



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
APRIL 15, 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 HYBRID LIVE/VIRTUAL meeting with applicants and the public able to participate through video conferencing. This meeting will be broadcast 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 of the Regular Meeting of March 18, 2021.
- 4. OLD BUSINESS**
 - 4.1 HDC 2020-0030 - CHISM DEVELOPMENT COMPANY INC., AGENT FOR CHERYL D'AMICO, 1021 SOMERUELUS STREET**
Amendment to previously approved COA to modify porch width. *(Quasi-Judicial)*
- 5. NEW BUSINESS**
 - 5.1 HDCV 2021-0002 - CHISM DEVELOPMENT COMPANY INC., AGENT FOR CHERYL D'AMICO, 1021 SOMERUELUS STREET**
Variance request from LDC Section 8.01.01.02 (J)(2) to allow front porch 2.5' from side yard. *(Quasi-Judicial)*
 - 5.2 HDC 2021-0005 - ASHLEY FURMAN, 103 N. 6TH STREET**
Certificate of Approval (COA) to install a pool. *(Quasi-Judicial)*
 - 5.3 HDC 2021-0006 - TIMOTHY POYNTER, 231 N. FRONT STREET**
Conceptual Certificate of Approval (COA) to relocate a primary structure. *(Quasi-Judicial)*
 - 5.4 HDC 2021-0007 - JAMES POZZETTA ARCHITECT, AGENT FOR DAVID SHIELDS, 1015 SOMERUELUS STREET**
Certificate of Approval (COA) to construct a 2-story primary structure and detached accessory structure. *(Quasi-Judicial)*

5.5 **HDC 2021-0008 - MOSER DESIGN GROUP, AGENT FOR RICHARD & DONNA KURPIERS, 920 SAN FERNANDO STREET**
Certificate of Approval (COA) to construct a 2-story primary structure and detached accessory structure. *(Quasi-Judicial)*

5.6 **HDC 2021-0009 - GRANT WORSLEY, 504 BEECH STREET**
Certificate of Approval (COA) to re-roof using DaVinci Select Composite roof tiles. *(Quasi-Judicial)*

6. BOARD BUSINESS

7. STAFF REPORT

7.1 Staff Certificate of Approval - March 2021

7.2 Historic Tax Credit Growth Opportunity Act of 2021 (HTC-GO)

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR MAY 20, 2021

This meeting 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 April 15, 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/94793023730?pwd=WVd4dk1YSno1LzdOaElDa0QvLy9ZYZz09>

Passcode: 469880

Or One tap mobile :

US: +13126266799,,94793023730#,,,,*469880# or +16465588656,,94793023730#,,,,*469880#

Or Telephone:

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

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

Webinar ID: 947 9302 3730

Passcode: 469880

International numbers available: <https://zoom.us/u/aBBwO1Eu9>

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 Department of Planning & Conservation at (904) 310-3480.



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MARCH 18, 2021**

1. CALL TO ORDER 5:00

2. ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

James Pozzetta	Michael Spino
Benjamin Morrison (Vice-Chair)	Tammi Kosack
Michael Harrison (Chair)	Teresa Duncan (Alt 1)
Froilan Esclusa (Alt 2)	

MEMBERS ABSENT:

None

OTHERS PRESENT:

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

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MEETING MINUTES

4.1 Approval of Minutes for the Regular Meeting of February 18, 2021.

Chair Harrison noted two (2) amendments. Firstly, Chair Harrison's comment under Board Business should be stated as "Chair Harrison pointed out that as Old Town's lots become developed, builders are finding it hard to keep materials within the lot they are developing and are spilling over into adjoining lots or the street." Secondly, under Item 5.1, Member Kosack seconded the motion instead of Chair Harrison.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve the minutes with the noted amendments.

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

Member Spino disclosed one ex parte communication with staff regarding case HDC 2020-0051. Chair Harrison disclosed one ex parte communication with staff regarding all cases on the agenda. No other members disclosed ex parte communications.

City Attorney Tammi Bach explained the Quasi-Judicial hearing procedures along with the approval and denial processes regarding variances.

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

5. OLD BUSINESS

- 5.1 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 recommend approval.

Bill Harris, 1003 Charles Street, Beaufort SC, architect, spoke about the history of the proposed plans and the most recent changes made.

Mark & Jennifer Bailey, 305 Camilo Avenue, Coral Gables, applicants, spoke about changes made to the accessory structure according to prior Board comments.

Member Pozzetta stated that the applicants did a great job with the newest changes. Member Kosack agreed.

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

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to approve HDC case 2020-0046 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0046, as presented, 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.

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

- 5.2 HDC 2020-0051 - NORTH FLORIDA WASTE PRO MANAGEMENT, AGENT FOR RICHARD GOODSSELL, 101 N. 2ND STREET**
Amendment to a previously approved Certificate of Approval (COA) to expand scope to include demolition of concrete block warehouse addition. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommend approval.

Member Morrison inquired about how the additions are classified according to periods of historical significance.

Member Kosack clarified how the masonry joints were connected to the contributing structure.

Toni Zajni, 525 Weatherby Lane, St. Augustine, FL, agent and contractor for the applicant, stated that great care would be taken during demolition so as not to damage the primary structure. Tim Walker, also an agent for the applicant, confirmed that the masonry joints were superficial. He also provided an overview of the demolition process.

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

Member Spino stated that his primary concern was the protection of the contributing structure. He also commented on the quality of the interior structural elements.

Member Morrison stated that those materials are not historic and not part of the HDC's jurisdiction.

Mr. Walker confirmed that there is no concrete plan for the quality wood beams but they would not be disposed of and would be reused/repurposed.

Member Spino requested to add conditions to the motion to approve.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta to approve HDC case 2020-0051 with the following conditions; that every effort be made to recycle and reuse structural materials and that all openings to the primary structure be secured as soon as reasonably possible 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 Waterfront Community Redevelopment Area Design Guidelines and the Land Development Code to warrant approval at this time.

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

6. NEW BUSINESS

There were no New Business items to discuss.

7. BOARD BUSINESS

Member Spino noted that exterior renovations were being performed to the structure at 402 S. 8th Street.

Member Morrison expressed gratitude for Member Kosack's letter written to The Newsleader and The Fernandina Observer regarding the preservation of historic buildings, particularly the one at 231 N. Front Street.

Chair Harrison inquired about OHPA and the customs house and any exterior work that might currently be taken place. Mr. Cumella indicated that he had not spoken to OHPA regarding any current work.

8. STAFF REPORT

8.1 Staff Certificate of Approval - February 2021

8.2 Downtown Design Guidelines Examples

Mr. Cumella stated that he provided these document examples for the Board to look through due to the recent Analysis of Old Town Guidelines.

Members agreed that Fernandina Beach's historic guidelines were less period based than the examples provided.

Member Morrison indicated that the wording on Page 57 of the guidelines was restrictive with regards to building heights. Member Pozzetta also voiced that he felt that the specific wording was potentially detrimental.

Mr. Cumella indicated that common feedback from citizens was that the current guidelines are repetitive and lack specificity. Member Duncan and Member Esclusa agreed.

Mr. Cumella confirmed that the State of Florida currently recommends that guidelines be updated every 5-10 years. He also added that, typically, grants are the usual funding mechanisms for these updates.

Member Morrison inquired about possibly developing an archive system for As Built drawings of all historic structures.

8.3 Old Town Fernandina Analysis and Guidelines Update - 2021
www.fbfl.us/OT2021

Mr. Cumella confirmed that a new survey will be going out to Old Town residents shortly and that the final document with the results of all surveys will be coming out in July 2021.

Mr. Cumella also stated that the Preservation Rehabilitation Assistance Grant (PRAG) launched this week.

9. PUBLIC COMMENT

Chip Ross, 210 N. 3rd Street, commented about a previously mentioned Customs building currently owned by OHPA.

10. ADJOURNMENT 6:30

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair

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.



**HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-30 (AMENDMENT)
APRIL 15, 2021**

Owner/Applicant:	Chism Development Company Inc, agent for Cheryl D'Amico, owner
Property Address:	1021 Someruelus Street (Old Town)
Parcel ID #	00-00-31-1580-0011-0030
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Amendment to previously approved COA to modify porch width

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Conceptual approval was granted at the October 15, 2020 HDC meeting.
Final approval was granted December 17, 2020.

The applicant is requesting a modification in the width of the porch to avoid protruding into the setback. The east side porch extension was inadvertently shifted during foundation construction. The problem that arose from the foundation survey, showed an error in the porch location, which protrudes 30" into the 5" setback. The applicant has a variance application (HDCV 2021-02) being heard concurrently with this application to allow the encroachment into the setback. If the variance is not granted, the applicant wishes to have this modification considered that reduces the width of the porch to comply with setbacks.

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the proposed amendment is compatible with the Old Town Fernandina Historic District.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of this amendment to HDC 2020-30

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to case number HDC 2020-30 **with or without** conditions;

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

That this amendment to HDC case HDC 2020-30, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-30 Application and Backup Materials

EXHIBIT 2 Plans & Elevations (as approved)

EXHIBIT 3 Foundation Survey 03.10.2021

EXHIBIT 4 Plans, Elevations, Site Plan Proposed Revision

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6991****Date Submitted: 3/18/2021**

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 – Contributing \$7,500 |
| ☐ Certificate of Approval (COA): Board Review - Residential Single Family) \$250 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100 |
| ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500 |
| ☐ Demolition of a Primary Structure – Non-Contributing \$1,500 | ☒ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees |

Basis for Review

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

2021 SUBMISSION DEADLINE + MEETING CALENDAR

Application Deadline (4:30pm)	Nov 05 2020	Dec 10 2020	Jan 07 2021	Feb 04 2021	Mar 04 2021	Apr 08 2021	May 06 2021	June 03 2021	<u>Jul 08 2021</u>	Aug 05 2021	Sep 09 2021	Oct 07 2021	Nov 04 2021	Dec 02 2021
Meeting Date	Dec 17 2020	Jan 21 2021	Feb 18 2021	Mar 18 2021	Apr 15 2021	May 20 2021	June 17 2021	<u>Jul 15 2021</u>	Aug 19 2021	Sep 16 2021	Oct 21 2021	Nov 18 2021	Dec 16 2021	Jan 20 2022

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Amendment to Previously Approved COA ▼

APPROVAL TYPE*

Board Approval: Final ▼

See Certificate of Approval Matrix for details

Previously Approved Case #

HDC2020-0030

Have you met with a planner for a pre-application meeting?*

Yes ▼

What was the date of your pre-application meeting?*

9/4/2020

Please apply for a required pre-application meeting using the following link:

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town



Site Address*

1021 Someruelus Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0011-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Cheryl

Last Name*

D'AMico

Mailing Address*

85079 Christian Way Apt. 631

City*

Yulee

State*

FL

Zip Code*

32097

Telephone Number*

904-491-0728

E-mail Address*

chismdev@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?*

Yes

First Name*

Wayne

Last Name*

Chism

Company (if applicable)

Chism Development Company, Inc.

Street Address

97010 Elk Creek Court

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-491-0728

E-mail Address

chismdev@gmail.com

Project Description*

This request for a change in location in regards to the new construction home being built at 1021 Someruelus Street, with COA number HDC2020-0030. The East side porch extension was inadvertently shifted during foundation construction. The problem that arose from the foundation survey, showed an error in the porch location, which protrudes 30" into the 5" setback. We are requesting a modification in the width of the porch to avoid protruding into the setback.

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

Design Vision Statement*

Everything else remains the same as the original plans and application.

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, craftsmanship, 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
	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
		(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

(Name/Number)

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

Upload 1

13420 DAmico 3-10-21
revised site (1).pdf

Upload 2

03.10.21 Updated
Survey.pdf

Upload 3

Executed Owners
Authorization.pdf

Upload 4

No f...osen

Upload 5

No f...osen

Upload 6

No f...osen

Upload 7

No f...osen

Upload 8

No f...osen

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*

Wayne

Applicant Last Name*

Chism

Today's Date*

3/18/2021



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 Michael & Cheryl A. D'Amico
(print name of property owner(s))

hereby authorize: Chism Development Company, Inc.
(print name of agent)

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

Cheryl A. D'Amico
(Signature of owner)

Michael R. D'Amico
(Signature of owner)

CHERYL A. D'AMICO
(Print name of owner)

MICHAEL R. D'AMICO
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

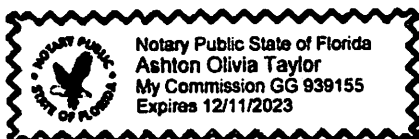
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 05 day
of November, 2020, by Cheryl A. D'Amico

Ashton Olivia Taylor
Notary Public

Ashton Olivia Taylor
Printed Name

12/11/2023
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



D'Amico Residence

Old Town



NEW STREET ELEVATIONS

WORKING PLANS

October 29, 2020

BUILDING DATA
FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL
USE GROUP = R5
CONSTRUCTION TYPE = 5B
TOTAL BLDG. SF = 2,429 SF (INCLUDES TOP FLOOR OF GARAGE)
TOTAL STRUCTURAL VOLUME = 24,092 CF
BUILDING COVER (Not Impervious) = 2,265 SF

LIST OF DRAWINGS		
DATE	PAGE #	TITLE
10-29-20	T-1	TITLE SHEET
10-29-20	S-1	SITE PLANS
10-29-20	A-1	MAIN HOUSE ELEVATIONS
10-29-20	A-2	FIRST & SECOND FLOOR PLANS
10-29-20	A-3	FOUNDATION & FIRST FLOOR STRUCTURAL PLAN
10-29-20	A-4	SECOND FLOOR & ROOF STRUCTURAL PLANS
10-29-20	A-5	MAIN HOUSE ELECTRICAL PLANS
10-29-20	A-6	GARAGE ELEVATIONS
10-29-20	A-7	GARAGE PLANS
2-21-19	DTL-1	DETAILS SHEET
2-21-19	DTL-2	DETAILS SHEET
5-11-18	TJ1/HD FL.	ENGINEERED LUMBER & HOLD DOWN DETAILS
4-19-16	FR15	ADDITIONAL CONSTRUCTION DETAILS

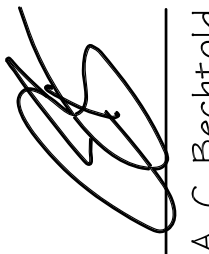
DAYMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

THESE DESIGNS ARE THE PROPERTY OF AND WILL REMAIN THE PROPERTY OF AND BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR OTHER APPLICATION OF THESE DESIGNS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. ANY REUSE OF THESE DESIGNS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT SHALL BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA

David W. Shorten
N.Y. RA


A. C. Bechtold
AR 95123

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

GEORGE WRAY THOMAS
Professional Engineer

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

GEORGE WRAY THOMAS
Professional Engineer

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:

Date:
10-29-20

File No:

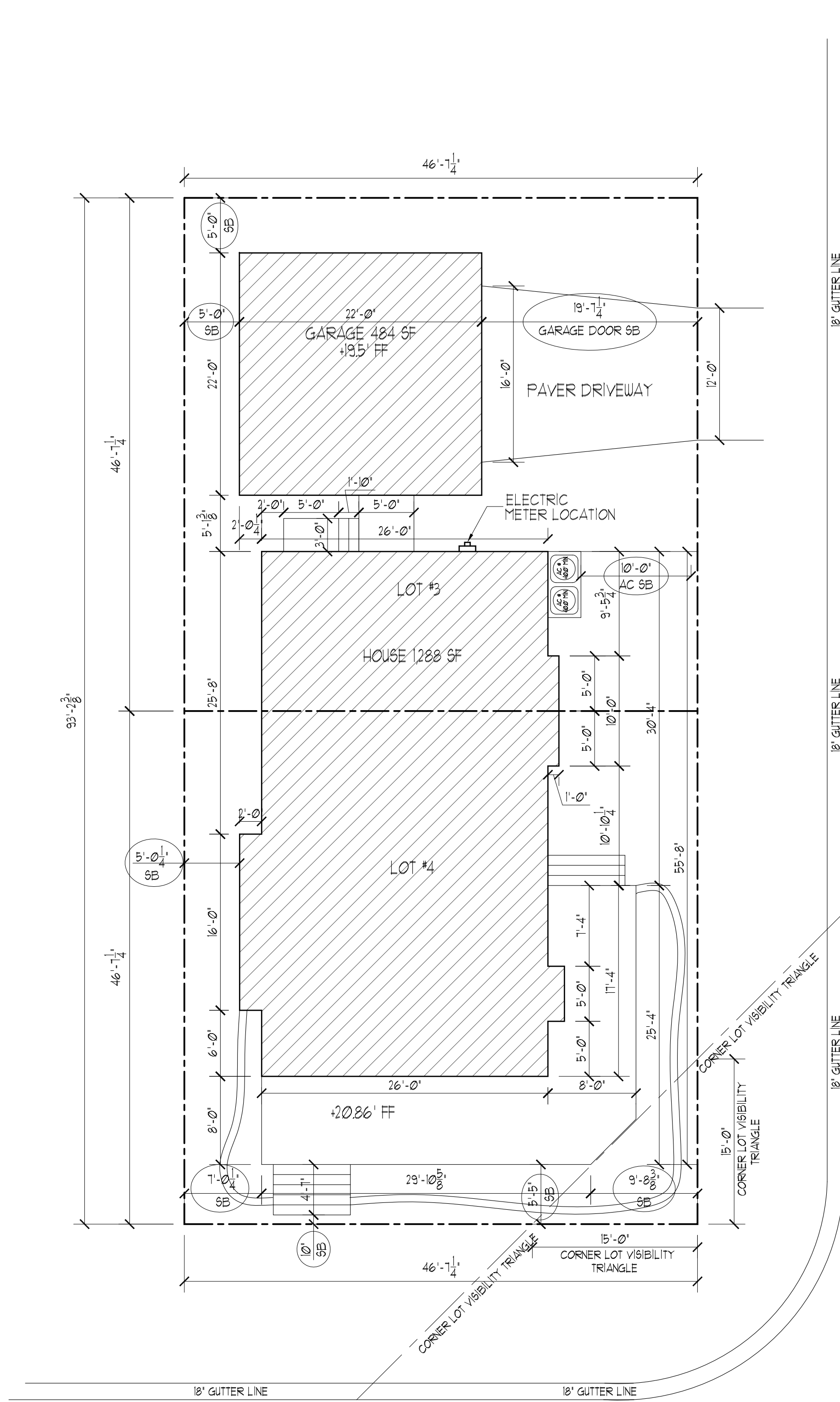
Scale:
AS NOTED

Dwg. No.
13420

Drawn:
WAG

Checked:
GWT

T = 1

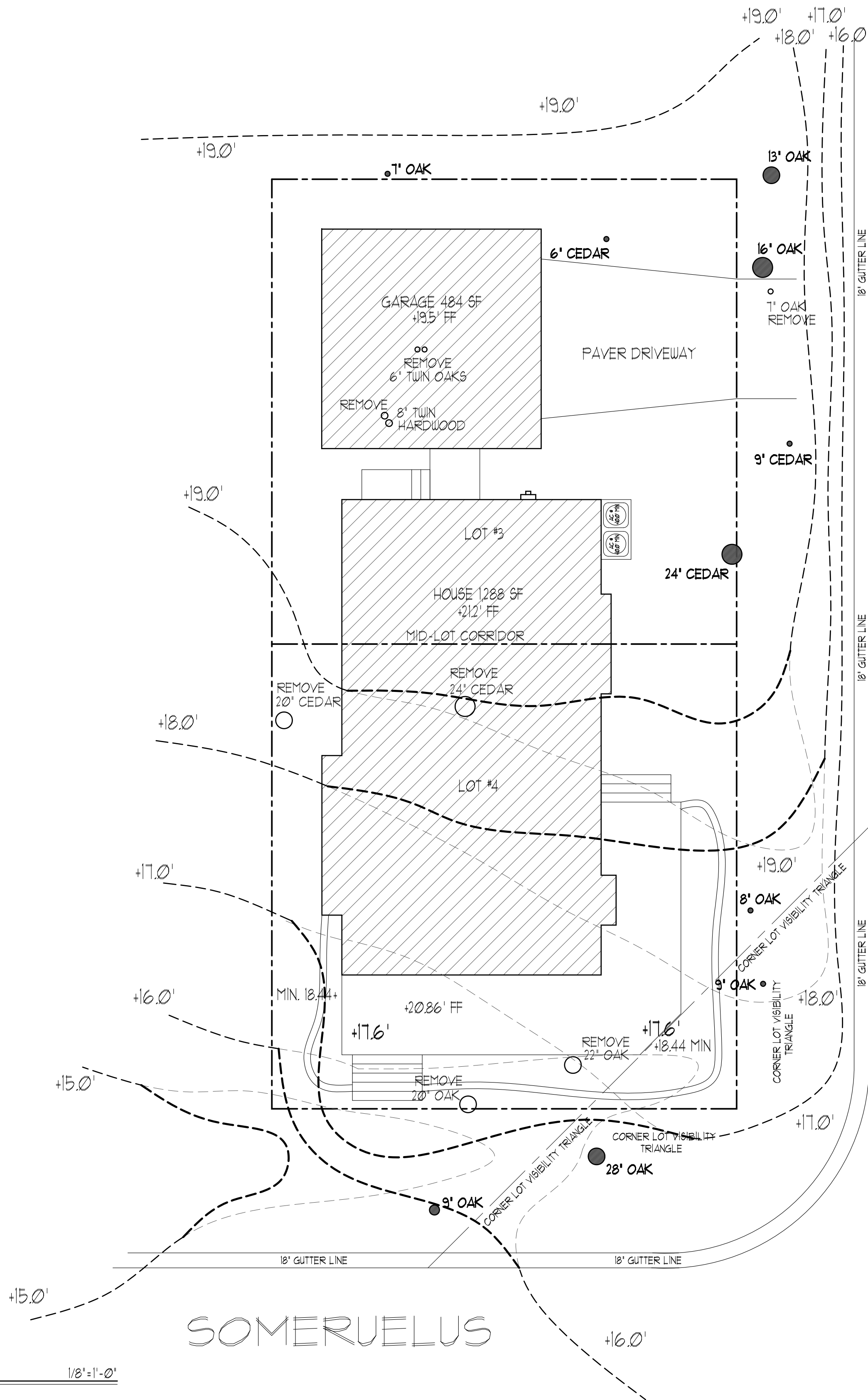


NEW STREET



PLOT PLAN

LOT AREA: 4,343 SF
BUILDING COVERAGE: 1,112 SF, 40.8%
(1,954 SF @ 45% MAX ALLOWED)



SOMERVELUS

1/8"=1'-0"

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

George W. Thomas
Professional Engineer
NJ, PE, RA; Pa, PE, RA; Fla, PE

ANDREW C. BECHTOLD

Registered Architect

Andrew C. Bechtold
NJ, RA; Md, RA; Fla, RA; Ga, RA
10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 927-5050

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:

Date:
10-29-20

File No:

Scale:
AS NOTED

13420

Drawn:
WAG

Dwg. No.

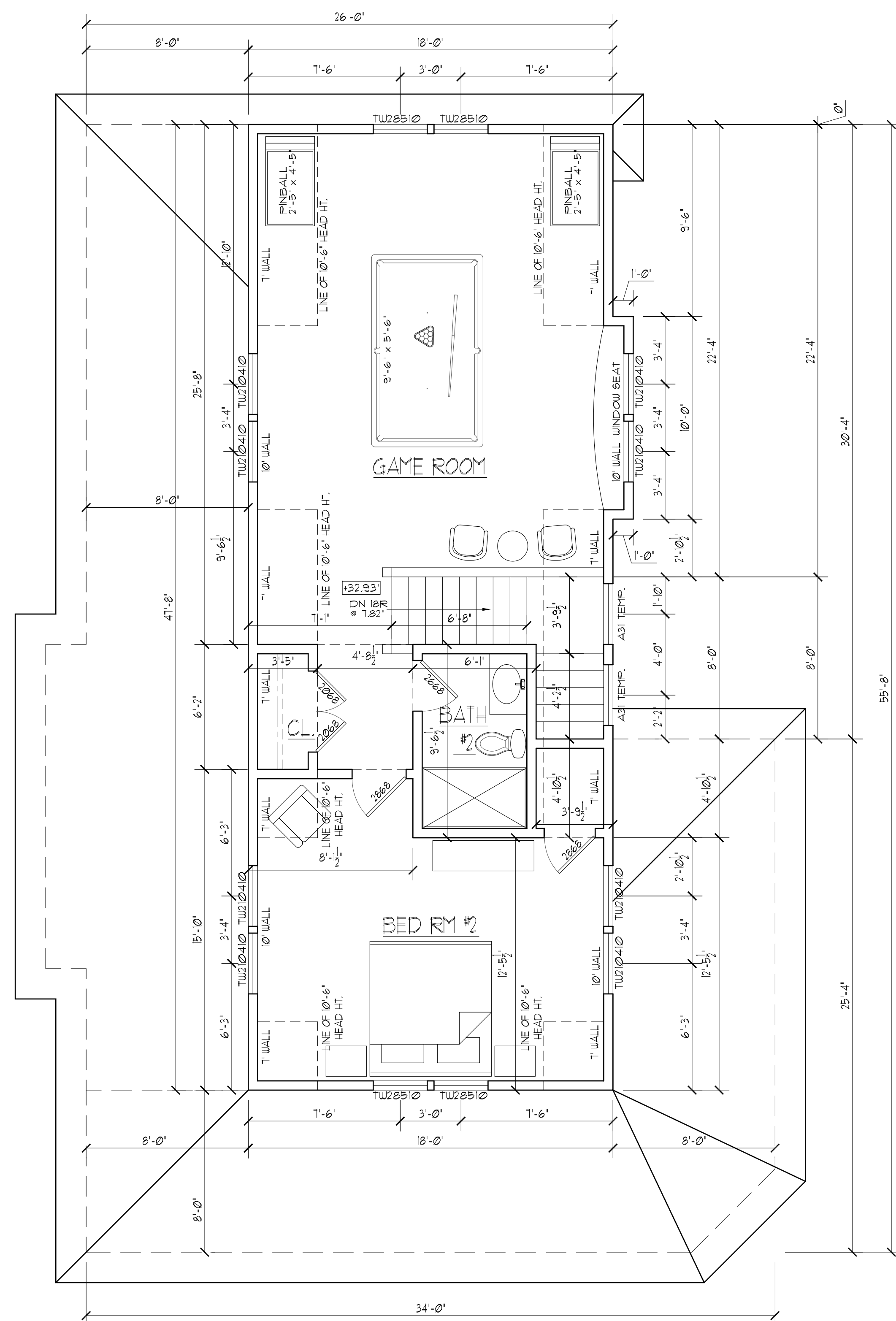
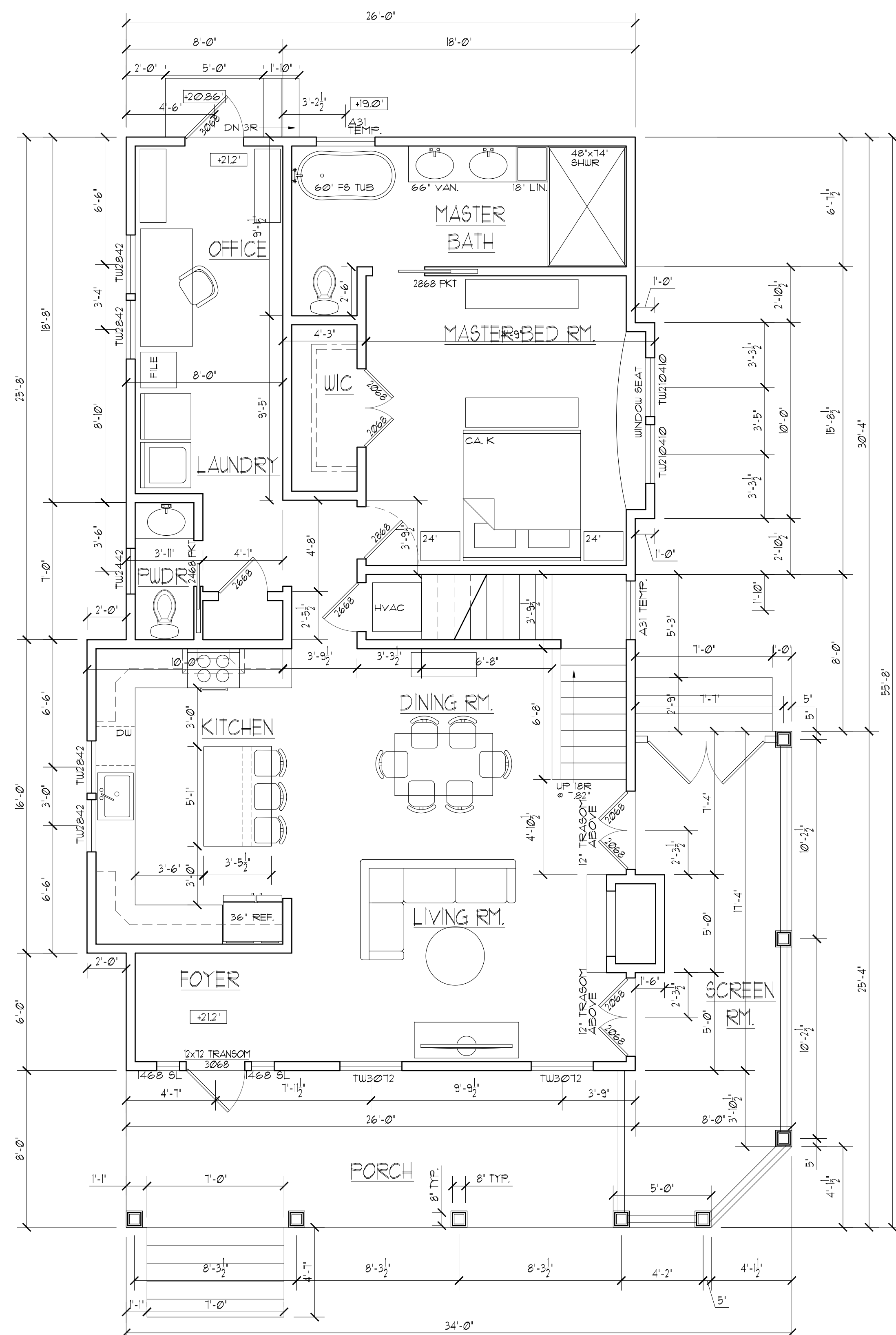
Checked:
GWT

S-1

DAMICO RESIDENCE

OLD TOWN

LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA



GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

W. M. Thomas
 598 SHORE ROAD
 SOMERS POINT, NJ
 TELEPHONE: (609) 927-5050

10350 WEST BAY HARBOR DRIVE
 BAY HARBOR ISLAND, FLORIDA
 TELEPHONE: (305) 865-8553

George W. Thomas N.J. PE, RA; Pa. PE, RA; Fla. PE	Andrew C. Bechtold N.J. RA; Md. RA; Fla. RA; Ga. RA	David W. Shorten N.Y. RA
--	--	-----------------------------

Andrew C. Bechtold J. RA; Md. RA; Fla. RA; Ga. RA	David W. Shorten N.Y. RA
--	-----------------------------

V. Shorten
N.Y. RA

ANDREW C. BECHTOLD
Registered Architect

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10350 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS. IN NO EVENT SHALL THE ADDRESS BE USED FOR ANY OTHER PROJECT. THE AUTHOR OF THESE DOCUMENTS HAS BEEN DESIGNATED BY THE COMMON LAW STATUTE AND OTHER LEGISLATION AS THE OWNER OF ALL RESERVED RIGHT INCLUDING THE COPYRIGHT. THESE DOCUMENTS AND DESIGNS ARE NOT AVAILABLE FOR REUSE BY ANY OTHER PARTY OR ADDITIONS TO THIS PROJECT ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECT IS STRICTLY PROHIBITED. NOTE THAT ANY USE OF THESE PLANS WITHOUT PROPER PERMISSION IS A VIOLATION OF OUR WRITTEN POLICY. ANY REUSE WITHOUT WRITTEN APPROVAL WILL BE CONSIDERED COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER WE CAN TO PROTECT OUR RIGHTS.

DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS. IN NO EVENT SHALL THE ADDRESS BE USED FOR ANY OTHER PROJECT. THE AUTHOR OF THESE DOCUMENTS HAS BEEN DESIGNATED AS SUCH BY ALL COMMON LAW STATUTES AND OTHER LEGISLATION. THESE DOCUMENTS ARE RESERVED RIGHT INCLUDING THE COPYRIGHT. THESE DOCUMENTS AND DESIGNS ARE NOT AVAILABLE FOR REUSE BY ANY OTHER PARTY OR ADDITIONS TO THIS PROJECT ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECT IS STRICTLY PROHIBITED. NOTE THAT ANY USE OF THESE PLANS WITHOUT PROPER PERMISSION IS A VIOLATION OF OUR WRITTEN AGREEMENT AND WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER WE CAN TO PROTECT OUR RIGHTS.

DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS. IN NO EVENT SHALL THE ADDRESS BE USED FOR ANY OTHER PROJECT. THE AUTHOR OF THESE DOCUMENTS HAS BEEN DESIGNATED AS SUCH BY ALL COMMON LAW STATUTES AND OTHER LEGISLATION. THESE DOCUMENTS ARE RESERVED RIGHT INCLUDING THE COPYRIGHT. THESE DOCUMENTS AND DESIGNS ARE NOT AVAILABLE FOR REUSE BY ANY OTHER PARTY OR ADDITIONS TO THIS PROJECT ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECT IS STRICTLY PROHIBITED. NOTE THAT ANY USE OF THESE PLANS WITHOUT PROPER PERMISSION IS A VIOLATION OF OUR WRITTEN AGREEMENT AND WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER WE CAN TO PROTECT OUR RIGHTS.

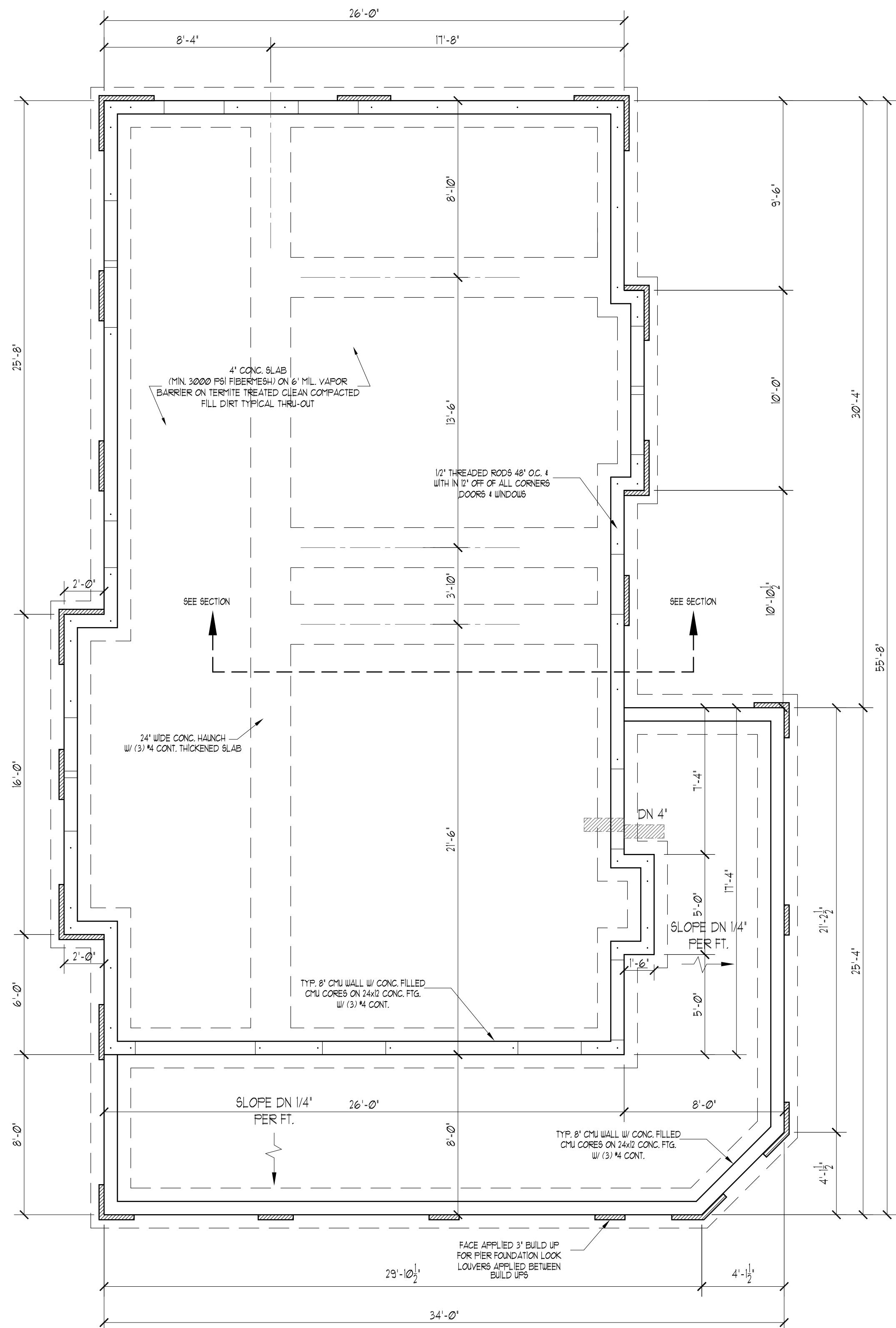
DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS. INLESS OTHERWISE PROVIDED, THE USER OF THESE DOCUMENTS SHALL BE DEEMED TO HAVE AGREED TO THE FOLLOWING TERMS AND CONDITIONS OF USE. ALL RIGHTS RESERVED INCLUDING THE COMMON LAW STATUTE AND OTHER RESERVED RIGHT INCLUDING THE COPYRIGHT. THESE DOCUMENTS AND DESIGNS ARE NOT AVAILABLE FOR REUSE BY ANY OTHER PARTY OR ADDITIONS TO THIS PROJECT ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECT IS STRICTLY PROHIBITED. NOTE THAT ANY USE OF THESE PLANS WITHOUT PROPER PERMISSION IS A VIOLATION OF OUR WRITTEN AGREEMENT AND WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER WE CAN TO PROTECT OUR RIGHTS.

DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS. INLESS OTHERWISE PROVIDED, THE USER OF THESE DOCUMENTS SHALL BE DEEMED TO HAVE AGREED TO THE FOLLOWING TERMS AND CONDITIONS OF USE. ALL RIGHTS RESERVED INCLUDING THE COMMON LAW STATUTE AND OTHER RESERVED RIGHT INCLUDING THE COPYRIGHT. THESE DOCUMENTS AND DESIGNS ARE NOT AVAILABLE FOR REUSE BY ANY OTHER PARTY OR ADDITIONS TO THIS PROJECT ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECT IS STRICTLY PROHIBITED. NOTE THAT ANY USE OF THESE PLANS WITHOUT PROPER PERMISSION IS A VIOLATION OF OUR WRITTEN AGREEMENT AND WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER WE CAN TO PROTECT OUR RIGHTS.

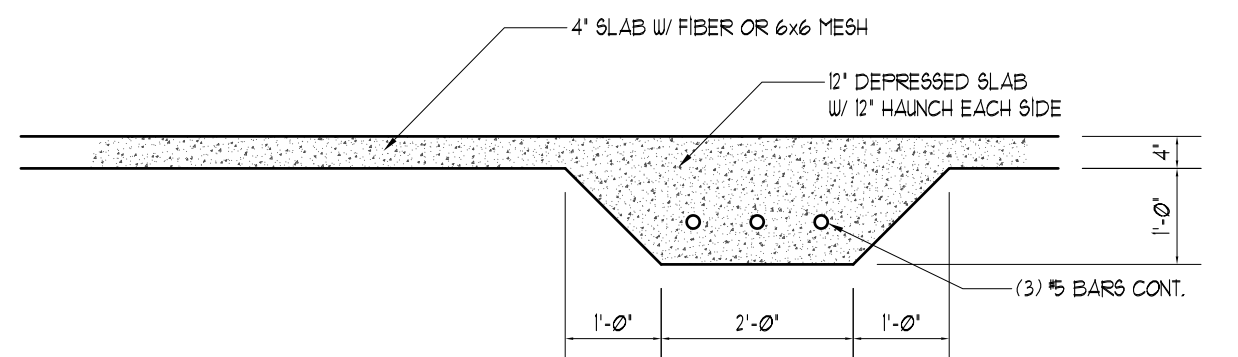
DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS. IN NO EVENT SHALL THE ADDRESS BE USED FOR ANY OTHER PROJECT. THE AUTHOR OF THESE DOCUMENTS HAS BEEN DESIGNATED AS SUCH BY ALL COMMON LAW STATUTES AND OTHER LEGISLATION. THESE DOCUMENTS ARE RESERVED RIGHT INCLUDING THE COPYRIGHT. THESE DOCUMENTS AND DESIGNS ARE NOT AVAILABLE FOR REUSE BY ANY OTHER PARTY OR ADDITIONS TO THIS PROJECT ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECT IS STRICTLY PROHIBITED. NOTE THAT ANY USE OF THESE PLANS WITHOUT PROPER PERMISSION IS A VIOLATION OF OUR WRITTEN POLICY. ANY REUSE WITHOUT WRITTEN APPROVAL WILL BE CONSIDERED COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER WE CAN TO PROTECT OUR RIGHTS.

DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS. INLESS OTHERWISE PROVIDED, THE USER OF THESE DOCUMENTS SHALL BE DEEMED TO HAVE AGREED TO THE FOLLOWING TERMS AND CONDITIONS: THESE DOCUMENTS ARE THE PROPERTY OF GAIL THOMAS ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS. THESE DOCUMENTS ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS. THESE DOCUMENTS ARE TO BE USED ONLY FOR THE PROJECT AND FOR SOLELY ON THIS PROJECT ADDRESS.

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

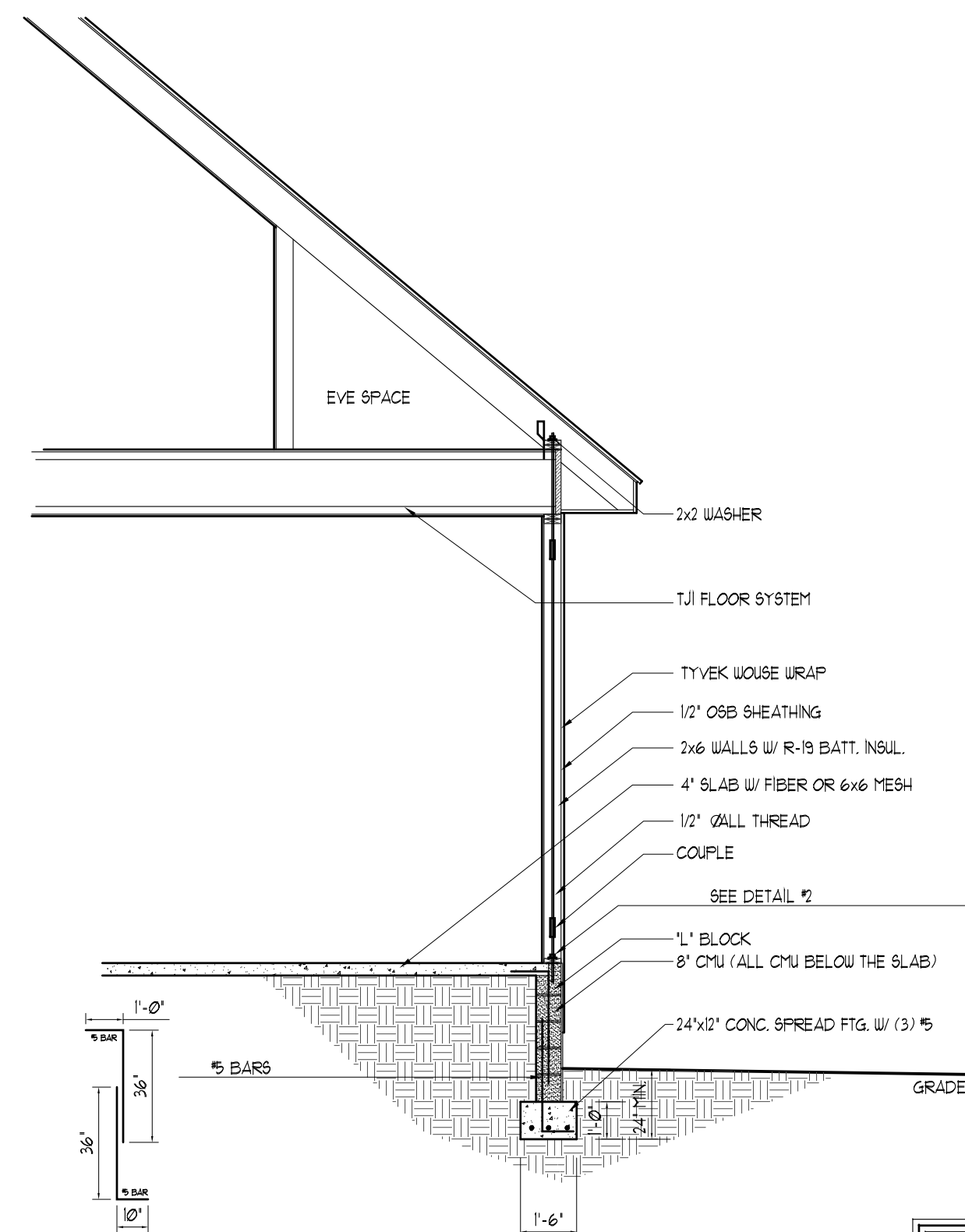
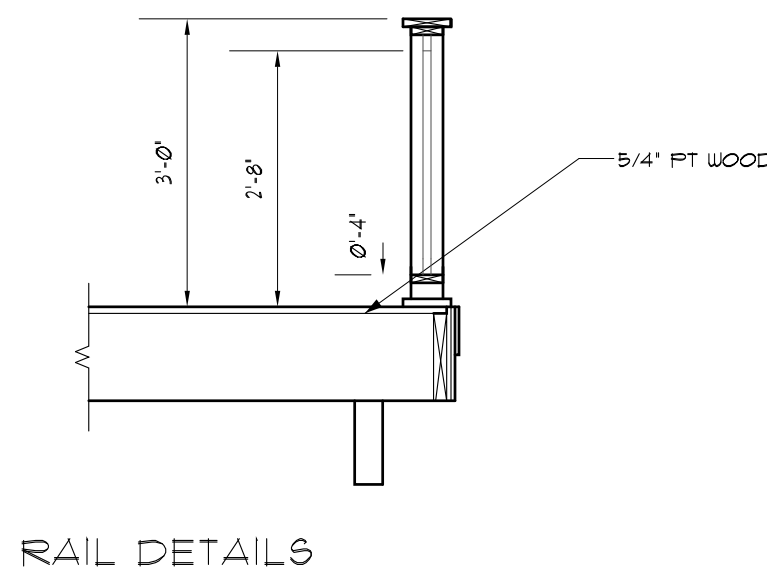


FOUNDATION PLAN

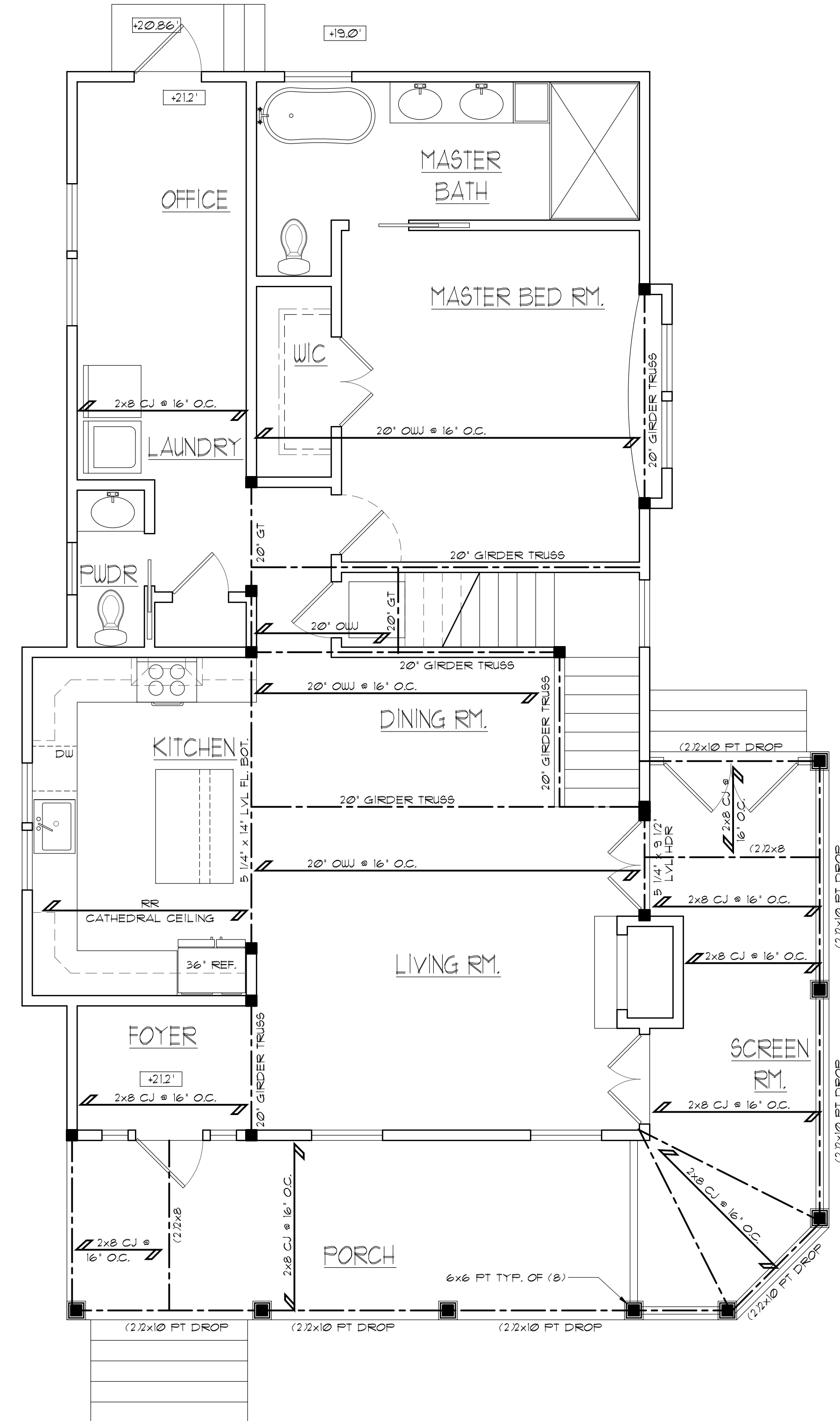


WALL DETAIL #1

EXTERIOR WALLS & SHEAR WALLS



WALL DETAIL #2



FIRST FLOOR PLAN

1/65 SF

HEADER SCHEDULE	
ALL HEADERS ARE (2x10) UNLESS OTHERWISE NOTED	

POST LEGEND	
□	POST FROM ABOVE
■	MIN (3) 2x WALL THICKNESS UNLESS OTHERWISE NOTED

GEORGE WRAY THOMAS

Professional Engineer

George W. Thomas
Professional Engineer
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
FILE 0051749

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:	
Date: 10-29-20	File No:
Scale: 1/4" = 1'-0"	13420
Drawn: WAG	Dwg. No.
Checked: GWT	A-3

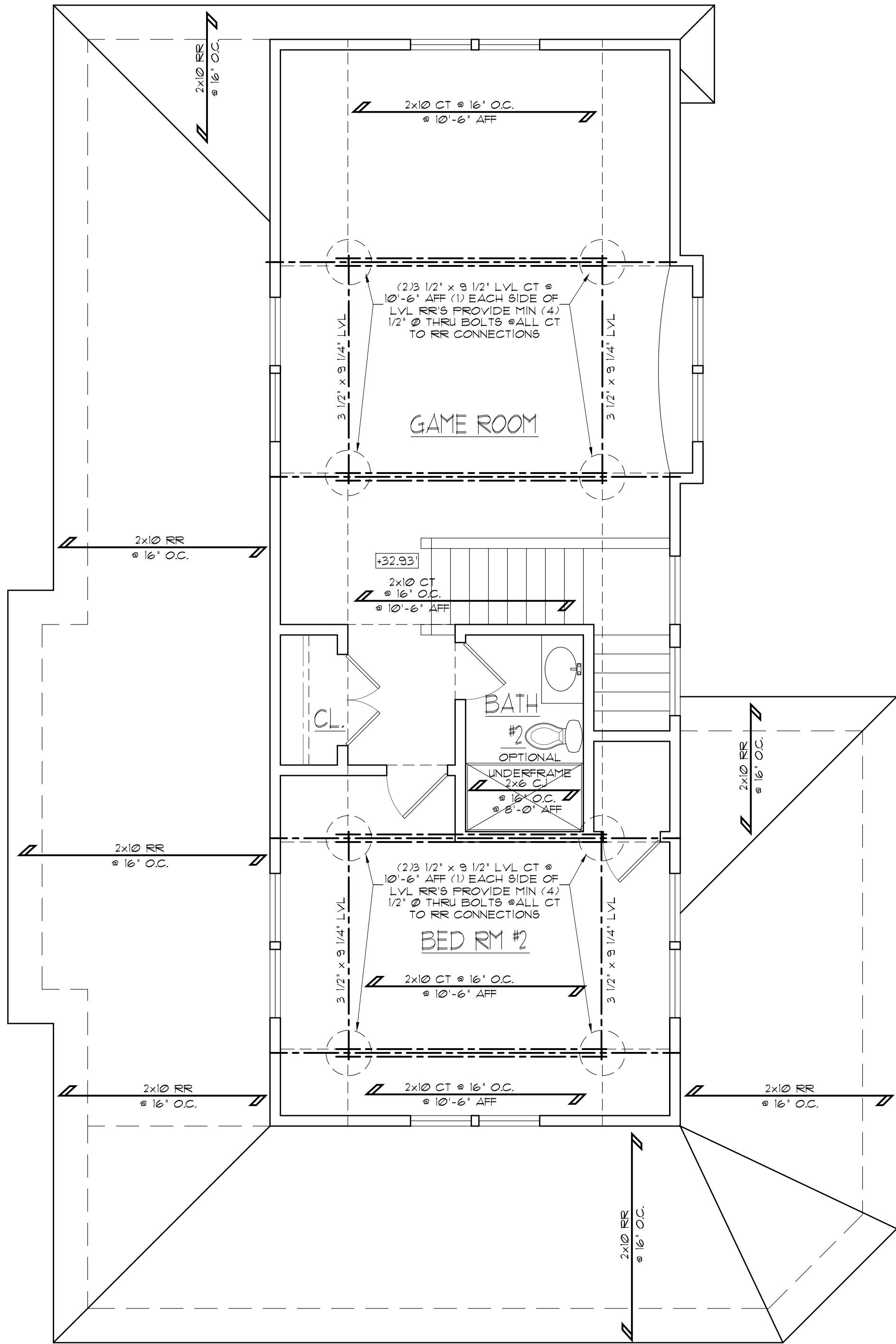
GEORGE WRAY THOMAS
Professional Engineer
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
FILE 0051749

ANDREW C. BECHTOLD
Registered Architect

Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA
10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

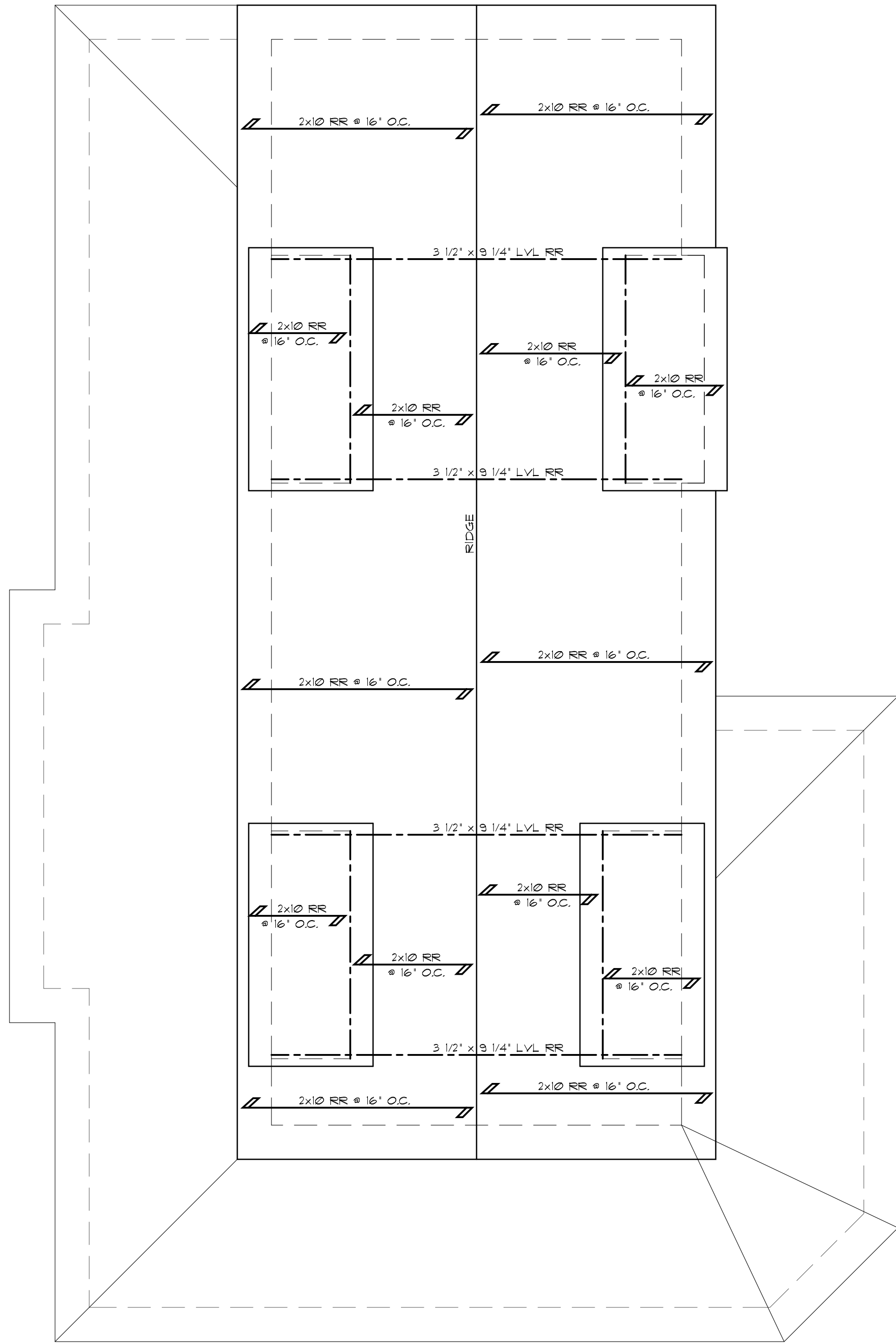
DAIMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA



SECOND FLOOR PLAN 688 SF

HEADER SCHEDULE	
ALL HEADERS ARE 12X18 UNLESS OTHERWISE NOTED	

POST LEGEND	
□	POST FROM ABOVE
■	MIN 12" WALL THICKNESS UNLESS OTHERWISE NOTED



ROOF PLAN

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

George W. Thomas
Professional Engineer
F.L.P.E. 0051749

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

George W. Thomas
N.J. P.E. RA; Pa. P.E. RA; Fla. P.E.

Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA

David W. Shorten
N.Y. RA

ANDREW C. BECHTOLD
Registered Architect

A. C. Bechtold
AR 95123

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:

Date:
10-29-20

File No:

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

13420

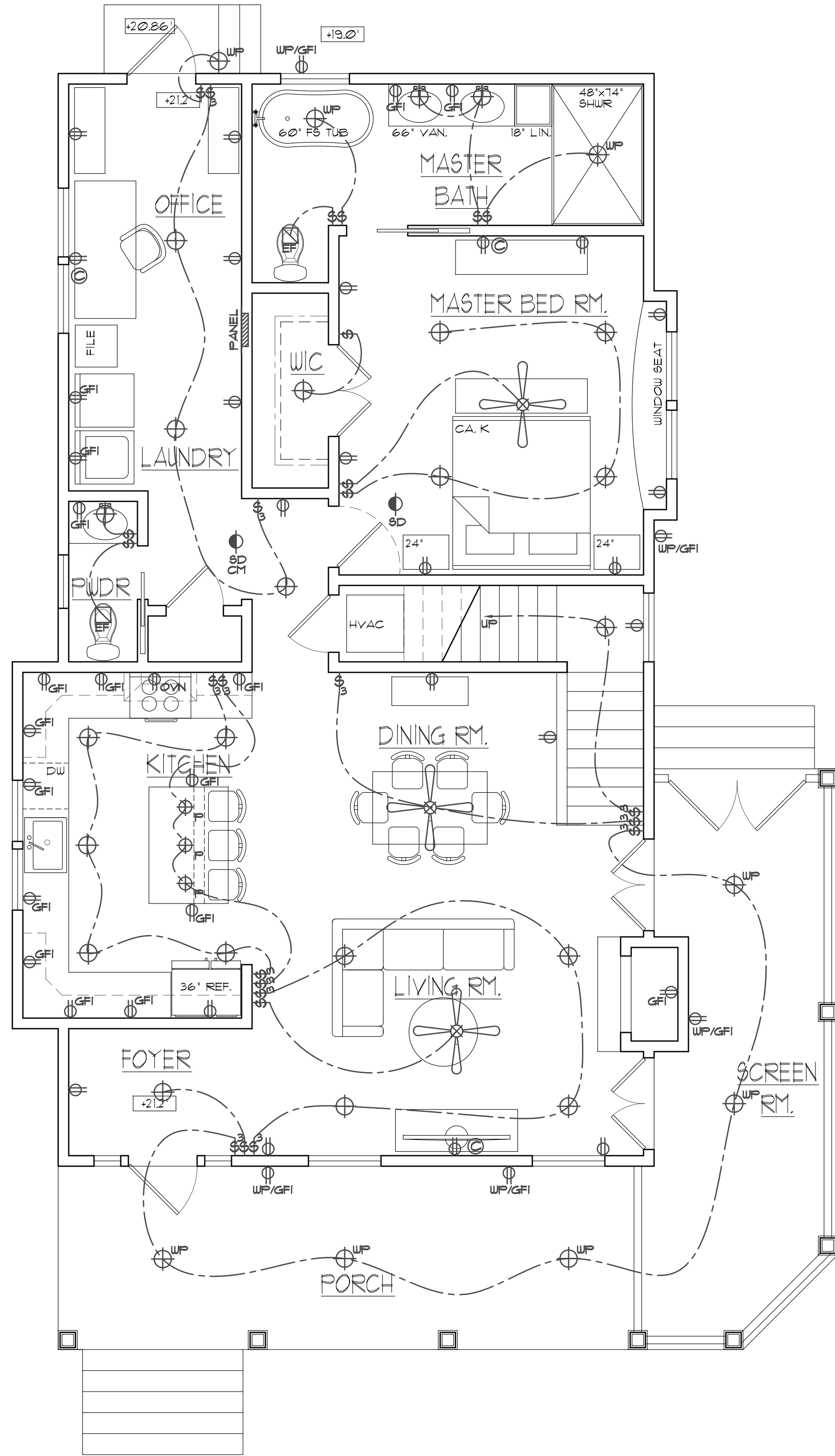
Drawn:
WAG

Dwg. No.

