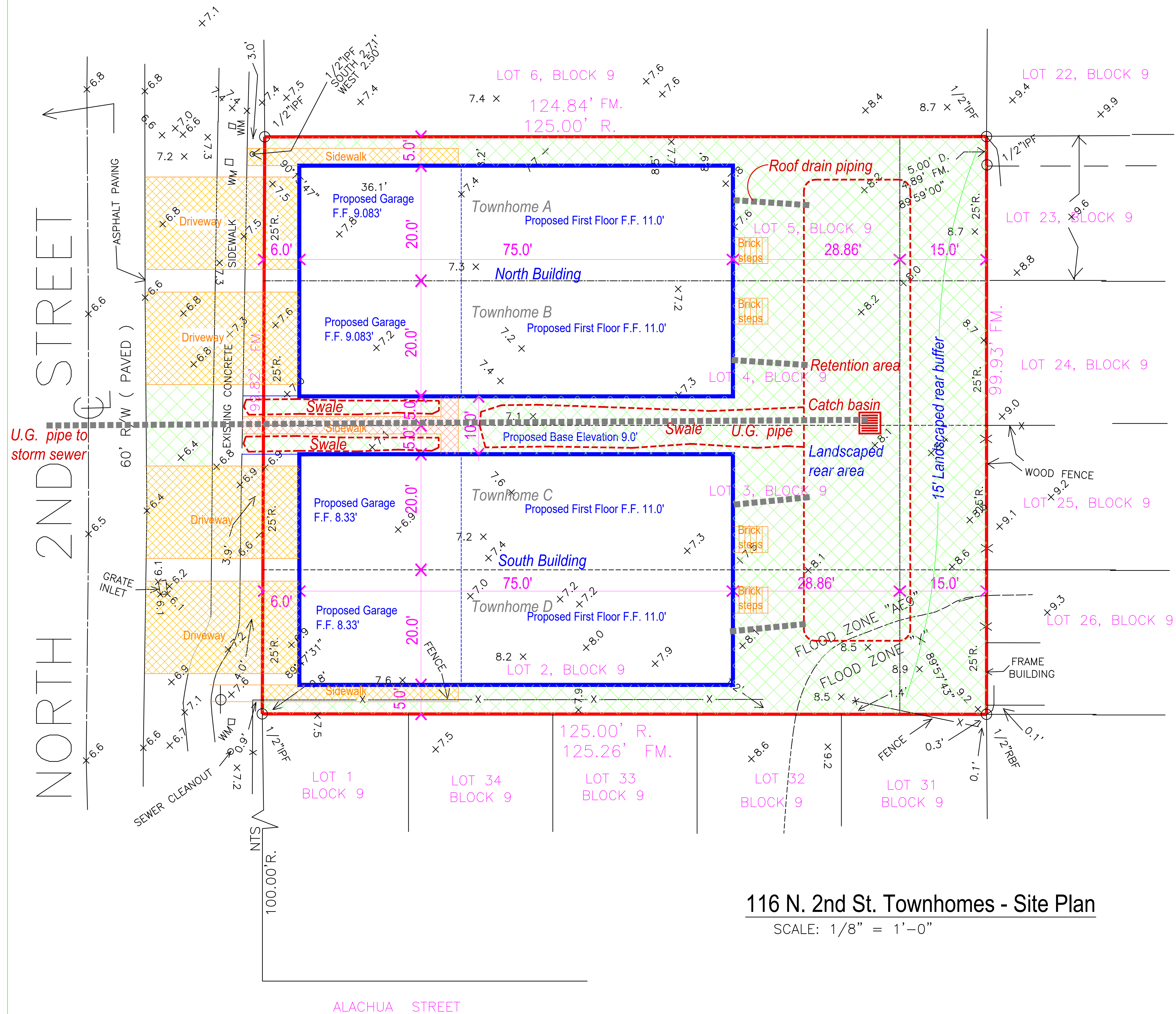


 Coastal Landscapes, Inc.
Florida Registered Landscape Architects
216 N. 2nd St. Fernandina Beach, FL 32035 (904) 341-4348

216 N. 2nd St. Townhomes

CMR Island Properties, LLC
Cayman Builders, Inc.
CBC 1261146

Project number	8-06-20
Date	RAS
Drawn by	RAS
Checked by	RAS
LP-100	
Scale 1/4" = 1'-0"	



116 N. 2nd St. Townhomes - Site Plan

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



Richard Sasser, ARCHITECT
217 Centre St, No. 2
Fernandina Beach, Florida
32034
904-491-6060
Cell 912-288-5674
richardsasser@bellsouth.net

Site Plan
216 N. 2nd St. Townhomes

CMR Island Properties, LLC
Cayman Builders, Inc.
CBC 1261146

Project number	
Date	9-03-20
Drawn by	RAS
Checked by	RAS, MM

A100

Scale 1/8" = 1'-0"



Planning

- Land Development Code Section 11.01.04 Requirements for All Site Plans should be reviewed and applicable elements need to be added to the site plan. Summary block, impervious surface ratio, etc.
- Tree survey is required.
- Garage floor height seems excessive in relationship to the edge of pavement.
- Please indicate the location of the mechanical equipment
- Landscape plan must demonstrate compliance with LDC section 4.05.03(C) Design Options for Xeriscape Landscaping
- Provide dimension from the eastern side of the retention area to the rear property. LDC section 4.05.12(H) requires a minimum of 10 feet when a stormwater facility is located with a required buffer.
- Building setbacks should be indicated on the plan.
- Landscape plan should be oriented to match the site plan.

Stormwater

- Drainage calculations show infiltration as means of recovery. Origice is not permitted in retention systems. Suggest an inlet at weir elevation for overflow, and possibly underdrain below pond bottom to improve recovery.
- Structure S-2 will need to be a pre-cast concrete structure which will be maintained by the City after acceptance.
- Verify existing pipe size in structure S-EX, The pipe from S-2 to S-EX will need to the existing pipe size.
- Note that S-1 will be privately maintained.

Fire

- NFPA 1: Fire Code, 2015 Edition - Chapter 13 Fire Protection Systems. 13.3.2.4 - New buildings three or more stories in height above grade shall be protected throughout by an approved automatic sprinkler system in accordance with Section 13.3 of this Code. This requirement includes fire alarm installation for monitoring the sprinkler system.
- Address: Options are, to have each living unit with its own unique address number or one address for each building with Unit #'s (can only be numbers not letters). Possible address, for each unit, 116, 114, 112, 110 N 2nd St. Please advise which one is preferred.

Streets

- Need to provide grading details for the work within the right of way. Proposed garage elevations would require modifications to the sidewalk.
- Provide driveway width and material. Maximum allowable width within the right of way is twenty feet.

Building



- Structures are fully in the FEMA, SFHA, AE- 9 portion of the property. Please consult with the Flood Plaine Manager have the designed factors with you prior to submitting for a building permit.
- Be mindful of the fire separation distances, they are face to face of the exterior finishes of each building wall and the property lines adjacent the other walls. Please ensure the foundations are adequately spaced to account for these matters. Soffits too.
- The noted brick steps on the back of the properties will need a landing if the doors swing outward.
- Please denote your utilities, Electrical service meters and disconnects, HVAC condensers, Any fuel propane or natural gas., tank or meter locations, vents. Plumbing for water meters, fire riser rooms or the fire systems back flow preventors locations and accesses, sanitary sewer clean outs.
- 10/27/2020 no further notes currently. DPK

Utilities – Wastewater

- Utility plan not provided for review.

Utilities – Water

- Utility plan not provided for review.

Trees

- No tree survey was provided, or either I missed it. Please contact me if you'd like to meet and look at the trees together.



If the lot is 0.29 acres as stated on the property appraiser's website, we need to retain or replant at least 8.42 trees for a total of 21.05 inches. However, this will change based on the tree diameters removed and retained. Dead, severely decayed, or invasive/non-native trees documented by a certified arborist do not count.

-

Planting calculations are first based on lot size: We need 1 tree for every 2,500 square feet for 1 and 2 family homes OR 1 tree for every 1,500 square feet for commercial and multi-family lots. Also, the number of tree inches removed vs. retained can either reduce or increase planting requirements, since at least 50% of the inches removed must be



matched through retained trees and newly planted trees. If this amount is exceeded, usually NO tree planting is required... it would just be optional!

-

When planting, keep in mind that AT LEAST HALF of the trees on the lot need to be "shade trees" that can grow at least 35 feet tall and 30 feet wide at maturity. Examples include live oak, magnolia, cedar, hickory, etc. The remainder can be "landscape" or "ornamental" trees like holly, redbud, bottlebrush, crape myrtle, citrus, etc. Plantings should be at least 2.5 inches in diameter to count. If natural saplings were retained and are suitable, they can count too.

-

Substitute 3 palms for any "shade tree" if desired, but please try to avoid Washingtonia palms since they're considered invasive in south and central Florida. Also, many homeowners dislike their rapid height growth and persistent dead fronds.

-

If planting this many trees is not feasible, up to HALF can be covered by paying into the City's Tree Mitigation Fund at \$400 for every 2.5 inches. PLEASE PROVIDE A LANDSCAPE PLAN showing tree locations and diameters for documentation. If tree sizes are not listed for qualifying species, a 1 inch diameter credit may be granted.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-46
NOVEMBER 19, 2020

Owner/Applicant:	Mark L. and Jennifer D. Bailey, owners
Property Address:	809 San Fernando Street
Parcel ID #:	00-00-31-1580-0006-0030
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Conceptual Certificate of Approval (COA) to construct 2,596SF 2-story residence. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Conceptual Certificate of Approval (COA) to construct 2,596SF 2-story residence. Although this is a vacant lot, a brick well and square shaped brick structure exist on the lot. The origin or use of these structures is unknown. They were not evaluated when archeological research was being conducted in Old Town due to it being on private property. The owner recognizes the cultural significance of these artifacts and has worked to build around them to preserve them on the site.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>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.</i>	☐	☐	☒
2	<i>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.</i>	☐	☐	☒
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☐	☐	☒
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☐	☐	☒
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>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.</i>	☒	☐	☐
10	<i>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.</i>	☒	☐	☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

ANALYSIS:

Staff finds that the proposed design is compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

Staff did note an issue with the total height of the structure. Per LDC 4.02.03(C)1, "building height shall be measured from the average natural grade, to the highest point on the structure..." At 36' 8" the home is over the allowable 35' height. This will need to be corrected for final approval.

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 substantially consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Fernandina Preservation and Development Guidelines.

Staff Recommends:

CONCEPTUAL APPROVAL of HDC 2020-46 with the conditions:

1. Height be corrected for final submission to comply with 35’ maximum, per LDC Table 4.02.03(E).

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-46 **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 2020-46, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Fernandina Preservation and Development Guidelines. to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2020-46 Application
EXHIBIT 2	HDC 2020-46 Plans, Elevations, and Survey
EXHIBIT 3	HDC 2020-46 Photos

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6115

Date Submitted: 10/6/2020

HISTORIC DISTRICT COUNCIL (HDC):
CERTIFICATE OF APPROVAL (COA)
APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

☐ Certificate of Approval (COA): Staff Review \$25	☐ Demolition of a Primary Structure “ Contributing \$7,500
☐ Certificate of Approval (COA): Board Review - Residential (Single-Family) \$250	☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100
☐ Certificate of Approval (COA): Board Review - Commercial/ Multi-Family/ 2 or more Residential Units/ Mixed Use \$400	☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500
☐ Demolition of a Primary Structure “ Non-Contributing \$1,500	☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

HDC 2020



IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, youâ€™ll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction ▼

Choose all that applies.

APPROVAL TYPE*

Board Approval: Conceptual ▼

See Certificate of Approval Matrix for details

Previously Approved Case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website's Map Search](#)

Historic District*

Old Town

Site Address*

809 San Fernando Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0006-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Mark L. and Jennifer D.

Last Name*

Bailey

Mailing Address*

306 Camilo Ave.

City*

Coral Gables

State*

Florida

Zip Code*

33134

Telephone Number*

(305)775-0389

E-mail Address*

markbailey16182@gmail.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner’s Authorization For Agent Representation form must be included

Is there an agent other than the owner representing this project?*

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

We plan to build a home at 809 San Fernando Street, which is currently a vacant lot consisting of Block 6, Lot 6 (Peonia) and Block 6, Lots 3 and 4, (Media Peonias). Inspired by historic St. Augustine and West Indies architecture, our plans are designed to honor Old Town's historic Spanish roots and the 1573 Law of the Indies platting. All required peonia corridors are respected and preserved. The location of the house on the lot is designed to preserve existing aged cedar trees as well as two remaining structures located when the lot was cleared in late 2019 by the sellers. The home is a 3 bedroom, 2 and 1/2 bath structure designed for aging in place. We hope to use sustainable materials and solar panels (hidden from street view). The home is approximately 2596 heated square feet, with 1926 square feet downstairs and 671 square feet upstairs. The lot coverage on lot 6 is 44.36%. The height to top of the roof is 33'7" and to the top of the Bishop's cap on the chimney is 36'8". The ground floor is CBS/stucco, the second floor is wood frame/stucco. The chimney will be clad in brick. Window choice will be made from the approved list. Outdoor living is an important feature of the house consistent with the Old Town Fernandina Preservation and Development Guidelines. The house is distinguished by a large shuttered upper floor porch facing San Fernando, over a first floor loggia for entrance, and a screened porch on the east side of the first floor overlooking the garden/grove area of Lots 3 and 4. The first floor porch has a flat roof with a parapet to hide solar panels and skylights for light on the porch. These flat roofs are also in keeping with Caribbean colonial style architecture. A simple wood frame/stucco garage is located on the rear of the north media peonia, lot 3 of Block 6, with a crushed shell driveway entrance from Amelia Street. The roof is flat also, with a parapet to hide additional solar panels. The garage is 500 square feet with Lot Coverage on lots 3 and 4 at 13%. We hope to preserve the remainder of the media peonias as garden and wildlife habitat. The house is of a similar scale to 818 San Fernando, a historic home directly across the street, and the home located to the north. To the east is Amelia Street. To the west is a single story cottage.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
TBD	stucco, brick, Include FL Product Approval # for Windows and Doors	 (Name/Number)

DOORS

Manufacturer	Product Description	Color
TBD	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
TBD	from approved product list Include FL Product Approval # for Windows and Doors	 (Name/Number)

ROOFING

Manufacturer	Product Description	Color
TBD	asphalt shingle/historic style Include FL Product Approval # for Windows and Doors	 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description
TBD	 Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

FOUNDATION

Manufacturer

TBD

Product Description

see plans

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

SHUTTERS

Manufacturer

TBD

Product Description

Simulated Wood product for durability

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

PORCH/DECK

Manufacturer

TBD

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

FENCING

Manufacturer

TBD

Product Description

per approved products

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

TBD

Product Description

crushed shell/rock

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

SIGNAGE

Manufacturer

N/A

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

OTHER

Manufacturer

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1	Upload 2	Upload 3	Upload 4
809 San Fernando Survey.pdf	809 San Fernando St. Warranty Deed.pdf	809 San Fernando conceptual plans.pdf	809ViewacrossfromAmeliaside.jpg
Upload 5	Upload 6	Upload 7	Upload 8
809viewfromSanFernando.jpg	809viewfromSanFernando.jpg	809cedarsAmelia.jpg	809rearviewtowardsSF.jpg

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 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 (1) 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.

Applicant First Name*

Mark

Applicant Last Name*

Bailey

Today's Date*

10/6/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 20-201918
Sales Price: \$275,000.00

Parcel No.: 00-00-31-1580-0006-0030

Inst: 202045006012 Date: 02/25/2020 Time: 9:38AM
Page 1 of 4 B: 2341 P: 561, Doc Type: D
John A. Crawford, Clerk of Court, Nassau County,
By: KB, Deputy Clerk
Doc Stamp-Deed: 1925.00

This **WARRANTY DEED**, made the **24th day of February, 2020**, by **Joel Barkley, a married man, John Ike, a married man, and Thomas Kligerman, a married man** (whether one or more, the "Grantor"), to **Mark L. Bailey and Jennifer Drechsel Bailey, husband and wife**, whose post office address is 306 Camilo Avenue, Coral Gables, FL 33134 (whether one or more, the "Grantee"):

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

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

Lots Three (3), Four (4), and Six (6), Block Six (6) OLD TOWN.

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

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

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

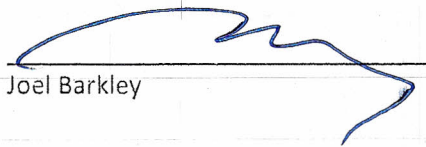
TO HAVE AND TO HOLD the same in fee simple forever.

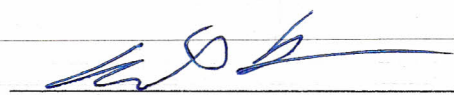
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, 2019.

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:


Witness Signature
Printed Name: MATT Glynn-Yarosh


Joel Barkley


Witness Signature
Printed Name: DAVID Bynw

Address:
185 Jockey Hollow Road
Bernardsville, NJ 07924

STATE OF NEW JERSEY
COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21st day of February, 2020, by Joel Barkley.


Signature of Notary Public
Print, Type/Stamp Name of Notary

DAVID BYNW
ID # 2293252
Exp: OCT. 23, 2022

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

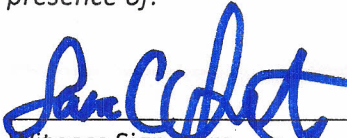
Produced: NJ DRIVER'S LIC.

DAVID BYNW
NOTARY PUBLIC
JAN 20 2020

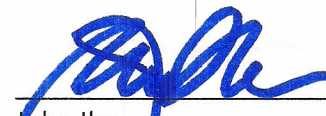
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, 2019.

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:


Witness Signature
Printed Name: SARA L. FRANTZ

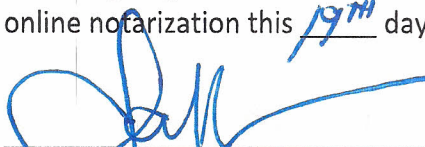

Witness Signature
Printed Name: Cynthia Hayes


John Ike

Address:
121 Glenview Road
South Orange, NJ 07079

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 19th day of February, 2020, by John Ike.


Signature of Notary Public
Print, Type/Stamp Name of Notary

DAISY P. AGUSTIN
Notary Public, State of New York
Registration #01AG6119501
Qualified In New York County
Commission Expires Nov. 29, 2020

Personally Known: ☒ OR Produced Identification: _____

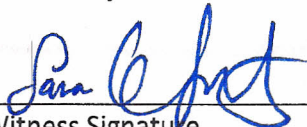
Type of Identification

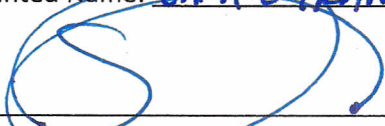
Produced: _____

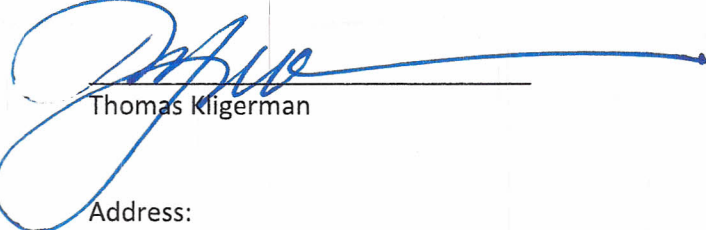
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, 2019.

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:

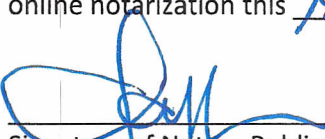

Witness Signature
Printed Name: SARA C. FRANTZ


Witness Signature
Printed Name: Cynthia Hayes


Thomas Kligerman
Address:
67 Park Avenue
New York, NY 10016

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 19th day of February, 2020, by Thomas Kligerman.


Signature of Notary Public
Print, Type/Stamp Name of Notary

DAISY P. AGUSTIN
Notary Public, State of New York
Registration #01AG6119501
Qualified In New York County
Commission Expires Nov. 29, 2020

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

DOOR AND WINDOW SIZE KEY

2860 = 2'-8" WIDE X 6'-0" HIGH

DRAWING NUMBER — = SECTION OR ELEVATION

SHEET NUMBER —

ROOM TITLE

KITCHEN

10" CLG. WOOD

CEILING HEIGHT — FLOOR FINISH

DETAIL OR ELEVATION NUMBER

	14.00'	=	ELEVATION ABOVE SEA LEVEL
		=	REVISION NUMBER
		=	REVISION CLOUD
		=	PLAN REFERENCE NORTH
			

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADRAPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLUORESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



CONCEPTUAL RENDERING

0	COVER SHEET
5	SITE PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS

AREA CALCULATIONS

FIRST FLOOR HEATED = 1926 S.F.	SLEEPING PORCH = 472 S.F.
SECOND FLOOR HEATED = 671 S.F.	GARAGE = 500 S.F.
TOTAL HEATED = 2597 S.F.	

NOT FOR CONSTRUCTION:
FOR REVIEW ONLY

809 SAN FERNANDO STREET, OLD TOWN FERNANDINA, FLORIDA

DATE:	10/05/2020
JOB NO.	20361
DWN. BY:	KF
DWG. NAME:	20361.DWG

[illegible]

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

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OLD TOWN FERNANDINA, FLORIDA



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THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND DISCREPANCY CONDITIONS MAY NOT BE REFLECTED. LOCATIONS, IT IS THE RESPONSIBILITY OF THE TRADESMAN OF THIS PLAN TO VERIFY THE FOLLOWING BEFORE BEING CONSTRUCTION. ALLISON BARNET ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY TYPE CONSTRUCTION FROM THIS PLAN.

- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- VERIFY ALL MATERIALS AND FINISHES
- VERIFY ALL CONDITIONS ONLY; NOTATIONS/ARTISTS SHOULD MAINTAIN
- VERIFY ALL LOCATIONS
- VERIFY ALL PLUMBING JOINTS ARE NOT REQUIRED; THESE SHOULD BE OBTAINED FROM A LOCAL PIPE CONTRACTOR OR REFERRED TO INSURE CONTRACT WITH A LOCAL
- VERIFY ALL ELECTRICAL IS SUFFICIENT FOR THIS PARTICULAR DESIGN AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL PROPERTY OWNER/ARCHITECT

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DATE:	10/05/2020
JOB NO.	20361
DWN. BY:	KF
DWG. NAME:	20361.DWG

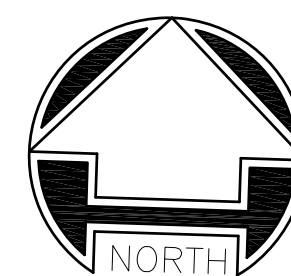
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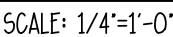
SITE PLAN

•NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION

••NOTE: COORDINATE ALL WALKS, DRIVEWAY,
PARKING, AND FENCES WITH LANDSCAPER

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





NOT FOR CONSTRUCTION:
FOR REVIEW ONLY

2

THESE PLANS WERE PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND REGULATORY CONDITIONS MAY BE DIFFERENT. LOCATIONS, DIMENSIONS, MATERIALS, AND FINISHES MAY VARY. THE USER OF THESE PLANS IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE USER OF THESE PLANS IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE USER OF THESE PLANS IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

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OLD TOWN FERNANDINA, FLORIDA





2 RIGHT ELEVATION

NOTE:

BUILDING MATERIALS/SPECIFICATIONS

ASPHALT SHINGLES (SLOPED ROOFS)
EPDM RUBBER (FLAT ROOFS)

HOUSE :
CBS GROUND FLOOR, WOOD FRAME SECOND FLOOR

GARAGE:
WOOD FRAME GARAGE

EXTERIOR TREATMENT:
STUCCO ALL BUILDINGS

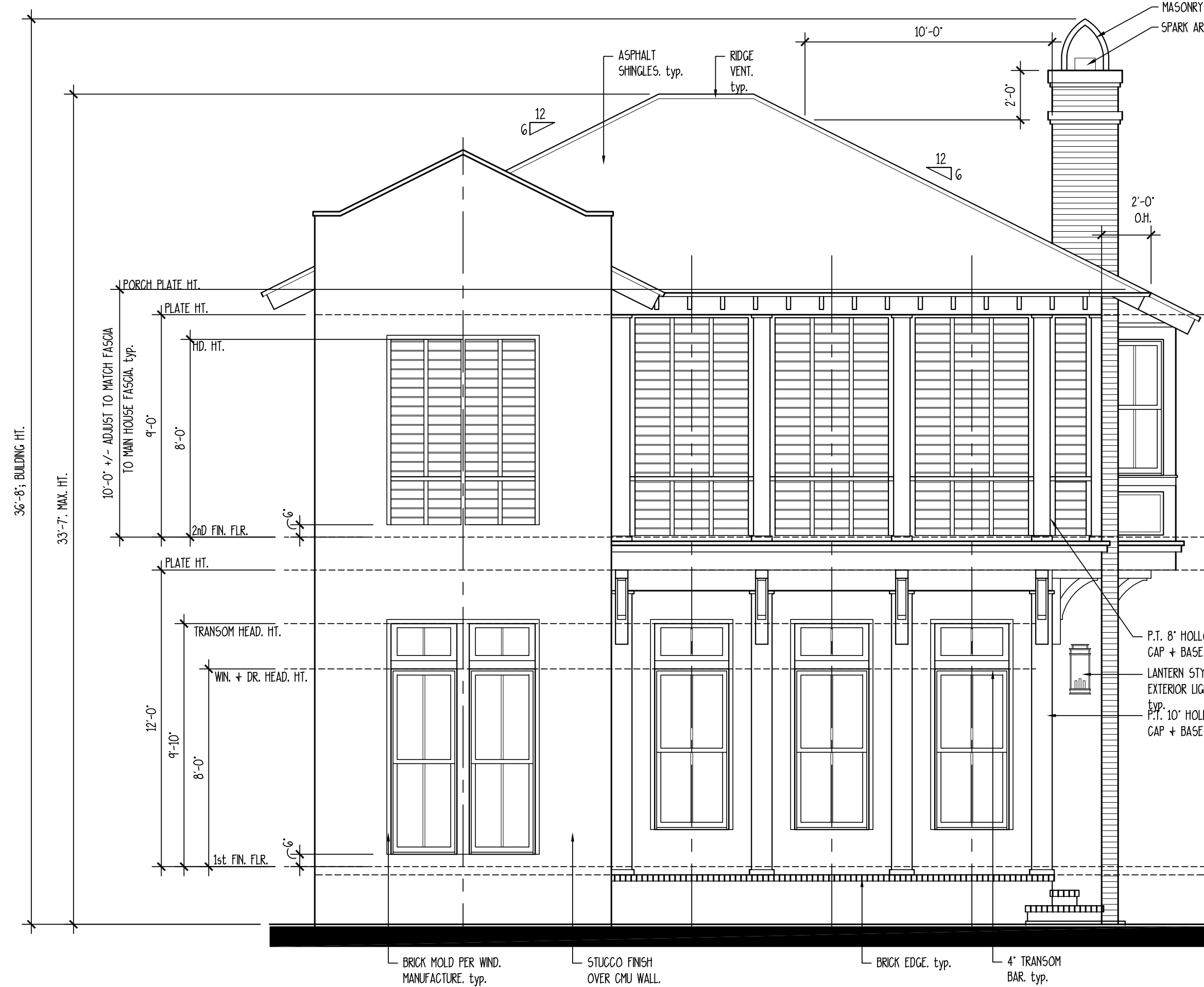
EXTERIOR TREATMENT OF EXTENSIONS/
(WINDOW SEAT) AND SLEEPING PORCH:
WOOD OR WOOD REPLICA (TREX ETC.)

SHUTTERS:
WEATHER RESISTANT MATERIAL - WOOD REPLICA

FIREPLACE TREATMENT:
BRICK

FRONT ENTRY
STEPS: BRICK

FRONT ENTRY LOGGIA:
SOLID NON-SLIP SURFACE (STONE/TILE OR REPLICA)



1 FRONT ELEVATION

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DATE:	10/05/2020
JOB NO.	2036
DRAWN BY:	KF
DWG. NAME:	2036.DWG



Architectural drawing of the rear elevation of a house. The drawing includes the following labels and dimensions:

- Labels:**
 - MASONRY BISHOPS CAP
 - SPARK ARRESTOR
 - 2'-0" O.H.
 - 10'-0"
 - 12/61
 - 12/6
 - 10'-0"
 - 8'-0"
 - 9'-0"
 - 2nd FIN. FLR.
 - PLATE HT.
 - WIN. + DR. HEAD. HT.
 - 9'-10"
 - 12'-0"
 - 1st FIN. FLR.
 - 10' COLUMN W/ STUCCO FINISH t.p.
 - PORCH HT.
 - 1st FIN. FLR.
 - OUTDOOR SHOWER w/ 1/4" VERTICAL PLANKS
- Dimensions:**
 - 10'-0"
 - 2'-0"
 - 12/61
 - 12/6
 - 10'-0"
 - 8'-0"
 - 9'-0"
 - 2nd FIN. FLR.
 - PLATE HT.
 - WIN. + DR. HEAD. HT.
 - 9'-10"
 - 12'-0"
 - 1st FIN. FLR.
 - 10' COLUMN W/ STUCCO FINISH t.p.
 - PORCH HT.
 - 1st FIN. FLR.

