



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
FEBRUARY 18, 2021
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

The Regular Historic District Council 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 / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes from the Regular Meeting of February 20, 2020.
 - 3.2 Approval of Minutes of the Regular Meeting of August 20, 2020.
 - 3.3 Approval of Minutes from the Regular Meeting of December 17, 2020.
 - 3.4 Approval of Minutes from the Regular Meeting of January 21, 2021.
- 4. OLD BUSINESS**
 - 4.1 **HDC 2020-0038 - RICHARD HIGGINBOTHAM, HALL INVESTMENTS INC., 231 N. FRONT STREET**
Certificate of Approval (COA) to demolish a primary structure. *(Quasi-Judicial)*
- 5. NEW BUSINESS**
 - 5.1 **HDC 2021-0001 - COTNER ASSOCIATES, INC., AGENT FOR ROBERT & CHERYL VIRTUE, 424 N. 3RD STREET**
Certificate of Approval (COA) to construct a 423 sq. ft. addition. *(Quasi-Judicial)*
 - 5.2 **HDC 2021-0002 - ERNIE SALTMARSH, 415 CENTRE STREET**
Certificate of Approval (COA) to install a wood ADA ramp on primary structure and rehabilitation of accessory structure to include conversion of one window into a door on the s. elevation and addition of a door on the n. elevation. *(Quasi-Judicial)*
 - 5.3 **HDC 2021-0003 - ERNIE SALTMARSH, 14 S. 10TH STREET**
Certificate of Approval (COA) to relocate existing primary structure to 801-815 Beech Street to be rehabilitated and adaptively used for commercial purposes. *(Quasi-Judicial)*
- 6. BOARD BUSINESS**

7. STAFF REPORT

7.1 Staff Approved COA - January 2021

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR MARCH 18, 2021

This will be conducted as a virtual meeting with restricted physical access. Public comment may also be provided virtually through use of the Zoom Meeting link below, the phone number provided below, or in person at City Hall with strict restrictions to protect health and safety. Individuals wishing to provide live comments during the meeting must dial-in or connect via the Zoom Meeting link or phone number below no later than 4:50 PM on February 18, 2021, and will be called upon by their individual registered Zoom Meeting ID Account or by the last-4 digits of their respective phone number. When called upon, please provide your name and home address prior to issuance of public comment. Please limit comment to 3 minutes.

Please click the link below to join the webinar:

<https://zoom.us/j/98029624657>

Or iPhone one-tap :

US: +16465588656,,98029624657# or +13017158592,,98029624657#

Or Telephone:

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

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

Webinar ID: 980 2962 4657

International numbers available: <https://zoom.us/u/a8TT9fmdD>

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



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
FEBRUARY 20, 2020**

1. CALL TO ORDER: 5:00PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta

Michael Spino (Chair)

Michael Harrison

Kates Robinson (Alt 2)

Benjamin Morrison

Angela Conway

Tammi Kosack (Alt 1)

MEMBERS ABSENT:

OTHERS PRESENT:

Tammi Bach, City Attorney

Kelly N. Gibson, AICP, Director of Planning & Conservation

Samantha Rogic, Recording Secretary

The agenda was reordered to accommodate applicants' schedules. Case item 3.2 HDC 2018-19 was heard first, followed by Case item 3.4 HDC 2019-46.

2. APPROVAL OF MEETING MINUTES

2.1 January 18, 2020 Regular Meeting

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

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

3. OLD BUSINESS

- 3.1 HDC 2017-03 Amendment: Artisan Homes, 211 Beech Street, 117 S 3rd Street & 111 S 3rd Street**
Amendment to previously approved Certificate of Approval (COA) for the addition of a 5'x6' elevator shaft at the rooftop, change in window locations, change in rooftop exist door. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report and recommended approval for the window and door requests, and denial for elevator shaft.

Sara Johanns, 211 Beech Street, the applicant, provided information and details specific to the request.

Discussion on lack of roof plan, dimensions of shaft, and vertical dimensions on exterior elevation.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to continue the amendment to HDC case number 2017-03 to the March 19, 2020 meeting without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That this amendment to HDC case 2017-03, as presented, is not substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

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

3.2 **HDC 2018-19 Amendment: Miranda Architects, agent for St. Michael Catholic Church, 222 N 5th Street**

Amendment to previously approved Certificate of Approval (COA) for the relocation and rehabilitation of a contributing structure. (*Quasi-Judicial*)

Staff Presentation by Samantha Rogic to indicate content of requested action, staff analysis, and recommendation. Finding consistency with Land Development Code, Secretary Of the Interior's Standards, and the Downtown Historic District guidelines.

Member Kosack asked about reuse of materials and feasibility of relocating with the kitchen addition.

No public comment provided.

Board issued recommendation of approval with the condition that salvageable materials be harvested and reused where possible and archeological sensitivity.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve this amendment to HDC case number 2018-19 with the condition to make materials available to those wishing to salvage for future use; AND that the HDC make the following findings of fact and conclusions of law part of the record: That this amendment to HDC case 2018-19, 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 conceptual approval at this time.

3.3 **HDC 2019-35: Chism Development Company Inc., agent for Tup Real Estate Holdings LLC, 14 N 2nd Street**

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

Ms. Gibson presented the Staff Report and recommended approval with the condition that the roof top planters be removed.

Discussion regarding height calculations and concern regarding roof top planters.

Wayne Chism, 96047 Brady Point Dr, agent to the applicant, offered that the roof top planters can be removed. There will be no dumpster. True brick will be utilized.

Carol Harris, 19 S 2nd Street, expressed concern with the poor condition of the adjacent building owned by the applicant.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Conway, to approve HDC case number 2019-35 with the conditions that 1) the rooftop planter be removed; and 2) that the shutters shown on the front façade be required and not optional; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-

35, with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

3.4 **HDC 2019-46: R4 Development Co., LLC, agent for Pepper's Mexican Grill & Cantina, 530 Centre Street**

Certificate of Approval (COA) to re-stripe parking lot and construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations. (*Quasi-Judicial*)

Joel Reitzer, 1365 Manucy Rd, agent for the applicant, spoke to the request and submitted sheet A-3.1 into the record.

Teresa Prince, Tomassetti & Prince, 406 Ash St, representing an affected party, spoke to the item.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Pozzetta, to approve HDC case number 2019-46 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-46, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4. **NEW BUSINESS**

4.1 **HDCV 2020-01: Jackie & Linda Harrison, Lot 14 & S ½ of Lot 10, Block 9, Someruelus Street (Old Town)**

Variance from Land Development Code Section 8.01.01.03(K) Lot Visibility Corridors. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report and noting that criteria 2, 4, & 5 had not been met, recommended denial.

Linda Harrison, applicant, provided a brief history of the previously approved variance which expired.

Alex Seefried, 902 Ladies St, pointed out that there are other vacant lots currently in existence that were reconfigured and no longer follow the grid.

Jennifer Harrison, 820 Someruelus Street, spoke in favor of granting the variance.

Beverly Trarye, resident of Old Town, offered that the last house to stand on the property (circa 1950) fronted Amelia Street.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve HDC case number HDCV 2020-01 with the condition that the applicable side yard view corridor be treated as a mid-lot corridor; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case HDCV 2020-01, with conditions, is 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 approval at this time, with the reason for these findings being: due to the fact that the development of the house next door makes the development of this lot difficult without the variance being granted; and, that it is the minimum variance required to allow for the property to develop; and, that there is belief that the development of this property will make the property consistent with the rest of the neighborhood to the greatest extent possible.

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

4.2 HDC 2020-01: John Hillman, 1001 White Street (Old Town)

Certificate of Approval (COA) to rehabilitate exterior of home to include additions, screened porch, and accessory dwelling unit. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report and recommended approval with the condition that HVAC unit be relocated consistent with LDC 4.02.03(A)(7).

John Hillman, applicant, offered information and details specific to the request.

Dawn Hillman, applicant, inquired on specific documents to bring to the next meeting.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta, to continue case number HDC 2020-01 to the March 19 regular meeting; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-01, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

5. BOARD BUSINESS

5.1 Amelia River Waterfront Park

Commissioner Mike Lednovich, 1586 Canopy Dr, spoke to the item.

The Board discussed at length and considered City Manager Martins 4 questions.

There was consensus among the board on public access to music space. There also was discussion about the structure being too big and blocking views and that there was a need for elevations. There was a question as for the parking being required if this was any other project for this zoning district.

Other topics were brought up such as a consensus regarding the potential parking problem with event space, scale of public building of importance, and single story, smaller space, and/or relocation. It was emphasized that the entire system should work and flow and that the structure was worth exploring, as it was deemed too big and should be pushed further south.

Member Morrison spoke of a conceptual plan, and stated that parking along front street would be a much better solution than parking lots now and that there would be no net loss.

Another question arose regarding the need for elevations and how will streets flow into the park area? Also noted were the maximum green space and the balance between green space and hardscaping. Members pointed that there should be a sense of the fish shop on the waterfront somewhere in a commercial space to honor iconic Atlantic Seafood and that commercial space should be small, and pushed further south.

5.2 Appointment of Chair and Vice-Chair

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Conway, to retain Mike Spino as Chair, and Jim Pozzetta as Vice Chair.

Motion passed by unanimous voice vote.

6. STAFF REPORT

6.1 **Department of Planning & Conservation 2019 Annual Report**

6.2 **Planning Goals FY 2019-2020**

6.3 **Planning Department Action Plan FY 2020**

7. PUBLIC COMMENT

The following members of the public spoke: *Bonnie Dickens, 132 S 15th Street; Alex Seefried, 902 Ladies Street.*

8. ADJOURNMENT: 7:57

Samantha Rogic, Recording Secretary

Michael Spino, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING (VIRTUAL)
AUGUST 20, 2020**

The Regular 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 (Comcast only).

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

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

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

MEMBERS ABSENT

Member Conway

OTHERS PRESENT

Kelly Gibson, Planning & Conservation Director
Jacob Platt, City Planner
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

Chair Spino asked for a motion to seat Member Kosack since Member Conway is absent.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Morrison, to seat Member Kosack as a voting member for this meeting. The motion was approved unanimously by voice vote.

No ex parte communications were disclosed by any board members.

City Attorney Bach explained the quasi-judicial procedures.

Ms. McCann administered the oath to the parties that would be giving testimonies.

2. APPROVAL OF MEETING MINUTES

2.1 Approval of Amended Minutes of the March 27, 2019 Workshop

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Kosack, to approve the Minutes as amended of the Regular Meeting of March 27, 2019, approved unanimously by voice vote.

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2.2 Approval of Minutes of the May 27, 2020 Regular Meeting

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Kosack, to approve the Minutes as amended of the Regular Meeting of May 27, 2020, approved unanimously by voice vote.

2.3 Approval of Minutes of the June 18, 2020 Regular Meeting.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Kosack, to approve the Minutes as presented of the Regular Meeting of June 18, 2020, approved unanimously by voice vote.

3. OLD BUSINESS

3.1 HDC 2020-0017 - TERESA PRINCE, TOMASSETTI & PRINCE, AGENT FOR HARBOR VIEW-ARTISAN LLC, 211 BEECH STREET

Amendment to previously approved COA HDC 2017-03, to redesign and relocate the exit corridor to rear of rooftop to accommodate elevator. (*Quasi-Judicial*)

Mr. Platt present the case. He explained that this was the exact same amendment to a previously approved Certificate of Approval to a different unit. Mr. Platt recommended approval.

Teresa Prince, Tomassetti & Prince, 406 Ash Street, representative for Harbor View, also confirmed that these amendments are the same presented for a previous unit.

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

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Kosack to approve the amendment to HDC case 2020-0017 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2020-0017, 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 HDC 2020-0018 - JOHN HILLMAN, 1001 WHITE STREET.

Amendment to previous approved COA HDC 2020-0001, to revise and minimize improvements. (*Quasi- Judicial*)

Ms. Gibson presented the case regarding changes to the elimination of the side porch, changes to the gable, the windows and doors, and recommended approval.

John Hillman, 1001 White Street, owner, explained the request for changes to the gable, front porch, and front door.

Member Kosack asked about the gable being extended and any conflict with the limb of the white oak.

Member Pozzetta asked about the metal strapping being covered.

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

Member Kosack inquired about the lattice being present on the pier foundation. Mr. Hillman commented that the lattice will be removed, and piers will remain.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to approve HDC case 2020-0018 with conditions that trim be applied to the porch columns to cover fasteners, and hog board lattice be expressed between foundation pier elements so the piers are expressed visually on the

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exterior of the house ; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0018, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

3.3 HDC 2020-0020 - LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR JACKIE A. & LINDA HARRISON, LOTS 14 + 10 BLOCK 9 SOMERUELUS STREET

Certificate of Approval (COA) to construct a new 2 story residence with a 2-story accessory structure.
(Quasi-Judicial)

Ms. Gibson presented the case according to staff analysis report for final approval and recommended approval.

Member Kosack asked about the location of the front of the house. Ms. Gibson explained that the front elevation is facing Amelia Street.

Member Harrison asked about the ground floor windows and it was clarified that they are 2 over 2. He also mentioned the muntions on the French doors.

Member Pozzetta asked about a previous discussion about assigning the address onto Amelia Street.

Member Morrison asked about the LDC allowing encroachment of front setback from a porch roof. Ms. Gibson explained the LDC requirements.

Ms. McCann administered the oath to Lauren Kelly and Eric Moser, Moser Design Group, representative for the owner, they addressed the setback and asked to look at the Minutes from the February 2020 meeting

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

Member Pozzetta asked for comments from other board members regarding the fronting of the house. Member Harrison explained that traditionally Old town frontage of a residence is usually facing East-West street.

Ms. Gibson read part of the Minutes from February 2020 regarding the previous variance approval, and confirmed that according to the LDC, the front steps could encroach 42 inches into the front setbacks.

Public Hearing was re-opened.

Ms. McCann administered the oath to Mr. Alex Seefried.

Alex Seefried, 908 Ladies Street, commented about the past discussion regarding the frontage of the house.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison to approve HDC case 2020-0020 with the following conditions: that a secondary exterior staircase matching the design and detailing of the existing one facing Someruelus Street be added to the Amelia street frontage leading to the front porch, that the existing Juliette balcony on the second floor facing Amelia Street be changed dimensionally to be consistent with the LDC requirements for front yard setback encroachment and that the proposed roof overhang above the Juliette balcony be adjusted accordingly to be consistent with the requirements of the LDC as it related to front yard setback encroachment; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0020, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's

Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

4. NEW BUSINESS

4.1 HDC 2020-0022 - JOHN DODD, ARCHITECT, AGENT FOR C. TODD KEMP, 511 ASH STREET

Certificate of approval (COA) to demolish a one-story commercial structure. (*Quasi-Judicial*)

Chair Spino asked that both case 2020-0022 and 2020-0021 for a new construction be heard together.

Member Morrison asked if there is supposed to be conceptual drawing at the time a demolition application is submitted. Ms. Gibson explained that only a conceptional rendering is required at the time the demolition request is contemplated, this in order to make sure there is redevelopment in the works.

Mr. Platt presented the case regarding the demolition. He noted that this is a non-contributing structure built in 1949. Staff recommended approval with the condition that the demolition delay be waived.

Member Harrison asked about Staff recommending the demolition delay to be waived. Mr. Platt answered that this structure did not necessitate the delay.

Member Morrison reiterate his inquiry about the requirement of the conceptual design at the time of a demolition request. Ms. Gibson explained that it is the board member's latitude to accept the rendering.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison to approve the HDC case 2020-0022 with conditions that the 90 day delay not be waived per staff ; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2020-0022, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

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

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

Mr. Platt presented the case and recommended approval with condition that there is clarification on doors and that impervious pavers be used.

Member Harrison asked about staff notes and setback,

Member Kosack asked about the potential addresses. She also asked about a current Minor Subdivision application for this address. Mr. Platt confirmed this for the lots on S. 5th Street. Member Kosack also disclosed that she spoke with a party interested in building on one of these parcels.

John Dodd, 2775 Rachael Avenue, architect representing the applicant, stated that Mr. Kemp, owner and Mr. Boyer, from Key West, are part owners and were sworn in. Member Harrison voiced concerns on how the house is sited on the lot. Mr. Kemp explained that the house was sited this way in order to have large grounds with an option down the road to be able to develop.

Member Morrison asked about the 4-foot fence. Mr. Kemp mentioned it was decided for safety and as a basic barrier.

Member Kosack asked about railings and siding.

Member Pozzetta inquired about context design and massing because it helps understand how the house will sit in context to the surrounding building. He also asked about Lot 9. Mr. Dodd said these have been addressed by the Building Dept.

Public Hearing was opened.

Michael Andree, 2797 Jean Laffitte Drive, owner of the property at 26 S. 5th Street, voiced his concern on how close this structure will be to his building.

Louis Goldman, 23 S. 5th Street, was sworn in and voiced his support for the project.

Mr. Kemp stated that the vacant lot will have a residence built on that vacant lot.

Board Discussion was opened.

Member Morrison commented that railing aesthetically would be appropriate and that the 4-foot aluminum fence would be appropriate and the site placement.

Member Harrison mentioned he wanted the development of the lot as one piece to be considered.

Member Kosack spoke of the siding and water drainage affecting the rear neighbor. She also mentioned that there should be consideration for the heritage tree. She also did not support the aluminum fencing and encourage the submission of the context design.

Chair Spino voiced his support for the design but is concerned about stormwater. Member Morrison mentioned that as part of the building process this will be reviewed by the Stormwater Department.

Member Kosack asked about garage door information and brought back the recommendation of waiving the demo delay.

Members also commented that the opinion of the City Arborist should be requested.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to continue HDC case number 2020-0021 to the October 2020 Regular Meeting.

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

4.3 HDCV 2020-0006- 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 according to staff analysis report, stating that five of the six criteria were not met, with the Special Condition criteria being the only one that is met, as such, staff recommended denial.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to continue HDCV case number 2020-0006 and HDC 2020-0019 to a date certain October 15, 2020. time.

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

4.4 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 two-story ADU including the front porch addition and new foundation. (*Quasi-Judicial*)

Mr. Platt presented the case according to the staff analysis report and recommended continuation in order to receive more design elements and details in addition to garage door information.

Member Kosack asked about the building repair threshold where have to be updated non-compliant elements up to current code standards.

Mark Akins, Rice Architects, 96667 Gateway Boulevard, welcomed questions from the members. He mentioned the porch would not be entirely covered. He then explained the request regarding to the renovation of the structure and the fence.

Member Kosack asked about the canter lever condition, Mr. Akins explained that this was part of the original structure and is being expanded because of the conditions of the building. Commented on the raising of the structure and its impact. Member Morrison inquired about the need to increase the height of the fence and Mr. Akins explained the reasons.

Member Pozzetta stated that there is a lot of appeal to this project but voiced concerns regarding the fact that this is a contributing structure and that this proposed changes are significant changes to the front.

Ms. McCann administered the oath to Mr. Michael O'Donnell.

Michael O'Donnell, 214 S. 7th Street, owner, and explained his request and the condition and drainage impact on the structure.

Public Hearing was opened and closed with no speakers giving comments.

Member Kosack asked about the date of construction. Mr. Platt stated that according to the 1946 Sanborn map it was built between 1926 And 1946 since it does not show in the 1926 Sanborn map.

Board discussion was opened.

Member Morrison reiterated that the proposed modification of the accessory structure is to scale and looks fine but that the variance is not appropriate for the expansion but supports the variance for the fence.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to continue HDCV case number 2020-0006 and HDC 2020-0019 to a date certain October 15, 2020. time.

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

5. BOARD BUSINESS

Preservation Rehabilitation Assistance Grant (PRAG) - discuss grant proposal.

Ms. Gibson explained the proposal for the PRAG to be opened to expand the allowance to include non-profit and similar type projects within the scope of qualification, since there were no applications submitted as it was

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originally defined.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison to include non-profit and similar type project within the scope.

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

Ms. Gibson gave a briefing about the PAB discussions regarding changes to exterior mounted TV's. The PAB moved forward with amended language for first reading ordinance to require exterior mounted TV in commercial area that would require building permit is being presented in front of the Commission. Chair Spino clarify that antennas and solar panel were removed from the request. Ms. Gibson also noted that this should be on the agenda of the 2nd regular meeting at the September 15, 2020 City Commission for first reading.

Another proposed language amendment request regarding who can appeal an approval, staff or board, change to any person who is aggrieved by a decision of the HDC, allowing an appeal to go in front of the Commission. Staff explained that they did not support this change, this will also be at the September 15 City Commission meeting. Ms. Bach clarified that this language with not preclude directly impacted neighbors to apply for the appeal.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack that the HDC board opposes the City Commission's proposed changes in the language regarding the aggrieved appeal.

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

Chair Spino will draft a letter to communicate the Board's opposition to the City Commission.

Ms. Gibson also discuss the authority for Staff to approve some changes regarding mid-application process reviews or amendments in lieu of bringing reviews back in front of the Board.

Member Pozzetta voiced the fact that during these reviews, the board lacked sufficient drawings to review accordingly.

6. STAFF REPORT

6.1 Staff Approval for July 2020

Ms. Gibson announced the return of Salvatore Cumella to fill the Preservation Planner position starting on August 24, 2020.

Ms. Gibson announced a 2nd HDC Meeting in September slated on September 30th, 2020.

Ms. Bach gave an update that the Executive Order regarding COVID19 has been extended to October 1st, 2020.

7. PUBLIC COMMENT

8. ADJOURNMENT 8:27



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
DECEMBER 17, 2020**

1. CALL TO ORDER 5:00

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

Michael Spino (Chair)
Benjamin Morrison
Tammi Kosack

James Pozzetta
Michael Harrison
Teresa Duncan (Alt 1)

MEMBERS ABSENT:

OTHERS PRESENT:

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

2. APPROVAL OF MEETING MINUTES

Approval of Minutes for the Regular Meeting on November 19, 2020.

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

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

Member Morrison recused himself for Item 3.2 HDC Case 2020-0034 and Item 3.4 HDC Case 2020-0037 and Spino seated Member Duncan as a voting member in his place for the two respective items.

Member Harrison disclosed one ex parte communication with Mr. Brocato regarding case 2020-0047. Member Kosack disclosed the following ex parte communications: case 2020-0051, with staff and the owner's agent, case 2020-0048 with neighbors, and case 2020-0037 with staff. Member Duncan disclosed one ex parte communication with staff regarding Board procedures. Chair Spino and Vice-Chair Pozzetta spoke with one another about Board procedures. No other members had any ex parte communications.

Chair Spino and Vice-Chair Pozzetta expressed gratitude for staff's support and all of their hard work.

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.

3. OLD BUSINESS

3.1 **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 recommended approval.

Member Morrison questioned the type of windows being used.

Ashton Taylor, Chism Development CO., agent for the owner, spoke about the owner's willingness to change the windows to a make from the newly revised HDC approved windows and doors list.

Member Pozzetta commented on the foundation pier bump outs and how they might project a significant amount. Member Kosack expressed similar concerns.

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

Board members discussed various foundation options and potential resolutions and Ms. Taylor indicated that the owner would be open to changing foundation elements.

Member Morrison noted that 114 inches of trees will be removed for this project and Member Harrison spoke about concrete slab versus pier foundation systems.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to approve HDC case 2020-0030 with the following conditions: to change window make from PGT to an HDC approved make and model, to revise the foundation detail to better express pier foundations, to provide detail of infill lattice between piers, and for all revisions to be resubmitted for staff approval ; 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 and Development Guidelines to warrant approval at this time.

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

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

Mr. Cumella presented the case and recommended approval. Mr. Cumella also confirmed that this case is returning for final approval.

John Cotner, 1627 Atlantic Avenue, stated that the only change is a change of material on the exterior of the first level from brick to stucco.

Member Kosack inquired about the window grid orientation as well as how it relates to neighboring houses.

Member Pozzetta commented on the consideration made when including smaller details into the overall scope of the project.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2020-0034 as presented; 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 Guidelines to warrant approval at this time.

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

3.3 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 and noted that the selected window replacements are not of the same size and quality as the existing, thus Staff recommended denial.

Member Morrison inquired about the presence of original windows and replacement windows.

Heidi Cormier, 229 S. 8th Street, owner, spoke to the history of various window replacements.

Seth Judd, Judd Construction LLC., agent for the owner, stated that the windows can be fabricated to exactly match the existing windows.

Member Morrison commented about the difficulty with approving a window without a true sample to which Member Pozzetta concurred. The consensus was that a more detailed sample was necessary.

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

Member Harrison asked for the reasons for staff denial and members discussed concerns about replacing versus repairing the existing windows and the visual effect of installing vinyl-based material.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to continue HDC case 2020-0036 to date certain of February 18, 2021.

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

3.4 HDC 2020-0037 - COTNER ASSOCIATES, INC., AGENT FOR TODD LORENTSON, 316 N. 3RD STREET

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

Member Kosack recused herself from this case.

Mr. Cumella presented the case and recommended approval.

Member Harrison questioned conflicts and inconsistencies between HDC Approvals and the LDC. Ms. Bach spoke to the legal and/or moral obligations of HDC members regarding review and approval of cases. Member Harrison also inquired about any additional review provided from the applicant since the last meeting.

Mr. Cumella confirmed that the design had not changed since the previous HDC meeting.

John Cotner, 1627 Atlantic Avenue, agent for the owner, addressed comments previously made by the Board.

Member Kosack inquired about the window muntins.

Todd Lorentson, 1116A Natures Walk Drive, owner, spoke about his family history and connection to the Historic District. He also addressed comments made in a December 15, 2020 email.

Public Hearing was opened.

Deborah Garrard, 322 N. 3rd Street, spoke about the importance of intentional preservation of trees and the need to acknowledge that they are part of history too.

Public Hearing was then closed.

Board Discussion was opened.

Member Kosack discussed benefits of keeping the tree and appreciating the value that it offers.

Member Duncan discussed tree loss and how it can affect neighborhoods. She also spoke to whether the HDC can factor trees into the decision-making process.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison to approve HDC case 2020-0037 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0037, 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.

3.5 HDC 2020-0038 - RICHARD HIGGINBOTHAM, HALL INVESTMENTS INC., 231 N. FRONT STREET

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

Mr. Cumella presented the case and recommended that it be continued to the February 2021 HDC meeting in order to further research the possibility of relocating the structure.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Morrison to continue HDC case 2020-0038 to a date certain of February 18, 2021.

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

3.6 HDC 2020-0046 - MARK L. + JENNIFER D. BAILEY, 809 SAN FERNANDO STREET

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

Mr. Cumella presented the case and recommended that it be continued to the January 2021 HDC meeting.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Kosack to continue HDC case 2020-0046 to a date certain of January 21, 2021.

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

3.7 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.
Reconsideration (Quasi-Judicial)

Mr. Cumella presented the case to reconsider the original designed submission, and recommended approval.

Lauren Kelly, Moser Design Group, agent for the owner was present virtually to answer any questions and no questions were asked by the members.

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

Board discussion was opened, and a motion was presented.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2020-0049 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0049, 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 2020-00047 - BYRON BROCATO, 205 AMELIA STREET

Certificate of Approval (COA) to replace existing windows with the same size and type. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval with the following conditions: that seven original 6/6 wood double-hung windows on the original section of primary structure (3 on south elevation, 2 on east elevation, 1 on west elevation, 1 on north elevation) be retained and repaired; and that all others on later addition and accessory structure to be replaced with the proposed windows.

Byron Brocato, 205 Amelia Street, owner, spoke to the condition and quality of the existing windows.

Member Kosack discussed the difficulty of trying to replicate original window details.

Member Morrison talked about the possibility of having a window assessment done by someone with historic preservation experience.

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

Members discussed the value of achieving consistency in window replacement.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Morrison to approve HDC case 2020-0047 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0047, 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.

4.2 HDC 2020-0048 - MARK ROSS, AGENT FOR MARION CLARK II, 205 N. 3RD STREET
Certificate of Approval (COA) to construct a 1750SF 2-story residence, an accessory structure and a pool. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Mark Ross, 201 N. 3rd Street, agent for Ms. Clark, was available to answer any questions.

Member Kosack asked about the type of foundation. Mr. Ross stated that it would be a pier foundation.

The Board indicated that PGT windows are no longer an approved option and they must be changed to an approved make.

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

Members discussed fence heights, materials, and colors within the historic district.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to approve HDC case 2020-0048 with the following conditions: that the PGT windows be changed to an HDC approved make, that the aluminum fence be 3 feet or less in height in the front yard, and be black in color; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0048, 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.

4.3 HDC 2020-0051 - NORTH FLORIDA WASTE PRO MANAGEMENT, AGENT FOR FRONT STREET PROPERTIES, LLC., 101 N. 2ND STREET
Certificate of Approval (COA) for the demolition of a non-contributing primary structure. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Tim Walker, 1774 Regatta Drive, agent with North Florida Waste Pro Management, clarified that the demo is for the metal building addition only.

Tony Zajni, 1774 Regatta Drive, agent with North Florida Waste Pro Management, confirmed that the metal structure is not attached to the main building so it would not be damaged.

Public Hearing was opened and closed with no comments being made.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Harrison to approve

HDC case 2020-0051 with the conditions that only the metal building and concrete slab will be demolished and that there will be no damage done to the existing adjacent structure; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0051, as presented, is substantially compliant with the Land Development Code, the Waterfront Redevelopment Community 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 November 2020

Member Kosack asked if COA application for signage require specs of the signs. Mr. Cumella answered in the affirmative.

Chair Spino thanked Staff for the quick turnaround to amend the LDC changes regarding outdoor electronic device screening.

6. BOARD BUSINESS

6.1 Appointment of Chair and Vice-Chair.

Member Morrison moved to nominate Member Harrison for the position of Chair.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to appoint Member Harrison to Chair.

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

Chair Spino nominated Member Morrison for the position of Vice-Chair.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to appoint Member Morrison to Vice-Chair.

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

7. STAFF REPORT

7.1 90-Day Demolition Delay Waived: 324 Elm Street

7.2 90-Day Demolition Delay Imposed: 506 Date Street

Randy Rice, 961687 Gateway Blvd, spoke about the history of the property and integrity of the home.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Morrison to waive the 90-day demolition delay.

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

Applications for the opened Alternate #2 position will be reviewed at the January 21, 2021 meeting.

7.3 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

7.4 Old Town Survey - Share your thoughts about the Old Town Guidelines update, development in Old

DRAFT

Town, and preserving the historic grid.

8. PUBLIC COMMENT

No parties were present to speak.

9. ADJOURNMENT: 8:18

Taylor Hartmann, Recording Secretary

Mike Spino, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JANUARY 21, 2021**

1. CALL TO ORDER 5:00

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

James Pozzetta
Michael Spino
Tammi Kosack

Teresa Duncan (Alt 1)
Benjamin Morrison (Vice-Chair)
Michael Harrison (Chair)

MEMBERS ABSENT:

None

OTHERS PRESENT:

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

None were presented.

Member Spino disclosed one ex parte communication with Harvey Ward regarding case HDC 2020-0056. Chair Harrison disclosed one ex parte communication with staff regarding all cases on the agenda. No other members disclosed ex parte communications.

Member Morrison announced he would recuse himself from cases HDC 2020-0056 and HDC 2020-0057.

Chair Harrison seated Member Duncan as a voting member for cases HDC 2020-0056 and HDC 2020-0057.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Pozzetta to seat Member Duncan as a voting member for cases HDC 2020-0056 and HDC 2020-0057

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

City Attorney Tammi Bach explained the Quasi-Judicial hearing and approval and denial processes regarding variances with a brief PowerPoint presentation.

Ms. Hartmann administered the oath for all parties that would be giving testimony.

4. OLD BUSINESS

- 4.1 **HDC 2020-0046 - MARK L. + JENNIFER D. BAILEY, 809 SAN FERNANDO STREET**
Certificate of Approval (COA) to construct a 2-story single-family residence and 1-story accessory structure. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Member Kosack asked to see visuals of the original garage and the revised version.

Mark & Jennifer Bailey, 809 San Fernando Street, owners, spoke about wanting to avoid the historical artifacts on the property as well as some of the garage modifications they've made since the last round of HDC feedback.

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

Member Pozzetta inquired about the roof finish on the garage. The owners confirmed that they would be asphalt shingles.

Members voiced concern about the flat roof design as the garage might be inconsistent with the overall feel of Old Town. Member Spino inquired about the orientation of the garage in relation to Amelia Street.

The owners spoke to their reasoning for a flat roof, one being the addition of solar panels in the future. They also stated that they felt they had addressed prior Board recommendations by copying some of the home's details into the garage design as well.

Member Morrison felt that further improvements could be made to the garage.

Chair Harrison asked the applicants if they were prepared to make changes and present them at the March meeting.

The owners indicated that they felt they had already adjusted their plans to reflect prior HDC comments.

Members requested to see more articulation of the garage roof.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to continue to a date certain of March 18, 2021.

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

Member Pozzetta	Aye
Member Spino	Nay
Member Kosack	Aye
Vice-chair Morrison	Aye
Chair Harrison	Nay

Motion carried.

- 4.2 **HDC 2019-0039 - JOEL & JUDITH REITZER, 1132 WHITE STREET**
Amendment to previously approved Certificate of Approval (COA) to make changes to the floorplan and roof form. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Chair Harrison inquired about the correct house number. Mr. Cumella confirmed that the change has been made and that the address will be corrected in the system and across all documents.

Joel Reitzer, 1132 White Street, owner, gave a brief synopsis of the amended plans.

Member Pozzetta inquired about the foundation articulation and whether the Hardie lattice would appear to be inset.

Member Morrison spoke of the lattice and stem wall creating a step back. The owner pointed out that the original 1.5" inset measurement has already been approved.

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

Board Discussion was opened.

Members discussed the possibility to ask the applicant to change foundation elements. Mr. Reitzer, owner, stated that the current foundation plans would remain and no changes would be made.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Spino to approve the amendment to HDC case 2019-0039 without conditions AND that the HDC make the following findings of fact and conclusions of law part of the record: that the amendment to HDC case 2019-0039, 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. NEW BUSINESS

5.1 HDC 2020-0052 - DRACE CONSTRUCTION, INC., AGENT FOR MICHAEL MOCK, 1020 WHITE STREET

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

Mr. Cumella presented the case and recommended approval.

Member Morrison asked if MI windows were an HDC approved choice. Mr. Cumella confirmed that they were not and their review is handled case by case by the Board.

Chuck Drace, Drace Construction Inc., agent for the applicant, gave a brief overview of the project.

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

Member Morrison suggested that another window brand from the approved list should be presented.

He also mentioned an enclosure for the HVAC would be needed.

Member Kosack commented on the sunburst element. Mr. Drace confirmed that it would be Hardie siding and also that the owners would be willing to go with an alternative window choice.

Members appreciated the character in the design details and meeting of the visibility triangle requirements.

Member Kosack inquired about the style of the garage door to which Mr. Drace confirmed to be a steel door.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta to approve HDC case 2020-0052 with the conditions that the HVAC system and all mechanical be screened from view and that windows be chosen from the pre-approved window list, subject to a staff-level review; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0052, 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.

5.2 HDC 2020-0053 - TIM POYNTER, 25 N. 3RD STREET

Certificate of Approval (COA) to alter/add existing window/ door openings at, stucco front of building, and replace front porch wood railing with metal. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Tim Poynter, owner, gave an overview of his plan and goals for the property.

Public hearing was opened and closed with no parties wishing to speak.

Member Morrison confirmed that commercial structures don't have a list of HDC pre-approved doors and windows.

Member Duncan inquired about internal structural work that might be done.

Member Kosack asked about the removal of the current foliage and planned landscaping plan.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Spino to approve HDC case 2020-0053 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0053, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

5.3 HDC 2020-0054 - ROBERT TICHY, 227 N 3RD STREET

Certificate of Approval (COA) to construct a pergola and install an in-ground spa. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Member Morrison inquired about the location of the pool equipment.

Robert Tichy, 227 N. 3rd Street, gave a brief overview of the project.

Member Kosack indicated that this project would not be visible from the street and as such, a straight-forward request.

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

No Board Discussion took place.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2020-0054 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0054, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

5.4 HDC 2020-0055 - MICHAEL STAUFFER ARCHITECT, AGENT FOR PAMELA BROWN, 116 N 4TH STREET

Certificate of Approval (COA) to replace existing wooden front steps with brick steps and new walkway. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Michael Stauffer, 422 S. 6th Street, agent for the applicant, spoke to the number of homes in the HDC with brick or concrete steps and entered photographs into evidence. He also stated that the walkway has sunk and has become unlevelled overtime. However, he mentioned that it would only be lifted and leveled back to its original placement.

Member Morrison inquired about the reasoning behind choosing brick.

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

John Cotner, 1627 Atlantic Avenue, spoke about an alternative design solution.

Members discussed allowing applicants to use longer lasting materials so to avoid recurrent damage by the elements. They also emphasized that staff's recommendations are taken seriously but that the current steps were not historic.

Public Hearing was closed.

Mr. Stauffer stated that the bricks used will match the existing porch foundation and that the applicant is willing to have the improvement show a step down from the porch.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison to approve HDC case 2020-0055 with the conditions that the brick steps not be flush to the porch decking and show a clear step-down and that the brick for the new steps match existing brick. AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0055, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

5.5 HDC 2020-0057 - COTNER ASSOCIATES, INC., AGENT FOR 302 CENTRE LLC., 302 CENTRE STREET

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

Mr. Cumella explained that cases HDC 2020-0056 and HDC 2020-0057 would be presented successively and voted on separately. He then went on presenting case HDC 2020-0057. With the help of the Sanborn maps Mr. Cumella showed the many historic developments of the property. He then explained the analysis of the many criteria and recommended approval.

Chair Harrison expressed appreciation for Mr. Cumella's efforts and thorough historical research.

Mr. Cumella confirmed that this parcel includes both addresses of 300 and 302 Center Street.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2020-0057 with the condition that demolition be contingent upon Final HDC COA and submission of plans to the building department for permitting; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0057, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

5.6 HDC 2020-0056 - COTNER ASSOCIATES, INC., AGENT FOR 302 CENTRE LLC., 302 CENTRE STREET

Certificate of Approval (COA) to construct a 6100 square foot restaurant. (*Quasi-Judicial*)

Cases HDC 2020-0056 & HDC 2020-0057 were discussed together and voted on separately.

Mr. Cumella presented the case and recommended conceptual approval.

Member Spino inquired about an archaeological demolition.

John Cotner, 1627 Atlantic Avenue, agent for the owner, spoke about the process of weighing rehabilitation versus demolition and the new construction project. He noted that the corner element would be open-air dining and that the first level would hold 150 seats and the second floor will be for employees only.

Member Kosack inquired about neighboring windows and whether they would be obstructed.

Chair Harrison inquired about the heights of all second-story windows.

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

Board Discussion was opened.

Member Kosack inquired about possibly losing the look and intent of a 2-part building. Mr. Cumella stated that the HDC focuses primarily on the street view.

Members discussed the processes and timing of COA approvals and their relation the building permit process.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to Conceptually approve HDC case 2020-0056 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0056, 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 Conceptual approval at this time.

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

6. STAFF CERTIFICATE OF APPROVAL

6.1 Staff Certificate of Approval December 2020

7. BOARD BUSINESS

7.1 Alternate #2 Vacancy Applicants

Members discussed the benefits of having another board member with an architectural background.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to recommend Froilan Esclusa to the City Commission for consideration.