Checked:
GWT

A-4

DAYCO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA



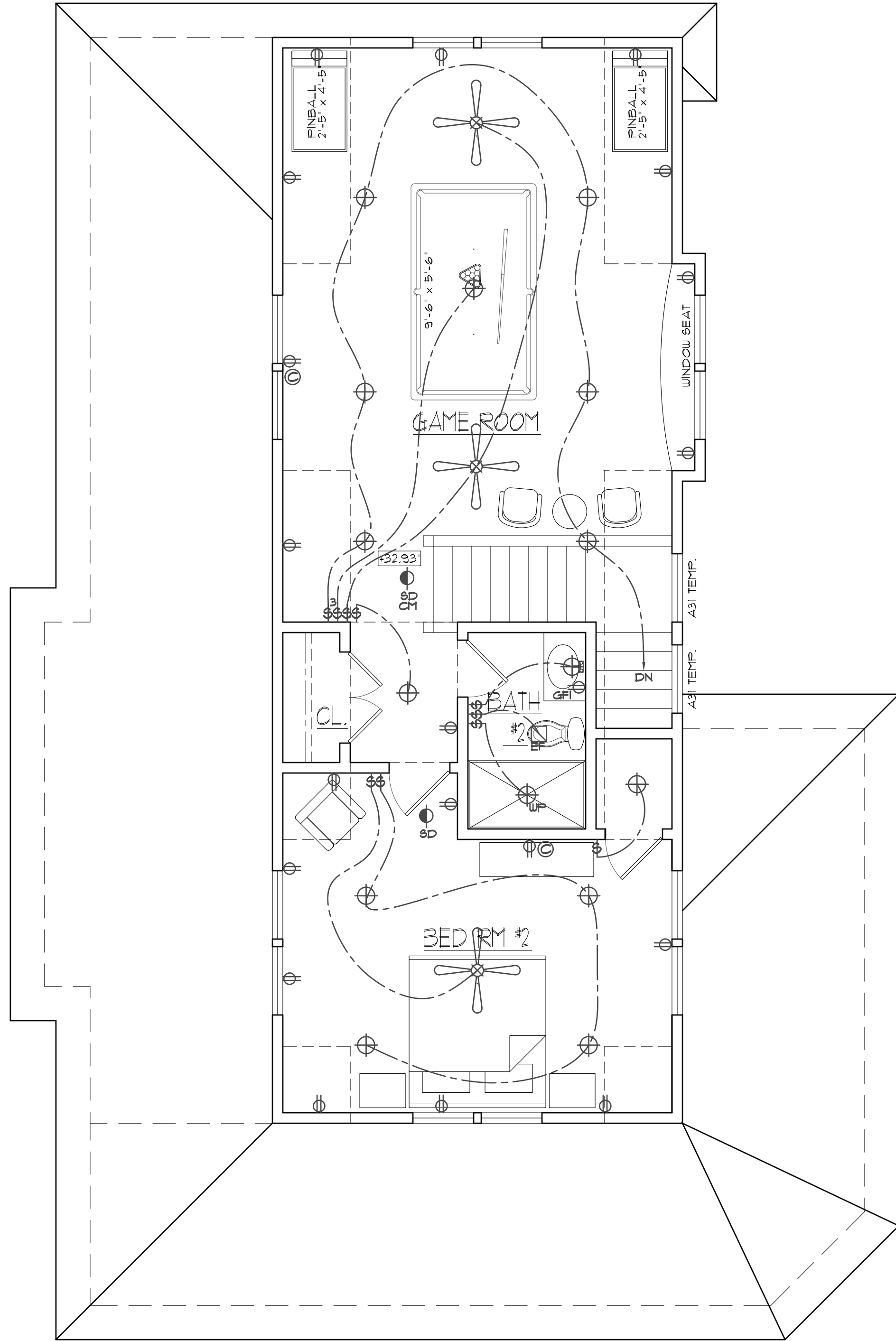
FIRST FLOOR PLAN

1165 SF

NOTE:
- ALL CEILING FANS TO HAVE LIGHTS.
- SD'S MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES.
- BATHROOM DOORS W/ TUB / SHOWER, 4 HVAC SUPPLY OUTLETS, TYP.
- CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS

ELECTRICAL LEGEND

- | | | |
|----------------------------------|-----------------------|----------------|
| ELECTRIC FAN | OUTLET | CHANDELIER |
| CABLE | GFI OUTLET | |
| SMOKE DETECTOR | WATERPROOF GFI OUTLET | |
| SMOKE DETECTOR & CARBON MONOXIDE | LIGHT | FAN WITH LIGHT |
| ELECTRIC SWITCH | PENDANT LIGHT | |
| ELECTRICAL PANEL | WATERPROOF LIGHT | FLOOR OUTLET |



SECOND FLOOR PLAN

688 SF

NOTE:
- ALL CEILING FANS TO HAVE LIGHTS.
- SD'S MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES.
- BATHROOM DOORS W/ TUB / SHOWER, 4 HVAC SUPPLY OUTLETS, TYP.
- CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

THESE DESIGNS ARE THE PROPERTY OF GEORGE WRAY THOMAS ARCHITECT. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DESIGNS WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT IS STRICTLY PROHIBITED. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DESIGNS WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT IS STRICTLY PROHIBITED.

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA

David W. Shorten
N.Y. RA

ANDREW C. BECHTOLD
Registered Architect

10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

A. C. Bechtold
AR 95123

GEORGE WRAY THOMAS
Professional Engineer

GEORGE WRAY THOMAS
Professional Engineer

10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

G.W. Thomas
E.P.E. 00051749

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:

Date:
10-29-20

File No:

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

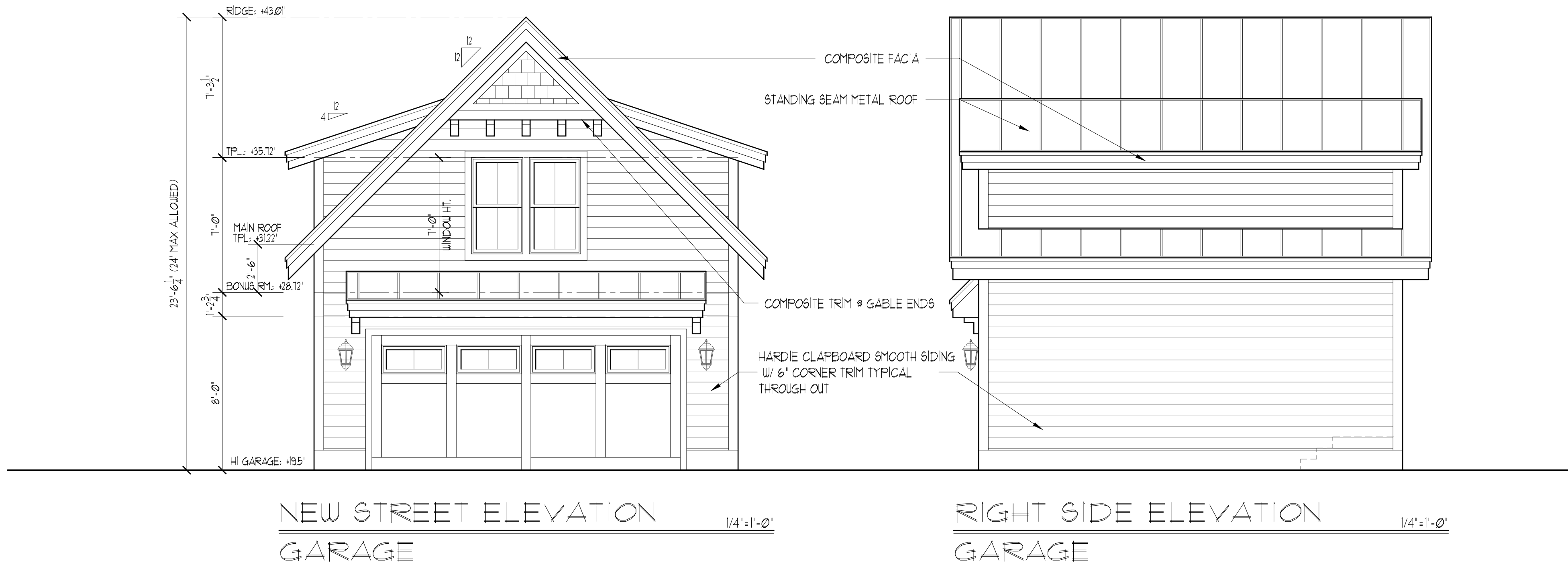
13420

Drawn:
WAG

Dwg. No.

Checked:
GWT

A-5



DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

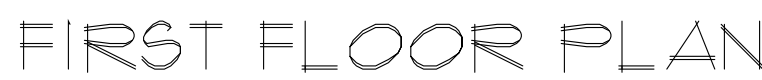
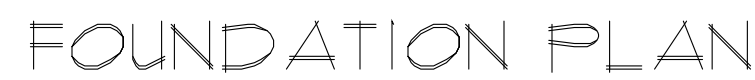
THESE DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF THE DESIGN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS.

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE
Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA
David W. Shorten
N.Y. RA
ANDREW C. BECHTOLD
Registered Architect
10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
BAY HARBOR, (305) 865-8533
599 SHORE ROAD
SOMERS POINT, NJ
A. C. Bechtold
AR 95123
TELEPHONE: (609) 927-5050

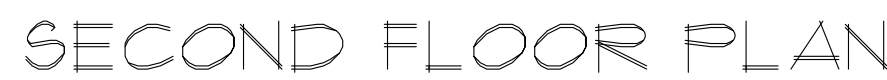
GEORGE WRAY THOMAS
Professional Engineer
10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
BAY HARBOR, (305) 865-8533
599 SHORE ROAD
SOMERS POINT, NJ
George W. Thomas
E.P.E. 0051749
TELEPHONE: (609) 927-5050

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:
Date: 10-29-20 File No:
Scale: 1/4" = 1'-0" 13420
Drawn: WAG Dwg. No.
Checked: GWT A=6



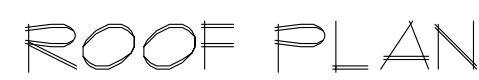
HEADER SCHEDULE
ALL HEADERS ARE (2)2x10 UNLESS
OTHERWISE NOTED



POST LEGEND

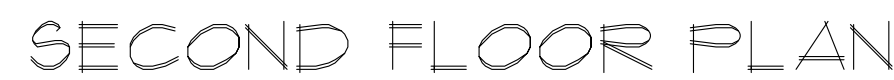
□ POST FROM ABOVE

■ MIN (3) 2X WALL THICKNESS
UNLESS OTHERWISE NOTED



576 SF

NOTE: ALL INTERIOR DOORS TO BE SOLID CORE 3 PANEL SHAKER STYLE



576 SF

NOTE: ALL INTERIOR DOORS TO BE SOLID CORE 3 PANEL SHAKER STYLE

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10350 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

DAMICO RESIDENCE

OLD TOWN

LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY ON THIS PROJECT FOR ADDRESS, UNLESS OTHERWISE PROVIDED. GAIL THOMAS ARCHITECTURE SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY, AND OTHER RESERVED RIGHT INCLUDING THE COPYRIGHT. THESE DOCUMENTS AND DESIGN ARE NOT BE AVAILABLE FOR REUSE ON ANY OTHER PROJECT. THIS PROJECT OR ANY OTHER PROJECT, IN ANY MANNER WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECT IS STRICTLY PROHIBITED. NOTE THAT ANY USE OF THESE PLANS WITHOUT PROPER CONFIRMATION AND WITHOUT OUR WRITTEN APPROVAL WILL CONSIDERED COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER

Andrew C. Bechtold J. RA; Md. RA; Fla. RA; Ga. RA	David W. Shorten N.Y. RA
--	-----------------------------

George W. Thomas
D.J. PE, RA; Pa. PE, RA; Fla. PE

ANDREW C. BECHTOLD
Registered Architect

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10350 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

A. C. Bechtol
AR 95123

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:

Date:
10-29-20

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

Drawn:
WAG

Checked:
GUT

File No:

13420

Dwg. No.

$$\Delta =$$

D'Amico Residence

Old Town



NEW STREET ELEVATIONS

PERMIT PLANS
October 30, 2020
Revised 3-10-21

BUILDING DATA
FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL
USE GROUP = R5
CONSTRUCTION TYPE = 5B
FLOOD ZONE = X ZONE
TOTAL BLDG. SF = 2,429 SF (INCLUDES TOP FLOOR OF GARAGE)
TOTAL STRUCTURAL VOLUME = 24,092 CF
BUILDING COVER (Not Impervious) = 2,265 SF

LIST OF DRAWINGS		
DATE	PAGE #	TITLE
3-10-21	T-1	TITLE SHEET
3-10-21	S-1	SITE PLANS
3-10-21	A-1	MAIN HOUSE ELEVATIONS
3-10-21	A-2	FIRST & SECOND FLOOR PLANS
3-10-21	A-3	FOUNDATION & FIRST FLOOR STRUCTURAL PLAN
3-10-21	A-4	SECOND FLOOR & ROOF STRUCTURAL PLANS
3-10-21	A-5	MAIN HOUSE ELECTRICAL PLANS
3-10-21	A-6	GARAGE ELEVATIONS
3-10-21	A-7	GARAGE PLANS
10-30-20	A-8	DETAILS & NOTES
10-30-20	A-9	FRAMING DETAILS
10-30-20	A-10	FRAMING DETAILS CONT.

D'AMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:
3-10-21

Date:
10-30-20

Scale:
AS NOTED

Drawn:
WAG

Checked:
GWT

File No:

13420

Dwg. No.

T-1

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA

David W. Shorten
N.Y. RA

GEORGE WRAY THOMAS
Professional Engineer

10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

ANDREW C. BECHTOLD
Registered Architect

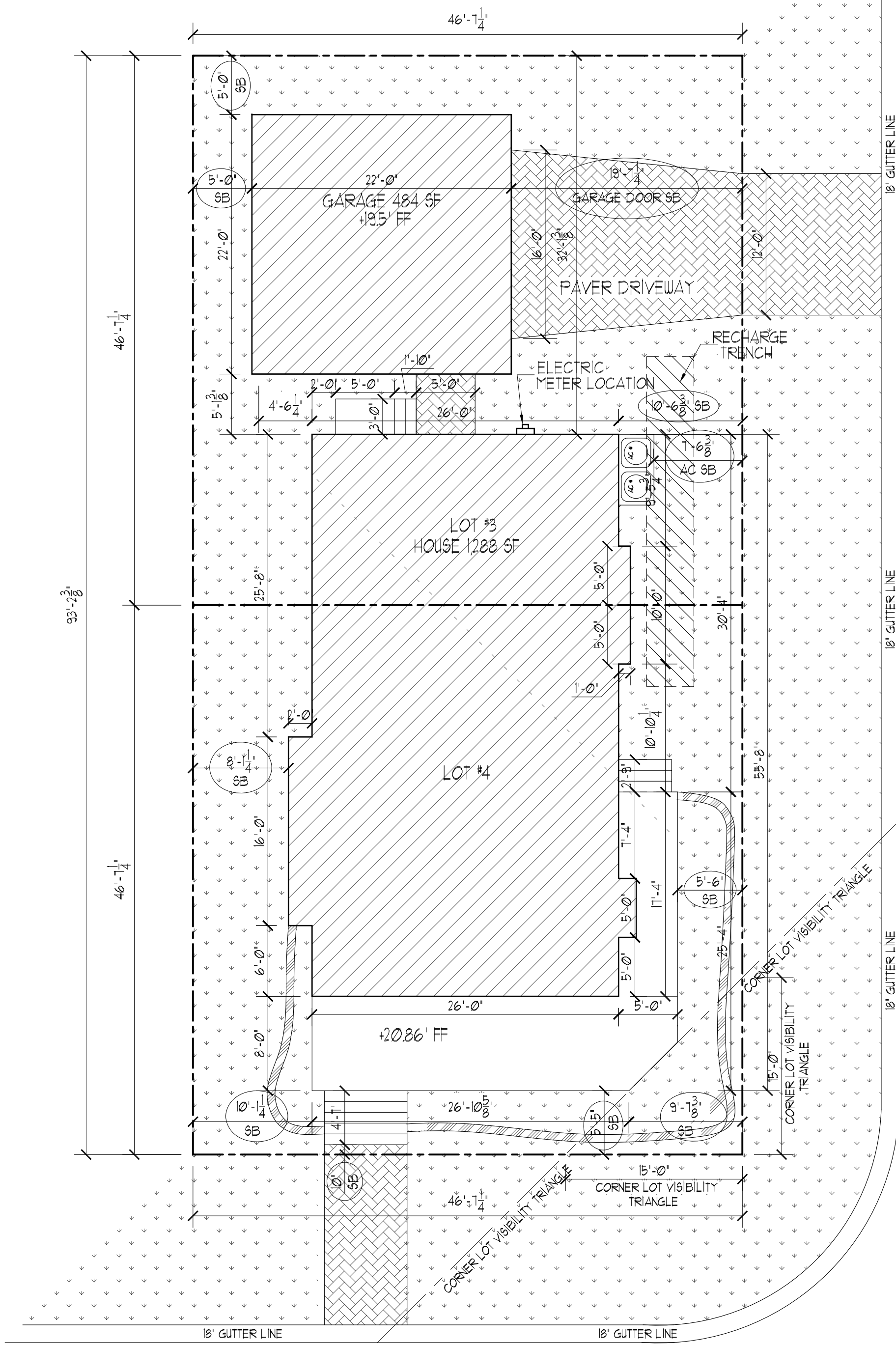
10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

GEORGE WRAY THOMAS
Professional Engineer

10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

ANDREW C. BECHTOLD
Registered Architect

10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533



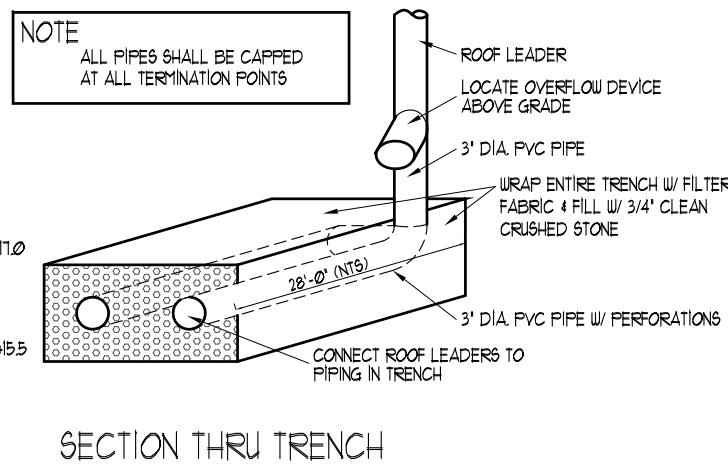
NEW STREET

PLOT PLAN

LOT AREA: 4,343 SF
BUILDING COVERAGE: 1,112 SF, 40.8%
(1,954 SF @ 45% MAX ALLOWED)
IMPERVIOUS COV: 2,563 SF, 59%
GRASS OPEN: 1,780 SF, 41%

RECHARGE CALCULATIONS

LOT SIZE = 4,343 SF
AMOUNT OF IMPERVIOUS COVER TO BE MITIGATED = 5% / 211 SF
RAINFALL FOR A 30 YEAR / 24 HOUR STORM = 6.8" (LTS)
ASSUME 50% OF STORM VOLUME TO DISSIPATE IN 24 HOURS
50% TO BE STORED IN TRENCH
211 SF X 5.75" = 124.8 CF
124.8 CF X 5 = 623.9 CF TO BE STORED IN TRENCH
A TRENCH EQUAL TO 15' X 4' X 28' X 4" = 67.2 CF
PERCOLATION = 1.5' X 4' X 28' PER 24 HOUR = 16.8 CF



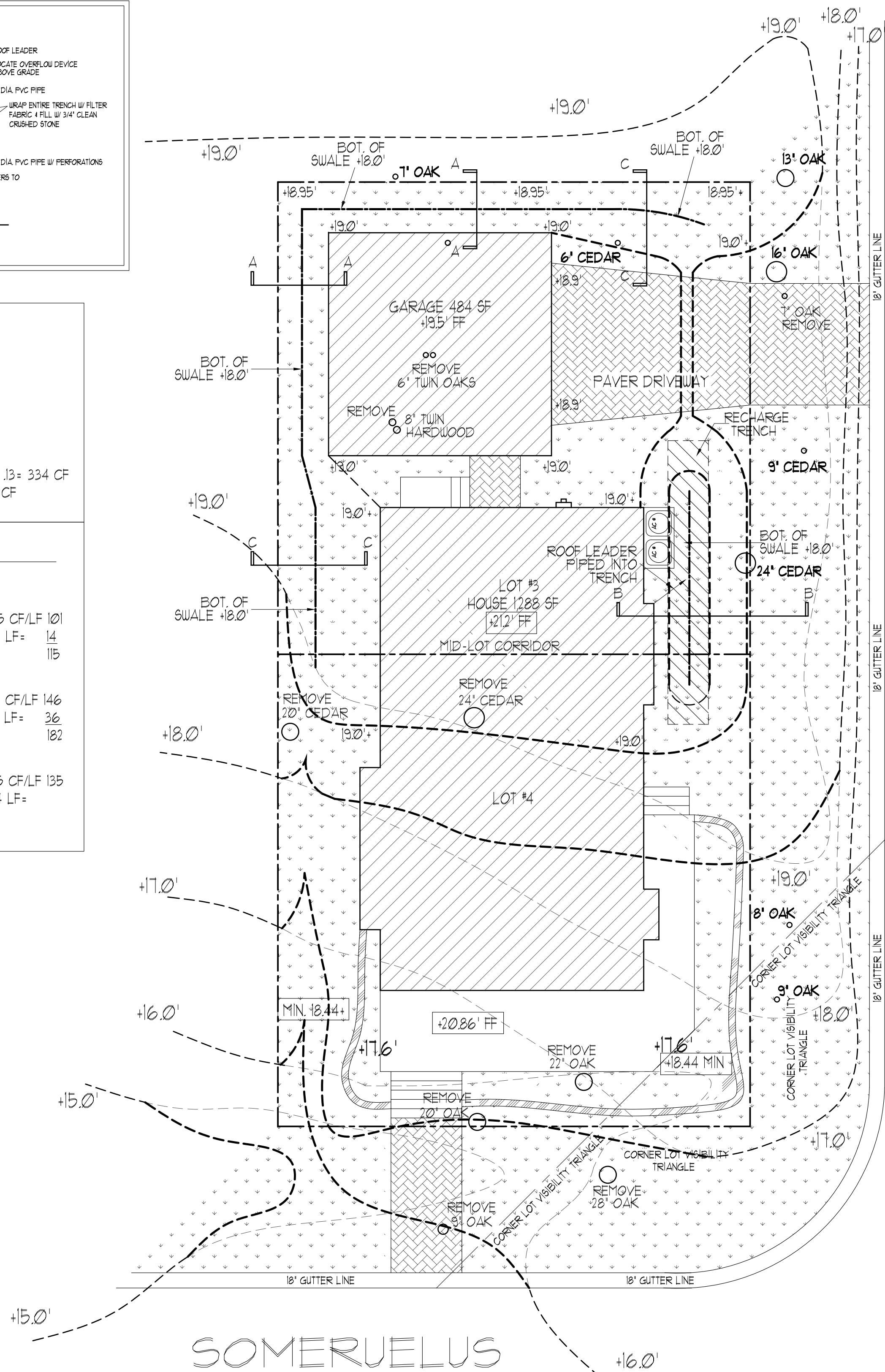
PROPOSED
CF VOLUMES

115
182
135
168
600 CF

REQUIRED CF VOLUME
1' FOR IMPERVIOUS AREA = 2,563 x .13 = 334 CF
5' FOR LOT AREA = 4,343 x .11 = 478 CF

SWALE SECTIONS

A	7'	= 3.5 CF/LF 101
	3.5	29 LF = 14
		115
B	13'	= 9.1 CF/LF 146
	6.5	16 LF = 36
		182
C	5'	= 2.5 CF/LF 135
	2.5	54 LF =



NEW STREET

SOMERVELUS

SOMERVELUS

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

George W. Thomas
Professional Engineer

DAMICO RESIDENCE

OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

George W. Thomas

N.J. PE, RA; Pa. PE, RA; Fla. PE

Andrew C. Bechtold

N.J. RA; Pa. RA; Fla. RA; Ga. RA

David W. Shorten

N.Y. RA

ANDREW C. BECHTOLD
Registered Architect

A. C. Bechtold
AR 95123

10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-9533

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

George W. Thomas
Professional Engineer

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:
1-21-21
3-10-21

Date:
10-30-20

File No:

Scale:
AS NOTED

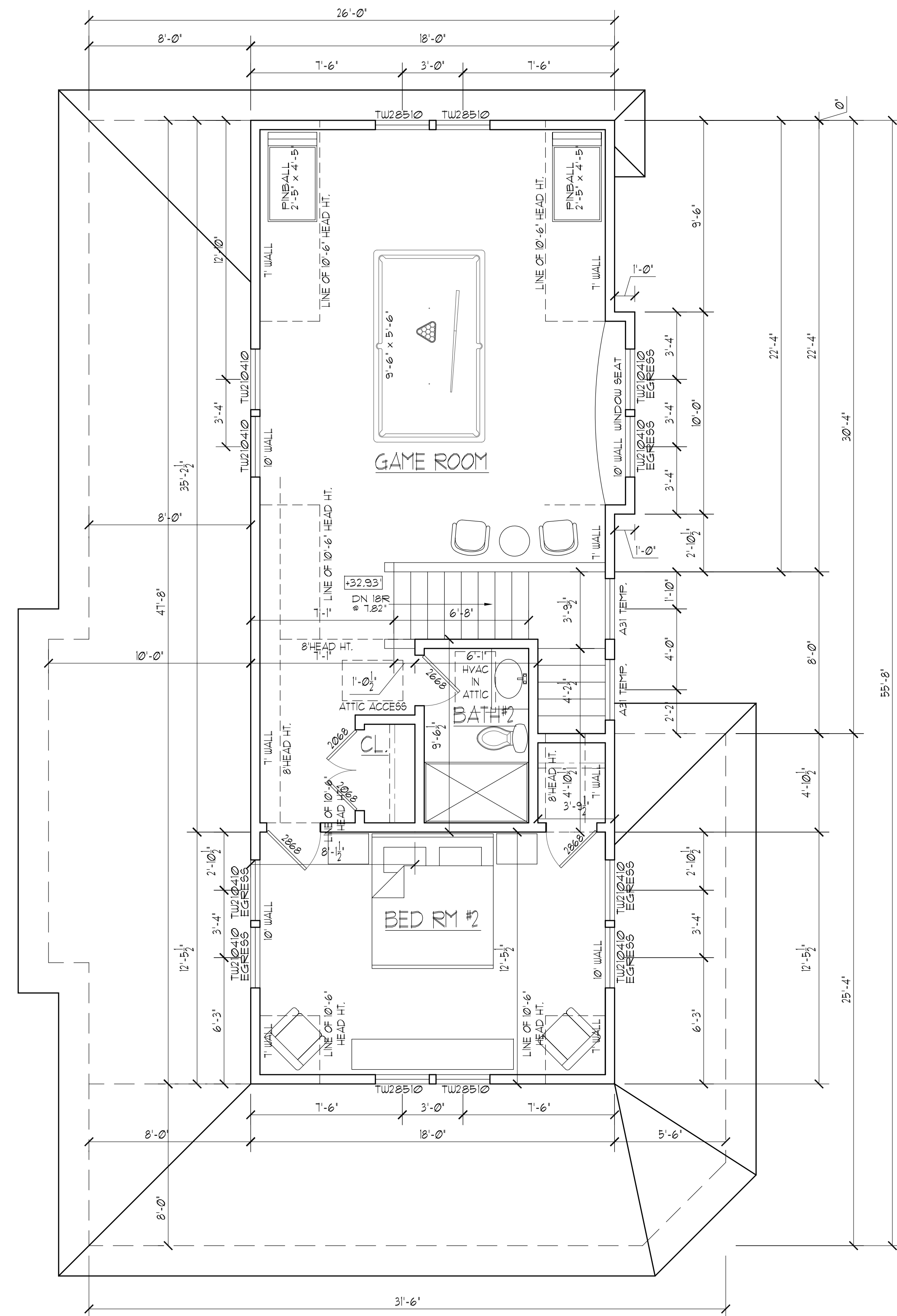
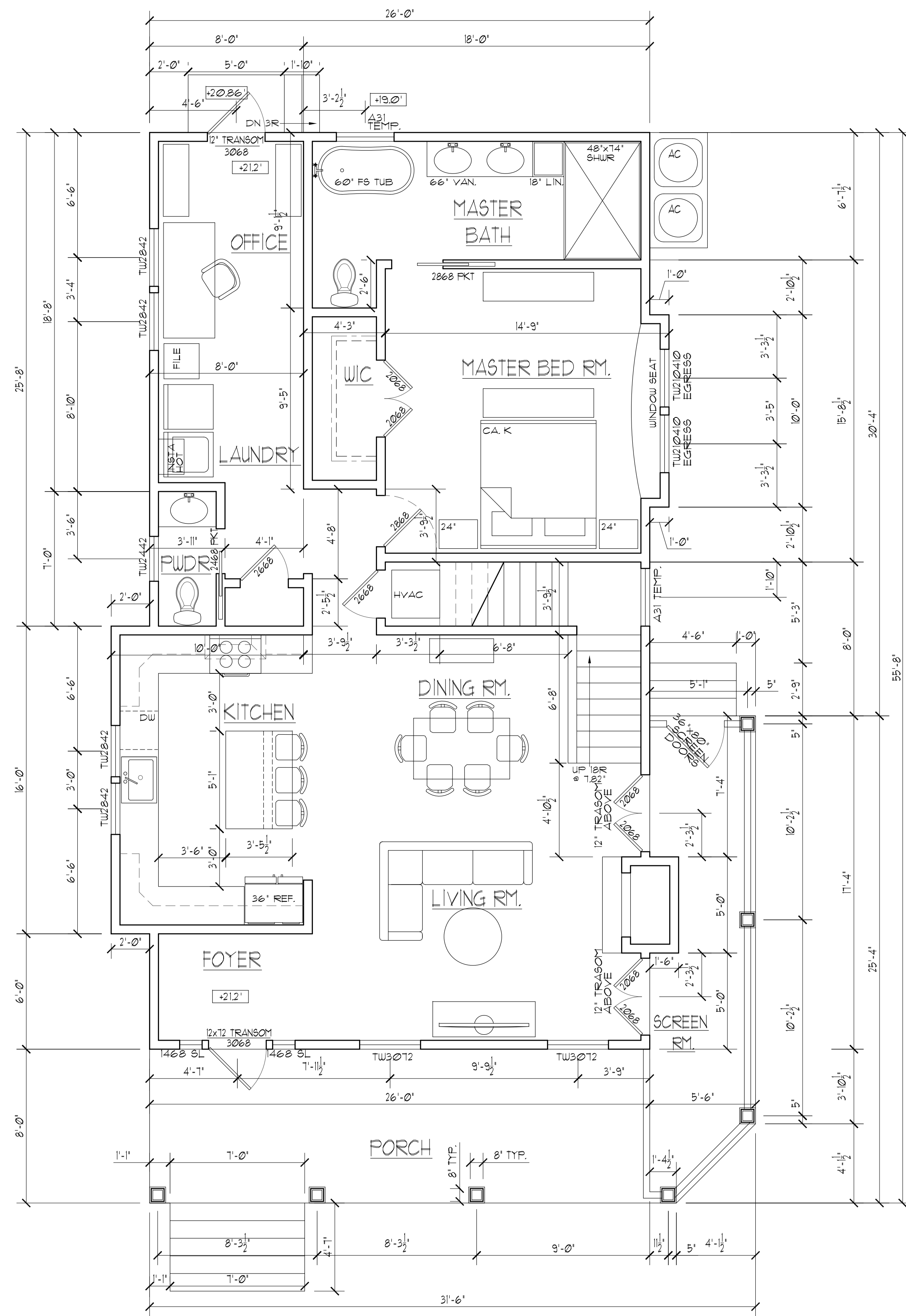
13420

Drawn:
WAG

Dwg. No.