3 REAR ELEVATION

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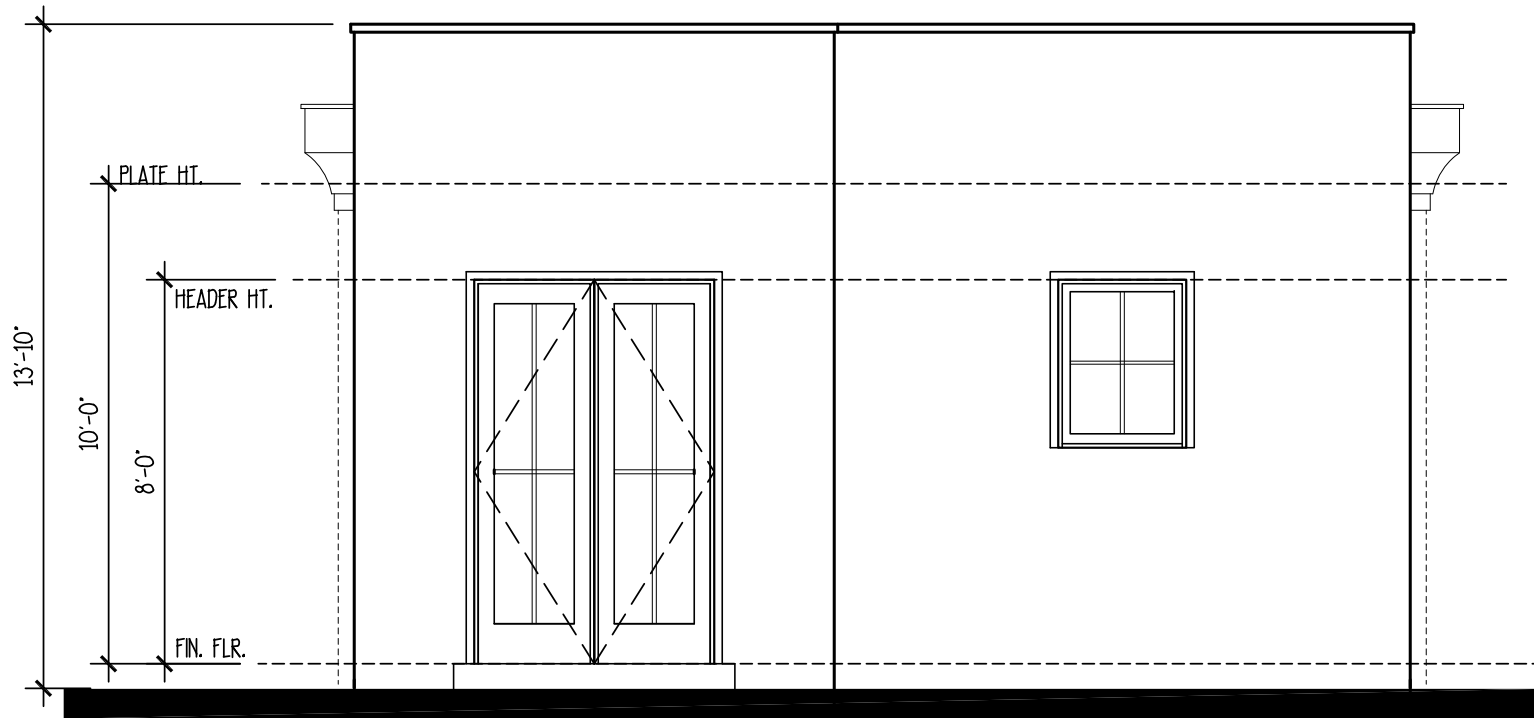
DATE:	10/05/2020
JOB NO.	20361
DWN. BY:	KF
DWG. NAME:	20361.DWG

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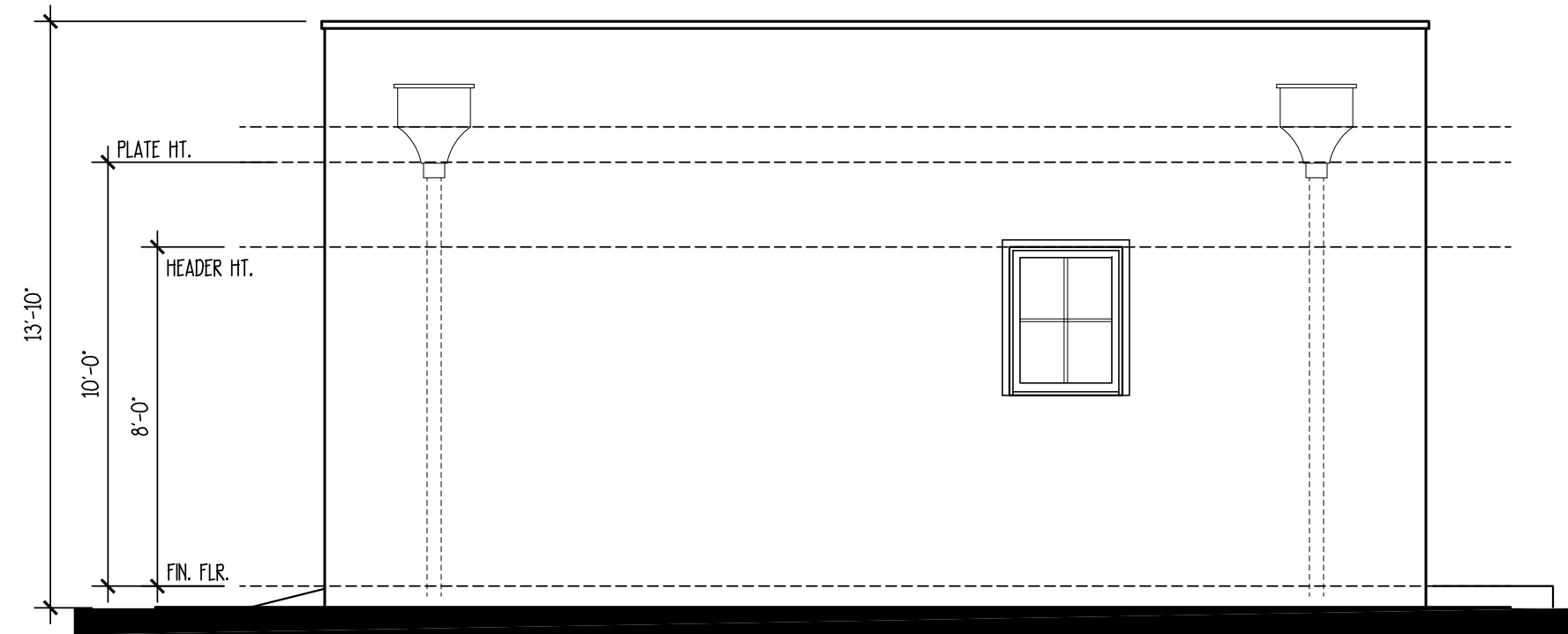
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OLD TOWN FERNANDINA, FLORIDA

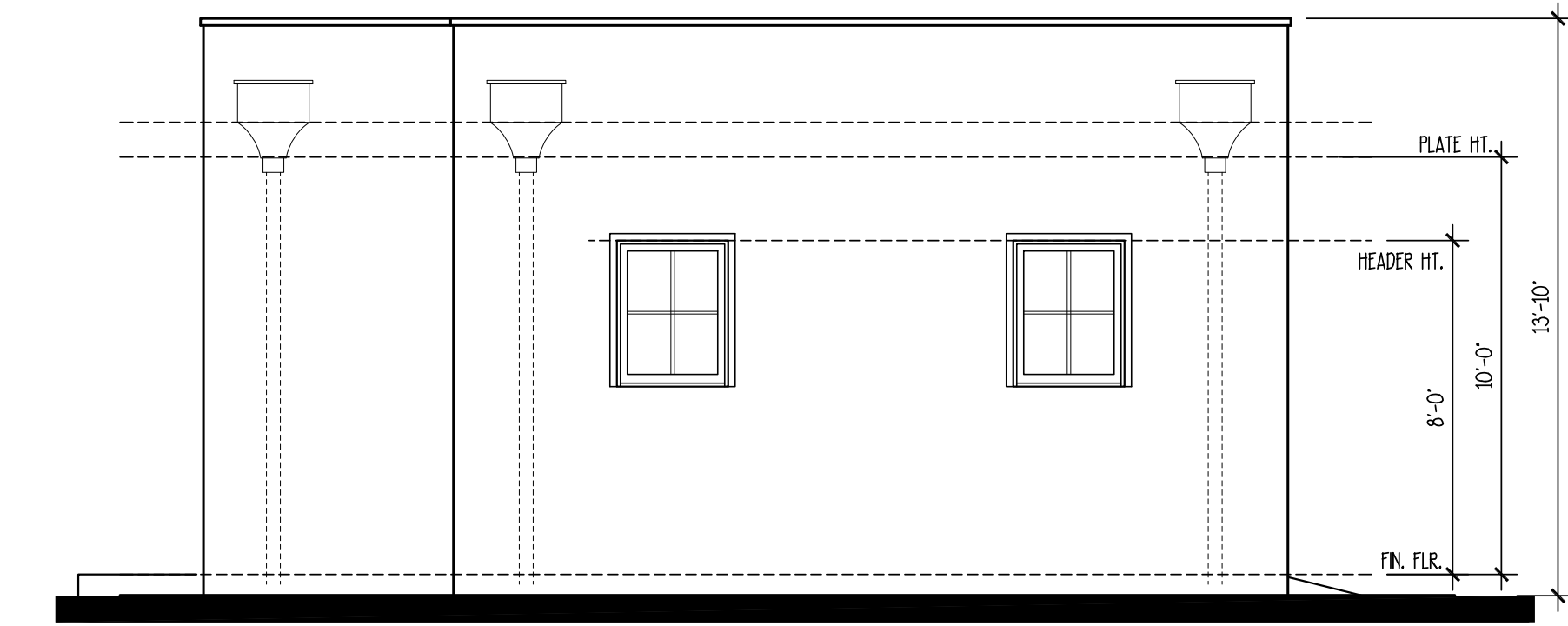
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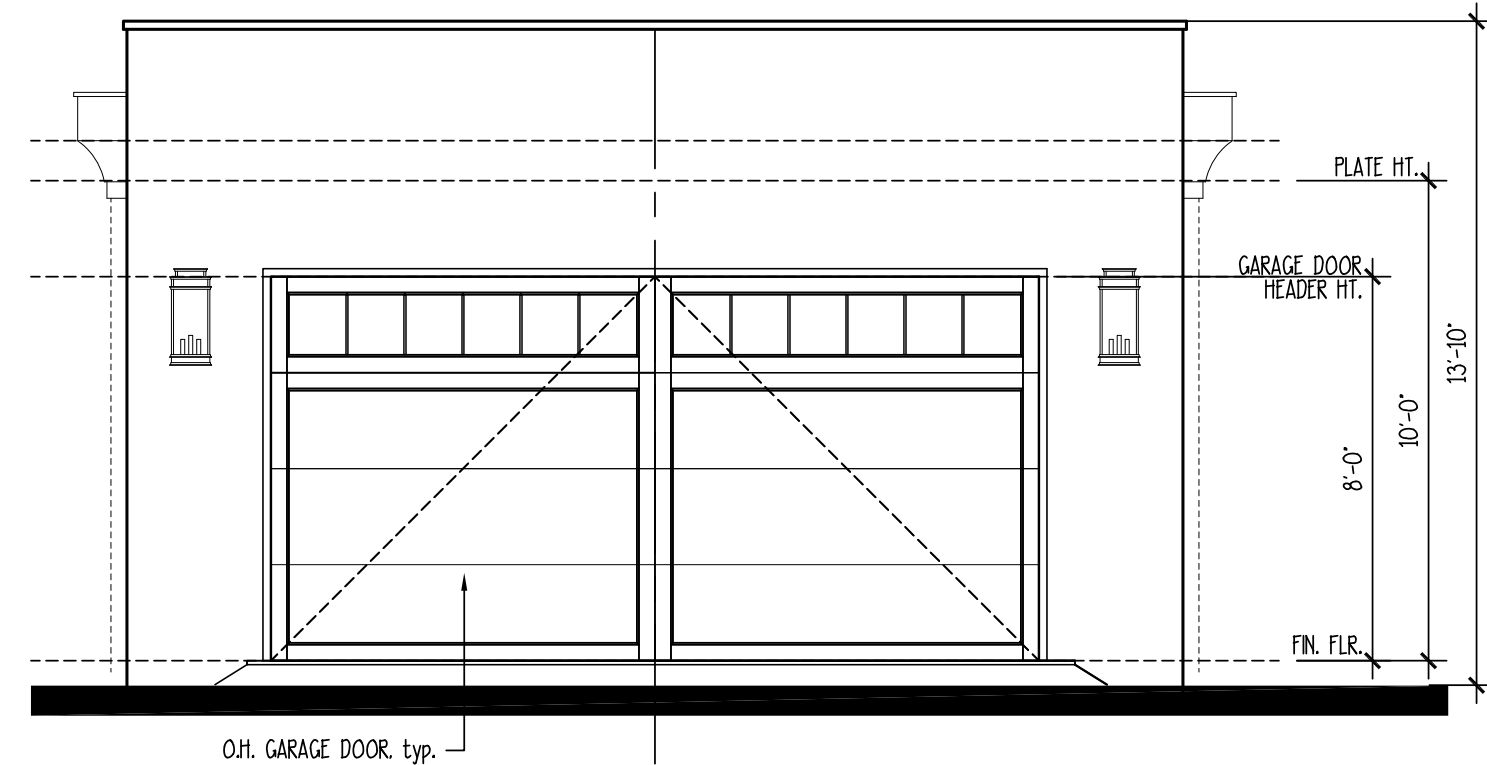
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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DATE:	10/05/2020
JOB NO.	20361
DWN. BY:	KF
DWG. NAME:	20361.DWG

G2

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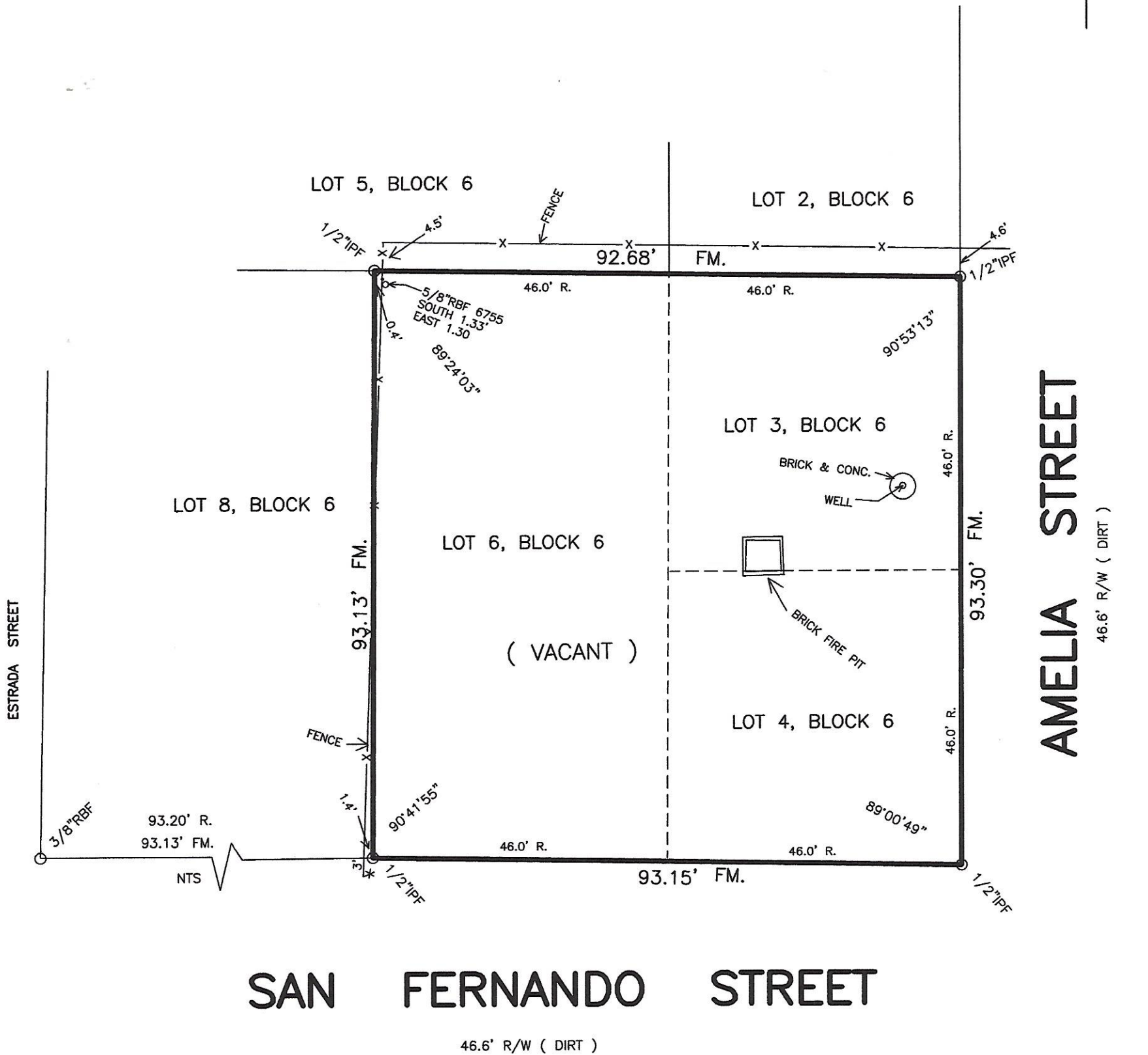
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809 SAN FERNANDO STREET,
OLD TOWN FERNANDINA, FLORIDA

MAP SHOWING BOUNDARY SURVEY OF
LOTS 3, 4 AND 6, BLOCK 6, OLD TOWN,

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

FOR: JOE BARKLEY,
JOHN IKE,
THOMAS KLIGERMAN,



COASTAL LAND SURVEYORS

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

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

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

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0229G
DATED 8/2/17

DATE OF SURVEY: JANUARY 7, 2020
SCALE 1"=20'
JOB NO. 2001-10 F.B. 67

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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













HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2020-08
NOVEMBER 19, 2020

Owner/Applicant:	Moser Design Group, agent for Bill Kavanaugh, owner
Property Address:	Block 13 Lots 7 & 9 Ladies Street
Requested action:	Variance from Land Development Code Section 7.01.08.D
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a variance from Land Development Code Section 7.01.08.D which requires a triangular area of clear visibility formed by the two (2) intersecting rights-of-way.

The horizontal dimensions of sight areas are defined as triangular areas formed by the intersecting right-of-way lines and a straight line joining the right-of-way lines at points fifteen (15) feet from the point of intersection of the right-of-way lines.

The vertical dimensions of sight areas are defined as that vertical space between the heights of eighteen (18) inches and ten (10) feet in elevation above the nearest edge of the street pavement of a paved street or above the nearest edge of the riding surface of an unpaved street.

Within the clear visibility triangle area, no fence, wall, sign, structure, slope or embankment, parked vehicle, hedge, foliage or other planting, and other object or structure shall be placed, erected, or maintained which will obstruct visibility.

All landscaping shall comply with the most current edition of the FDOT Roadway and Traffic Design Standard, regarding visibility triangles. Tree trunks, palms, and supporting columns or posts shall be permitted within the clear area, provided that their location does not itself create a traffic hazard and the area is free of limbs and foliage. Landscaping, except grass or ground cover, shall not be located closer than three (3) feet from the edge of any driveway pavement.

Reduction of this city-wide safety measure was discussed by the HDC as one of the topics to further explore in March of 2019. At that time the board felt that there was no consensus to adopt alternate standards for Old Town, but to continue to hear variances on a case by case basis.

APPLICABLE GUIDELINES:

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

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

ANALYSIS:

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	<i>"This property is unique in that it comprises one media peonia on the corner, and the adjacent interior peonia. As a result, the house extends along Ladies Street instead of taking the traditional form with the narrow portion on Ladies Street and the long edge of the lot going north-south down Commandant Street."</i>	Design choices do not constitute a special condition.	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>"There is precedent for this design solution directly across the street at the northeast corner of Ladies Street and Commandant Street. So an adverse treatment of this property owner may be implied if the variance was not granted."</i>	HDC cases are not precedent setting and are evaluated on their own merits on a case by case basis.	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>"A literal interpretation of the 15' visibility triangle, elaborated in the Additional Criteria questions below, would prevent the property owner from maximize the enjoyment of, and views from, a full-width upper story porch. This is a common occurrence in the surrounding neighborhood, and is one that serves to also enhance the fabric and character of Old Town."</i>	As design choices have driven the request for variance, literal interpretation would not deprive the applicant of rights commonly enjoyed by other properties of the same zoning. The proposed project occurs on one full peonia + a media peonia, which allows more design flexibility.	NO
<u>4. Minimum Variance</u> The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>"The column extends into the 15' visibility corridor 2'-7" in each direction. This is the minimal amount to make a symmetrical and well proportioned 5-bay porch."</i>	Staff finds that the reasonable use of the land can be achieved without any variance.	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>“The intent of the design is to create a building that is more in keeping with the LDC and Old Town Guidelines by having a symmetrical and appropriately-wide porch form that is consistent with the character of the surrounding neighborhood.”</i>	Utilizing the two lots, this project has more opportunity to achieve a harmonious design requiring a variance. Staff finds that this variance is not necessary to maintain the general harmony with the intent and purpose of the LDC and Comp Plan	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>“By stepping the stairs back out of the visibility corridor, and minimizing the encroachment of the column, there will be no detrimental impact to the public. On the contrary, it creates a more consistent and cohesive public realm.”</i>	The visibility triangle is designed to maintain public safety. Encroachments into the view triangle to not serve the public interest.	NO

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 (HDC) may take into account the following criteria in addition to the criteria above.

APPENDIX A CRITERIA

“Applicant Response”

1. PUBLIC INTEREST: A variance would not be contrary to the public interest, safety, or welfare.

“By stepping the stairs back out of the visibility corridor, and minimizing the encroachment of the column, there will be no detrimental impact to the public. On the contrary, it creates a more consistent and cohesive public realm...”

2. SPECIAL CONDITIONS: 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.

“This property is unique in that it comprises one media peonia on the corner, and the adjacent interior peonia. As a result, the house extends along Ladies Street instead of taking the traditional form with the narrow portion on Ladies Street and the long edge of the lot going north-south down Commandant Street. Other parts of the city do not have the same form standards, or richness of fabric, that defines Old Town. The intent of this variance is to create a structure that more-seamlessly blends into the surrounding context by having a symmetrical, 5-bay porch on the front.”

3. LITERAL INTERPRETATION: 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.

“The visibility triangle is an example of a one-size-fits-all zoning standard that doesn’t specifically

consider the context of Old Town. Old Town is a neighborhood with mostly dirt streets, that accommodate small amounts of slow-moving vehicular traffic. Visibility triangles are great tools to prevent collisions at intersections with faster-moving and more prolific vehicular traffic. But in the context of Old Town, they serve to prevent buildings from properly holding street corners with porches which are the separations between the public realm of the streets and the private realm of the houses. Porches are also natural shading and cooling devices, and protect windows and doors from rain, thus increasing the sustainability and longevity of houses. Using a literal interpretation of the ordinance in this case would prevent a house from expressing the richness of a 5bay, center entry structure that is common in the area; it would also limit the amount of usable porch space the house is able to have. Finally, it would detract from the main emphasis that is intended to be given to the primary, two-story mass of the house.”

4. MINIMUM VARIANCE: *The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.*

“The variance requested is very minor - it’s a 17% deviation from the standard. It is the minimum amount of encroachment needed to maintain a 5-bay porch with appropriate bay proportions, and an appropriate scale in relationship to the main house form.”

5. ALTERATION: *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.*

No Response

6. NEW CONSTRUCTION: *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.*

“The design of the house was carefully studied in order to ensure the size, mass, scale, eave details, siding and porch materials, windows, doors and proportions thereof fit seamlessly into Old Town. Aside from the 17% encroachment, the rest of the house meets the letter and spirit of the LDC and Old Town Design Guidelines and will positively contribute to the character of the neighborhood.”

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, does not meet all 6 criteria, and as such, must recommend denial.

Staff recommends: DENIAL of HDCV 2020-08

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2020-08 **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 2020-08, as presented, **is or is not** substantially compliant with the City's Land Development Code and Comprehensive Plan, to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDCV 2020-0008 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Variance Application - Submission #6158

Date Submitted: 10/12/2020

HISTORIC DISTRICT COUNCIL (HDC) VARIANCE APPLICATION

USE THIS FORM TO Apply for a variance from requirements in the Land Development Code (LDC). Variances are demonstrations of hardship as to why a project cannot meet the requirements.

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Residential \$850



Non-Residential/ Multi-Family/ 2 or more Residential Units/ Mixed Use \$2,500

IMPORTANT NOTES

Application Requirements



A complete application filed at least thirty (45) days before the date of the Board of Adjustment's public hearing;



A current signed, sealed, scaled survey of the property (no older than two years from date of application);



Proof of ownership (copy of deed or tax statement)



If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;



A detailed letter stating the reasons for the request



Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the applicable planner prior to submitting your application. Completed Board applications are due approximately 45 days prior to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.

Appeals

An applicant aggrieved by any decision of the HDC may appeal to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to the City Commission within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

Please see the Land Development Code (LDC) for detailed information:



Procedures for Variances – see LDC Section 10.02.04.

The LDC is available for review at

<http://www.fbfl.us/LDC>

Limitations on the Grant of a Variance

The following limitations on the grant of a variance apply:



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 g



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



9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)



10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean highwater line of the Atlantic Ocean under LDC Section 4.02.03(D)



11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).



12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser’s Website at Map Search](#)

Historic District***Site Address*****City*****State*****Zip*****Parcel ID#(s)*****Zoning District*****Future Land Use Designation*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Company (if applicable)****Mailing Address*****City*****State*****Zip*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included.

First Name**Last Name****Company (if applicable)****Mailing Address**

City

Beaufort

State

SC

Zip

29906

Telephone Number

843-379-5630

E-mail Address

lauren@moserdesigngroup.com

PROJECT INFORMATION

Variance requested from LDC section(s):*

7.01.08.D

Summary of Request (more detailed information to be provided in required letter of intent)*

The applicant is requesting to construct a 10x10 column on a 12x12 pier faced with brick in within the visibility triangle at the southeast corner of Ladies Street and Commandant Street.

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, 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.*

This property is unique in that it comprises one media peonia on the corner, and the adjacent interior peonia. As a result, the house extends along Ladies Street instead of taking the traditional form with the narrow portion on Ladies Street and the long edge of the lot going north-south down Commandant Street.

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.*

There is precedent for this design solution directly across the street at the northeast corner of Ladies Street and Commandant Street. So an adverse treatment of this property owner may be implied if the variance was not granted.

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.*

A literal interpretation of the 15'™ visibility triangle, elaborated in the Additional Criteria questions below, would prevent the property owner from maximize the enjoyment of, and views from, a full-width upper story porch. This is a common occurrence in the surrounding neighborhood, and is one that serves to also enhance the fabric and character of Old Town.

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

The column extends into the 15' visibility corridor 2'-7" in each direction. This is the minimal amount to make a symmetrical and well proportioned 5-bay porch.

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

The intent of the design is to create a building that is more in keeping with the LDC and Old Town Guidelines by having a symmetrical and appropriately-wide porch form that is consistent with the character of the surrounding neighborhood.

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.*

By stepping the stairs back out of the visibility corridor, and minimizing the encroachment of the column, there will be no detrimental impact to the public. On the contrary, it creates a more consistent and cohesive public realm.

ADDITIONAL CRITERIA FOR FINDING FOR A VARIANCE IN THE HISTORIC DISTRICT 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 LDC Section 10.02.02(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.

By stepping the stairs back out of the visibility corridor, and minimizing the encroachment of the column, there will be no detrimental impact to the public. On the contrary, it creates a more consistent and cohesive public realm.

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.

This property is unique in that it comprises one media peonia on the corner, and the adjacent interior peonia. As a result, the house extends along Ladies Street instead of taking the traditional form with the narrow portion on Ladies Street and the long edge of the lot going north-south down Commandant Street. Other parts of the city do not have the same form standards, or richness of fabric, that defines Old Town. The intent of this variance is to create a structure that more-seamlessly blends into the surrounding context by having a symmetrical, 5-bay porch on the front.

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.

The visibility triangle is an example of a one-size-fits-all zoning standard that doesn't specifically consider the context of Old Town. Old Town is a neighborhood with mostly dirt streets, that accommodate small amounts of slow-moving vehicular traffic. Visibility triangles are great tools to prevent collisions at intersections with faster-moving and more prolific vehicular traffic. But in the context of Old Town, they serve to prevent buildings from properly holding street corners with porches which are the separations between the public realm of the streets and the private realm of the houses. Porches are also natural shading and cooling devices, and protect windows and doors from rain, thus increasing the sustainability and longevity of houses. Using a literal interpretation of the ordinance in this case would prevent a house from expressing the richness of a 5-bay, center entry structure that is common in the area; it would also limit the amount of usable porch space the house is able to have. Finally, it would detract from the main emphasis that is intended to be given to the primary, two-story mass of the house.

4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.

The variance requested is very minor - it's a 17% deviation from the standard. It is the minimum amount of encroachment needed to maintain a 5-bay porch with appropriate bay proportions, and an appropriate scale in relationship to the main house form.

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.

The design of the house was carefully studied in order to ensure the size, mass, scale, eave details, siding and porch materials, windows, doors and proportions thereof fit seamlessly into Old Town. Aside from the 17% encroachment, the rest of the house meets the letter and spirit of the LDC and Old Town Design Guidelines and will positively contribute to the character of the neighborhood.

Or, as an alternative, 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.

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.

Applicant's First Name*

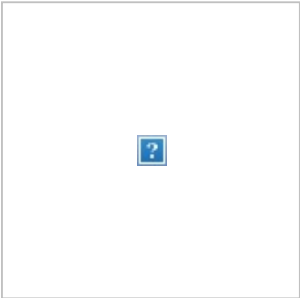
Lauren

Applicant's Last Name*

Kelly

Today's Date*

10/12/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernadnina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

Upload Supplemental Materials

Reed - Variance Letter.pdf

Upload 2

Reed 5 Bay Porch-Cover Sheet.pdf

Upload 3

Reed B13L7_9 .pdf



To: Fernandina Beach Historic District Commission
Re: Block 13, Lots 7 & 9 Variance Request

October 11, 2020

This house and detached garage with living space above is designed for Emily and Brady Reed on Block 13, Lots 7 and 9 in Old Town. The main house is situated on the the front of Lots 7 and 9, oriented to face Ladies Street, and the outbuilding is located at the rear of Lot 7. This property is unique in that it consists of a corner media peonia on the southeast corner of Ladies Street and Commandant Street, and a full interior peonia. The main form of the house is located on the media peonia (Lot 9), with a low connection across to a secondary form on the interior peonia (Lot 7). This connection was discussed with Kelly N. Gibson, AICP, and based on her interpretation of LDC Section 8.01.01.02 (B), LDC Section 8.01.01.02 (K)(2), and LDC Section 8.01.01.02 (K) (5), we are pursuing a design that treats the side yard corridor as a visibility corridor.

The current owner, Old Town Properties, is requesting a variance on behalf of the Reed family from LDC Section 7.01.08.D to encroach into the 15' corner visibility triangle in order to allow for a 5-bay, symmetrical porch with a center door. This variance would positively impact the house's design and functionality, as well as its presence on the street. It would allow a house design that is even more consistent with the typical porch bay rhythm and proportions found in Old Town, and it would have an even more positive contribution to the public realm and Ladies Street Streetscape.

The specific request is to permit one 12x12 CMU pier faced with brick, with a 10x10 wood box column above, to encroach 31" into the 15' visibility triangle. This will allow a 5-bay porch along the front of the main form of the house on the corner of Ladies and Commandant Streets. The first floor of the porch will not extend the full width of the 5-bays; the stairs are pulled in towards the center of the lot to avoid further encroachment into the triangle. However the 2nd floor porch, being higher than 10' above grade, will be usable for the full width, allowing more semi-public outdoor space and a strong presence on the corner.

Since the remainder of the primary structure spreads across Ladies Street over the two lots, which is an unusual condition, it is especially important to emphasize the corner form. The master suite, located on the front of Lot 7, is a subordinate, one-story form, designed to look like a secondary structure that was attached, over time, to this predominant, main form. In addition, this similar technique was used on the property due north, on the northeast corner of Ladies and Commandant Streets, so there is precedent to permit this encroachment.

Thank you for your consideration of this variance request

Sincerely,

Lauren Kelly



**LOCAL PRECEDENT OF
SIMILAR CONDITION**



LOCATION MAP, N.T.S.



LADIES STREET ELEVATION, 1/8" = 1'-0"

SUBMISSION INFORMATION

The drawings submitted for the 5 Bay Porch version of this house, for which the variance is requested, are the same as those for the 4 Bay Porch which doesn't require a variance, with the following exceptions: Sheets G1.1 (Site Plan), A2.0 and A2.1 (Floor Plans) and A3.0 (Elevations). These have been modified to reflect the additional porch bay. The rest of the drawings, such as the foundation plan, framing plan and roof plan, will be updated if/ when the variance is granted.