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

8. STAFF REPORT

8.1 2021 Fernandina Beach Strategic Summary

8.2 Friends of Bosque Bello
www.BosqueBello.org

9. PUBLIC COMMENT

Paul Lore, 2794 Long Boat Drive, inquired if the marina property or shoreline has ever been considered for a historical, state, or national landmark designation.

Mr. Cumella stated that the marina and shoreline do not have any monuments or structures that would qualify for either designation because of a lack of date of significance.

Mr. Cumella spoke of the possibility to create a special designation for that area.

Member Kosack suggested to move Public Comments higher in the order to the Agenda. Mr. Cumella mentioned this change must first be approved as a procedural change through the City Commission.

Member Spino spoke about the LDC's proposed change regarding the appeal of HDC decisions. He noted that Ms. Bach confirmed that staff-level approvals cannot be appealed. Commissioner Chip Ross added some comments regarding this change recently approved by the City Commission.

10. ADJOURNMENT 7:33

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



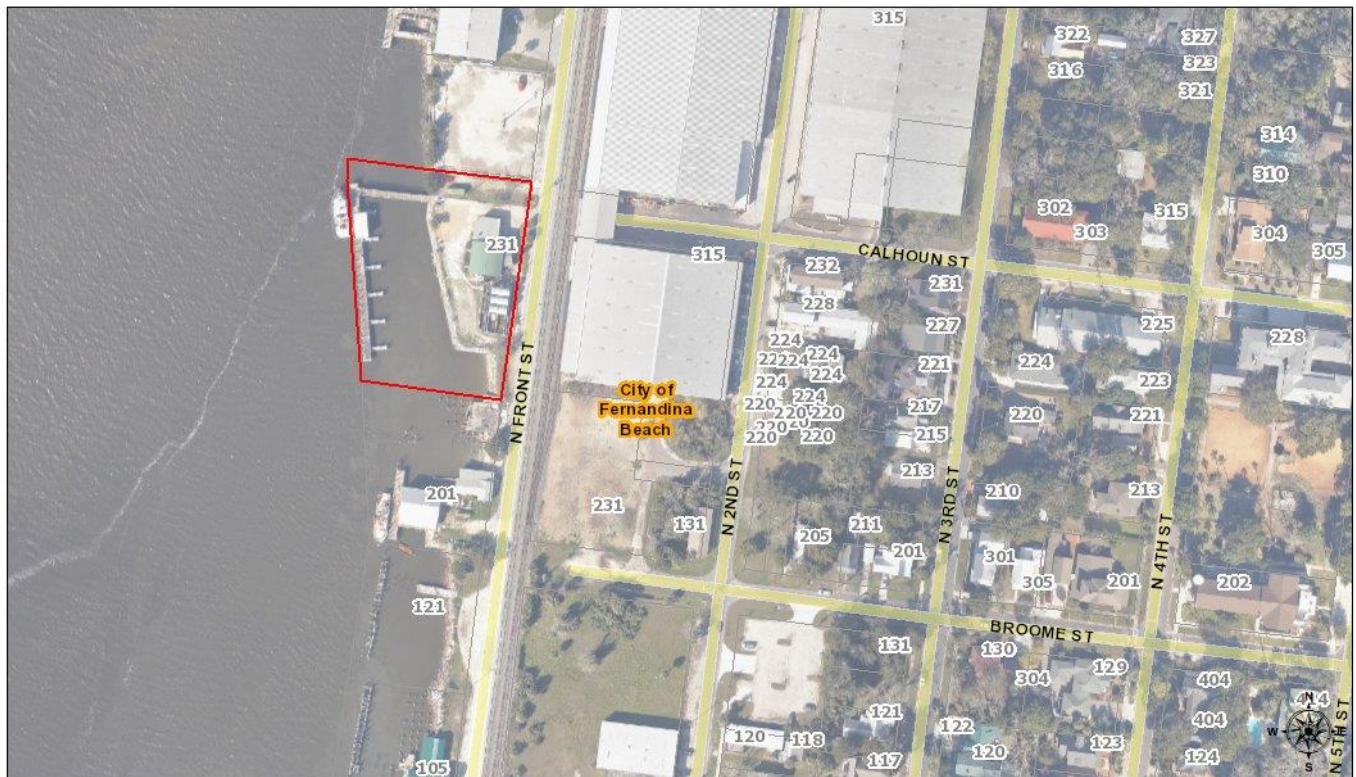
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-38
FEBRUARY 18, 2021

Owner/Applicant:	Richard Higginbotham, agent for Hall Investments Inc., owner.
Property Address:	231 N. Front Street
Parcel ID #	00-00-31-1760-0006-0000
Current zoning:	I-W
FLUM land use category:	Industrial Waterfront
Existing uses on the site:	Office
FL Master Site File #	8NA01185
Year Built:	1926 (NCPA) 1926 (FMSF)
Contributing Status:	N/A
Requested action:	Certificate of Approval to demolish primary structure

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



231 N. Front Street



December 6, 2020

911 Address Labels

1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2020

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish a primary structure located within the Waterfront Community Redevelopment Area (CRA).

APPLICABLE GUIDELINES:

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

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

[WATERFRONT COMMUNITY REDEVELOPEMENT AREA \(CRA\)](#)

ANALYSIS:

The Nassau County property appraiser lists the year of construction of this industrial vernacular structure as 1926. There is a structure that appears on the 1926 Sanborn Fire Insurance Maps of about the same size, but is located slightly northeast of the current building's location. It is unclear if this is the same building that has been relocated. The structure definitively appears on the 1949 Sanborn Maps.

Originally used as an oil storage warehouse for Gulf Refining Company, this structure represents a typical industrial building found on the working waterfront in this period.

Staff is currently working with the owner to determine if the structure can be relocated to a new location on the waterfront to serve a civic purpose and maintain one of the last few period structures on our working waterfront. In accordance with Comprehensive Plan Objective 11.08 – *Non-Designated Resources*, which states that the City shall encourage protection and revitalization of non-designated historic structures...,” staff is requesting that this application be continued until the December 17, 2020 meeting to allow time for investigation into relocation of this structure.

December Update: Staff continues to work with architects and landscape architects in completing as-built drawings, a feasibility study, and a Historic Structure Assessment. Staff requests continuation of this application to the February 18, 2021 HDC meeting.

February Update: Staff has requested to work with architects and landscape architects in completing as-built drawings, a feasibility study, and a Historic Structure Assessment. Fees to be paid out of the Historic District Trust Fund. The request is currently still in the City Manager’s Office. Staff requests continuation of this application to the April 15, 2021 HDC meeting.

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 Waterfront Community Redevelopment Area (CRA).

Staff recommends:

HDC 2020-38 be continued to the April 15, 2021 Regular HDC Meeting

MOTION TO CONSIDER:

I move to continue HDC case number 2020-38 to a date certain: April 15, 2021

LIST OF EXHIBITS:

- | | |
|------------------|---|
| EXHIBIT 1 | HDC 2020-38 Application |
| EXHIBIT 2 | Wood Environmental Asbestos Report (August 31, 2020) |
| EXHIBIT 3 | Photos |
| EXHIBIT 4 | 1926 and 1949 Sanborn Fire Insurance Maps |
| EXHIBIT 5 | FL Master Site File 8NA01185 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5826

Date Submitted: 8/18/2020

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*

Demolition

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*

We would like to remove the old office and warehouse, located at 231 North Front St. in Fernandina Beach. It has not been used in years, it was once the office office for Florida Petroleum Corp. and later rented to Walthall Oil. It has always been used as a petroleum company office, and has not Historical value. The tanks will remain, they are leased, and being operated by Port Consolidated as a commercial fueling Dock.

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 Choose File No file selected	Upload 2 Choose File No file selected	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*

Richard

Applicant Last Name*

Higginbotham

Today's Date*

8/18/2020



DEPARTMENT OF PLANNING & CONSERVATION

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

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures for the City of Fernandina Beach.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or case law governing Quasi-Judicial, Legislative, or Administrative Hearings. CMT procedures must comply with Section 120.54(5)(b)(2), Fla. Stats.
- For quasi-judicial hearing: An opportunity for persons to speak on each agenda item or case will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence by affected parties, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. Affected parties will be permitted to cross-examine witnesses and parties. However, the public may request the Board Chair or moderator to ask questions of parties or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.
- For all quasi-judicial hearings except appeals, witness lists and exhibits to be presented by applicants and affected parties must be submitted to the City Attorney's Office three (3) business days in advance of the hearing. "Affected Parties" are defined as residents of the City.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of Fernandina Beach, its boards and commission, staff, and appointed and elected officials, for any and all claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all reasonable attorneys' fees and costs incurred by the City in defending the decision or order of the board or commission utilizing CMT procedures related to your hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that they have had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant's and/or Property Owner's own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

PROPERTY OWNER

SIGNATURE:

NAME:

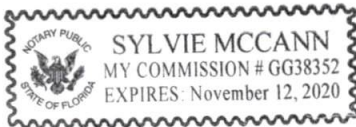
PROJECT NAME/ADDRESS:

Richard D. Higginbotham
Richard D. Higginbotham
231 N. FRONT ST

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Richard Higginbotham, who is personally known to me or who has produced FL DRIVERS LICENSE as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 8th day of September, 2020.



Sylvie McCann
Notary Public, State of Florida

SYLVIE MCCANN

EXP 11/12/2020

PROPERTY OWNER'S AGENT

SIGNATURE:

NAME:

PROJECT NAME/ADDRESS:

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

August 31, 2020



Wood Environment & Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258
Phone: 904.396.5173 • Fax: 904.396.5703
www.woodplc.com

Mr. Richard Higganbothan
Hall Investments
59 Ponte Vedra Boulevard
Pont Vedra Beach, Florida 32082
richard@hallinvest.net

Subject: **Report of Pre-Demolition Survey for Asbestos-Containing Materials**
Office/Storage Building Structure
231 North Front Street
Fernandina Beach, Florida
Wood Project Number 6783-20-5009

Dear Mr. Higganbothan:

Wood Environment and Infrastructure Solutions, Inc. (Wood) has completed the asbestos survey within/on the office building structure located at 231 North Front Street in Fernandina Beach, Florida. The survey included visual observations, material sampling, and laboratory analysis of suspect asbestos-containing materials. Our services were authorized by your acceptance of our work order. This sampling was performed on August 5, 2020, by Mr. James Marsh of Wood, a U.S. Environmental Protection Agency (EPA) accredited Asbestos Building Inspector, under the direction of our Florida Licensed Asbestos Consultant. This report presents the project background, material sampling procedures, and analytical results. Test results, professional licenses, and accreditations of the testing personnel are attached

Background Information

The purpose of the survey was to safely test accessible suspect asbestos-containing building materials within/on the existing structure for the presence of asbestos. This survey was performed in general compliance with the Environmental Protection Agency (EPA) NESHAP asbestos survey requirements. We understand that no previous survey of this type had been performed at the site. The samples were obtained by Mr. Marsh based on distribution and accessibility.

A description of the office/warehouse structure is as follows:

Exterior

Stucco
Metal Roof/Roll Roofing

Interior Building Materials

Floors: Carpet on Wood/12" Vinyl Flooring/Vinyl Sheet Flooring under Carpet
Walls: Wall Paneling/Drywall
Ceilings: 1' x 1' Fitted Ceiling Tiles (Three Types)/ 2' x 2' Ceiling Panels



Sampling and Analysis Procedures

We obtained 22 samples of suspect asbestos-containing materials as follows:

1' x 1' Ceiling Tiles: Smooth	2 Samples
1' x 1' Ceiling Tiles: Rough	2 Samples
1' x 1' Ceiling Tiles: Dimpled	2 Samples
Ceramic Wall Tile Grout	1 Sample
12" Vinyl Floor Squares	2 Samples
Drywall/Joint Compound	2 Samples
2' x 2' Ceiling Panels	2 Samples
Attic Cream HVAC duct Seam Sealant	2 Samples
Tan Vinyl Sheet Flooring	1 Sample
Brown Vinyl Sheet Flooring	1 Sample
Stucco Walls	2 Samples
Exterior Window Frame Sealant	1 Sample
Roll Roofing	2 Samples

The samples were analyzed by CEI labs using Polarized Light Microscopy (PLM) coupled with Dispersion Staining as outlined in the Environmental Protection Agency's (EPA's) "Method for the Determination of Asbestos in Bulk Building Material (EPA-600/R-93/116)."

Summary of PLM Results

Two (2) of the 22 samples were found to be Asbestos-Containing Materials (ACM) as defined by the EPA:

Sample No.	Sample Type	Location	Asbestos Type	Asbestos Percentage
16	Vinyl Sheet Flooring: Tan	Office	Friable	25% in Vinyl 2% in Tan Mastic
17	Vinyl Sheet Flooring: Brown	Office	Friable	25% in Vinyl 2% in Tan Mastic

Approximate extent of ACM:

Vinyl Sheet Flooring (Tan/Brown) 3 Offices and Entry Closet 600 Square Feet

Conclusions

Based on the sample analysis results, it appears that asbestos is present in the vinyl sheet flooring located under carpeting in three offices and in the entry closet.



Recommendations

We recommend that the vinyl sheet flooring be removed prior to demolition of the structure by a State of Florida Licensed Asbestos Abatement Contractor..

Qualifications of the Report

The findings included herein are based on information obtained during a site visit and from previous experience. If additional information becomes available, which might impact our conclusions, Wood requests the opportunity to review the information, reassess the potential concerns, and modify opinions, if warranted.

This report is intended for the exclusive use of Hall Investments under the terms and conditions of our agreement. Use of this report or reliance upon information contained in this report by any other party implies an agreement by that party to the same terms and conditions under which our services were provided. Furthermore, any use of this report by a party for purposes beyond those intended by Wood will be at their sole risk. These findings are relevant to the dates of our services and should not be relied upon to represent conditions at substantially earlier or later dates.

Wood appreciates this opportunity to serve as consultants to you. If you have any questions concerning this report, please do not hesitate to contact us.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



James E. Marsh
Environmental Geologist
AHERA Inspector/Management Planner



John Stump, P.G., LAC
Qualifying Agent
Asbestos Consultant: Florida
License No. AX0000042

Appendix A: Bulk Sample Analysis Results
Appendix B: Surveyor/Laboratory Certifications
Appendix C: Photographic Documentation



APPENDIX A

BULK SAMPLE ANALYSIS RESULTS (PLM)

August 19, 2020

Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

CLIENT PROJECT: 231 N. Front Street, 6783-20-5009
CEI LAB CODE: B204204

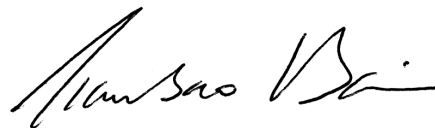
Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on August 12, 2020. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,



Tianbao Bai, Ph.D., CIH
Laboratory Director



CEI

AMENDED

ASBESTOS ANALYTICAL REPORT

By: Polarized Light Microscopy

Prepared for

Wood Environment & Infrastructure Solutions

CLIENT PROJECT: 231 N. Front Street, 6783-20-5009

LAB CODE: B204204

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 08/19/20

TOTAL SAMPLES ANALYZED: 22

SAMPLES >1% ASBESTOS: 4



CEI

AMENDED

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 231 N. Front Street, 6783-20-5009

LAB CODE: B204204

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
231-1		B74052	White,Beige	1x1 Ct	None Detected
231-2		B74053	White,Beige	1x1 Ct	None Detected
231-3		B74054	White,Brown	1x1 Ct	None Detected
231-4		B74055	White,Brown	1x1 Ct	None Detected
231-5		B74056	White,Brown	1x1 Ct	None Detected
231-6		B74057	White,Brown	1x1 Ct	None Detected
231-7		B74058	White	Grout	None Detected
231-8		B74059	Green,Gray	12" Floor Square	None Detected
231-9		B74060	Green,Gray	12" Floor Square	None Detected
231-10		B74061	Off-white,Tan	Drywall/Joint Compound	None Detected
231-11		B74062	Off-white,Tan	Drywall/Joint Compound	None Detected
231-12		B74063	White,Beige	2x2 Ceiling Panel	None Detected
231-13		B74064	White,Beige	2x2 Ceiling Panel	None Detected
231-14		B74065	Cream,Silver	Hvac Sealant	None Detected
231-15		B74066	Cream,Silver	Hvac Sealant	None Detected
231-16	Layer 1	B74067A	Yellow	Carpet Mastic	None Detected
	Layer 2	B74067A	Patterned	Vfc	Chrysotile 25%
		B74067B	Tan	Mastic	Chrysotile 2%
231-17	Layer 1	B74068A	Yellow	Carpet Mastic	None Detected
	Layer 2	B74068A	Patterned	Vfc	Chrysotile 25%
		B74068B	Tan	Mastic	Chrysotile 2%
231-18	Layer 1	B74069	White	Stucco Skim Coat	None Detected
	Layer 2	B74069	Beige	Stucco Base Coat	None Detected
231-19	Layer 1	B74070	White	Stucco Skim Coat	None Detected
	Layer 2	B74070	Beige	Stucco Base Coat	None Detected
231-20		B74071	Off-white,Clear	Window Frame Seal	None Detected
231-21		B74072	Black,Gray	Roll Roofing	None Detected
231-22		B74073	Black,Gray	Roll Roofing	None Detected

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-1 B74052	1x1 Ct	Heterogeneous	70%	Cellulose	15%	Perlite	None Detected
		White,Beige	10%	Fiberglass	5%	Paint	
		Fibrous					
		Loosely Bound					
231-2 B74053	1x1 Ct	Heterogeneous	70%	Cellulose	15%	Perlite	None Detected
		White,Beige	10%	Fiberglass	5%	Paint	
		Fibrous					
		Loosely Bound					
231-3 B74054	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-4 B74055	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-5 B74056	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-6 B74057	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-7 B74058	Grout	Homogeneous			80%	Binder	None Detected
		White			20%	Silicates	
		Non-fibrous					
		Bound					

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-8 B74059	12" Floor Square	Homogeneous Green,Gray Non-fibrous Tightly Bound			100%	Vinyl	None Detected
231-9 B74060	12" Floor Square	Homogeneous Green,Gray Non-fibrous Tightly Bound			100%	Vinyl	None Detected
231-10 B74061	Drywall/Joint Compound	Heterogeneous Off-white,Tan Fibrous Bound	15% 5%	Cellulose Fiberglass	75% 5% <1%	Gypsum Calc Carb Paint	None Detected
231-11 B74062	Drywall/Joint Compound	Heterogeneous Off-white,Tan Fibrous Bound	15% 5%	Cellulose Fiberglass	75% 5% <1%	Gypsum Calc Carb Paint	None Detected
231-12 B74063	2x2 Ceiling Panel	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-13 B74064	2x2 Ceiling Panel	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-14 B74065	Hvac Sealant	Heterogeneous Cream,Silver Fibrous Bound	25% 10%	Fiberglass Cellulose	55% 10%	Mastic Metal Foil	None Detected

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-15 B74066	Hvac Sealant	Heterogeneous	25%	Fiberglass	55%	Mastic	None Detected
		Cream,Silver	10%	Cellulose	10%	Metal Foil	
		Fibrous Bound					
231-16 Layer 1 B74067A	Carpet Mastic	Homogeneous	<1%	Synthetic Fiber	100%	Mastic	None Detected
		Yellow	<1%	Cellulose			
		Non-fibrous Bound					
Layer 2 B74067A	Vfc	Heterogeneous Patterned Fibrous Tightly Bound	25%	Cellulose	50%	Vinyl	25% Chrysotile
B74067B	Mastic	Homogeneous Tan Fibrous Bound	3%	Cellulose	95%	Mastic	2% Chrysotile
Lab Notes: Analyst opinion: Contamination from adjacent VFC.							
231-17 Layer 1 B74068A	Carpet Mastic	Homogeneous	<1%	Synthetic Fiber	100%	Mastic	None Detected
		Yellow	<1%	Cellulose			
		Non-fibrous Bound					
Layer 2 B74068A	Vfc	Heterogeneous Patterned Fibrous Tightly Bound	25%	Cellulose	50%	Vinyl	25% Chrysotile
B74068B	Mastic	Homogeneous Tan Fibrous Bound	3%	Cellulose	95%	Mastic	2% Chrysotile

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-18 Layer 1 B74069	Stucco Skim Coat	Homogeneous			65%	Silicates	None Detected
		White		35%	Binder		
		Non-fibrous					
		Bound					
Layer 2 B74069	Stucco Base Coat	Homogeneous			70%	Silicates	None Detected
		Beige		30%	Binder		
		Non-fibrous					
		Bound					
231-19 Layer 1 B74070	Stucco Skim Coat	Heterogeneous			65%	Silicates	None Detected
		White		35%	Binder		
		Non-fibrous		<1%	Paint		
		Bound					
Layer 2 B74070	Stucco Base Coat	Homogeneous			70%	Silicates	None Detected
		Beige		30%	Binder		
		Non-fibrous					
		Bound					
231-20 B74071	Window Frame Seal	Heterogeneous			100%	Caulk	None Detected
		Off-white,Clear		<1%	Paint		
		Non-fibrous					
		Bound					
231-21 B74072	Roll Roofing	Heterogeneous	35%	Synthetic Fiber	40%	Tar	None Detected
		Black,Gray	15%	Cellulose	10%	Gravel	
		Fibrous					
		Bound					
231-22 B74073	Roll Roofing	Heterogeneous	35%	Synthetic Fiber	40%	Tar	None Detected
		Black,Gray	15%	Cellulose	10%	Gravel	
		Fibrous					
		Bound					

LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

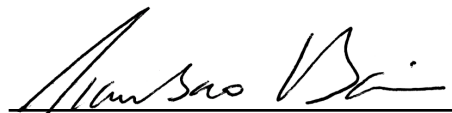
Information provided by customer includes customer sample ID and sample description.

ANALYST:



Miguel Angel Maysonet

APPROVED BY:



Tianbao Bai, Ph.D., CIH
Laboratory Director

AMENDED due to Client Typographical Error -
Incorrect Project Name



730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

LAB USE ONLY:

CEI Lab Code:

B204204

CEI Lab I.D. Range:

B374052-B374073

22

COMPANY INFORMATION		PROJECT INFORMATION	
CEI CLIENT #:		Job Contact:	JAMES MARSH
Company:	WOOD ENVIRONMENT & I.S.	Email / Tel:	904-610-5379
Address:	6256 Greenleaf Rd JAX, FL 32258	Project Name:	231 N. Front St
Email:	james.marsh@woodplc.com	Project ID#:	6783-20-5008
Tel:	904-386-5177	PO #:	See # 5
Fax:		STATE SAMPLES COLLECTED IN:	

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	☐	☐	☐	☐	☐	☒
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600	☐	☐	☐	☐	☐	☐
PLM BULK	CARB 435	☐	☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	EPA AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM AIR (PCME)	ISO 10312	☐	☐	☐	☐	☐	☐
TEM AIR	ASTM 6281-15	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD	☐	☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05 (2010)	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09 (2014)	☐	☐	☐	☐	☐	☐
TEM SOIL	ASTM D7521-16	☐	☐	☐	☐	☐	☐
TEM VERMICULITE	CINCINNATI METHOD	☐	☐	☐	☐	☐	☐
TEM QUALITATIVE	IN-HOUSE METHOD	☐	☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐

REMARKS / SPECIAL INSTRUCTIONS:



Accept Samples



Reject Samples

Relinquished By:

Date/Time

Received By:

Date/Time

8/11/20 6pm

6 8/12 10:00

Samples will be disposed of 30 days after analysis

Page 1 of 2

Version: CCOC.01.18.1/2.LD

		PLM	☐	TEM	☐
		PLM	☐	TEM	☐
		PLM	☐	TEM	☐
		PLM	☐	TEM	☐
		PLM	☐	TEM	☐

Page 2 of 2

Version: CCOC.01.18.2/2.LD

COMPANY/CONTACT INFORMATION

Company: <u>Wood</u>	Job Contact: <u>Jim Marsh</u>
Project Name: <u>231 N. Front Street</u>	
Project ID #: <u>67-83-20-5008</u>	Tel: <u>904-610-5379 Cell</u>

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	TEST	
			PLM	TEM
231-1	1X1 CT'S - Smooth		☒	☐
2	↓		☒	☐
3	1X1 CT'S Rough		☒	☐
4	↓		☒	☐
5	↓ Mouth Dimpled		☒	☐
6	↓		☒	☐
7	Shower Cap Tile Grout		☒	☐
8	12" Floor Square		☒	☐
9	↓		☒	☐
10	Drywall Kt Cap - Office 1		☒	☐
11	" " Elevated Office		☒	☐
12	21X21' Ceiling Panel		☒	☐
13	↓		☒	☐
14	Attic Green HVAC Scales		☒	☐
15	↓		☒	☐
16	Thermal VFC under Cap		☒	☐
17	Green VFC "		☒	☐
18	Stucco Wall in Warehouse		☒	☐
19	" " Exterior Front		☒	☐
20	Exterior Wind. Fra Seal		☒	☐
21	Rock Rocking PACE		☒	☐
22	↓		☒	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

Carly Johnson

From: Johnson, Carly <Carly.Johnson@eurofinset.com>
Sent: Wednesday, August 19, 2020 2:28 PM
To: Carly Johnson
Subject: FW: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

EXTERNAL EMAIL*

-----Original Message-----

From: Marsh, James E [mailto:james.marsh@woodplc.com]
Sent: Wednesday, August 19, 2020 1:56 PM
To: Johnson, Carly <Carly.Johnson@eurofinset.com>; Weaver, Kathy M <kathy.weaver@woodplc.com>
Subject: RE: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

EXTERNAL EMAIL*

Carly,

Could you please revise the project number? It was adjusted after I sent the samples. Please resend results with revised number when ready.

New 6783-20-5009

Many Thx

Jim

-----Original Message-----

From: Johnson, Carly <Carly.Johnson@eurofinset.com>
Sent: Wednesday, August 19, 2020 12:49 PM
To: Marsh, James E <james.marsh@woodplc.com>; Marsh, James E <james.marsh@woodplc.com>; Weaver, Kathy M <kathy.weaver@woodplc.com>
Subject: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Attached is the laboratory report for your recently submitted samples. Please print out a copy for your records.

Thank you for choosing Eurofins CEI.

Eurofins CEI
730 SE Maynard Rd

APPENDIX B

SURVEYORS CERTIFICATIONS

Center for Training, Research and Education for Environmental Occupations

certifies

James Edward Marsh

Wood E&I Solutions, Inc., 6256 Greenland Rd. Jacksonville, FL 32258

Having passed a 25-question exam with a score of 70% or higher has successfully met training requirements for

Asbestos Refresher: Inspector Online

FDBPR Asbestos Licensing Unit: Provider #0000995; Course #FL49-0006389 (1/2 Day; 3.40 Contact Hours)

(Reaccreditation for Inspector under TSCA Title II/AHERA)

Conducted

04/22/2020

Certificate #: 210135-1140

Exam Date: 04/22/2020

EPA accreditation expires: 04/22/2021

Principal Instructor: Brian Duchene, PE, LAC

CEUs: 0.4

FBPR LAC: #0000995; Course ## 0006389

FBPE CEHs: #0004021; Course #0009083/Educational Institutions: 4 CEHs

Carol Hinton

Carol Hinton, Associate Director



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

STUMP, JOHN M

26919 LAKE LENA LANE
MOUNT DORA FL 32757

LICENSE NUMBER: AX0000042

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

APPENDIX C

PHOTOGRAPHIC DOCUMENTATION



PHOTO 1: Front View: Warehouse side of Structure



PHOTO 2: Side View: Entry to Office Area.



PHOTO 3: Structure Side.



PHOTO 4: Structure Crawlspace.



PHOTO 5: Samples 1 & 2: 1' x1' Ceiling Tiles" Smooth.

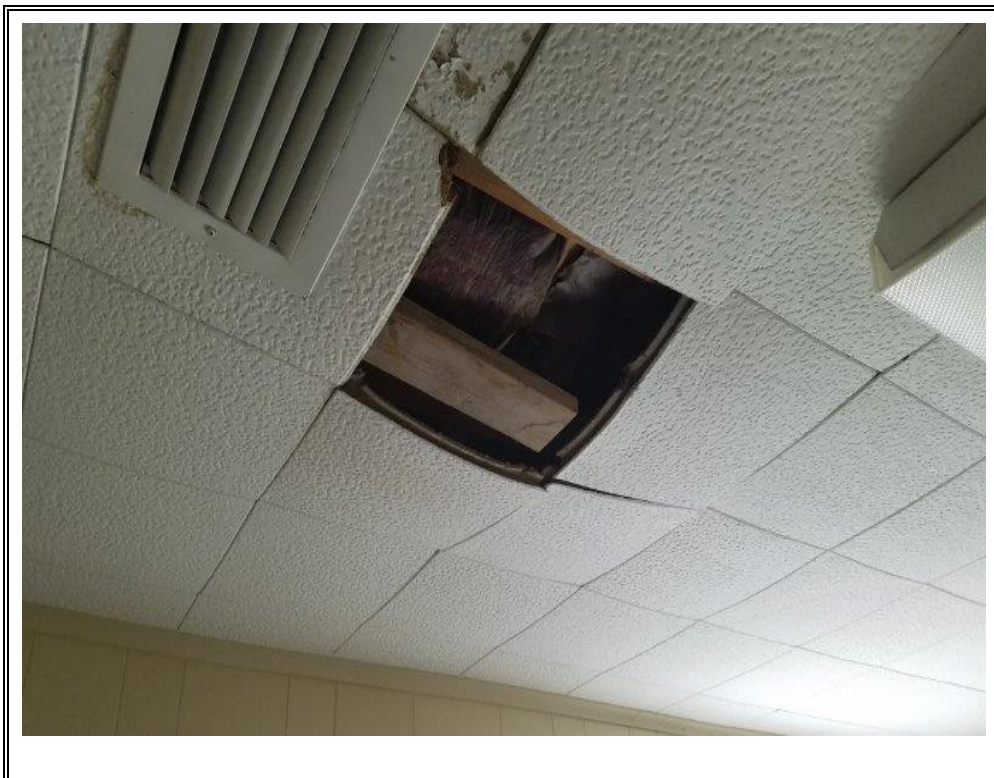


PHOTO 6: Samples 3 & 4: 1'x 1' Ceiling Tiles: Rough.

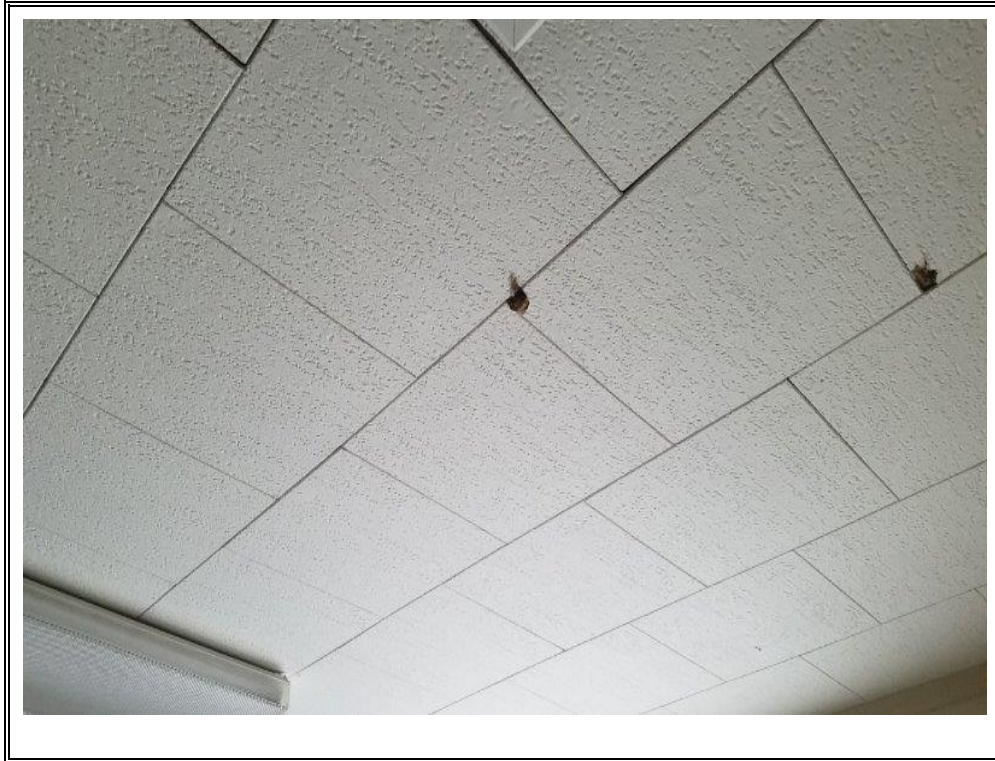


PHOTO 7: Samples 4 & 5: 1' x 1' Ceiling Tiles" Dimpled.

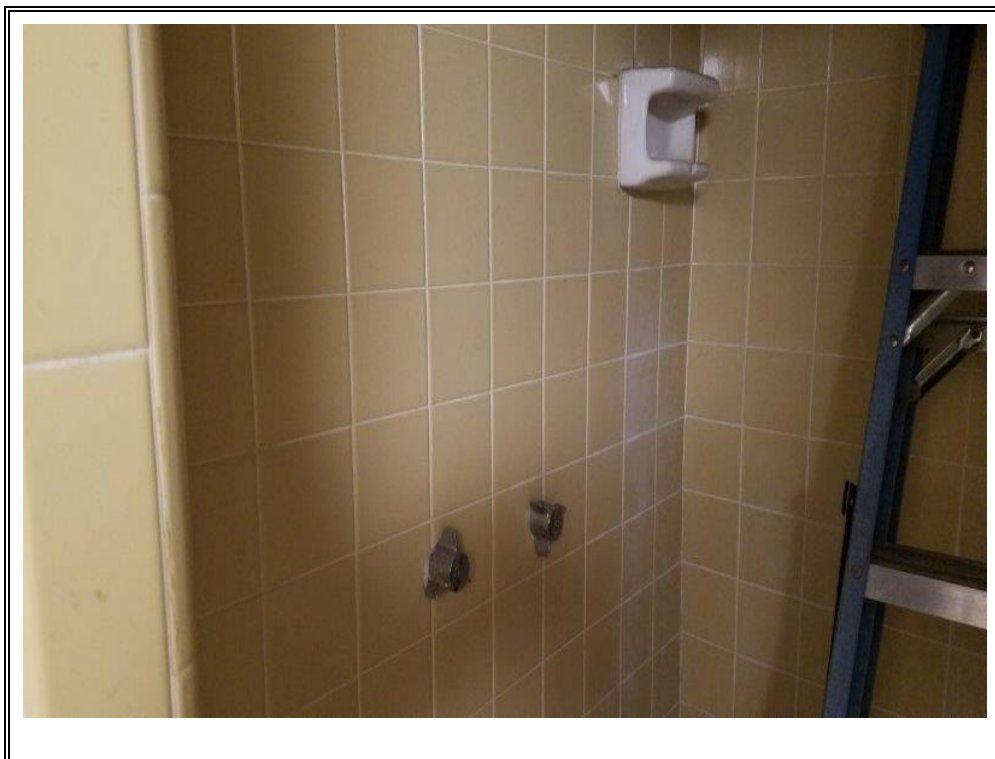


PHOTO 8: Sample 7: Shower Ceramic Wall Tile Grout.

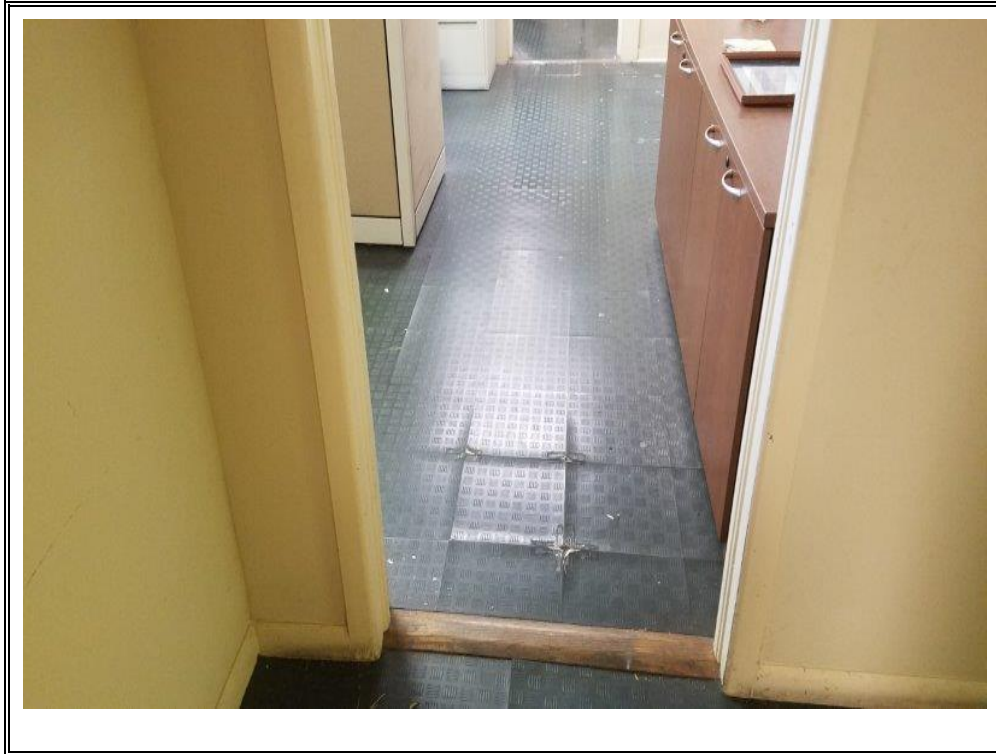


PHOTO 9: Samples 8 & 9" 12" Floor Squares.

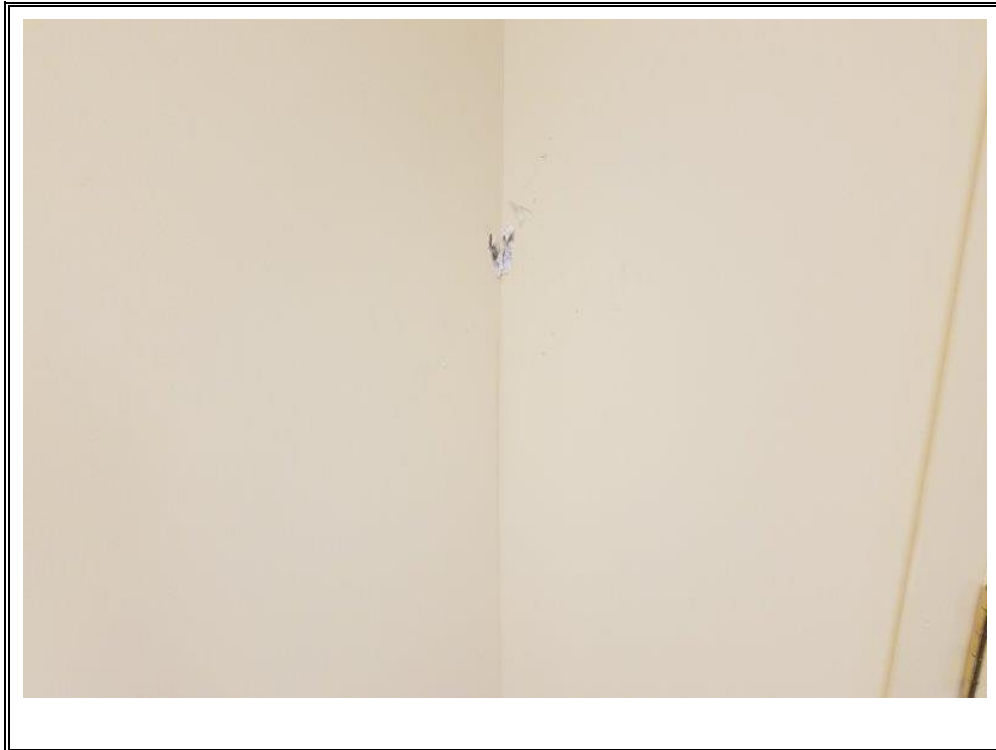


PHOTO 10: Samples 10: Drywall/Joint Compound.