Checked:
GWT

S-1



DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY ON THIS PROJECT ADDRESS: 18266 OHLBERG PROVIDED. GAIL THOMAS ARCHITECTURE SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT IN THESE DOCUMENTS AND THE RIGHT TO MAKE ANY ADDITIONS TO OR DELETIONS FROM ANYTHING IN THIS PROJECT OR ANY OTHER PROJECT TO ANY RELEASE WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECT IS STRICTLY PROHIBITED. NOTE THAT ANY USE OF THESE PLANS WITHOUT PROPER CONFIRMATION AND WITHOUT OUR WRITTEN APPROVAL WILL BE CONSIDERED COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER

Shorlenn Ga. RA	David W. Shorlenn N.Y. RA
--------------------	------------------------------

BECHTOLD

Architect

10350 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

ANDREW C. BECHTOLD
Registered Architect

599 SHORE ROAD
SOMER'S POINT, NJ
TELEPHONE: (609) 927-5050

10350 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

G.W. Thomas
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

Revisions:
3-10-21

Date:
10-30-20

File No:

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

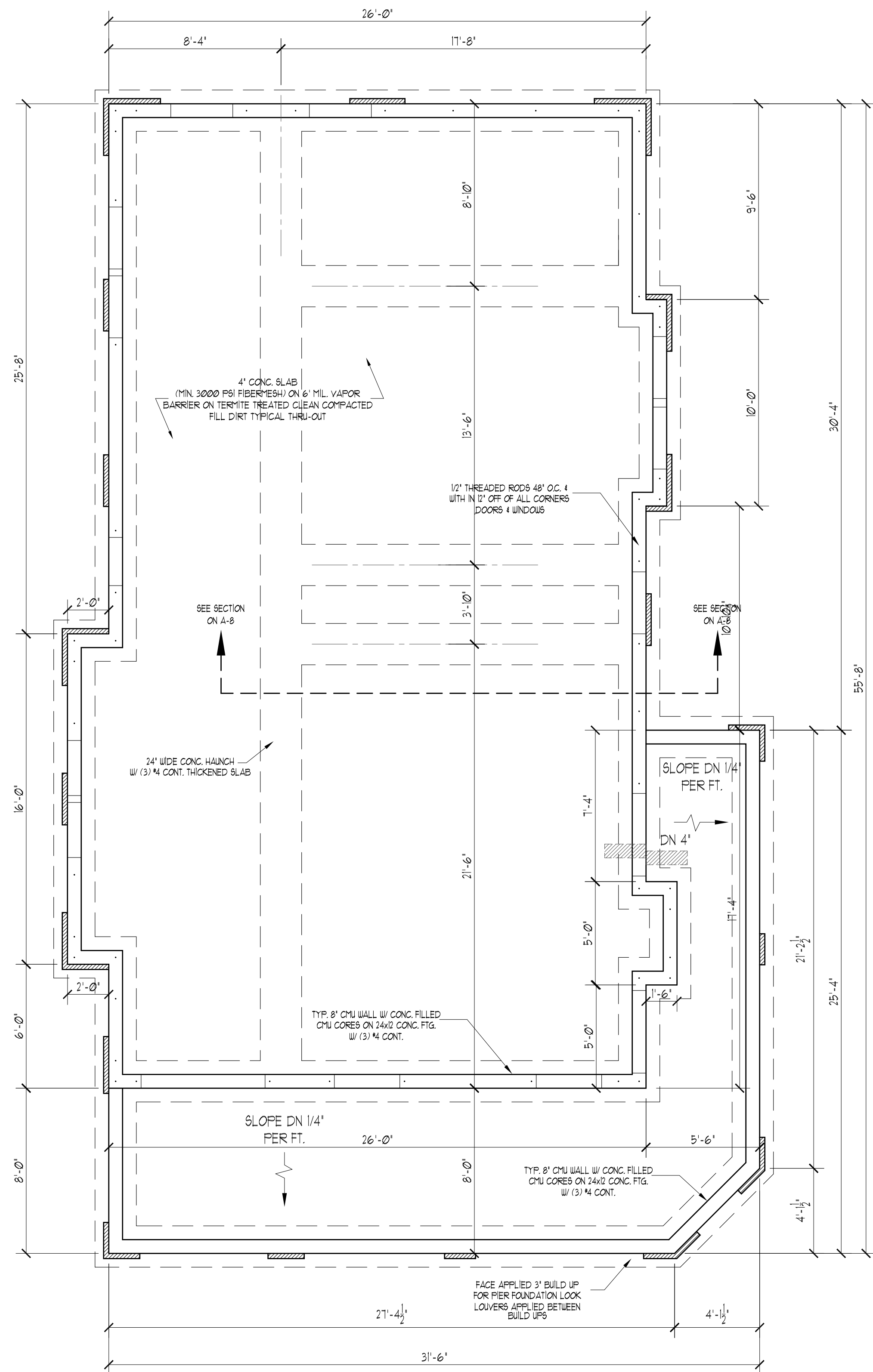
13420

Drawn:
WAG

Dwg. No.	
----------	--

Checked:
GUT

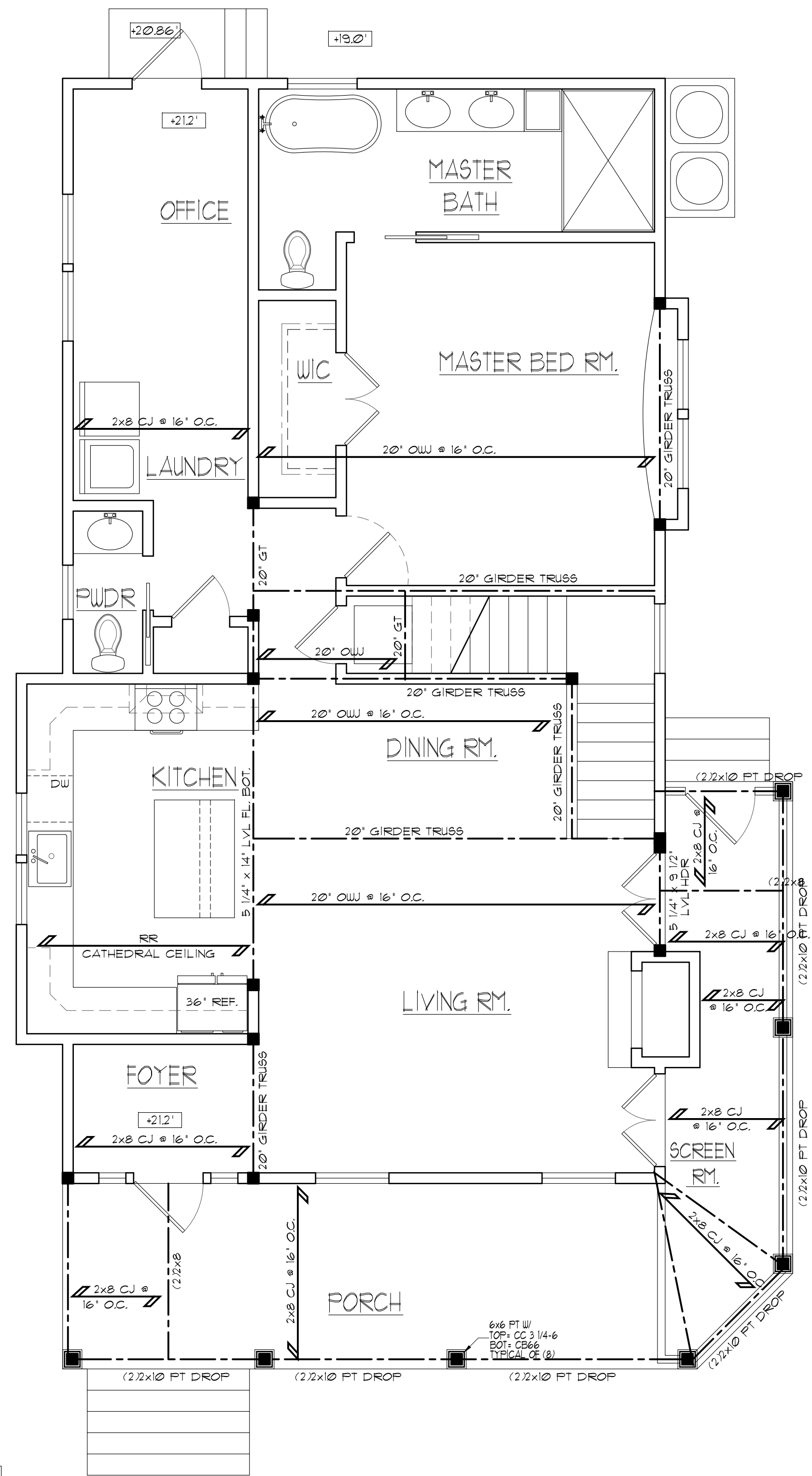
$$A=2$$



FOUNDATION PLAN

HEADER SCHEDULE
ALL HEADERS ARE 12x10 UNLESS
OTHERWISE NOTED

POST LEGEND
□ POST FROM ABOVE
■ MIN (3) 2x WALL THICKNESS
UNLESS OTHERWISE NOTED



FIRST FLOOR PLAN

1,165 SF

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

George W. Thomas
Professional Engineer
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
E-MAIL: GWT@GWT.COM

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:
3-10-21

Date:
10-30-20

File No:

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

13420

Drawn:
WAG

Dwg. No.

Checked:
GWT

A-3

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA

David W. Shorten
N.Y. RA

ANDREW C. BECHTOLD
Registered Architect

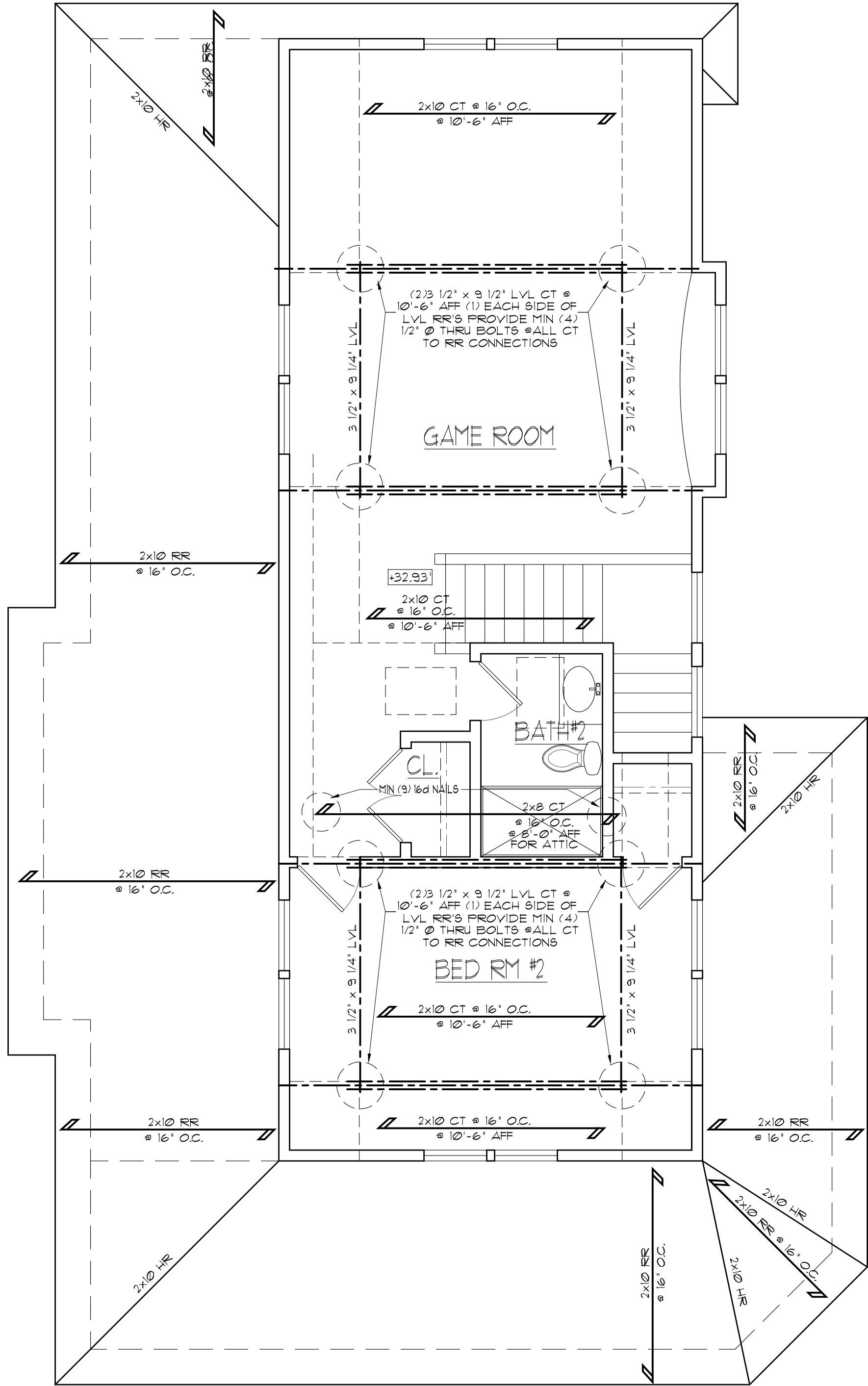
A. C. Bechtold
AR 95123

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

THESE DESIGNS ARE THE PROPERTY OF GEORGE WRAY THOMAS ARCHITECT. NO PART OF THESE DESIGNS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT. THESE DESIGNS ARE FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. ANY REUSE OF THESE DESIGNS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT IS STRICTLY PROHIBITED. ANY REUSE OF THESE DESIGNS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT IS STRICTLY PROHIBITED.

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

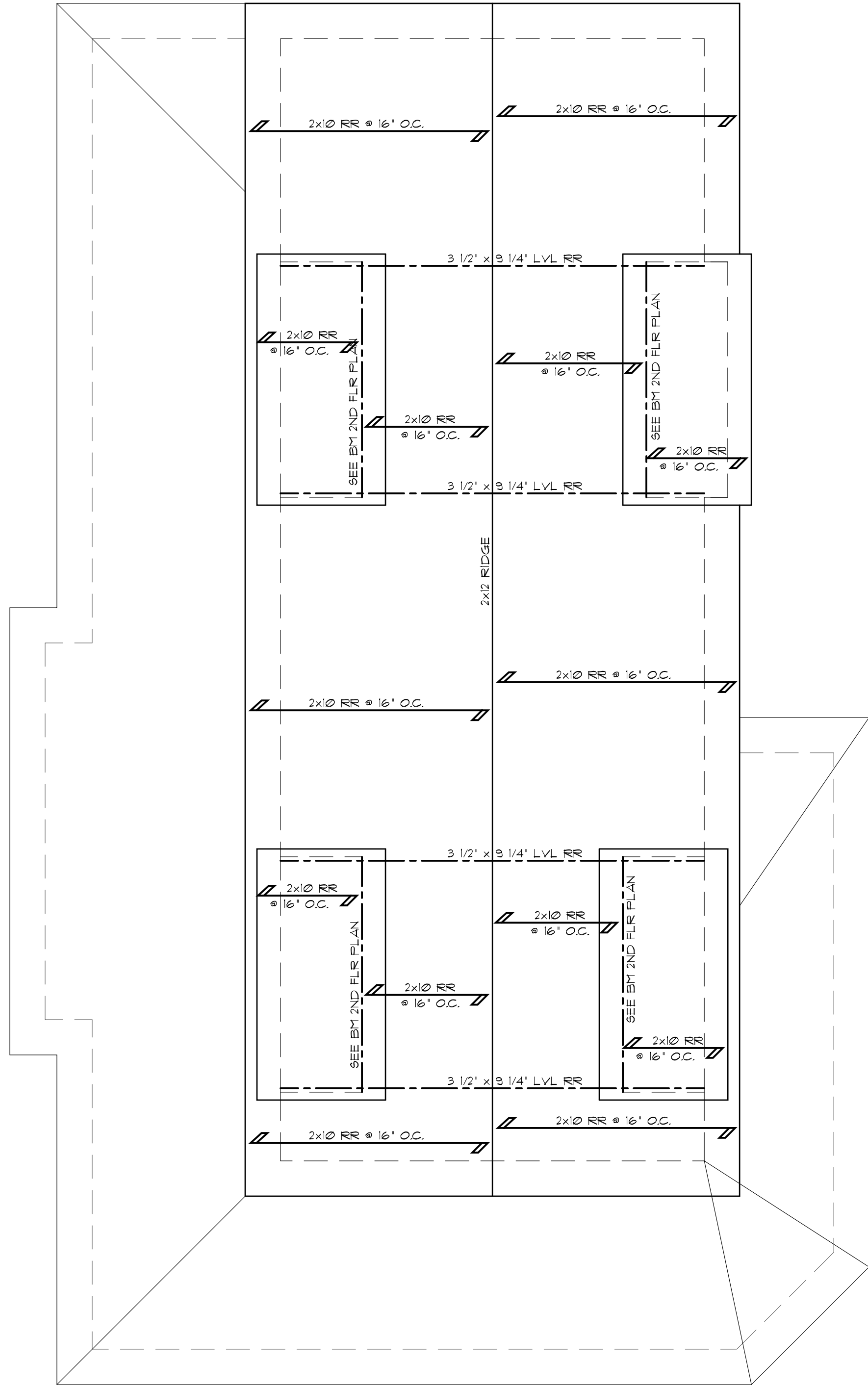


SECOND FLOOR PLAN

688 SF

HEADER SCHEDULE	
ALL HEADERS ARE 2X10@ UNLESS OTHERWISE NOTED	

POST LEGEND	
□	POST FROM ABOVE
■	MIN (3) 2X WALL THICKNESS UNLESS OTHERWISE NOTED



ROOF PLAN

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

George W. Thomas
Professional Engineer
599 SHORE ROAD
SOMERS POINT, NJ
08051749

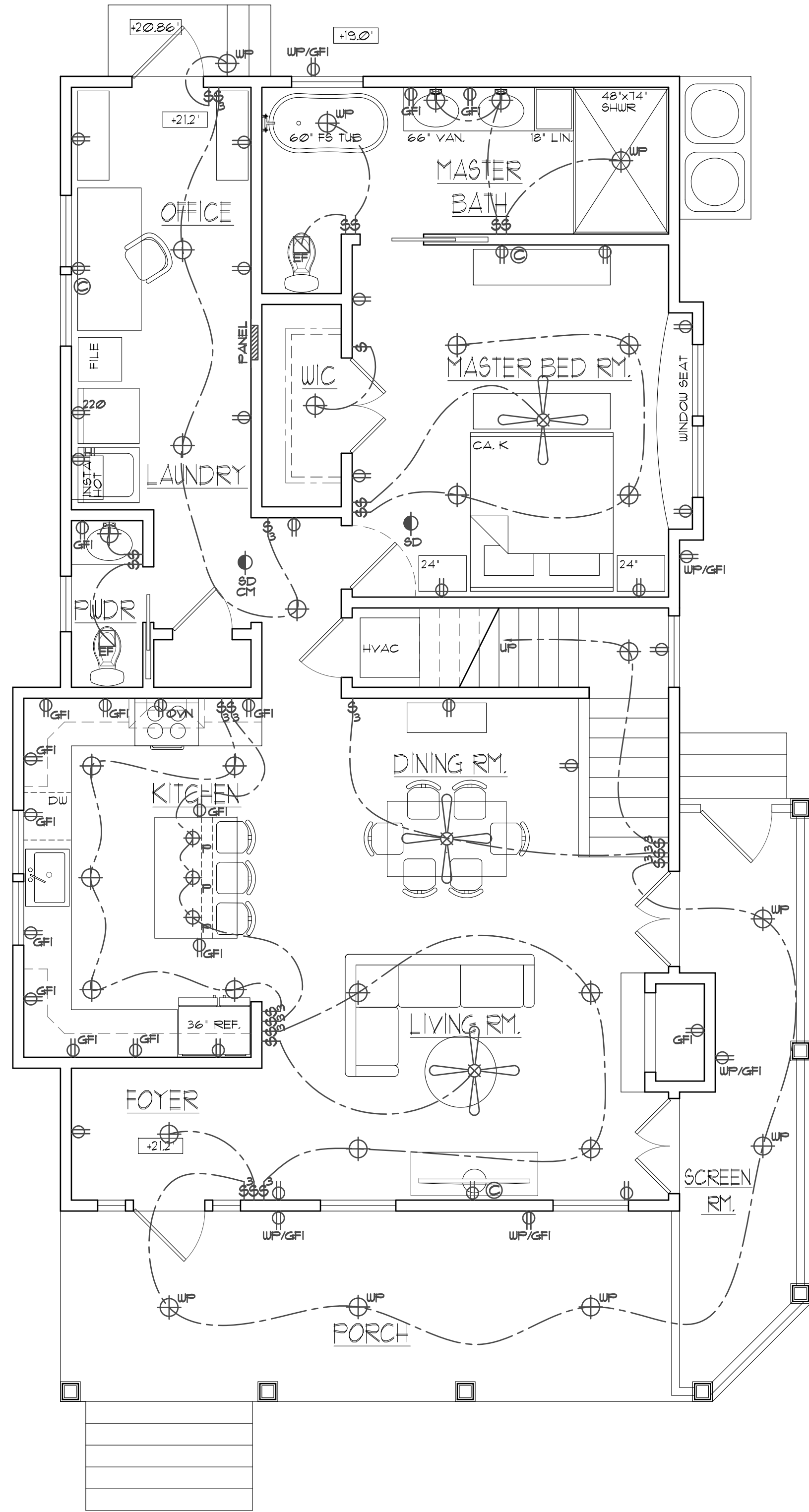
THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions: 3-10-21	Date: 10-30-20	File No:
	Scale: 1/4" = 1'-0"	13420
	Drawn: WAG	Dwg. No.
	Checked: GWT	A-4

George W. Thomas N.J. PE, RA; Pa. PE, RA; Fla. PE	Andrew C. Bechtold N.J. RA; Md. RA; Fla. RA; Ga. RA	David W. Shorten N.Y. RA
ANDREW C. BECHTOLD Registered Architect		
A. C. Bechtold AR 95123		
599 SHORE ROAD SOMERS POINT, NJ 08051749 TELEPHONE: (609) 927-5050		
10550 WEST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA TELEPHONE: (305) 865-8533		

THESE DESIGNS ARE THE PROPERTY OF ANDREW C. BECHTOLD ARCHITECT. NO PART OF THESE DESIGNS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANDREW C. BECHTOLD ARCHITECT. ANY REUSE OF THESE DESIGNS WITHOUT THE WRITTEN PERMISSION OF ANDREW C. BECHTOLD ARCHITECT IS STRICTLY PROHIBITED. THESE DESIGNS ARE THE PROPERTY OF ANDREW C. BECHTOLD ARCHITECT. NO PART OF THESE DESIGNS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANDREW C. BECHTOLD ARCHITECT. ANY REUSE OF THESE DESIGNS WITHOUT THE WRITTEN PERMISSION OF ANDREW C. BECHTOLD ARCHITECT IS STRICTLY PROHIBITED.

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA



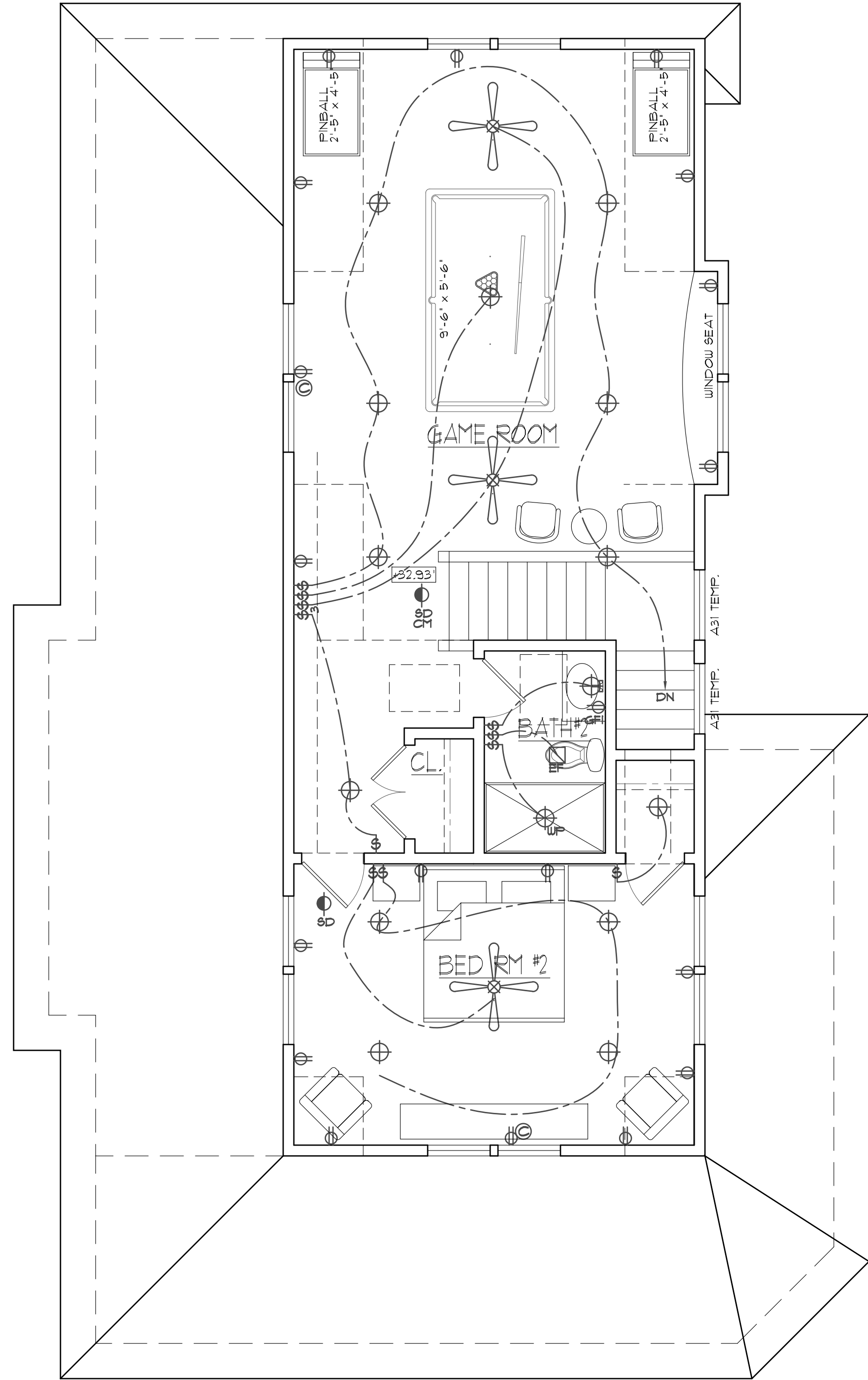
FIRST FLOOR PLAN

1/65 SF

NOTE:
- ALL CEILING FANS TO HAVE LIGHTS.
- SD's MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES.
- BATHROOM DOORS W/ TUB / SHOWER, 4 HVAC SUPPLY OUTLETS, TYP.
- CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS

ELECTRICAL LEGEND

- | | | |
|----------------------------------|-----------------------|----------------|
| ELECTRIC FAN | OUTLET | CHANDELIER |
| CABLE | GFI OUTLET | |
| SMOKE DETECTOR | WATERPROOF GFI OUTLET | |
| SMOKE DETECTOR & CARBON MONOXIDE | LIGHT | FAN WITH LIGHT |
| ELECTRIC SWITCH | PENDANT LIGHT | |
| ELECTRICAL PANEL | WATERPROOF LIGHT | FLOOR OUTLET |



SECOND FLOOR PLAN

688 SF

NOTE:
- ALL CEILING FANS TO HAVE LIGHTS.
- SD's MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES.
- BATHROOM DOORS W/ TUB / SHOWER, 4 HVAC SUPPLY OUTLETS, TYP.
- CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

G.W. Thomas
E.P.E. 00051749

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

George W. Thomas
N.J. P.E. RA; Pa. P.E. RA; Fla. P.E.

Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA

David W. Shorten
N.Y. RA

ANDREW C. BECHTOLD
Registered Architect

A. C. Bechtold
AR 95123

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:
3-10-21

Date:
10-30-20

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

Drawn:
WAG

Checked:
GWT

File No:
13420

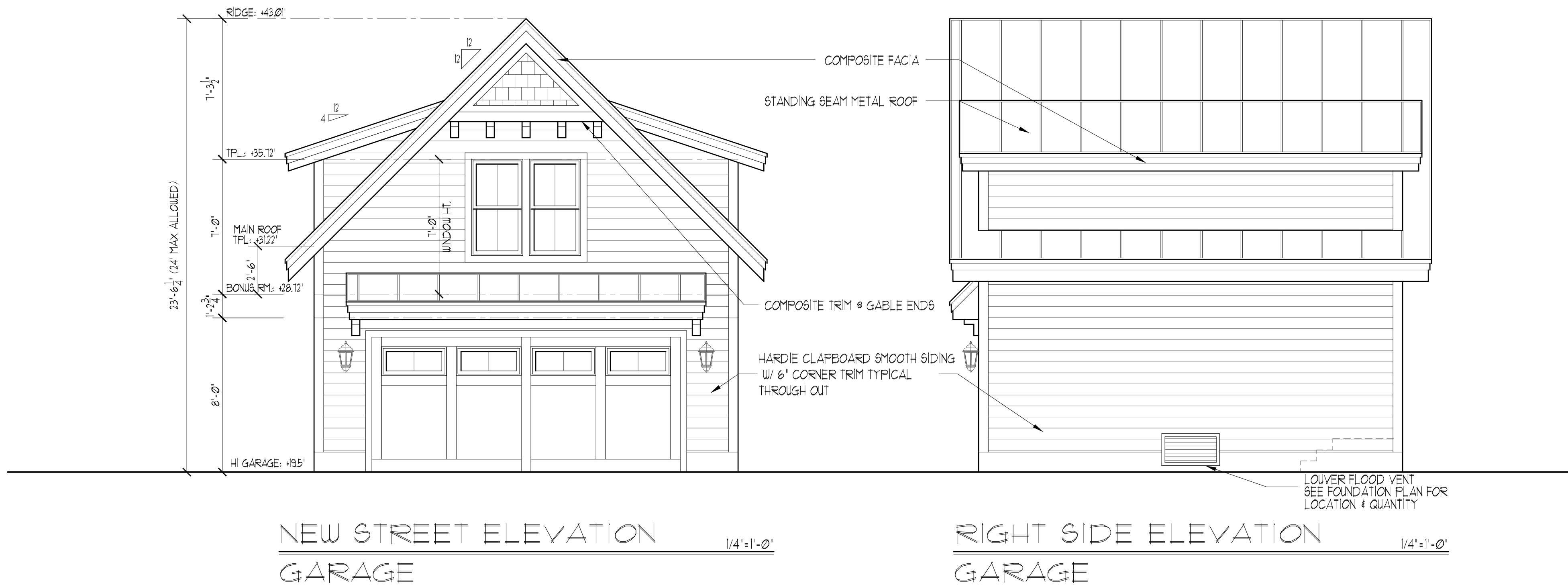
Dwg. No.
A-5

DAMICO RESIDENCE

OLD TOWN

LOT: 344 BLOCK: II

FERNANDINA BEACH, FLORIDA



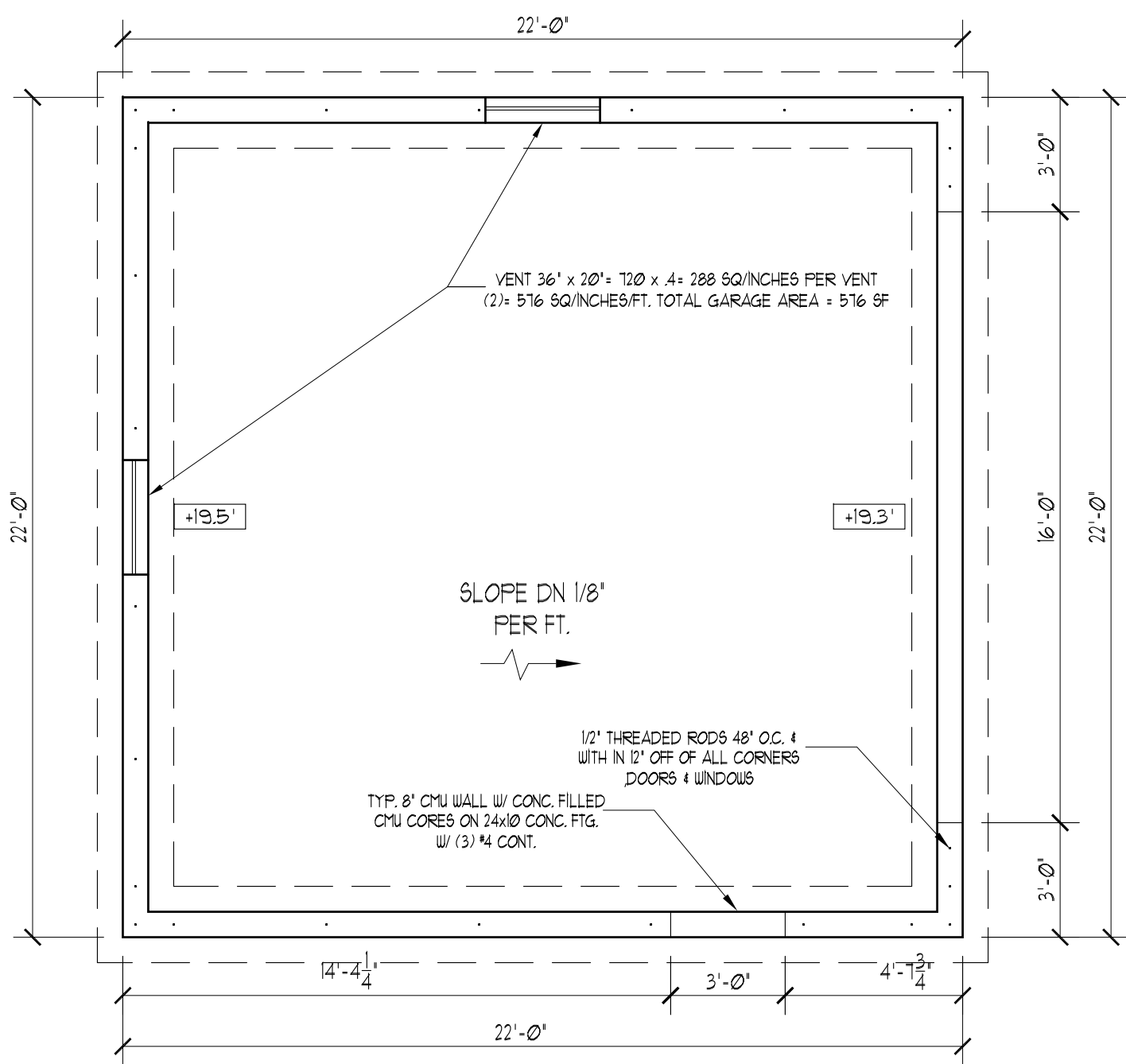
DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

THESE DESIGNS ARE THE PROPERTY OF GEORGE WRAY THOMAS ARCHITECT, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT, INC. ANY REUSE OF THESE DESIGNS WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT, INC. IS STRICTLY PROHIBITED.