INSPIRATION

This property on Block 13 in Old Town Fernandina Beach consists of a full interior peonia and one media peonia on the southeast corner of Ladies Street and Commandant Street. The main form of the house is located on the media peonia (Lot 9), with a low connection across to a secondary form on the interior peonia (Lot 7). This connection was discussed with Kelly N. Gibson, AICP, and based on her interpretation of LDC Section 8.01.01.02 (B), LDC Section 8.01.01.02 (K)(2), and LDC Section 8.01.01.02 (K)(5), we are pursuing a design that treats the side yard corridor as a visibility corridor. The buildings are designed to be compatible with the north Florida climate and take cues from the local vernacular.

LOT DISPOSITION

The main house holds the corner with a symmetrical five bay two-story porch facing Ladies Street. This main form attaches to a smaller secondary form across the side lot corridor, which is treated as a visibility corridor,

with a lower, 10' wide connection to emphasize the visibility corridor. The secondary form houses the master suite and is positioned in the front of Lot 7 to hold the street and reinforce the historic order and building pattern of the original city plat. A screened rear porch provides private access to the private yard. A detached two-story outbuilding is located on the interior, south end of Lot 7 and consists of a garage with a room above.

SIZE, MASS & SCALE

The larger two-story form and porch of the main house is intentional, to hold the corner, while the secondary form is slightly smaller but still maintains an appropriate presence on the street. The gracious floor-to-ceiling heights and simple roof forms help these structures to be compatible with the established building forms in the surrounding blocks.

MATERIALS AND BUILDING ELEMENTS

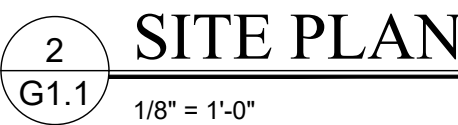
The main house sits on brick piers with lap siding above. The secondary form maintains the same vented brick pier foundation with board and batten above. These two forms are connected by a lighter form, made up of glazing and paneling that emphasizes the visibility corridor. The detached outbuilding has an exterior of board and batten siding as well. The main house has stairs addressing Ladies Street as well as Commandant Street. The two-story porch is the primary entry feature and delineates between the public and private realm. All of these elements allow both structures to maintain the legibility of the old grid and provide opportunities for social interaction at the street level, while allowing for private enjoyment of the interior of the lots in a diversity of outdoor spaces.

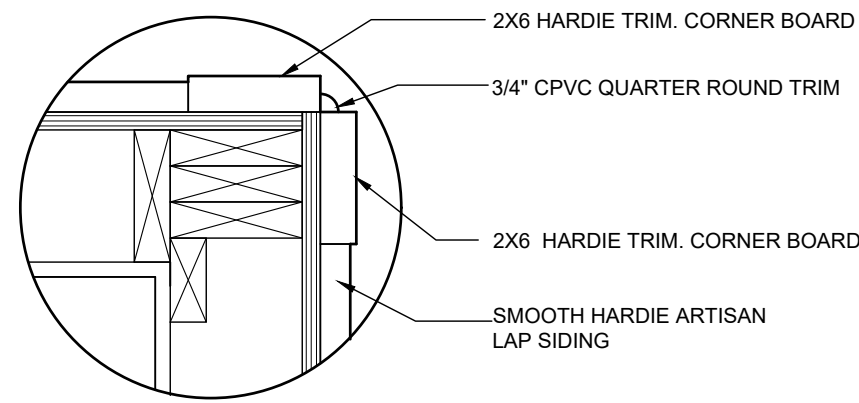
Reed Residence (5 Bay Porch)

Old Town Fernandina Beach - Block 13, Lots 7 & 9

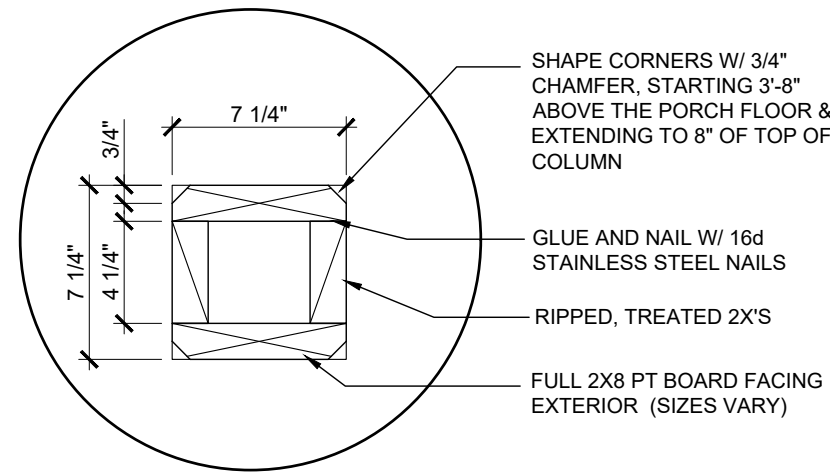
October 8, 2020



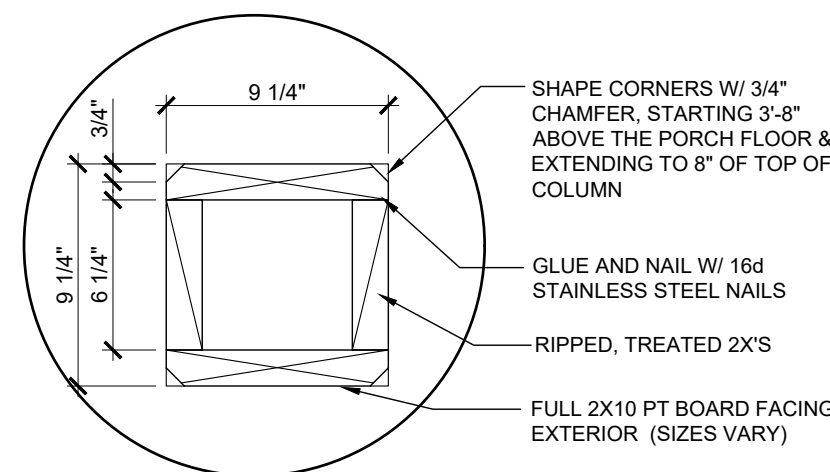
[illegible]



1 CORNER DETAIL
A2.0 NTS



2 8X8 BOX COLUMN DETAIL
A2.0 NTS



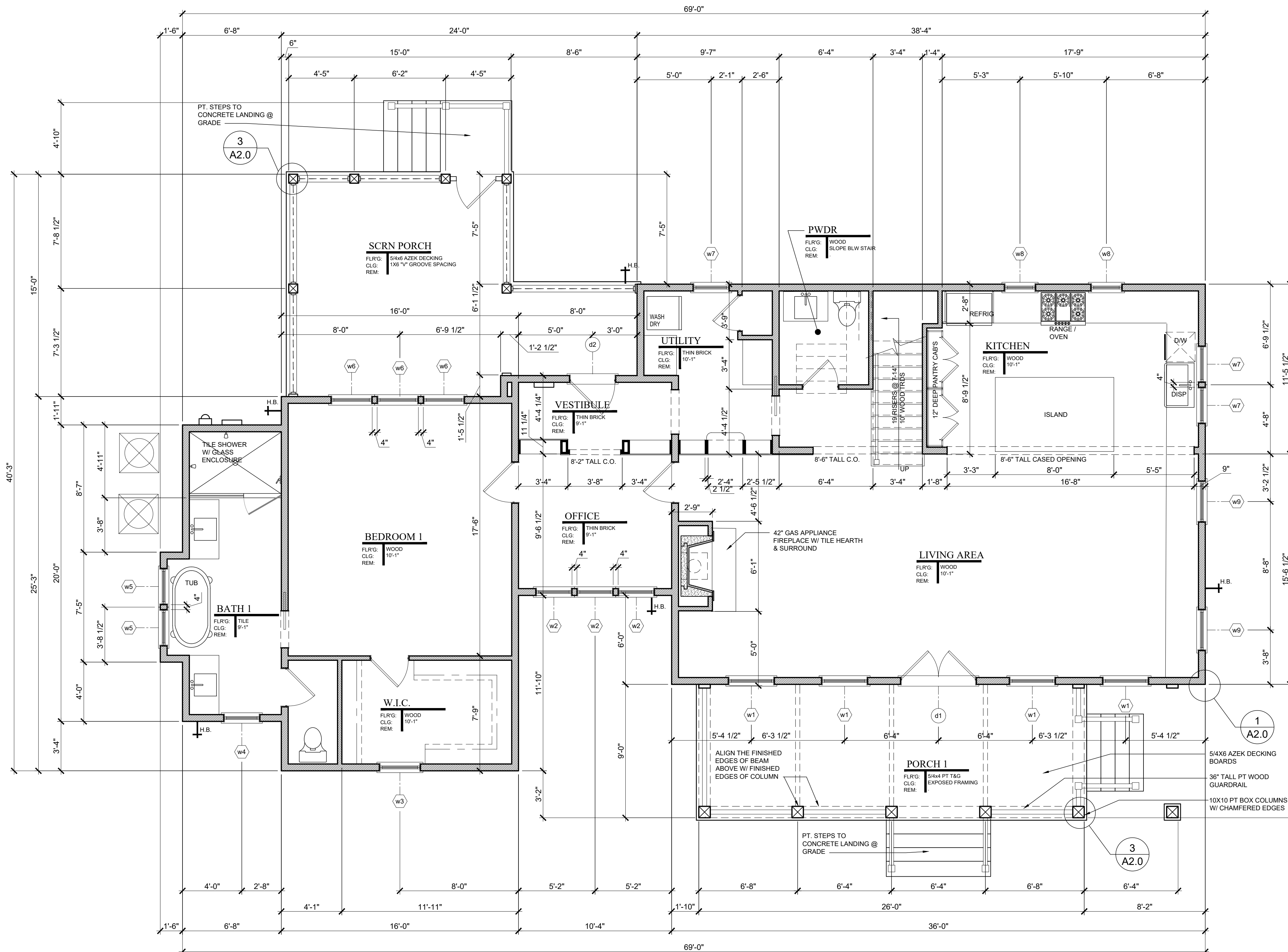
3 10X10 BOX COLUMN DETAIL
A2.0 NTS

FINISH NOTES

- Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.
- Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.
- Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.
- Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.
- All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall be installed so that finish surface is smooth, even and regular.
- Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

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



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

BUILDING AREAS	
FIRST FLOOR HTD	1688 SQ FT
SECOND FLOOR HTD	800 SQ FT
TOTAL HTD	1488 SQ FT
GARAGE TOTAL	484 SQ FT

REVIEW SET NOT FOR CONSTRUCTION

DATE:

OCT. 8, 2020

MDG

MOSER DESIGN GROUP

Residential Design

Urban Planning

MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET, NO.2 • BEAUFORT, SC 29906

info@moserdesigngroup.com

PHONE (843) 375-5630

REVISIONS:

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All construction plans purchased from Moser Design Group, Inc. are provided as-is, and Moser Design Group, Inc. does not warrant or guarantee the accuracy, completeness, or reliability of the plans. Moser Design Group, Inc. is not responsible for any errors, omissions, or omissions in the plans, and no liability shall be imposed on Moser Design Group, Inc. for any such errors, omissions, or omissions. Moser Design Group, Inc. is not responsible for any errors, omissions, or omissions in the plans, and no liability shall be imposed on Moser Design Group, Inc. for any such errors, omissions, or omissions. Moser Design Group, Inc. is not responsible for any errors, omissions, or omissions in the plans, and no liability shall be imposed on Moser Design Group, Inc. for any such errors, omissions, or omissions.

PROJECT:

REED RESIDENCE (5 BAY PORCH)

BLK 13, LOTS 1&9 LADIES STREET

OLD TOWN FERNANDINA BEACH

NASSAU COUNTY, FLORIDA

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with a local building official to determine the applicable building codes and to make any necessary changes or modifications to the plans prior to construction. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET:

HDC REVIEW SET

NOT FOR CONSTRUCTION

A2.0



SHEET:		PROJECT:		DATE:	
A2.1		REED RESIDENCE (5 BAY PORCH) BLK 13, LOTS 7&9 LADIES STREET OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA		OCT. 8, 2020 	
HDC REVIEW SET NOT FOR CONSTRUCTION		REED RESIDENCE (5 BAY PORCH) BLK 13, LOTS 7&9 LADIES STREET OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA		MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO.2 * BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 379-5630	
All construction plans purchased from Moser Design Group, Inc. are provided as-is, and Moser Design Group, Inc. disclaims all other warranties, express or implied, including merchantability or fitness of purpose. Moser Design Group, Inc. is not responsible for any errors or omissions in these plans, and the user assumes all risk, but not limited to, loss of anticipated profits, business opportunity, or other economic loss arising out of the use of services or any construction plans received from Moser Design Group, Inc. Moser Design Group, Inc. has been advised of the potential for such errors or omissions, and the user acknowledges that the user's plans or construction information received from Moser Design Group, Inc. prior to and after the purchase of these plans, shall be the responsibility of the user. Moser Design Group, Inc. Moser Design Group, Inc.'s liability to the purchaser or any third party shall not exceed the purchase price paid to Moser Design Group, Inc. for the product.		These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.		REVISIONS:	

EXTERIOR NOTES:

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



1 LADIES STREET ELEVATION (SOUTH)
A3.0 1/4" = 1'-0"

REVIEW SET NOT FOR CONSTRUCTION

SHEET :	PROJECT :	DATE :	OCT. 8, 2020
HDC REVIEW SET NOT FOR CONSTRUCTION	REED RESIDENCE (5 BAY PORCH) BLK 13, LOTS 7&9 LADIES STREET OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA	© 2020, MOSER DESIGN GROUP, INC. ALL RIGHTS RESERVED	MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO.2 • BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 375-5630
A3.0			
REVISIONS:			
These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.			
All construction plans purchased from Moser Design Group, Inc. are provided as-is, including merchantability or fitness of purpose. Moser Design Group, Inc. is not liable for incidental, special, consequential, or indirect damages of any kind, including economic loss arising out of the use of services or any construction plans received from Moser Design Group, Inc. even if Moser Design Group, Inc. has been advised of the possibility of such damages. The purchaser's responsibility to ensure the accuracy, completeness, and suitability of the plans for their intended use is not diminished by the purchase of the plans or construction information received from Moser Design Group, Inc. prior to and during the use thereof. The purchaser's liability for any damages, special, consequential, or indirect damages, arising out of the use of the plans or construction information from Moser Design Group, Inc. shall not exceed the purchase price paid to Moser Design Group, Inc. for the product.			



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-49
NOVEMBER 19, 2020

Owner/Applicant:	Moser Design Group, agent for Bill Kavanaugh, owner
Property Address:	Block 13 Lots 7 & 9 Ladies Street
Requested action:	Certificate of Approval (COA) to construct a 2-story single family residence and detached garage.
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This property on Block 13 in Old Town Fernandina Beach consists of a full interior peonia and one media peonia on the southeast corner of Ladies Street and Commandant Street. The main form of the house is located on the media peonia (Lot 9), with a low connection across to a secondary form on the interior peonia (Lot 7).

This connection was discussed with Director Gibson, and the HDC in the Spring of 2020 and the applicant was directed to treat the side yard corridor as a visibility corridor.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>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.</i>	☐	☐	☒
2	<i>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.</i>	☐	☐	☒
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☐	☐	☒
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☐	☐	☒
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>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.</i>	☒	☐	☐
10	<i>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.</i>	☒	☐	☐

ANALYSIS:

Staff finds that the proposed design is conceptually compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

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 2020-49

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2020-49 **with or without** conditions;

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

That HDC case HDC 2020-49, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-49 Application and Backup Materials

EXHIBIT 2 HDC 2020-49 Plans & Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6145

Date Submitted: 10/9/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$25 | ☐ Demolition of a Primary Structure â€œ Contributing \$7,500 |
| ☒ Certificate of Approval (COA): Board Review - Residential (Single-Family) \$250 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100 |
| ☐ Certificate of Approval (COA): Board Review - Commercial/ Multi-Family/ 2 or more Residential Units/ Mixed Use \$400 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500 | ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees |

Basis for Review

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

HDC 2020



IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you™ need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?

10/2/2020

Please apply for a required pre-application meeting using the following link:

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website â†’ Map Search](#)

Historic District*

Old Town

Site Address*

Block 13, Lots 7 & 9

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0013-0090, 00-00-31-1580-0013-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Bill

Last Name*

Kavanaugh

Mailing Address*

Old Town Properties

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-753-3158

E-mail Address*

captwhk@comcast.net

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

Is there an agent other than the owner representing this project?*

Yes

First Name*

Lauren

Last Name*

Kelly

Company (if applicable)

Moser Design Group

Street Address

17 Market #1

City

Beaufort

State

SC

Zip

29906

Telephone Number

843-379-5630

E-mail Address

lauren@moserdesigngroup.com

Project Description*

This property on Block 13 in Old Town Fernandina Beach consists of a full interior peonia and one media peonia on the southeast corner of Ladies Street and Commandant Street. The main form of the house is located on the media peonia (Lot 9), with a low connection across to a secondary form on the interior peonia (Lot 7). This connection was discussed with Kelly N. Gibson, AICP, and based on her interpretation of LDC Section 8.01.01.02 (B), LDC Section 8.01.01.02 (K)(2), and LDC Section 8.01.01.02 (K)(5), we are pursuing a design that treats the side yard corridor as a visibility corridor. The buildings are designed to be compatible with the north Florida climate and take cues from the local vernacular. The main house is 1,488 total heated square feet, and the garage is 484 heated square feet over 484 unheated square feet.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer

Hardie

Product Description

Artisan lap siding

Include FL Product Approval # for Windows and Doors

Color

Dover White SW6385

(Name/Number)

DOORS

Manufacturer

Andersen

Product Description

FL13082-R4

Include FL Product Approval # for Windows and Doors

Color

Mahogany, Brewster Gray
Benjamin Moore HC162

(Name/Number)

WINDOWS

Manufacturer

Andersen

Product Description

400 Series FL1091-R17

Include FL Product Approval # for Windows and Doors

Color

White

(Name/Number)

ROOFING

Manufacturer

TBD

Product Description

5v metal crimp

Include FL Product Approval # for Windows and Doors

Color

galvalume

(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie or PT	Hardie Smooth or Wood Include FL Product Approval # for Windows and Doors	Dover White SW6385 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
Cherokee	Brikck Shellmans Bluff thin brick Include FL Product Approval # for Windows and Doors	Ivory mortar (Name/Number)

FENCING

Manufacturer	Product Description	Color
PT Wood	Site Built Include FL Product Approval # for Windows and Doors	TBD (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Temron	4x8 Brick Pavers Include FL Product Approval # for Windows and Doors	Sand Dune (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
Porch	Azek T&G Include FL Product Approval # for Windows and Doors	Morado (Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1 Reed-Cover Sheet.pdf	Upload 2 Reed HCD review set.pdf	Upload 3 Owner Authorization.pdf	Upload 4 deed.pdf
Upload 5 Reed Survey.pdf	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

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 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 (1) 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.

Applicant First Name*	Applicant Last Name*
Lauren	Kelly

Today's Date*

10/9/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:
HARRY M. WILSON, IV, ESQUIRE
GARTNER, BROCK AND SIMON, LLP
1300 RIVERPLACE BLVD., SUITE 525
JACKSONVILLE, FLORIDA 32207

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of December, 2017, by and between **ANNE B. KAVANAUGH, a married woman**, whose address is 112 N. 6th Street, Fernandina Beach, Florida 32034 ("Grantor"), and **OLD TOWN PROPERTIES, LLC**, a Florida limited liability company, whose address 112 N. 6th Street, Fernandina Beach, Florida 32034 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid in hand to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, the following described real property, situate, lying and being in the County of **Nassau**, State of Florida, to-wit:

See **Exhibit "A"** attached hereto and incorporated by this reference (the "Property").

SUBJECT TO taxes and assessments for the year 2017 and subsequent years, and zoning and land use laws and regulations.

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

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

AND, Grantor hereby warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none others.

The Property is not the homestead of the Grantor and neither the Grantor, nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible resides on or adjacent to the Property.

{Signature on the following page}

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

Signed, sealed and delivered
in the presence of:

GRANTOR:

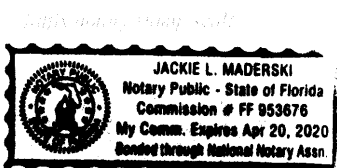
Jackie L. Maderski
Print Name: JACKIE L. Maderski

Anne B. Kavanaugh
ANNE B. KAVANAUGH

William Money
Print Name: WILLIAM MONEY

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 21st day of December, 2017, by Anne B. Kavanaugh who is personally known to me or who has produced _____ as identification.



Jackie L. Maderski
Notary Public, State Florida
Print Name: Jackie L. Maderski
My Commission Expires: April 20, 2020

NOTE TO RECORDING CLERK: This deed conveys unencumbered property for nominal consideration from an individual to a Florida limited liability company wholly owned by said individual, and is exempt from Florida documentary stamp taxes pursuant to Crescent Miami Center v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005) and Section 201.02, Florida Statutes.

Exhibit "A"
(the "Property")

The land referred to herein below is situated in the County of NASSAU, State of Florida, and described as follows:

All those certain lots, pieces or parcels of land situate, lying and being in the city of Fernandina Beach (formerly named Fernandina), County of Nassau and State of Florida, and further known and described on the official plat of said city (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 1, of "Old Town."

Lots 7, 9, 11, Block 5, of "Old Town."

Lots 9, 11, 12, Block 6, of "Old Town."

Lots 6, 8, 9, 10, 13, 14, Block 7, of "Old Town."

Lots 3, 4, 6, 7, 8, 9, Block 13, of "Old Town."

Lots 8, 10, 13, 14, Block 14, of "Old Town" and all of that portion of Lots 4 and 6 lying Westerly of North Fourteenth Street Extension (a 100.0 foot right of way), of "Old Town."

Lots 1, 2, 3, 4, 6, 7 and East One-Half (1/2) of Amelia Street, 8 and East One-Half (1/2) of Amelia Street, Block 18, of "Old Town."

The North One-Half (1/2) of Lot 5 and the South One-Half (1/2) of Lot 5, Block 18, of "Old Town."

Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, Block 19, of "Old Town."

Lot 8, Block 31, of "Old Town."

Lots 1, 2 and West One-Half (1/2) of Amelia Street, 3, 4 and West One-Half (1/2) of Amelia Street, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 37, of "Old Town."

Excepting any part in road right of ways.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE OLD TOWN Properties, LLC
(print name of property owner(s))

hereby authorize: W. H. KAVANAUGH Lauren Kelly of Design
(print name of agent)

to represent me/us in processing an application for: H/DL CERTIFICATE of 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.

W. H. KAVANAUGH
(Signature of owner)

(Signature of owner)

W. H. KAVANAUGH
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
SS

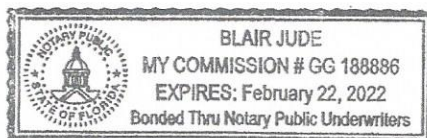
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day of May, 2020, by W. H. KAVANAUGH.

Blair Jude
Notary Public

Blair Jude
Printed Name

Feb. 22, 2022
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: DL K152928513730
FL



MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOTS 7 AND 9, BLOCK 13, OLD TOWN,

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

FOR: DONNA LYNN COSTOM HOMES,

COMMANDANT STREET

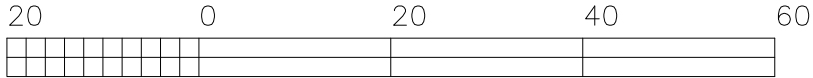
46.6' R/W (SHELL)

18" CONCRETE FLAT CURB

LADIES STREET

46.6' R/W (SHELL)

NORTH



GRAPHIC SCALE — FEET

REVISED TO SHOW TREES & TOPOGRAPHY 8-29-20

COASTAL LAND SURVEYORS

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

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

LICENSED BUSINESS NO. 6412

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

BEARINGS BASED ON _____N/A_____

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE _____X_____AS SHOWN ON

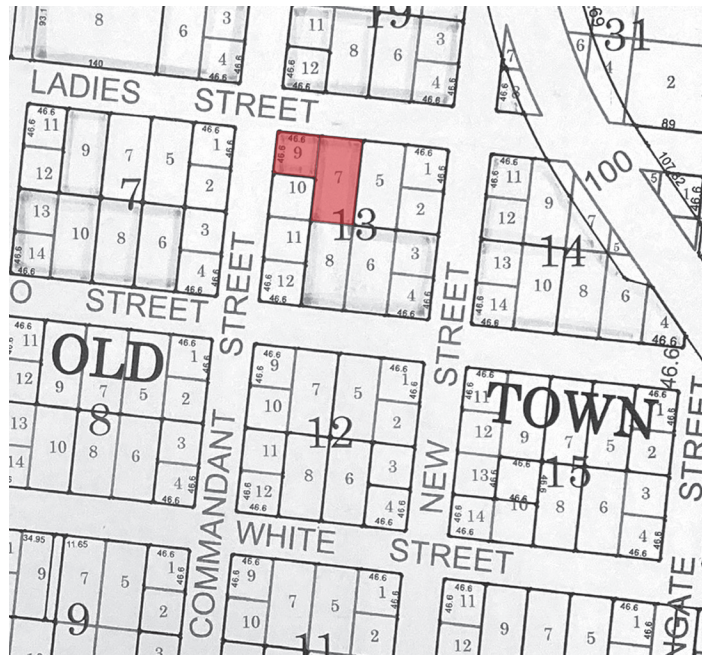
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0229G
DATED 8/2/17.

DATE OF SURVEY: JULY 8, 2020
SCALE 1"=20'
JOB NO. 2007-06 F.B. 359

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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



LOCATION MAP, N.T.S.



LADIES STREET ELEVATION, 1/8" = 1'-0"

INSPIRATION

This property on Block 13 in Old Town Fernandina Beach consists of a full interior peonia and one media peonia on the southeast corner of Ladies Street and Commandant Street. The main form of the house is located on the media peonia (Lot 9), with a low connection across to a secondary form on the interior peonia (Lot 7). This connection was discussed with Kelly N. Gibson, AICP, and based on her interpretation of LDC Section 8.01.01.02 (B), LDC Section 8.01.01.02 (K)(2), and LDC Section 8.01.01.02 (K)(5), we are pursuing a design that treats the side yard corridor as a visibility corridor. The buildings are designed to be compatible with the north Florida climate and take cues from the local vernacular.

LOT DISPOSITION

The main house sits at the front corner of Lot 9, with a four bay two-story porch facing Ladies Street. This main form attaches to a smaller secondary form across the side lot corridor, which is treated as a visibility corridor, with a lower, 10' wide connection to emphasize the visibility corridor. The secondary form houses the master suite and is positioned in the front of Lot 7 to hold the street and reinforce the historic order and building pattern of the original city plat. A screened rear porch provides private access to the private yard. A detached two-story outbuilding is located on the interior, south end of Lot 7 and consists of a garage with a room above.

SIZE, MASS & SCALE

The larger two-story form and porch of the main house is intentional, to hold the corner, while the secondary form is slightly smaller but still maintains an appropriate presence on the street. The gracious floor-to-ceiling heights and simple roof forms help these structures to be compatible with the established building forms in the surrounding blocks.

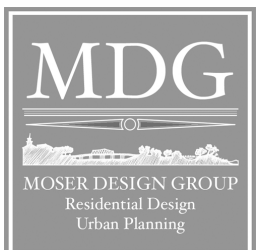
MATERIALS AND BUILDING ELEMENTS

The main house sits on brick piers with lap siding above. The secondary form maintains the same vented brick pier foundation with board and batten above. These two forms are connected by a lighter form, made up of glazing and paneling that emphasizes the visibility corridor. The detached outbuilding has an exterior of board and batten siding as well. The main house has stairs addressing Ladies Street as well as Commandant Street. The two-story porch is the primary entry feature and delineates between the public and private realm. All of these elements allow both structures to maintain the legibility of the old grid and provide opportunities for social interaction at the street level, while allowing for private enjoyment of the interior of the lots in a diversity of outdoor spaces.

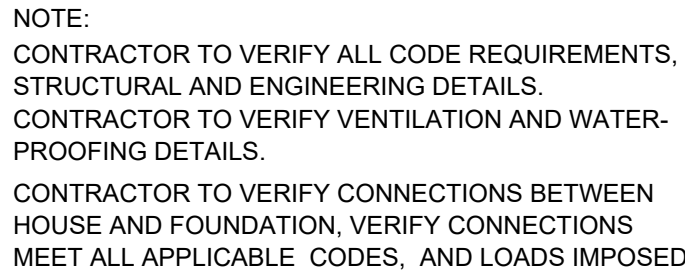
Reed Residence

Old Town Fernandina Beach - Block 13, Lots 7 & 9

October 8, 2020



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



G1.0

S 1.0



1
S1.1

SCHEMATIC 1ST FLOOR FRAMING

1/4" = 1'-0"

0 1 2 4 8

THE JOISTS, BEAMS & CONNECTIONS INDICATED MUST BE PRE-ENGINEERED BY TRUSS MANUFACTURER, OR ENGINEER, TO CARRY THE LIVE AND DEAD LOADS IMPOSED AND REQUIRED PRIOR TO PURCHASE OR INSTALLATION OF JOISTS

50 lbs. P.S.F. FIRST FLOOR LIVE LOAD
50 lbs. P.S.F. SECOND FLOOR LIVE LOAD
30 lbs. P.S.F. ATTIC FLOOR LIVE LOAD

All headers, beams, joist systems, and connections are to be engineered by a licensed professional engineer to carry the loads imposed.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

Open web joist system to be engineered by others, and installed according to Manufacturers specifications.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

REVIEW SET NOT FOR CONSTRUCTION

SHEET:	PROJECT:		DATE:
	REED RESIDENCE BLK 13, LOTS 7&9 LADIES STREET OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA		
	HDC REVIEW SET NOT FOR CONSTRUCTION		
S1.1	MOSER DESIGN GROUP, INC.		OCT. 6, 2020
	RESIDENTIAL DESIGNERS		
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Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

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SHEET:		PROJECT:		These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.		DATE:	
HDC REVIEW SET NOT FOR CONSTRUCTION		REED RESIDENCE — BLK 13, LOTS 7&9 LADIES STREET OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA		All construction plans purchased from Moser Design Group, Inc. are provided as-is, including merchantability or fitness of purpose. Moser Design Group, Inc. is not liable for incidental, special, consequential, or indirect damages of any kind, including economic loss arising out of the use of services or any construction plans received from Moser Design Group, Inc. even if Moser Design Group, Inc. has been advised of the need for such construction. Moser Design Group, Inc. does not warrant that the plans or construction information received from Moser Design Group, Inc. prior to and after the date of purchase of the plans or construction information comply with any code, ordinance, regulation, or other governmental requirement. Moser Design Group, Inc.'s liability to the purchaser or any third party shall not exceed the purchase price paid to Moser Design Group, Inc. for the product.		OCT. 6, 2020	
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REVISIONS:		REVISIONS:		REVISIONS:		REVISIONS:	



This architectural floor plan depicts a single-story residence with a total footprint of 69'-0" by 40'-3". The layout includes a front porch (Porch 1) with a 54x6 PT T&G exposed framing, leading into a living area featuring a 42" gas appliance fireplace with a tile hearth and surround. The living area is adjacent to a kitchen with a range/oven, refrigerator, and island. A central vestibule provides access to a bedroom, a bathroom (Bath 1), and a utility room. The bedroom includes a walk-in closet (W.I.C.) and a window seat. The utility room contains a wash/dry area and a thin brick fireplace. The plan also shows a screened porch (SCRN PORCH) and a concrete landing at the rear. Various windows (W1-W9) and doors (D1, D2) are indicated, along with material specifications for flooring, walls, and ceilings. The plan is marked with dimensions and room names, and includes a note about the finished edges of the beam and column.