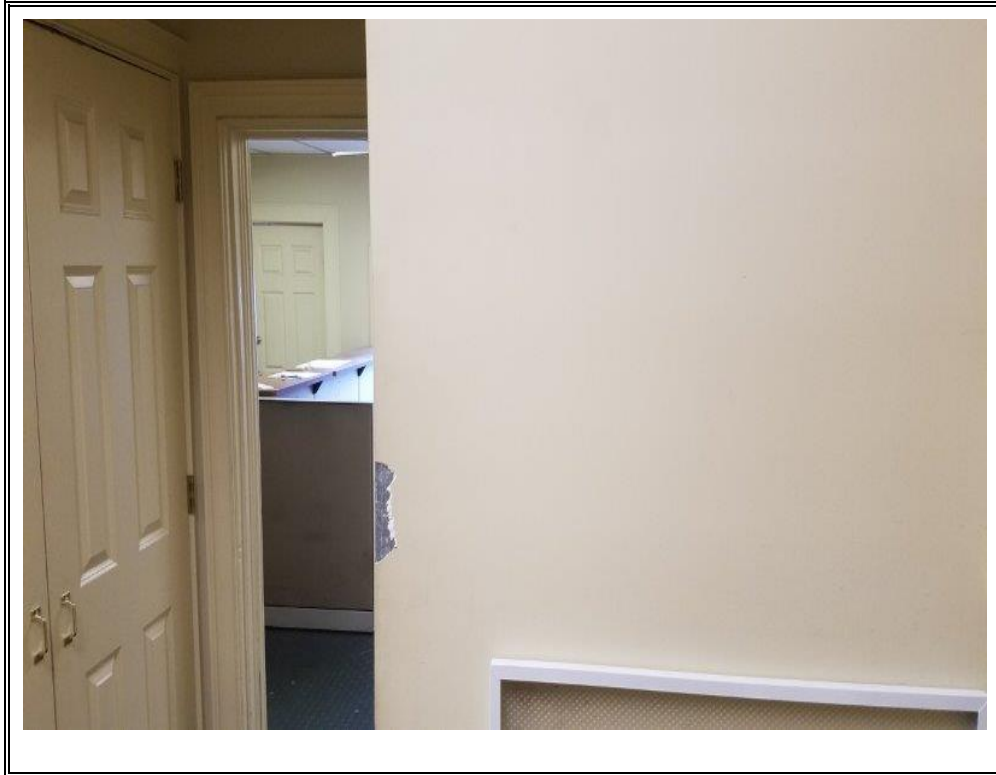


PHOTO 11: Sample 11: Drywall/Joint Compound.

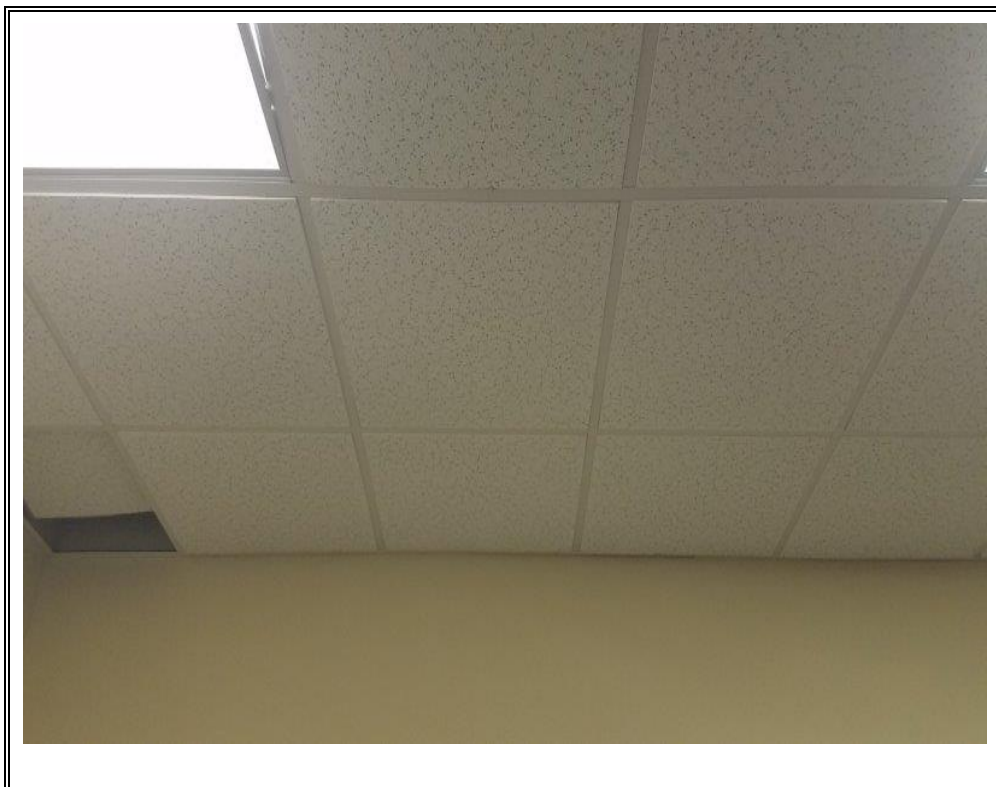


PHOTO 12: Samples 112 & 13: 2' x 2' Ceiling Panels.



PHOTO 13: Office Area Attic View.



PHOTO 14: Samples 14 & 15: Attic HVAC Duct Cream Seam Sealant.



PHOTO 15: Sample 16: Tan Vinyl Sheet Flooring under Carpet.



PHOTO 16: Sample 17: Brown Vinyl Sheet Flooring under Carpet.

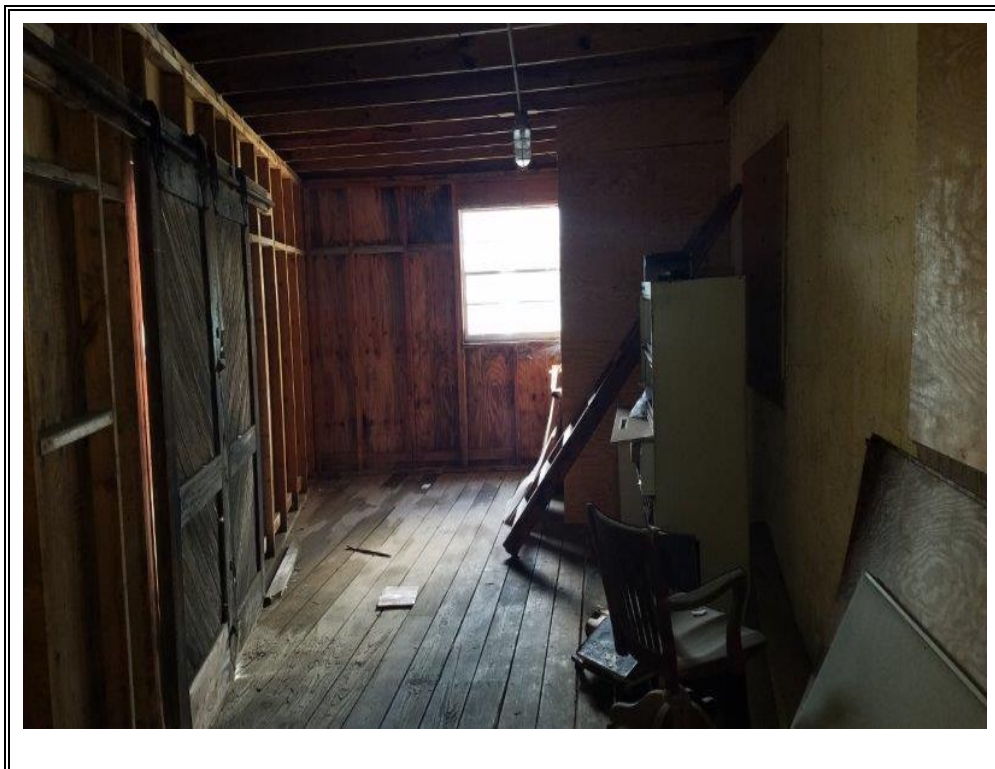


PHOTO 17: Warehouse View.



PHOTO 18: Sample 18: Wall Stucco in Warehouse.

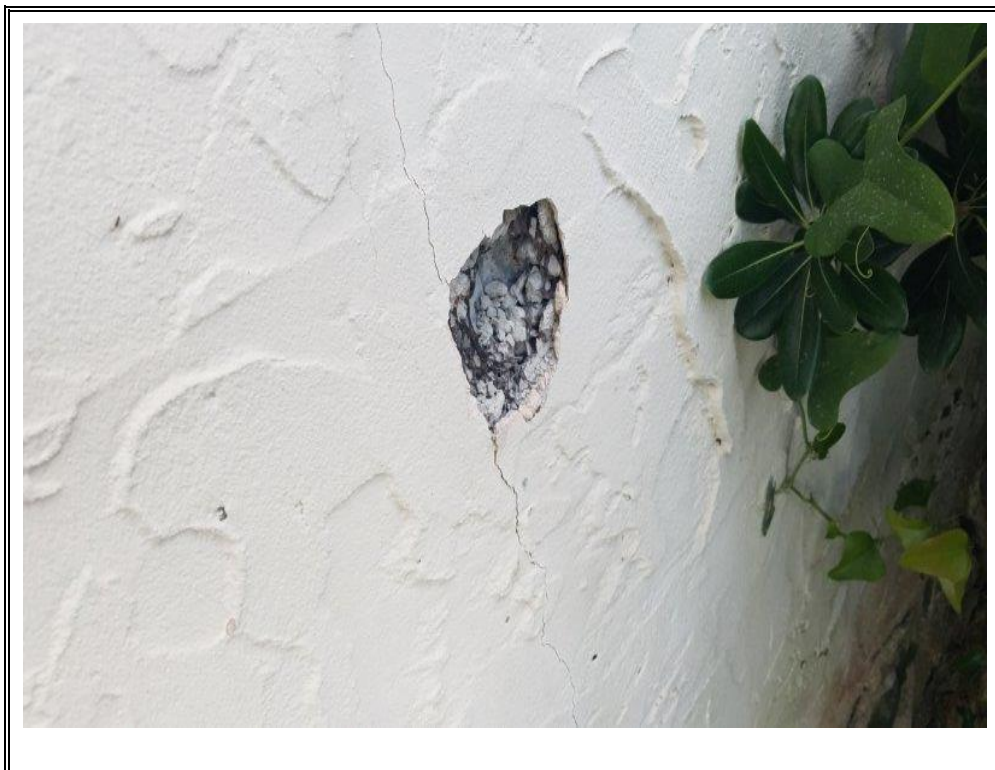


PHOTO 19: Sample 19: Exterior Wall Stucco at Office Entry.



PHOTO 20: Sample 120: Exterior Window Frame Sealant.

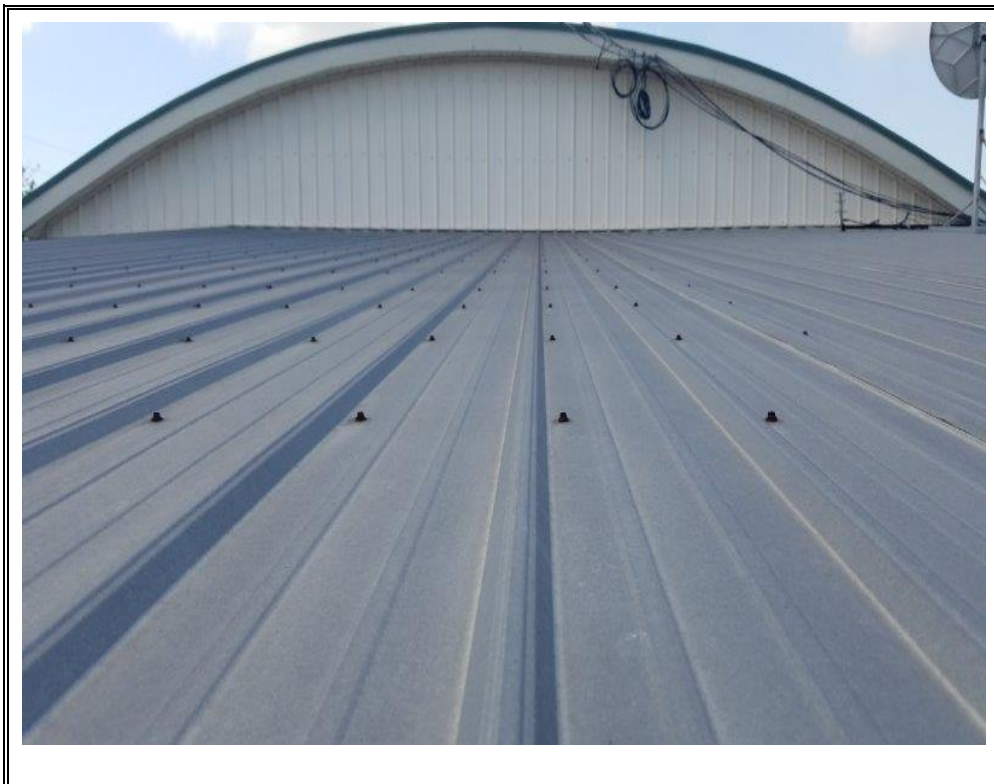


PHOTO 21: Metal Roof Section

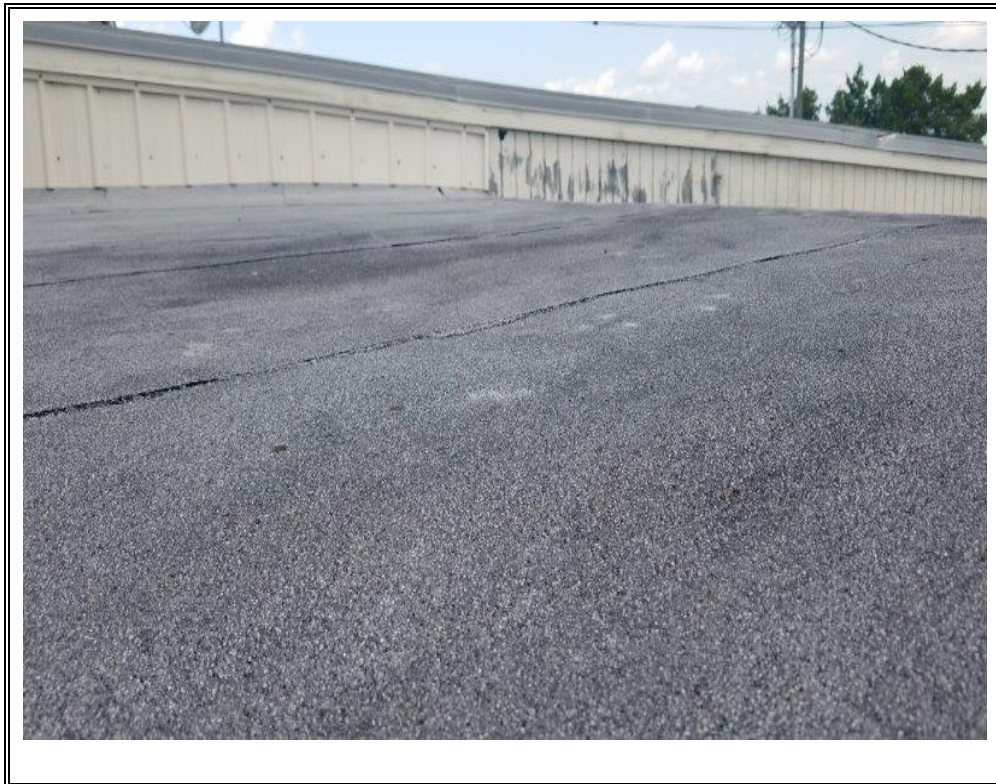


PHOTO 22: Samples 21 & 22: Roll Roofing.



PORT CONSOLIDATED, INC.
No
Trespassing















NO
SMOKING

OFFICE
IN
BACK
→













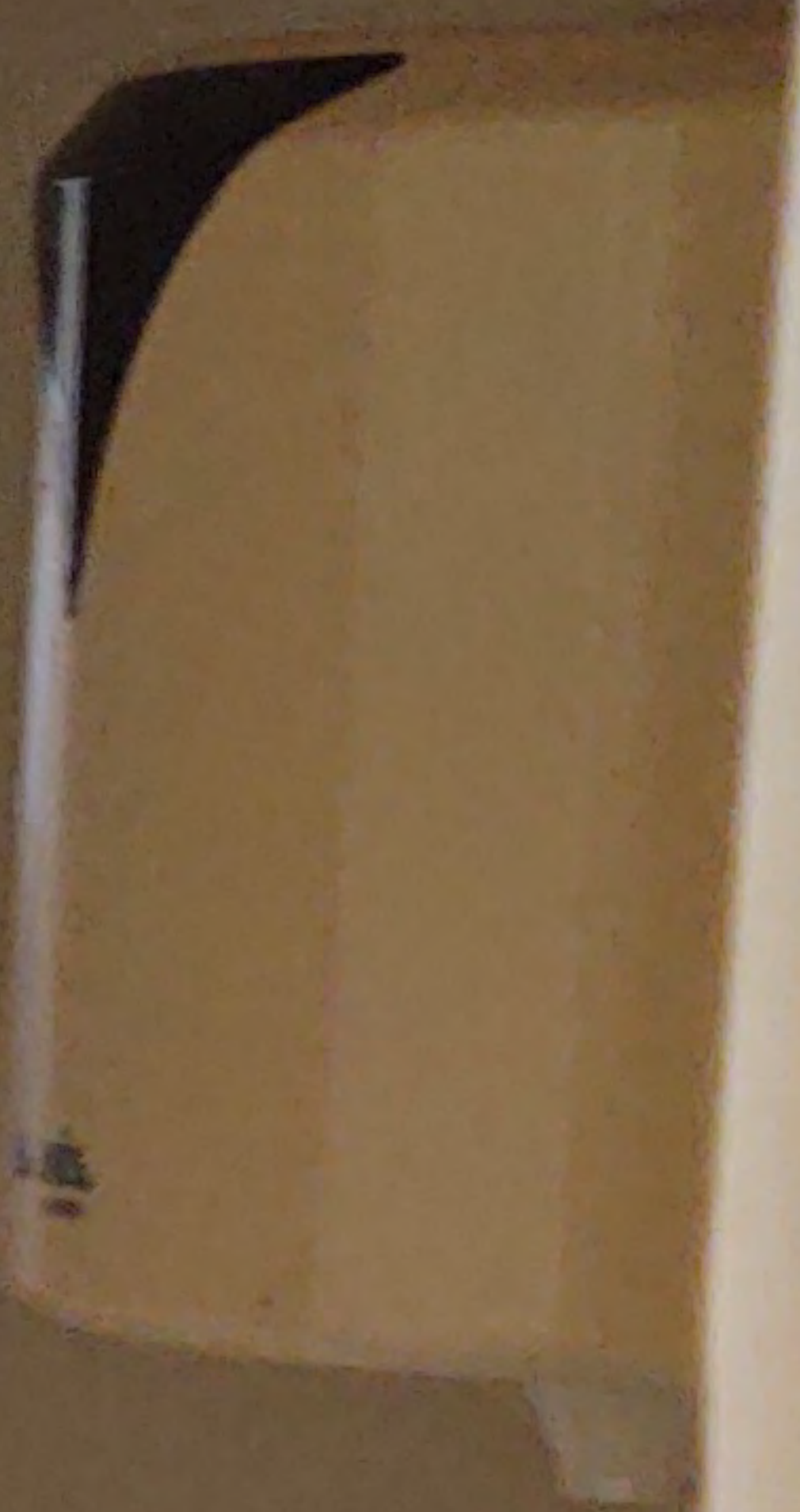






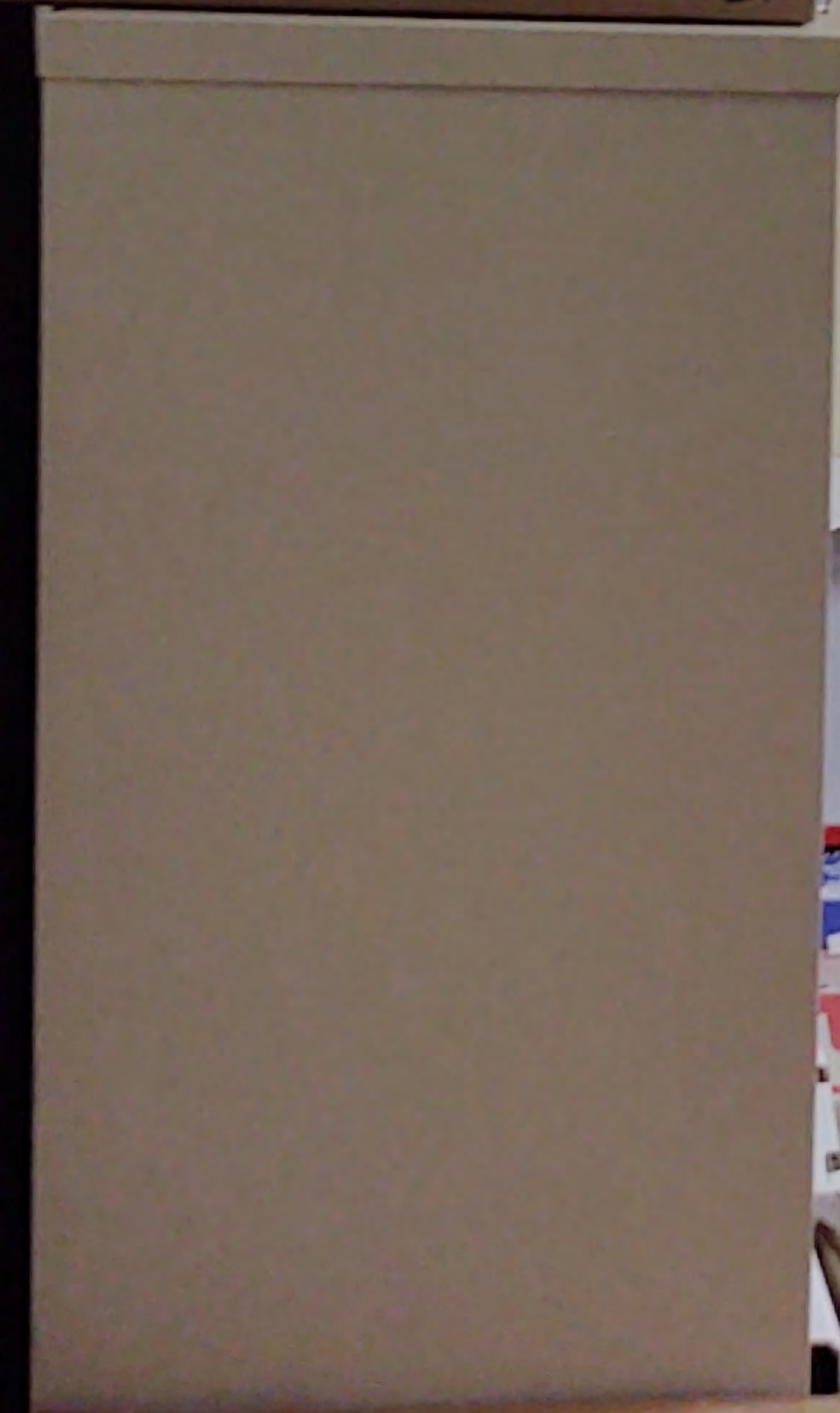
















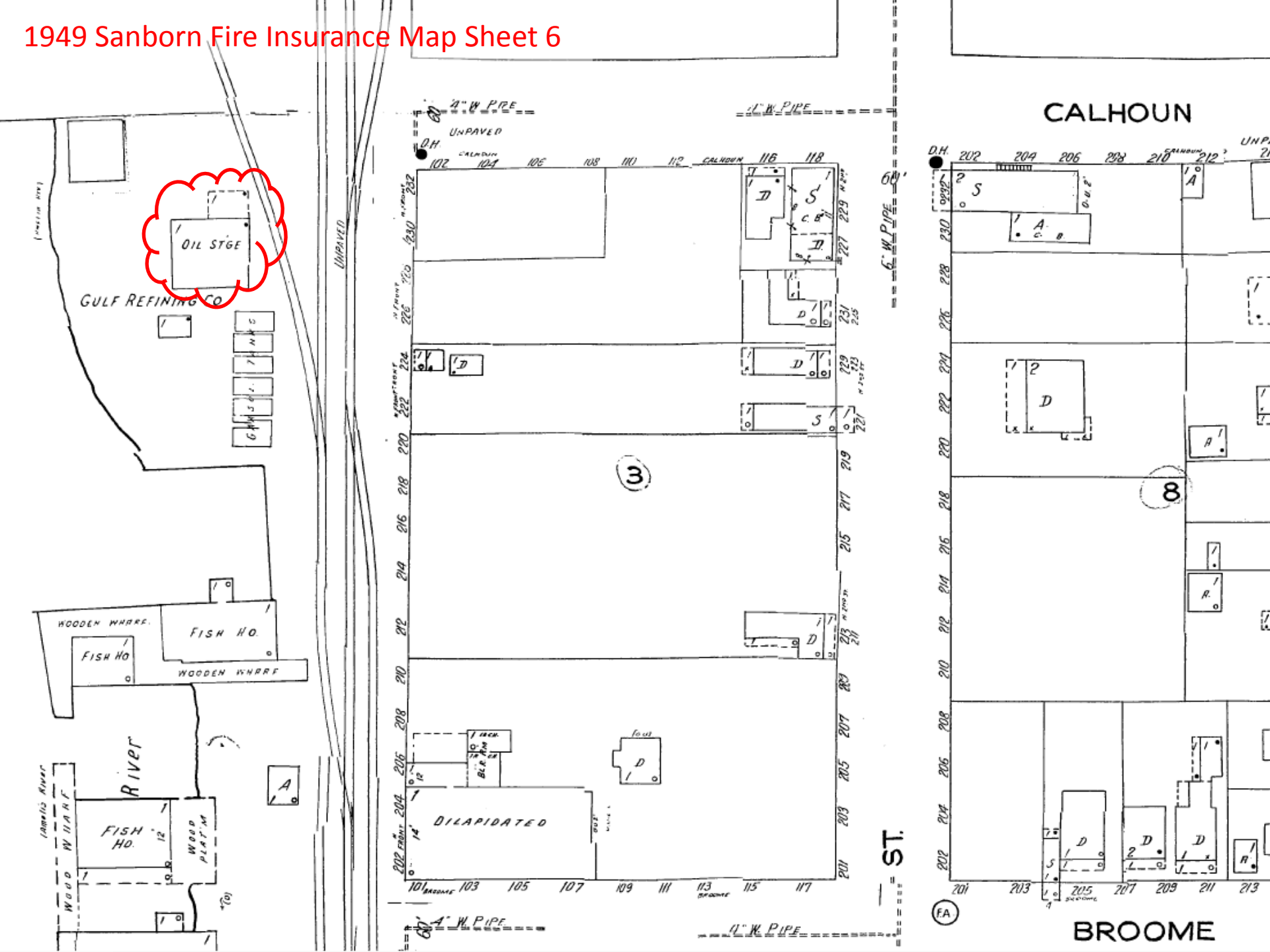


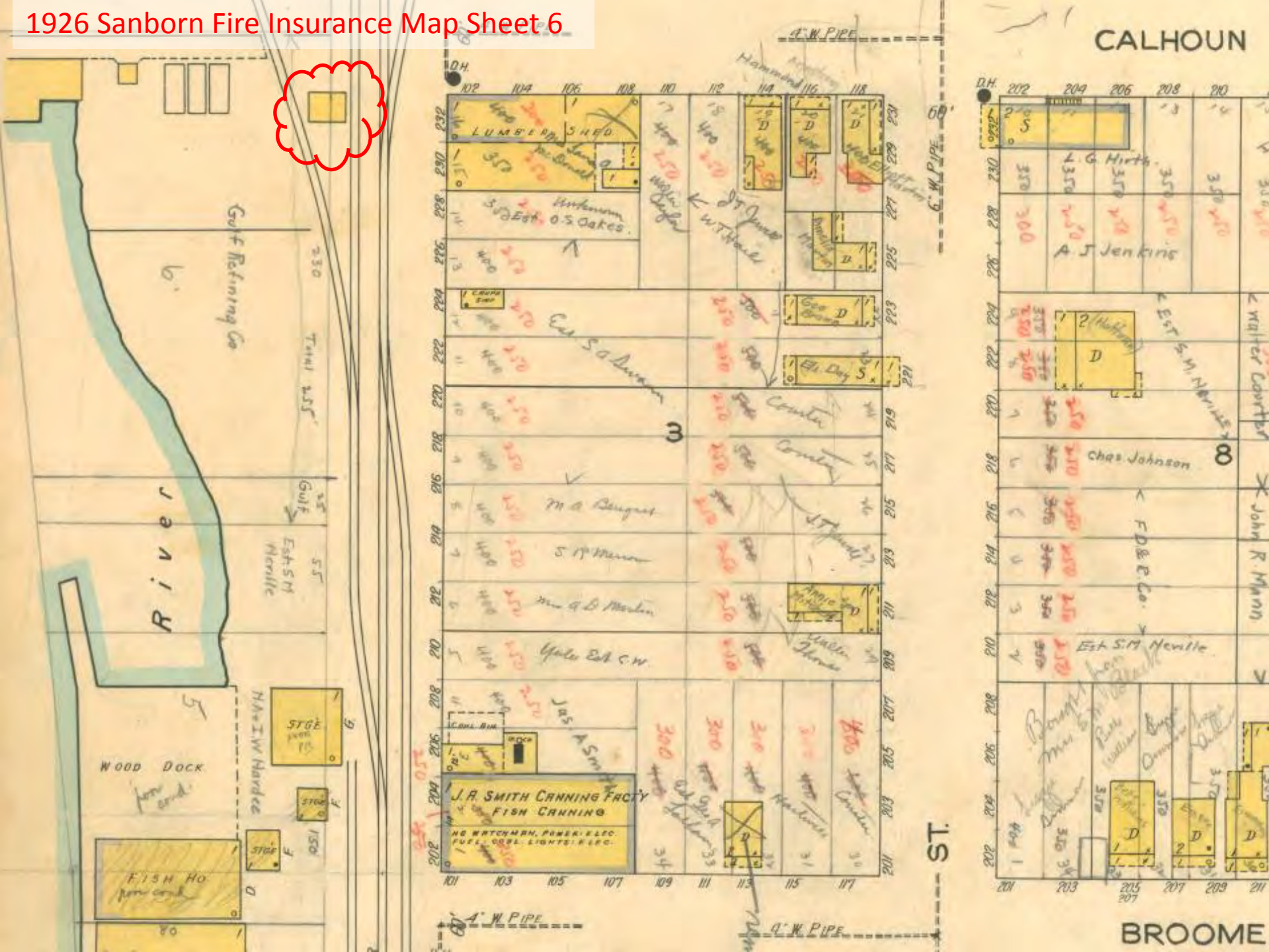






1949 Sanborn Fire Insurance Map Sheet 6







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

First Site Form Recorded for this Site? YES

Site #8 NA01185
Recorder # 306
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

GENERAL INFORMATION

Site Name (address if none) Florida Petroleum Multiple Listing (DHR only)
Other Names >> Gulf Refining Company
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
231	North	front	Street	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> FERNANDINA BEACH; 2003

Township: _____ Range: _____ Section: _____ 1/4 section: >> 3N ; 28E ; 17 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

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

DESCRIPTION

Style Industrial Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) >> Light wood frame

Other Structural System(s) _____

Foundation Type(s) >> Slab

Other Foundation Types _____

Foundation Material(s) >> Poured Concrete Footing

Other Foundation Material(s) _____

Exterior Fabric(s) >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) >> Cone

Other Roof Type(s) _____

Roof Material(s) >> Sheet metal: corrugated

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) >> Shed extension

Other Roof Secondary Structure(s) _____

Number of Chimneys _____

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA01185

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential: _____

Institutional: _____

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) storage building, oil tanksArchaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1926

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 _____ >> Industrial; 1926;

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? NOPotential Contributor to NR District? NO

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource has lost much of its historic integrity, it doesn't appear to warrant consideration for the NRHP on an individual basis and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8NA01185

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: SCAT

SHPO's Evaluation of Resource

Date _____

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

FMSF Staffer: _____

Computer Entry Date: 6/17/2007Form 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"

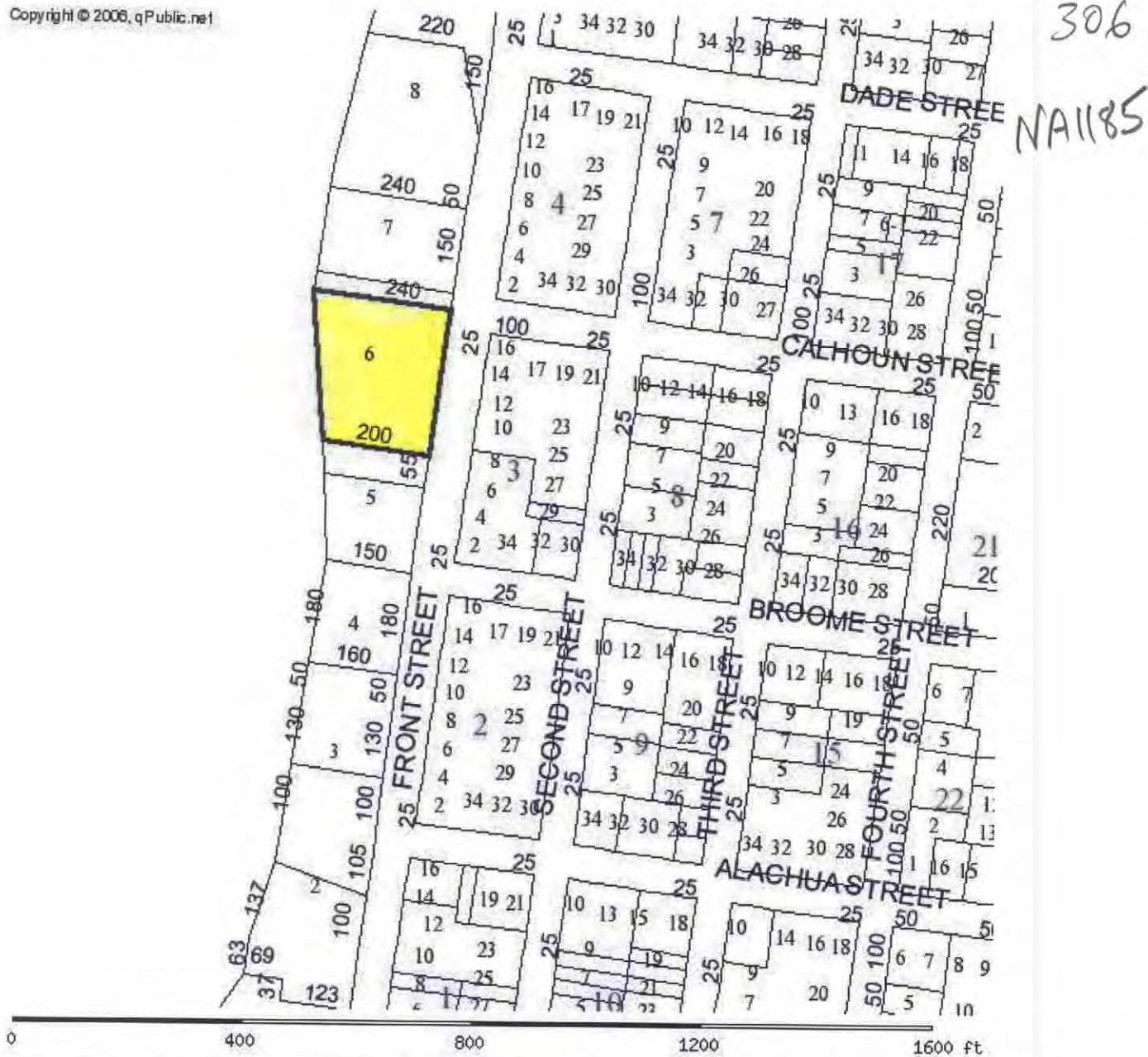
NA01185-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;17;UNSP
- > **Structural system(s):**
Light wood frame
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Cone
- > **Roof materials:**
Sheet metal:corrugated
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Industrial;1926;
- > **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)]:**
Gulf Refining Company

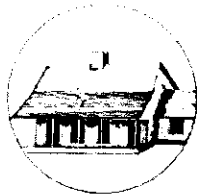


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PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1760-0006-0000
GIS CALCULATED ACREAGE	1.25
Property Use	WHOLESALE
Land Use	INDUSTRIAL
OWNERSHIP INFORMATION	
Name	NASSAU DISTRIBUTION COMPANY
Mailing Address	POO BOX 1405 FERNANDINA BEACH, FL 320351405
Situs/Physical Address	231 NORTH FRONT ST
2006 PROPOSED VALUES	
Land Value	559,980
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA01185**Field Date 2-2-2018Form Date 2-2-2018

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) Florida Petroleum

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 ☐ objectOwnership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 231 Direction N Street Name Front Street Type Street Suffix Direction _____
 Address: _____
 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 21 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1760-0006-0000 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: 1926 ☒ approximately ☐ year listed or earlier ☐ year listed or laterOriginal Use Commercial

From (year): _____ To (year): _____

Current Use Commercial

From (year): _____ To (year): _____

Other Use _____

From (year): _____ To (year): _____

Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Facade heavily alteredAdditions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Multiple shed & flat

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 Community redevelopment area

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1Exterior Fabric(s) 1. Metal 2. Wood/Plywood 3. StuccoRoof Type(s) 1. Vaulted 2. Shed 3. _____Roof Material(s) 1. Sheet metal: 3V crimp 2. Composition shingles 3. _____

Roof secondary strucs. (domers etc.) 1. _____ 2. _____

Windows (types, materials, etc.) 2/2 dhs, horizontal; enclosed portsDistinguishing Architectural Features (exterior or interior ornaments) Rounded roof; multiple shed additionsAncillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Cold storage building; dock system; fuel tanks and foundation

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 ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 NA01185

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. Piers
 Foundation Material(s): 1. Other 2. Concrete Block
 Main Entrance (stylistic details) Double wood plank doors

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

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|--|---|---|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☐ occupant/owner interview | ☒ plat maps |
| ☐ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☒ HABS/HAER record search |
| ☐ other methods (describe) _____ | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building has been heavily altered w additions and material changes and so has not retained its historic integrity.