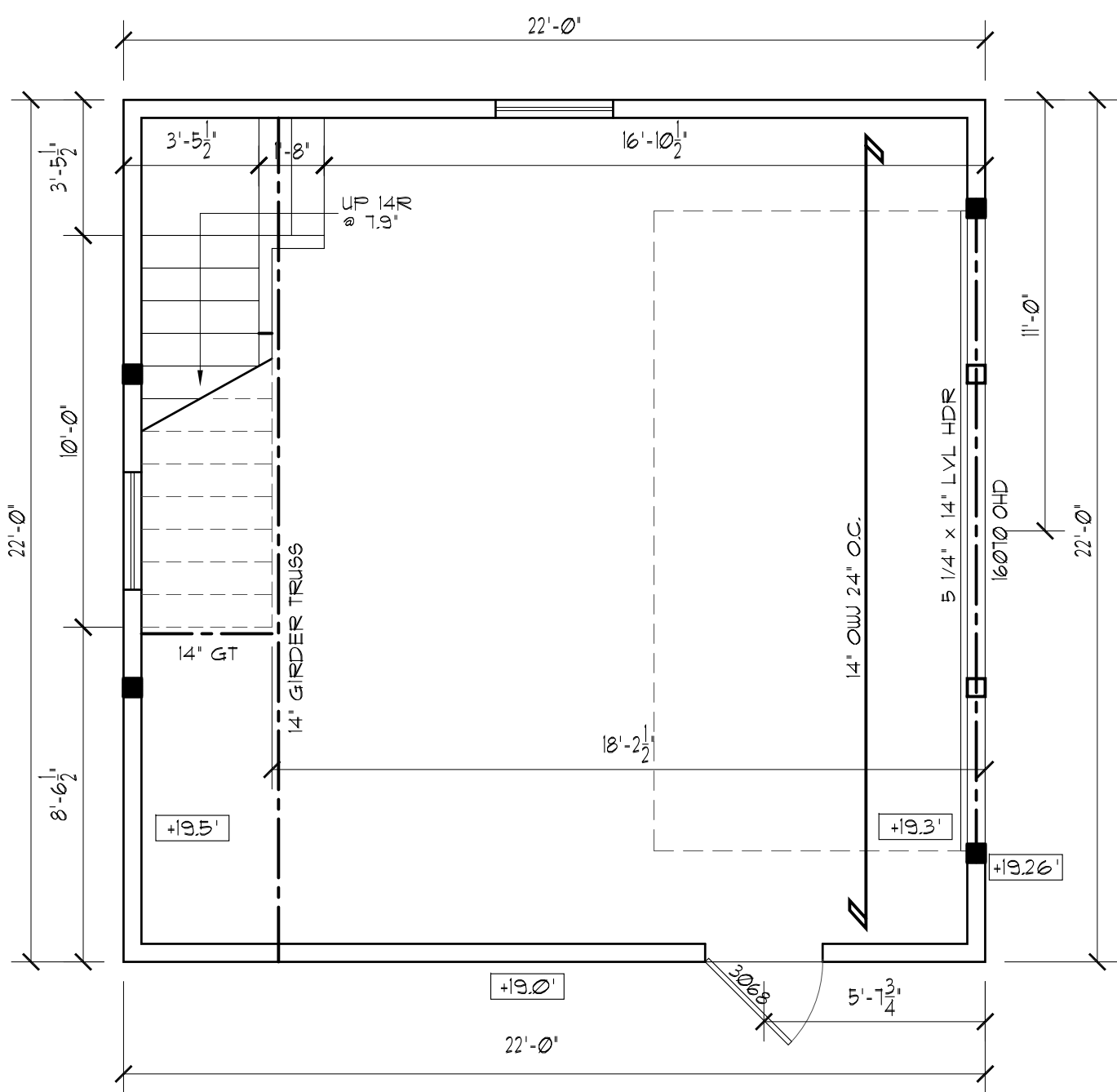
George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE
Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA
David W. Shorten
N.Y. RA
ANDREW C. BECHTOLD
Registered Architect
10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
BAY HARBOR, (305) 865-8553
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
A. C. Bechtold
AR 95123

GEORGE WRAY THOMAS
Professional Engineer
10050 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
BAY HARBOR, (305) 865-8553
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
G.W. Thomas
P.E. 0051749

THESE DESIGNS ARE
COPYRIGHT
PROTECTED
Revisions:
3-10-21
Date:
10-30-20
File No:
13420
Scale:
1/4" = 1'-0"
Drawn:
WAG
Dwg. No.
A-6
Checked:
GWT

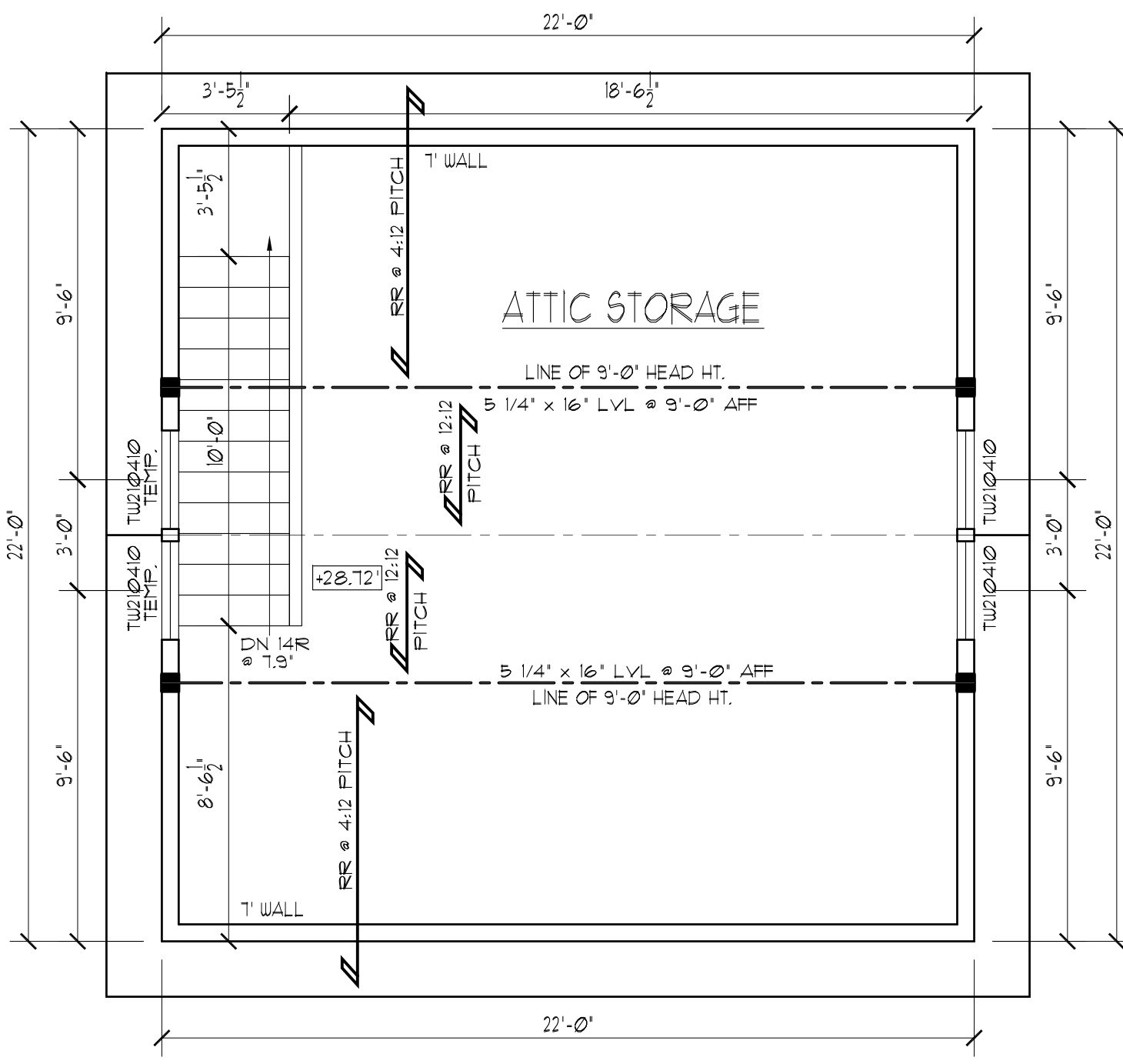


FOUNDATION PLAN



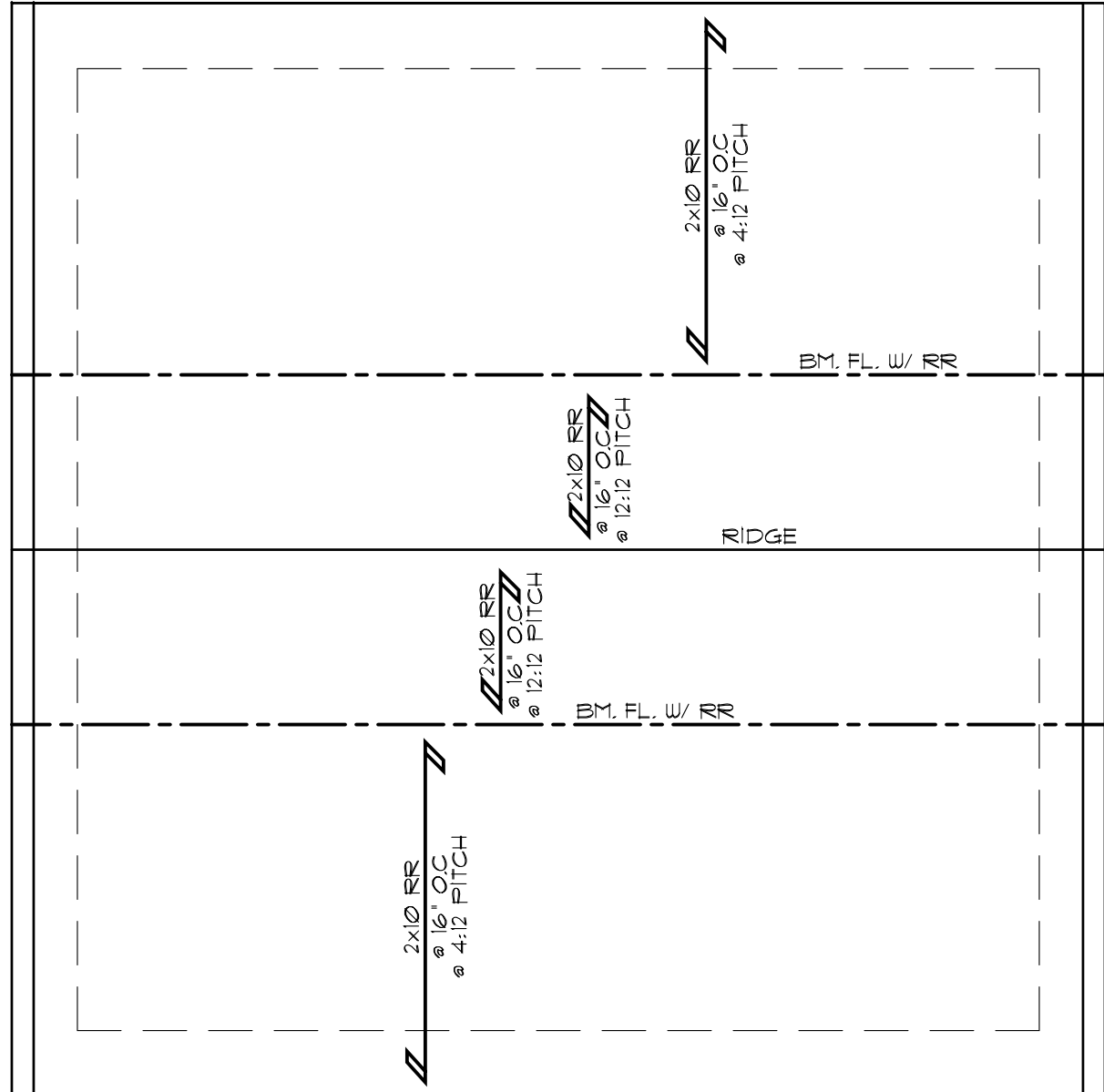
FIRST FLOOR PLAN

576 SF

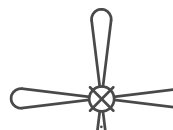


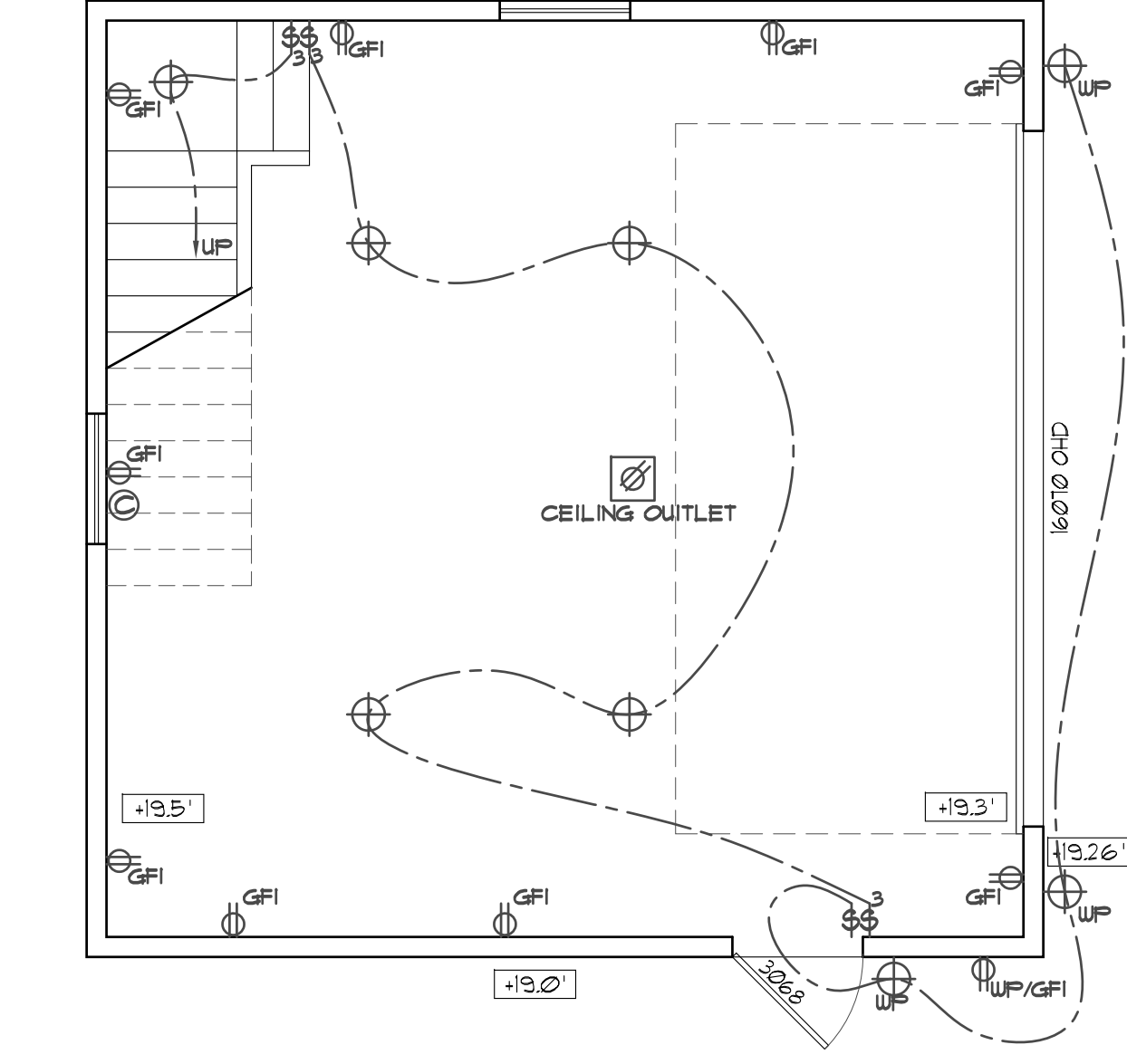
SECOND FLOOR PLAN

576 SF



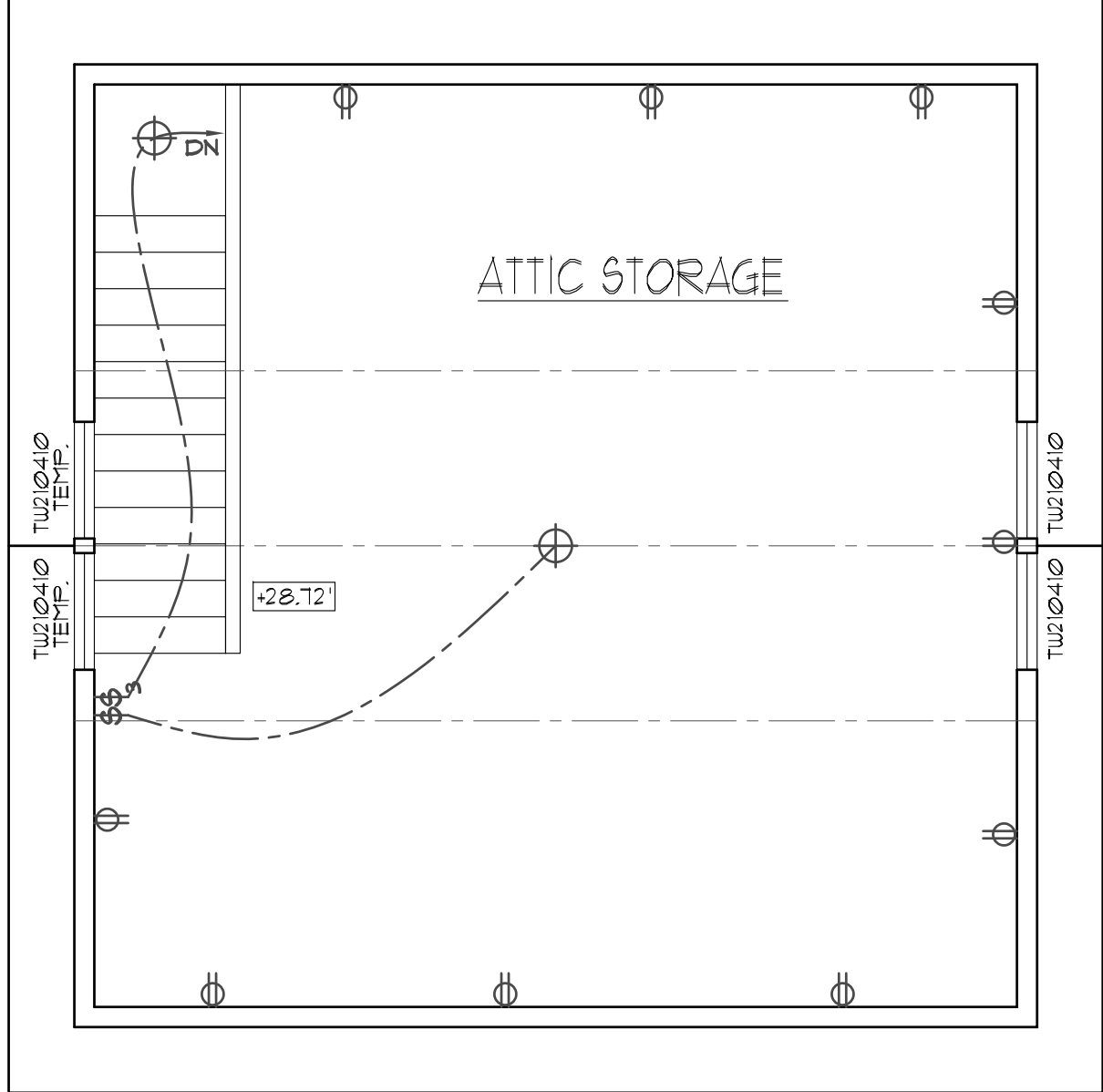
ROOF PLAN

ELECTRICAL LEGEND			
	ELECTRIC FAN		OUTLET
	CABLE		GFI OUTLET
	SMOKE DETECTOR		WATERPROOF GFI OUTLET
	SMOKE DETECTOR w/ CARBON MONOXIDE		LIGHT
	ELECTRIC SWITCH		PENDANT LIGHT
	ELECTRICAL PANEL PANEL		WATERPROOF LIGHT
			CHANDELIER
			FAN WITH LIGHT
			FLOOR OUTLET



FIRST FLOOR PLAN

576 SF



SECOND FLOOR PLAN

576 SF

HEADER SCHEDULE	
ALL HEADERS ARE 12x10 UNLESS OTHERWISE NOTED	

POST LEGEND	
	POST FROM ABOVE
	MIN (3) 2x WALL THICKNESS UNLESS OTHERWISE NOTED

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

George W. Thomas
Professional Engineer

10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:
3-10-21

Date: 10-30-20	File No:
Scale: 1/4" = 1'-0"	13420
Drawn: WAG	Dwg. No.
Checked: GWT	A-7

George W. Thomas N.J. PE, RA; Pa. PE, RA; Fla. PE	Andrew C. Bechtold N.J. RA; Md. RA; Fla. RA; Ga. RA	David W. Shorten N.Y. RA
ANDREW C. BECHTOLD Registered Architect		
10550 WEST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA TELEPHONE: (305) 865-8533		

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

- (a) All mechanical work and systems shall conform to 2011 Florida Building Code, Mechanical, and the Florida Building Code, Fuel Gas.
- (b) Mechanical contractor shall verify and check all conditions, dimensions, and equipment installation prior to proceeding with the work.
- (c) Mechanical contractor shall coordinate his work with all other trades.
- (d) See other drawings for applicable information.
- (e) Mechanical contractor shall balance entire system for proper and adequate heating/cooling of each space and provide all testing and adjustments.
- (f) All piping ducts, etc. shall be run between joists, and/or between floor structure and ceiling in furred out spaces.
- (g) Provide minimum 1" thick insulation around all pipes and/or ducts in unheated spaces.
- (h) Provide flexible connections between duct work and air handling unit.
- (i) Provide turning vanes at all 90 degree bends in duct work.
- (j) All joints in duct work shall be made air tight.
- (k) All registers shall have dampers and be fully adjustable.
- (l) All natural gas piping shall be in accordance with AGA Standards and all applicable codes and standards.
- (m) All breeches shall be of type and manufacture approved by heating unit manufacturer for specific unit provided.
- (n) Fire damper approved by applicable codes shall be provided in all ducts penetrating fire-rated assemblies and/or required by codes.
- (o) No duct shall be located below Base Floor Elevation.
- (p) HVAC CONTRACTOR SHALL PROVIDE DUCT PLANS FOR PERMIT SUBMISSION. PLANS TO INCLUDE EQUIPMENT, DISTRIBUTION LOCATION, SIZE AND FLOW LOCATION OF DAMPERS AND ALL MATERIALS

- (a) All plumbing work shall conform with the 2011 Florida Building Code, Plumbing.
- (b) Plumbing contractor shall verify all conditions, equipment and fixture installations prior to proceeding with work. No cutting or removing of wood joists, beams, or trusses shall be permitted. Any discrepancies report to architect prior to construction.
- (c) Plumbing work shall be coordinated with all other trades.
- (d) See also floor plans for applicable information.
- (e) All water piping shall be copper or approved plastic.
- (f) Provide shock absorbers at clothes washers and as required.
- (g) Water piping shall be sloped to allow the entire system to be drained through drain valves.
- (h) Soil lines, vents, branch lines and stacks shall be PVC or cast iron 'No Hub'.
- (i) All penetrations through fire rated assemblies shall be tightly packed-fire stopped in accordance with NFPA.
- (j) All water piping in unheated areas shall be insulated.
- (k) Each fixture shall be valved separately.
- (l) All exterior hose bibbs shall be freezeproof type.
- (m) All fixtures and colors shall be selected by Owner.
- (n) Do not scale drawings. (drawings are schematic only.)
- (o) Minimum slope on soil/waste pipe 1/4" per foot.
- (p) All water piping shall be sloped to allow the entire system to be drained thru drain valves which shall be placed at all low points in system. All utility lines into building and all soil/waste lines out of building shall be sleeved with proper caulking to prevent the seepage into the building of gas or other fumes.

- (a) All electrical work to conform with the 2011 National Electrical Code, latest revisions.
- (b) Electrical contractor shall verify and check all conditions and equipment prior to proceeding with work. Any discrepancies shall be brought to the attention of the Architect. See other drawings for applicable information.
- (c) Electrical contractor shall coordinate his work with the Local Electric Co. and shall cooperate with them in determining loads, hookups, temporary service, etc.
- (d) Contractor shall provide smoke detector of approved design in each level in locations as recommended by manufacturer and/or as shown on plans. Wire smoke detectors so that alarm signal can be relayed to all locations.
- (e) All wire shall be a minimum No. 12 AWG Type THW copper rated at 75 degrees C and 167 degrees F to all kitchens, baths, appliances and equipment. Provide conduit where required by NEC (min. 1/2" conduit) home run circuits more than 75' from panel board shall be No. 10 AWG or larger as required. Remaining wiring shall be 14 AWG Type THW copper increased to 12 AWG on homeruns greater than 75'.
- (f) All bath and powder room convenience outlets shall be ground fault circuit interrupt type. Exterior outlets shall be wired to a ground fault circuit breaker and weatherproof. No more than 2 GFI outlets per 20 amp circuit.
- (g) Where switches, receptacles and other outlets are shown back-to-back in individual partitions, they shall be staggered to prevent the transmission of sound through partition when in fire rated wall assemblies, locate each outlet, in a separate and adjacent stud space to avoid openings in both faces of fire rated wall in a single stud space.
- (h) Do not scale drawings. Verify location of equipment and fixtures with other trades and at the job site.
- (i) Circuit the lighting and receptacles on different circuits so that each space contains parts of at least two circuits.
- (j) Provide a maximum of 8 convenience outlets on any one 20 amp circuit, maximum 6 on any one 15 amp circuit, and maximum 1 kitchen appliance receptacles on any one 20 amp circuit.
- (k) See panel summary for individual outlet circuits.
- (l) Telephone and computer outlets shall be prewired during construction with wall outlets.
- (m) All lighting fixture selections and final locations to be by Owner.
- (n) All recessed lights shall be rated for insulation contact.
- (o) All recessed light fixtures housings in fire rated floor framing shall be UL rated to match the required fire rating within said floor.
- (p) Construction shall include smoke detectors AC 120 volt inter connectors on every level and in every bedroom as well as all spaces within 10' of bedrooms.

Description	Foles
Main Breaker	200/1
Range	60/1/2
Microwave	60/1/2
A.C. Condensing Unit	30/1/2
Dryer	30/1/2
Washer	20/1
Dishwasher	20/1
Refrigerator	20/1
Furnace	20/1
Water Heater (Optional)	20/1
General Lighting, outlets, etc.	20/1
Spares (?)	20/1
Total	30

All Construction shall conform to the current: 2017 Florida Building Code, ASCE 240.5 Flood Resistant Design Construction

Contractor shall check all dimensions and verify all existing conditions before proceeding with the work. The contractor is responsible to report to the Architect any omissions and inconsistencies within these documents. The Architect shall be notified, immediately, of any changes to the plans as specified. Any deviations from these plans as specified is strictly prohibited and must be coordinated through the Architect. DO NOT SCALE DRAWINGS.

Dimensions
All dimensions are to be confirmed by the builder prior to commencing work. Any deviations or discrepancies are to be reported to the architect before proceeding. The builder's attention is specifically addressed to the height limitation established by the drawing. The overall height is to be measured from the centerline of the street in front

Stair and Railings
Railings shall be constructed so that a 4" diameter ball cannot pass through.

Stairs

- (a) All risers shall be 7" max.
- (b) All treads shall be 11" min.
- (c) Min. width of stairs shall be 44".
- (d) Landing depth shall be min. 44".
- (e) Min. head room clearance 6'-8"
- (f) Guard rails shall be 42" high min.
- (g) Handrails shall be min. 1 1/4" diameter to 2" diameter max. and shall be mounted at 34" to 38" above tread nosing.
- (h) All exterior stair lumber shall be pressure treated.
- (i) All risers shall be closed.

anchors

(a) Sheathing to lap floor box horizontally and shall extend equidistant on wall above as to wall below.

(b) On barrier islands, use specified hurricane clips and anchors to hold down floor joists and roof rafters at all levels Simpson clips (ZMAX) or equal for interior areas and stainless steel for all exterior applications.

NO EXCEPTIONS.

(c) All anchors that are in contact with any pressure treated wood shall be stainless steel - NO EXCEPTIONS.

(d) All nails used in galvanized hardware must be galvanized and all all nails used in stainless steel hardware must be stainless steel - NO EXCEPTIONS.

(e) All specified hangers, clips, ties, hold downs, etc., are "Simpson Strong-Tie" brand. Before substituting any brand, confirm load capacities based on reliable published testing data or calculations. All substitutions from the specified hangers, clips, ties, hold downs, etc., must be submitted the Architect for evaluation and written approval prior to installation.

The contractor shall perform work in a safe and non-hazardous manner. Shoring and structural supports shall be securely in place prior to any demolition of walls.

wood spans of structural wood members are based on a minimum fiber stress of 675 = lb and a minimum elastic modulus of 1,300,000 (E) such as Hem-Fir No. 2 or better. No utility grade or non stress grade lumber may be used structurally.