Rooms and Dimensions:

- SCRN PORCH:** 15'-0" x 24'-0"
- Bedroom 1:** 11'-11" x 11'-10"
- Bath 1:** 7'-5" x 4'-0"
- W.I.C.:** 7'-9" x 4'-1"
- Office:** 11'-10" x 9'-0"
- Utility:** 8'-0" x 5'-0"
- Kitchen:** 16'-8" x 8'-9"
- Living Area:** 15'-6 1/2" x 11'-5 1/2"
- Porch 1:** 26'-0" x 8'-2"

Materials and Finishes:

- FLRG:** 54x6 AZEK DECKING, 1x6 "Y" GROOVE SPACING, THIN BRICK, WOOD, TILE, 10" WOOD TRIMS, 12" DEEP PANTRY CABS, 42" GAS APPLIANCE FIREPLACE W/ TILE HEARTH & SURROUND, 54x6 PT T&G EXPOSED FRAMING.
- CLG:** REM, THIN BRICK, WOOD, TILE, 10" WOOD TRIMS, 12" DEEP PANTRY CABS, 42" GAS APPLIANCE FIREPLACE W/ TILE HEARTH & SURROUND, 54x6 PT T&G EXPOSED FRAMING.
- REM:** REM, THIN BRICK, WOOD, TILE, 10" WOOD TRIMS, 12" DEEP PANTRY CABS, 42" GAS APPLIANCE FIREPLACE W/ TILE HEARTH & SURROUND, 54x6 PT T&G EXPOSED FRAMING.

Windows and Doors:

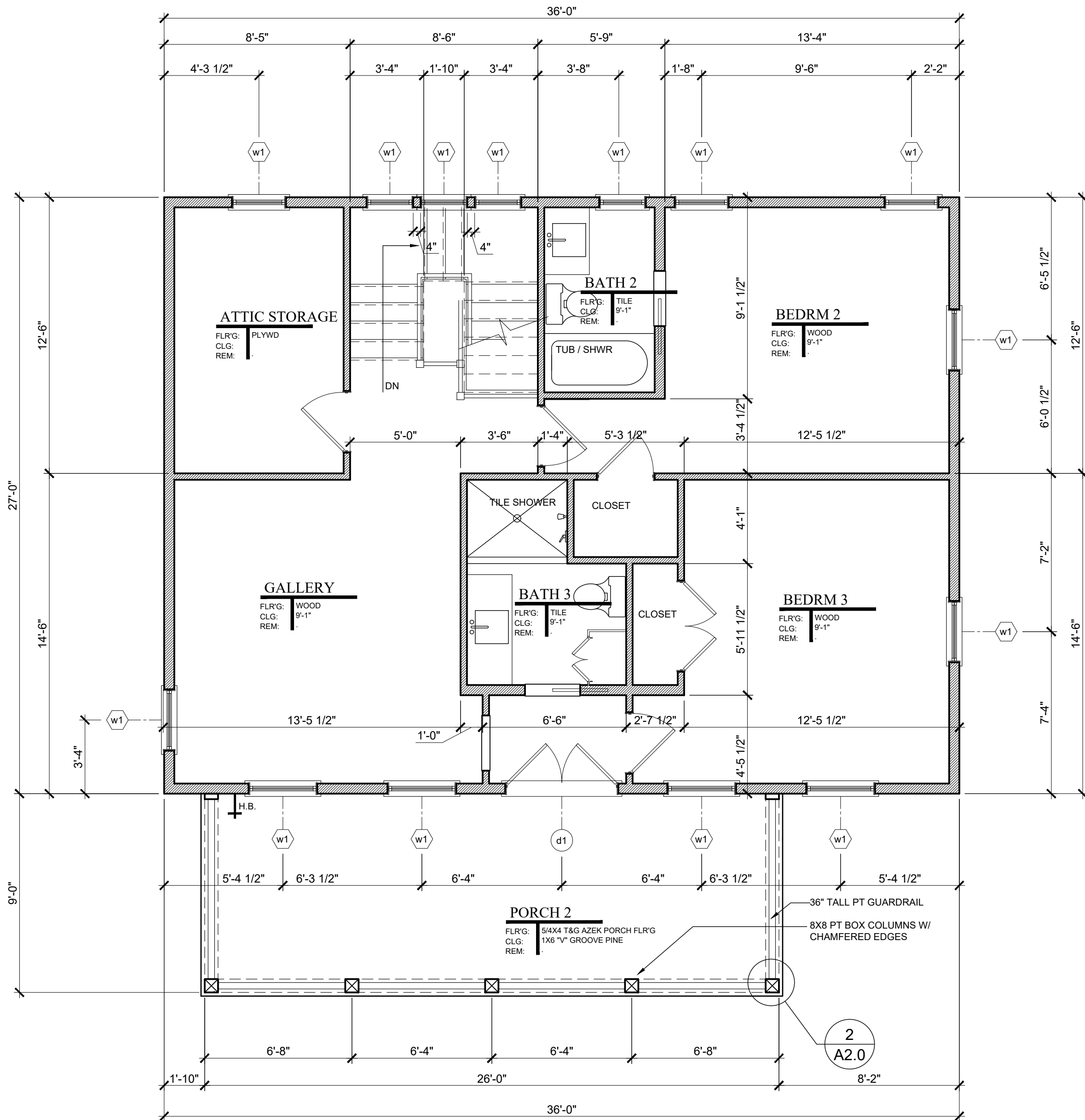
- W1-W9:** Windows of various sizes and locations.
- D1, D2:** Doors of various sizes and locations.

Other Features:

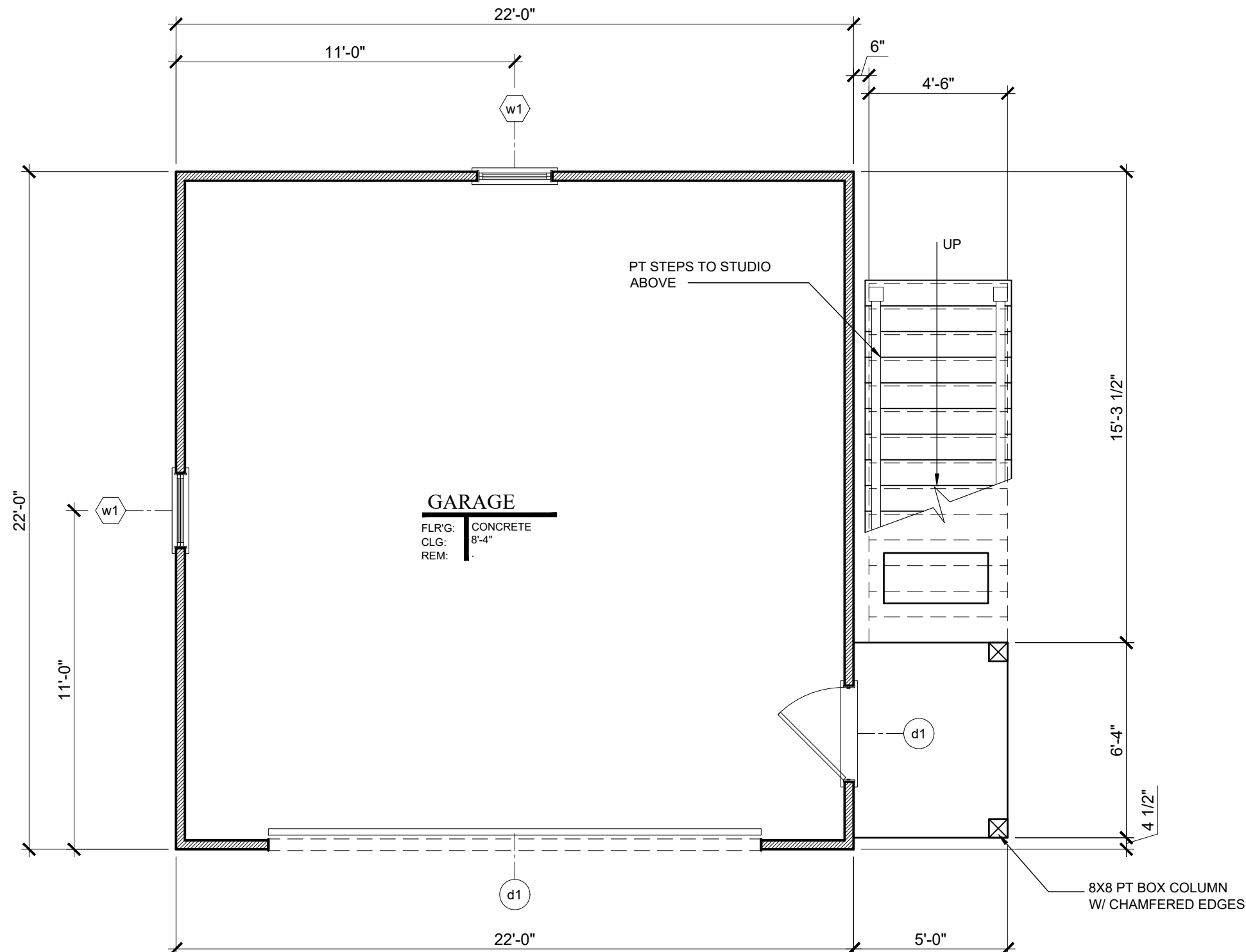
- PT. STEPS TO CONCRETE LANDING @ GRADE:** Located at the rear and front of the property.
- 54x6 AZEK DECKING BOARDS:** Located on the rear porch.
- 36" TALL PT WOOD GUARDRAIL:** Located on the rear porch.
- 10x10 PT BOX COLUMNS W/ CHAMFERED EDGES:** Located on the rear porch.

BUILDING AREAS	
FIRST FLOOR HTD	1688 SQ FT
SECOND FLOOR HTD	800 SQ FT
TOTAL HTD	1488 SQ FT
GARAGE TOTAL	484 SQ FT

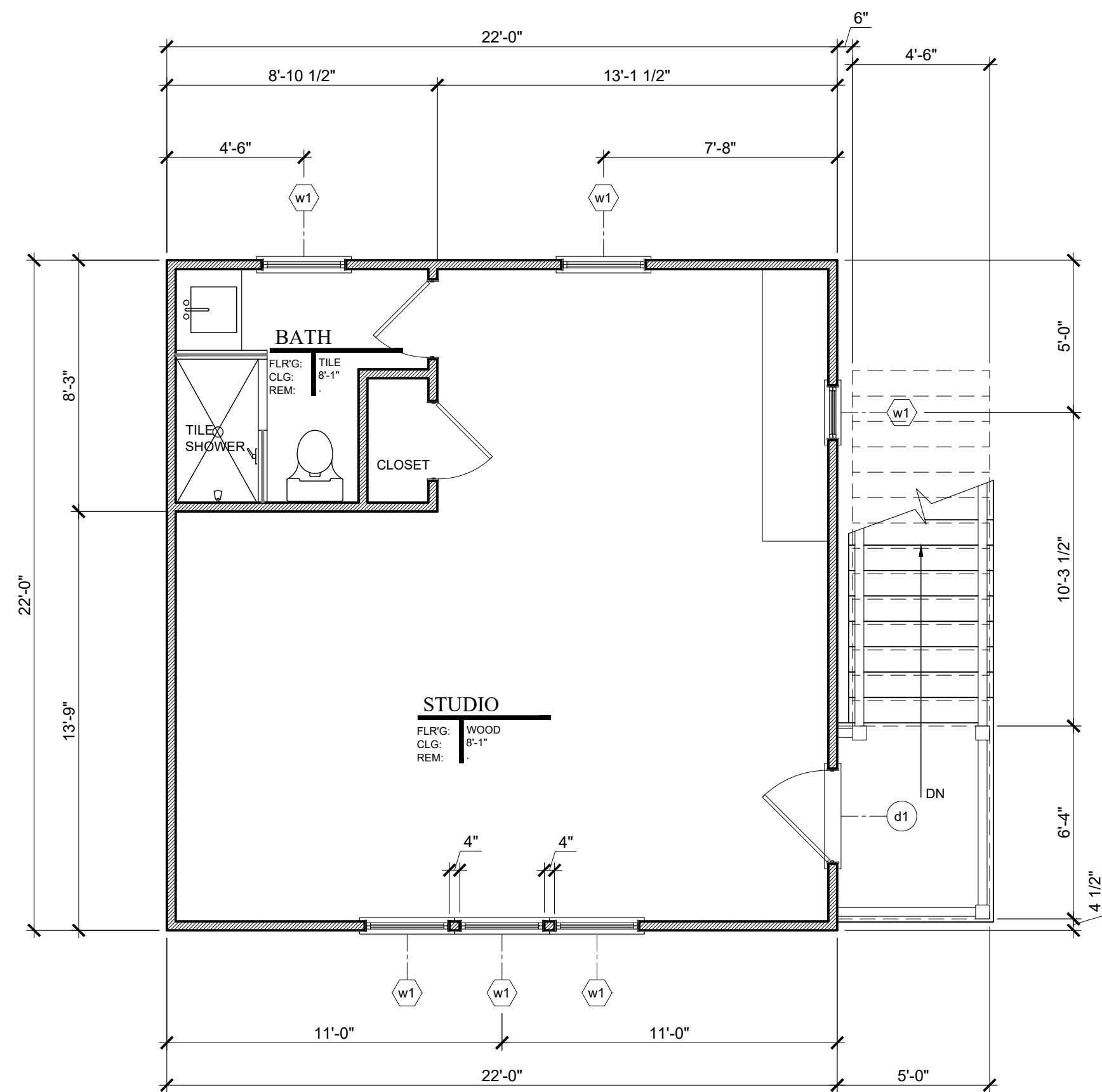
A2.0



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



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



3
A2.1
STUDIO PLAN
1/4" = 1'-0"
484 SQUARE FEET
0 1 2 4 8

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SHEET:	HDC REVIEW SET NOT FOR CONSTRUCTION	A2.1	PROJECT: REED RESIDENCE BLK 13, LOTS 7&9 LADIES STREET OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA	DATE: OCT. 6, 2020 MDG MOSER DESIGN GROUP Residential Design Urban Planning
SHEET:	HDC REVIEW SET NOT FOR CONSTRUCTION	A2.1	PROJECT: REED RESIDENCE BLK 13, LOTS 7&9 LADIES STREET OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA	DATE: OCT. 6, 2020 MDG MOSER DESIGN GROUP Residential Design Urban Planning
REVISIONS:			MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO.2 • BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 375-5630	
PROJECT:			MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO.2 • BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 375-5630	
SHEET:			DATE:	

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



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REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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

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A3.0

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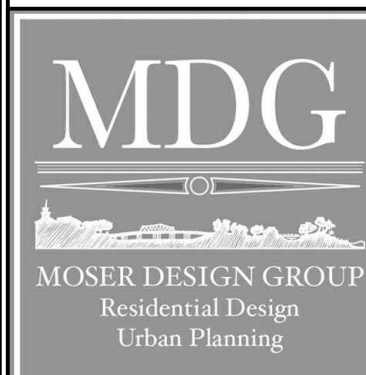
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PHONE (843) 379-5630

OCT. 6, 2020



EXTERIOR NOTES:

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5 V CRIMP METAL ROOFING. INSTALL PER MANUFACTURERS RECOMMENDATIONS



1 NORTH ELEVATION
A3.1
1/4" = 1'-0"



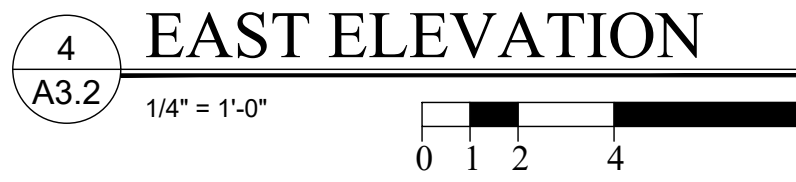
2 WEST ELEVATION
A3.1
1/4" = 1'-0"



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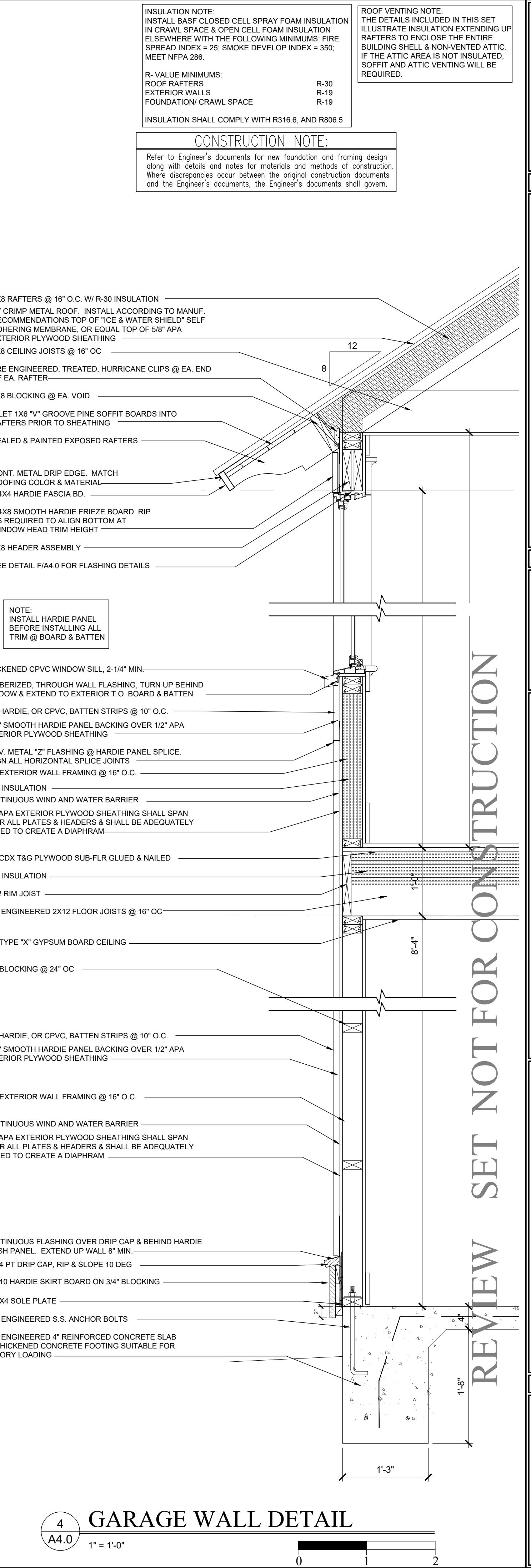
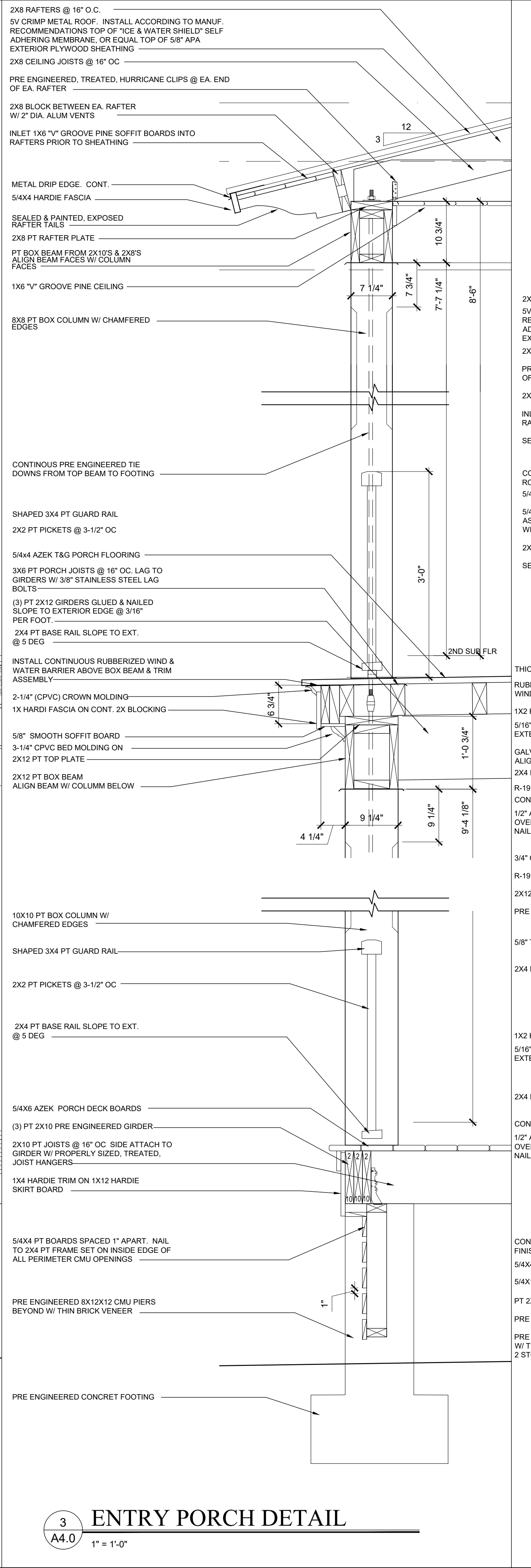
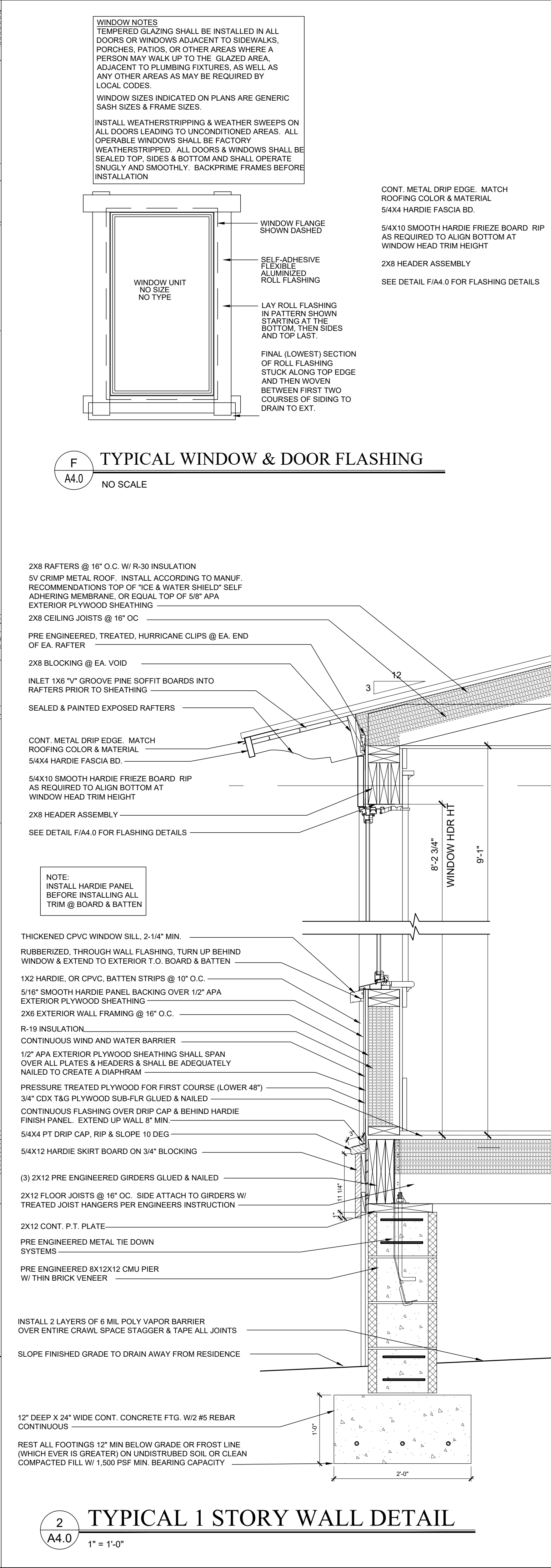
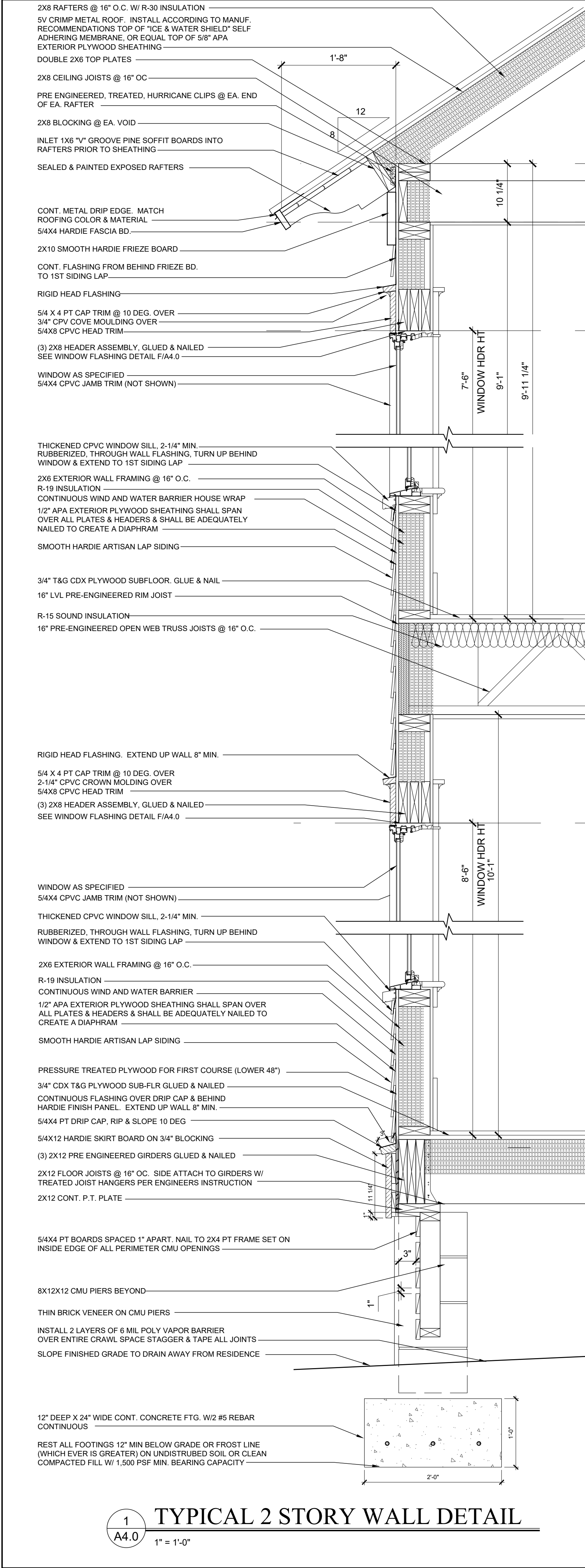
SHEET:	HDC REVIEW SET NOT FOR CONSTRUCTION	
	A3.1	
PROJECT:	REED RESIDENCE BLK 13, LOTS 7&9 LADIES STREET OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA	
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DATE:	OCT. 6, 2020	
	MDG MOSER DESIGN GROUP Residential Design Urban Planning	
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[illegible]



DATE :	OCT. 6, 2020	
PROJECT :	REED RESIDENCE BLK 13, LOTS 7&9 LADIES STREET OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA	
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	A4.0	

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

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

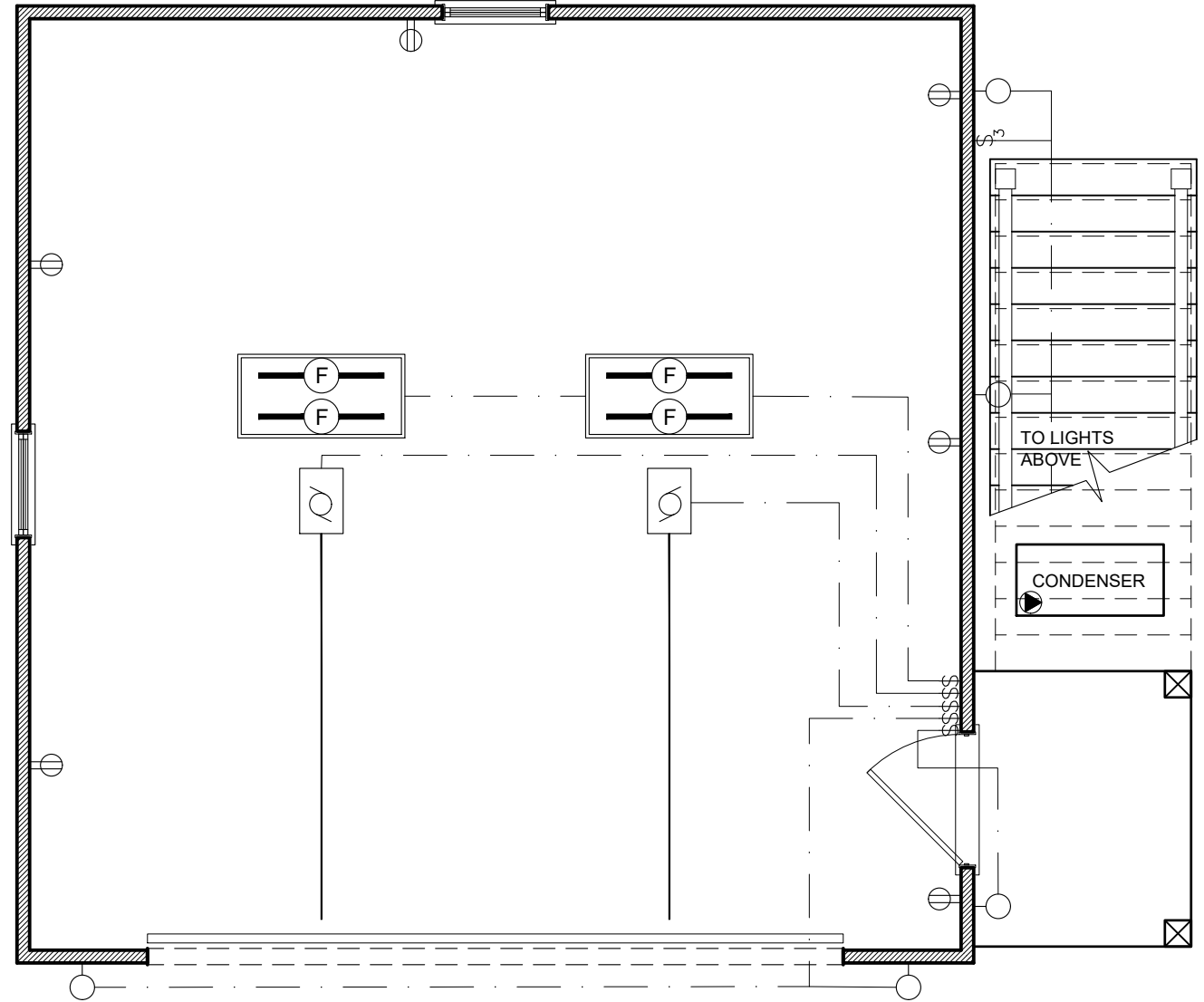
 WATER HEATER HOOKUP IN ATTIC

 ATTIC VENT FAN HOOKUP IN ATTIC

 AIR HANDLER HOOKUP IN ATTIC

 JUNCTION BOX
 ELECTRICIAN TO PROVIDE LIGHT FIXTURE
 OR CEILING FAN FOR EACH JUNCTION BOX
 SHOWN ON PLAN PER OWNERS SELECTION.