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

1. _____ 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 RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.



DANGER
RESTRICTED AREA

Florida
Petroleum

OFFICE
IN
BACK



NO
SMOKING

OFFICE IN
BACK



HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2021-01** **FEBRUARY 18, 2021**

Owner/Applicant:	Cotner Associates, Inc., agent for Robert & Cheryl Virtue, owners
Property Address:	424 N. 3 rd Street
Parcel ID #	00-00-31-1800-0018-0070
Current zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00273
Year Built:	c. 1901 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct a 423 sq. ft. addition.

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed c. 1901, it is a two-and-a-half-story frame vernacular residential building. It is noteworthy for its picturesque ornamentation. It has been significantly altered by porch alterations. It was originally the residence of Captain E.F. Morse, a harbor pilot, as listed in the 1901 directory" -FMSF Site Inventory Form 9/30/1985

The applicant is seeking to construct a 423 sq ft addition on the west elevation in the location of the current deck and a 135 sq ft addition at the east elevation.

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:

The proposed additions are compatible in scale, massing, materials, setbacks, and heights with the Downtown Historic District. The rear addition utilizes two current window openings converted to doorways as access into the addition, so no new penetrations will be created.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2021-01

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-01 **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 2021-01, as presented, **is or is not** substantially compliant with the Secretary of the Interior's Standards, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Site Plan, Plans, & Elevations
- EXHIBIT 3 Florida Master Site File (FMSF) 8NA00273

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6565

Date Submitted: 1/7/2021

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_2021 Meeting Calendar



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

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?*

1/12/2021

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*

Downtown

Site Address*

424 3rd St N

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0018-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Robert & Cheryl

Last Name*

Virtue

Mailing Address*

415 N 4th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

770-363-5745

E-mail Address*

buiu76@yahoo.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*

Cotner Associates, Inc.

Last Name*

Architects

Company (if applicable)

Street Address

9 S 3rd Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

Addition of 423 square feet of additional space and small open porch on west side of existing residence.

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

Design Vision Statement*

To create an historically sensitive addition to this important property.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?
-
2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?
-
3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?
-
4. Is the structure or site is of such design, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?
-
5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?
-
6. Would the removal of the structure or site destroy the historic relationship between structures or open space?
-
7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?
-
8. Have the applicants made good faith efforts to pursue alternatives to demolition?
-

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Match existing	Match existing (Name/Number)

DOORS

Manufacturer	Product Description	Color
Pella	Architect series Include FL Product Approval # for Windows and Doors	Match existing (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Pella	Architect series Include FL Product Approval # for Windows and Doors	Match existing (Name/Number)

ROOFING

Manufacturer	Product Description	Color
	Match existing	Match existing (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Match existing	Match existing (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Brick piers, match existing	Match existing (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Match existing	Match existing (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Match existing	Match existing (Name/Number)

FENCING

Manufacturer	Product Description	Color
	N/A	 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	N/A	 (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	N/A	 (Name/Number)

OTHER

Manufacturer	Product Description	Color
	N/A	 (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Survey001.pdf	Virtue HDC Drawings.pdf	Windows.pdf	Doors.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Owners Authorization001.pdf	IMG.jpg	IMG.jpg	IMG.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*

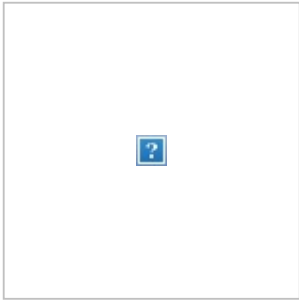
John

Applicant Last Name*

Cotner

Today's Date*

1/7/2021



DEPARTMENT OF PLANNING & CONSERVATION

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE CHERYL AND ROBERT VIRTUE

(print name of property owner(s))

hereby authorize: COTNER ASSOCIATES, INC. ARCHITECTS

(print name of agent)

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

(type of application)

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

CHERYL VIRTUE
(Print name of owner)

ROBERT VIRTUE
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

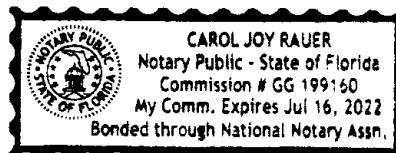
Subscribed and sworn to before me this 6th day of JANUARY, 2021.

[Signature]
Notary Public Signature

CAROL JOY RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

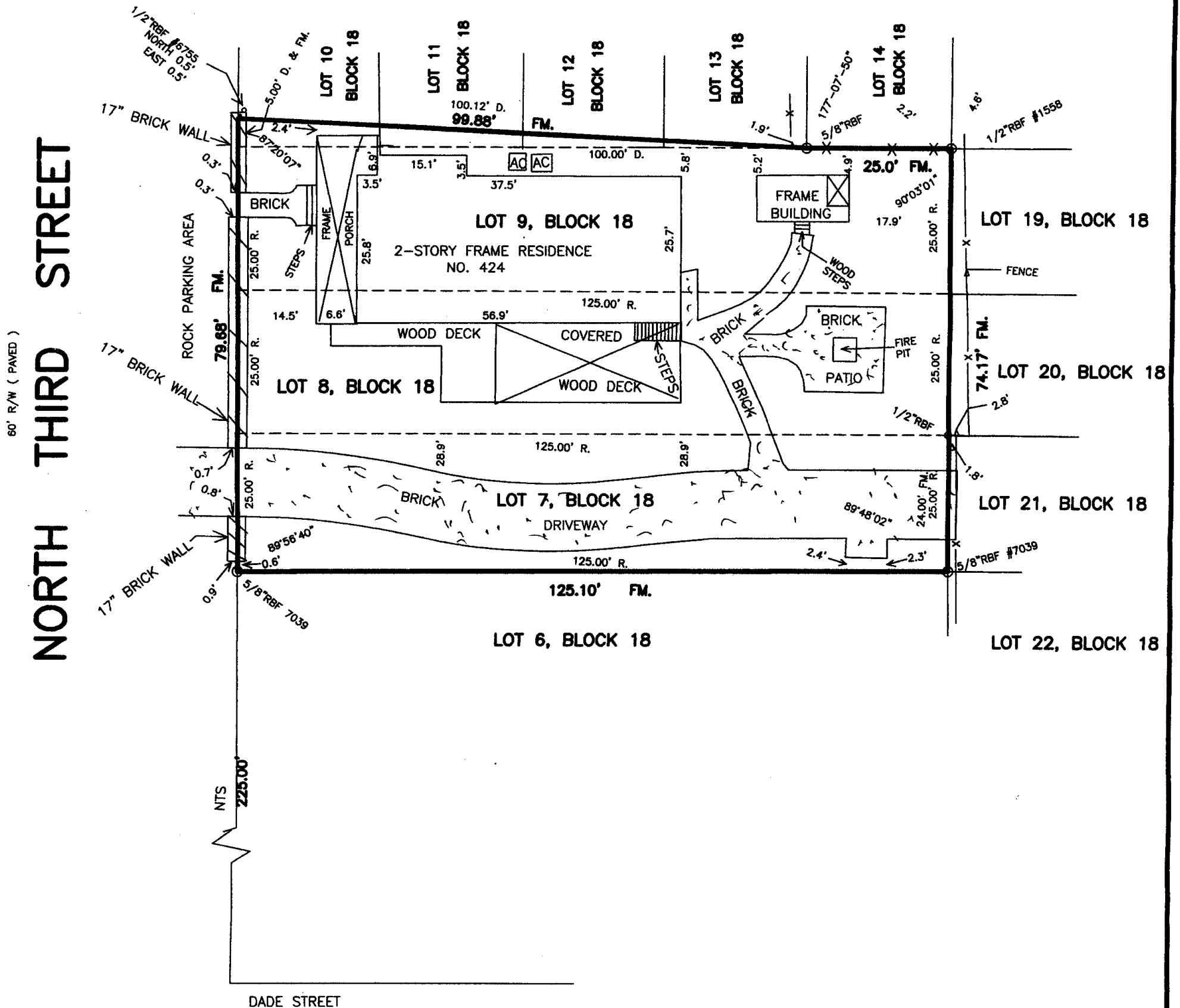


MAP SHOWING BOUNDARY SURVEY OF
LOTS 7, 8 AND 9, BLOCK 18 TOGETHER WITH A TRIANGLE PORTION
OF LOTS 10, 11, 12 AND 13, BLOCK 18,

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).

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE RUN NORTHERLY ALONG
THE EASTERLY RIGHT-OF-WAY LINE OF NORTH THIRD STREET (A 60 FOOT
RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 5.00 FEET TO A POINT;
THENCE RUN EASTERLY A DISTANCE OF 100.12 FEET TO THE SOUTHEAST CORNER OF
SAID LOT 13; RUN THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 10,
11, 12 AND 13, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
ROBERT D. VIRTUE AND CHERYL B. VIRTUE,
SUPREME LENDING,
FIRST AMERICAN TITLE INSURANCE COMPANY,
WOOD & SMITH, P.A.



COASTAL LAND SURVEYORS & MAPPERS, INC.

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

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

LICENSED BUSINESS NO. 6412

James C. Peacock
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. 0237G
DATED 8/2/17

DATE OF SURVEY: SEPTEMBER 26, 2020

SCALE 1"=20'

JOB NO. 0507-04 F.B. 282, 359

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 CURVE - PC
CENTERLINE - C
POWER LINE - P
PLAT - P.
FIELD MEASURED - FM.
RECORD - R. DEED - D.
POWER POLE - O
CONCRETE - CONC.
FENCE - F
POINT OF REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - O.R.B.









Pella® Architect Series® - Traditional Hinged Patio Door

4.28 ★★★★★

(Based on 431 Reviews)

\$\$\$-\$\$\$\$

Pella Architect Series - Traditional hinged patio doors, also known as French doors, swing open from the center. Choose optional upgrades like triple-pane or impact-resistant glass, integrated security sensors and custom grille patterns to create a traditional patio door styled for your unique space. Premium hardware from Baldwin® adds the perfect finishing touch.

SEE OPTIONS

PRO DETAILS





ARCHITECT SERIES - TRADITIONAL HINGED PATIO DOOR FEATURES

Why Wood?

- Best limited lifetime warranty for wood patio doors⁴⁷
- Natural beauty and warmth
- Low-maintenance exterior aluminum cladding
- Exclusive wood protection
- Our most customizable material

Performance Enhancements

- Triple-pane and impact-resistant glass available
- Exclusive, premium Baldwin® hardware
- Durable aluminum-clad exterior finishes
- Energy-efficient grilles

40% off qualifying installations^{1,3}

OR

0% APR for 36 months^{2,3}

[See Details](#)

Enter Your Postal Code

50219

GET A FREE QUOTE AT HOME

PELLA ARCHITECT SERIES

Bring your vision to life with thoughtfully designed Pella Architect Series wood patio doors featuring detailed craftsmanship and nearly endless possibilities. Available in both traditional and contemporary styles to complement your home.

EXPLORE ARCHITECT SERIES PATIO DOORS



BROWSE OTHER PELLA ARCHITECT SERIES - TRADITIONAL PATIO DOORS



[Sliding Patio Door](#)



[Bifold Patio Door](#)

SEE ARCHITECT SERIES TRADITIONAL WINDOWS

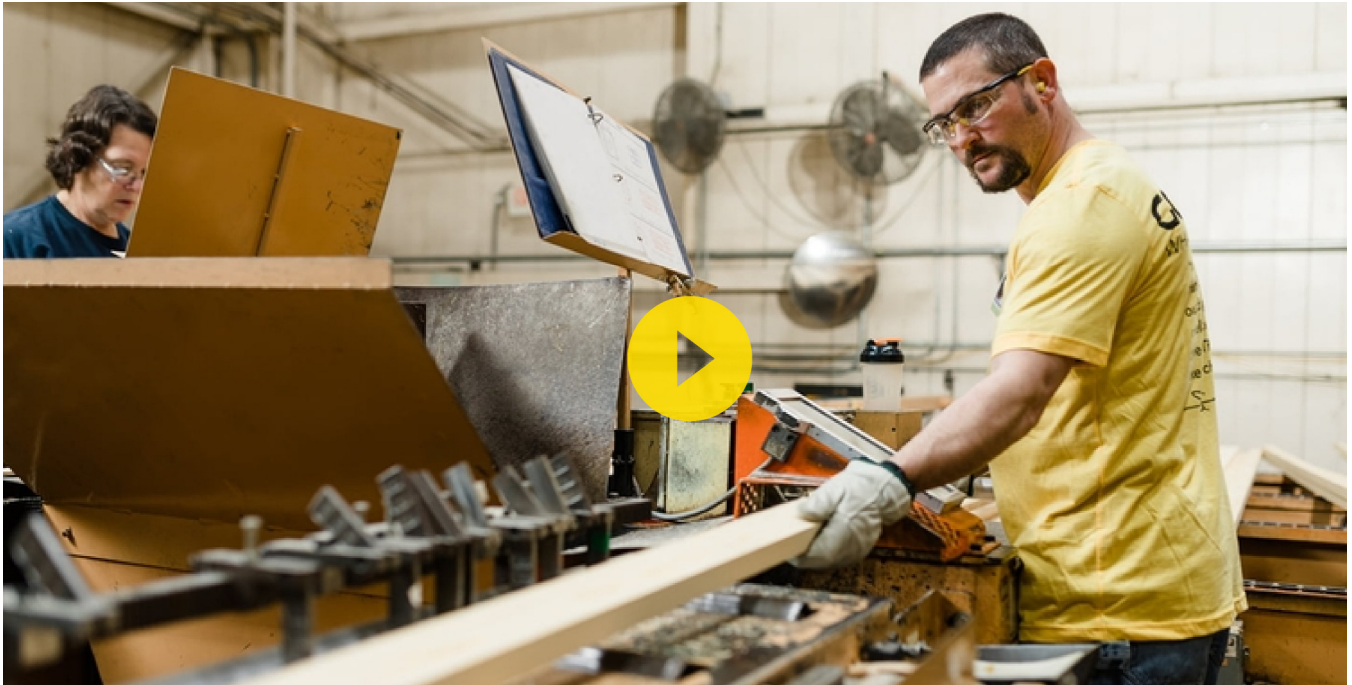
PELLA ARCHITECT SERIES

Architect Series - Traditional hinged patio doors are protected with our EnduraGuard® wood protection and aluminum-clad exteriors. With an immersion-treatment method, EnduraGuard helps protect against the effects of moisture, decay and stains from mold and mildew. Our EnduraClad® aluminum-clad exteriors resist chalking and fading and interior finishes can be factory-prefinished and kiln-cured for a durable finish.



MADE WITH CARE

We take pride in the little details and strive for perfection. Pella wood craftsmen who average over 14 years' experience tailor-make these windows and doors for you and your home.



FOR THE PROS



- In-swing patio doors meet performance class and grade LC40-LC55 and STC 31-35
- Out-swing patio doors meet performance class and grade LC40-LC70 and STC 30-36
- Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould installation options
- Available with Advanced Low-E Insulating Triple-Pane Glass with Krypton or Argon

REQUEST A PROJECT QUOTE



INSTALLATION INSTRUCTIONS

WOOD TECHNICAL PLANNING DOCUMENTS

View installation, application and performance information

Find potential LEED credits for your project

Find helpful step-by-step instructions on installing

Learn how Pella stands behind their products

Product Downloads

Specifications - Wood	+	Specifications - Clad/Wood	+
Specifications - Impact Resistant	+	Design & Performance - Wood	+
Design & Performance - Clad/Wood	+	Design & Performance - Impact Resistant	+
2D Cross Section - Wood	+	2D Cross Section - Clad/Wood	+
2D Cross Section - Impact Resistant	+	2D Elevation - Wood	+
2D Elevation - Clad/Wood	+	2D Elevation - Impact Resistant	+
3D & BIM	+	Sell Sheets	+

ARCHITECT SERIES HINGED PATIO DOOR INSPIRATION



Custom Shape Windows Create Dramatic Doorway

Black French Doors Line

OPTIONS FOR ARCHITECT SERIES - TRADITIONAL HINGED PATIO DOORS

CHOOSING YOUR PATIO DOOR

STYLING YOUR PATIO DOOR

PATIO DOOR ENHANCEMENTS

CHOOSING YOUR PATIO DOOR

COMBINATIONS

Create combinations to add architectural interest to your home. Other combinations are also available. See your Pella sales representative for the complete offering.



Arch head over 2 panel



Arch head over si



WOOD TYPES

Architect Series products offer three exquisite interior wood types to enhance your home's design. [Learn more about wood types.](#)

And, we stand behind them with a limited lifetime warranty. See [written Limited Warranty](#) for details, including exceptions and limitations.

Materials



Douglas Fir



For Pros

Materials

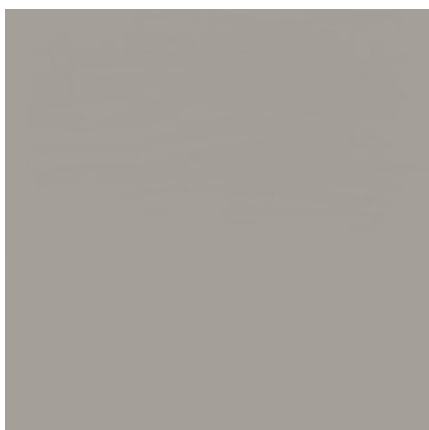
Pella's EnduraGuard® wood protection formula has three active ingredients. This powerful combination, together with our immersion-treatment method, helps ensure strong protection on every exterior wood surface of our products. The result is advanced protection against the effects of moisture, decay and stains from mold and mildew.



INTERIOR FINISHES

Pella wood products can arrive with factory-prefinished interiors in your choice of eleven beautiful stain colors or four paint colors. Primed ready-to-paint interiors are also available.²

Stains Paints



Skyline Gray





Pella® Architect Series® - Traditional Wood Double-Hung Window

4.28 ★★★★★

(Based on 431 Reviews)

\$\$\$-\$\$\$\$

A classic window choice, Pella Architect Series - Traditional double-hung windows have two moveable sashes for improved ventilation. Complement your style with your choice of hardware, innovative grilles and a wide selection of interior stains and paints and exterior cladding colors. Backed by the best limited lifetime warranty for wood windows and patio doors, you can be sure we stand behind our products.⁴⁷

SEE OPTIONS

PRO DETAILS



ARCHITECT SERIES - TRADITIONAL DOUBLE-HUNG WINDOW FEATURES

Why Wood?

- Best limited lifetime warranty for wood windows⁴⁷
- Natural beauty and warmth
- Low-maintenance exterior aluminum cladding
- Exclusive wood protection
- Our most customizable material

Performance Enhancements

- Energy-efficient Low-E dual-pane glass
- Optional innovative grilles provide the authentic look of true divided light
- Upgrade to a traditional spoon-style lock
- Built-in security sensors available

40% off qualifying installations^{1,3}

OR

0% APR for 36 months^{2,3}

[See Details](#)

Enter Your Postal Code

50219

GET A FREE QUOTE AT HOME

PELLA ARCHITECT SERIES

Whether you prefer traditional or contemporary design, Pella Architect Series wood windows deliver intricately crafted designs with detailed craftsmanship and nearly endless possibilities. Bring your vision to life with Pella Architect Series.

EXPLORE ARCHITECT SERIES



BROWSE OTHER PELLA ARCHITECT SERIES - TRADITIONAL WINDOWS



[Awning Windows](#)



[Casement Window](#)

SEE PATIO DOORS

INSIDE ARCHITECT SERIES

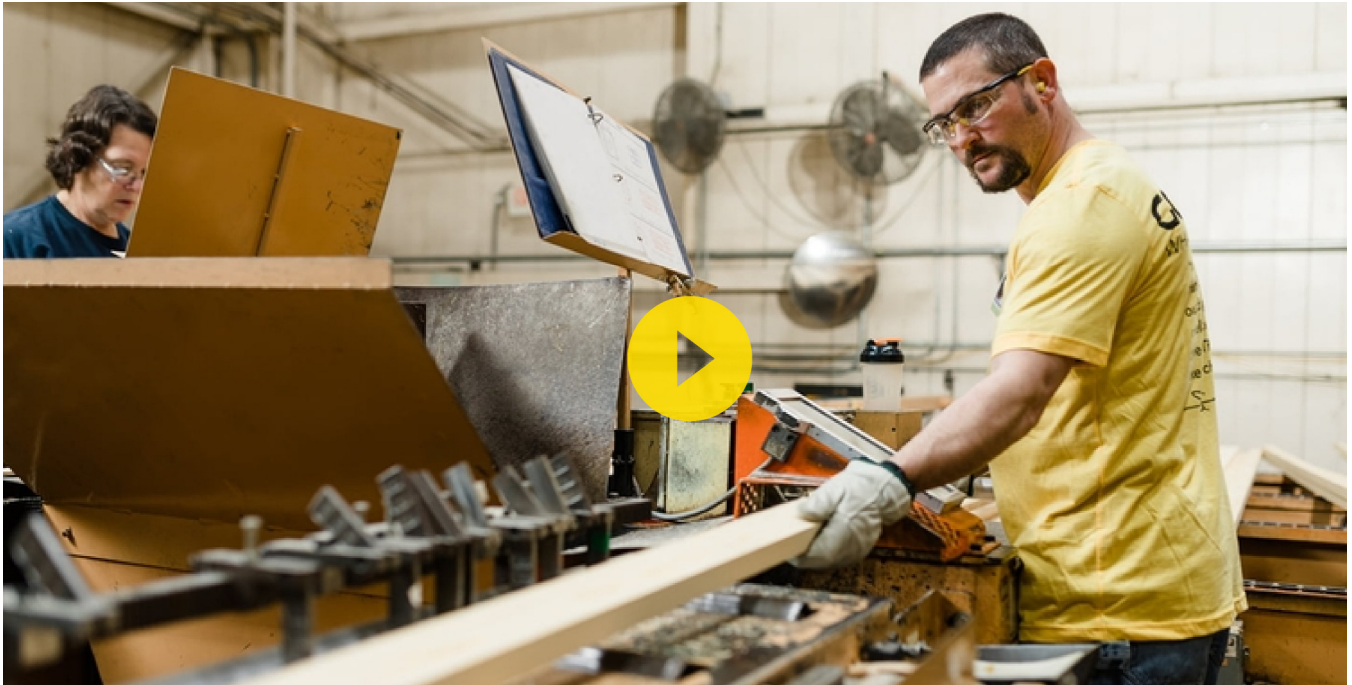
Designed for durability and featuring exclusive wood protection, Architect Series double-hung windows provide long-lasting beauty and performance. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements. Our intentional jamb/sill design helps reduce the potential to absorb moisture and our three-way corner joint adds strength.

[Learn About Performance](#)



MADE WITH CARE

We take pride in the little details and strive for perfection. Pella wood craftsmen who average over 14 years' experience tailor-make these windows and doors for you and your home.



FOR THE PROS



- Available in sizes from 14" x 24-3/8" to 54" x 96" in 1/8" increments
- Installation options include Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
- Exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, for long-lasting beauty and protection

**REQUEST A PROJECT
QUOTE**



WOOD TECHNICAL PLANNING DOCUMENTS

View installation, application and performance information

LEED RATINGS

Find potential LEED credits for your project

INSTALLATION INSTRUCTIONS

Find helpful step-by-step instructions on installing

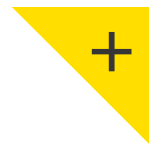
WARRANTY INFORMATION

Learn how Pella stands behind their products

Product Downloads

Specifications - Wood	+	Specifications - Clad/Wood	—
Specifications - Impact Resistant	+	 3-part CSI Format	
		 AIA Masterspec	
Design & Performance - Clad/Wood	+	 Detailed Product Description	
		 Detailed Product Description - Precision Fit	
2D Cross Section - Wood	+		
2D Cross Section - Impact Resistant	+	Design & Performance - Wood	+
2D Elevation - Clad/Wood	+	Design & Performance - Impact Resistant	+
3D & BIM	+	2D Cross Section - Clad/Wood	+
		2D Elevation - Wood	+
		2D Elevation - Impact Resistant	+

ARCHITECT SERIES DOUBLE-HUNG WINDOW INSPIRATION



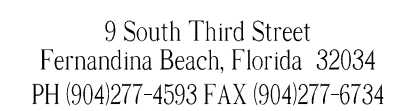
[Green Window Acts As Art For Farmhouse Office](#)

[Wood Double Doors & Double Windows For Craftsman Style](#)

OPTIONS FOR ARCHITECT SERIES - TRADITIONAL DOUBLE-HUNG WINDOWS

CHOOSING YOUR WINDOW

STYLING YOUR WINDOW



HDC 1-18-21

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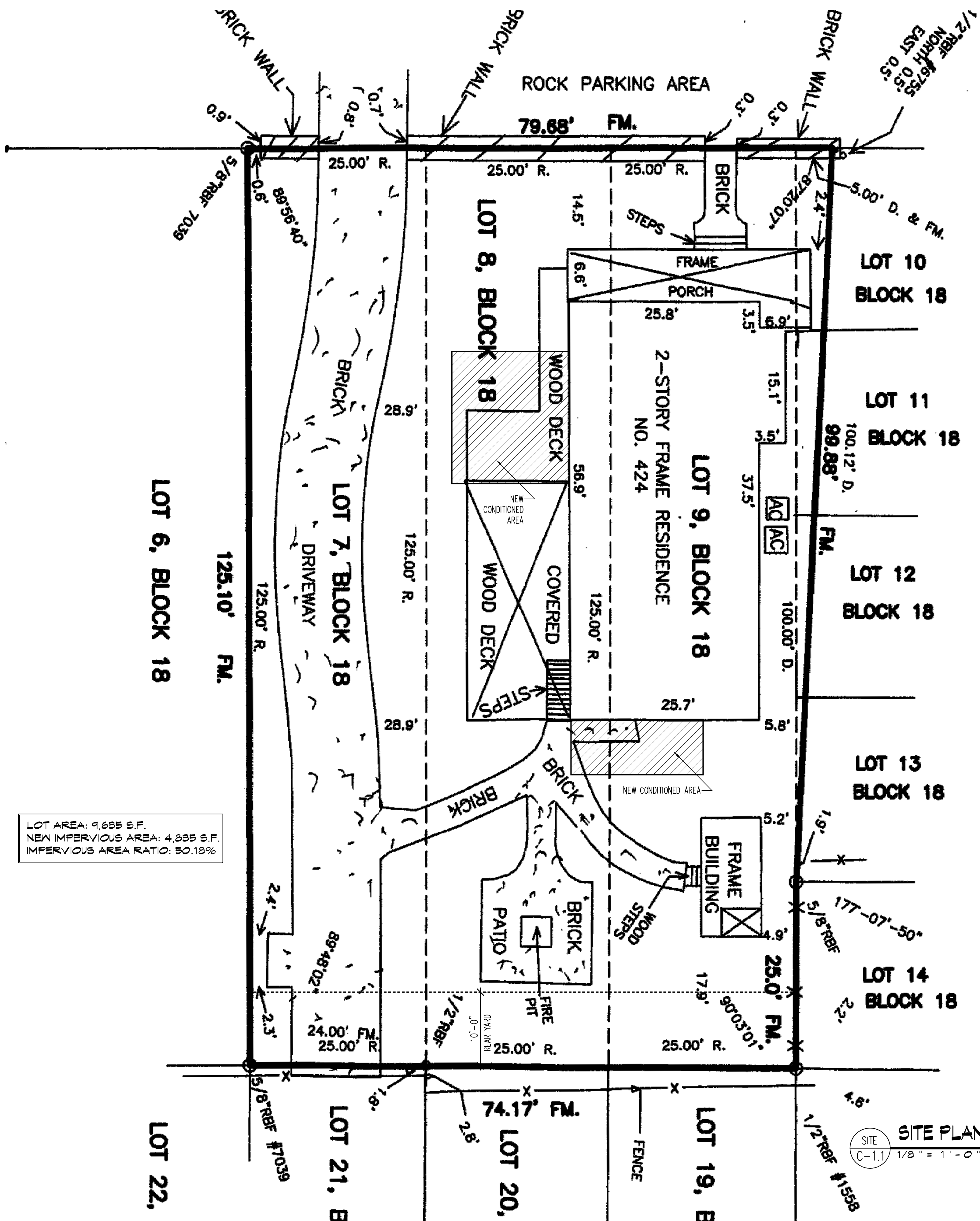
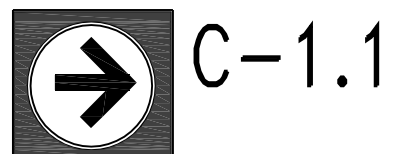
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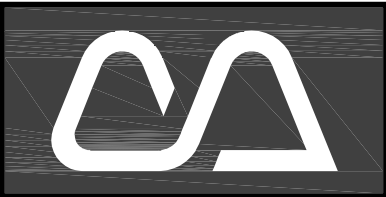
**VIRTUE RESIDENCE
424 NORTH 3RD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

Page

of

Sheet Number





Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions	
No.	Date

Progress Prints	
Issued To	Date
HDC	1-8-21
HDC	1-18-21

Not Published
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NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

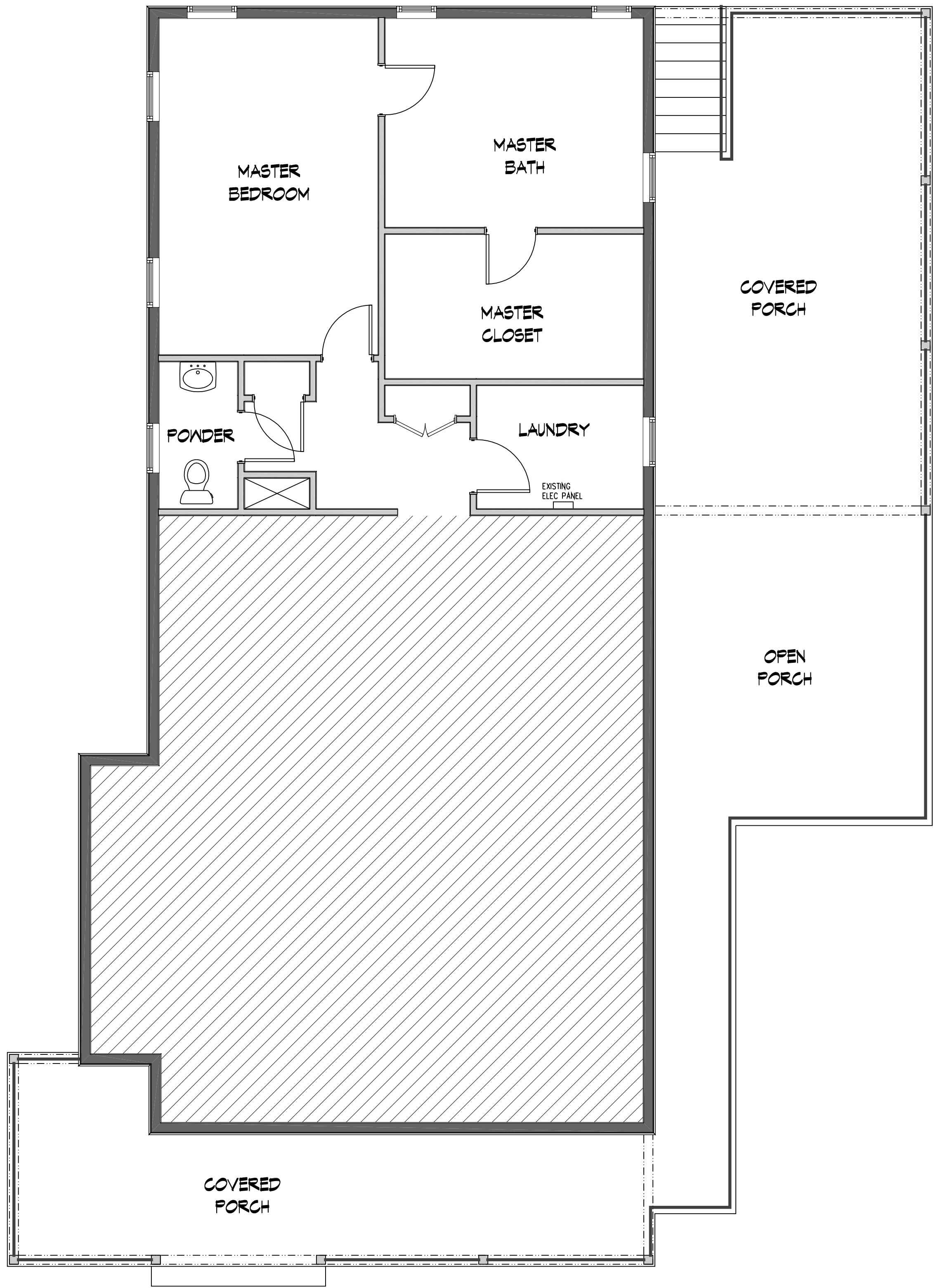


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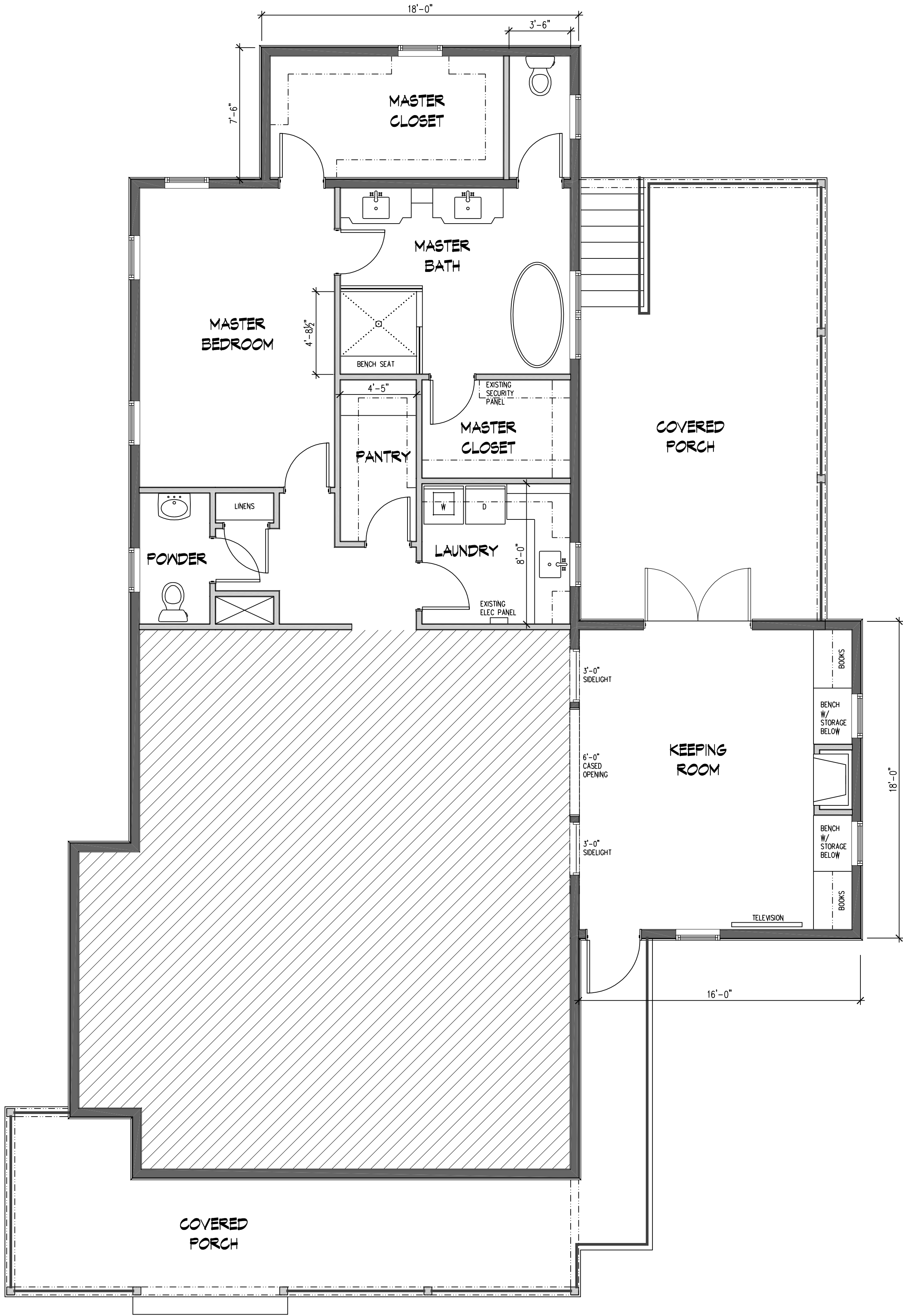
VIRTUE RESIDENCE
424 NORTH 3RD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____

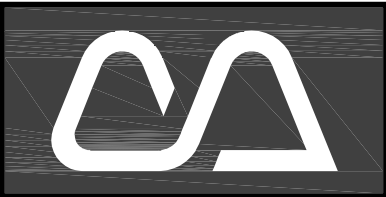
PLANS
Page of Sheet Number



PLAN
A-1.1
EXISTING FLOOR PLAN
1/4" = 1'-0"



PLAN
A-1.1
PROPOSED FLOOR PLAN
1/4" = 1'-0"



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No.	Date

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Issued To	Date
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HDC	1-18-21

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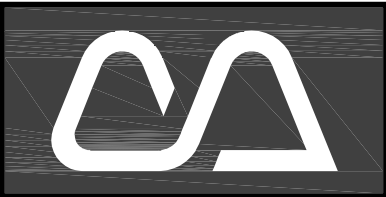


VIRTUE RESIDENCE
424 NORTH 3RD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____
EXISTING ELEVS
Page of Sheet Number



A-2.1



Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions	
No.	Date

Progress Prints	
Issued To	Date
HDC	1-6-21
HDC	1-18-21

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PROPOSED SOUTH ELEVATION
PROP A-2.2 1/4" = 1'-0"



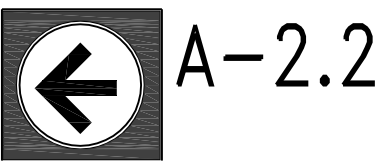
PROPOSED WEST ELEVATION
PROP A-2.2 1/4" = 1'-0"



PROPOSED EAST ELEVATION
PROP A-2.2 1/4" = 1'-0"

VIRTUE RESIDENCE
424 NORTH 3RD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____
NEW ELEVS
Page of Sheet Number



A-2.2



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00273

Recorder # 123

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) 424 North 3rd 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
424	North	3rd	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5 Map Name

Publication Date

>> FERNANDINA BEACH;2003

Township:

Range:

Section:

1/4 section:

>> 3N ;28E ;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 2

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Gable extension

Other Roof Secondary Structure(s)

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) south slope

HISTORICAL STRUCTURE FORM

8NA00273

DESCRIPTION (continued)

Window Descriptions 2/2, 1/1

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) westPorch Roof Types(s) south slope

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: SOME of this category Residential: SOME of this categoryInstitutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>>

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Private residence; 1900;</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?

YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00273

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: SI10Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILEComputer Entry Date: 5/13/2007

Form Comments: _____

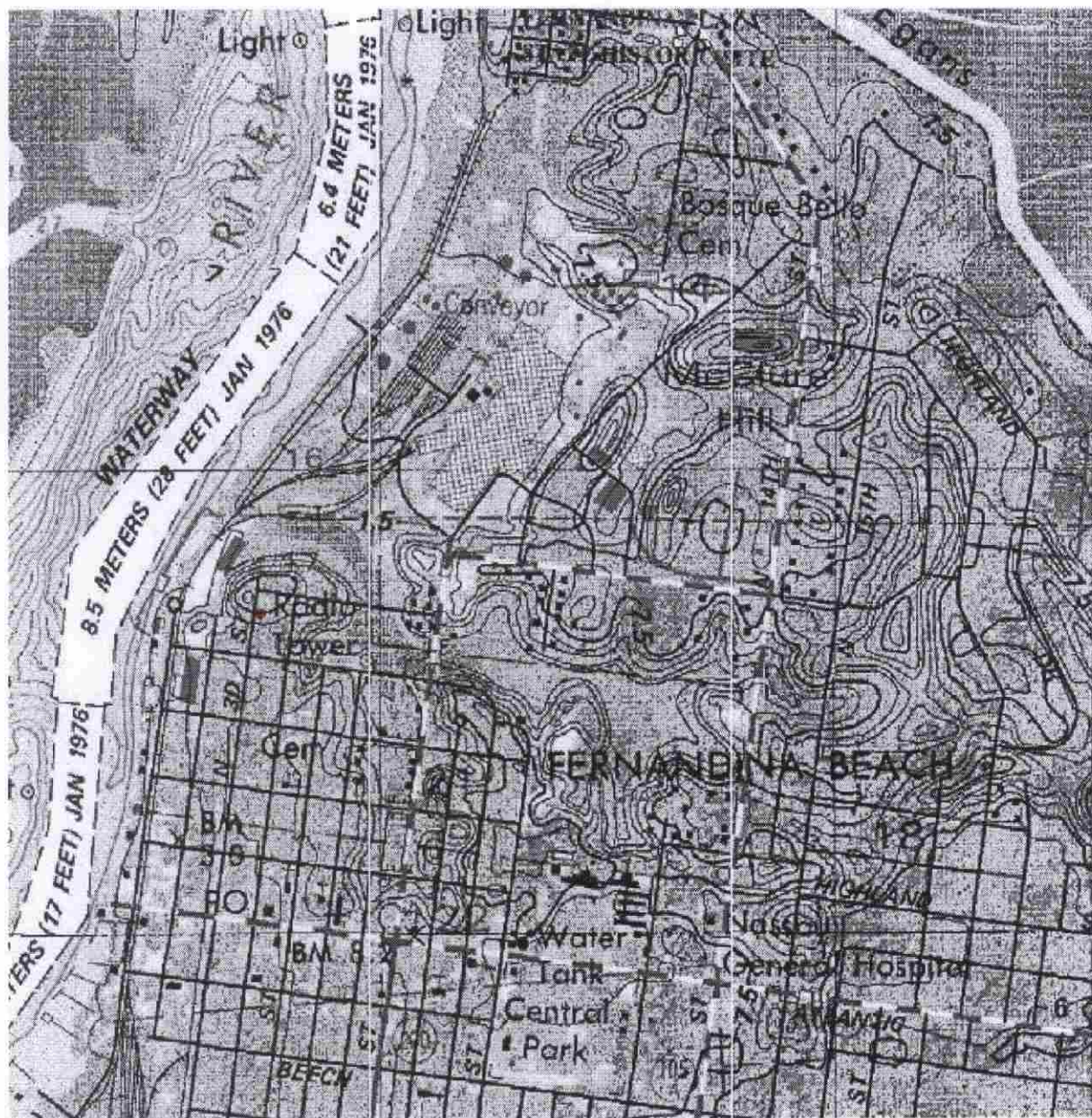
REQUIRED PAPER ATTACHMENTS

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

NA00273-200703

Supplementary Printout

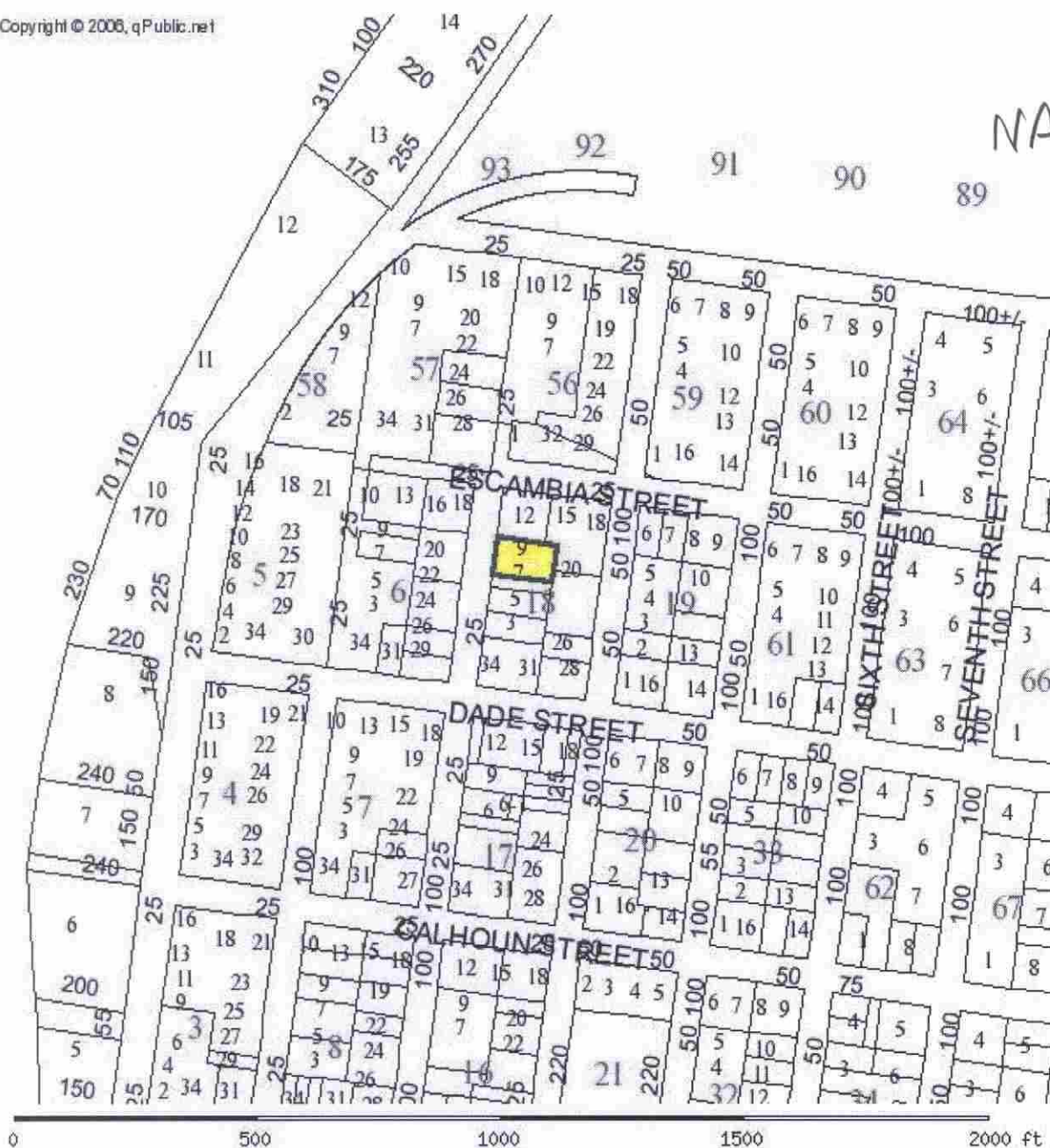
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Gable extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA 273

123

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PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0018-0070
GIS CALCULATED ACREAGE	0.21
Property Use	SINGLE FAM
Land Use	SFR

OWNERSHIP INFORMATION

Name	JONES DAN E
Mailing Address	PO BOX 2362 STATESBORO, GA 30459
Situs/Physical Address	424 NORTH 3RD ST

2006 PROPOSED VALUES

Land Value	102,187
Ag Land Value	0

STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 273

SITE NAME: 424 N. 3rd St.
ADDRESS OF SITE: 424 N. 3rd St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 1B 8
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Brown, Patricia A.

ADDRESS: 424 N. 3rd 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

EXCELLENT x ALTERED
x GOOD UNALTERED
FAIR x ORIGINAL SITE
DETERIORATED RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+ 1901
CULTURE/PHASE American
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

31

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # Queen Anne influence

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: weatherboard

STRUCTURAL SYSTEM(S): wood: balloon

PORCHES: W/2-story end, tiered, 3-bay, access W, 2nd bay,
picturesque jig-saw cut ornamentation (clover leaf/brackets)

ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: offset: lateral slope

WINDOW TYPE: DHS, 2/2, wood #

DHS, 1 over 1-paired, wood

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2.5

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:

424 N. 3rd 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. 1901, it is a two-and-a-half-story frame vernacular residential building. It is noteworthy for its picturesque ornamentation. It has been significantly altered by porch alterations. It was originally the residence of Captain E. F. Morse, a harbor pilot, as listed in the 1901 directory.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00273**
 Field Date 2-2-2018
 Form Date 2-2-2018
 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) 424 N. 3rd 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

Street Number 424 Direction N Street Name 3rd 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 21 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0018-0070 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: 1901 ☒ 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 Rear gable and shed extensions
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch details; siding
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Captain E.F. Morse, harbor pilot

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 2
 Exterior Fabric(s) 1. Composition Board 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 Dhs, operable shutters; fixed diamond
 Distinguishing Architectural Features (exterior or interior ornaments) Full-facade, 2 story 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 15</i> , p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____ 3. _____
 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) Half light w transom

Porch Descriptions (types, locations, roof types, etc.) Entrance/W, open, 2 story, full facade, hip, chamfered supports and wood railing, portion of 2nd story enclosed; S/open, 1 story, gable and uncovered portion, square wood supports and railing

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 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. _____ 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 RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****





FOR
SALE
BY OWNER
1111 1st St





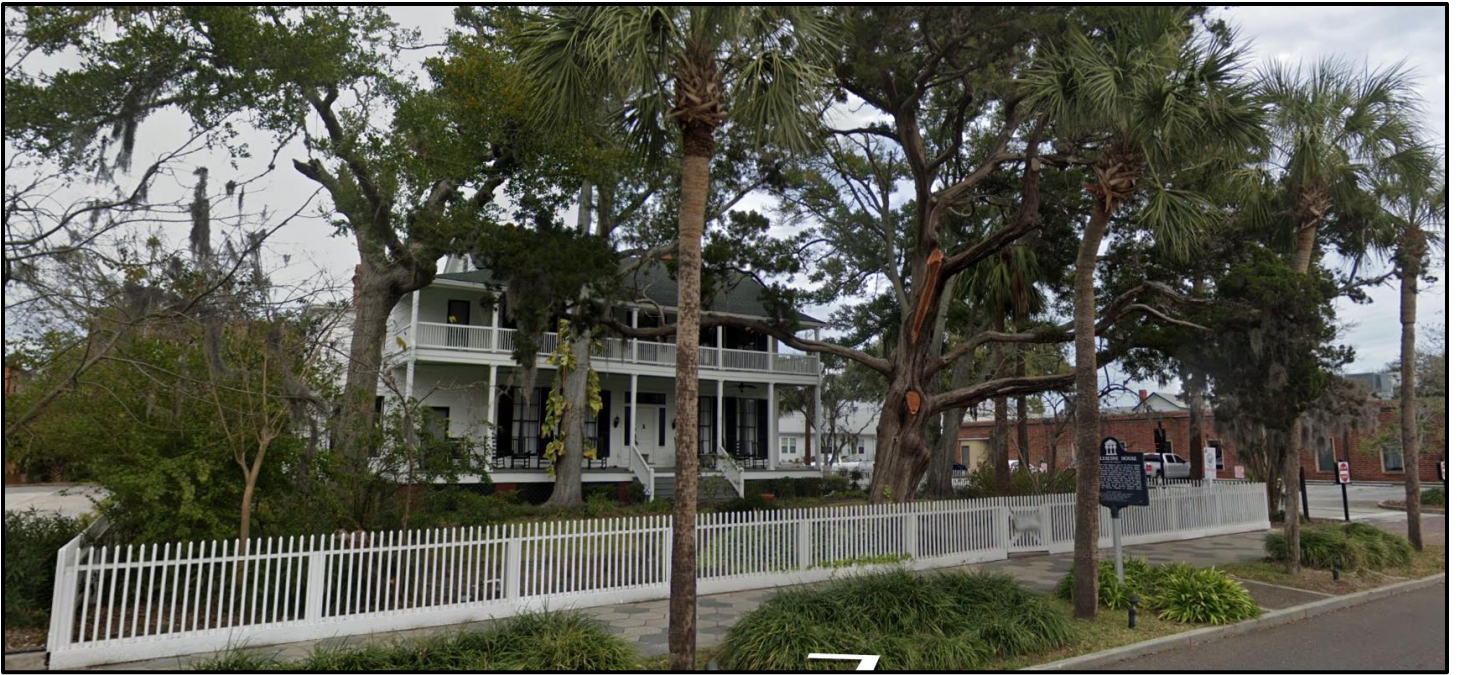


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-002
FEBRUARY 18, 2021

Owner/Applicant:	Ernie Saltmarsh, Owner
Property Address:	415 Centre Street
Parcel ID #	00-00-31-1800-0023-0130
Current zoning:	C-3 Central Business District
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00102
Year Built:	c.1860 (HABS)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to install a wood ADA ramp on primary structure and rehabilitation of accessory structure to include conversion of one window into a door on the s. elevation and addition of a door on the n. elevation. (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:

"This Classical Revival style residence, built by Dr. John F. Lesesne circa 1860, is one of the oldest homes in Fernandina Beach. Lesesne left Fernandina during the Civil War and did not return. In 1868 the house became the property of the family of Judge John Friend, who had been appointed district tax commissioner after the war by President Andrew Johnson. Friend was a lawyer and served as a county commissioner and judge. At the time of his death in 1878 he was state senator-elect from Nassau County. The descendants of the Friend family still occupy the home. This double galleried home, constructed of hand-hewn lumber fastened with wooden pegs, is one of the major points of interest in the Fernandina Beach Historic District which was listed in the National Register of Historic Places in 1973."



As part of an adaptive use project to utilize the property as a commercial venue, the applicant is seeking to make the structure ADA compatible by constructing a wood ADA ramp on west elevation of the primary structure. The proposed project also includes the rehabilitation of the accessory structure to include conversion of one window into a door on the s. elevation and addition of a door on the n. elevation.

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:

Staff finds that the proposed alterations are compatible with the Downtown Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2021-02

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-02 **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 2021-02, as presented, **is or is not** substantially compliant with the Secretary of the Interior's Standards, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Site Plan
- EXHIBIT 3 ADA Ramp & Front Porch Railing Plans
- EXHIBIT 4 Lesesne House Garage As-Built Drawings
- EXHIBIT 5 Lesesne House Garage Proposed Renovation Drawings
- EXHIBIT 6 Florida Master Site File (FMSF) 8NA00102

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6643

Date Submitted: 1/21/2021

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_2021 Meeting Calendar



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*

Alteration

APPROVAL TYPE*

Board Approval: Conceptual

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?*

1/1/2021

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's Map Search](#)

Historic District*

Downtown

Site Address*

415 Centre Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0023-0130

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ernest

Last Name*

Saltmarsh

Mailing Address*

1993 Largo Road

City*

Jacksonville

State*

FL

Zip Code*

32207

Telephone Number*

904-545-3017

E-mail Address*

erniesaltmarsh@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*

The project includes a few modifications to both structures on the site to allow for more commercial uses in the future. Improvements to the primary structure are limited to the southern and western elevations and include the installation of a wooden ADA Ramp on the western side of the building and a new wooden handrail on first floor porch, visible from the southern side of the building (not part of this application - staff approval already obtained). Both the ramp and new handrails will be painted white to match the existing trim and railings already on site. On the carriage house, improvements include the creation of two restrooms in the westerly portion of the structure, which will require the conversion of one existing window into a new door on the southern side of the building, and the installation of a new door on the northern side of the building. One existing door on the southern side of the building will also be abandoned and converted into a faux-window, using fixed shutters with a pavel below to infill the opening. The new doors will be of similar construction to other doors on the site, and painted white to match existing improvements. Shutters to be painted black to match existing shutters on site.

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

Design Vision Statement*

Given the historic nature of the property and improvements, all efforts to preserve the existing architectural components and elements are being made. We've chosen to install the ADA ramp on the western side of the building, which is the least visible elevation from the public. The ADA ramp will be consistent with others that have been built in the area, including ramps at The Bell House and Florida House Inn. The ramp will be constructed from pressure treated wood and the railings and handrails will be painted white to match existing handrails on the porch. Improvements to the carriage house will be limited and a majority of the changes will be on the northern on southern sides of the building, which are the least visible elevations from the street.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?
-
2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?
-
3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?
-
4. Is the structure or site is of such design, craftsman ship, or material that it could be reproduced only with great difficulty and/or expense?
-
5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?
-

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
	TBD - to match existing doors on site Include FL Product Approval # for Windows and Doors	White (Name/Number)

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)
FOUNDATION		
Manufacturer	Product Description	Color
		(Name/Number)
SHUTTERS		
Manufacturer	Product Description	Color
		(Name/Number)
PORCH/DECK		
Manufacturer	Product Description	Color
		(Name/Number)
FENCING		
Manufacturer	Product Description	Color
		(Name/Number)
DRIVEWAYS/SIDEWALKS		
Manufacturer	Product Description	Color
		(Name/Number)
SIGNAGE		
Manufacturer	Product Description	Color
		(Name/Number)
OTHER		
Manufacturer	Product Description	Color
	ADA Ramp on Western Side of Primary Structure	White (match existing exterior trim) (Name/Number)

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

Upload 1 Deed 12.17.2020.pdf	Upload 2 Survey - 2020.pdf	Upload 3 Photos of site.pdf	Upload 4 Lesesne Garage_As Built Drawings.pdf
Upload 5 Lesesne_Site Plan.pdf	Upload 6 Lesesne House_HC Ramp Addition and Railings.pdf	Upload 7 Lesesne Garage_Proposed Renovation.pdf	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*
Ernest	Saltmarsh

Today's Date*

1/21/2021



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. 20-202649
Sales Price: \$1,150,000.00

Parcel No.: 00-00-31-1800-0023-0130

This **WARRANTY DEED**, made the 17th day of December, 2020, by Jennifer Nicole Frankenfield f/k/a Jennifer N. Whitmire and Robert S. Frankenfield, wife and husband (whether one or more, the "Grantor"), to Nassau Trust, LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 52, Fernandina Beach, FL 32035 (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:

Parcel 1

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 Lot 14, the East 30.0 feet of Lot 15 and the East 80.0 feet of Lot 13, all in Block 23.

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:

Suzanne Coyle

Witness Signature
Printed Name: Suzanne Coyle

Linda Stark

Witness Signature
Printed Name: Linda Stark

Jennifer Nicole Frankenfield f/k/a Jennifer N. Whitmire

Jennifer Nicole Frankenfield f/k/a
Jennifer N. Whitmire

Robert S. Frankenfield

Robert S. Frankenfield

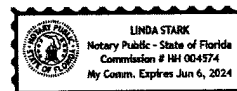
Address:
1112 Safety Harbor Cove
Old Hickory, TN 37138

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online
notarization this 14 day of December, 2020, by Jennifer Nicole Frankenfield f/k/a Jennifer N.
Whitmire and Robert S Frankenfield.

Linda Stark

Signature of Notary Public
Print, Type/Stamp Name of Notary Linda Stark



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: driver's licenses

STATE OF FLORIDA

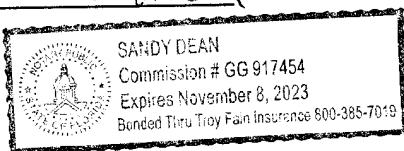
COUNTY OF Nassau

On this 14 day of December, 2020, I attest that the preceding or attached document is a true, exact, complete, and unaltered () copy of a tangible or an electronic record presented to me by the document's custodian or (x) a printout made by me from such record. If a printout, I further attest that, at the time of printing, no security features, if any, present on the electronic record, indicated that the record had been altered since execution.

Notary Public, State of Florida

Printed or Typed Name:

My Commission Expires:



415 CENTRE STREET - THE LESESNE HOUSE
EXISTING "AS IS" PHOTOGRAPHS

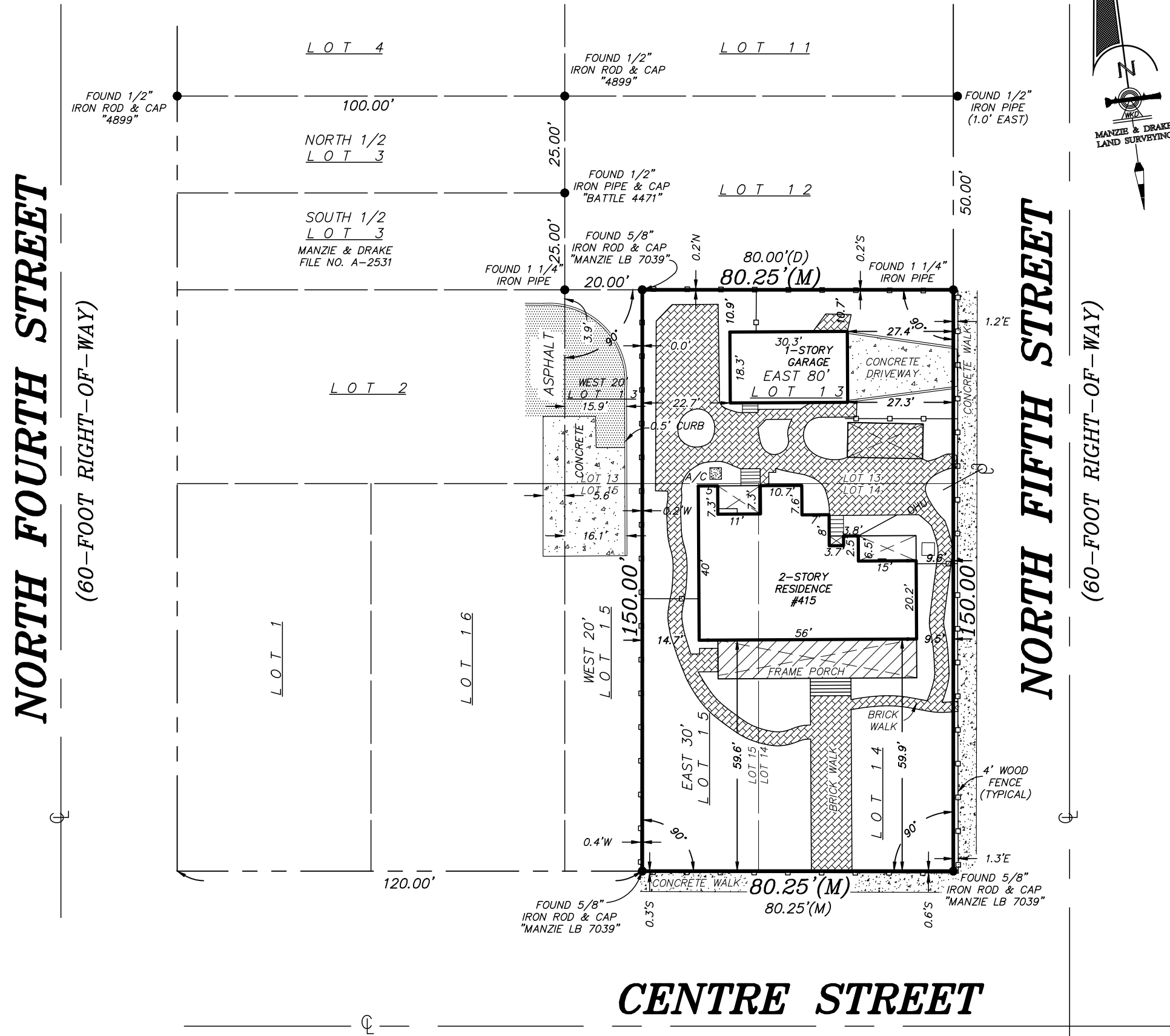
MAP OF BOUNDARY SURVEY

(DEED BOOK 1980, PAGES 1094 THROUGH 1098)
ALL THAT CERTAIN LOTS, 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 LOT 14, THE EAST 30.0 FEET OF LOT 15 AND THE EAST 80.0 FEET OF LOT 13, ALL IN BLOCK 23.

CERTIFIED TO:
ERNIE SALTMARSH
FIRST PORT CITY BANK
NASSAU TRUST, LLC
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
415 CENTRE STREET
FERNANDINA BEACH, FL 32034



LEGEND
A/C = AIR CONDITIONER
C = CENTERLINE
CONCRETE FLATWORK
OHU = OVERHEAD UTILITY WIRES
WOOD FENCE
WOOD FLATWORK
WOOD POWER POLE

SURVEY NOTES:
1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Angles shown hereon are based on recovered monumentation.
5) 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.

REVISIONS:
1. REVISED ON 6/23/2011 TO CHANGE BOUNDARY TO REFLECT THE DESCRIPTION RECORDED IN DEED BOOK 68, PAGES 239 & 240 (WKD)
2. REVISED ON 12/10/2020 TO SHOW UPDATED AS-BUILT CONDITIONS OF PROPERTY. (WKD)

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 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=30' JOB NO: 18054 DATE: 6/9/11 CADD: WKD
F.B. NO: X-249 PAGE NO: 53 FIELD CREW: MH FILE NO: A-2999

SOUTHERN ELEVATION – PRIMARY STRUCTURE



WESTERN ELEVATION – PRIMARY STRUCTURE



NORTHERN ELEVATION – PRIMARY STRUCTURE



EASTERN ELEVATION – PRIMARY STRUCTURE



SOUTHERN ELEVATION – CARRIAGE HOUSE



WESTERN ELEVATION – CARRIAGE HOUSE

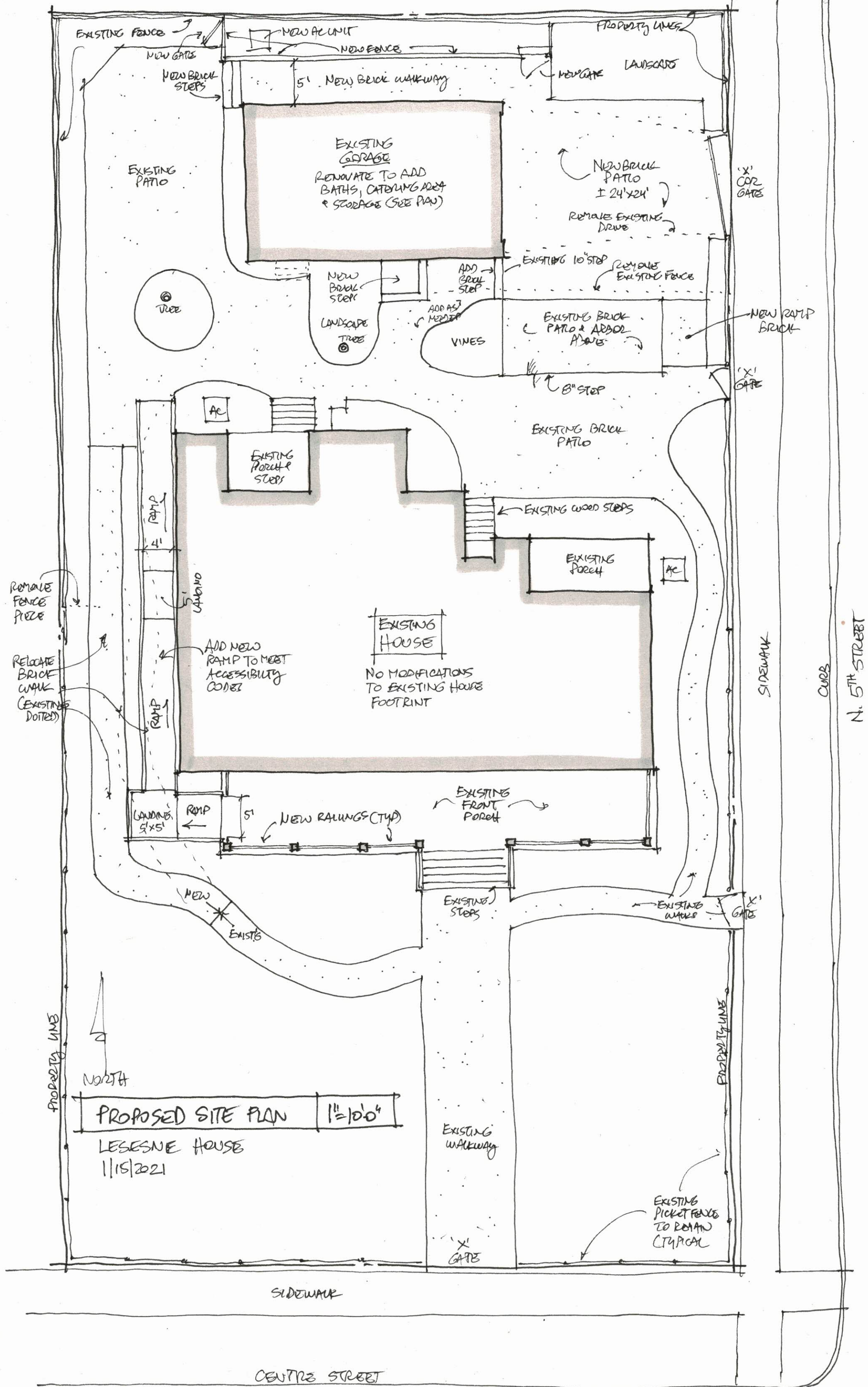


NORTHERN ELEVATION – CARRIAGE HOUSE



EASTERN ELEVATION – CARRIAGE HOUSE





PROPOSED SITE PLAN 1"=10'-0"

LESESNE HOUSE
11/15/2021

N. 5TH STREET

SIDEWALK

CENTRE STREET

* EXISTING EXTERIOR
MATERIALS TO REMAIN
UNLESS NOTED

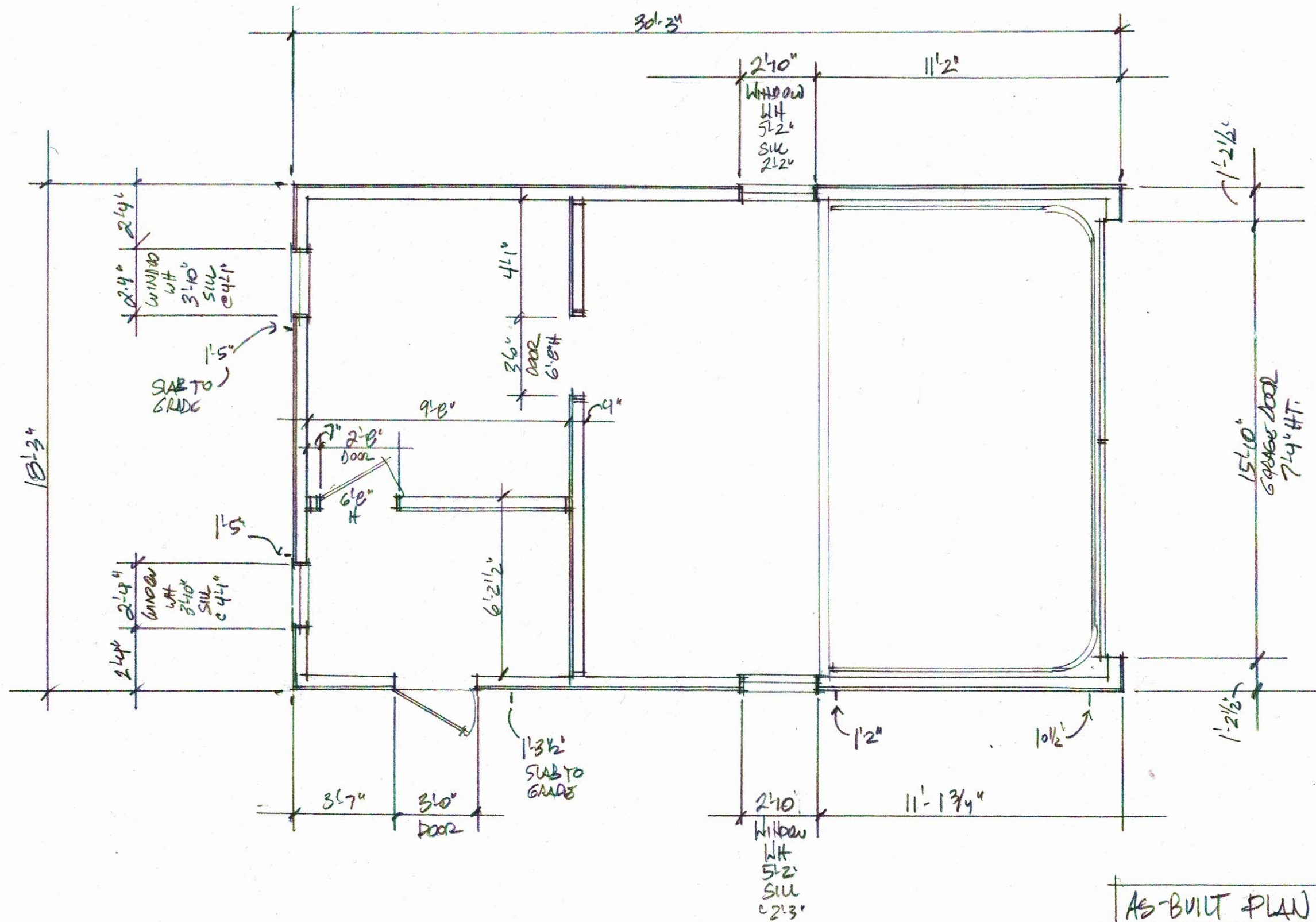


* EXISTING HOUSE
EXTERIOR MATERIALS
TO REMAIN



WEST ELEVATION
LESSER RESIDENCE
1/4" = 1'0"
1/15/2021

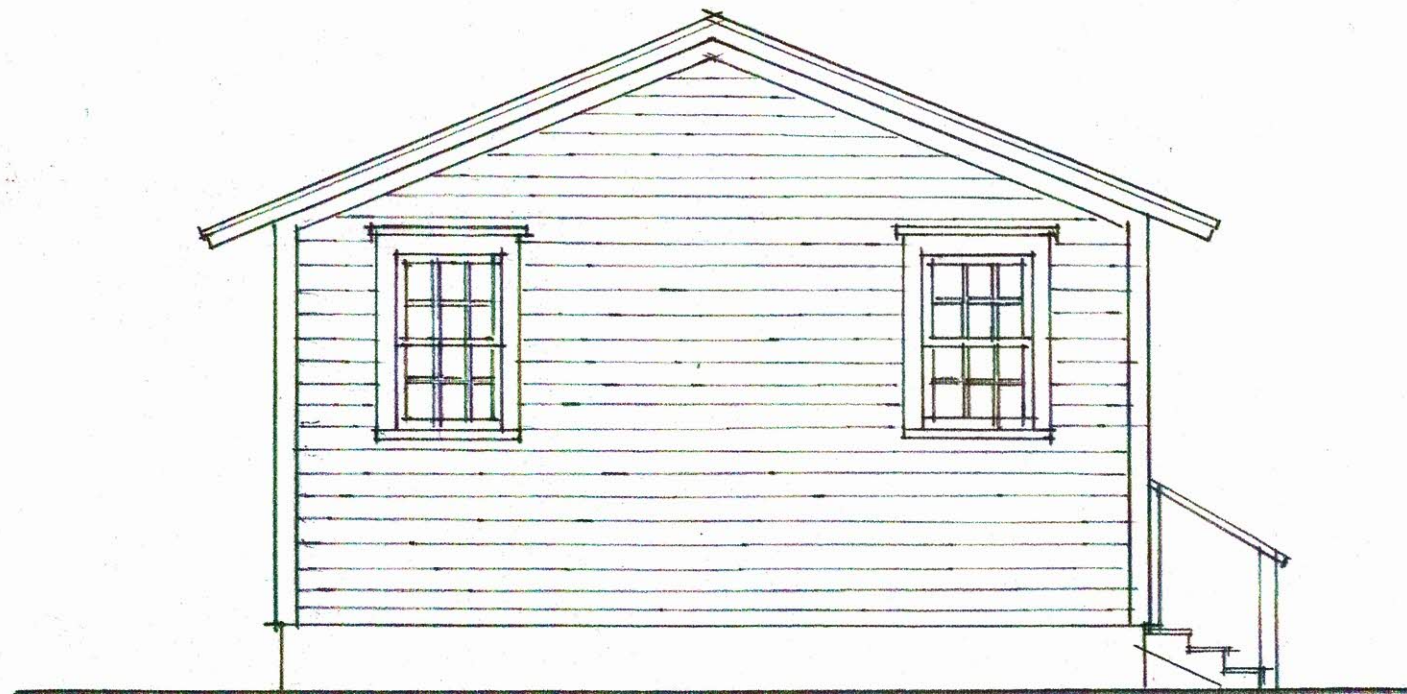
PT 2x3 JOIST
PT 4x4 POST
TREX DECKING
NEW RAMP