- b) Bridging Joists shall have one row of bridging (1"x3", metal or solid) for every 2'0" of span.
Celling Joists shall have strong backs in lieu of bridging.
- c) All lumber and all plates along with wall studs and framing lumber in contact with CMU, concrete or masonry shall be pressure treated in accordance with AIA/M 14.
- d) Fire stopping shall be at, but not limited to, kitchen cabinets, walls, masonry roofs, soffits and any concealed space.
- e) All field cut ends, notches, and drill holes in all PT lumber shall be field treated with a wood preservative in accordance with AIA/M 14.
- f) All post-to-post loads shall be continuous through all floor framing. Solid wood packing of equal material and size of supported posts shall be installed within the floor framing cavity at all post locations, including windows and doors.
- g) All FRT lumber may have factory applied coating or may have field applied coating by No-Burn

- Codes and Standards:
 - Florida Building Code 2017,
 - ASCE 10-16 Standards for Minimum Design Loads for Buildings and Other Structures
3. Contractor shall verify all existing conditions dimensions and shall review the drawings and specifications prior to bidding. Work shall be performed in accordance with these plans and specifications.
3. Contractor shall notify the Owner and Engineer of any omissions, contradictions or conflicts prior to the commencement of work. If no notification is made to the Owner and Engineer, it is assumed the contractor has included the necessary items in his bid.
4. All construction shall be accordance with applicable local and state regulations, codes, ordinances and and good construction practices and these plans.
5. Contractor shall be responsible for maintaining the stability and integrity of existing structures and the protection of adjacent property and public until the completion of the work.
6. Contractor shall notify the Owner and Engineer of any omissions, contradictions or conflicts that are in conflict with these plans and specifications.
7. All alternate material, methods and details must be submitted to the Owner and Engineer prior to commencement of work.

- Contractor shall comply with provisions of ACI 301 "Specifications for Structural Concrete for Buildings", ACI 318-05 "Building Code Requirements for Reinforced Concrete", and CRS "Manual of Standard Practice", except where more stringent requirements are indicated.
- Deformed reinforcing shall be ASTM A 615, grade 60, unless otherwise noted.
- Concrete Materials:
 - Portland Cement, ASTM C 150, Type I
 - Fly Ash, ASTM C 681, Type F
 - Aggregates, ASTM C 33, except local aggregates of proven durability acceptable to Engineer.
 - Admixtures shall contain not more than 0.1% chloride ions.
 - Design mixes to provide normal weight concrete with 5000 psi, 28 day compressive strength.
 - Limit maximum water-cement ratio of concrete exposed to freezing, thawing, and deicing salts, brackish water, or sea water to 0.40%.
 - Proportion and design mixed to result in concrete slump of 3" or less.
 - Use air-entrained admixtures of not less than 45% air more than 10% in exterior exposed concrete.
- Accurately position and support reinforcement and secure against displacement. Locate and support reinforcement maintain minimum cover.
- Protect concrete from physical damage or reduced strength due to other extremes during mixing, placing, and curing. In cold weather comply with ACI 306. In hot weather comply with ACI 305.



DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

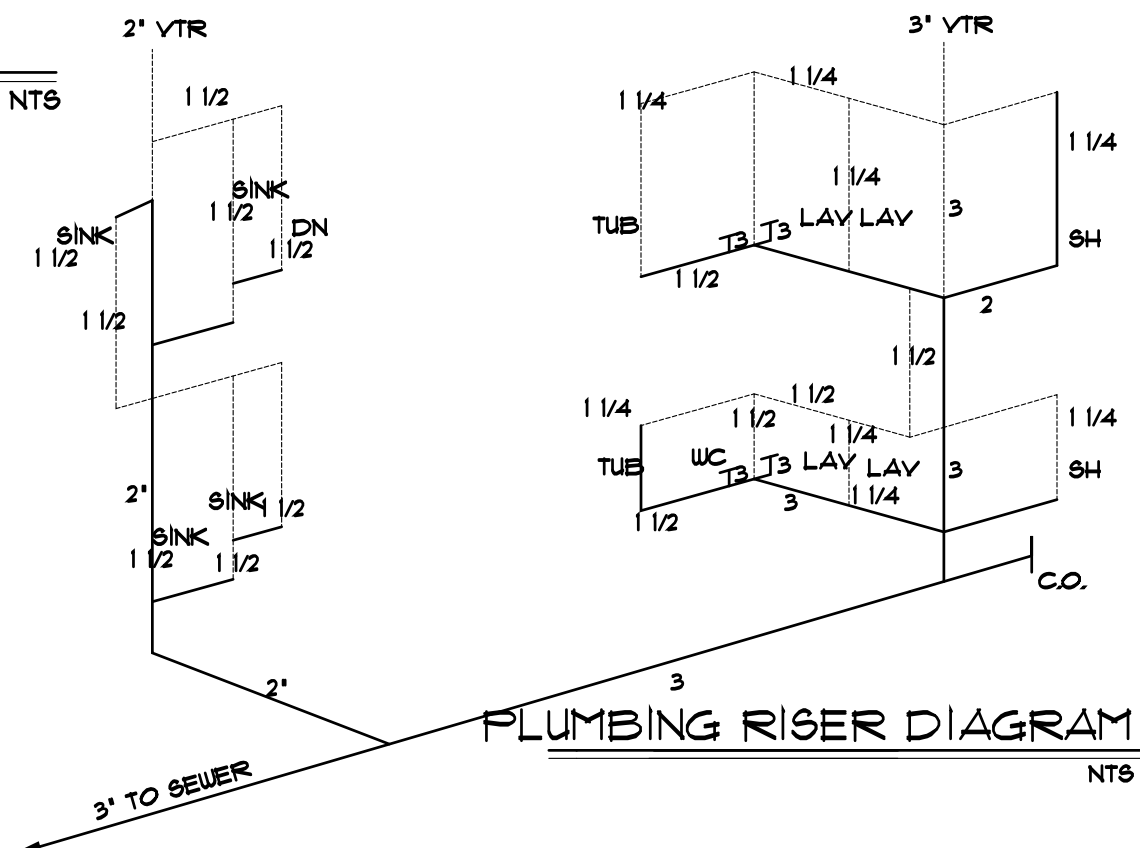
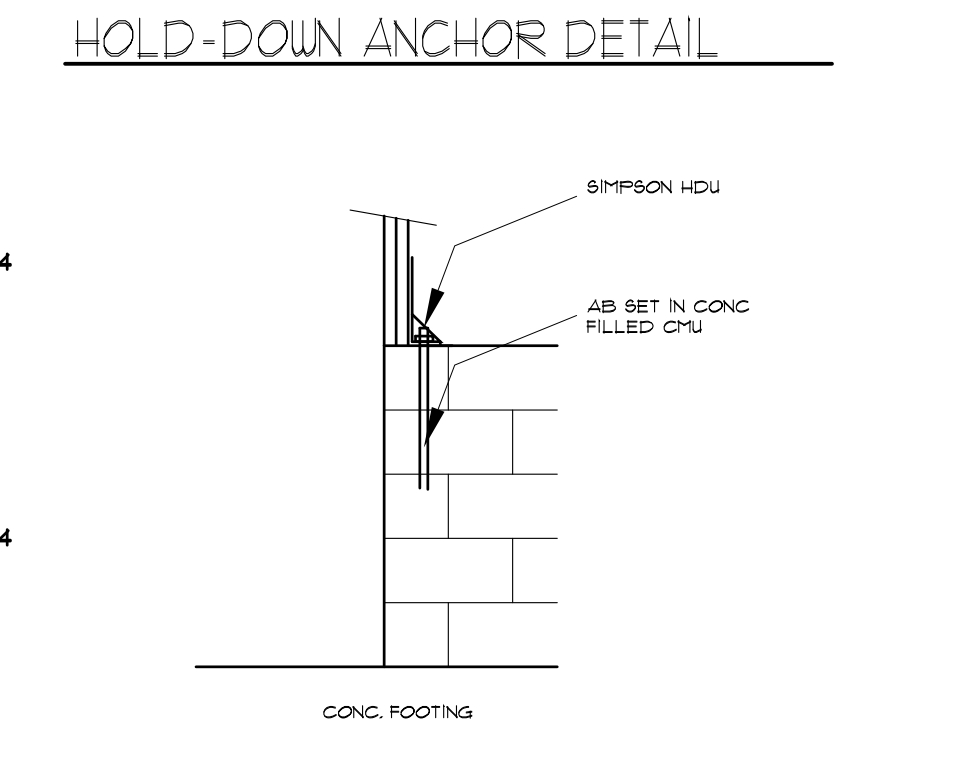
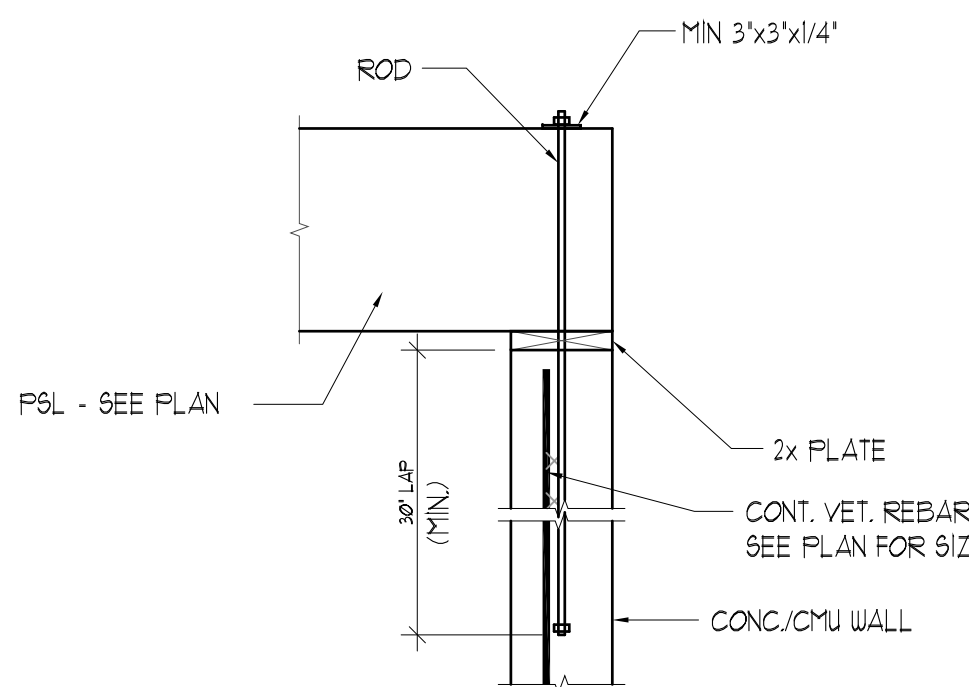
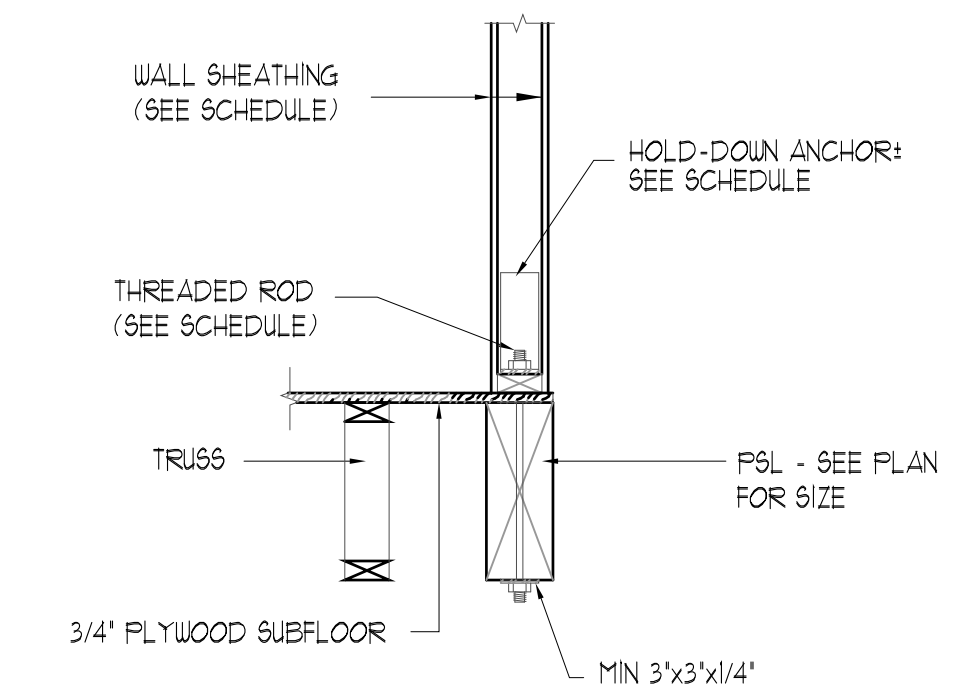
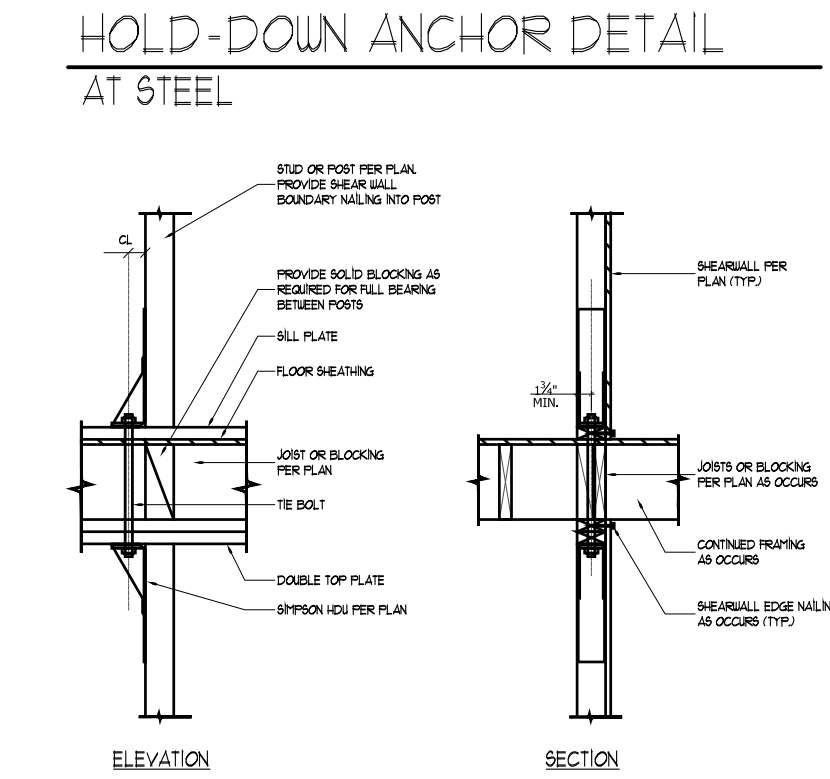
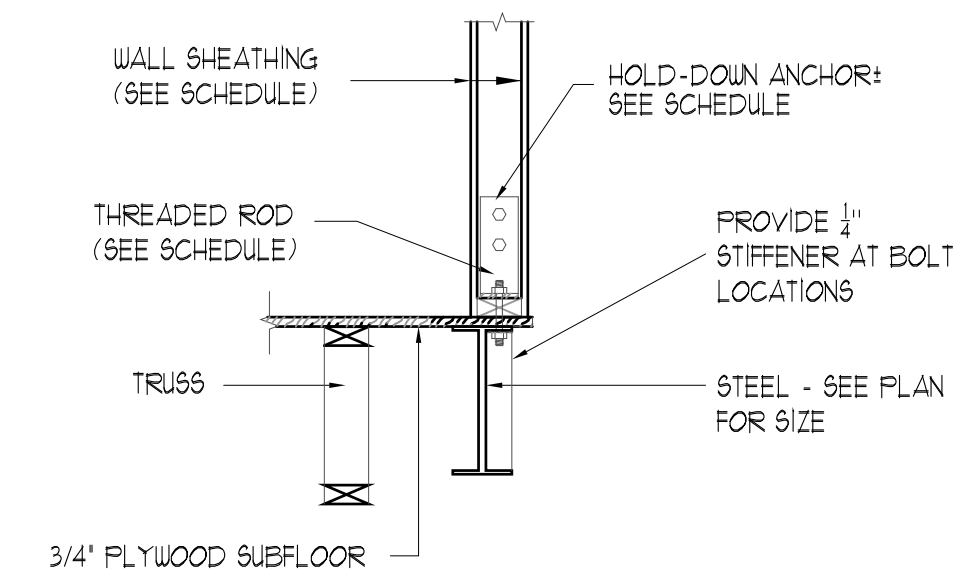
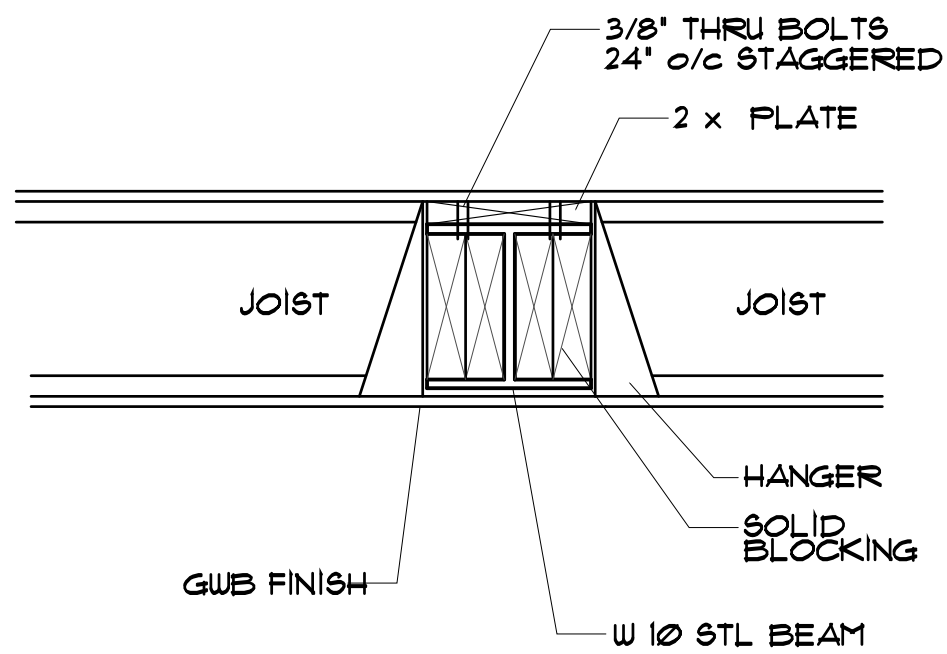
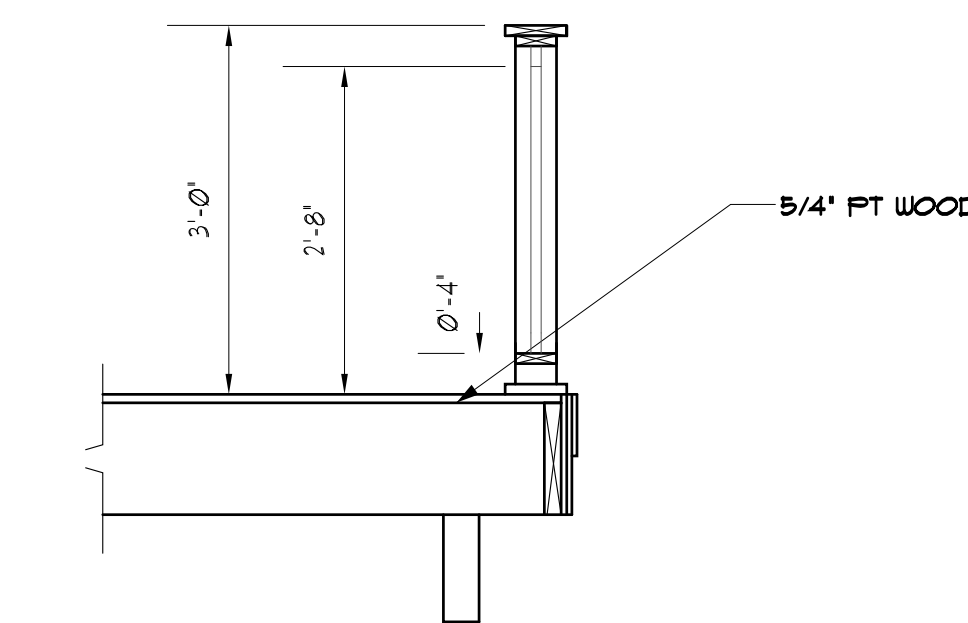
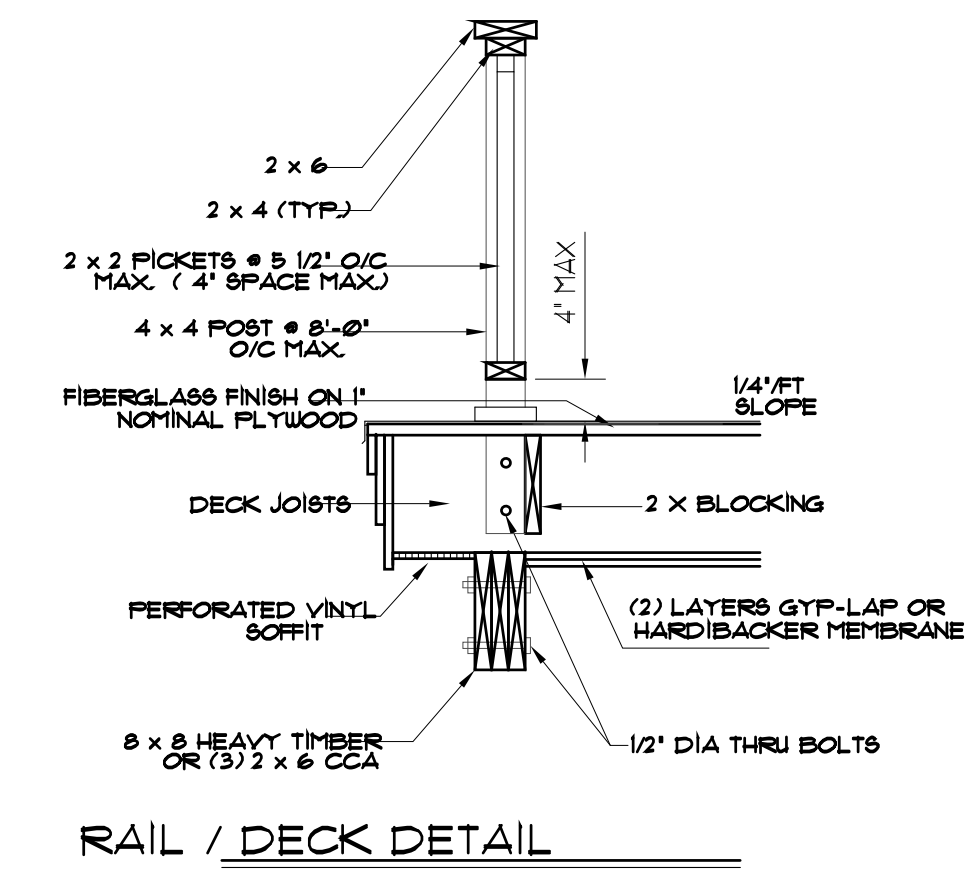
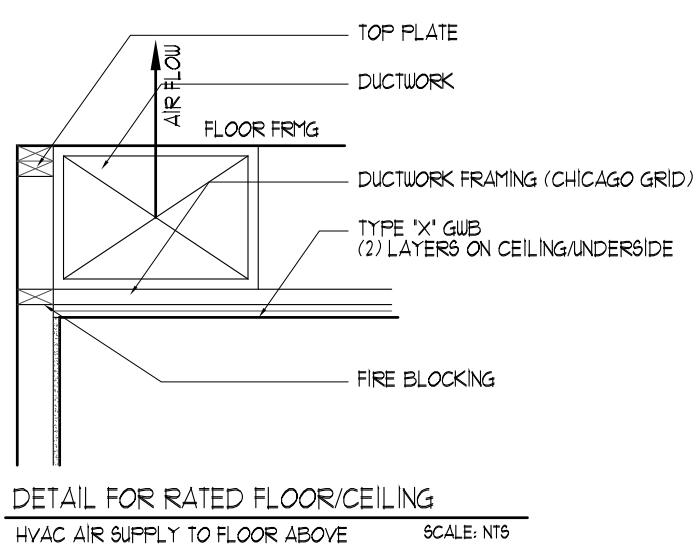
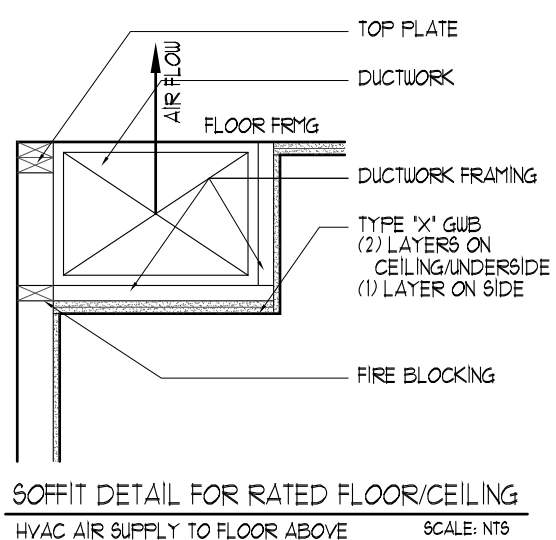
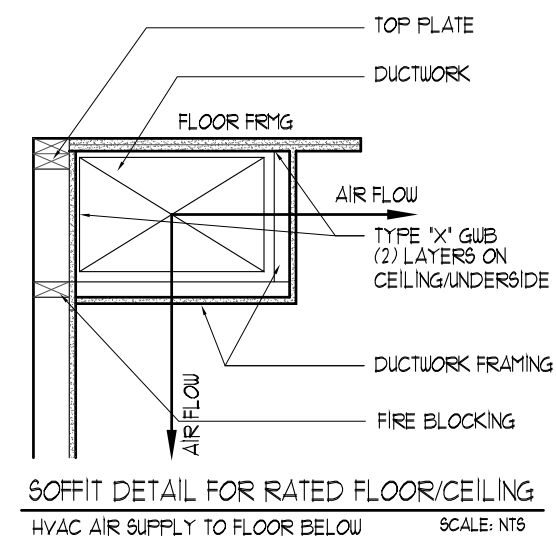
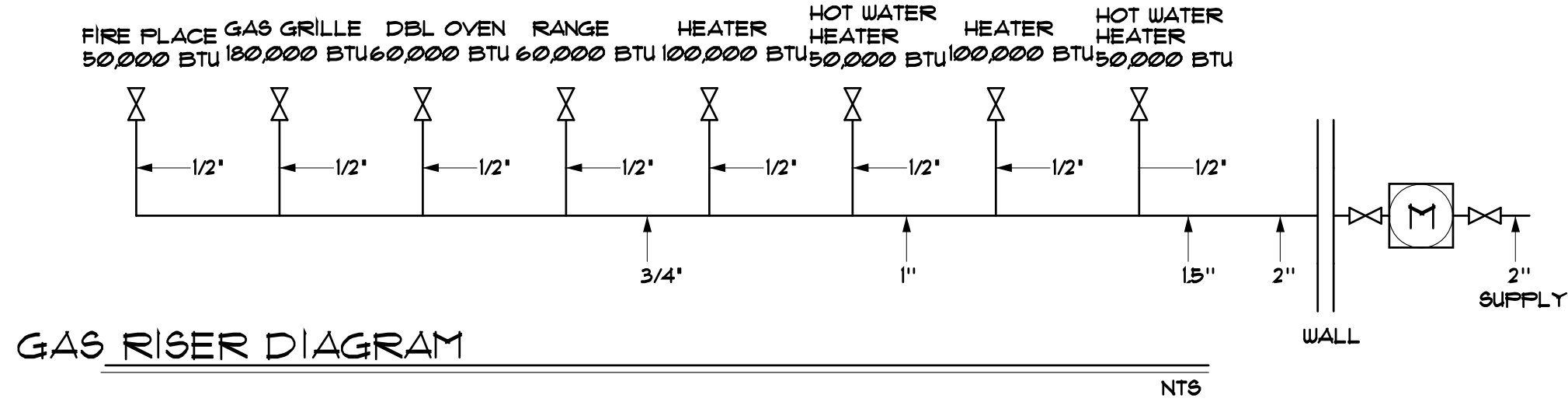
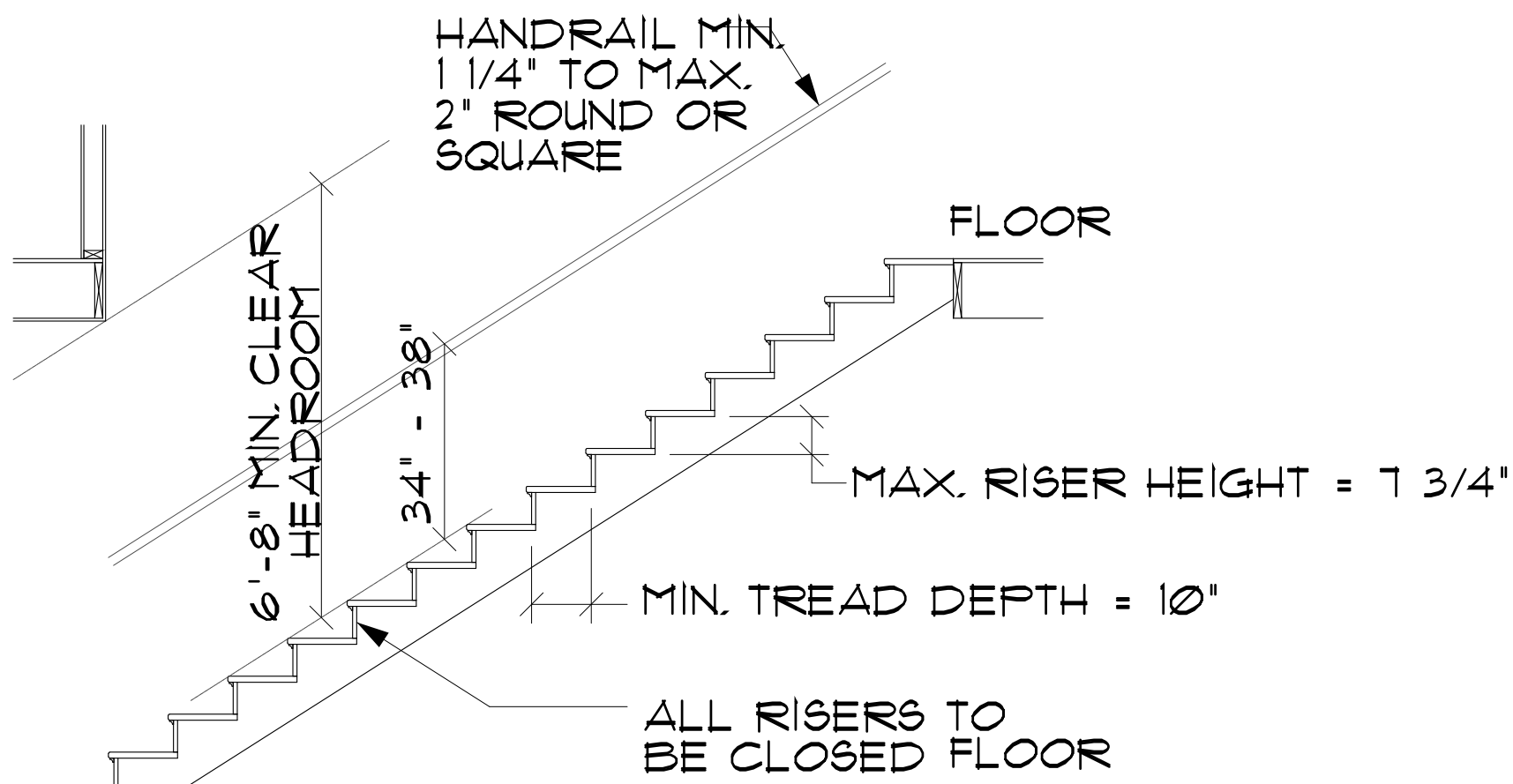
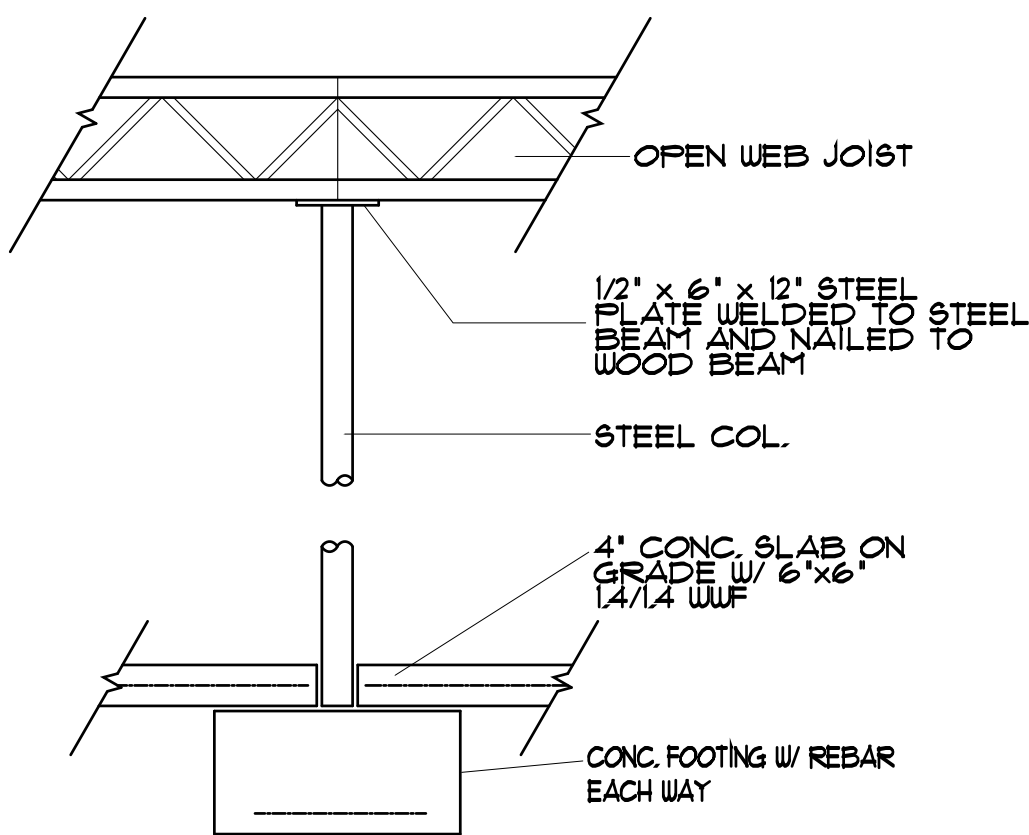
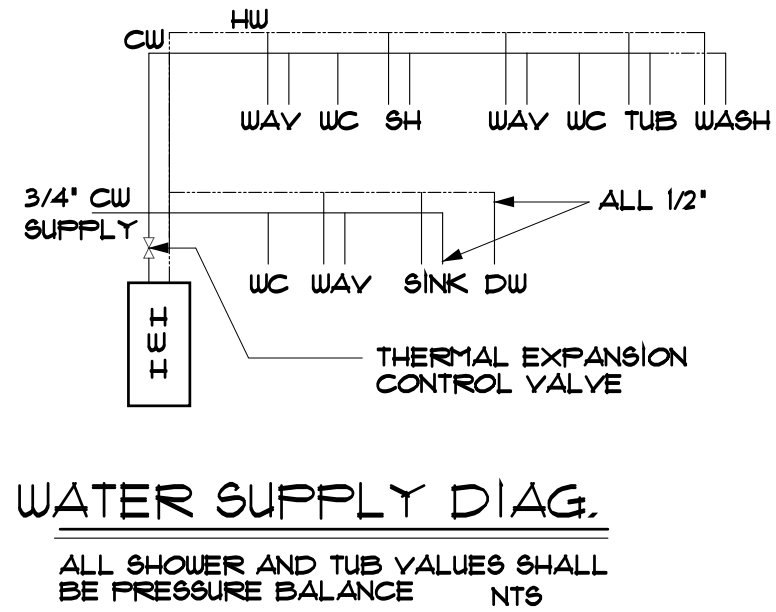
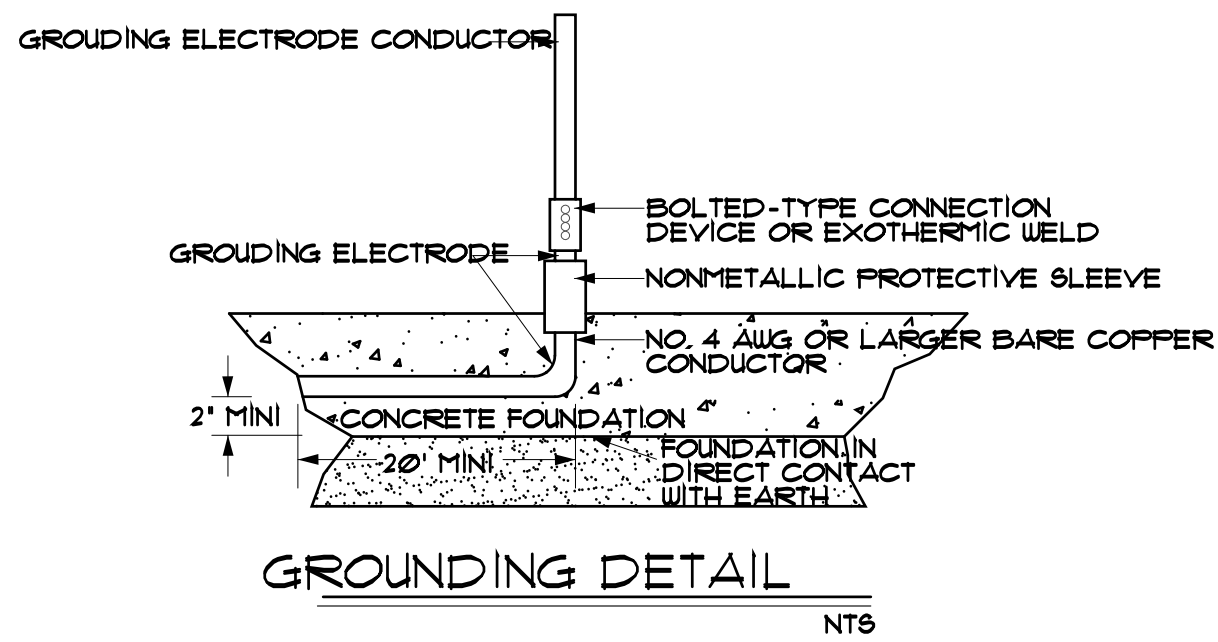
DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECTURE, INC. ARE INSTRUMENTS OF SERVICE FOR USE SOLELY ON THIS PROJECT ADDRESS, IN EXCESS OF FEE/RETAINER PROVIDED. GAIL THOMAS ARCHITECTURE SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHT INCLUDING THE COPYRIGHT RIGHT. THESE DOCUMENTS AND DESIGNS ARE NOT SUITABLE FOR REUSE BY OWNER OR OTHERS FOR ADDITIONS TO THIS PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECTURE, INC. IS PROHIBITED. NOTE THAT ANY USE OF THESE PLANS WITHOUT PROPER COUNTERFEITING AND WITHOUT OUR WRITTEN APPROVAL WILL CONSIDERED COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER WE CAN TO PROTECT THAT COPYRIGHT.