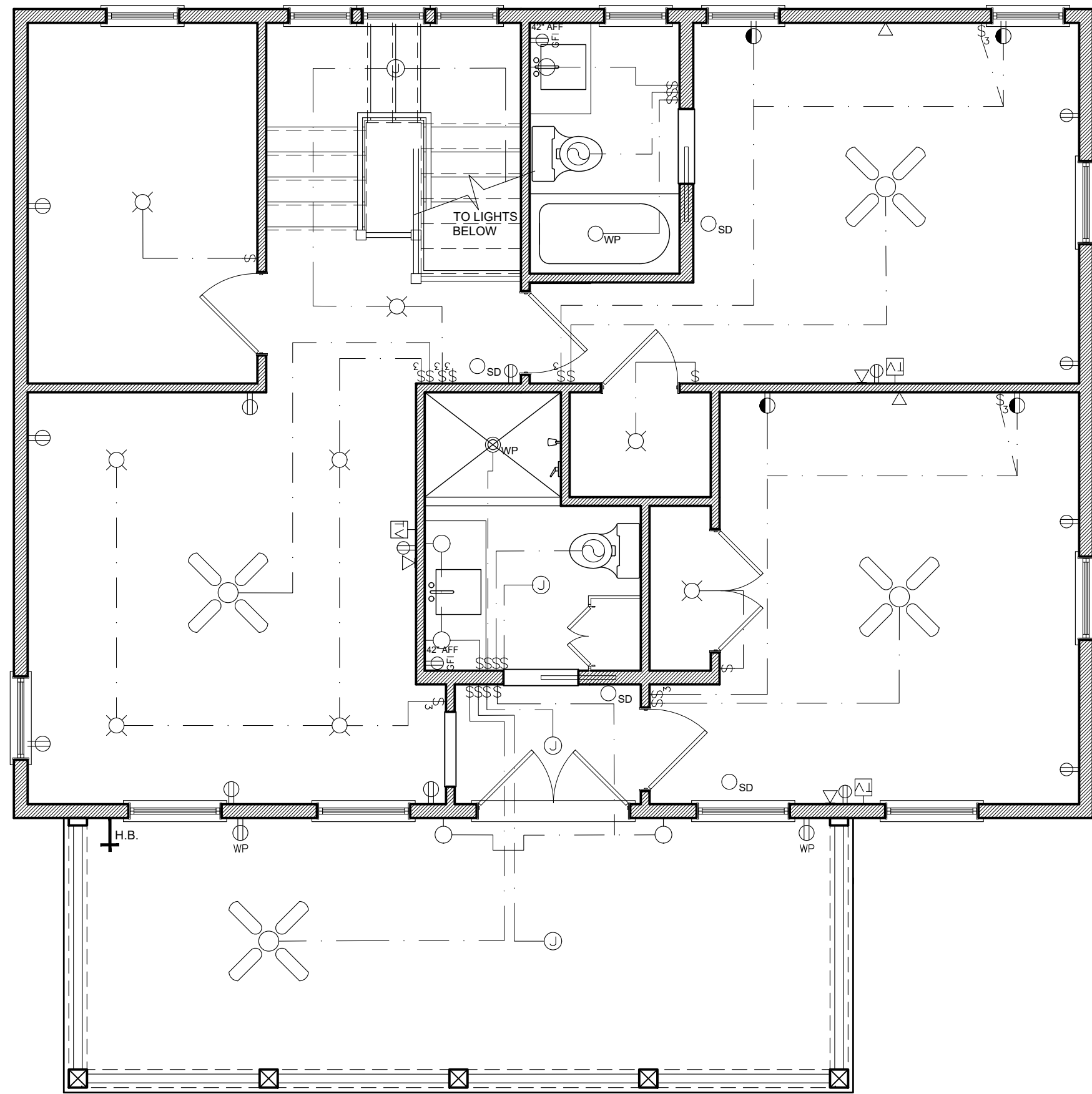
	SURFACE MOUNT LIGHT FIXTURE
	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2'X4' FLOURESCENT LIGHT UNIT
	JUNCTION BOX FOR HANGING FIXTURE
	VENT/ LIGHT COMBINATION
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	GLOW SWITCH
	DOOR BELL
	DOOR BELL CHIMES
	110v DUPLEX RECPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
	GFI DUPLEX RECPTACLE
	WATER PROOF RECEPTACLE
	220v HOOK-UP
	APPLIANCE HOOK-UP
	CABLE TV HOOK-UP
	TELEPHONE JACK
	THERMOSTAT
	SMOKE DETECTOR
	80 GAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIRHANDLER
	ELECTRICAL MAIN PANEL
	ELECTRIC METER BASE



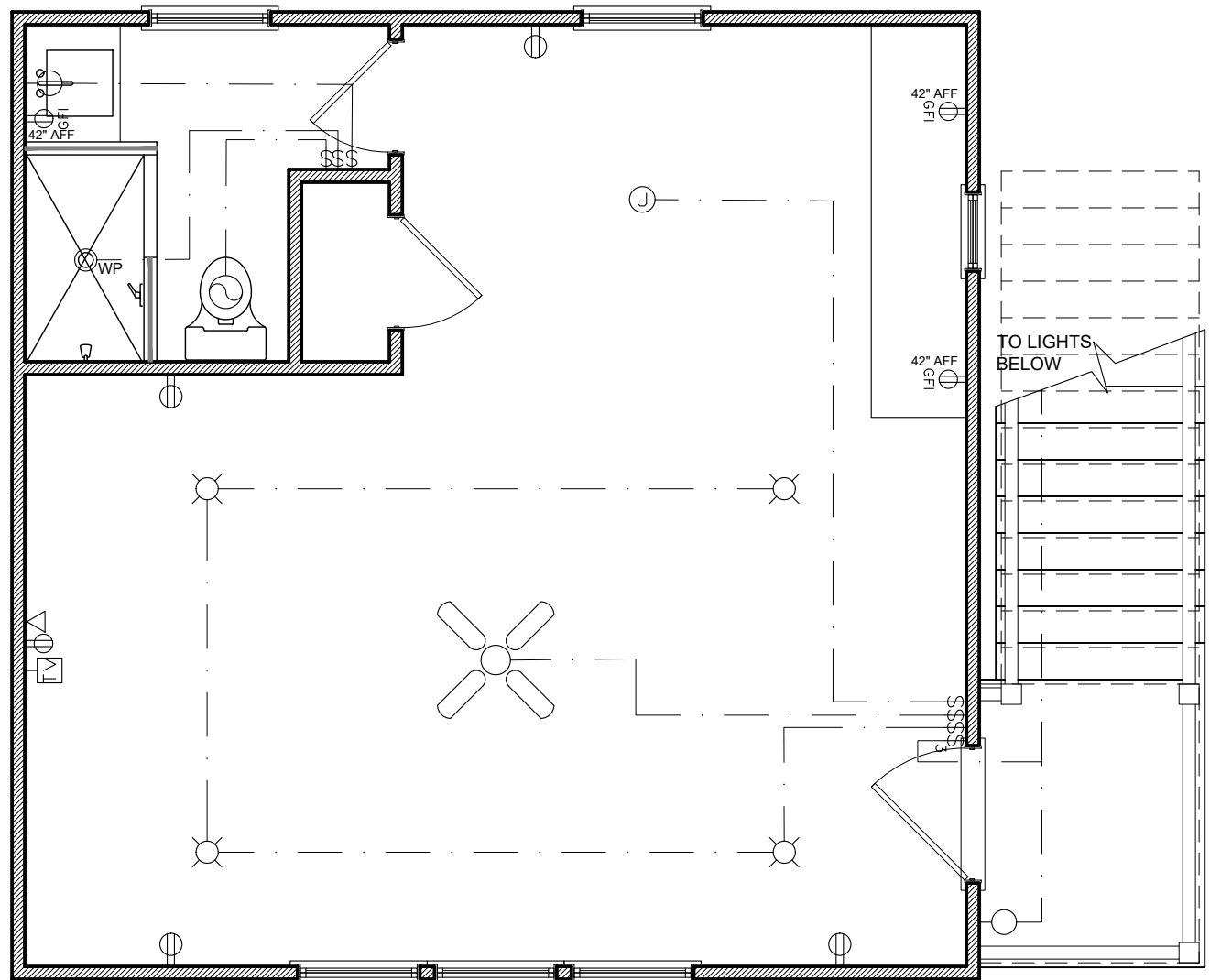
2
E1.1

GARAGE ELECTRICAL PLAN

1/4" = 1'-0"
484 SQUARE FEET



1 E1.1 SECOND FLOOR ELECTRICAL PLAN $1/4" = 1'-0"$



3
E1.1

STUDIO ELECTRICAL PLAN

1/4" = 1'-0"

484 SQUARE FEET

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

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

[illegible]

PROJECT:
REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDA BEACH
NASSAU COUNTY, FLORIDA

	HDC REVIEW SET NOT FOR CONSTRUCTION
--	--

E1.1

DATE:

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RESIDENTIAL DESIGNERS

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info@moserdesigngroup.com
PHONE (843) 379-5630

OCT. 6, 2020

MDG

MOSER DESIGN GROUP
 Residential Design
 Urban Planning

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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-50
NOVEMBER 19, 2020

Owner/Applicant:	Moser Design Group, agent for Kerrie Campbell, owner
Property Address:	Block 7 Lot 8 San Fernando Street (Old Town)
Requested action:	Certificate of Approval (COA) to construct a 2-story accessory dwelling and 1-story accessory structure.
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a 2-story, 500 square foot guest house and a 160 square foot shed towards the rear corner of the property. These structures would be accessory to the primary structure on lot 10.

APPLICABLE GUIDELINES:

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

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

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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>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.</i>	☐	☐	☒
2	<i>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.</i>	☐	☐	☒
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☐	☐	☒
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☐	☐	☒
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>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.</i>	☒	☐	☐
10	<i>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.</i>	☒	☐	☐

ANALYSIS:

Staff finds that the proposed design is compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

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 2020-50

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2020-50 **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 2020-50, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-50 Application and Backup Materials

EXHIBIT 2 HDC 2020-50 Plans & Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6146

Date Submitted: 10/9/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$25 | ☐ Demolition of a Primary Structure â€œ Contributing \$7,500 |
| ☒ Certificate of Approval (COA): Board Review - Residential (Single-Family) \$250 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100 |
| ☐ Certificate of Approval (COA): Board Review - Commercial/ Multi-Family/ 2 or more Residential Units/ Mixed Use \$400 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500 | ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees |

Basis for Review

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

HDC 2020



IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you™ need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?

10/1/2020

Please apply for a required pre-application meeting using the following link:

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website â†’ Map Search](#)

Historic District*

Old Town

Site Address*

Block 7, Lot 8 San Fernando Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0007-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Kerrie

Last Name*

Campbell

Mailing Address*

8115 Kerry Lane

City*

Chewy Chase

State*

MD

Zip Code*

20815

Telephone Number*

240-838-8890

E-mail Address*

kcampbell@kcamlaw.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

Is there an agent other than the owner representing this project?*

Yes

First Name*

Lauren

Last Name*

Kelly

Company (if applicable)

Moser Design Group

Street Address

17 Market #1

City

Beaufort

State

SC

Zip

29906

Telephone Number

834-379-5630

E-mail Address

lauren@moserdesigngroup.com

Project Description*

This is a 2-story guest house, 500 square feet per floor for a total of 1,000 square feet, is designed to complement but be subsidiary to the primary structure on Lot 10. There is also a new 160 square foot shed towards the rear corner of the property. It is setback from the street approximately 36' to create a forecourt between the existing structure, the new structure and the street. It's designed to sit low the ground (please see the cover sheet for explanation and rationale) to allow a full 2-story porch facing San Fernando Street. This will provide a cohesive and appropriate presence on the street to continue the streetscape and character of Old Town on this sparsely-populated portion of the block. The overall building height is kept below the 24' maximum from finished grade to peak of the roof. The colors, materials and details are design to match or be complimentary to the main existing structure.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC**Manufacturer**

Hardie

Product Description

Artisan lap siding

Include FL Product Approval # for Windows and Doors

Color

to match existing house

(Name/Number)

DOORS**Manufacturer**

Marvin

Product Description

Elevate FL FL6529-R8

Include FL Product Approval # for Windows and Doors

Color

mahogany

(Name/Number)

WINDOWS**Manufacturer**

Marvin

Product Description

Elevate FL FL5545-R8

Include FL Product Approval # for Windows and Doors

Color

white

(Name/Number)

ROOFING**Manufacturer**

tbd

Product Description

5v metal crimp

Include FL Product Approval # for Windows and Doors

Color

galvalume

(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie	Smooth Include FL Product Approval # for Windows and Doors	to match existing (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
site	Concrete Stucco Include FL Product Approval # for Windows and Doors	tabby gray (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
azek	T&G Include FL Product Approval # for Windows and Doors	to match existing (Name/Number)

FENCING

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
site built	louvers Include FL Product Approval # for Windows and Doors	to match trim (Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1 Owners Authorization for Agent Representation signed.pdf	Upload 2 campbell deed.pdf	Upload 3 San Fernando 907 SURVEY lots 8 10 (002).pdf	Upload 4 Campbell-Cover Sheet.pdf
Upload 5 Campbell GC-14A-HDC Submission.pdf	Upload 6 Choose FileNo file selecte	Upload 7 Choose FileNo file selecte	Upload 8 Choose FileNo file selecte

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 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 (1) 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.

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 20-457

General Warranty Deed

Made this June 24, 2020 A.D. By Kiernan Morrow, an unmarried man, whose post office address is: 10800 Cibola Loop NW, Apt. 3011, Albuquerque, New Mexico 87114, hereinafter called the grantor, to Kerrie Lee Campbell, a married woman, whose post office address is: 8115 Kerry Lane, Chevy Chase, Maryland 20815, hereinafter called the grantee:

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

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

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

Lot 8, Block 7, of OLD TOWN.

Lot 10, Block 7, of OLD TOWN.

Parcel ID Number: 00-00-31-1580-0007-0100

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 20-457

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

Printed Name: Kenneth Thomas



Kiernan Morrow

Address: 10800 Cibola Loop NW, Apt. 3011,
Albuquerque, New Mexico 87114

(Seal)



Witness

Printed Name: Jerry Sene

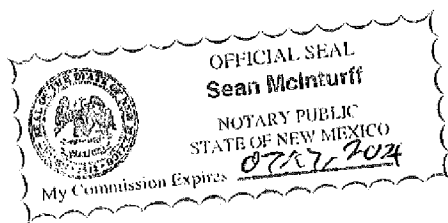
Address:

(Seal)

State of New Mexico

County of Sandoval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2020, by Kiernan Morrow, an unmarried man, who is/are personally known to me or who has produced a Driver's License as identification.



Sean McInturff
Notary Public
Print Name: Sean McInturff

My Commission Expires: 07/17/2024



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Kerrie Lee Campbell
(print name of property owner(s))

hereby authorize: Moser Design Group, Inc., Lauren Kelly
(print name of agent)

to represent me/us in processing an application for: HDC Certificate of Appropriateness
(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.

Kerrie Lee Campbell
(Signature of owner)

Kerrie Lee Campbell
(Print name of owner)

(Signature of owner)

(Print name of owner)

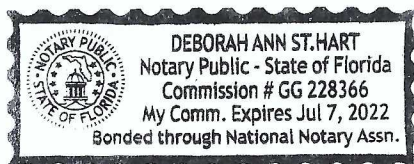
STATE OF FLORIDA
COUNTY OF NASSAU }
ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 31 day
of August, 2020, by Kerrie Lee Campbell.

Deborah Ann St. Hart
Notary Public

Deborah Ann St. Hart 07-07-2022
Printed Name My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: Maryland Drivers License



Applicant First Name*

Lauren

Applicant Last Name*

Kelly

Today's Date*

10/9/2020



DEPARTMENT OF PLANNING & CONSERVATION

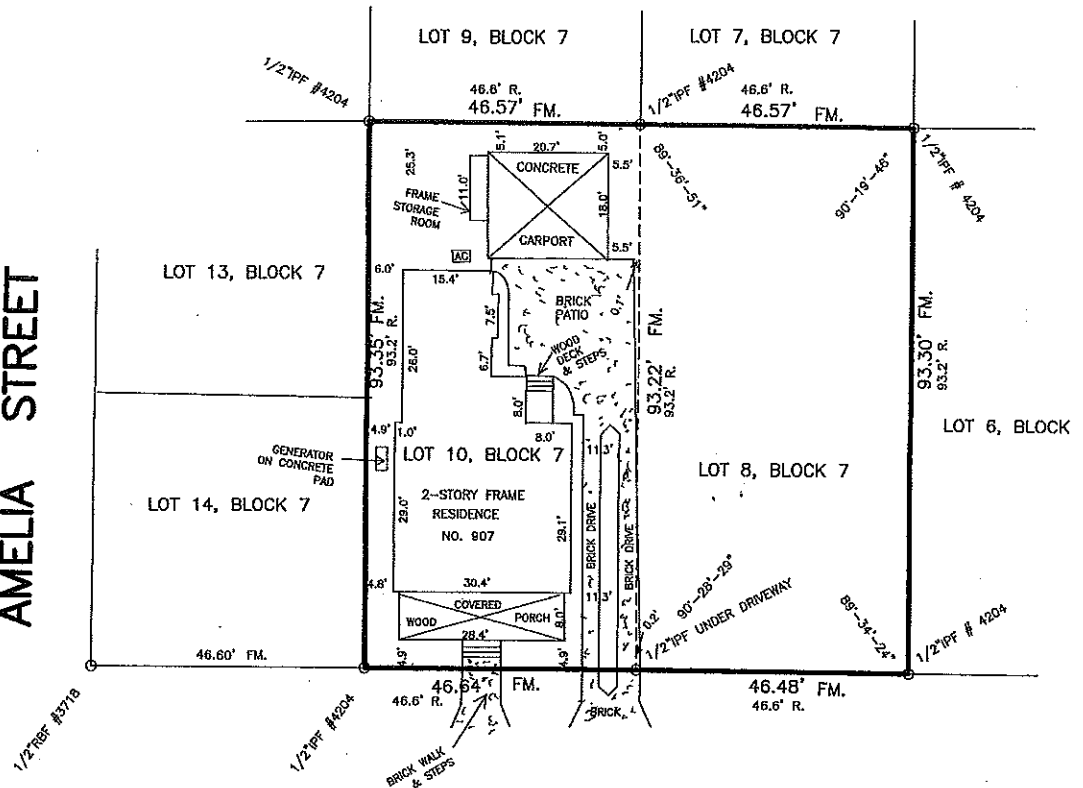
204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

MAP SHOWING BOUNDARY SURVEY OF
LOT 8 AND 10, BLOCK 7, OLD TOWN,

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

CERTIFIED TO:
KERRY LEE CAMPBELL,
FIRST PORT CITY BANK,
FIRST AMERICAN TITLE INSURANCE COMPANY,
ANDREA F. LENNON, P.A.

AMELIA STREET



SAN FERNANDO STREET

INTERIOR ANGLE AT LOT CORNER
NORTHEAST CORNER OF LOT 10 90°-20'-00"
NORTHWEST CORNER 89°-42'-30"
SOUTHWEST CORNER 90°-07'-58"
SOUTHEAST CORNER OF LOT 10 89°-49'-32"

46.6' R/W (SHELL)

COASTAL LAND SURVEYORS

& MAPPERS, INC.

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

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

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

6-22-20
LICENSED BUSINESS NO. 6412

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 02290
DATED 8/2/17

DATE OF SURVEY: JUNE 8, 2020

SCALE 1"=20'

JOB NO. 2008-13 F.B. 356

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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



LOCATION MAP, N.T.S.



SAN FERNANDO STREET ELEVATION W/ EXISTING HOUSE (LEFT), 1/8" = 1'-0"



INSPIRATION

This is a guest house, an accessory structure, proposed for Block 7, Lot 8 in Old Town. The existing primary structure is on the adjacent lot 10. It was recently purchased by Kerrie Campbell and she intends to build a guest house for her growing family. The intention of the design is to maintain a great presence on San Fernando Street with a two-story structure that is clearly secondary to the primary structure. This is achieved by keeping the first floor low to the ground, so it clearly reads as an accessory structure, and using simple details and lower roof forms than the primary structure. These details and forms complement the main house but do not compete with it from a massing standpoint. The general proportions of porch bays and openings, as well as the materials - eaves, siding and trim - are similar to the main house to provide a cohesive composition.

SIZE, MASS & SCALE

One request staff had during the preliminary review was to raise the guest house a minimum of 30" above grade since it doesn't have any parking component (carport or garage) associated with it. While this is a great requirement for primary residential structures, we don't feel it's the most appropriate solution for this accessory structure in this context. Outbuildings, which are defined and described separately from primary structures in the design guidelines, are limited to a maximum of 500 square feet and 24' tall above approved finished grade. It does not seem consistent with the structure of the guidelines or zoning standards to apply primary-structure standards to outbuildings; that would yield unsatisfactory results in our opinion. The combination of that 24' height limitation and a requirement to elevate the first floor 30" above grade would limit all guest houses to

single story. This is not characteristic of outbuildings in this area. Given its prominent context on San Fernando St., we believe that keeping it closer to the ground, while maintaining a two story form with a double porch facing the primary street allows this building to do a great civic duty, hold the street, and create a beautiful forecourt between the two houses. It also breaks down the identity of outbuildings as use-based structures to form- and massing-based. This structure could have evolved over time from a garage with apartment above to a space that is completely used for residential functions. The evolution of buildings in Old Town is so important to allow and encourage, and this design intends to continue that rich building tradition.

LOT DISPOSITION

The guest house sits at the center of Lot 8, with a five bay two-story porch facing San Fernando Street. The form holds the street to reinforce the historic order and building pattern of the original city plat. A detached shed outbuilding is located on the interior, northern end of Lot 8.

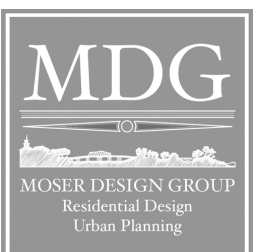
MATERIALS AND BUILDING ELEMENTS

The guest house sits on grade with lap siding above and accented with board and batten in the back. The detached outbuilding has an exterior of lap siding as well. The two-story screened porch is the primary entry feature and delineates between the public and private realm. All of these elements allow both structures to maintain the legibility of the old grid and provide opportunities for social interaction at the street level, while allowing for private enjoyment of the interior of the lots in a diversity of outdoor spaces.

Campbell Guest House

Old Town Fernandina Beach - Block 7, Lot 8

October 9, 2020



TERMS OF PURCHASE AND USE:

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

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.
2. Larger scale drawings supersede smaller scale drawings.
3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
4. Use materials appropriate to the application for maximum life and optimum appearance.



CAMPBELL GUEST HOUSE

BLOCK 7, LOT 8 SAN FERNANDO STREET
OLD TOWN
FERNANDINA BEACH, FL

DRAWING INDEX

- G1.0 COVER SHEET / GENERAL INFORMATION
G1.1 SITE PLAN
A2.0 FLOOR PLANS
A3.0 ELEVATIONS
A3.1 SHED ELEVATIONS & DETAILS

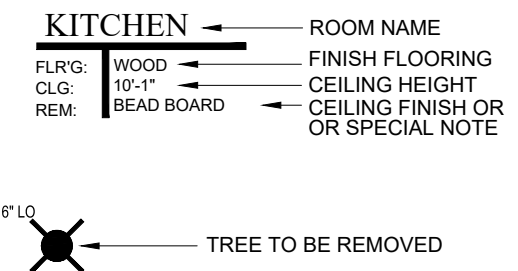
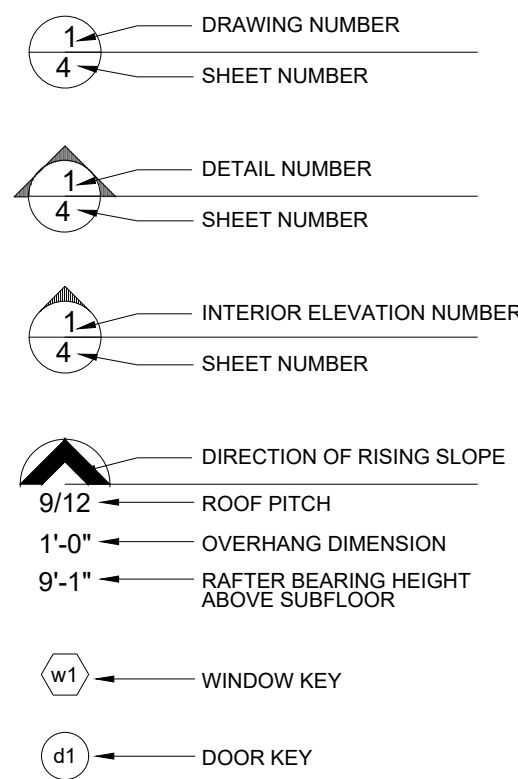
NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS

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

SYMBOLS AND ABBREVIATIONS



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

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

DATE:

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PROJECT:

HDC REVIEW SET

SHEET:

OCT. 9, 2020



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

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CAMPBELL GUEST HOUSE
BLK 7 LOT 8 SAN FERNANDO ST.
OLD TOWN
FERNANDINA BEACH, FLORIDA
REVISIONS
17 MARKET, NO.2 • BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630

HDC REVIEW SET

G1.0

MAP SHOWING BOUNDARY SURVEY OF
LOT 8 AND 10, BLOCK 7, OLD TOWN,

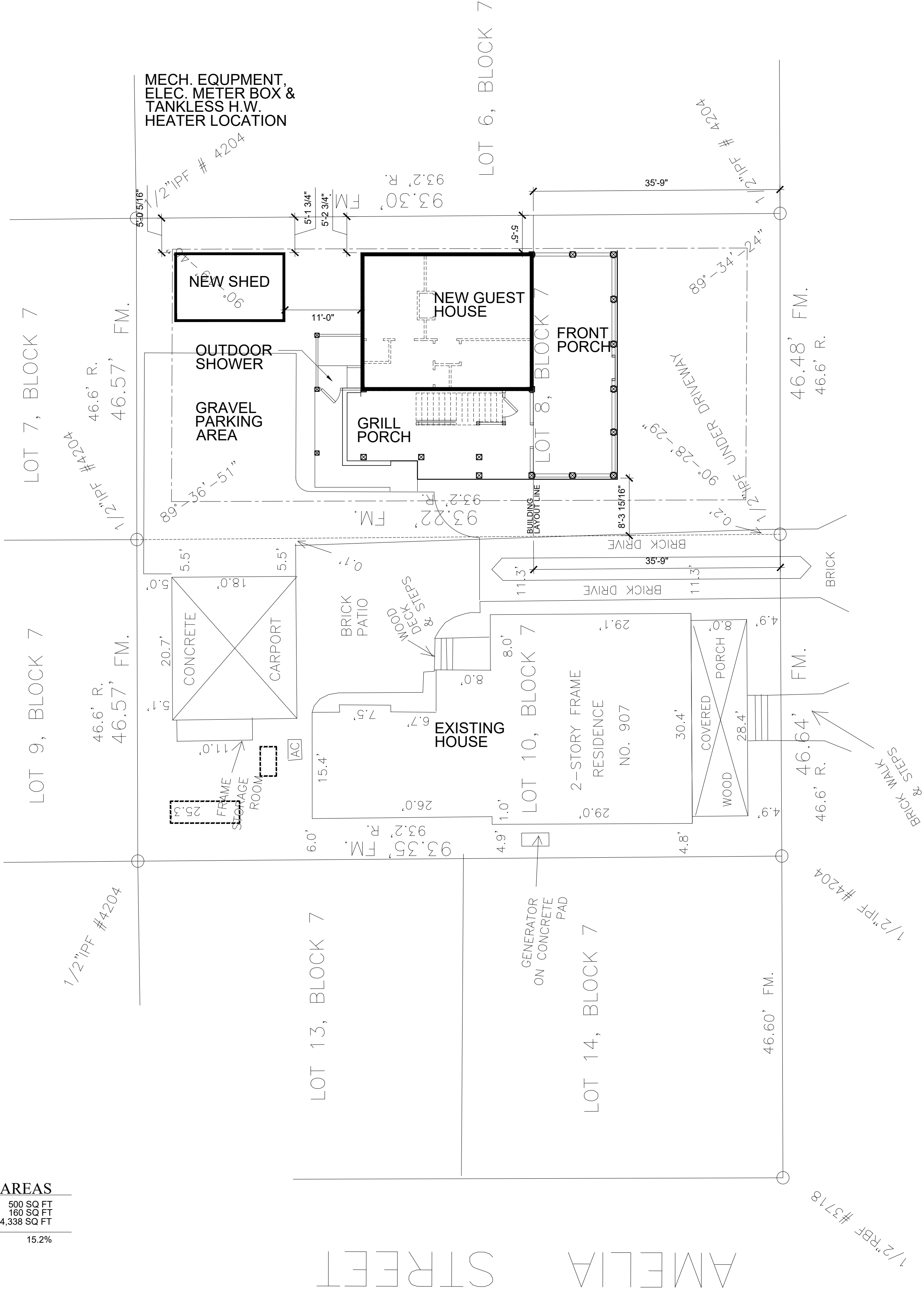
LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED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

CERTIFIED TO:
KERRY LEE CAMPBELL,
FIRST PORT CITY BANK,
FIRST AMERICAN TITLE INSURANCE COMPANY,
ANDREA F. LENNON, P.A.

LOT COVERAGE AREAS		
Guest House Footprint	500 SQ FT	
Shed Footprint	160 SQ FT	
Total Lot Area	4,338 SQ FT	
% of Lot Coverage	15.2%	

1
G1.1
1"=10'

SITE PLAN



SAN FERNANDO STREET

46.6' R/W (SHELL)

INTERIOR ANGLE AT LOT CORNER
NORTHEAST CORNER OF LOT 10 90°-20'-00"
NORTHWEST CORNER 89°-42'-30"
SOUTHWEST CORNER 90°-07'-58"
SOUTHEAST CORNER OF LOT 10 89°-49'-32"

COASTAL LAND SURVEYORS
& MAPPERS, INC.