AS-BUILT PLAN	1/4" = 1'-0"
LEESNE HOUSE GARAGE	1/4/2021

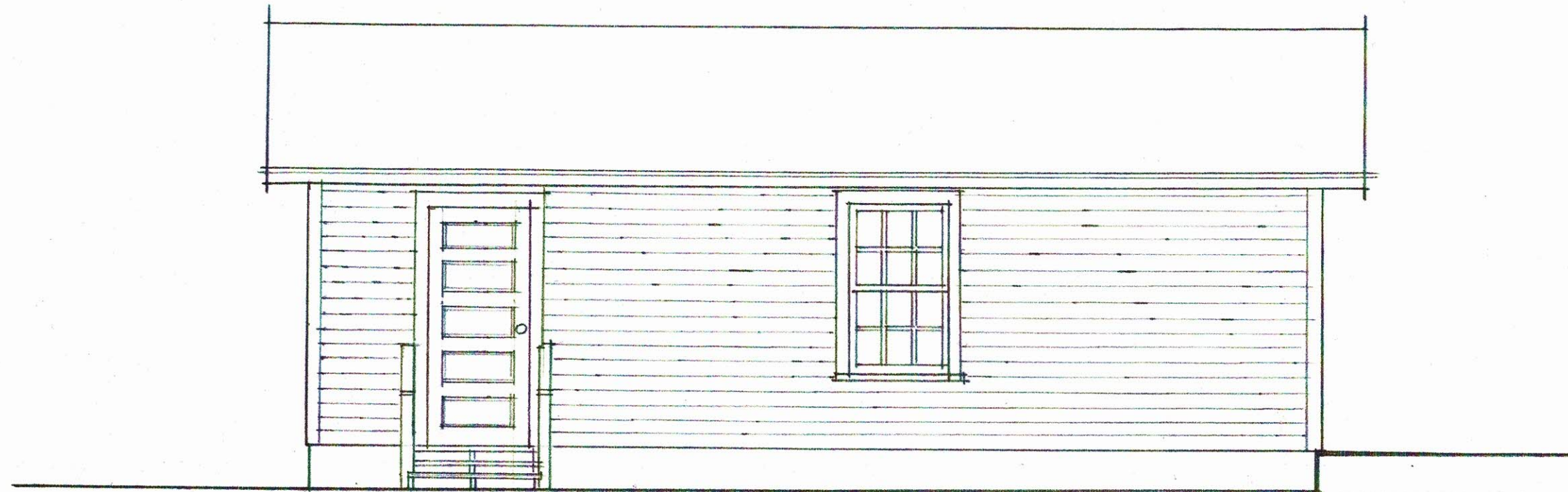


EAST ELEVATION $\frac{1}{4}''=1'-0''$

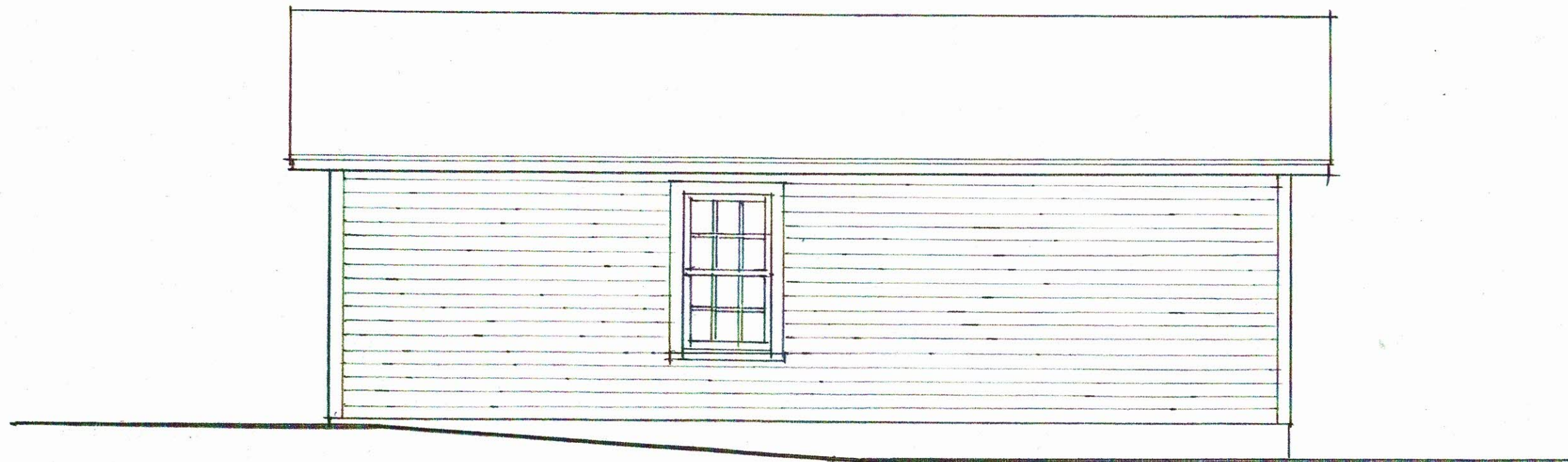


WEST ELEVATION $\frac{1}{4}''=1'-0''$

LEGEND HOUSE GARAGE 11/5/2021
AS BUILT ELEVATIONS

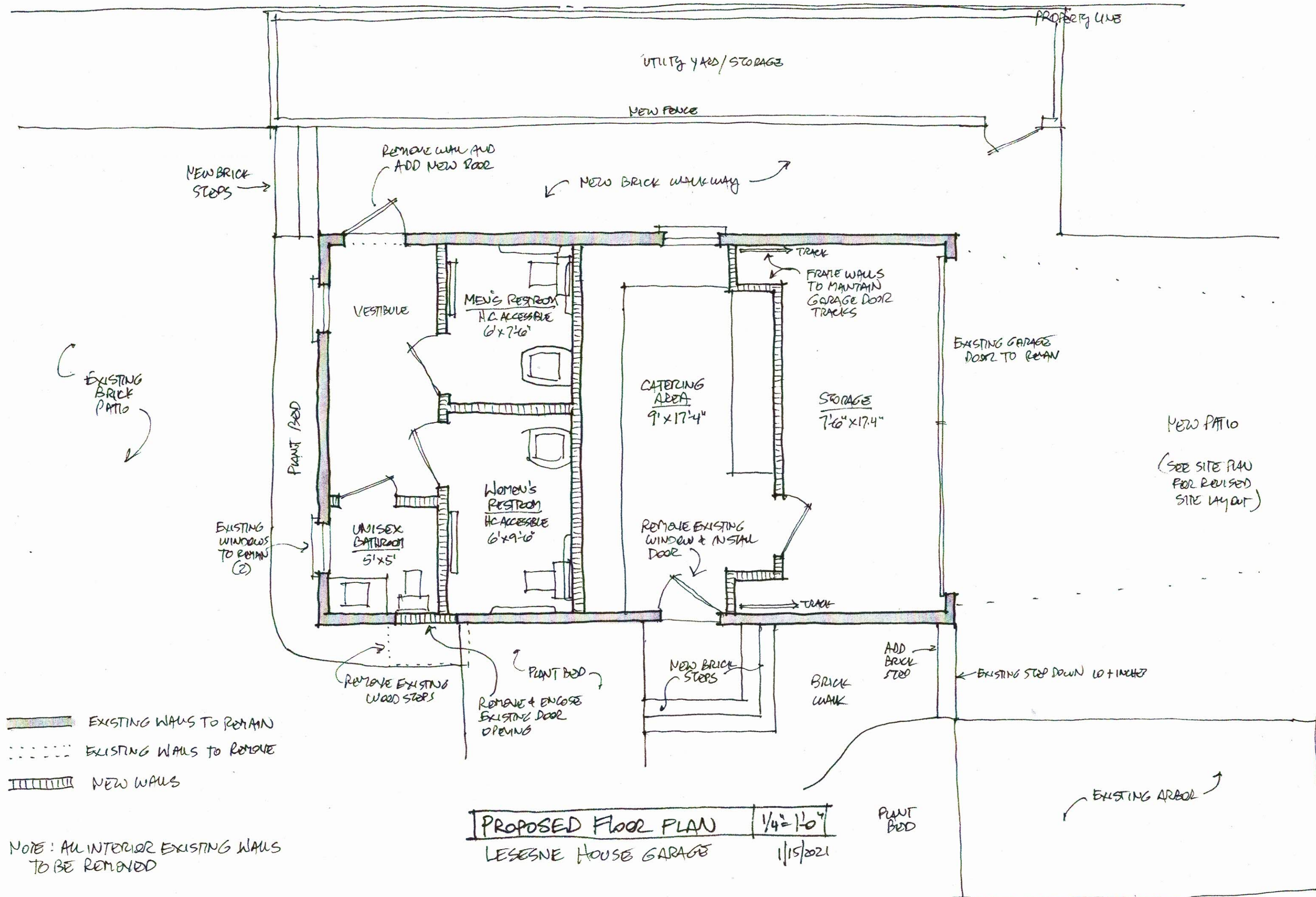


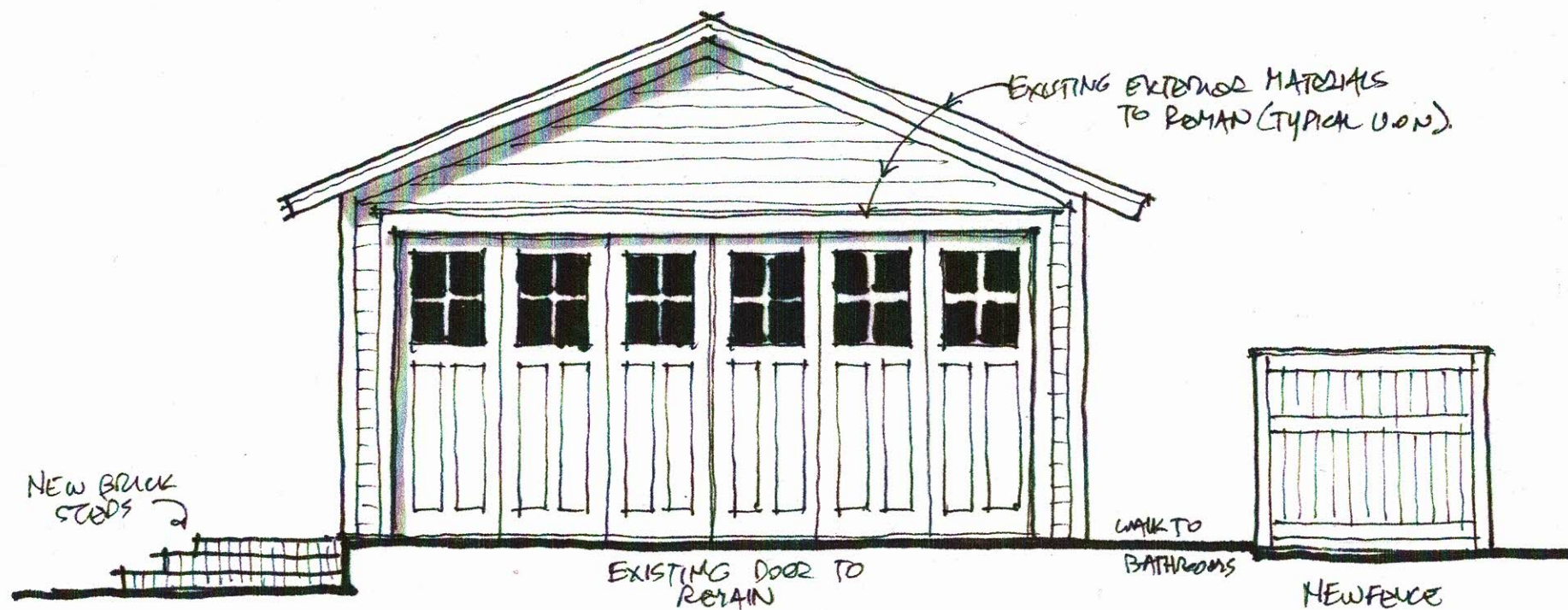
SOUTH ELEVATION $\frac{1}{4}"=1'-0"$



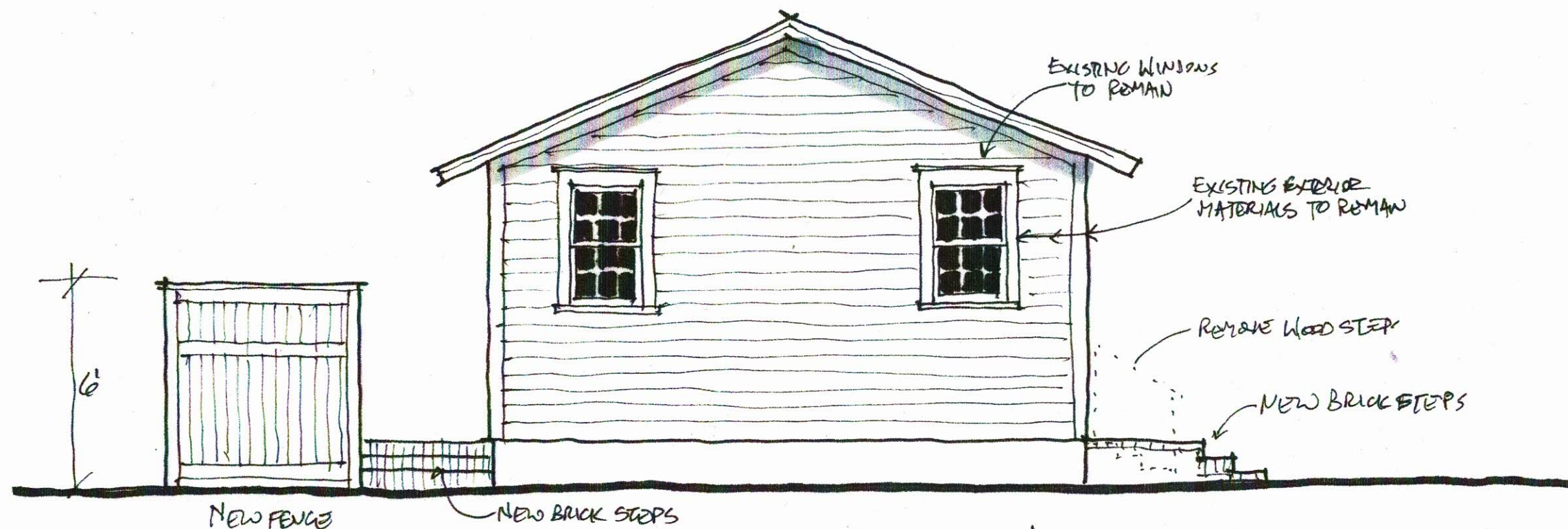
NORTH ELEVATION $\frac{1}{4}"=1'-0"$

LEGGESE HOUSE GARAGE 11/5/21
ASBUILT ELEVATIONS



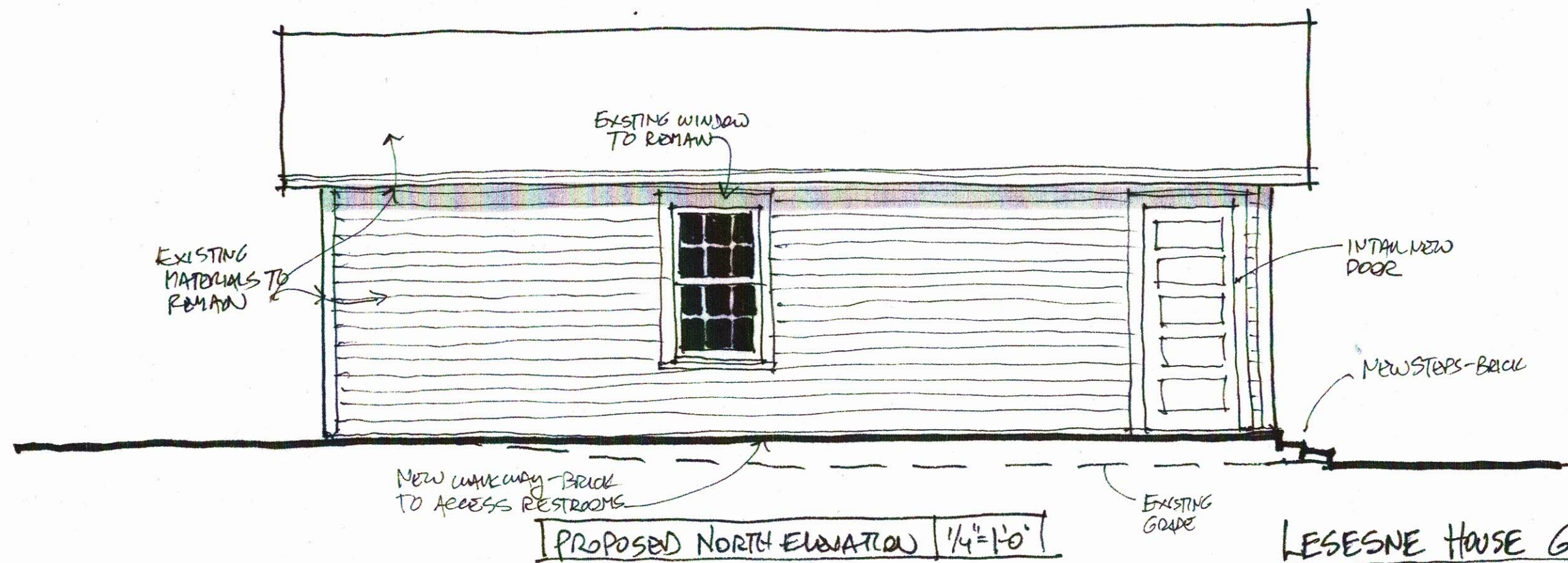
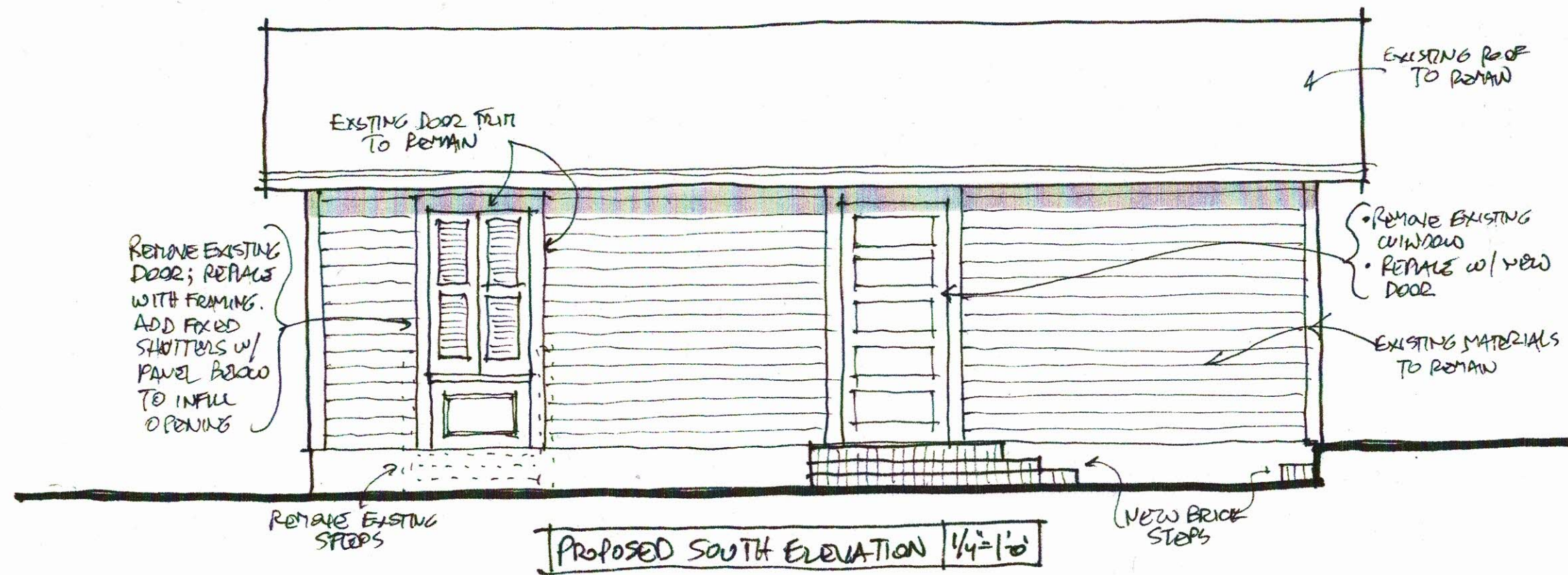


PROPOSED EAST ELEVATION $\frac{1}{4}'' = 1'-0''$



PROPOSED WEST ELEVATION $\frac{1}{4}'' = 1'-0''$

LESESNE HOUSE GARAGE 1/15/2021
PROPOSED RENOVATION



LESESNE HOUSE GARAGE 1/15/2021
PROPOSED RENOVATION



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00102
Recorder # 2
Field Date 3-18-07
Form Date 3-30-07
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Lesesne-Friend House 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>415</u>		<u>Centre</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; 2002
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 Classical Revival Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
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) >> Weatherboard
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) >> Shed extension
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) N. exterior

HISTORICAL STRUCTURE FORM

8NA00102

DESCRIPTION (continued)

Window Descriptions 6/6 2/2

Main Entrance Description (stylistic details)

Porches: #open 2 #closed _____ #incised _____ Location(s) south

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: SOME of this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) D

HISTORY

Construction year 1857

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 _____ >> Residence--private;1857;

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

8NA00102

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 Jacksonville, FL 904-448-4429
Recorder Affiliation Bland & Associates, Inc Other Affiliation _____
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS
Electronic Form Used: S110

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

SHPO's Evaluation of Resource

_____ Date _____

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

FMSF Staffer: _____
Computer Entry Date: 3/25/07

Form Comments: _____

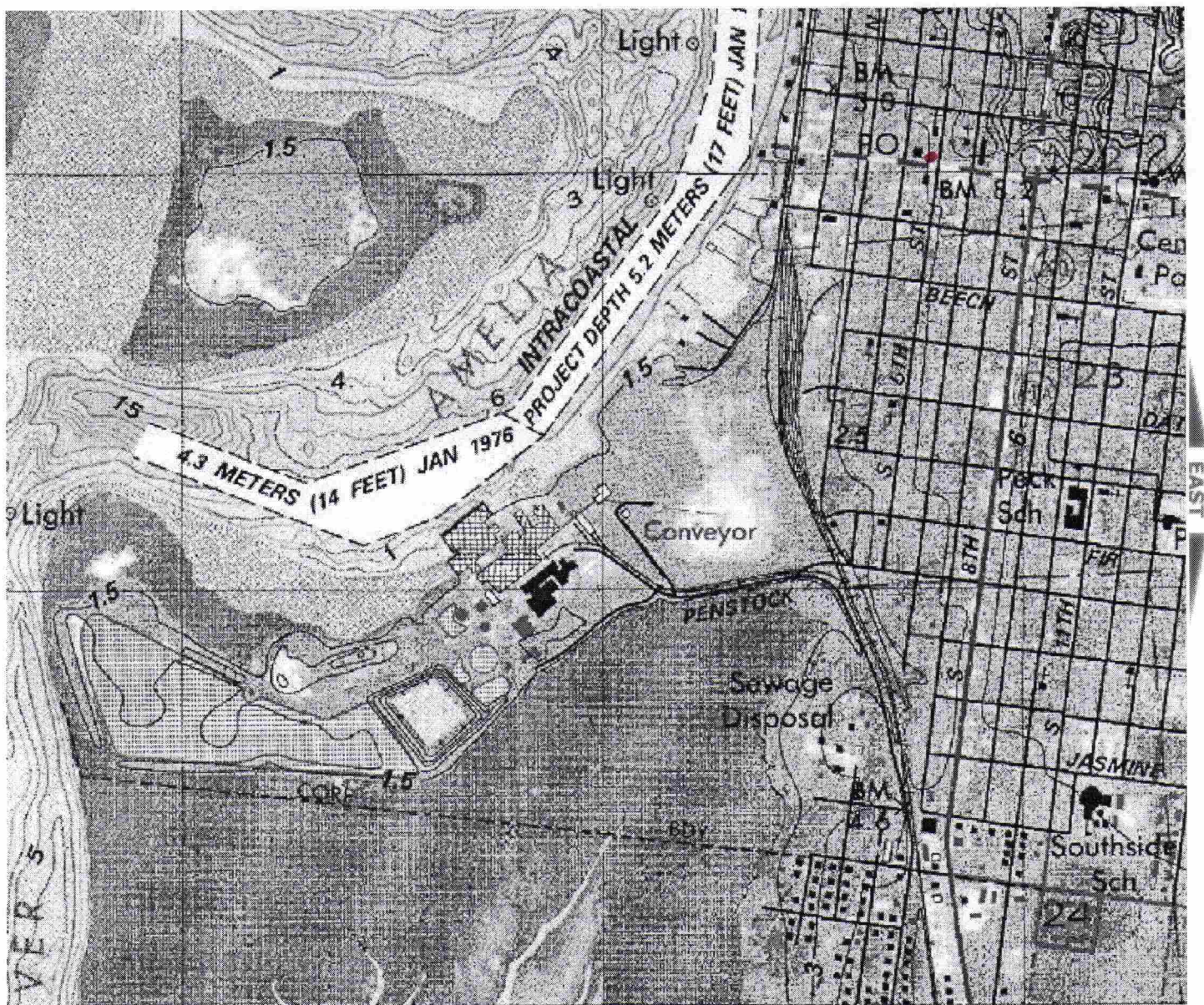
REQUIRED PAPER ATTACHMENTS

- (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"

NA00102-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2002
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Weatherboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Residence--private;1857;
- > **Research methods:**
FL Master Site File-Cultural Resources
Pedestrian
Examine local property records
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA 102

2

2006 PROPOSED VALUES	
Land Value	622,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

102
SITE NO. 8 NA ~~664~~

SITE NAME: Lesesne House
ADDRESS OF SITE: 415 Centre St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 23 14
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Davis, Mrs. Angel S.

ADDRESS: Box 18

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.+ 1861

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 320

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # Greek Revival influence

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard, drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S/2-story gallery, 6-bay, access S, 3rd bay; shed
roof; chamfered posts; simple balustrade

ORIENTATION: S

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E&W:offset:rear slope#W:offset,exter.:rear slope

WINDOW TYPE: DHS, 6/6, wood

CHIMNEY: brick, stuccoed

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: brick (painted) #
wood

NO. OF CHIMNEYS 3

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:

415 Centre St., the Lesesne House, 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. 1861, it is a two-story frame vernacular residential building. It is noteworthy for its gallery porch, transom and sidelights on the entrance and for its tall windows. It was originally the residence of Dr. John F. Lesesne, a local physician. The structure was built with hand-hewn lumber and fastened with wooden pegs. Following the Civil War, the property was purchased by Judge John Friend and passed down the distaff side of the family to its present owner Mrs. W. A. Davis.

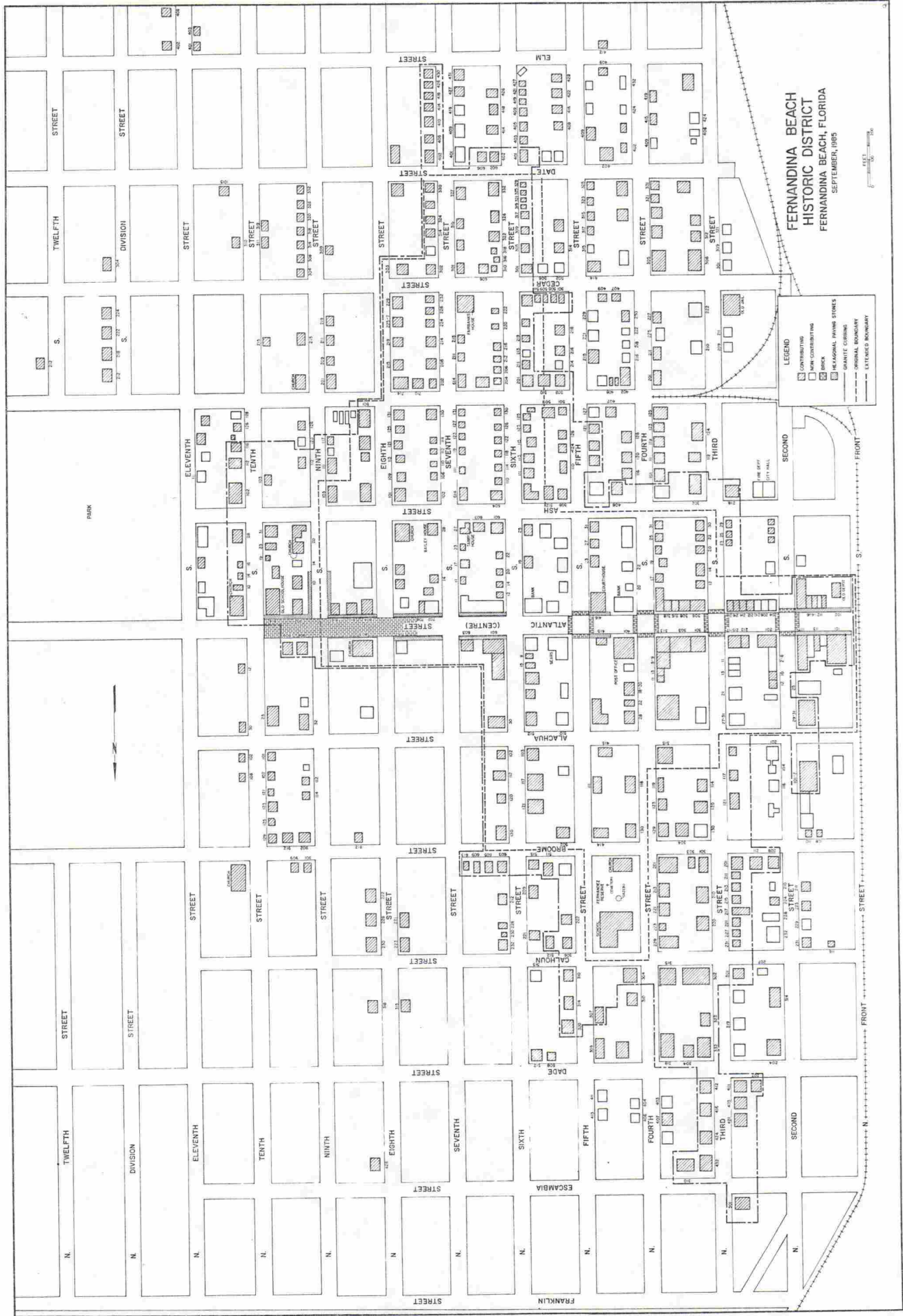


Figure 24

constructed for use as tourist accommodations. Building to south built from 1857-1859. Addition closer to Centre St. built in 1882.

C. Post Office and Custom House, NE corner Centre St. at 4th St., Fernandina Beach, built in 1910. Mediterranean Revival style. Constructed and maintained by the federal government.

NA 661 D. Dr. John F. Lesesne-Judge John Friend Residence, 415 Centre St., Fernandina Beach, built in 1857 by Lesesne. One of oldest houses in the district. Constructed of hewn timber and wooden peg fasteners. Purchased by Friend after the Civil War and passed down on female side of family to present owner.

NA 105 E. Nassau County Courthouse, corner Centre St. at 5th St., Fernandina Beach, built in 1891. Red brick Victorian Revival style structure with cast-iron Corinthian columns and an iron balcony and steeple. Central tower dominating the main facade.

NA 83 F. Bailey House, NE corner 7th St. at Ash St., Fernandina Beach, built in 1895 by Effingham W. Bailey, a steamship agent, with George W. Barber of Knoxville, Tenn., as architect. Queen Anne style. Adapted as bed and breakfast in 1980's.

NA 81 G. The Tabby House, 27 S 7th St., Fernandina Beach, built in 1885 for Charles W. Lewis with Robert S. Schuyler as architect. Only house in Fernandina with tabby construction using Portland cement during this era.

NA: 451 H. Egmont Houses, 119, 123, 127, and 131 S 7th St., Fernandina Beach. Four houses built from lumber of Egmont Hotel on hotel site. Gable roofs with two-story galleries on east side.

4 copies

NA 84 I. George Fairbanks House, 227 S 7th St., Fernandina Beach. Designed in Italianate style by architect Robert S. Schuyler for George Fairbanks, historian, citrus industry pioneer, and editor of the Florida Mirror from 1879 to 1885.

J. Waas Home, 317 S 7th St., Fernandina Beach. Original structure, one of the oldest houses in the city, built in 1856. Purchased in 1901 by Dr. W.

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8Na102 1009==

Site Name Lassenne House 830==

Other Name(s) for Site Davis House, Lesesne House 930==

Other Nos. for Site _____ 906==

Type of Site _____ 838==

County Na, Fl 808==

Instructions for locating site (or address) 415 Atlantic Ave, Fernandina Beach, Fl

_____ 813==

Owner of Site: Name Davis, Mrs. W. A. 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==

1958 (PR 1970)

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

Township	Range	Section	$\frac{1}{4}$ Sec.	$\frac{1}{4}$ $\frac{1}{4}$ Sec.	$\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Sec.
T3N	R28E	S22			

812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY						
Point	LATITUDE			LONGITUDE		
	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"

OR

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

Global Reference Code 17 455860 3393040 884==

Description of Site:

Type Classification Building ==

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

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

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

built of hand-hewn timber & pegged together, this 1857 house is galleried on the S front

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 +1857 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/Phi
losophy 910== | Other (Specify): |
| ☐ Agriculture 910== | ☐ Industry 910== | ☐ Science 910== | ☐ 910== |
| ☒ Architecture 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ 910== |
| ☐ Art 910== | ☐ Landscape
Architecture 910== | ☐ Social/Human-
itarian 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)

built in 1857 by Dr. Lassene, this is one of the oldest inhabited houses on the island

Remarks & Recommendations:

835==

Major Bibliographic References:

920==

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8Na102 House 1009==
Site Name Lassenne ~~Angel~~ Davis House 830==

Other Name(s) for Site Davis House, Lesesne House 930==

Other Nos. for Site 906==

Type of Site Building 832==

Location of Site:

County Nassau 808==

Instructions for locating site (or address) 415 ~~Fifth Street~~ Atlantic Avenue
Fernandina Beach, Florida 813==

Ownership:

Owner of Site: Name Mrs. Angel Davis 902==

Address 415 ~~Fifth Street~~ Atlantic Ave. 903==
Fernandina Beach, Florida

Occupant, Tenant or Manager:

Name same as owner 904==

Address 905==

Form Prepared By:

Reporter (or local contact):

Name 816==

Address 817==

Recorder:

Name & Title Diane D. Greer, Historic Sites Specialist 818==

Address Division of Archives, History, & Records Mgt. 819==
Department of State, Tallahassee, Florida

Date of Site Survey 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

Photographic Record Numbers 72-N-07-40-42 839==

860==

Location of Site (Specific):

Map Reference (incl. scale & date) Fer. Bch. Quad. 1958 1:24000 812==

(USGS)

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						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
	°	'	"	°	'	"	N30	40	15	W81	27	39
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						

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

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

Built of hand-hewn timber and pegged together, this 1857 is galleried on the south front. Altered around the turn of the century to widen the structure, it was originally symmetrical on the main facade. Centrally placed classic entrances are located on both levels and the fenestration is sash and regular within the original portion of the building. All windows are six light over six and shuttered on the exterior. The house has a pitched roof with flared eaves and all porch columns are square in section. The house rests on brick piers and is latticed in between.

HISTORIC SITE DATA SUPPLEMENT

Site No. _____

Site Name Lassene Hous

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 1857 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/Phi | Other (Specify): _____ |
| ☐ Aboriginal | ☐ Industry 910== | ☐ losophy 910== | ☐ _____ 910== |
| ☐ Historic 910== | ☐ Invention 910== | ☐ Science 910== | ☐ _____ 910== |
| ☐ Agriculture 910== | ☐ Landscape | ☐ Sculpture 910== | ☐ _____ 910== |
| ☒ Architecture 910== | ☐ Architecture 910== | ☐ Social/Human- | ☐ _____ 910== |
| ☐ Art 910== | ☐ Literature 910== | ☐ itarian 910== | ☐ _____ 910== |
| ☐ Commerce 910== | ☐ Military 910== | ☐ Theater 910== | |
| ☐ Communications 910== | ☐ Music 910== | ☐ Transportation 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)

Built in 1857 by Dr. Lassene, this is one of the oldest constantly inhabited houses on the island. The framing system of the house is mortise and tenon held together with wooden pegs. The house is architecturally representative of a house type which predominates among the earliest structures in Fernandina. The chief characteristics of this style are two stories of frame galleried on the front at both levels; elongated sash windows and classic doorways. Balustrade patterns and post types vary and the different types can be seen around Fernandina.

911==

Remarks & Recommendations:

This structure is assigned primary significance within the Fernandina Historic District.

835==

Major Bibliographic References:

Nassau County Records, Nassau County Courthouse, Fernandina Beach, Florida. Office of the Clerk of the Circuit Court.
1884 Map of Fernandina Florida, Beck and Paul, Lithographers Milwaukee, Wisconsin. Map in possession of Archives and History-

920==

and

T. R. Y.



UTM Reference: 17 / 455860 / 3393040



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 NA00102
 Field Date 1-31-2018
 Form Date 1-31-2018
 Recorder # 1327-9

Site Name(s) (address if none) Lesesne-Friend 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: 415 Street Number Direction Centre Street Name Street Type 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 _____ 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0023-0130 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: 1857 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1860 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 Front facade altered w addition
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature W & N shed extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/John F. Lesesne

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

DESCRIPTION

Style Greek Revival Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. Weatherboard 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 DHS, wood, shutters

Distinguishing Architectural Features (exterior or interior ornaments) Chamfered posts; full facade, 2 story porch; double flue chimneys w arched covers

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

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. 3 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Braced wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door w segmental arches; side and transom lights

Porch Descriptions (types, locations, roof types, etc.) S/Entry, 2-story, open gallery, shed, full-facade, chamfered posts, balustrade; N/1-story under shed addition, open

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

Narrative Description of Resource Greer Revival elements

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. _____ 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 RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

PRELIMINARY SITE INFORMATION QUESTIONNAIRE

RECEIVED
JUL 22 1983

HISTORIC PRESERVATION
HISTORIC SITE INVESTIGATION

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

INCLUDE AT LEAST ONE PHOTOGRAPH OF THE PROPERTY WITH THIS PRELIMINARY QUESTIONNAIRE

1. Name and Location of Property

THE LESE SNE HOUSE (DAVIS HOUSE)
415 CENTRE STREET
FERNANDINA BEACH, FLA. 32034

2. Name and Address of Owner

ANGEL S. DAVIS
415 CENTRE STREET (P.O. BOX 18)
FERNANDINA BEACH, FLA. 32034

3. Date of Construction or Significant Historic Associations

PRE-CIVIL WAR (1857-61)

4. Type of Property/Original Use:

☐ Archaeological Site
☒ Residential
☐ Public
☐ Commercial
☐ Other (Describe)

5. Original Use:

RESIDENTIAL

6. Present Use:

RESIDENTIAL

7. Physical Description (Indicate Basic Design and Construction, and General Condition at Present Time)

HOME IS IN EXCELLENT CONDITION
HAND-HEWN TIMBER FASTENED WITH WOODEN PEGS

8. Why is the Property Significant:

LISTED IN THE HISTORIC AMERICAN BUILDINGS SURVEY (HABS) 1974
SAME ARCHITECTURAL DESIGN (STYLE NOT CHANGED IN OVER
100 YRS.)

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

9. Enclosures:

☒ Photos
☒ Location Map

10. Name, Address and Telephone Number of Person Submitting:

MRS. ANGEL S. DAVIS
415 CENTRE ST. (P.O. BOX 18)
FERNANDINA BEACH, FL. 32034

Date:

July 21, 1983

Signature:

261-4101
Mrs. Angel S. Davis



FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

August 17, 1983

Mrs. Angel Davis
Post Office Box 18
Fernandina Beach, Florida 32034

Dear Mrs. Davis:

Thank you very much for the Preliminary Site Information Questionnaire which you recently submitted for the Lesesne House, Fernandina Beach, Florida. As you are probably aware, the Fernandina Beach Historic District in which the house is located was listed in the National Register of Historic Places July 20, 1973. While our office recognizes the significance of the house, the Office of the Keeper of the National Register of Historic Places would not accept the nomination of a building already located within a listed district. Please keep in mind that as a building contributing to the significance of the Fernandina Beach Historic District, the Lesesne House is already effectively listed in the National Register. It is eligible for the same benefits and protection as a building individually listed. Therefore, individual listing would offer no additional advantage.

If you have any questions, please call me at (904) 487-2333.

Secretary of State George Firestone appreciates your interest in preserving Florida's historic resources.

Sincerely,

Paul L. Weaver, III
Historic Sites Specialist

PLW:sds



FILM

KODAK TRI X PAN FILM



11A

→ 12

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→ 13

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→ 14

→ 14A

→ 15

→ 15A

72-13-07-40-42 #3

Lassene Hse - Fer. Beh.