Thomas N.J.; Fla.; PE	Andrew C. Bechtold N.J.; Ky.; Md.; Ky.; Fla.; Ky.; Ga.; Ky.	David W. Shortt N.Y.; Ky.
--------------------------	--	------------------------------

GEORGE WRAY THOMAS	
	598 SHORE ROAD SOMERS POINT, NJ TELEPHONE: (609) 927-9050

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:	
Date: 10-30-20	File No:
Scale: NOTED	13420
Drawn: WAG	Dwg. No.
Checked: GWT	A=8



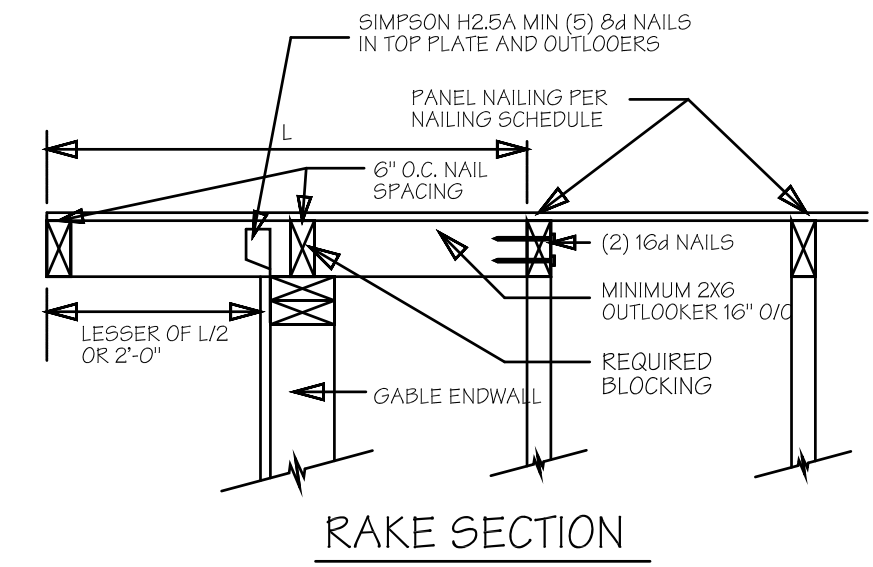
DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

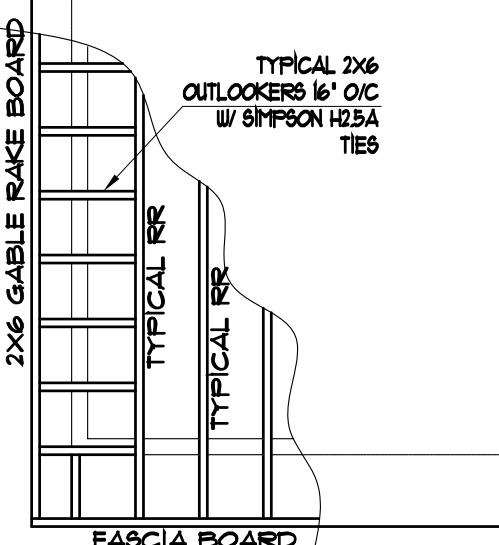
George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE
Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA
David W. Shorten
N.Y. RA
A. C. Bechtold
AR 95123
10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8553

GEORGE WRAY THOMAS
Professional Engineer
10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8553
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
A. C. Bechtold
N.J. PE, RA; Pa. PE, RA; Fla. PE, RA; Ga. RA

Revisions:
Date: 10-30-20 File No:
Scale: NOTED 13420
Drawn: WAG Dwg. No.
Checked: GWT A-9



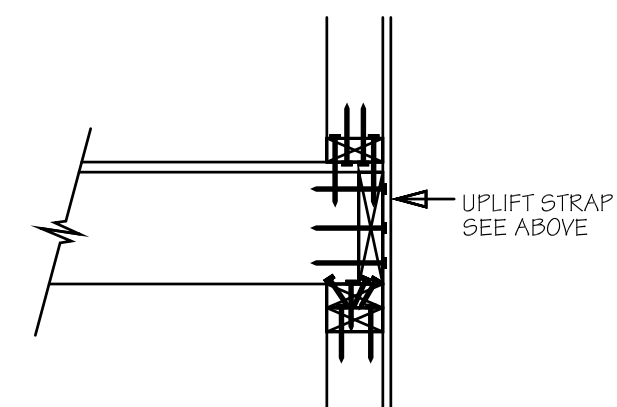
RAKE SECTION



RAKE PLAN VIEW

RAKE DETAIL / SECTION

NOT TO SCALE



LATERAL NAILING DETAIL

NOT TO SCALE

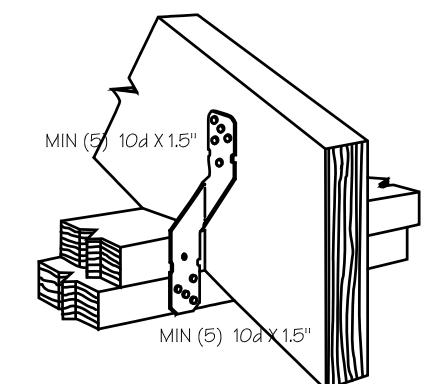
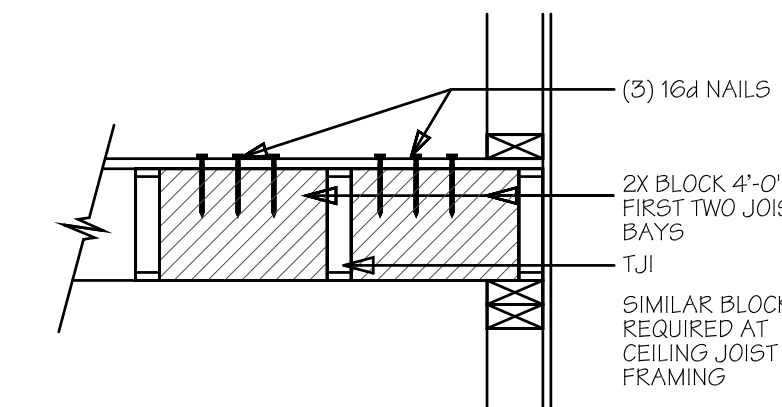


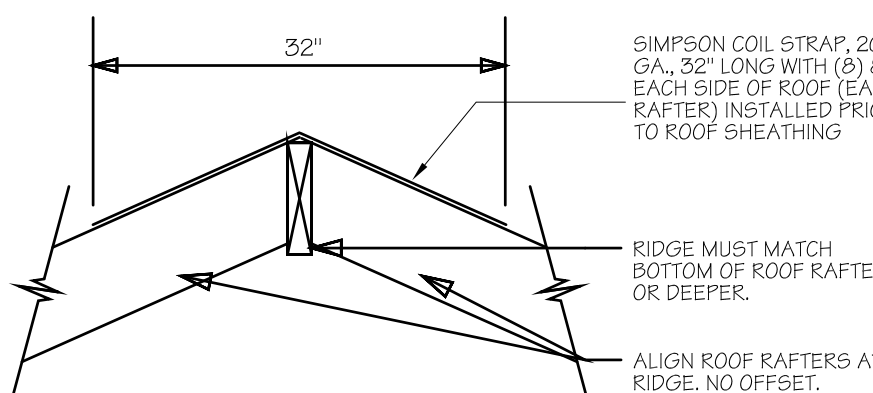
PLATE to RAFTER

H2.5 ANCHOR



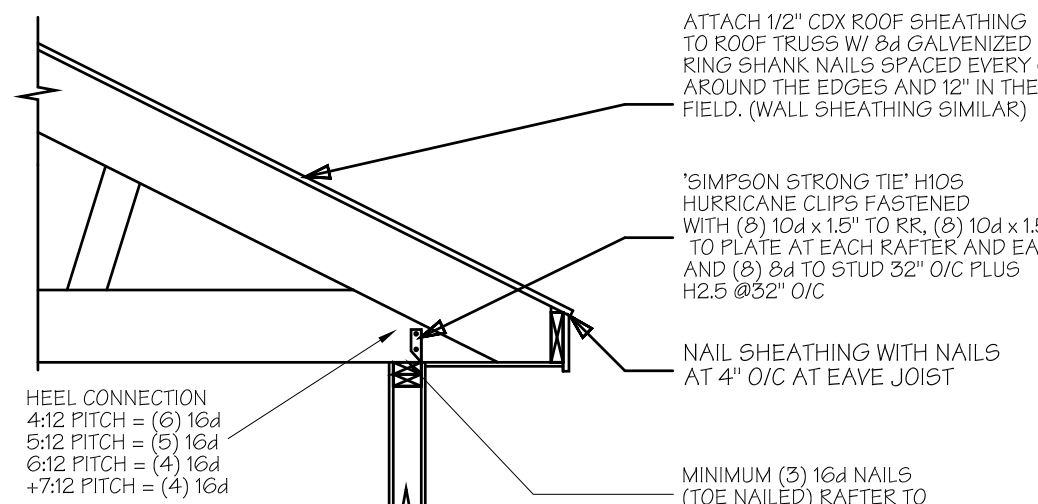
JOIST BLOCKING DETAIL

NOT TO SCALE

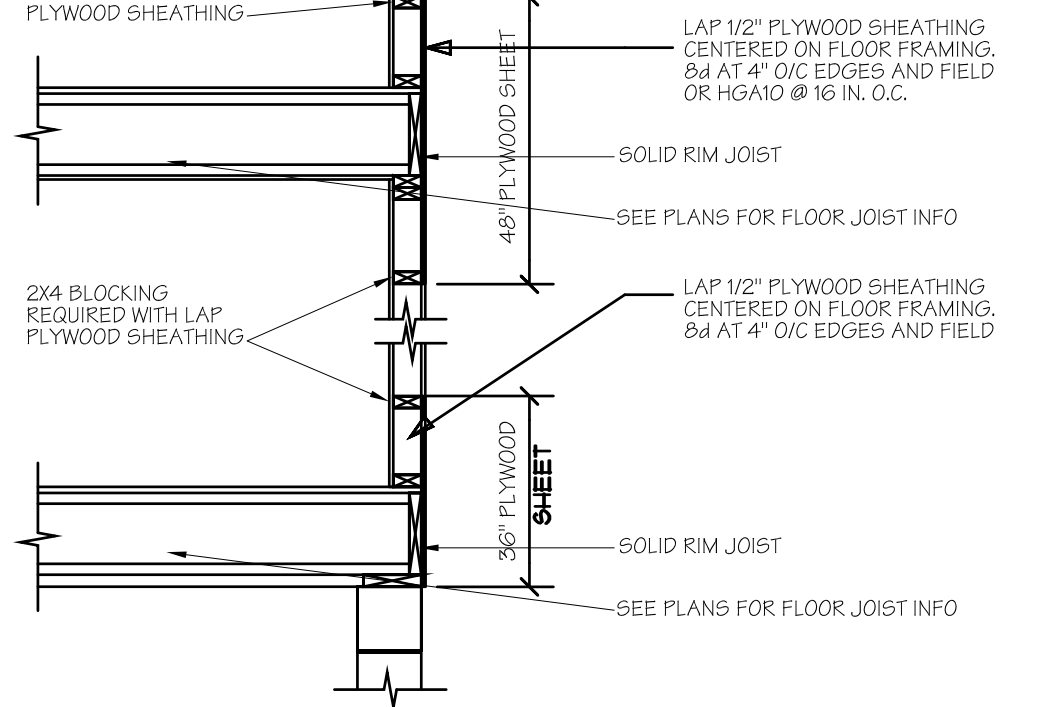


RIDGE STRAP

NOT TO SCALE



HEEL CONNECTION
4:12 PITCH = (6) 16d
5:12 PITCH = (5) 16d
6:12 PITCH = (4) 16d
7:12 PITCH = (4) 16d



2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

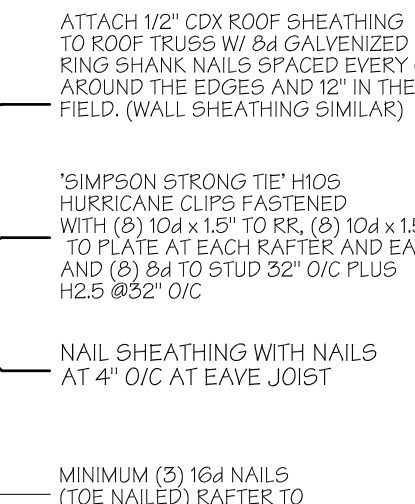
2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

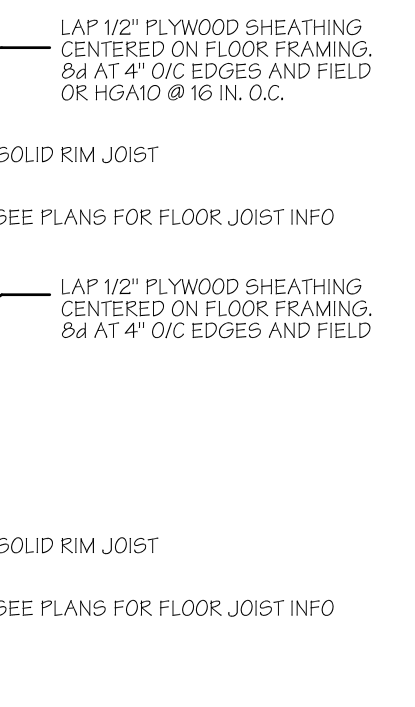
2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING

2x4 BLOCKING
REQUIRED WITH LAP
PLYWOOD SHEATHING



ATTACH 1/2" CDK ROOF SHEATHING
TO ROOF TRUSSES W/ 8d GALVANIZED
RING SHANK NAILS SPACED EVERY 6"
AROUND THE EDGES AND 12" IN THE
FIELD. (WALL SHEATHING SIMILAR)



SIMPSON STRONG TIE H108
HURRICANE CLIPS FASTENED
WITH (8) 10d x 1 1/2" TO RAKE (5) 10d x 1 1/2"
TO PLATE AT EACH RAFTER AND EAVE
AND (8) 8d TO STUD 32" O/C PLUS
H2.5 @ 32" O/C

NAIL SHEATHING WITH NAILS
AT 4" O/C AT EAVE JOIST

MINIMUM (3) 16d NAILS
(TOE NAILED) RAFTER TO
TOP PLATE 16" O/C

LAP 1/2" PLYWOOD SHEATHING
CENTERED ON FLOOR FRAMING,
8d AT 4" O/C EDGES AND FIELD
OR HGA10 @ 16 IN. O.C.

SOLID RIM JOIST

SEE PLANS FOR FLOOR JOIST INFO

LAP 1/2" PLYWOOD SHEATHING
CENTERED ON FLOOR FRAMING,
8d AT 4" O/C EDGES AND FIELD

SOLID RIM JOIST

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

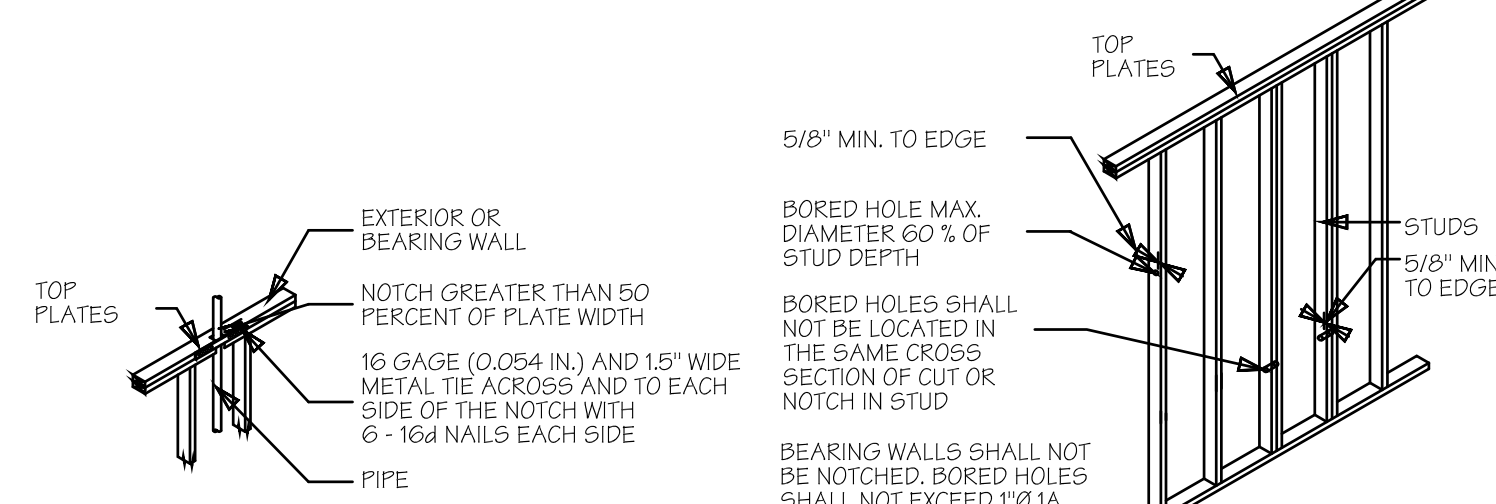
SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO

SEE PLANS FOR FLOOR JOIST INFO



EXTERIOR OR
BEARING WALL

NOTCH GREATER THAN 50
PERCENT OF PLATE WIDTH

16 GAUGE (0.054 IN.) AND 1.5" WIDE
METAL TIE ACROSS AND TO EACH
SIDE OF THE NOTCH WITH
6 - 16d NAILS EACH SIDE

PIPE

5/8" MIN. TO EDGE

BORED HOLE MAX.
DIAMETER 60% OF
STUD DEPTH

BORED HOLES SHALL
NOT BE LOCATED IN
THE SAME CROSS
SECTION OF CUT OR
NOTCH IN STUD

BEARING WALLS SHALL NOT
BE NOTCHED, BORED HOLES
SHALL NOT EXCEED 1" DIA

TOP PLATES

STUDS

5/8" MIN. TO
EDGE

TOP PLATES

STUDS

5/8" MIN. TO
EDGE

TOP PLATES

STUDS

5/8" MIN. TO
EDGE

TOP PLATES

STUDS

5/8" MIN. TO
EDGE

TOP PLATES

STUDS

5/8" MIN. TO
EDGE

TOP PLATES

STUDS

5/8" MIN. TO
EDGE

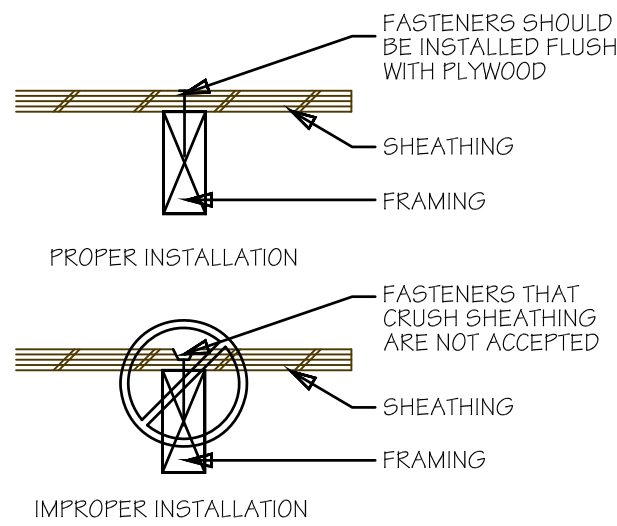
TOP PLATES

STUDS

5/8" MIN. TO
EDGE

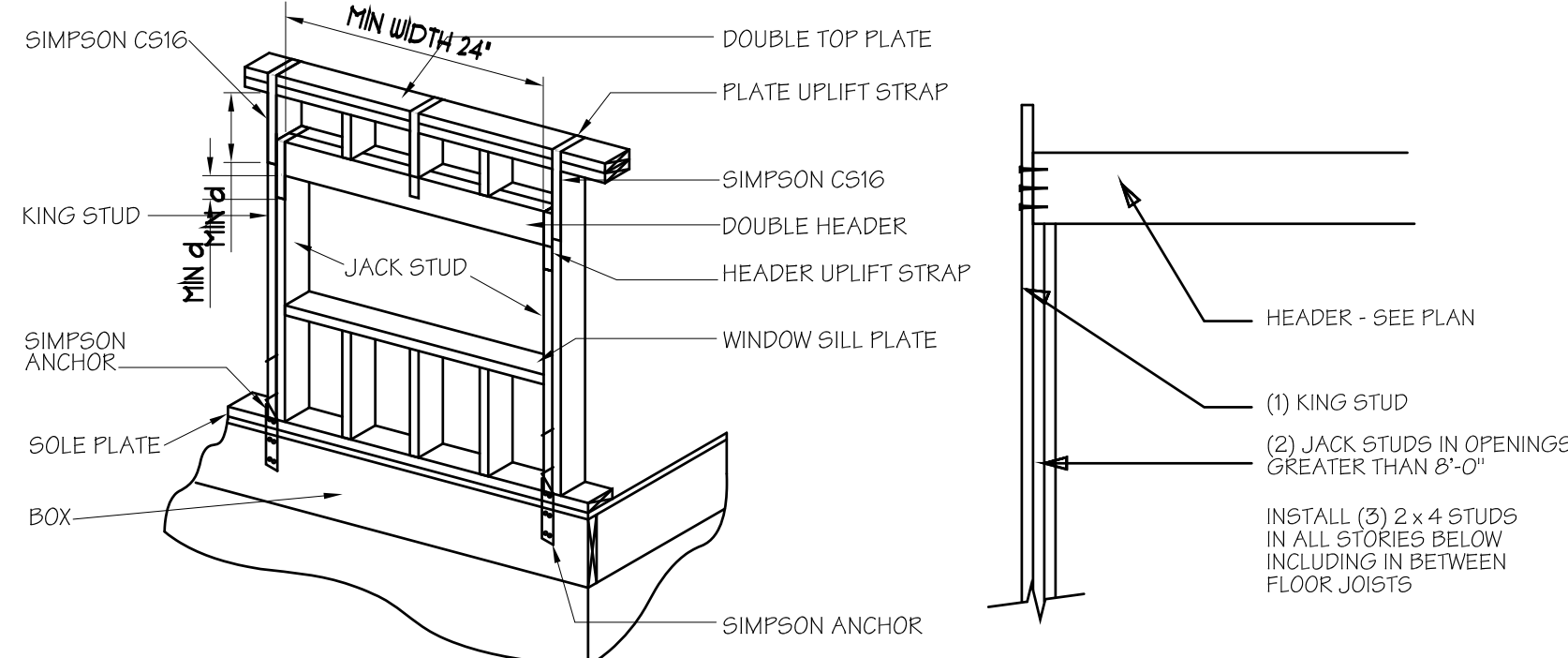
NON BEARING WALL NOTCHING & BORING

NOT TO SCALE



NAILING

NOT TO SCALE



WINDOW STRAPPING DETAIL

NOT TO SCALE

TYPICAL HEADER DETAIL

NOT TO SCALE

WINDOW AND DOOR HEADER STRAPING NAILING REQUIREMENTS

MARK	REQUIRED STRAP	MIN d	TOTAL NAILS REQ'D	KING & JACK STUD ANCHOR TO FLOOR		
				ANCHOR	STUD FASTENERS	RIM JOIST FASTENERS
A	SIMPSON CS22	7"	(10) 10d	H8	(5) 10d NAILS	(5) 10d NAILS
B	SIMPSON CS20	7"	(12) 10d	H6	(8) 8d NAILS	(8) 8d NAILS
C	SIMPSON CS18	11"	(16) 10d	(2) H8	(5) 10d NAILS	(5) 10d NAILS
D	SIMPSON CS14	16"	(26) 10d	LGT3-SDS2.5	(12) SDS 1/4 X 2 1/2	(26) 16d NAILS
E	SIMPSON CS16	13"	(20) 10d	HDU2	(6) SDS 1/4 X 2 1/2	5/8" BOLT TO FND

ALL STRAPS SHALL BE CONTINUOUS AND SHALL WRAP OVER HEADER AND TOP PLATES. STRAPS SHALL BE MOUNTED EQUIDISTANT DOWN EACH SIDE OF EACH STUD. ONE HALF (1/2) OF THE TOTAL NAIL COUNT SHALL BE PROVIDED ON EACH SIDE OF EACH STUD.