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

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

LICENSED BUSINESS NO. 6412

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

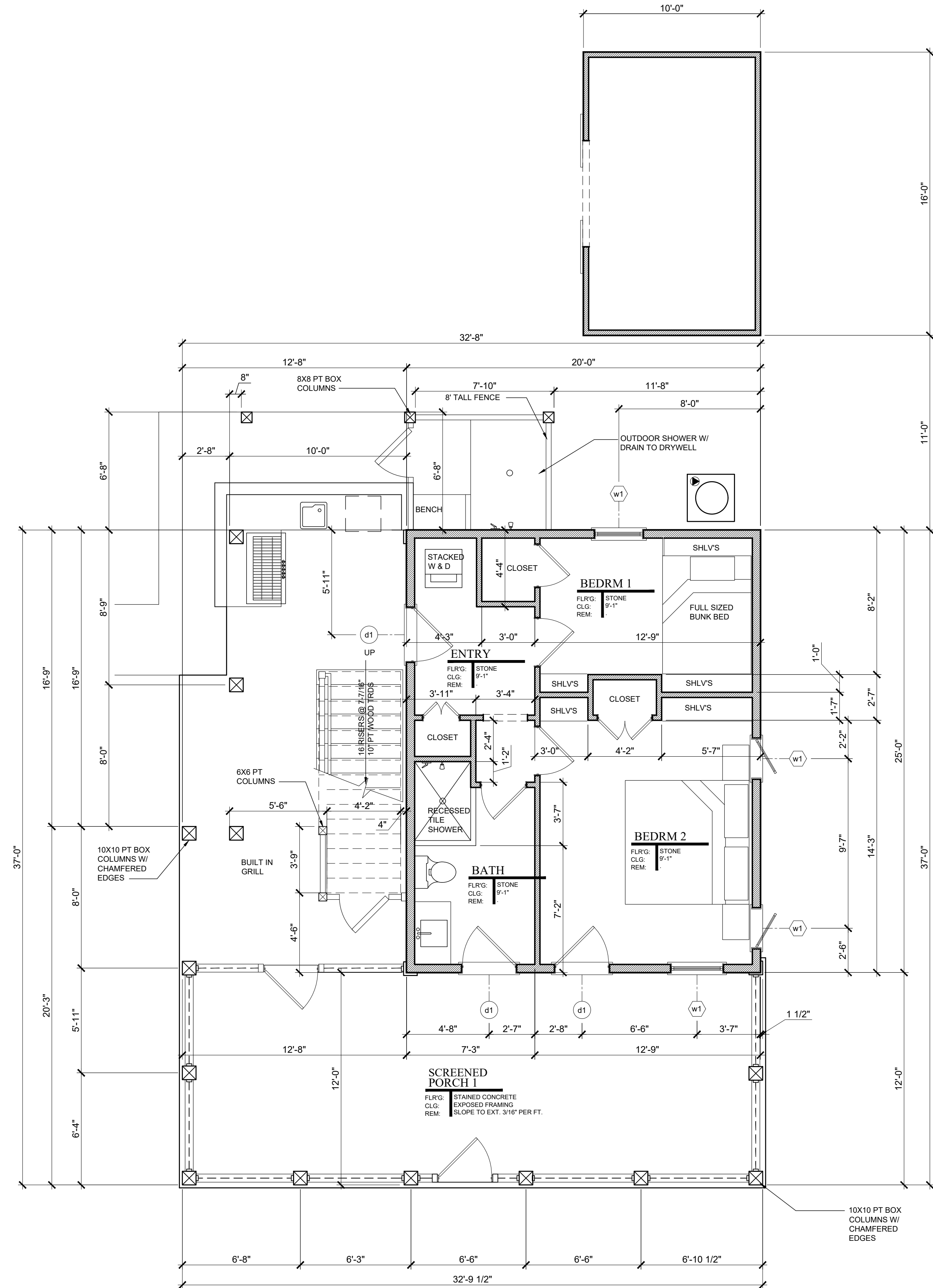
BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172, PANEL NO. 0229G
DATED 8/2/17.

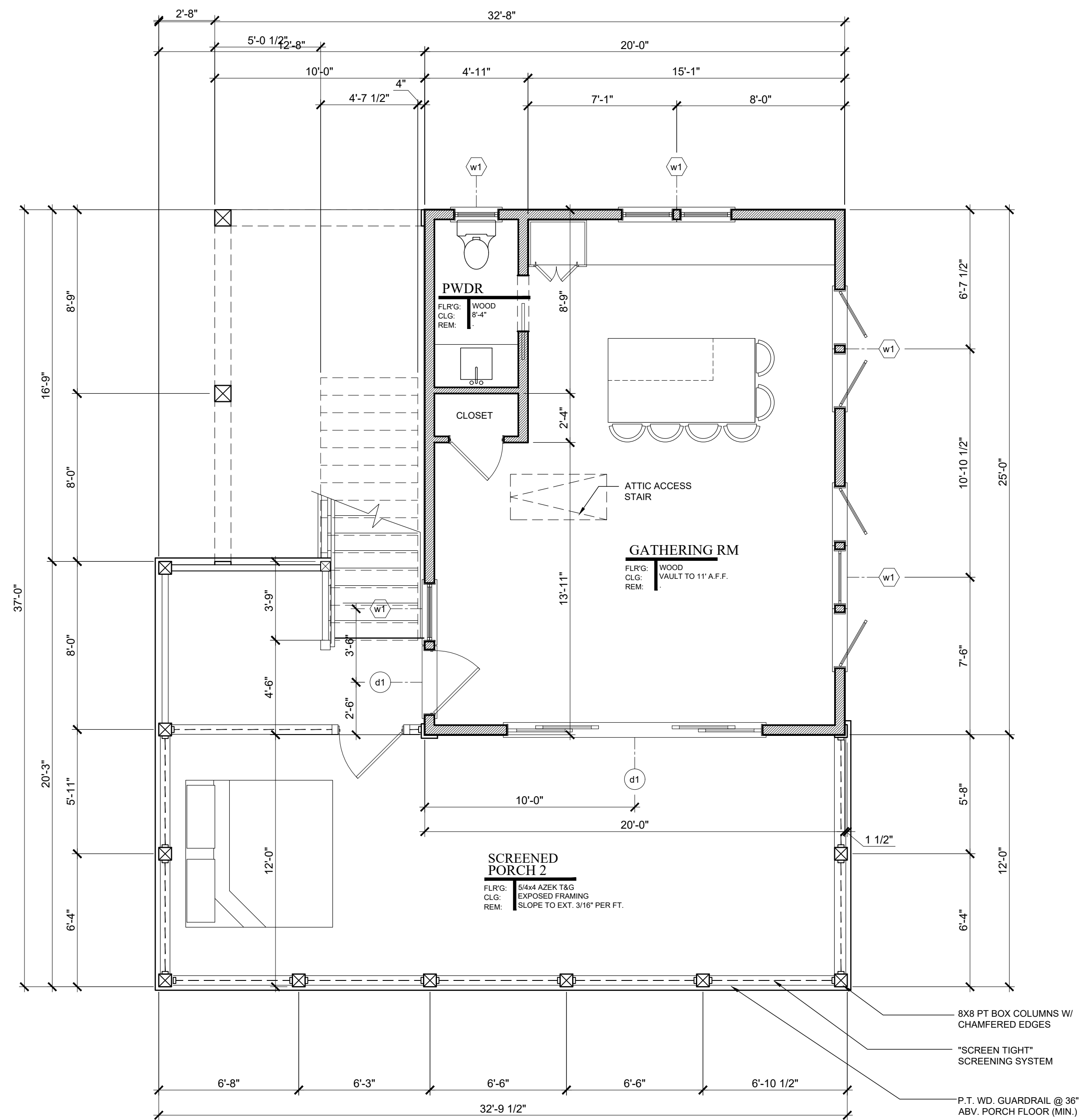
DATE OF SURVEY: JUNE 8, 2020
SCALE 1"=20'
JOB NO. 2006-13 F.B. 356

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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



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



2
A2.0

SECOND FLOOR PLAN

1/4" = 1'-0"

DATE:

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info@mosedesigngroup.com

PHONE (843) 379-5630

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[illegible]

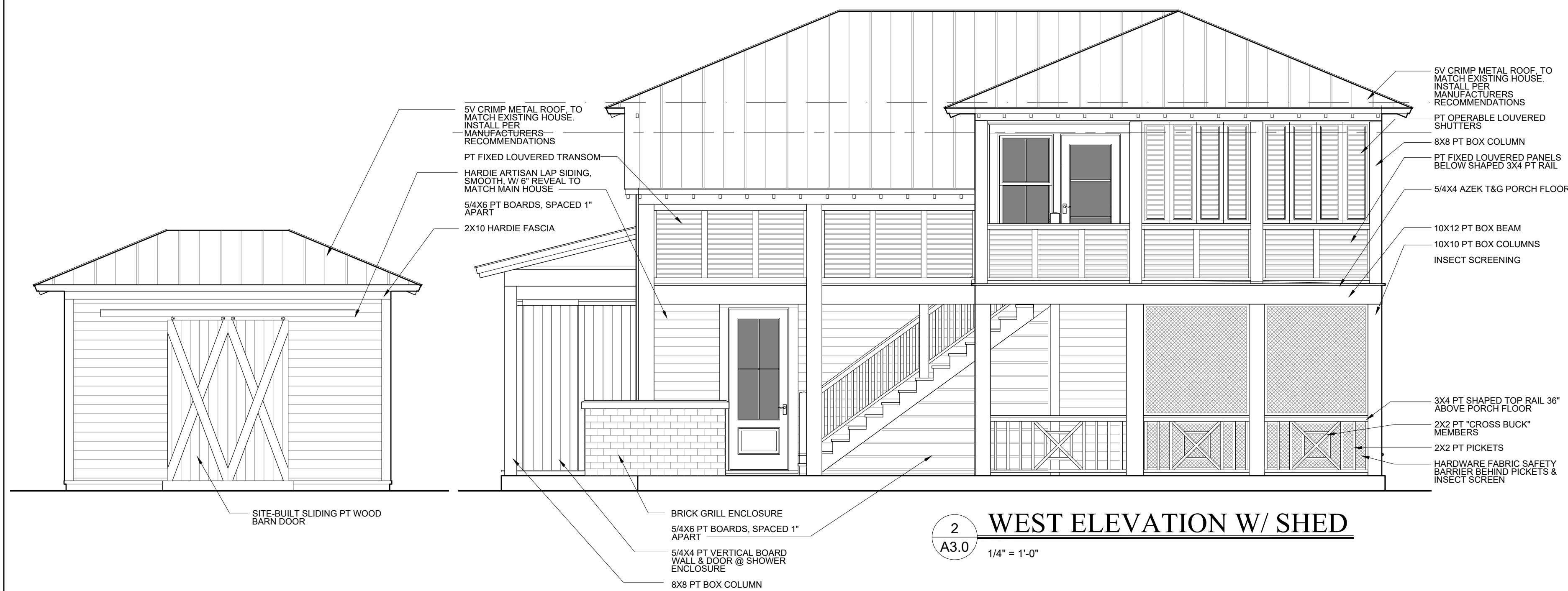
PROJECT:

CAMPBELL GUEST HOUSE
BLK 7, LOT 8 SAN FERNANDO ST.
OLD TOWN
FERNANDINA BEACH, FLORIDA

HDC REVIEW SET

SHEET:

A2.0



2 WEST ELEVATION W/ SHED
A3.0 1/4" = 1'-0"



1 SAN FERNANDO STREET (South) ELEVATION
A3.0 1/4" = 1'-0"

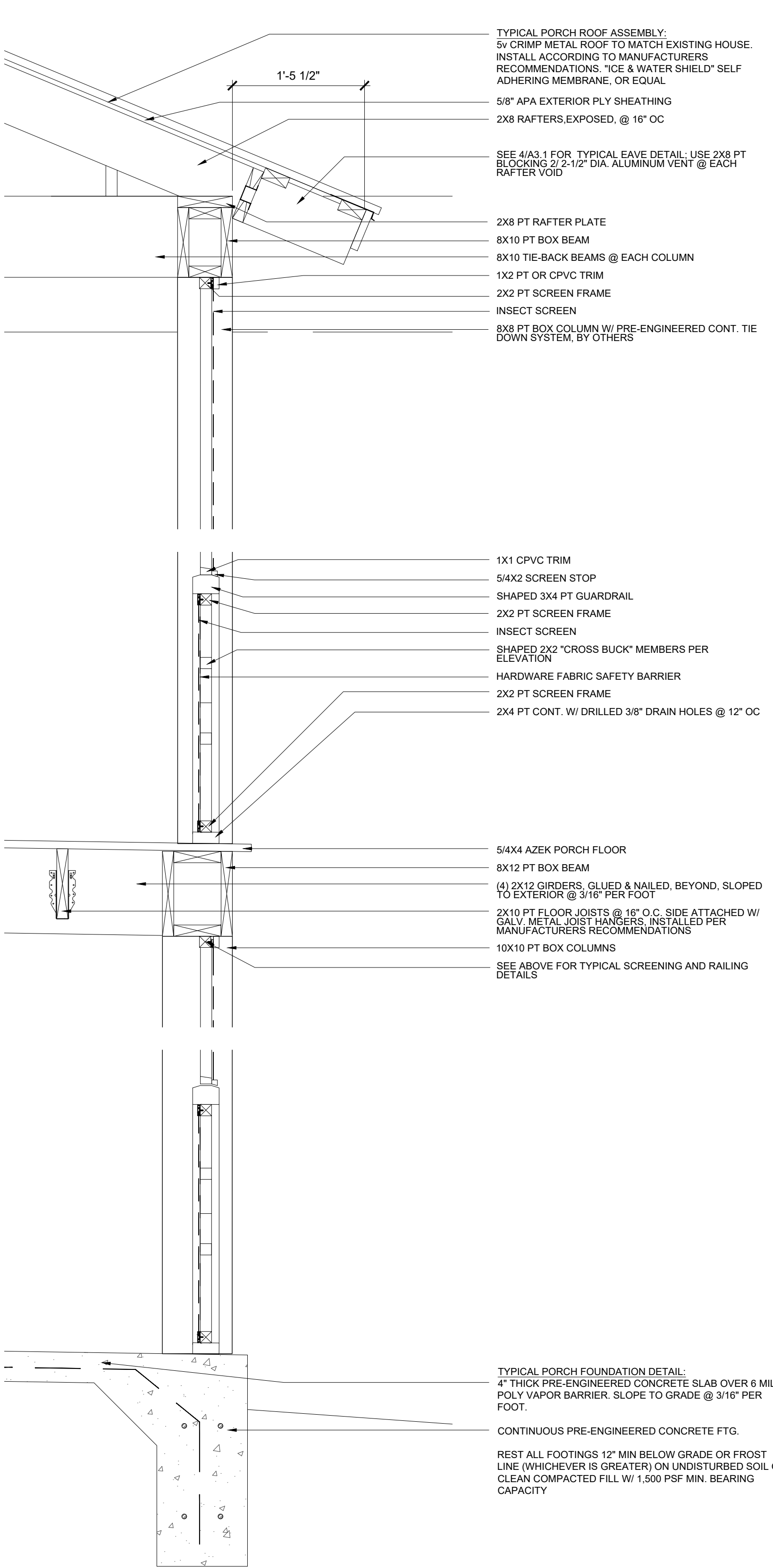


3 EAST ELEVATION
A3.0 1/4" = 1'-0"



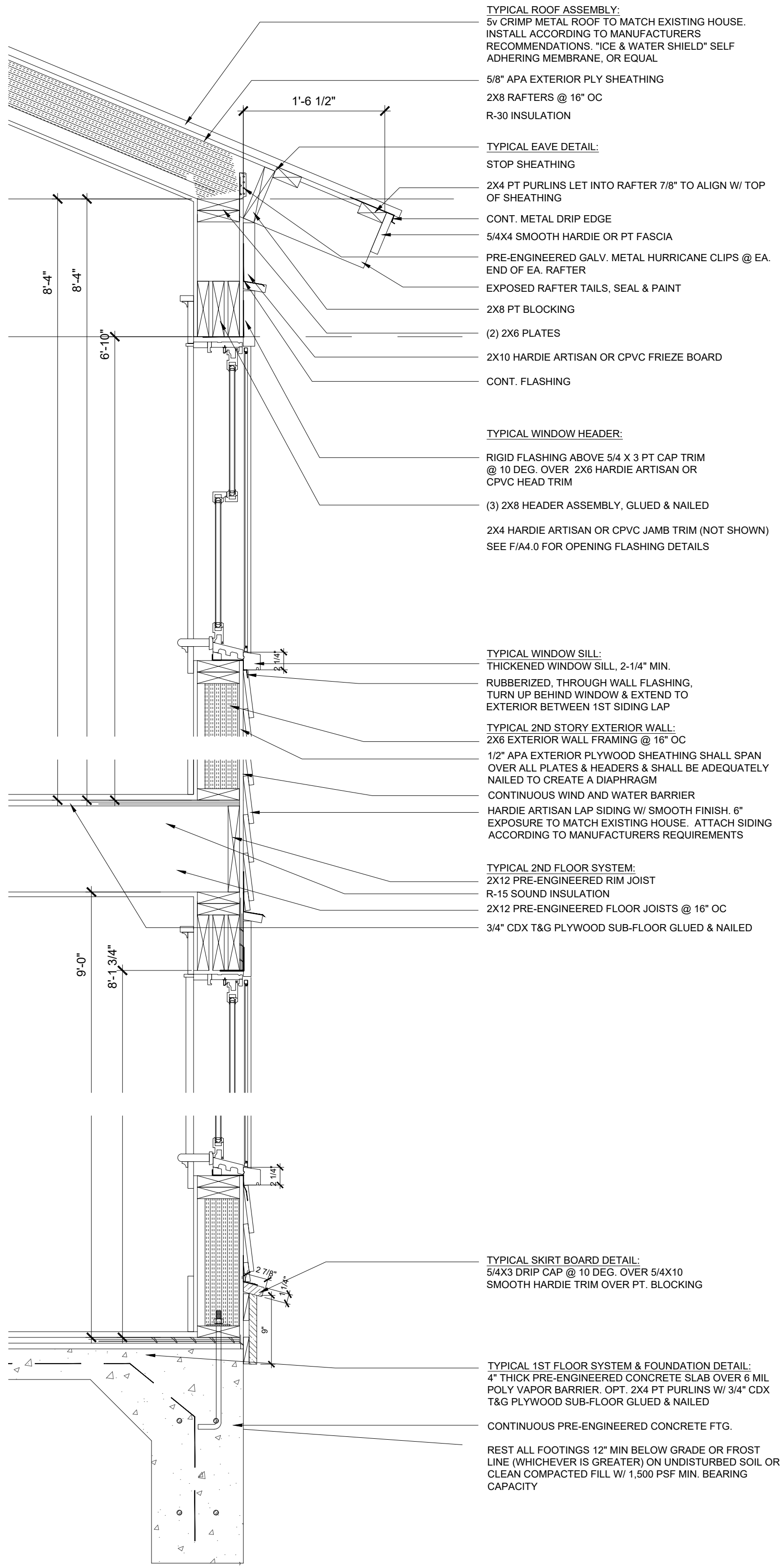
4 NORTH ELEVATION
A3.0 1/4" = 1'-0"

DATE:	OCT. 9, 2020
	 MOSEY DESIGN GROUP Residential Design Urban Planning
	MOSEY DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO.2 • BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 379-5630
REVISIONS:	
PROJECT:	CAMPBELL GUEST HOUSE BLK 7 LOT 8 SAN FERNANDO ST. OLD TOWN SAN FERNANDO, FLORIDA
SHEET:	HDC REVIEW SET



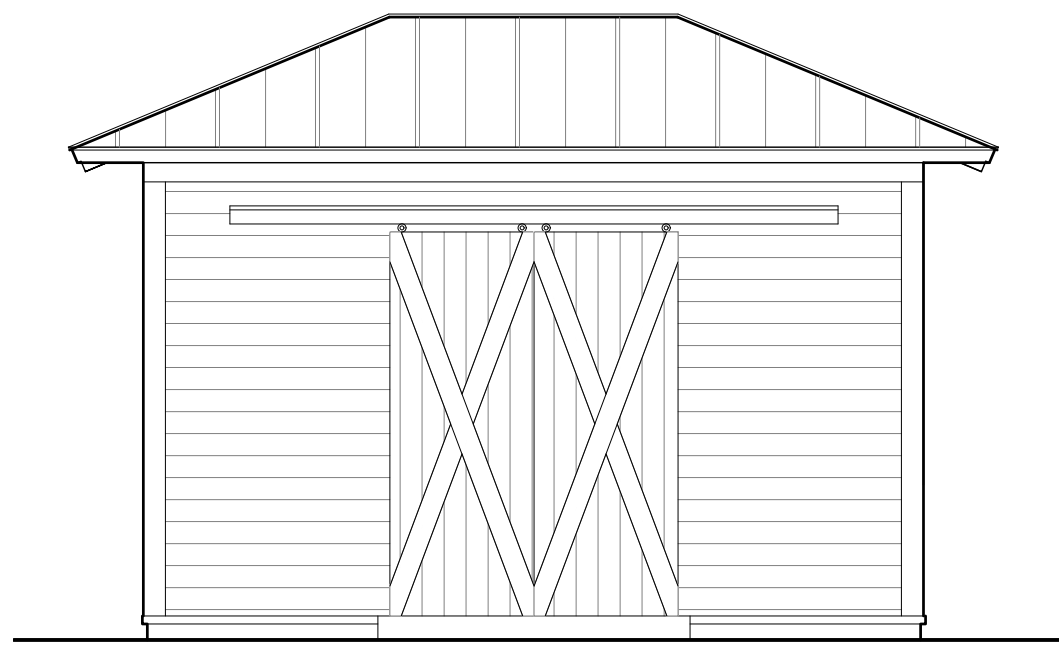
5
A3.1
1/4" = 1'-0"

TYPICAL PORCH DETAIL



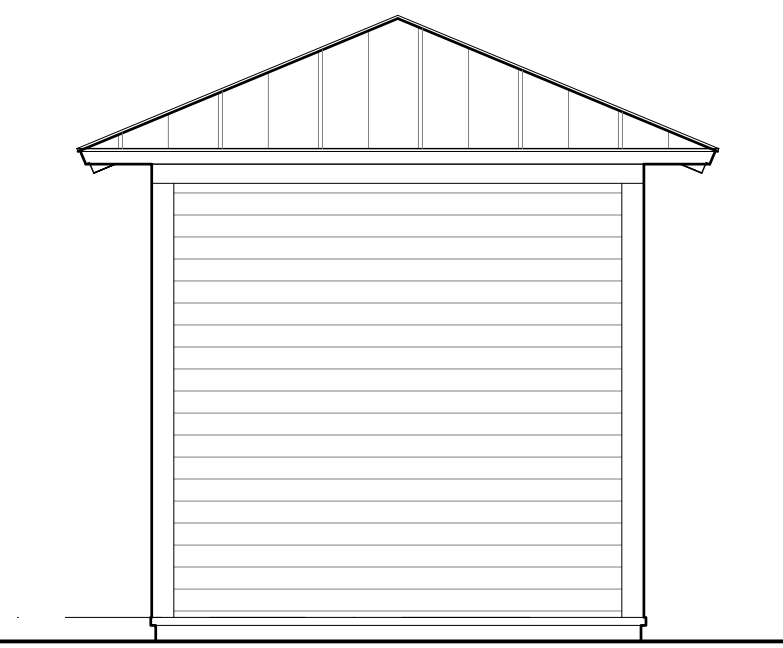
4
A3.1
1/4" = 1'-0"

TYPICAL WALL DETAIL



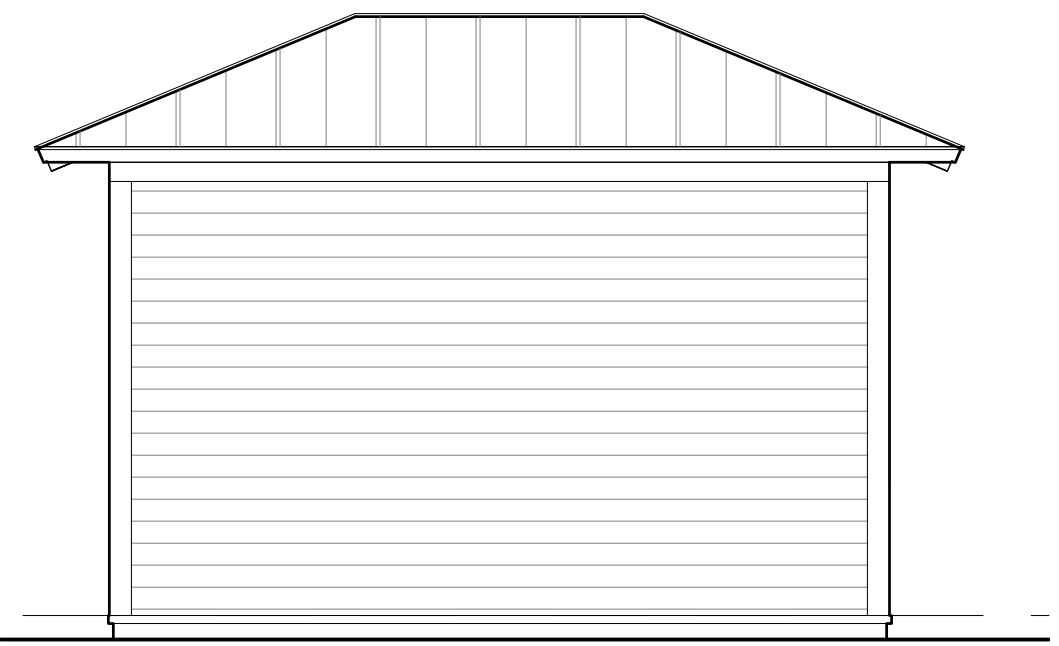
1
A3.1
1/4" = 1'-0"

WEST SHED ELEVATION



2
A3.1
1/4" = 1'-0"

NORTH & SOUTH SHED ELEVATION



3
A3.1
1/4" = 1'-0"

EAST SHED ELEVATION

DATE:	OCT. 9, 2020
	 MOSER DESIGN GROUP Residential Design Urban Planning
PROJECT:	MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO.2 • BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 379-5630
	REVISIONS:
SHEET:	CAMPBELL GUEST HOUSE BLK 7 LOT 8 SAN FERNANDO ST. OLD TOWN SAN FERNANDO, FLORIDA
	HDC REVIEW SET

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CERTIFICATE OF APPROVAL (COA) HDCSA2020-0042 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/05/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 06/04/2020
Status: Approved	Square Feet: 0.00	Completed: 10/27/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace one front window and front entry door		Expire Date: 10/27/2021

Parcel: 00-00-31-1800-0010-0011 Main	Address: 8 N 2Nd St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	---	---

Owner Centre Street Chandlery LLC PO Box 16987 Attn: James Ferguson Fernandina Beach, FL 32035	Contractor James F Boehmer 5422 First Coast Hwy Ste 123 Fernandina Beach, FL 32034 Business: 3865869199 Mobile: 3865869199
---	--

Note	Created By	Date and Time Created
1. re-routed to SC for review - notified applicant	Sylvie McCann	10/27/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000961-2020		Salvatore Cumella	10/27/2020
HDC Application Checklist	APP-000655-2020		Sylvie McCann	05/05/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007612	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00007612		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0047 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/18/2020
Work Class: Amendment to COA	District: Default	Exp Date: 06/17/2020
Status: Approved	Square Feet: 0.00	Completed: 10/27/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/27/2021

Description: Amendment to COA for HDC 2020-0011 - for various items:
Garden Fence/Trellis along the eastbound property line extending west approximately 8' on the north/south borders. The original certificate of appropriateness was approved with abstract photo references of a garden trellis and simple pickets.
During the process of building the fence the project evolved to include historic elements found throughout the downtown historic district.

Parcel: 00-00-31-1800-0024-0081 Main	Address: 27 S 5Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Applicant Dorothea Stillwell 27 S 5th ST S Fernandina Beach, FL 32034 Home: 9045563805	Owner Dorothea Stillwell 31 S. 5th Street Fernandina Beach, FL 32034
---	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000964-2020		Salvatore Cumella	10/27/2020
HDC Application Checklist	APP-000671-2020		Sylvie McCann	05/18/2020

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	COA - Staff Approval	\$0.00	\$0.00
Total for Invoice NOT INVOICED		\$0.00	\$0.00
Grand Total for Plan		\$0.00	\$0.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0054 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/09/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 07/09/2020
Status: Approved	Square Feet: 0.00	Completed: 10/27/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: COA to install 36" x 48" double sided MDO sign in white, black and blue (Amelia Island Soapery)		Expire Date: 10/27/2021

Parcel: 00-00-31-1800-0269-0150 Main	Address: 25 S 3Rd St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	--	---

Applicant Brent Knott 2436 Lynndale Road Fernandina Beach, FL 32034 Home: 310 Business: 904-310-6032 Mobile: 3864389012	Owner Patrick Keogh & Frances P Clark 95032 Spring Tide LN Fernandina Beach, FL 32034
--	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000965-2020		Salvatore Cumella	10/27/2020
HDC Application Checklist	APP-000700-2020		Sylvie McCann	06/09/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008306	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008306		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0063 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/02/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/03/2020
Status: Approved	Square Feet: 0.00	Completed: 10/22/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval Expire Date: 10/22/2021
Description: COA to install projecting sign on existing brackets		

Parcel: 00-00-31-1800-0269-0150 Main	Address: 29 S 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Applicant Brent Knott 2436 Lynndale Road Fernandina Beach, FL 32034 Home: 310 Business: 904-310-6032 Mobile: 3864389012	Owner Patrick Keogh & Frances P Clark 95032 Spring Tide LN Fernandina Beach, FL 32034
--	--

Note	Created By	Date and Time Created
1. waiting for LBTR to be approved - SMC	Sylvie McCann	07/21/2020
2. AM confirmed that LBTR is in place - smc	Sylvie McCann	08/03/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000955-2020		Salvatore Cumella	10/22/2020
HDC Application Checklist	APP-000779-2020		Sylvie McCann	07/21/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008270	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008270		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0064 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/02/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/03/2020
Status: Approved	Square Feet: 0.00	Completed: 10/30/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 11/01/2021

Description: COA for New Paint for exterior.
Paint used will be Sherwin Williams
exterior walls will be Spiced Butternut PPG1206-5
Trim will be PPG1092-1 Queen Anne's Lace
Doors will be Willow Herb PPG17-26
Porch floors will be painted Rustic Pottery PPG1715

Parcel: 00-00-31-1800-0040-0051 Main	Address: 227 S 8Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	---	---

Owner Meriah Browning 227 S 8th ST Fernandina Beach, FL 32034 Home: 904-468-2713	Applicant Meriah Browning 227 S 8th ST Fernandina Beach, FL 32034 Home: 904-468-2713	Applicant Meriah Browning 227 S 8th St 227 S 8th St ST Fern Bch, FL 32034-3605 Mobile: 9044682713
---	---	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000976-2020		Salvatore Cumella	10/30/2020
HDC Application Checklist	APP-000740-2020		Sylvie McCann	07/02/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008291	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008291		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0071 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/17/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/17/2020
Status: Approved	Square Feet: 0.00	Completed: 10/21/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/21/2021

Description: Certificate of Approval (COA) to replace second floor rear (west-facing) window with Anderson A series window; repair areas of damaged wood siding, in-kind; and repaint home with the following colors:
Siding SW7518 Beach House
Trim SW7008 Alabaster
Windows/doors/porch bracket trim SW6307 Fine Wine
Porch Ceiling SW2263 Skyway Blue
Porch decks SW2274 blue stain

Parcel: 00-00-31-1800-0038-0061 Main	Address: 119 S 7Th St Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
---	--	--

Applicant James & Jane Shroads 119 S South 7th ST Fernandina Beach, FL 32034 Business: 904-61-3936	Owner James & Jane Shroads 119 S South 7th ST Fernandina Beach, FL 32034 Business: 904-61-3936	Contractor John Truesdale 2187 Cumerland Court Fernandina Beach, FL 32034 Business: 9047758646 Mobile: 9047758646
---	---	---

Note 1. Called Mr. Shroads, he will send pictures	Created By Sylvie McCann	Date and Time Created 07/22/2020
---	------------------------------------	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000953-2020		Salvatore Cumella	10/21/2020
HDC Application Checklist	APP-000777-2020		Sylvie McCann	07/17/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008438	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008438		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0077 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/11/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 09/10/2020
Status: Approved	Square Feet: 0.00	Completed: 10/30/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 11/01/2021
Description: Certificate of Approval (COA) to replace all windows and front + back doors		

Parcel: 00-00-31-1800-0270-0230 Main	Address: 129 S 3Rd St Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
---	---	------------------------------

Owner Donald & Wanda J. Mauk 129 S 3rd ST Fernandina Beach, FL 32034 Home: 305-304-2562	Applicant Donald L Mauk 129 South 3rd Street Fernandina Beach, FL 32034 Mobile: 3053042562
--	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000977-2020		Salvatore Cumella	10/30/2020
HDC Application Checklist	APP-000826-2020		Sylvie McCann	08/11/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008696	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008696		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0078 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/19/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 09/18/2020
Status: Approved	Square Feet: 0.00	Completed: 10/27/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace existing 5 Ton Heat Pump Package System		Expire Date: 10/27/2021

Parcel: 00-00-31-1800-0049-0080 Main	Address: 103 S 10Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	--	---

Owner Joseph Swann 103 S 10th Fernandina Beach, FL 32034 Home: 904-310-5681	Applicant Joseph Swann 103 S 10th Fernandina Beach, FL 32034 Home: 904-310-5681
--	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000966-2020		Salvatore Cumella	10/27/2020
HDC Application Checklist	APP-000828-2020		Sylvie McCann	08/19/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008862	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008862		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0080 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/19/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 09/18/2020
Status: Approved	Square Feet: 0.00	Completed: 10/09/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace a 20 sq ft. freestanding sign - Port Authority		Expire Date: 10/11/2021

Parcel: 00-00-31-1800-0006-0271 Main	Address: 403 N 3Rd St Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
---	---	------------------------------

Owner Ocean Highway & Port Authority of Nassau County 403 N 3rd ST Fernandina Beach, FL 32034 Home: 207-475-5459	Applicant Barb Amergian 86130 License Road 9 Fernandina Beach, FL 32034	Applicant Ocean Highway & Port Authority of Nassau County 403 N 3rd ST Fernandina Beach, FL 32034 Home: 207-475-5459
--	---	--

Note	Created By	Date and Time Created
1. Dimensions of sign, and proposed new sign details required	Salvatore Cumella	10/05/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000925-2020		Salvatore Cumella	10/09/2020
HDC Application Checklist	APP-000830-2020		Sylvie McCann	08/19/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008872	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008872		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0097 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/24/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/26/2020
Status: Approved	Square Feet: 0.00	Completed: 10/01/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/01/2021

Description: Certificate of Approval (COA) to replace two windows with ThermaTru Smooth-Star fiberglass full-lite french doors at rear elevation; and replace crushed stone driveway with Belgard pavers (natural gray).