40

41

42

Na/02











HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-003
FEBRUARY 18, 2021

Owner/Applicant:	Ernie Saltmarsh, Owner
Property Address:	14 S. 10 th Street
Parcel ID #	00-00-31-1800-0053-0022
Current zoning:	C-3 Central Business District
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00546
Year Built:	c.1903 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to relocate existing primary structure to 801-815 Beech Street to be rehabilitated and adaptively used for commercial purposes. (Quasi-Judicial)

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



Proposed New Location



February 11, 2021

□ Land Parcels

1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed c. 1903, it is a one-story frame bungalow residential building. It is noteworthy for its truncated columns on concrete piers." – Site Inventory Form, Florida Master Site File 09/30/1985

This home has been vacant and a property of concern for the city dating back to 2009 (see EXHIBIT 4 - *HDC Referral to Code Enforcement Board and Historic Resource Assessment* dated January 11, 2017.)

As part of an adaptive use project, the applicant is proposing moving this structure one block to the west (to parcel 00-00-31-1800-0046-0040) and rehabilitating the structure to be used commercially.

The building will be put back into productive use in its new location. No plans for the use of the current 25' parcel have been presented by the current owner.

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:

In addition to the typical considerations for the rehabilitation of historic structures, the Land Development Code outlines additional considerations when considering the relocation of historic structures. LDC 8.03.03(K) states

"If an applicant wishes to move a historic landmark, building, monument, or structure from its site; move a building or structure from a historic district; move a building or structure to a historic site; or move a building or structure to property in a historic district, the HDC shall consider, in addition to the points contained in this section:

- 1. The contribution the building or structure makes to its present setting;*
- 2. Whether there are definite plans for the use of the site once vacated;*
- 3. Whether the building or structure can be moved without significant damage to its physical integrity; and*
- 4. The compatibility of the building or structure to its proposed site and adjacent properties."*

The structure contributes to the present setting in that it is similar in scale to other residential structures on the block. As the property is owned by New Zion Missionary Baptist Church, it will remain church property. No plans for construction on the site have been submitted. As the adjacent parcel contains the vacant parsonage building, it is hoped

that the relocation of the proposed structure will allow them to focus their efforts on the restoration of that historic structure. The structure that is proposed to be relocated can be moved without damage to its physical integrity, due to its small size. The structure will be compatible with the other structures surrounding the proposed site. Many of the structures near the new location were former single-family homes of the same scale that have also been converted to commercial uses.

The proposed location is not currently located within the historic district, but will be included in a future expansion that staff is working on with adjacent property owners.

Staff finds that the proposed relocation and rehabilitation are compatible with the Downtown Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2021-03

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-03 **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 2021-03, as presented, **is or is not** substantially compliant with the Secretary of the Interior's Standards, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|------------------|--|
| EXHIBIT 1 | Application & Backup Materials |
| EXHIBIT 2 | Site Plan, Plans, & Elevations |
| EXHIBIT 3 | FL Master Site File (FMSF) 8NA00546 |
| EXHIBIT 4 | HDC Referral to Code Enforcement Board and Historic Resource Assessment dated 1/11/2017 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6650

Date Submitted: 1/22/2021

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_2021 Meeting Calendar



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*

Relocation

APPROVAL TYPE*

Board Approval: Conceptual

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?*

1/1/2021

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*

Downtown

Site Address*

801-815 Beech Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0046-0040

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ernest

Last Name*

Saltmarsh

Mailing Address*

1993 Largo Road

City*

Jacksonville

State*

FL

Zip Code*

32207

Telephone Number*

904-545-3017

E-mail Address*

erniesaltmarsh@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*

The project includes the re-location of an existing building, currently located at 14 10th Street, owned by New Zion Missionary Baptist Church Inc., to a parcel located at 801-815 Beech Street, owned by Nassau Trust, LLC. The building will be placed in the north east section of the parcel, with the front of the building visible from 9th Street. The structure will be leased to a tenant who will, upon final completion, open a bakery within the building. Proposed improvements to the building include the following: new brick piers (similar to existing on-site) and tapered columns, new steps/front porch/landing and ADA ramp. Structure to be painted white to match another building that was relocated to the property.

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

Design Vision Statement*

The structure was built in 1920, per the Nassau County Property Assessor's office. All efforts will be made to ensure the improvements are comparable and similar in nature to other historic buildings within the historic district.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?
-
2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?
-
3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?
-
4. Is the structure or site is of such design, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?
-
5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?
-
6. Would the removal of the structure or site destroy the historic relationship between structures or open space?
-
7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?
-

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
TBD- to match existing siding		(Name/Number)

DOORS

Manufacturer	Product Description	Color
TBD- to match existing	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Hurd or Anderson 400 Series	To match existing windows Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description
N/A	Brick Piers (s)imilar to existing buildings on site)

Color		
Brick		
(Name/Number)		
SHUTTERS		
Manufacturer	Product Description	Color
		(Name/Number)
PORCH/DECK		
Manufacturer	Product Description	Color
		(Name/Number)
FENCING		
Manufacturer	Product Description	Color
		(Name/Number)
DRIVEWAYS/SIDEWALKS		
Manufacturer	Product Description	Color
		(Name/Number)
SIGNAGE		
Manufacturer	Product Description	Color
		(Name/Number)
OTHER		
Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Deed (Final).pdf	BSG Survey.JPG	Bill of Sale.pdf	Photos of site.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Past Experience with Historic Relocations.pdf	9th Street_Floor Plan.pdf	9th Street_Front Elevation.pdf	9th Street_Site PPlan.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*

Ernest

Applicant Last Name*

Saltmarsh

Today's Date*

1/22/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Bill of Sale and Purchase Agreement

THIS BILL OF SALE is executed this 20th day of January, 2021 by New Zion Missionary Baptist Church, Inc. (hereinafter "Seller") with a mailing address of P.O. Box 15697, Fernandina Beach, FL 32035 for the benefit of Nassau Trust, LLC, (hereinafter "Buyer"), with a mailing address of 1993 Largo Road, Jacksonville, Florida 32207.

Seller hereby transfers to Buyer, all rights of Seller in the following building (hereinafter "Property"): 14 10th Street, Fernandina Beach, FL 32034, located in Nassau County, Florida. This sale is for the building and related improvements only, and does not include any rights to the land.

For and in consideration of Ten Dollars (\$10.00) which has been acknowledged to have been received by Seller.

MISCELLANEOUS:

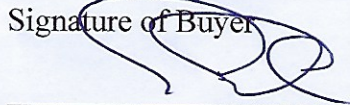
- The sale and transfer of property is made on an "AS IS" basis. Buyer has inspected the property and agrees to accept it in its existing state.
- Property to be transferred without any liens or encumbrances.
- The sale and transfer of property is contingent upon final / full approval by local governmental authorities, including (but not limited to) Fernandina Beach Historic District Council (HDC) and City of Fernandina Beach. Seller agrees to cooperate with Buyer to obtain necessary approvals.
- Buyer shall remove the property from the Church's parcel of land and relocate it to another parcel within the Historic District of Fernandina Beach. Buyer shall incur the costs related to the relocation of the building.
- Buyer shall relocate the property within a reasonable time period upon gaining final approval from any necessary governmental authorities.
- Seller to remove three (3) trees to allow for relocation of building
- Seller shall be responsible for the removal of any concrete, piers, stairs, slabs, sidewalks or other improvements once building has been removed from parcel.
- Buyer shall place a dumpster on the parcel for demolition purposes. Demolition shall include the front porch and rear section of house.

In witness, the parties execute on this Bill of Sale on January 20, 2021.

Printed Name of Buyer

NASSAU TRUST, LLC (Ernie S. S. Trust)

Signature of Buyer



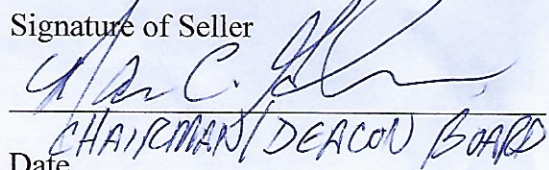
Date

1/20/21

Printed Name of Seller

NARVEA C. GARDNER

Signature of Seller

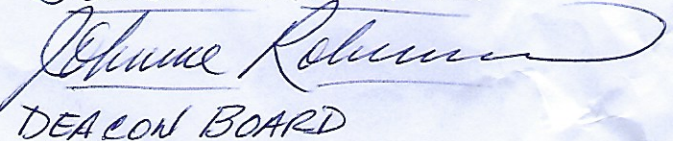


CHAIRMAN / DEACON BOARD

Date

1/20/21

JOHNNIE ROBINSON



DEACON BOARD

Prepared by:
Alan B. Almand, V.P.
Landmark Title
4540 Southside Boulevard, Suite 702
Jacksonville, Florida 32216

File Number: LMT 13-2172

13 10 4033

General Warranty Deed

Made this December 3, 2013 A.D., By **CBC National Bank, a National Bank, successor by merger to First National Bank of Nassau County**, whose post office address is: 1887 South 14th Street, Fernandina Beach, Florida 32034, hereinafter called the grantor, to **Nassau Trust LLC, a Florida Limited Liability Company**, whose post office address is: 1993 Largo Road, Jacksonville, Florida 32207, hereinafter called the grantee:

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

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

See Attached Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

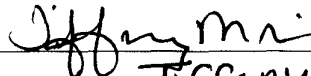
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2013.

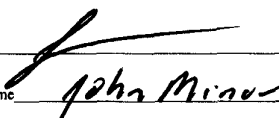
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Tiffany Morris

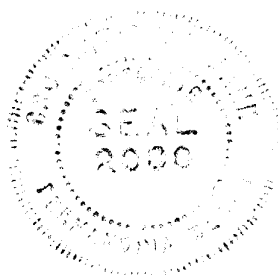
CBC National Bank

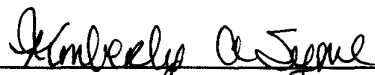
 (Seal)
By: Dale Holyman, AVP
Address: 1887 South 14th Street
Fernandina Beach, Florida 32034


Witness Printed Name John Minor

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 3rd day of December, 2013, by Dale Holyman, AVP CBC National Bank, who is personally known to me or who has produced _____ as identification.




Notary Public
Print Name: Kimberly A. Syne
My Commission Expires: _____

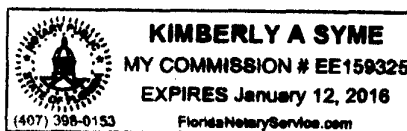


Exhibit "A"

All those certain lots, pieces or parcels of land, situate, lying and being in that portion of 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:

PARCEL ONE:

Lot Number Four (4), in Block numbered Forty-six (46); which said lot measures and fronts one hundred feet (100 ft.) on Beech Street, which bounds it on the South, from whence it extends at right angles, to a depth of one hundred feet (100 ft.) on Eighth Street, which bounds it on the West.

PARCEL TWO:

Lot Four (4), EXCEPTING THEREFROM the Northerly Forty-four (44) feet of the Westerly Forty-four (44) feet, Block Forty-nine (49); and all of Lot Five (5), Block Forty-nine (49), 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). Less and Except the North 15 feet of Lots 4 and 5, Block 49, City of Fernandina.

PARCEL THREE

Lot Number Five (5), in Block numbered Forty-Six (46).

PARCEL FOUR

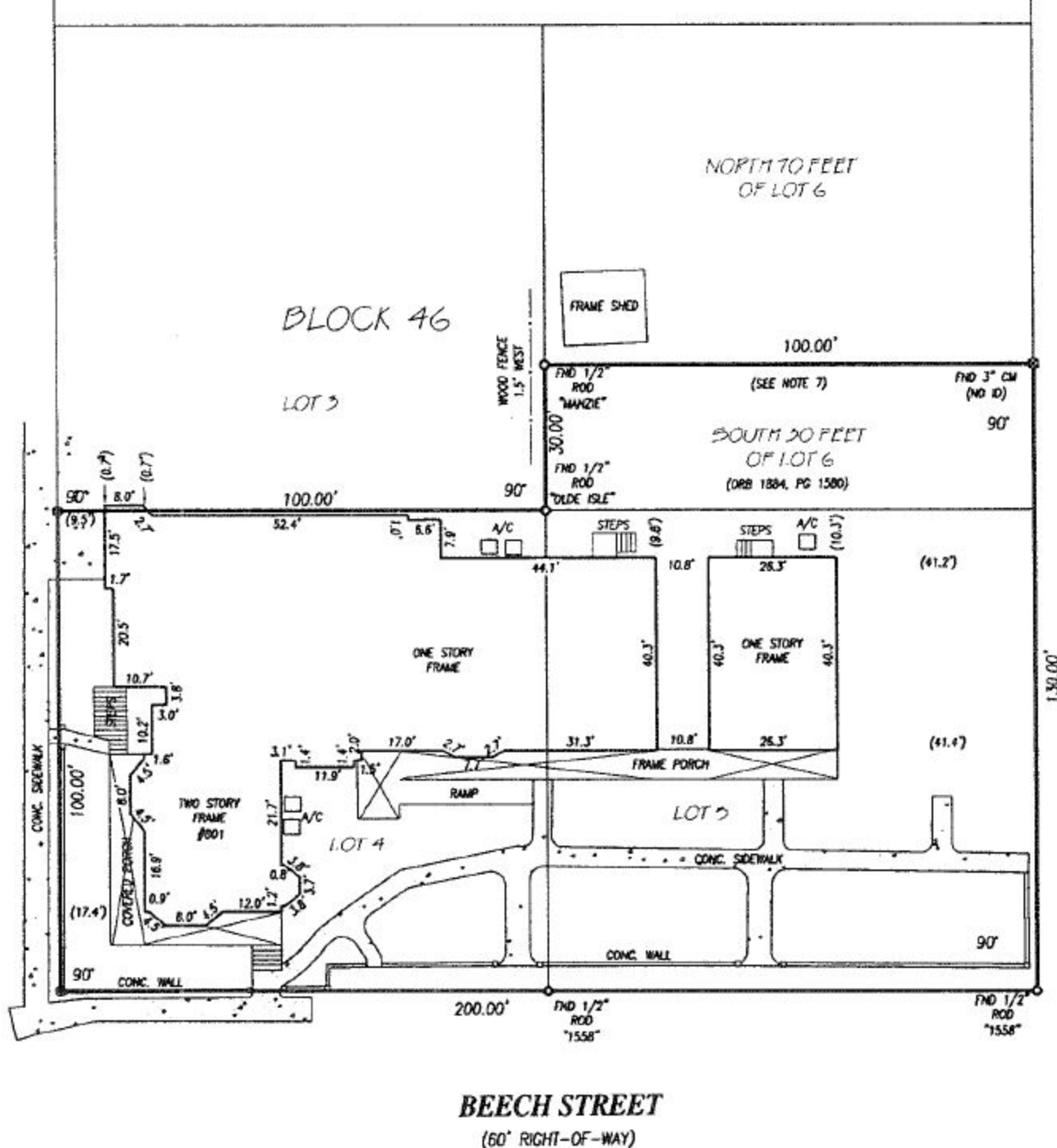
The Northerly 44 feet of the Westerly 44 feet of Lot 4, Block 49, less and except the North 15 feet, City of Fernandina Beach, (formerly Fernandina) as shown on plat of said city as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887, page 1901, Nassau County, Florida.

PARCEL FIVE

Lot 6, Block 46, less and except the Northerly 70 feet, City of Fernandina Beach, (formerly Fernandina) as shown on 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, page 1901, Nassau County, Florida.

SOUTH 8TH STREET
(60' RIGHT-OF-WAY)

SOUTH 9TH STREET
(60' RIGHT-OF-WAY)



14 10TH STREET
EXISTING "AS IS" PHOTOGRAPHS

SOUTHERN ELEVATION



WESTERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION



SITE OF RELOCATION

SITE OF RELOCATION



PAST PROJECTS INVOLVING THE
RELOCATION OF HISTORIC STRUCTURES

SAN MARCO PRESERVATION HALL | JACKSONVILLE, FL



San Marco Preservation Hall, a Jacksonville historic landmark, was built in 1888 as St. Paul's Episcopal Church. The Hall was moved to Fletcher Park on Atlantic Boulevard and renovated in 1994. Now used as a wedding and private event venue and voted the "Best Historic Venue" in 2020 by Jacksonville Magazine.

SHOPPES ON BEACH STREET ADDITION | FERNANDINA BEACH, FL

BEFORE



AFTER



This building was relocated from a property on 8th Street and incorporated into The Shoppes on Beech Street and home to “The Bearded Lady” Spa and Salon.

CASHIERS LAKE CABINS | CASHIERS, NC

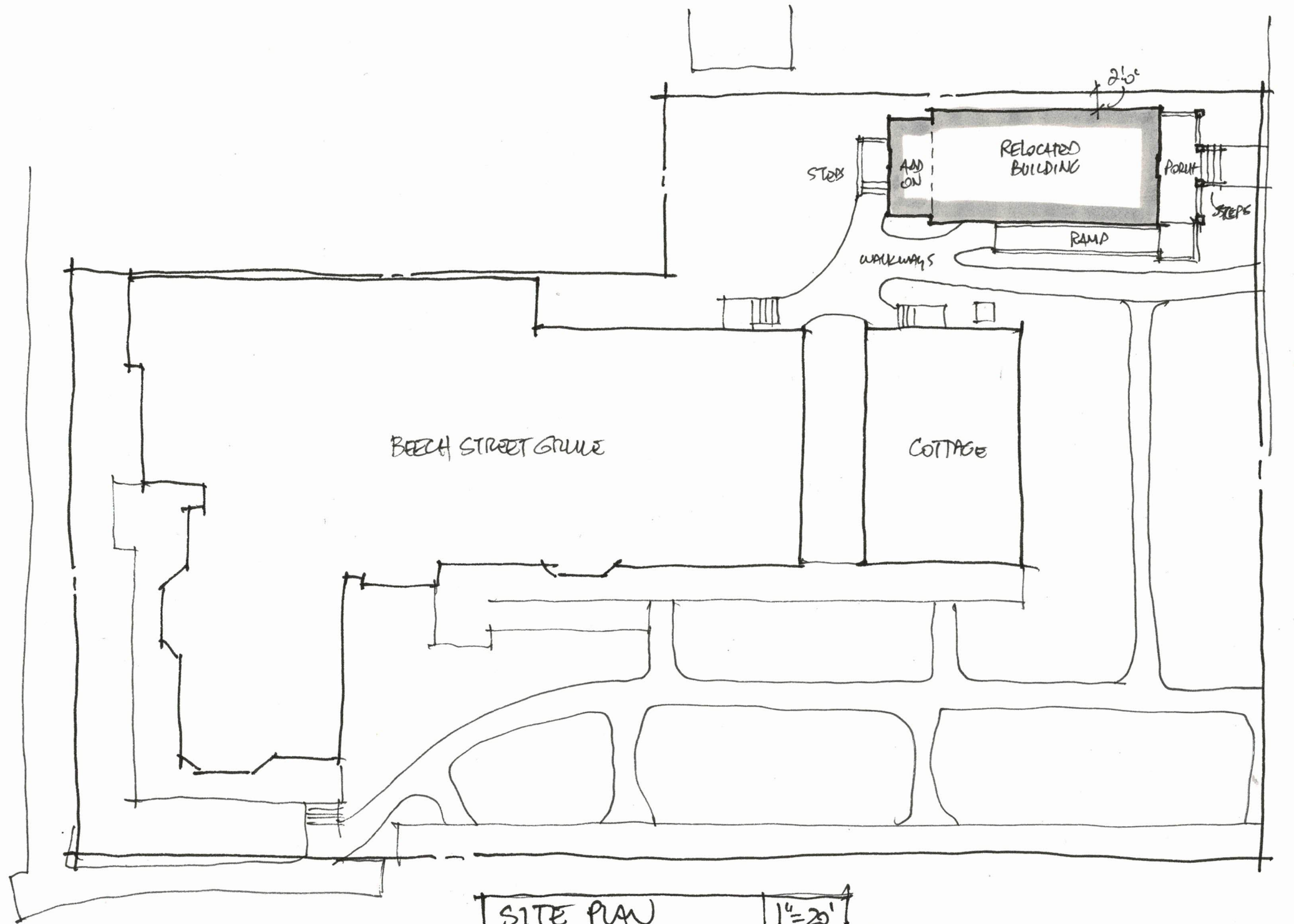
AFTER

BEFORE



Six rustic cabins, formerly used by the National Forestry Department, were relocated from Waynesville, NC to Cashiers, NC (> 30 miles) to create a new boutique hospitality venue.

8TH STREET

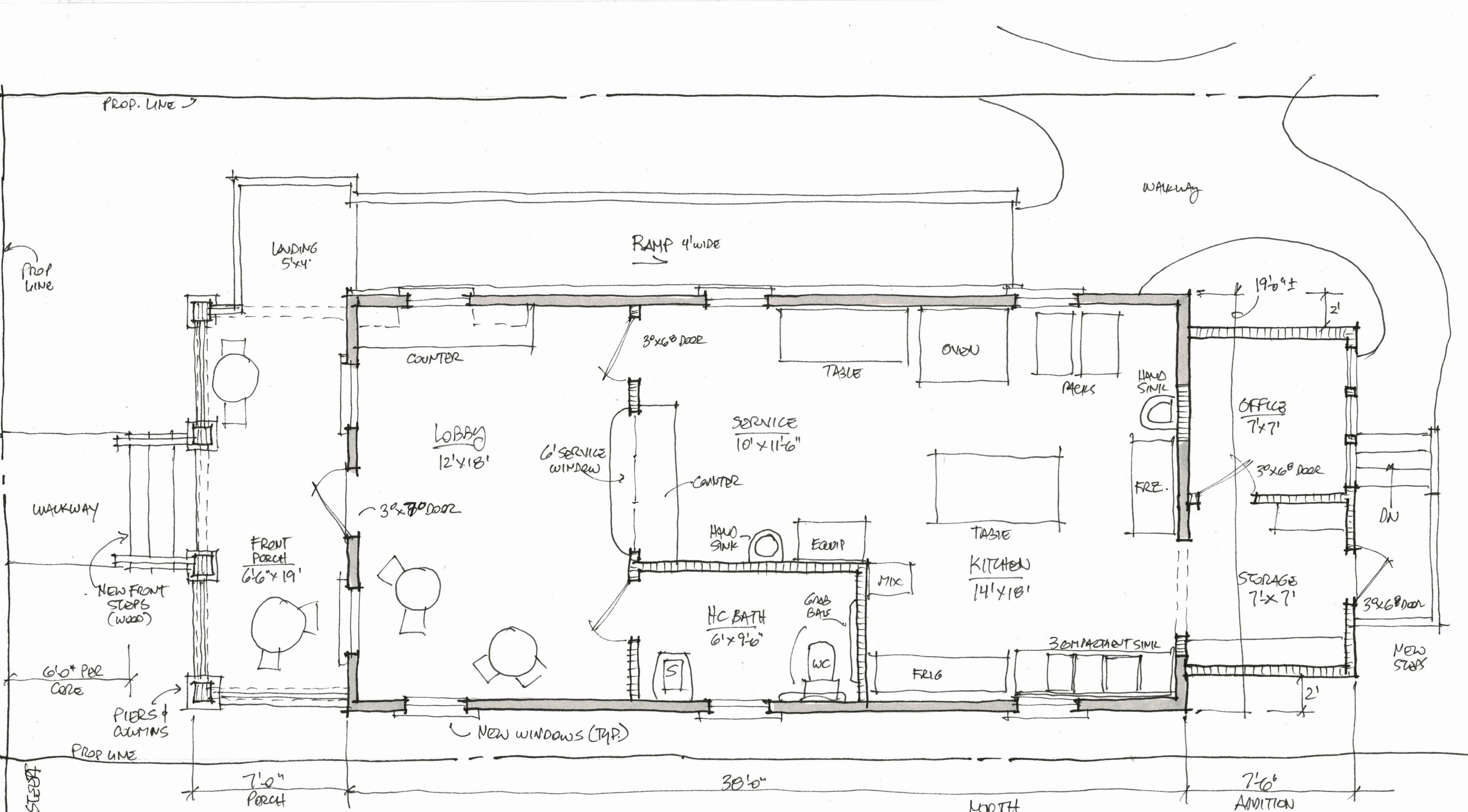


S. 9TH STREET

SITE PLAN 1" = 20'

9TH STREET PROJECT
1/13/2021

BEECH STREET

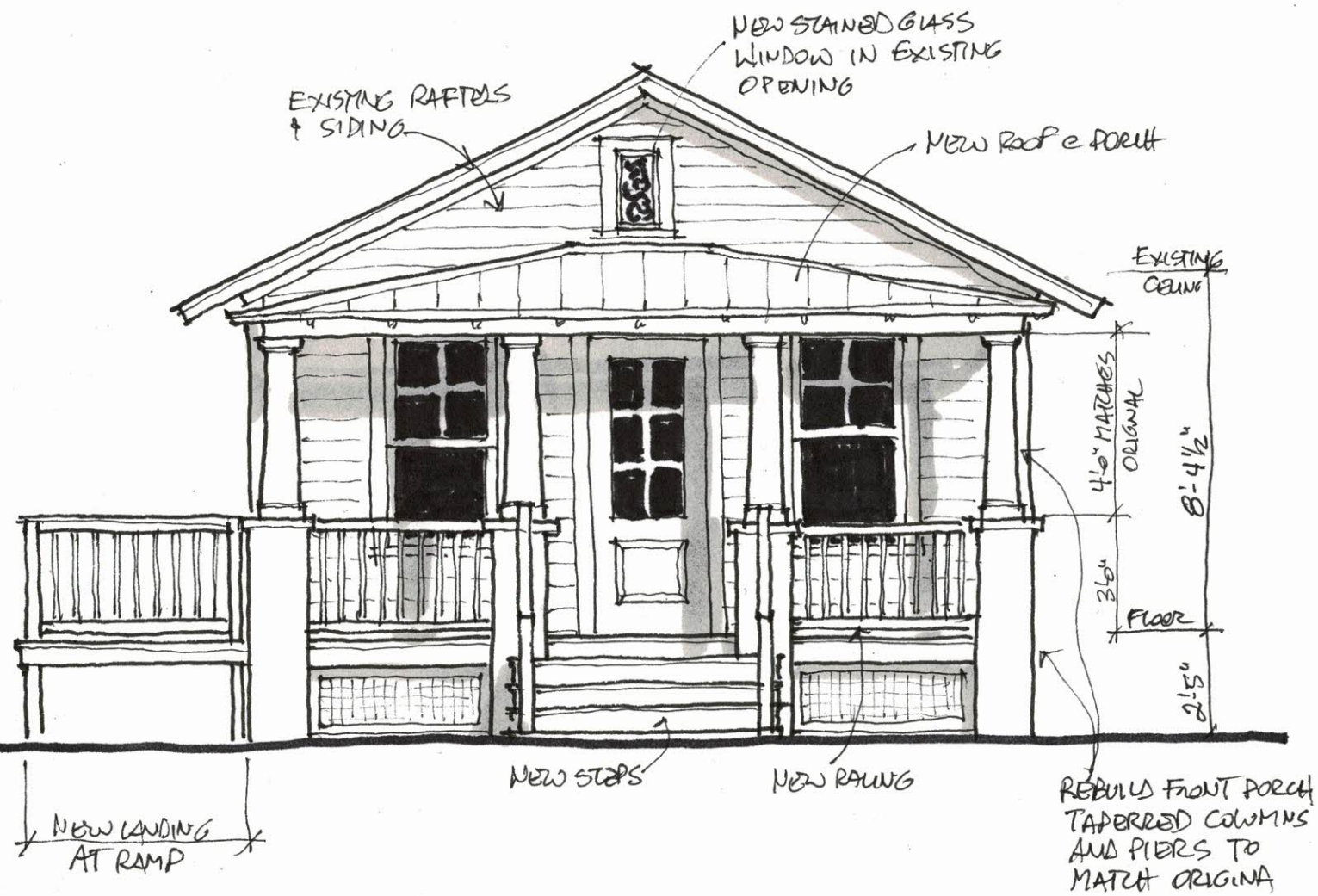


FLOOR PLAN
9TH STREET PROPERTY
1/4" = 1'0"
1/13/2021



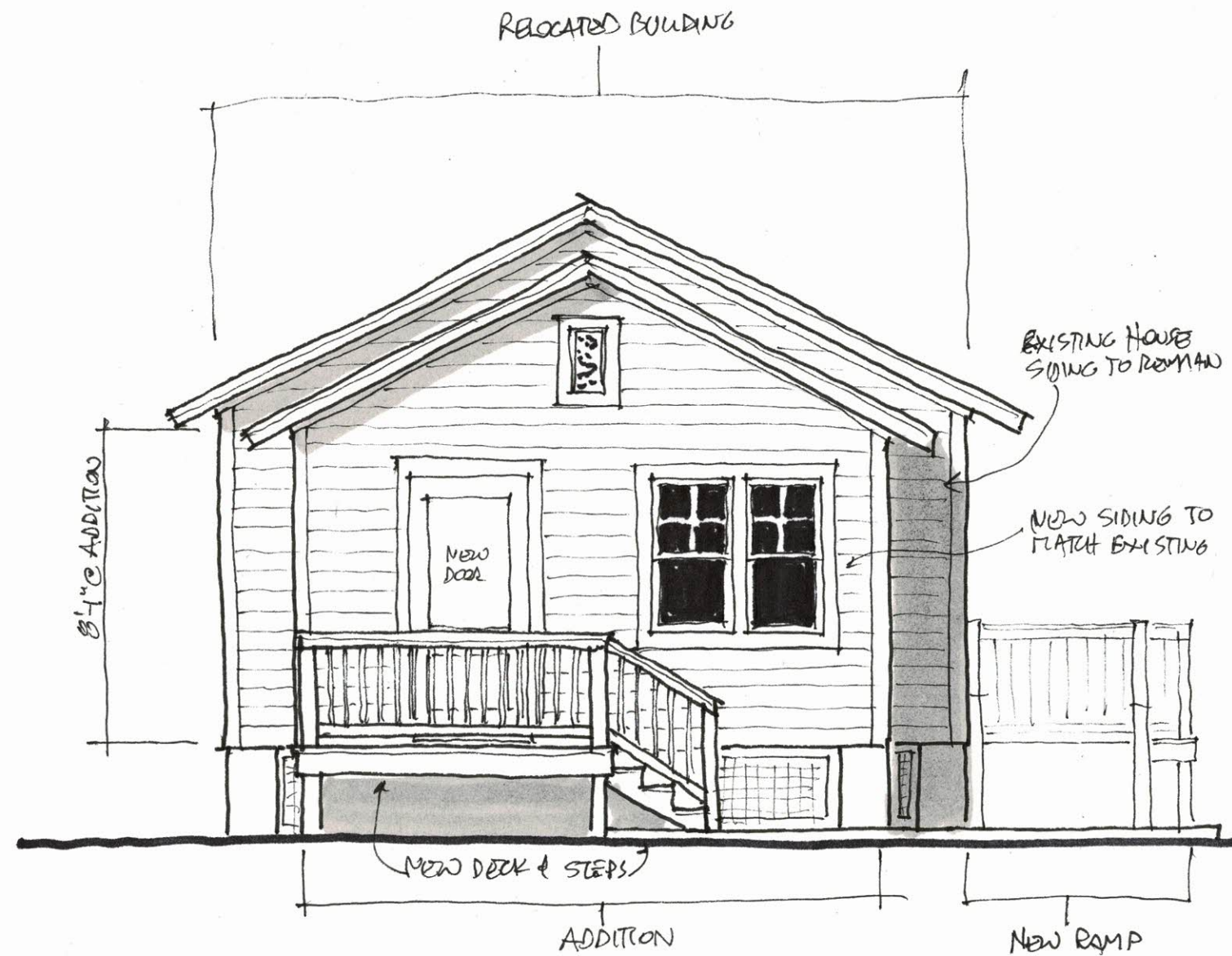
EAST ELEVATION	$\frac{1}{4}'' = 1'-0''$
----------------	--------------------------

9TH STREET PROPERTY
1/13/2021

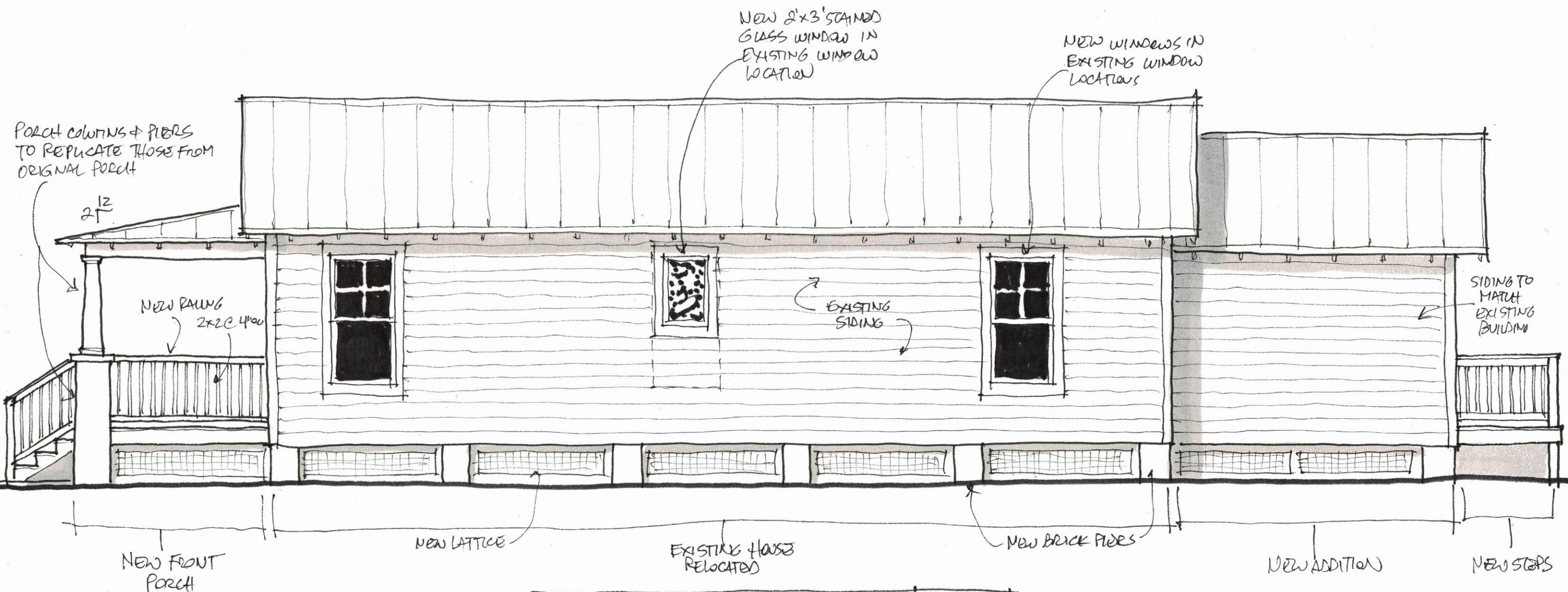


PROPOSED EAST ELEVATION $\frac{1}{4}'' = 1'-0''$

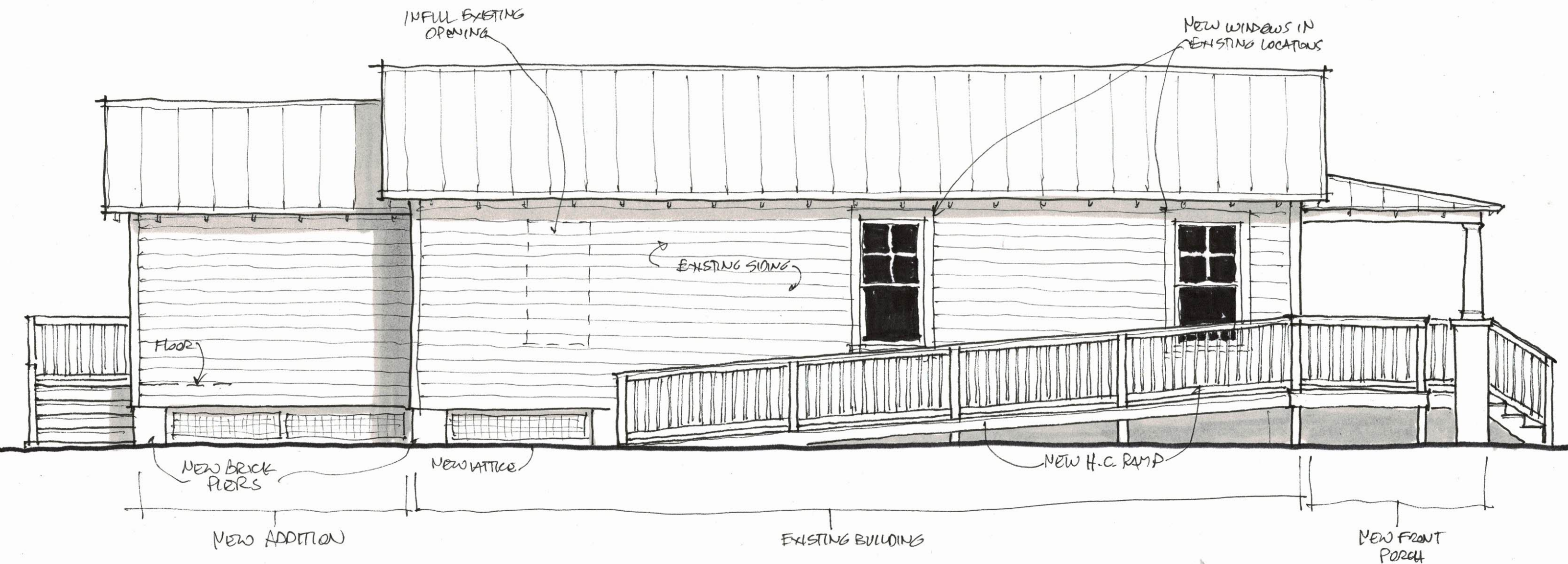
S. 9TH STREET RELOCATION
1/10/2021



PROPOSED WEST ELEVATION $\frac{1}{4}'' = 1'-0''$



NORTH SIDE ELEVATION - PROPOSED $1/4" = 1'-0"$
8 9TH STREET SOUTH RELOCATION 1/18/2021



SOUTH SIDE ELEV PROPOSED $\frac{1}{4}'' = 1'-0''$
 9TH STREET SOUTH RELOCATION 1/18/2021

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 546*

SURVEY DATE: 09/30/85

SITE NAME: 14 S. 10th St.
ADDRESS OF SITE: 14 S. 10th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 53 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Dove, Ona Lee

ADDRESS: 14 S. 10th 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

EXCELLENT	x	ALTERED	ORIGINAL USE	pvt.residence
GOOD		UNALTERED	PRESENT USE	pvt.residence
x FAIR	x	ORIGINAL SITE	DATES	c.+ 1903
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 245

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: bungalow

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story end, 3-bay, access W, 2nd bay; shed roof;
truncated columns on concrete piers

ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: N: offset: lateral slope

WINDOW TYPE: DHS, 6/6, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

14 S. 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 c. 1903, it is a one-story frame Bungalow residential building. It is noteworthy for its truncated columns on concrete piers.