Parcel: 00-00-31-1580-0006-0130 Main	Address: 801 San Fernando St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
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Owner Lisa St. John 801 San Fernando ST Fernandina Beach, FL 32034 Home: 863-673-2727	Applicant Lisa St. John 801 San Fernando ST Fernandina Beach, FL 32034 Mobile: 8636732727
--	--

Note	Created By	Date and Time Created
1. Relocation of a/c unit that was part of original request removed from application at applicant's request.	Salvatore Cumella	10/01/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000916-2020		Salvatore Cumella	10/01/2020
HDC Application Checklist	APP-000902-2020		Taylor Hartmann	09/24/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009553	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009553		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0098 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/25/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/26/2020
Status: Approved	Square Feet: 0.00	Completed: 10/05/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/05/2021
Description: Certificate of Approval (COA) to replace all 23 windows with Pella Hurricane Shield Series windows in same color/design as existing		

Parcel: 00-00-31-1800-0270-0031 Main	Address: 114 S 2Nd St Fernandina Beach, FL 32034 Main	Zone: MU-1(Mixed Use)
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Owner JOHN MATEER 114 S 2nd ST Fernandina Beach, FL 32034	Applicant JOHN MATEER 114 S 2nd ST Fernandina Beach, FL 32034
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000918-2020		Salvatore Cumella	10/05/2020
HDC Application Checklist	APP-000906-2020		Taylor Hartmann	09/25/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009586	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009586		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0100 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/01/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 11/02/2020
Status: Approved	Square Feet: 0.00	Completed: 10/01/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to construct a 6' wood shadowbox fence panel to screen mop sink.		Expire Date: 10/01/2021

Parcel: 00-00-31-1800-0024-0082 Main	Address: 31 S 5Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner STILLWELL BILLIE D F LIV TRUST 27 S 5th ST Fernandina Beach, FL 32034	Applicant Hola Cuban Cafe Corp. 344 TARPON AVE FERNANDINA BEACH, FL 32034 Business: 9042061985
--	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000915-2020		Salvatore Cumella	10/01/2020
HDC Application Checklist	APP-000914-2020		Taylor Hartmann	10/01/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009715	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009715		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0101 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/05/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 11/04/2020
Status: Approved	Square Feet: 0.00	Completed: 10/14/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace 2 second floor 3'x8' doors with 4'x8' mahogany doors by Rogue Valley.		Expire Date: 10/14/2021

Parcel: 00-00-31-1580-0019-0030 Main	Address: 1015 Ladies St Fernandina Beach, FL 32034 Main	Zone: OT-2(Old Town 2)
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Applicant William Kavanaugh 112 6th Fernandina, FL 32034 Business: 9047533158 Mobile: 9047533158	Owner KIERNAN MORROW 1015 LADIES ST FERNANDINA BEACH, FL 32034 Mobile: 904-468-9577
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000938-2020		Salvatore Cumella	10/14/2020
HDC Application Checklist	APP-000917-2020		Taylor Hartmann	10/05/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009820	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00009820		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0102 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/09/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 11/09/2020
Status: Approved	Square Feet: 0.00	Completed: 10/14/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/14/2021

Description: Repair exterior siding/trim, in-kind, as necessary; Extend porch roof over existing deck; extend laundry room walls under existing porch roof; Paint all exterior walls white (Sherwin Williams "Alabaster" SW7008) and all trim black (Sherwin Williams "Caviar" SW6990).

Parcel: 00-00-31-1580-0004-0030 Main	Address: 205 Amelia St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
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Owner Byron Brocato 238 Lavina AVE Pittsburg, PA 15216 Home: 412-670-1962	Owner Byron B Brocato 205 Amelia St Fernandina Beach, FL 32034 Home: 4126701962 Business: 4126701962 Mobile: 4126701962	Applicant Cindy Urban Mobile: 5056600133
--	--	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000939-2020		Salvatore Cumella	10/14/2020
HDC Application Checklist	APP-000926-2020		Taylor Hartmann	10/09/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009929	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00009929		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0103 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/13/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 11/12/2020
Status: Approved	Square Feet: 0.00	Completed: 10/19/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to construct a 20" tall decorative porch railing to match existing trim color		Expire Date: 10/19/2021

Parcel: 00-00-31-1800-0040-0080 Main	Address: 710 Beech St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 904-556-0064	Owner Robert C & Rosanna Psulkowski 710 Beech ST Fernandina Beach, FL 32034	Applicant Robert C & Rosanna Psulkowski 710 Beech ST Fernandina Beach, FL 32034
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000947-2020		Salvatore Cumella	10/19/2020
HDC Application Checklist	APP-000930-2020		Taylor Hartmann	10/13/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009969	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00009969		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0104 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/20/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 11/19/2020
Status: Approved	Square Feet: 0.00	Completed: 10/21/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof main house with standing-seam metal roof (red).		Expire Date: 10/21/2021

Parcel: 00-00-31-1800-0040-0042 Main	Address: 232 S 7Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner LOUIS FERREIRA 232 S 7th ST FERNANDINA BEACH, FL 32034 Mobile: 904-583-2211	Applicant LePierre Roofing, Inc. 2618 McGregor Fernandina Beach, FL 32304 Business: 9047532234	Applicant Lepierre Properties of Amelia LLC. 2618 McGregor Blvd Fernandina Beach, FL 32034 Business: 9047532234
---	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000954-2020		Salvatore Cumella	10/21/2020
HDC Application Checklist	APP-000948-2020		Taylor Hartmann	10/20/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010103	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00010103		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0105 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/21/2020
Work Class: Amendment to COA	District: Default	Exp Date: 11/20/2020
Status: Approved	Square Feet: 0.00	Completed: 10/21/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/21/2021

Description: Certificate of Approval (COA) to amend previously approved case HDCSA 2020-0045 to change exterior paint color choices to include:
Siding - Valspar 4007-6B (Belle Grove Victory Blue);
Porch Ceilings - SW6506 (Vast Sky)
Porch Floors/Stairs - SW2849 (Westchester Gray) or existing previously approved gray;
Trim and Railings - SW Extra White Doors/Windows/shutters - Benjamin Moore HC-61 (New London Burgandy)

Parcel: 00-00-31-1800-0023-0060 Main	Address: 28 N 4Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant David & Cynthia Jacoby 28 S N 4TH ST Mobile: 404-408-0067	Owner David Jacoby 28 N 4th Fernandina Beach, FL 32034 Home: 404-435-9218
---	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000952-2020		Salvatore Cumella	10/21/2020
HDC Application Checklist	APP-000950-2020		Taylor Hartmann	10/21/2020

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	COA - Staff Approval	\$0.00	\$0.00
Total for Invoice NOT INVOICED		\$0.00	\$0.00
Grand Total for Plan		\$0.00	\$0.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0106 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/27/2020
Work Class: Amendment to COA	District: Default	Exp Date: 11/26/2020
Status: Approved	Square Feet: 0.00	Completed: 10/27/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Amendment to previously approved COA (HDC2020-0088) to replace an additional 10 lintels		Expire Date: 10/27/2021

Parcel: 00-00-31-1800-0273-0150 Main	Address: 233 S 3Rd St Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
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Applicant Phyllis Davis 233 S. 3rd Street Fernandina Beach, FL 32034 Business: 9042617378	Owner Amelia Island Museum of History 233 S 3RD ST Fernandina Beach, FL 32034
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000963-2020		Salvatore Cumella	10/27/2020
HDC Application Checklist	APP-000958-2020		Taylor Hartmann	10/27/2020

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	COA - Staff Approval	\$0.00	\$0.00
Total for Invoice NOT INVOICED		\$0.00	\$0.00
Grand Total for Plan		\$0.00	\$0.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0107 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/29/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 11/30/2020
Status: Approved	Square Feet: 0.00	Completed: 10/29/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/29/2021
Description: Certificate of Approval (COA) to construct a pergola and moon gate.		

Parcel: 00-00-31-1800-0027-0071 Main	Address: 509 Cedar St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant Bryan Oliphant Home: 7752245544	Owner Adelaide A King-Nastase PO Box 666 Fernandina Beach, FL 32034 Home: 775-224-5544
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000973-2020		Salvatore Cumella	10/29/2020
HDC Application Checklist	APP-000971-2020		Taylor Hartmann	10/29/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010379	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00010379		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0108 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/29/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 11/30/2020
Status: Approved	Square Feet: 0.00	Completed: 10/30/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to paint existing fence Valspar Cottage Gray		Expire Date: 11/01/2021

Parcel: 00-00-31-1800-0017-0200 Main	Address: 323 N 4Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Applicant Sheryl DeGrove P. O. Box 744 3 S. Front St Fernandina Beach, FL 32035 Mobile: 904-382-7077	Owner Sheryl DeGrove 3 S. Front Street Fernandina Beach, FL 32034 Home: 9043827077
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000975-2020		Salvatore Cumella	10/30/2020
HDC Application Checklist	APP-000972-2020		Taylor Hartmann	10/29/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010381	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00010381		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

From: [Kim Briley](#)
To: [Salvatore Cumella](#)
Cc: [Sylvie McCann](#)
Subject: FW: Online Form Submittal: Advisory Board/Committee Application
Date: Friday, October 16, 2020 10:40:08 AM
Attachments: [image341419.png](#)
[image732418.png](#)
[image557493.png](#)

2nd choice is for HDC.

Kim Briley, MMC
Deputy City Clerk
City of Fernandina Beach
204 Ash St.
Fernandina Beach, FL 32034
(904) 310-3117 | kelliott@fbfl.org
www.fbfl.us



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

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 exempted 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.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, September 30, 2020 8:10 AM
To: Caroline Best <cbest@fbfl.org>; Kim Briley <kelliott@fbfl.org>
Subject: Online Form Submittal: Advisory Board/Committee Application

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	Andrew Schmidt
Home Mailing Street Address	12 Zachary Ct.
City	Fernandina Beach
Zip Code	32034
Primary Phone	7703666719

Secondary Phone	Field not completed.
-----------------	----------------------

Please note that board materials are distributed electronically.

Email to receive board materials	agschmidt@gmail.com
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Employer	Boys & Girls Clubs of Nassau County
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Position Title	Sr Director
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Business Address	PO Box 16003
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City	Fernandina Beach
------	------------------

Zip	32035
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Select the advisory board/committee you are applying for:	Parks & Recreation Advisory Committee
---	---------------------------------------

Additional board that you are applying for:	Historic District Council
---	---------------------------

Why are you interested in serving on this Board? Please explain.	I believe I can bring a unique perspective to the use of our parks and recreation facilities and/or the preservation of our historic district.
--	--

Eligibility

Are you a resident of the City?	Yes
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Length of time:	1yr
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Do you hold a public office?	No
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Office name:	Field not completed.
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Are you employed by the City?	No
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Position:	Field not completed.
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Are you currently serving on a Board?	No
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Board Name:	Field not completed.
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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?

Yes

We receive an annual grant from the city at BGCN.

If yes, please provide details:

Major Affiliations:

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

Amelia Community Theatre
Amelia Island Sunrise Rotary

Qualifications:

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

Field not completed.

Organization or Commissioner sponsoring nomination (if applicable):

Field not completed.

Educational Background:
(Check all that apply)

High School, BS/A, MS/A

MBA

Other:

Field not completed.

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 09/30/2020

Applicant's Signature Andrew Schmidt

Email not displaying correctly? [View it in your browser.](#)

From: [Kim Briley](#)
To: georgealt@hotmail.com
Cc: [Caroline Best](#); [Salvatore Cumella](#); [Sylvie McCann](#)
Subject: FW: Online Form Submittal: Advisory Board/Committee Application
Date: Tuesday, October 20, 2020 4:34:02 PM
Attachments: [image307229.png](#)
[image034696.png](#)
[image465773.png](#)

Hi Mr. Moeller,

Thank you for your interest in serving on the Historic District Council (HDC).

In accordance with [City Code of Ordinances Section 2-122\(a\)\(2\)](#) your application is being forwarded to Mr. Salvatore Cumella (copied herein) who serves as the HDC staff liaison. Mr. Cumella will have your application placed on the next available HDC agenda for consideration. Upon approval your application will move to the City Commission for their honorable consideration.

Again, thank you for your interest in serving and please don't hesitate to contact me with any questions.

Kim Briley, MMC
Deputy City Clerk
City of Fernandina Beach
204 Ash St.
Fernandina Beach, FL 32034
(904) 310-3117 | kelliott@fbfl.org
www.fbfl.us



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

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 exempted 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.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, October 20, 2020 1:11 PM
To: [Caroline Best <cbest@fbfl.org>](mailto:cbest@fbfl.org); [Kim Briley <kelliott@fbfl.org>](mailto:kelliott@fbfl.org)
Subject: Online Form Submittal: Advisory Board/Committee Application

Advisory Board/Committee Application

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

Name	George Andy Moeller
Home Mailing Street Address	416 N. 3rd Street
City	Fernandina Beach
Zip Code	32034
Primary Phone	9044159111
Secondary Phone	<i>Field not completed.</i>

Please note that board materials are distributed electronically.

Email to receive board materials	georgealt@hotmail.com
Employer	Department of Navy
Position Title	Regional Program Manager Industrial Hygiene/Department Head
Business Address	2080 Child Street
City	Jacksonville
Zip	32214
Select the advisory board/committee you are applying for:	Historic District Council
Additional board that you are applying for:	None
Why are you interested in serving on this Board? Please explain.	Aside from my employment with the Navy, I am a state certified building contractor and a historic home owner. I believe that my intimate knowledge of historic homes in our area after performing work on my own home for 13 years myself and my knowledge of the Florida building code brings significant value to the Council. Additionally, I want to provide a fair and unbiased professional opinion that benefits the historic district and the homeowner at the same time.
Eligibility	
Are you a resident of the City?	Yes
Length of time:	33 years

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? Yes

I own/operate GAM Builders LLC within the City of FB.

If yes, please provide details:

Major Affiliations:

None.

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: Certified Building Contractor CBC1252827

Organization or Commissioner sponsoring nomination (if applicable): GAM Builders

Educational Background: BS/A
(Check all that apply)

Field not completed.

Other:

Biology/Chemistry

Major areas of study:

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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.

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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 20 October 2020

Applicant's Signature George Moeller

Email not displaying correctly? [View it in your browser.](#)

From: [Kim Briley](#)
To: modonnell9@icloud.com
Cc: [Salvatore Cumella](#); [Sylvie McCann](#); [Caroline Best](#)
Subject: FW: Online Form Submittal: Advisory Board/Committee Application
Date: Thursday, October 22, 2020 12:27:27 PM
Attachments: [image409876.png](#)
[image034480.png](#)
[image178167.png](#)

Hi Mr. O'Donnell,

Thank you for your interest in serving on the Historic District Council (HDC).

In accordance with [City Code of Ordinances Section 2-122\(a\)\(2\)](#) your application is being forwarded to Mr. Sal Cumella (copied herein) who serves as the HDC staff liaison. Mr. Cumella will have your application placed on the next available HDC agenda for consideration. Upon approval your application will move to the City Commission for their honorable consideration.

Again, thank you for your interest in serving and please don't hesitate to contact me with any questions.

Kim Briley, MMC
Deputy City Clerk
City of Fernandina Beach
204 Ash St.
Fernandina Beach, FL 32034
(904) 310-3117 | kelliott@fbfl.org
www.fbfl.us



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

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 exempted 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.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, October 22, 2020 12:23 PM
To: Caroline Best <cbest@fbfl.org>; Kim Briley <kelliott@fbfl.org>
Subject: Online Form Submittal: Advisory Board/Committee Application

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	Michael O'Donnell
Home Mailing Street Address	214 S. 7th Street
City	Fernandina Beach
Zip Code	32034
Primary Phone	512-239-8262
Secondary Phone	<i>Field not completed.</i>

Please note that board materials are distributed electronically.

Email to receive board materials	modonnell9@icloud.com
Employer	Retired from University of Texas System (March 2020)
Position Title	Assoc. Vice Chancellor
Business Address	210 West 7th Street
City	Austin, TX
Zip	78746
Select the advisory board/committee you are applying for:	Historic District Council
Additional board that you are applying for:	None
Why are you interested in serving on this Board? Please explain.	My wife Susan and I purchased a home in the Plantation three years ago. In March of this year, we moved full-time to the City's Downtown Historic District. I have been exploring various ways to give back and serve this wonderful Community. Owing to over twenty (20) years managing the architectural design and delivery of projects throughout the world, I feel serving on the HDC Board will allow me to best contribute to the Community.
Eligibility	
Are you a resident of the City?	Yes
Length of time:	3 years in the Plantation and 10 months in the Downtown Historic District

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

Field not completed.

If yes, please provide details:

Major Affiliations:

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

China National Offshore Oil Company, British Petroleum, Kuwaiti (KUFPEC), and Japanese LNG Consortium Board : Two (2) years as Chair. Ronald Reagan Foundation: tasked with the successful delivery of the Ronald Reagan Presidential Library in Simi Valley, CA including all aspects of the architectural design, Federal, State, and local permits, construction, community relations and liaison directly to the President and First Lady.

Qualifications:

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

Bachelors Degree in Civil Engineering - Drexel University. Master of Science Engineering University of Wisconsin - Madison, MBA - University of Denver. Twenty-two (22) years with Atlantic Richfield, six (6) of which as Manager of the Corporate Real Estate Projects Office responsible for the architectural design and delivery of dozens of facility projects around the world. Associate Vice Chancellor: UCLA (6 years) and the University of Texas System in Austin (14 years) responsible for the delivery of over a hundred major projects including architectural design, permitting, construction, commissioning, and delivery. Director of Public Issues for ARCO including all aspects of Federal, State, and local government laws, rules & regulations, including testimony to State and Local governing boards as well as the the Federal Government including Congressional Committees, and

regulatory bodies including the Environmental Protection Agency.

Organization or
Commissioner sponsoring
nomination (if applicable):

Contacted by Chip Ross in support of my candidacy for HDC
Board

Educational Background:
(Check all that apply)

High School, BS/A, MS/A

Other:

Numerous continuing professional education courses throughout
career

Major areas of study:

Engineering, Architectural Design, Cost and Scheduling Analysis,
Community Relations, Permitting, Communication, Public Affairs,
Media Training, Legislative, and Government Affairs

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

October 22, 2020

Applicant's Signature

Michael O'Donnell

[View it in your browser.](#)

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	Robert M. Eidson, Jr.
------	-----------------------

Home Mailing Street Address	832 Tarpon Avenue, Unit B
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City	Fernandina Beach
------	------------------

Zip Code	32034
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Primary Phone	404.421.3324
---------------	--------------

Secondary Phone	<i>Field not completed.</i>
-----------------	-----------------------------

Please note that board materials are distributed electronically.

Email to receive board materials	reidson.nca@gmail.com
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Employer	Pineland Bank
----------	---------------

Position Title	Chief Financial Officer
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Business Address	715 Centre St.
------------------	----------------

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

Zip	32034
-----	-------

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

Additional board that you are applying for:	Housing Authority
---	-------------------

	Have always enjoyed serving my local community and this seems like a good way to make a positive contribution. My wife
--	--

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

and I formerly lived and worked in the Hilton Head/Bluffton, Savannah and metro Atlanta areas; this has provided a diverse set of experiences that I feel can add value here. I also have experience with CDFIs and other financial services entities that may be of benefit for the Housing Authority.

Eligibility

Are you a resident of the City?

Yes

Length of time:

Since August 2020

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

Field not completed.

If yes, please provide details:

Major Affiliations:

Please refer to resume.

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:	Strategic and financial management; leadership and consensus building; though I have not served on municipal boards (never lived within city limits) I have seen historic preservation efforts of Savannah and development considerations of Hilton Head Island. Please refer to resume for further details on experience, etc.
---	---

Organization or Commissioner sponsoring nomination (if applicable):	<i>Field not completed.</i>
---	-----------------------------

Educational Background: (Check all that apply)	High School, BS/A, MS/A
---	-------------------------

Other:	Collegiate degrees are BBA and Master of Accounting (MAcc); certifications include Certified Public Accountant and Certified Internal Auditor
--------	---

Major areas of study:	Business/Accounting/Finance
-----------------------	-----------------------------

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

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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	Yes
---	-----

of the Board/Committee
that you are applying for?

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

Date	10/26/2020
------	------------

Applicant's Signature	Robert M. Eidson, Jr.
-----------------------	-----------------------

ROBERT M. EIDSON, JR., CPA, CIA

832 Tarpon Avenue, Unit B
Fernandina Beach, Florida 32034
Phone: 404-421-3324
Email: reidson.nca@gmail.com

Driven, self-motivated professional seeking to join a leadership group which inspires the achievement of organizational and individual goals through empowerment, honesty and integrity.

- Proficient at providing strategic thought leadership and developing relationships.
- Detail oriented with strong communication, analytical and problem-solving capabilities.
- Skilled at building consensus, evaluating team member personalities and tailoring motivation methods.

Education, Professional and Service Affiliations

- Georgia Southern University, Statesboro, Georgia
 - Bachelor of Business Administration - Accounting, 5/2004 – Cum Laude
 - Master of Accounting, 5/2004
- Certified Public Accountant, Licensed in Georgia and South Carolina
- Certified Internal Auditor
- Member of the American Institute of CPAs, Georgia Society of CPAs and Institute of Internal Auditors
- Graduate of the BKR International Leadership Institute, Class of 2019
- Graduate of the Hilton Head Island-Bluffton Chamber of Commerce Leadership Program, Class of 2016
- Graduate of the McGladrey (RSM) Breakthrough Leadership Institute, Class of 2015
- Graduate of the Georgia Society of CPAs Leadership Academy, Class of 2012
- Graduate of the American Institute of CPAs National Banking School, 2008
- Past Member of the Jasper Community Fund Advisory Board, Past Chair (2017-2020)
- Past Member of the Sea Islands Chapter of the South Carolina CPAs Board, Past Chair (Fiscal 2018)
- Past Member of the Rotary Club of Bluffton, Former Treasurer (Fiscal 2016 and 2017)
- Past Member of the WebsterRogers Foundation, Staff Advisory Committee
- Past Member of the Hilton Head Island-Bluffton Chamber of Commerce Board of Regents, Treasurer
- Past Member of the Georgia Society of CPAs Financial Institutions Task Force from 2007 – 2015; 2010 and 2015 Task Force Chair, 2014 Task Force Vice Chair

Overview of Experience

PINELAND BANK — Fernandina Beach, Florida (6/2020 – Present)

Chief Financial Officer

- Provide leadership and input for strategic planning and risk management.
- Responsible for investment, liquidity and overall balance sheet management.
- Oversee financial reporting processes; present and report to Board, regulators and other stakeholders.
- Developed a periodic financial communication for the bank-wide team in an effort to drive engagement through understanding our overall financial standing and how every role within the organization impacts performance.

NICHOLS, CAULEY AND ASSOCIATES, LLC — Savannah/Dublin, Georgia (10/2017 – 6/2020)

Senior Manager

- Work concentrated in serving clients in the financial services industry – primarily community banks.
- Led internal audit re-engineering process; work to refocus team on risk assessment and understanding of business processes. Assisted in follow-up effort to convert to new reporting and documentation system.
- Provided oversight, management and assistance to audit and consulting teams; serving numerous community banks through services including financial statement audit, risk assessment, risk management/internal audit, ALM/liquidity reviews, ALLL reviews, credit quality reviews and various other matters related to general accounting and management.
- Assisted other small business and individual clients with services including outsourced accounting and tax matters.
- Regularly develop and provide presentations to Boards and committees; present to student groups on topics including leadership skills, the profession of public accounting and personal strategic planning.

WEBSTER ROGERS LLP — Bluffton, South Carolina (9/2014 – 10/2017)

Progressed from Audit Manager to Audit Senior Manager

- Provide consistency and stability for audit team with focus on the Firm's vision, values and mission.
- Continuously work to develop a high performing team by focusing on communication, development, empowerment and accountability.
- Identify, initiate and lead business development efforts.
- Reengineer audit approaches and procedures to enhance efficiency and ensure compliance with audit and reporting standards.
- Recruit, evaluate and recommend candidates for audit intern and audit associate positions for the Bluffton office. Represent the Firm while participating in campus events at Georgia Southern University and speaking regularly to student groups on topics including leadership and career paths/options.
- Selected to be one of approximately twenty Career Advisors; work with advisees to develop career goals and provide support.

NICHOLS, CAULEY AND ASSOCIATES, LLC — Atlanta, Georgia (7/2004 – 9/2014)

Progressed from Staff Accountant to Audit Manager

- Work primarily concentrated in serving clients in the financial services industry; community banks including institutions which were SEC registrants
- Plan, perform, review and manage engagements including financial statement audits and reviews, internal audits, agreed-upon procedures, credit reviews, interest rate risk reviews, risk assessments and drafting of financial statements and SEC filings.
- Monitor progress of concurrent engagements and coordinate efforts with representatives of other public accounting firms to ensure compliance with client deadlines, firm efficiency standards and quality control requirements.
- Supervise engagement teams of up to five members and overall audit staff of approximately twenty-five professionals, primarily working with four partners across three firm office locations.
- Received no comments regarding managed engagements during two PCAOB reviews.
- Serve on the internal leadership committee responsible for the implementation of a new audit methodology, the reengineering of audit programs and procedures and the incorporation of updates.
- Mentor team members and provide detailed performance evaluations and development plans.
- Develop and present in-house continuing education and new hire orientation programs. Author and edit articles for general and industry specific firm newsletters.
- Diligently work to become a thought leader; maintain awareness of current industry and accounting developments and disseminate updates to team members.

Old Town Design Guidelines Update											
Fernandina Beach, Florida											
Scope of Work and Schedule, September 25, 2020											
Task 1: Field Documentation and Research											
<i>Item No.</i>	<i>Description</i>	Schedule 2020				Schedule 2021					
		September	October	November	December	January	February	March	April	May	June
1.1	Review existing documentation and information										
1.2	Survey Old Town Historic District (approx. 40 properties)										
1.3	Map survey findings in GIS										
	<i>Deliverables: Survey report and GIS data</i>										
Task 2: Digital Documentaiton and Modeling											
<i>Item No.</i>	<i>Description</i>	Schedule 2020				Schedule 2021					
		September	October	November	December	January	February	March	April	May	June
2.1	Undertake terrestrial laser scanning of identified streets / areas										
2.2	Process scans to create Point Cloud										
2.3	Model identified streets / areas and buildings										
2.4	AutoCAD drawings of identified streetscapes and buildings										
2.5	Undertake terrestrial laser scanning of Marine Street and coastline										
2.6	Model Sea Level Rise and Coastal Threats										
	<i>Deliverables: Laser scan files and point cloud; models and AutoCAD drawings</i>										

Task 3: Design Guidelines											
Item No.	Description	Schedule 2020				Schedule 2021					
		September	October	November	December	January	February	March	April	May	June
3.1	Prepare design approach for developing <i>media peonias</i> lots										
3.2	Prepare design strategy for accessory dwelling units										
3.3	Prepare conceptual design for Visitors Center project										
3.4	Develop considerations to enhance coastal resilience										
3.5	Circulate and present designs for comment								18-Mar-20		
3.6	Finalize design strategies including coastal resilience considerations										
	<i>Deliverables: Final Design Strategies and Guidelines update</i>										
Task 4: Education and Publications											
Item No.	Description	Schedule 2020				Schedule 2021					
		September	October	November	December	January	February	March	April	May	June
4.1	Illustrated History of Old Town and Design Guidelines Pamphlet										
4.2	Print Pamphlet										
4.3	Prepare ArcGIS StoryMap of Project										
	<i>Deliverables: Printed pmplet and online StoryMap</i>										



Property Research Form

Property Address: 216 S. 4th Street

Property Name (if applicable): N/A

Year Built: 1960 (NCPA) **Style:** Frame Vernacular **Stories:** 1

Parcel #: 00-00-31-1800-0026-0020

Zoning: R-2/ Med Den Residential **Parcel Size:** _____ acre(s) **Homestead:** ☐ Yes ☒ No

Historic District:

- | | |
|--|--|
| ☐ <i>Downtown</i> | ☐ <i>Old Town</i> |
| ☐ <i>Waterfront</i> | ☒ <i>Not in a historic</i> |

Contributing Status: ☐ *Contributing* ☐ *Non-Contributing*

Owner of Record: NORRIS WILLIAM B JR & KAYE L

Contact Name: _____

Phone: _____ **Email:** _____

Attached Items:

- ☐ *FL Master Site File #:* N/A
- ☒ *Photos:* Provided by demolition company
- ☒ *Maps:* NCPA Map
- ☒ *Property Appraisers Report:* _____
- ☐ *Other:* _____

Notes/ Past COAs/ Contact Log:

- * Does not appear on 1949 Sanborn Fire Insurance Map.
- * Does not have a FL Master Site File
- * DEMR-2020-0029 applied for 9/18/20. Approved 10/28/2020.

Today's Date: 10/28/2020

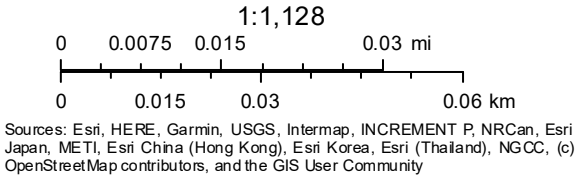
[illegible]

216 S. 4th Street



October 28, 2020

911 Address Labels

































PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0026-0020

Owner Name

NORRIS WILLIAM B JR & KAYE L

Mailing Address

P O BOX 15953

Location Address

FERNANDINA BEACH, FL 320353203

216 4TH ST S (UNIT) A&B

FERNANDINA BEACH 32034

Tax District

FERNANDINA BEACH

Milage

20.3245

Homestead

No

Property Usage

MULTI-FAMI 000800

Deed Acres

0

Short Legal

BLOCK 26 LOT 2 & N1/2 OF 3

2020 Preliminary Values

Land Value

\$150,000

(+) Improved Value

\$78,275

(=) Market Value

\$228,275

(-) Agricultrual Classification

\$0

(-) SOH or Non-Hx* Capped Savings

\$0

(=) Assessed Value

\$228,275

(-) Homestead

\$0

(-) Additional Exemptions

\$0

(=) School Taxable Value

\$228,275

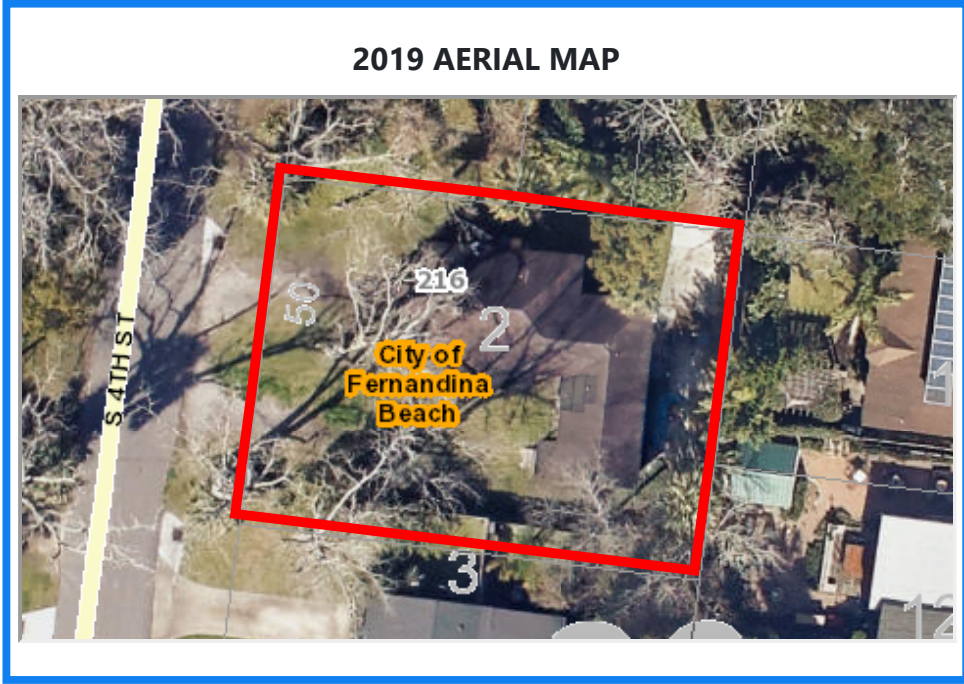
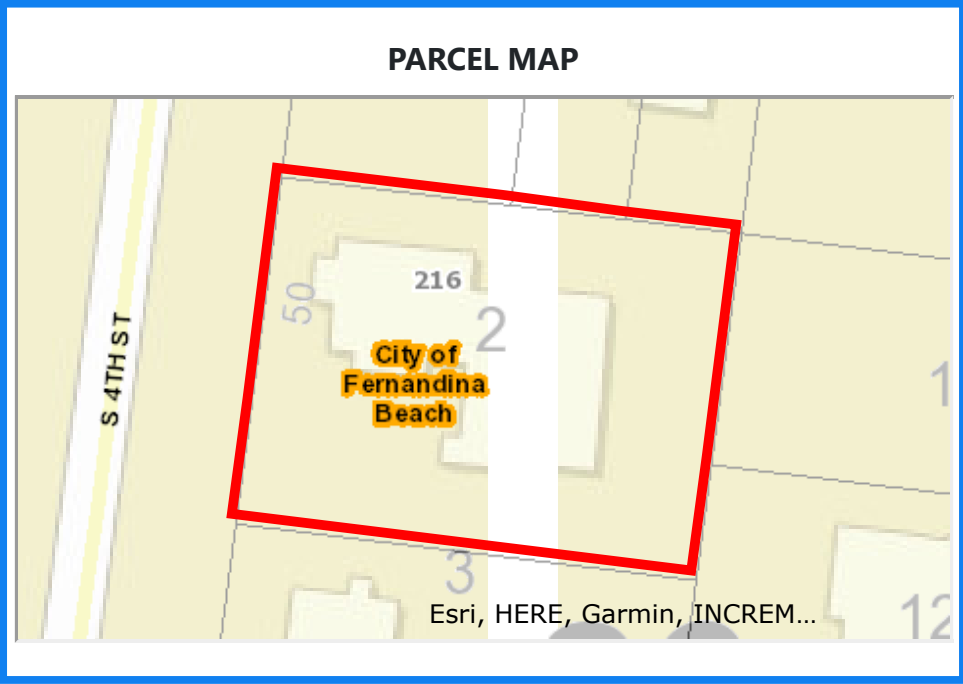
(-) Non-School HX & Other Exempt Value

\$0

(=) County Taxable Value

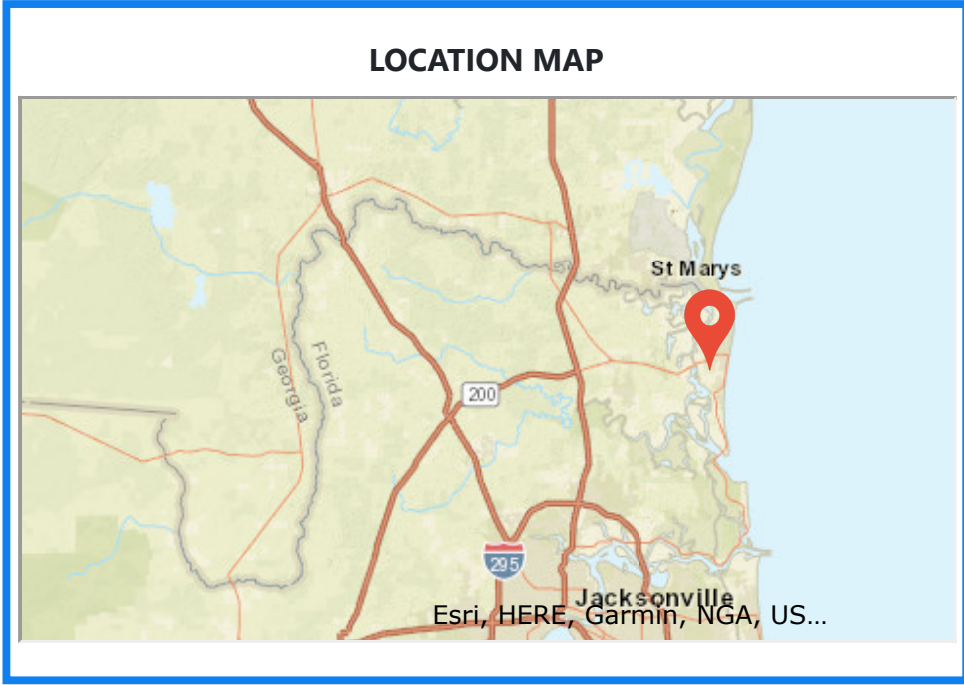
\$228,275

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



PROPERTY PHOTO

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



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
DUPLEX	1518	1376	3	2	AVERAGE		AIR DUCTED	FORCED AIR	1960

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
-------------	------------------	-------	------------

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2020-09-11	2392 / 94	\$250,000	WD	Q	Y	CMR ISLAND PROPERTIES LLC	NORRIS WILLIAM B JR & KAYE L
2018-08-03	2216 / 759	\$160,000	WD	U	Y	RICHO JEROME & DARIUS PRENTICE	CMR ISLAND PROPERTIES LLC
2018-08-03	2216 / 758	\$100	QC	U	Y	RICHO HAZEL	RICHO JEROME & DARIUS PRENTICE
2017-04-21	2116 / 522	\$100	QC	U	Y	RICHO HAZEL M	RICHO JEROME & DARIUS PRENTICE
1979-10-01	301 / 11	\$4,800	WD	U	Y		

Nassau County 2020 R
CARD 001 of 001
10:31 BY MIKEH

CARD 001 of 001
BY MIKEH

AE BN CO



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00539

Recorder # 204

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) 107 North 10th St

Multiple Listing (DHR only)

Other Names >>

Survey or Project Name Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>107</u>	<u>North</u>	<u>10th</u>	<u>Street</u>	

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 Frame Vernacular

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 1

Structural System(s)

>> Wood frame

Other Structural System(s)

Foundation Type(s)

>> Piers

Other Foundation Types

Foundation Material(s)

>> Brick

Other Foundation Material(s)

Exterior Fabric(s)

>> Wood shingles

Other Exterior Fabric(s)

Roof Type(s)

>> Gable

Other Roof Type(s)

Roof Material(s)

>> Sheet metal: 3V crimp

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Shed extension

Other Roof Secondary Structure(s)

Number of Chimneys 3

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) South ridge, north exterior, west slope

HISTORICAL STRUCTURE FORM

8NA00539

DESCRIPTION (continued)

Window Descriptions 1/1 metal sash

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) shed

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Deteriorated

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1925

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 _____	>> <u>Private residence; 1925;</u>
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? NO

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource stands relatively isolated from resources with historic integrity and lacks sufficient architectural features, it doesn't appear to warrant consideration for the NR individually and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8NA00539

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/20/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

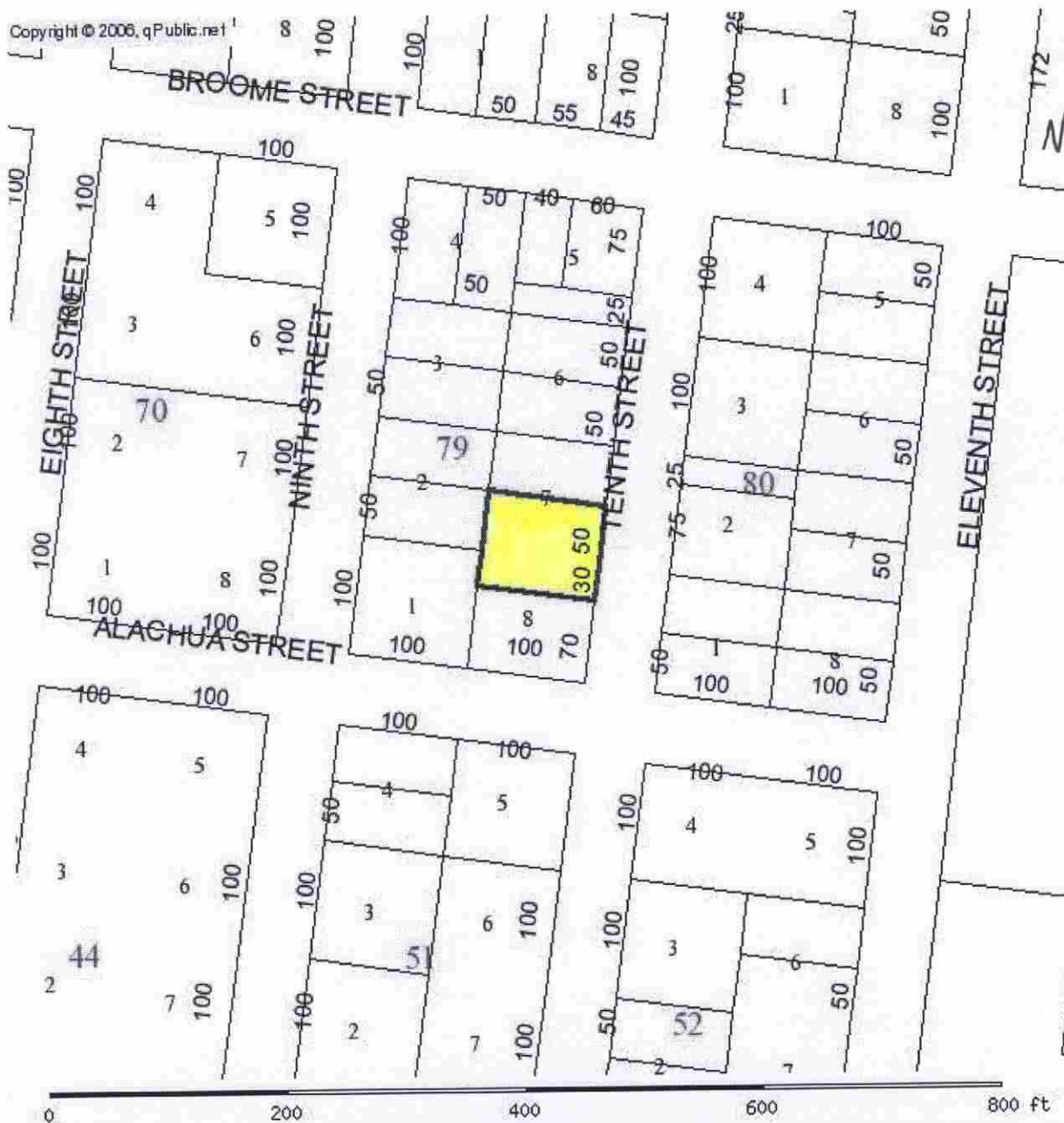
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00539-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Wood shingles
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1925;
- > **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)]:**

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PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0079-0072
GIS CALCULATED ACREAGE	0.18
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	WILLIAMS ELNORA W SIMMONS
Mailing Address	107 NORTH 10TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	107 NORTH 10TH ST
2006 PROPOSED VALUES	
Land Value	36,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *B NA 539*

SITE NAME: 107 N. 10th St.
ADDRESS OF SITE: 107 N. 10th St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 79 7
Subdivision Name Block No. Lot No.

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT	x	ALTERED	ORIGINAL USE pvt.residence
GOOD		UNALTERED	PRESENT USE pvt.residence
x FAIR	x	ORIGINAL SITE	DATES pre-1926
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 20th Century

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

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 403

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding, shingles, with
cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story entrance, 3-bay, access E, 2nd bay; shed
roof; porch enclosed

ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S; offset: ridge # N: end, interior: rear slope

WINDOW TYPE: DHS, 1/1, wood #
DHS, aluminum

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

107 N. 10th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed pre-1926, it is a one-story frame vernacular residential building.

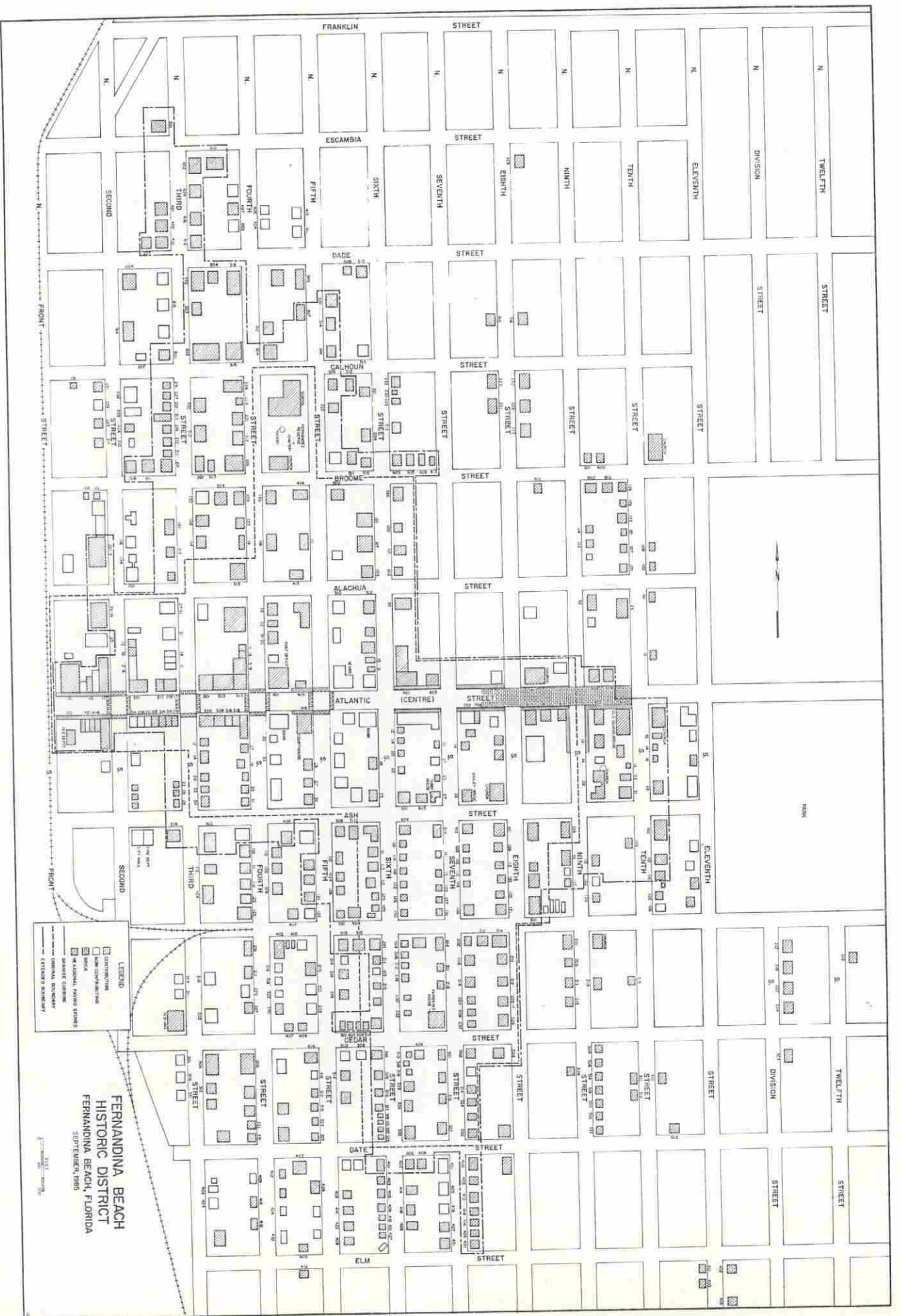
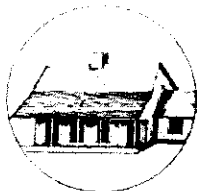


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00539**
 Field Date 3-14-2018
 Form Date 3-14-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 107 N. 10th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 107 N 10th Street Street Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0079-0072 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1925 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Abandoned/Vacant From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; windows; door
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear shed extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Weatherboard 2. Wood shingles 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) _____

Distinguishing Architectural Features (exterior or interior ornaments) Wood shingles within gable ends; exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER - Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 **NA00539**

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Boarded

Porch Descriptions (types, locations, roof types, etc.) Entry/E, enclosed, shed

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 outside the Fernandina Beach Historic District boundary & has been altered.

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 Assc. 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 RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.









CITY OF FERNANDINA BEACH

Department of Planning & Conservation

Today's Date: 11/09/2020

Address: 107 N. 10th Street

Parcel ID #: 00-00-31-1800-0079-0072

Owner of Record:

WILLIAMS ELNORA W SIMMONS EST

Mailing Address:

113 N 10TH ST

FERNANDINA BEACH, FL 32034

90-Day Demolition Delay

Date Demolition Delay Applied:

10/29/2020

Date of Expiration of Demolition Delay:

01/27/2021

Please note that the above referenced property is subject to a 90-day demolition delay, per Land Development Code section 8.03.03.01(F) for the following reasons:

Is the Structure:

- | | | |
|---|---|--|
| 1. 50 years of age or older? | ☒ Yes | ☐ No |
| 2. A "landmark" structure in that it is: | | |
| a recognized vernacular building pattern, or | ☒ Yes | ☐ No |
| an architectural "high style", or | ☐ Yes | ☒ No |
| has historic events or persons associated with it | ☐ Yes | ☒ No |

Action Required:

- ☐ In order to evaluate the demolition request and lift the demo delay before the 90 days expires; please submit a minimum of 8 exterior photos (1 of each elevation, 1 from each corner) and any pertinent interior photos. These photos will be retained as documentation of the structure for archival purposes.
- ☐ The Historic District Council and its authorized designees request access to the premises and to the subject structure during the 90-day period at reasonable times by appointment with the owner or proprietor for the purpose of photographing, measuring and documenting information concerning the structure or site.
- ☒ City shall post the subject property with a sign notifying the public of the owner's intent to demolish the structure in order to allow interested parties to come forward and move the structure upon consent of the owner.

At the next regularly scheduled meeting, the Historic District Council may waive the demolition delay if the applicant can demonstrate economic hardship, as outlined in Section 8.03.06 of the Land Development Code, with consideration given to the economic impact of the delay on the applicant and the reasonableness of the applicant carrying out the decision of the board.

If you have any questions, please contact us at the number below.
Thank you.

















HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00539

Recorder # 204

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) 107 North 10th St

Multiple Listing (DHR only) _____

Other Names _____

>> _____

Survey or Project Name _____

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>107</u>	<u>North</u>	<u>10th</u>	<u>Street</u>	

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 Frame Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) _____

>>

Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>>

Piers

Other Foundation Types _____

Foundation Material(s) _____

>>

Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>>

Wood shingles

Other Exterior Fabric(s) _____

Roof Type(s) _____

>>

Gable

Other Roof Type(s) _____

Roof Material(s) _____

>>

Sheet metal: 3V crimp

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____

>>

Shed extension

Other Roof Secondary Structure(s) _____

Number of Chimneys 3

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) South ridge, north exterior, west slope

HISTORICAL STRUCTURE FORM

8NA00539

DESCRIPTION (continued)

Window Descriptions 1/1 metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) shed

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Deteriorated

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1925

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;1925;

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? NO

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) Because the resource stands relatively isolated from resources with historic integrity and lacks sufficient architectural features, it doesn't appear to warrant consideration for the NR individually and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8NA00539

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/20/2007

SHPO's Evaluation of Resource

Date _____

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"

NA00539-200703

Supplementary Printout

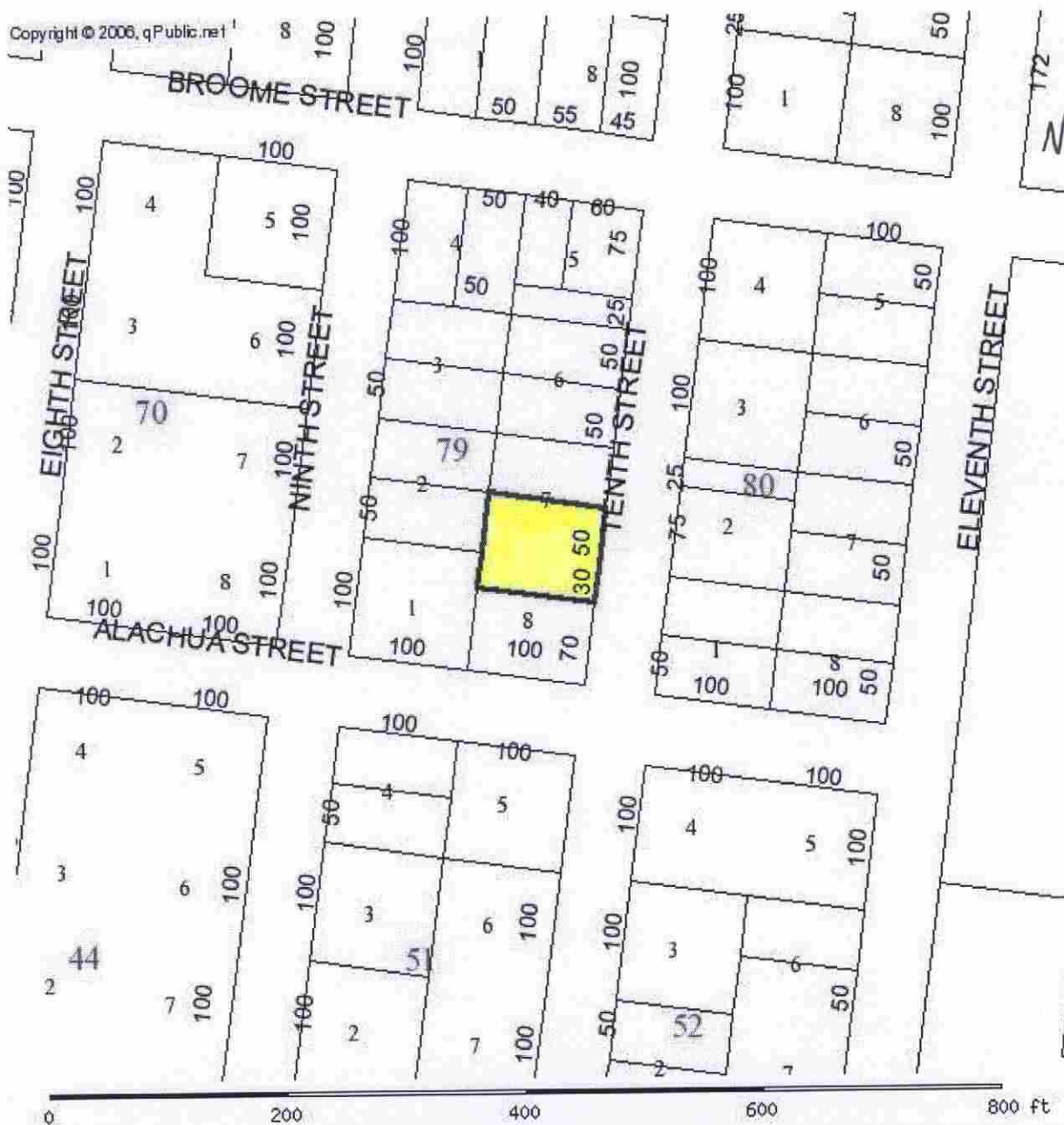
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Wood shingles
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1925;
- > **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)]:**



NA539

204

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204

NAS39

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0079-0072
GIS CALCULATED ACREAGE	0.18
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	WILLIAMS ELNORA W SIMMONS
Mailing Address	107 NORTH 10TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	107 NORTH 10TH ST
2006 PROPOSED VALUES	
Land Value	36,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *B NA 539*

SITE NAME: 107 N. 10th St.
ADDRESS OF SITE: 107 N. 10th St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 79 7
Subdivision Name Block No. Lot No.

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT	x	ALTERED	ORIGINAL USE pvt.residence
GOOD		UNALTERED	PRESENT USE pvt.residence
x FAIR	x	ORIGINAL SITE	DATES pre-1926
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 20th Century

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

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 403

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding, shingles, with
cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story entrance, 3-bay, access E, 2nd bay; shed
roof; porch enclosed

ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S; offset: ridge # N: end, interior: rear slope

WINDOW TYPE: DHS, 1/1, wood #
DHS, aluminum

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

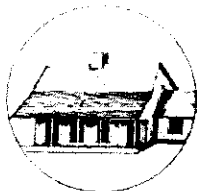
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

107 N. 10th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed pre-1926, it is a one-story frame vernacular residential building.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00539**Field Date 3-14-2018Form Date 3-14-2018

Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 107 N. 10th St.Survey Project Name Fernandina Beach Historic Resource Survey Update

Multiple Listing (DHR only) _____

Survey # (DHR only) _____

National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ objectOwnership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 107 N 10th Street Street Suffix Direction

Cross Streets (nearest / between) _____

USGS 7.5 Map Name FERNANDINA BEACH

USGS Date _____ Plat or Other Map _____

City / Town (within 3 miles) Fernandina BeachIn City Limits? ☒ yes ☐ no ☐ unknown County NassauTownship 3N Range 28E Section 221/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____Tax Parcel # 00-00-31-1800-0079-0072

Landgrant _____

Subdivision Name _____

Block _____

Lot _____

UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐Northing ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Other Coordinates: X: _____

Y: _____

Coordinate System & Datum _____

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

HISTORY

Construction Year: 1925 ☒ approximately ☐ year listed or earlier ☐ year listed or laterOriginal Use Private Residence (House/Cottage/Cabin)

From (year): _____

To (year): _____

Current Use Abandoned/Vacant

From (year): _____

To (year): _____

Other Use _____

From (year): _____

To (year): _____

Moves: ☐ yes ☒ no ☐ unknown Date: _____

Original address _____

Alterations: ☒ yes ☐ no ☐ unknown Date: _____Nature Porch; windows; doorAdditions: ☒ yes ☐ no ☐ unknown Date: _____Nature Rear shed extension

Architect (last name first): _____

Builder (last name first): _____

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

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Frame VernacularExterior Plan RectangularNumber of Stories 1Exterior Fabric(s) 1. Weatherboard2. Wood shingles

3. _____

Roof Type(s) 1. Gable

2. _____

3. _____

Roof Material(s) 1. Sheet metal: 3V crimp

2. _____

3. _____

Roof secondary strucs. (dormers etc.) 1. _____

2. _____

Windows (types, materials, etc.) _____

Distinguishing Architectural Features (exterior or interior ornaments) Wood shingles within gable ends; exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____

Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)☐ Owner Objection

HISTORICAL STRUCTURE FORM

Site #8 **NA00539**

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Boarded

Porch Descriptions (types, locations, roof types, etc.) Entry/E, enclosed, shed

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 outside the Fernandina Beach Historic District boundary & has been altered.

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

0 50 100 Feet

* All numbers start with NA****























CITY OF FERNANDINA BEACH

Department of Planning & Conservation

Today's Date: 11/09/2020

Address: 107 N. 10th Street

Parcel ID #: 00-00-31-1800-0079-0072

Owner of Record:

WILLIAMS ELNORA W SIMMONS EST

Mailing Address:

113 N 10TH ST

FERNANDINA BEACH, FL 32034

90-Day Demolition Delay

Date Demolition Delay Applied:

10/29/2020

Date of Expiration of Demolition Delay:

01/27/2021

Please note that the above referenced property is subject to a 90-day demolition delay, per Land Development Code section 8.03.03.01(F) for the following reasons:

Is the Structure:

- | | | |
|---|---|--|
| 1. 50 years of age or older? | ☒ Yes | ☐ No |
| 2. A "landmark" structure in that it is: | | |
| a recognized vernacular building pattern, or | ☒ Yes | ☐ No |
| an architectural "high style", or | ☐ Yes | ☒ No |
| has historic events or persons associated with it | ☐ Yes | ☒ No |

Action Required:

- ☐ In order to evaluate the demolition request and lift the demo delay before the 90 days expires; please submit a minimum of 8 exterior photos (1 of each elevation, 1 from each corner) and any pertinent interior photos. These photos will be retained as documentation of the structure for archival purposes.
- ☒ The Historic District Council and its authorized designees request access to the premises and to the subject structure during the 90-day period at reasonable times by appointment with the owner or proprietor for the purpose of photographing, measuring and documenting information concerning the structure or site.
- ☒ City shall post the subject property with a sign notifying the public of the owner's intent to demolish the structure in order to allow interested parties to come forward and move the structure upon consent of the owner.

At the next regularly scheduled meeting, the Historic District Council may waive the demolition delay if the applicant can demonstrate economic hardship, as outlined in Section 8.03.06 of the Land Development Code, with consideration given to the economic impact of the delay on the applicant and the reasonableness of the applicant carrying out the decision of the board.

If you have any questions, please contact us at the number below.
Thank you.