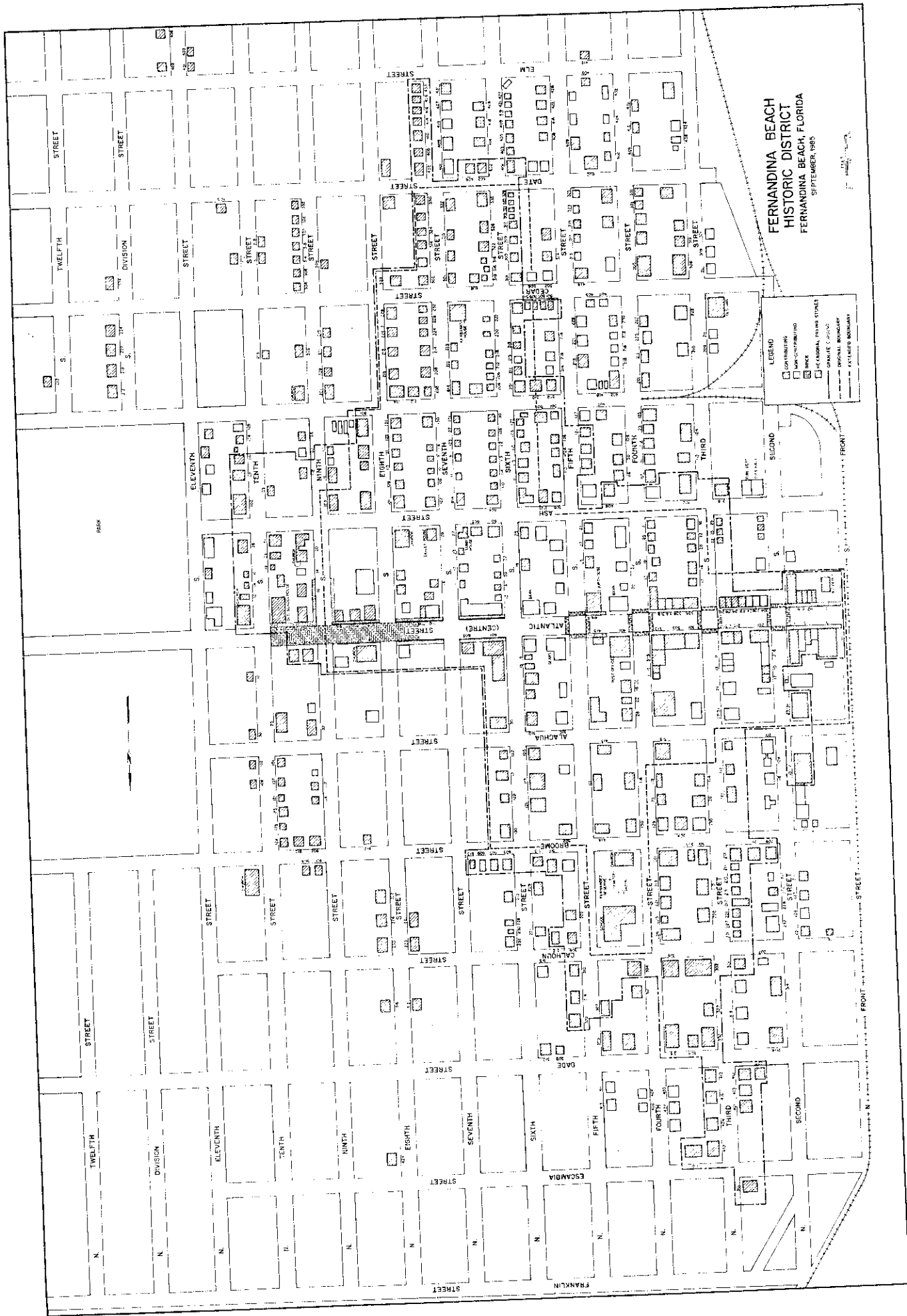
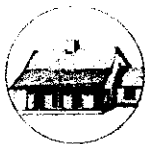


Figure 24



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00546
Recorder # 173
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) 14 South 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
14 South 10th Street

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

MAPPING

USGS 7.5' Map Name Publication Date >> FERNANDINA BEACH; 2003
Township: Range: Section: 1/4 section: >> 3N ; 28E ; 22 ; UNSP
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style 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) >> Drop siding
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) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA00546

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) hip

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) _____

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year _____

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;;

Other Structure Uses no date available w/prop appr

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) 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

8NA00546

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"

NA00546-200703

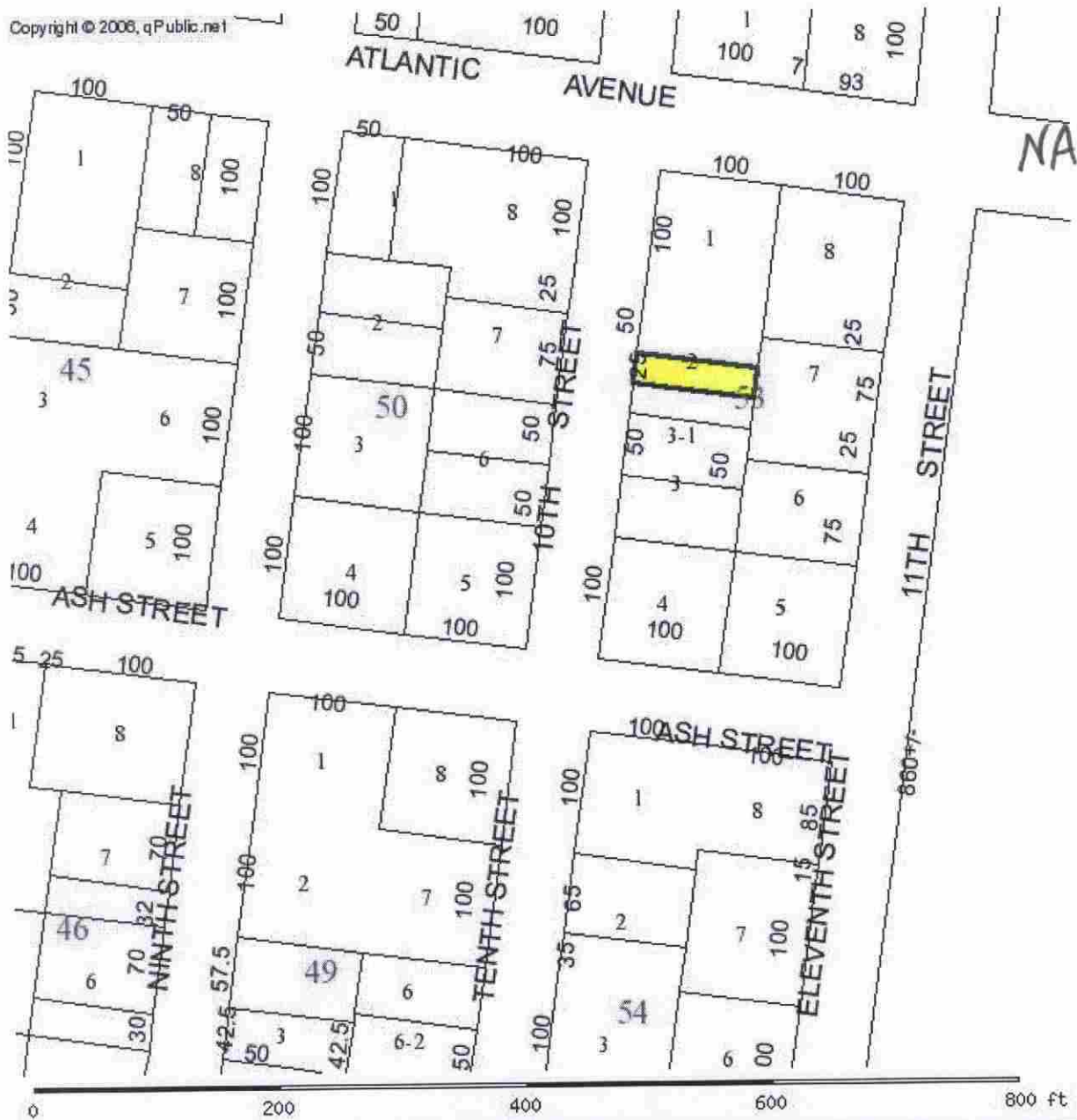
Supplementary Printout

- > **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:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;;
- > **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)]:**

Copyright © 2006, qPublic.net

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NA 546



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0053-0022
	0
Property Use	
Land Use	
OWNERSHIP INFORMATION	
Name	
Mailing Address	
Situs/Physical Address	
2006 PROPOSED VALUES	
Land Value	
Ag Land Value	
Building Value	

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00546**
 Field Date 2-15-2018
 Form Date 2-15-2018
 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) 14 S. 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

Street Number 14 Direction S Street Name 10th Street Type Street Suffix Direction _____
 Address: _____
 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 # 00-00-31-1800-0053-0022 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: 1920 ☒ 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
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable 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 Downtown historic district

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Drop siding 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. _____ 2. _____
 Windows (types, materials, etc.) Modern replacement; some boarded

Distinguishing Architectural Features (exterior or interior ornaments) Bungalow form; 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. _____
☐ 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. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. Concrete Block
 Main Entrance (stylistic details) Boarded up

Porch Descriptions (types, locations, roof types, etc.) Entry/W, enclosed/screened, boarded up, 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 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. _____ 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)

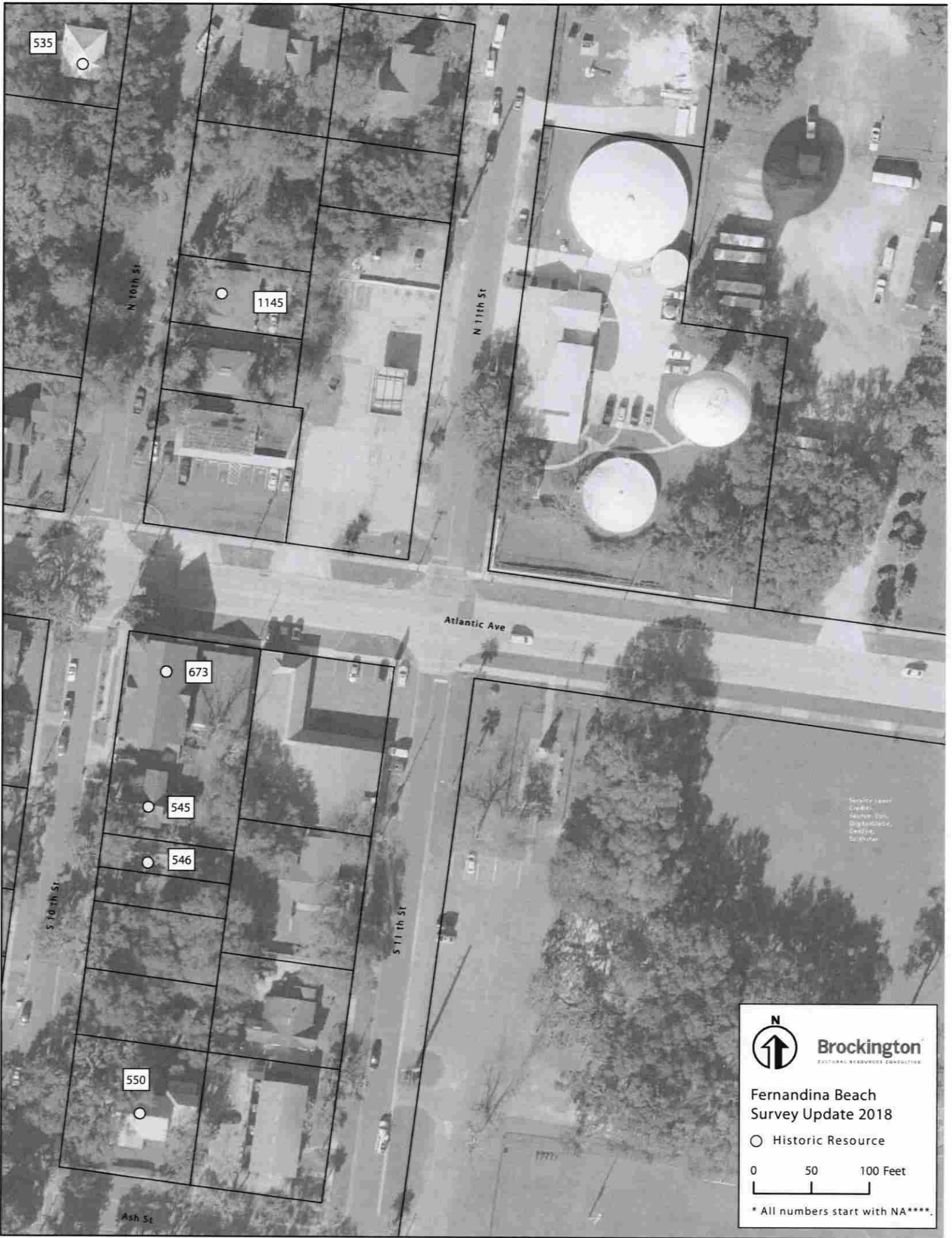
Required Attachments

● **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.



Graphic based on
Aerial Photo
Source: Esri
Digitized by
Esri
Scholar



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.









March 20, 2017

Michelle Forstrom
COFB – Code Enforcement Manager
204 Ash Street
Fernandina Beach, FL 32034

RE: HDC Referral of 14 S. 10th Street to Code Enforcement Board

Good Morning Ms. Forstrom,

This letter is to inform you that the Historic District Council, at its March 16, 2017 regular meeting, voted unanimously to refer the property located at **14 S. 10th Street** to the Code Enforcement and Appeals Board to initiate enforcement proceedings, pursuant to Chapter 2, City Code of Ordinances. The Historic District Council finds that the property is in violation of the City of Fernandina Beach's Land Development Code Section 8.03.07 *Demolition by Neglect*, which states that:

"It is the intent of this section to preserve from deliberate or inadvertent neglect of the exterior features of a building designated as a contributing structure to a historic district, and the interior portions therefore when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall be free from structural defects through prompt correction of any of the following defects:

- a) Facades which may fall and injure members of the public or property;*
- b) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;*
- c) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;*
- d) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;*
- e) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.;*
- f) Any fault or defect in the building which renders it not properly watertight or structurally unsafe; and*
- g) Any fault or defect in the building rendering such structure an unsafe structure as defined under the provisions of Chapter 22, City Code of Ordinances."*



The building is in a state of deterioration and has been noted to be in a continual state of decline since the Historic Resource Assessments (HRA) began in 2009. Mothballing structures is a good measure for structures that will temporarily be vacant. It is not intended to be a long-term strategy for maintaining historic structures.

This property was included in the 2017 HRA and the property owner was sent a certified letter detailing the condition of the property (see attached). The letter required the property owner to submit a rehabilitation plan to the Historic District Council for their review by no later than February 28, 2017 for the HDC to review at their March 16, 2017 meeting. The property owner contacted Ms. Forstrom and let her know that he did not intend to rehabilitate the structure and wished to sell it. Ms. Forstrom informed him that the HDC would accept a real estate listing agreement in lieu of a rehabilitation plan, if selling the property was his goal. Nothing has been received in writing regarding this property by any division of the Community Development Department to date.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in blue ink, which appears to read "Salvatore J. Cumella".

Salvatore J. Cumella
COFB - Historic Preservation Planner



CITY OF FERNANDINA BEACH

Community Development Department

January 27, 2017

Certificate# 7012 1640 0001 5937 9364

Judson Haynes
12 Winterberry Place
Palm Coast, FL 32164

RE: 2017 Historic Resource Assessment
14 S. 10th Street

Mr. Haynes,

On January 11, 2017 City staff performed an assessment of historic resources within the City. The goal of this semi-annual assessment is to ensure that properties that are important to the history and development of the City are being properly maintained and are not in jeopardy of falling into such disrepair as to become dangerous, a blight to the neighborhood, or become deteriorated beyond repair. Another important part of this assessment is that it gives the City an opportunity to reach out to property owners to see if there is some way in which we may be of assistance. In certain circumstances, there may be grants available for rehabilitation, local organizations willing to assist, or we may be able to help find a buyer for properties that owners no longer want. Knowledgeable city staff is available as a free resource to advise on proper methods to “mothball” a vacant structure, proper rehabilitation techniques, assisting to create a maintenance plan, or answering any questions you may have about your historic resource.

There is great concern about the building you own located at **14 S. 10th Street**. The building is in a state of deterioration. It has been noted to be in a continual state of decline since the Historic Resource Assessments began in 2009. Mothballing structures is a good measure for structures that will temporarily be vacant. It is not intended to be a long-term solution.

We are requesting a written rehabilitation plan be filed with the City by **February 28, 2017**. This plan will go before the Historic District Council (HDC) at their **March 16, 2017** meeting



CITY OF FERNANDINA BEACH

Community Development Department

for approval. If no rehabilitation plan is received, the HDC will discuss recommending the case to the Code Enforcement and Appeals Board for a finding of violation of *Land Development Code 8.03.07 Demolition by Neglect*.

If you need assistance in developing a rehabilitation plan, have any questions, or wish to discuss your future goals for this property, please call either contacts listed below to set up an appointment to discuss. We are happy to assist in preserving this historic building in any way that we can.

Sincerely,

Salvatore J. Cumella

Historic Preservation Planner

Ph: 904.310.3148 Email: scumella@FBFL.org

Michelle Forstrom

Code Enforcement Manager

Ph: 904.310.3136 Email: mforstrom@FBFL.org



CITY OF FERNANDINA BEACH

Community Development Department

2017 Historic Resources Assessment

Date of Site Visit: January 11, 2017

Property Address: 14 S. 10th Street Style: Frame Bungalow Stories: 1

Property Name (if applicable): N/A

Owner of Record: Judson Haynes

Owner Address: 12 Winterberry Place Palm Coast, FL 32164

Year Built: 1903 Parcel #: Unknown Zoning: C-3 Central Business District

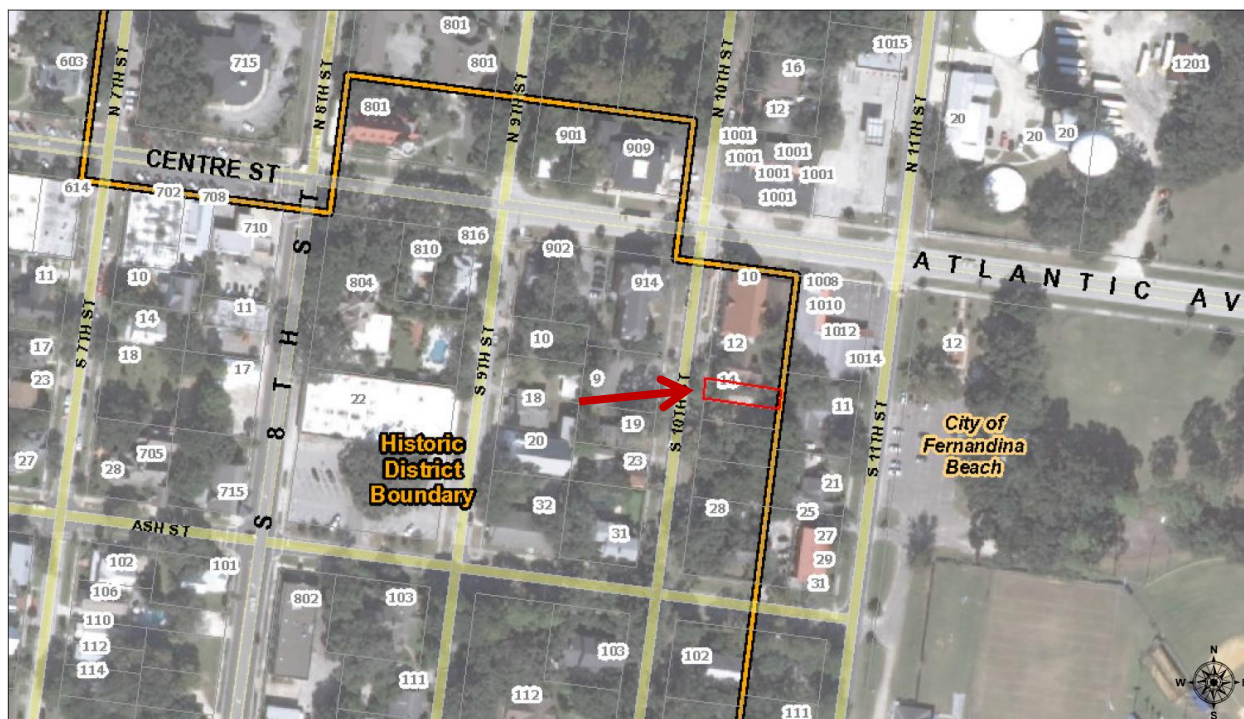
Homestead: Yes ☐ No ☒ Contributing Status: ☒ Contributing ☐ Non-Contributing

Historic District/Site:

<u>X</u> Downtown	<u> </u> Old Town
<u> </u> Waterfront CRA	<u> </u> Not in a district

FL Master Site File #: 8NA00546

Map:





CITY OF FERNANDINA BEACH

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Photos:





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Community Development Department





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Community Development Department

Notes from this assessment:

01/11/2017 - Uninhabited; deterioration increasing; boarded; settling of front porch; porch columns leaning; roof rusted and appears to be at end of functional life; siding falling off at right rear; wood elements very deteriorated, possible termite damage; rehabilitation plan suggested. (SC)

Notes from previous assessments:

03/12/2009 – Uninhabited; very deteriorated; boarded up. (AB)

10/22/2009 – Uninhabited; stable; boarded up. (AB)

05/11/2010 – Uninhabited; stable; boarded up. (AB)

04/07/2011 – Uninhabited; stable; boarded up. (AB)

11/22/2011 – Uninhabited; stable; boarded up. (AB)

05/31/2012 – Uninhabited; roofing in very poor condition; front porch columns pulling away. (AB)

Land Development Code

8.03.07 Demolition by Neglect

A. The following shall apply to maintenance and repair to structures in the locally designated historic districts, as well as any structure or property in the City that has been listed individually or deemed eligible for individual listing in the National Register:

1. The owner, lessee, or other person in physical control of the structure shall comply with all applicable codes, laws and regulations governing the maintenance and safety of property including but not limited to City Codes, as applicable. It is the intent of this section to preserve from deliberate or inadvertent neglect of the exterior features of a building designated as a contributing structure to a historic district, and the interior portions therefore when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings shall be preserved against such decay and



CITY OF FERNANDINA BEACH

Community Development Department

deterioration and shall be free from structural defects through prompt correction of any of the following defects:

- a. Facades which may fall and injure members of the public or property;*
 - b. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;*
 - c. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;*
 - d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;*
 - e. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.;*
 - f. Any fault or defect in the building which renders it not properly watertight or structurally unsafe; and*
 - g. Any fault or defect in the building rendering such structure an unsafe structure as defined under the provisions of Chapter 22, City Code of Ordinances.*
- 2. Where the property is an archaeological site, the owner shall be required to maintain his property in such a manner so as not to adversely affect the archaeological integrity of the site.*
- 3. It shall be the joint responsibility of the Building Department, Planning Department, and Code Enforcement staff to enforce the provisions of this section, and the divisions may refer violations to the Code Enforcement and Appeals Board for enforcement proceedings pursuant to Chapter 2, City Code of Ordinances.*



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0131 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/05/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/04/2021
Status: Approved	Square Feet: 0.00	Completed: 01/11/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to construct a pergola between main house and garage		Expire Date: 01/11/2022

Parcel: 00-00-31-1800-0023-0050 Main	Address: 22 N 4Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Robert N Blalock, Jr 22 N 4th ST Fernandina Beach, FL 32034 Mobile: 9045833578	Owner Robert N Blalock, Jr 22 N 4th ST Fernandina Beach, FL 32034 Mobile: 9045833578
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001095-2021		Salvatore Cumella	01/11/2021
HDC Application Checklist	APP-001078-2021		Taylor Hartmann	01/05/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011626	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011626		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0129 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/30/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 01/29/2021
Status: Approved	Square Feet: 0.00	Completed: 01/06/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 01/06/2022
Description: Certificate of Approval (COA) to repaint exterior of structure. Body/windows/trim/porch floor/ fencing - Sherwin Williams Snowbound SW7004 Doors - Benjamin Moore French Beret 1610		

Parcel: 00-00-31-1800-0016-0320 Main	Address: 305 Broome St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner Todd & Dana Owens 305 Broome Fernandina Beach, FL 32034 Mobile: 904-742-4803	Applicant Todd & Dana Owens 305 Broome Fernandina Beach, FL 32034 Mobile: 904-742-4803
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001084-2021		Salvatore Cumella	01/06/2021
HDC Application Checklist	APP-001074-2020		Taylor Hartmann	12/30/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011594	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011594		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDC2019-0046 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 12/19/2019
Work Class: Commercial	District: Default	Exp Date: 01/20/2020
Status: Approved	Square Feet: 0.00	Completed: 02/25/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 08/24/2021

Description: Certificate of Approval (COA) to re-stripe parking lot and construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations.

Parcel: 00-00-31-1800-0029-0120 Main	Address: 530 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant R4 Development Co. LLC 1365 Manucy RD Fernandina Beach, FL 32034	Owner Los Arrayanes Inc 530 Centre ST Fernandina Beach, FL 32034
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Note 1. Amendment to extend permit for 6 mo - new exp date is 02/24/2021	Created By Sylvie McCann	Date and Time Created 01/25/2021
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Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000488-2019		Sylvie McCann	12/19/2019
HDC Decision	DEC-000578-2020		Samantha Rogic	02/25/2020
Notice	NOT-000546-2020		Samantha Rogic	01/22/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00006017	COA - Commercial	\$250.00	\$250.00
Total for Invoice INV-00006017		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0137 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/08/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/08/2021
Status: Approved	Square Feet: 0.00	Completed: 01/11/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to rear roof. In-kind galvalume 5-v crimp		Expire Date: 01/11/2022

Parcel: 00-00-31-1800-0013-0060 Main	Address: 22 S 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Benjamin S Salter 1438 Lewis St Fernandina Beach, FL 32034 Business: 9046268824	Owner Florida House Inn of Fernandina Beach LLC 1993 Largo Road Jacksonville, FL 32207	Agent Benjamin S Salter 1438 Lewis St Fernandina Beach, FL 32034 Business: 9046268824
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001094-2021		Salvatore Cumella	01/11/2021
HDC Application Checklist	APP-001089-2021		Taylor Hartmann	01/08/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011777	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011777		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0001 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/04/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/03/2021
Status: Approved	Square Feet: 0.00	Completed: 01/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repair and extend wood fence (shadowbox style). To be painted white.		Expire Date: 01/21/2022

Parcel: 00-00-31-1800-0008-0152 Main	Address: 227 N 3Rd St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner ROBERT TICHY 227 N 3rd ST Fernandina Beach, FL 32034 Home: 8122493358 Mobile: 812-230-2660	Applicant ROBERT TICHY 227 N 3rd ST Fernandina Beach, FL 32034 Home: 8122493358 Mobile: 812-230-2660
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001108-2021		Salvatore Cumella	01/21/2021
HDC Application Checklist	APP-001075-2021		Taylor Hartmann	01/04/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011613	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011613		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0001 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/04/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/03/2021
Status: Approved	Square Feet: 0.00	Completed: 01/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repair and extend wood fence (shadowbox style). To be painted white.		Expire Date: 01/21/2022

Parcel: 00-00-31-1800-0008-0152 Main	Address: 227 N 3Rd St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner ROBERT TICHY 227 N 3rd ST Fernandina Beach, FL 32034 Home: 8122493358 Mobile: 812-230-2660	Applicant ROBERT TICHY 227 N 3rd ST Fernandina Beach, FL 32034 Home: 8122493358 Mobile: 812-230-2660
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001108-2021		Salvatore Cumella	01/21/2021
HDC Application Checklist	APP-001075-2021		Taylor Hartmann	01/04/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011613	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011613		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0002 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/05/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/04/2021
Status: Approved	Square Feet: 0.00	Completed: 01/11/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to construct a pergola between main house and garage		Expire Date: 01/11/2022

Parcel: 00-00-31-1800-0023-0050 Main	Address: 22 N 4Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Robert N Blalock, Jr 22 N 4th ST Fernandina Beach, FL 32034 Mobile: 9045833578	Owner Robert N Blalock, Jr 22 N 4th ST Fernandina Beach, FL 32034 Mobile: 9045833578
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001095-2021		Salvatore Cumella	01/11/2021
HDC Application Checklist	APP-001078-2021		Taylor Hartmann	01/05/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011626	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011626		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0003 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/05/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/04/2021
Status: Approved	Square Feet: 0.00	Completed: 01/12/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for a projecting sign		Expire Date: 01/12/2022

Parcel: 00-00-31-1800-0268-0300 Main	Address: 3 S 2Nd St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Agent Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Applicant Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Owner DDK & Hearties LLC 118 Centre ST Fernandina Beach, FL 32034
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001096-2021		Salvatore Cumella	01/12/2021
HDC Application Checklist	APP-001079-2021		Taylor Hartmann	01/05/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011627	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011627		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0004 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/06/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/05/2021
Status: Approved	Square Feet: 0.00	Completed: 01/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install an exterior stairway and new entry door on an accessory structure.		Expire Date: 01/21/2022

Parcel: 00-00-31-1800-0040-0020 Main	Address: 214 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner Michael & Susan O'Donnell 214 S 7th Fernandina Beach, FL 32034 Home: 512-239-8262	Agent Rice Architect, LLC 961687 GATEWAY BLVD FERNANDINA BEACH, FL 32034 Business: 9044910072	Applicant Rice Architect, LLC 961687 GATEWAY BLVD FERNANDINA BEACH, FL 32034 Business: 9044910072
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Note 1. emailed payment reminder to both parties. - smc	Created By Sylvie McCann	Date and Time Created 01/14/2021
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001106-2021		Salvatore Cumella	01/21/2021
HDC Application Checklist	APP-001082-2021		Taylor Hartmann	01/06/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011821	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011821		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-005 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/06/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/05/2021
Status: Approved	Square Feet: 0.00	Completed: 01/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to construct 4' wood fence at south (front) property line and portion of the east and west property lines.		Expire Date: 01/21/2022

Parcel: 00-00-31-1580-0012-0110 Main	Address: 1001 White St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
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Applicant Bruce Worth 1417 SADLER RD Unit 182 FERNANDINA BEACH, FL 32034 Business: 8638430158	Agent Bruce Worth 1417 SADLER RD Unit 182 FERNANDINA BEACH, FL 32034 Business: 8638430158	Owner John Hillman 1001 White ST Fernandina Beach, FL 32034 Mobile: 843-475-6686
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001105-2021		Salvatore Cumella	01/21/2021
HDC Application Checklist	APP-001083-2021		Taylor Hartmann	01/06/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011643	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011643		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0006 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/08/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/08/2021
Status: Approved	Square Feet: 0.00	Completed: 01/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a 4FT black aluminum fence along the south side of the property		Expire Date: 01/21/2022

Parcel: 00-00-31-1580-0004-0090 Main	Address: 212 Estrada St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
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Owner CHERYL HALL 212 ESTRADA ST FERNANDINA BEACH, FL 32034 Mobile: 919-423-3739	Applicant CHERYL HALL 212 ESTRADA ST FERNANDINA BEACH, FL 32034 Mobile: 919-423-3739
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001109-2021		Salvatore Cumella	01/21/2021
HDC Application Checklist	APP-001087-2021		Taylor Hartmann	01/08/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011771	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011771		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0007 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/08/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/08/2021
Status: Approved	Square Feet: 0.00	Completed: 01/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to demolish carport		Expire Date: 01/21/2022

Parcel: 00-00-31-1800-0016-0320 Main	Address: 305 Broome St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner Todd & Dana Owens 305 Broome Fernandina Beach, FL 32034 Mobile: 904-742-4803	Applicant Todd & Dana Owens 305 Broome Fernandina Beach, FL 32034 Mobile: 904-742-4803
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001107-2021		Salvatore Cumella	01/21/2021
HDC Application Checklist	APP-001088-2021		Taylor Hartmann	01/08/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011772	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011772		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0008 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/08/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/08/2021
Status: Approved	Square Feet: 0.00	Completed: 01/11/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to rear roof. In-kind galvalume 5-v crimp		Expire Date: 01/11/2022

Parcel: 00-00-31-1800-0013-0060 Main	Address: 22 S 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Benjamin S Salter 1438 Lewis St Fernandina Beach, FL 32034 Business: 9046268824	Agent Benjamin S Salter 1438 Lewis St Fernandina Beach, FL 32034 Business: 9046268824	Owner Florida House Inn of Fernandina Beach LLC 1993 Largo Road Jacksonville, FL 32207
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001094-2021		Salvatore Cumella	01/11/2021
HDC Application Checklist	APP-001089-2021		Taylor Hartmann	01/08/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011777	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011777		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0009 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/08/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/08/2021
Status: Approved	Square Feet: 0.00	Completed: 01/28/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repair and re-roof with GAF shingles (weathered wood)		Expire Date: 01/28/2022

Parcel: 00-00-31-1800-0269-0150 Main	Address: 29 S 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Charles Deberry	Owner Patrick Keogh & Frances P Clark 95032 Spring Tide LN Fernandina Beach, FL 32034 Mobile: 9042612770
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001138-2021		Salvatore Cumella	01/28/2021
HDC Application Checklist	APP-001091-2021		Taylor Hartmann	01/08/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011798	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011798		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0010 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/11/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/10/2021
Status: Approved	Square Feet: 0.00	Completed: 01/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a 4ft solid gothic picket cedar fence along the entire west property line as well as 27' of the north property line.		Expire Date: 01/21/2022

Parcel: 00-00-31-1580-0022-0060 Main	Address: 1133 White St Main Fernandina Beach, FL 32034	Zone: OT-2(Old Town 2)
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Applicant LISA PERNA 1133 WHITE ST FERNANDINA BEACH, FL 32034 Mobile: 904-557-1502	Owner LISA PERNA 1133 WHITE ST FERNANDINA BEACH, FL 32034 Mobile: 904-557-1502
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001104-2021		Salvatore Cumella	01/21/2021
HDC Application Checklist	APP-001092-2021		Taylor Hartmann	01/11/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011805	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011805		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0012 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 01/13/2021
Work Class: HDC Staff Review **District:** Default **Exp Date:** 02/12/2021
Status: Approved **Square Feet:** 0.00 **Completed:** 01/22/2021
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 01/24/2022
Description: Certificate of Approval (COA) to install historically accurate railings at first floor and replacement of second floor porch decking, in-kind, as necessary.

Parcel: 00-00-31-1800-0023-0130 Main	Address: 415 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Ernie Saltmarsh 310 ASH ST FERNANDINA BEACH, FL 32034 Mobile: 9045560064	Agent Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064	Applicant Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001125-2021		Salvatore Cumella	01/22/2021
HDC Application Checklist	APP-001097-2021		Taylor Hartmann	01/13/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011863	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011863		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0013 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/14/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/15/2021
Status: Approved	Square Feet: 0.00	Completed: 01/14/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 01/14/2022

Description: Certificate of Approval (COA) to Repaint Exterior
Benjamin Moore Paints
Trim/Eaves - "Decorator's White" OC-149
Body/Stairs - "Wickham Gray" HC-171
Wood Landing - "Kendall Charcoal" HC-166
Door - Wild Caught Shrimp - CUSTOM COLOR

Parcel: 00-00-31-1800-0269-0150 Main	Address: 25 S 3Rd St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant Alexis Reynolds Mobile: 8473709455	Owner Patrick Keogh & Frances P Clark 95032 Spring Tide LN Fernandina Beach, FL 32034 Mobile: 9042612770
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001099-2021		Salvatore Cumella	01/14/2021
HDC Application Checklist	APP-001098-2021		Taylor Hartmann	01/14/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011902	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011902		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0014 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 01/19/2021
Work Class: HDC Staff Review **District:** Default **Exp Date:** 02/18/2021
Status: Approved **Square Feet:** 0.00 **Completed:** 01/21/2021
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 01/21/2022
Description: Certificate of Approval (COA) to install a 726 sf brick driveway

Parcel: 00-00-31-1800-0039-0071 Main	Address: 211 S 7Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Applicant JEANNE FOX 211 S 7TH ST FERNANDINA BEACH, FL 32034 Mobile: 512-497-7278	Owner JEANNE FOX 211 S 7TH ST FERNANDINA BEACH, FL 32034 Mobile: 512-497-7278
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001110-2021		Salvatore Cumella	01/21/2021
HDC Application Checklist	APP-001100-2021		Taylor Hartmann	01/19/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011932	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011932		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0015 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 01/19/2021
Work Class: HDC Staff Review **District:** Default **Exp Date:** 02/18/2021
Status: Approved **Square Feet:** 0.00 **Completed:** 01/22/2021
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 01/24/2022
Description: Certificate of Approval (COA) to create brick archway entry /wall/ iron fence at east property line.

Parcel: 00-00-31-1800-0010-0150 Main	Address: 25 N 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Poynter Family Holdings LLLP 3967 First AVE Fernandina Beach, FL Mobile: 9044156533	Owner Poynter Family Holdings LLC 27 N 3rd ST Fernandina Beach, FL 32034
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001126-2021		Salvatore Cumella	01/22/2021
HDC Application Checklist	APP-001101-2021		Taylor Hartmann	01/19/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011945	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00011945		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0016 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/26/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/25/2021
Status: Approved	Square Feet: 0.00	Completed: 01/28/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repaint exterior of building (HC 171 "Wickham Gray")		Expire Date: 01/28/2022

Parcel: 00-00-31-1800-0037-0080 Main	Address: 614 Centre St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant	Owner
614 Centre Street, LLC.	614 Centre Street LLC
LUCA MISCIASCI	302 Centre ST
614 CENTRE	Fernandina Beach, FL 32034
FERNANDINA BEACH, FL	
32034	
Mobile: 9042064311	

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001137-2021		Salvatore Cumella	01/28/2021
HDC Application Checklist	APP-001129-2021		Taylor Hartmann	01/26/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00012054	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00012054		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0017 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/26/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/25/2021
Status: Approved	Square Feet: 0.00	Completed: 01/28/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 01/28/2022
Description: Certificate of Approval (COA) to install 50' of 6' high pressure treated board on board wood fencing at rear yard		

Parcel: 00-00-31-1800-0039-0022 Main	Address: 216 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner ROB BATTERTON 216 S 6TH ST FERNANDINA BEACH, FL 32034 Mobile: 904-556-0064	Applicant Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064	Agent Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064
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Note	Created By	Date and Time Created
1. Site plan not provided showing fencing proposed location.	Salvatore Cumella	01/26/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001135-2021		Salvatore Cumella	01/28/2021
HDC Application Checklist	APP-001131-2021		Taylor Hartmann	01/26/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00012057	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00012057		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0018 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/27/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 02/26/2021
Status: Approved	Square Feet: 0.00	Completed: 01/28/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof using GAF Architectural Shingles (pewter gray).		Expire Date: 01/28/2022

Parcel: 00-00-31-1800-0042-0050 Main	Address: 715 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant Kyle Maxwell 10737 New Kings Road Suite #104 Jacksonville, FL 32219 Business: 9042192044 Mobile: 9047516112	Owner TRINITY UNITED METHODIST CHURCH 715 ASH ST FERNANDINA BEACH, FL 32034 Business: 9048872434
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001136-2021		Salvatore Cumella	01/28/2021
HDC Application Checklist	APP-001133-2021		Taylor Hartmann	01/27/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00012094	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00012094		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00