GENERAL NAILING SCHEDULE

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING	
ROOF FRAMING				
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	EACH END	
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END	
WALL FRAMING				
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	AT JOINTS	
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" O/C	
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" O/C ALONG EDGES	
FLOOR FRAMING				
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST	
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END	
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK	
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	3-16d	4-16d	EACH JOIST	
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST	
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST	
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d	3-16d	PER FOOT	
ROOF SHEATHING				
WOOD STRUCTURAL PANELS			4" PERIMETER ZONE	INTERIOR ZONE
RAFTERS OR TRUSSES SPACED UP TO 16" O/C	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" O/C	8d	10d	4" EDGE / 4" FIELD	4" EDGE / 8" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ STRUCTURAL OUTLOOKERS	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8d	10d	4" EDGE / 4" FIELD	4" EDGE / 8" FIELD
CEILING SHEATHING				
GYPSUM WALLBOARD	5d COOLERS	--	4" EDGE / 7" FIELD	7" EDGE / 10" FIELD
WALL SHEATHING				
WOOD STRUCTURAL PANELS				
STUDS SPACED UP TO 24" O/C	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
1/2" AND 25/32" FIBERBOARD PANELS	8d	--	3" EDGE / 6" FIELD	3" EDGE / 6" FIELD
1/2" GYPSUM WALLBOARD	5d COOLERS	--	4" EDGE / 7" FIELD	7" EDGE / 10" FIELD
FLOOR SHEATHING				
WOOD STRUCTURAL PANELS				
1" OR LESS	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD

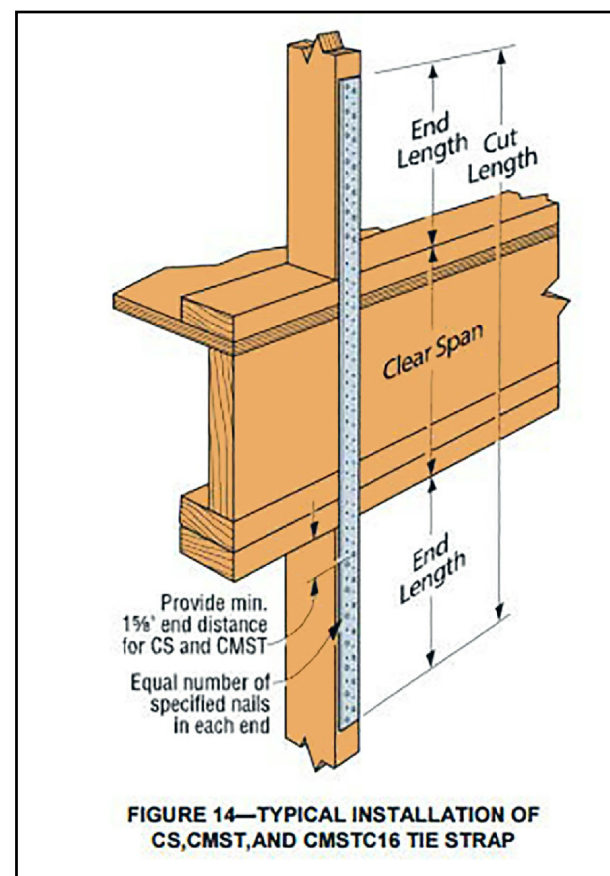


FIGURE 14—TYPICAL INSTALLATION OF CS, CMST, AND CMSTC16 TIE STRAP

SHEARWALL SCHEDULE

SHEARWALL #	PLYWOOD	SIDES OF WALL	NAILS	EMBEDMENT	SHEAR WALL ANCHORS		REMARKS
					CMU	PILE / STOK	
1	1/2"	1X	8d @ 4" O/C	1 3/8"	HDU 4	CMSTC16	ME1C4883 TO RIM JOIST H6 AT ALL FLOOR JOISTS TO STOK
2	1/2"	1X	8d @ 3" O/C	1 3/8"	HDU 5	CMSTC16	ME1C4883 TO RIM JOIST H6 AT ALL FLOOR JOISTS TO STOK
3	1/2"	2X	8d @ 4" O/C	1 3/8"	HDU 8	CMSTC14	ME1C4883 TO RIM JOIST H6 AT ALL FLOOR JOISTS TO STOK
4	1/2"	2X	8d @ 3" O/C	1 3/8"	HDU 11	CMSTC12	ME1C4883 TO RIM JOIST H6 AT ALL FLOOR JOISTS TO STOK
5	FULL HEIGHT 8" MASONRY WITH #4 VERTICAL IN CONCRETE FILLED CORES @ 8" O/C						
6	FULL HEIGHT 8" MASONRY WITH #4 VERTICAL IN CONCRETE FILLED CORES @ 8" O/C						

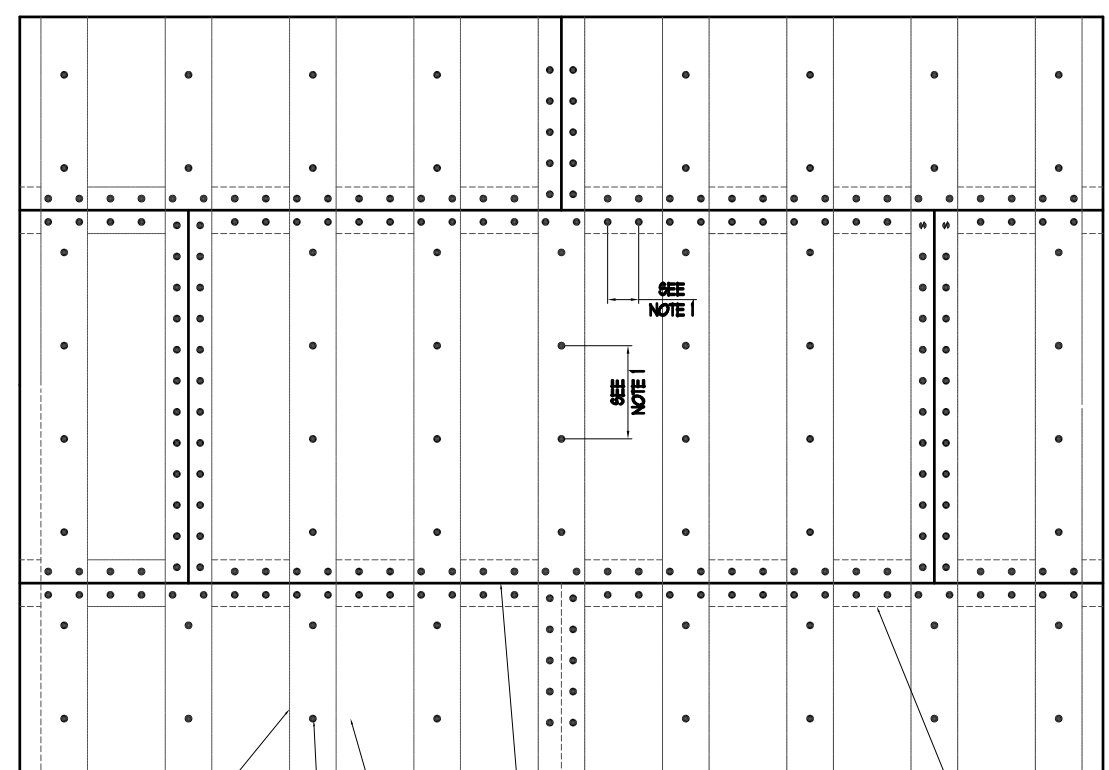
* INDICATES AREAS WHERE SHEATHING IS TO BE PLACED ON THE INTERIOR FACE OF STUD WALL

HOLD DOWN ANCHOR SCHEDULE

HOLD DOWN MARK	MODEL	MIN WOOD MEMBER THICKNESS	SCREWS	BOLT MODEL	ANCHOR BOLT DIA.	MINIMUM EMBEDMENT
HDU4	HDU4-SDS2.5	4.5"	10 SDS 1/4 x 2 1/2"	SSTB16	5/8"	12 1/2"
HDU5	HDU5-SDS2.5	4.5"	14 SDS 1/4 x 2 1/2"	SSTB16	5/8"	12 1/2"
HDU8	HDU8-SDS2.5	4.5"	20 SDS 1/4 x 2 1/2"	SSTB28	7/8"	24 7/8"
HDU11	HDU11-SDS2.5	5.5"	30 SDS 1/4 x 2 1/2"	SSTB28	7/8"	24 7/8"

STRAP ANCHOR SCHEDULE

STRAP MARK	MODEL	MIN WOOD POST MEMBER THICKNESS	NAILS	MIN LENGTH OF STRAP ON WOOD POST
ST16	CMSTC16	4.5"	(58) 16d	25"
ST14	CMSTC14	4.5"	(66) 16d	30"
ST12	CMSTC12	4.5"	(84) 16d	36"



2x4 WOOD STUD @ 16" O/C (TYP.)

1/2" STRUCTURAL SHEATHING

2x4 WOOD BLOCKING

NAILS W/ 1 3/8" MIN PENETRATION IN FRAMING (TYP. @ WOOD STUD WALL)

TYPICAL SHEAR WALL PANEL NAILING PATTERN

NOTES:

- 1) FASTENER SPACING @ PANEL EDGES ON ALL SHEAR WALLS AS PER SCHEDULE
- 2) SHEATHING SHALL BE NAILED DIRECTLY TO WALL STUDS AND BLOCKING
- 3) PANEL EDGES INCLUDE EDGES OF SHEATHING AROUND WINDOW AND DOOR OPENINGS

DAMICO RESIDENCE
OLD TOWN

LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

David W. Shorten
N.Y. RA

Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

GEORGE WRAY THOMAS
Professional Engineer

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:

Date:
10-30-20

Scale:
NOTED

Drawn:
WAG

Checked:
GWT

File No:

13420



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2021-02
APRIL 15, 2021

Owner/Applicant:	Chism Development Company, Inc., agent for Cheryl D'Amico, owner
Property Address:	1021 Someruelus Street
Parcel ID #	00-00-31-1580-0011-0030
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Variance request from LDC Section 8.01.01.02 (J)(2) to allow front porch 2.5' from side yard.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a variance from Land Development Code Section 8.01.01.02(J)2, which require a 5' visibility corridor (side-yard setback). The proposed setback would be 2.7' from the property line.

APPLICABLE GUIDELINES:

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

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

ANALYSIS:

Criteria	Applicant Response	Staff Analysis	Meets Criteria
<u>1. Special Conditions</u> Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	<i>"An error caused the porch to be shifted 30" into the required setback.."</i>	Errors in construction do not constitute a special condition as they are the result of the action of the applicant.	NO
<u>2. Special Privilege</u> Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>"Applicant Response."</i>	Granting the variance would confer a special privilege upon the applicant which is denied by the LDC to other lands, structures or buildings in this zoning district.	NO
<u>3. Literal Interpretation</u> Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	<i>"Applicant Response."</i>	A literal interpretation of the provisions of the LDC would not deprive the applicant of any rights commonly enjoyed by other properties in this zoning district.	NO
<u>4. Minimum Variance</u> The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>"No more space would be required, and we would stay with the original measurements on the original plans submitted to HDC."</i>	No variance would be needed to make possible the reasonable use of the land, structure, or building.	NO
<u>5. General Harmony</u> Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>"Applicant Response."</i>	Granting the variance is not in harmony with the intent of the "view corridors" specific to the Old Town plat.	NO

6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	<i>"Agreed."</i>	Granting this variance is not compatible with the surrounding properties the historic grid of Old Town and is not in the public interest. Granting the variance would place the porch foundation 2.7' from the property line with the roof eaves encroaching even further into the setback.	NO
---	------------------	---	-----------

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

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria above.

APPENDIX A CRITERIA

"Applicant Response"

1. PUBLIC INTEREST: A variance would not be contrary to the public interest, safety, or welfare.

"agree"

2. SPECIAL CONDITIONS: Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

"agree."

3. LITERAL INTERPRETATION: Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district. or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

No Response

4. MINIMUM VARIANCE: The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.

No Response

5. ALTERATION: In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs. architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

No Response

6. NEW CONSTRUCTION: In the case of new construction, the proposed design incorporates materials,

details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

No Response

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, does not meet all 6 criteria, and as such, must recommend denial.

Staff recommends: DENIAL of HDCV 2021-02

MOTION TO CONSIDER:

I move to approve or deny HDC case number HDCV 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 HDCV 2021-02, as presented, is or is not substantially compliant with the City's Land Development Code and Comprehensive Plan, to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1** **HDCV 2021-02 Application and Backup Materials**
- EXHIBIT 2** **Plans Submitted & Approved for Building Permit**
- EXHIBIT 3** **As-Built Foundation Survey 03.10.2021**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Variance Application - Submission #6933

Date Submitted: 3/11/2021

HISTORIC DISTRICT COUNCIL (HDC) VARIANCE APPLICATION

USE THIS FORM TO Apply for a variance from requirements in the Land Development Code (LDC). Variances are demonstrations of hardship as to why a project cannot meet the requirements.

Fees

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

☐

Residential \$850

☐

Non-Residential/ Multi-Family/ 2 or more Residential Units/ Mixed Use \$2,500

IMPORTANT NOTES

Application Requirements

☐

A complete application filed at least thirty (45) days before the date of the Board of Adjustment's public hearing;

☐

A current signed, sealed, scaled survey of the property (no older than two years from date of application);

☐

Proof of ownership (copy of deed or tax statement)

☐

If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;

☐

A detailed letter stating the reasons for the request

☐

Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the applicable planner prior to submitting your application. Completed Board applications are due approximately 45 days prior to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.

Appeals

An applicant aggrieved by any decision of the HDC may appeal to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to the City Commission within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

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



Procedures for Variances – see LDC Section 10.02.04.

The LDC is available for review at

<http://www.fbfl.us/LDC>

Limitations on the Grant of a Variance

The following limitations on the grant of a variance apply:



1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.



2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City’s Comprehensive Plan.



3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered g



4. A variance shall not change the requirements for concurrency.



5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.



6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.



7. A variance shall not be granted for procedure or process components of this Land Development Code.



8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue



9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)



10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean highwater line of the Atlantic Ocean under LDC Section 4.02.03(D)



11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).



12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website at Map Search

Historic District***Site Address*****City*****State*****Zip*****Parcel ID#(s)*****Zoning District*****Future Land Use Designation*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Company (if applicable)****Mailing Address*****City*****State*****Zip*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

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

First Name**Last Name****Company (if applicable)****Mailing Address**

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-491-0728

E-mail Address

chismdev@gmail.com

PROJECT INFORMATION

Variance requested from LDC section(s):*

Required Setback

Summary of Request (more detailed information to be provided in required letter of intent)*

The east side porch extension was inadvertently shifted during foundation construction. The problem that arose from the foundation survey, showed an error in the porch location, which protrudes 30" into the 5' setback, We are requesting a variance that would allow the porch to remain 30" into the setback.

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

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

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

An error caused the porch to be shifted 30" into the required setback.

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

Applicant Response

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

Applicant Response

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

No more space would be required, and we would stay with the original measurements on the original plans submitted to HDC

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

Applicant Response

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.*

Agreed

ADDITIONAL CRITERIA FOR FINDING FOR A VARIANCE IN THE HISTORIC DISTRICT OR COMMUNITY REDEVELOPMENT AREA

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in LDC Section 10.02.02(A): That a variance is necessary to maintain the historic character of property through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

agree

2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

agree

3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.

5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

Or, as an alternative, that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

2. The variance would not significantly diminish the historic character of the Historic District or Site.

3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.

4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant's First Name*

Wayne

Applicant's Last Name*

Chism

Today's Date*

3/11/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Upload Supplemental Materials

03.10.21 Updated Survey.pdf

Upload 2

Executed Owners
Authorization.pdf

Upload 3

Approved Plans by
SB.pdf



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE Michael & Cheryl A. D'Amico
(print name of property owner(s))

hereby authorize: Chism Development Company, Inc.
(print name of agent)

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

Cheryl A. D'Amico
(Signature of owner)

Michael R. D'Amico
(Signature of owner)

CHERYL A. D'AMICO
(Print name of owner)

MICHAEL R. D'AMICO
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

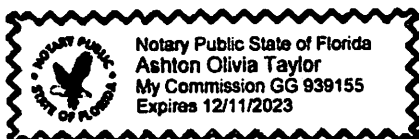
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 05 day
of November, 2020, by Cheryl A. D'Amico

Ashton Olivia Taylor
Notary Public

Ashton Olivia Taylor
Printed Name

12/11/2023
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



D'Amico Residence

Old Town

City of Fernandina Beach
APPROVED FOR PERMIT
These plans are approved for construction.
NOTE: Plan approval does not constitute
approval to violate any adopted federal,
state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2017 FBC, 6th Edition
02/02/2021



NEW STREET ELEVATIONS

WORKING PLANS

October 30, 2020

BUILDING DATA
FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL
USE GROUP = R3
CONSTRUCTION TYPE = 5B
FLOOD ZONE = X ZONE
TOTAL BLDG. SF = 2,429 SF (INCLUDES TOP FLOOR OF GARAGE)
TOTAL STRUCTURAL VOLUME = 24,032 CF
BUILDING COVER (Not Impervious) = 2,265 SF

LIST OF DRAWINGS		
DATE	PAGE #	TITLE
10-30-20	T-1	TITLE SHEET
10-30-20	S-1	SITE PLANS
10-30-20	A-1	MAIN HOUSE ELEVATIONS
10-30-20	A-2	FIRST & SECOND FLOOR PLANS
10-30-20	A-3	FOUNDATION & FIRST FLOOR STRUCTURAL PLAN
10-30-20	A-4	SECOND FLOOR & ROOF STRUCTURAL PLANS
10-30-20	A-5	MAIN HOUSE ELECTRICAL PLANS
10-30-20	A-6	GARAGE ELEVATIONS
10-30-20	A-7	GARAGE PLANS
10-30-20	A-8	DETAILS & NOTES
10-30-20	A-9	FRAMING DETAILS
10-30-20	A-10	FRAMING DETAILS CONT.

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS
Professional Engineer

599 SHORE ROAD
SOMERS POINT, NJ 08077
TELEPHONE: (609) 927-5050

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE

Andrew C. Bechtold
N.J. RA, Md. RA, Fla. RA, Ga. RA, N.Y. RA

ANDREW C. BECHTOLD
Registered Architect

10950 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (850) 865-8855

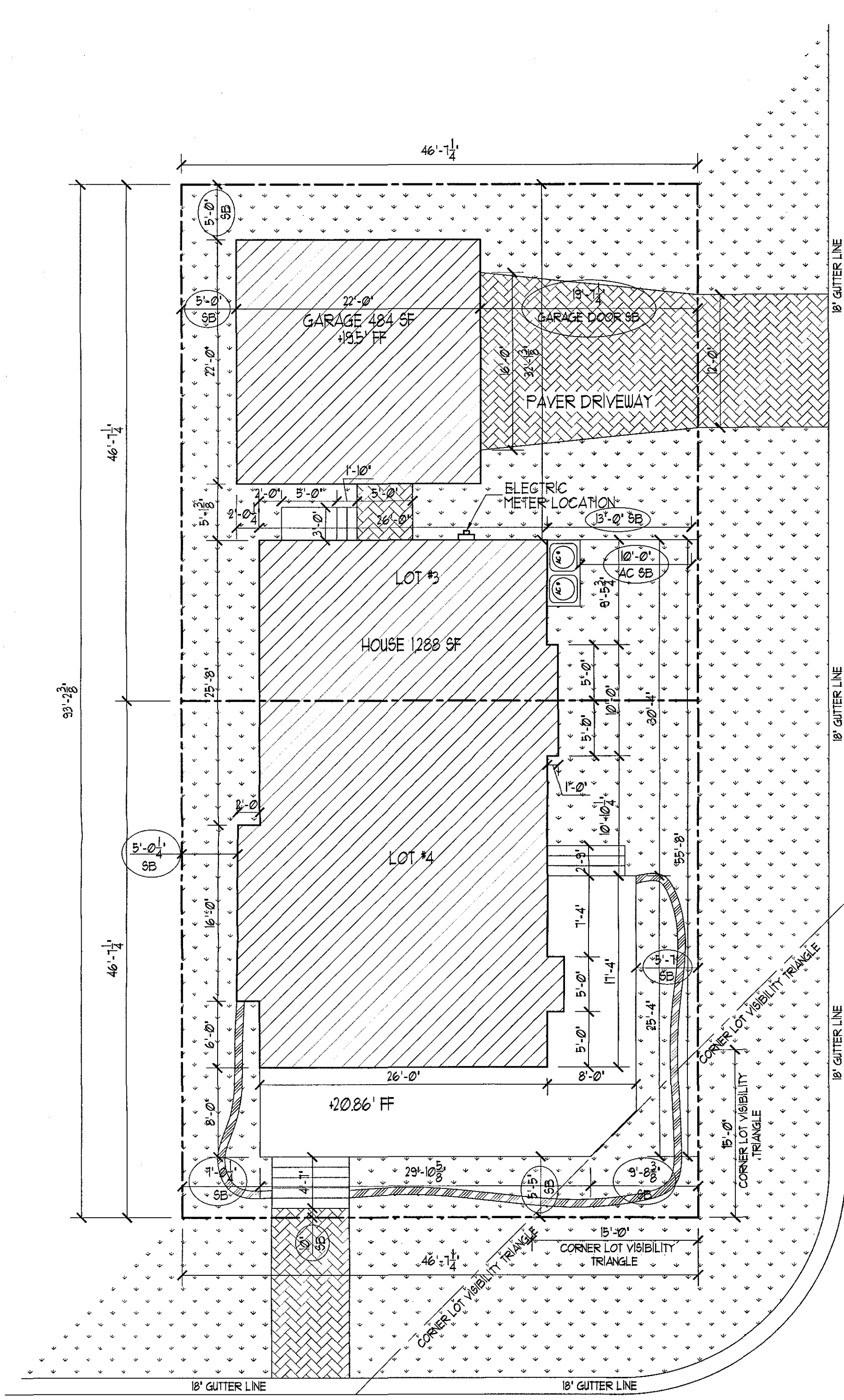
PROFESSIONAL ENGINEER OR ARCHITECT
THESE DESIGNS ARE THE PROPERTY OF THE
ARCHITECT AND ENGINEER. NO PART OF
THESE DESIGNS ARE TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
PERMISSION OF THE ARCHITECT AND
ENGINEER. ANY VIOLATION OF THIS
STATEMENT SHALL BE CONSIDERED A
VIOLATION OF THE PROFESSIONAL
ETHICS OF THE ARCHITECT AND
ENGINEER. THE ARCHITECT AND
ENGINEER SHALL BE LIABLE FOR ALL
CONSEQUENCES OF THE USE OF THESE
DESIGNS.

A. C. Bechtold
AR 051743

Due 21, 2020 Jpe CM
D'AMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:	
Date: 10-30-20	File No: 13420
Scale: AS NOTED	Dwg. No. T-1
Drawn: WAG	
Checked: GWT	

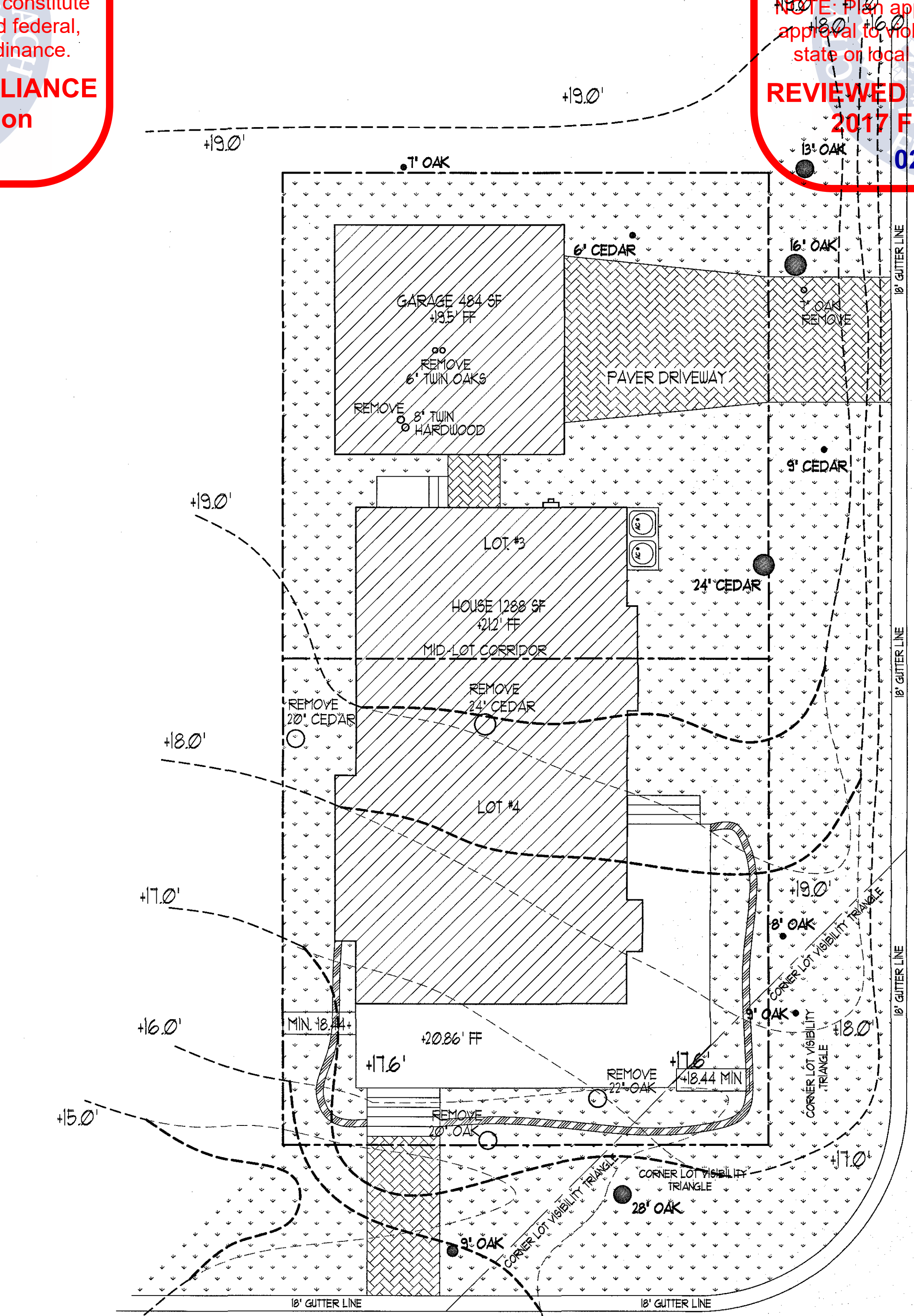


SOMERUELUS

PLOT PLAN

City of Fernandina Beach
APPROVED FOR PERMIT
These plans are approved for construction.
NOTE: Plan approval does not constitute approval to violate any adopted federal, state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2017 FBC, 6th Edition
02/02/2021

LOT AREA: 4343 SF
BUILDING COVERAGE: 1,112 SF, 40.8%
(1954 SF @ 45% MAX ALLOWED)



SOMERUELUS

City of Fernandina Beach
APPROVED FOR PERMIT
These plans are approved for construction.
NOTE: Plan approval does not constitute approval to violate any adopted federal, state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2017 FBC, 6th Edition
02/02/2021

GEORGE WRAY THOMAS
Professional Engineer
509 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
E-MAIL: GWT@GMAIL.COM

ANDREW C. BECHTOLD
Registered Architect
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
E-MAIL: ABECHTOLD@GMAIL.COM

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

Date:	10-30-20	File No:	13420
Scale:	AS NOTED	Dwg. No.	S-1
Drawn:	WAG		
Checked:	GWT		

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

02/02/2021

DOCUMENTS PREPARED BY GAIL THOMAS ARCHITECT ARE INTENDED FOR THE USE OF THE ARCHITECT OR FOR SALE ON THIS PROJECT ADDRESS, UNLESS OTHERWISE PROVIDED. GAIL THOMAS ARCHITECTURE SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL RIGHTS AND SHALL NOT BE RESPONSIBLE FOR ANY REUSE OR MISUSE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF GAIL THOMAS ARCHITECT. THESE DOCUMENTS AND DESIGNS ARE NOT SUITABLE FOR REUSE BY OWNER OR OTHERS FOR ADDITIONS TO THIS PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN RELEASE BY GAIL THOMAS ARCHITECT IS UNLAWFUL. GAIL THOMAS ARCHITECT IS SINGLY RESPONSIBLE FOR THE DESIGN OF THESE PLANS WITHOUT OTHER PROFESSIONAL AND/OR WRITTEN APPROVAL. WILL BE CONSIDERED COPYRIGHT INFRINGEMENT AND WE WILL DO WHATEVER WE CAN TO PROTECT THAT COPYRIGHT.

599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

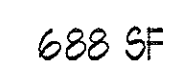
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050

Revisions:

File No:

13420

Dwg. No.

$$\triangle = 4$$


POST LEGEND

☐ POST FROM ABOVE

☒ MIN (3) 2X WALL THICKNESS



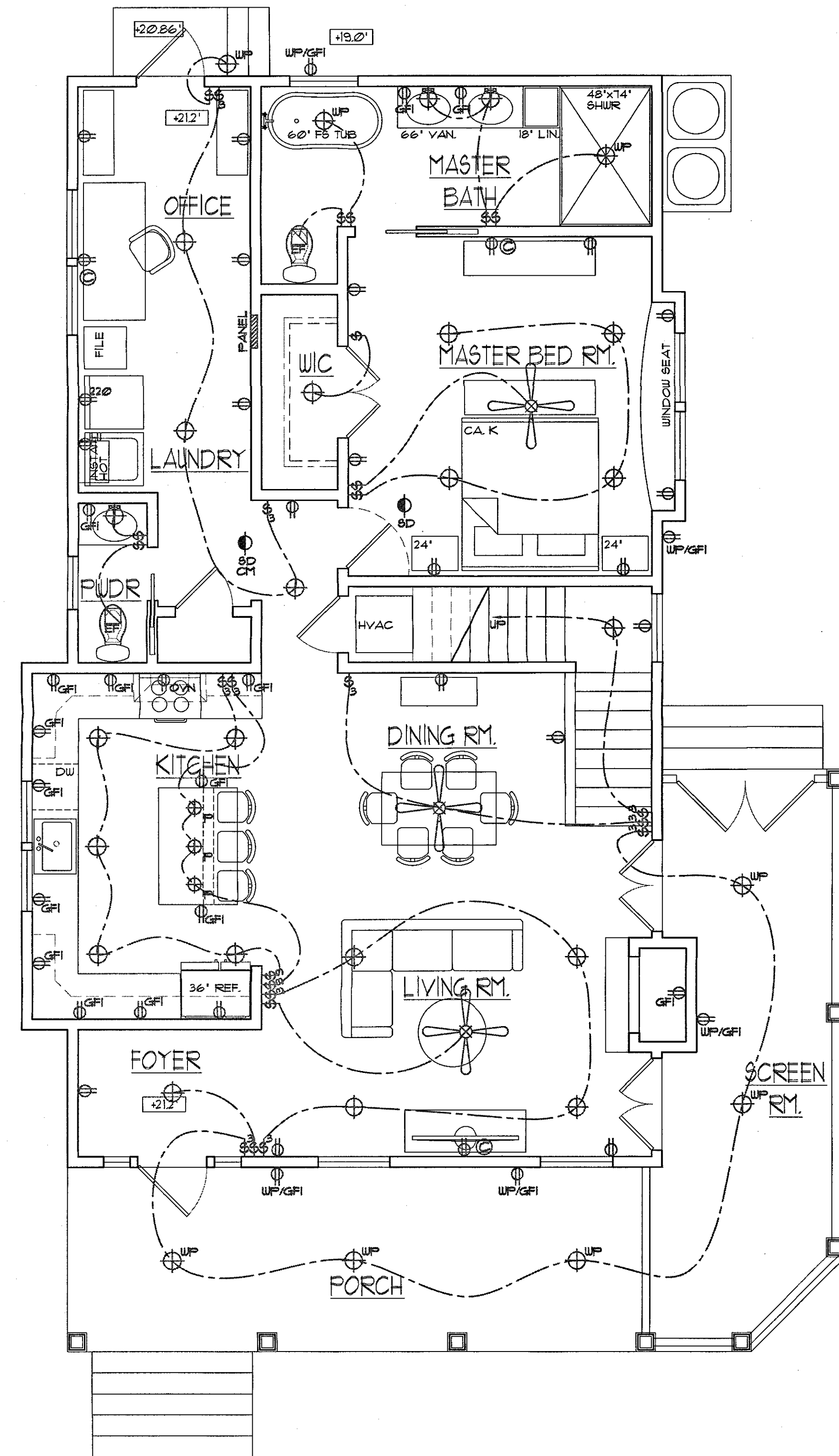
Revisions:

File No:

13420

Dwg. No.

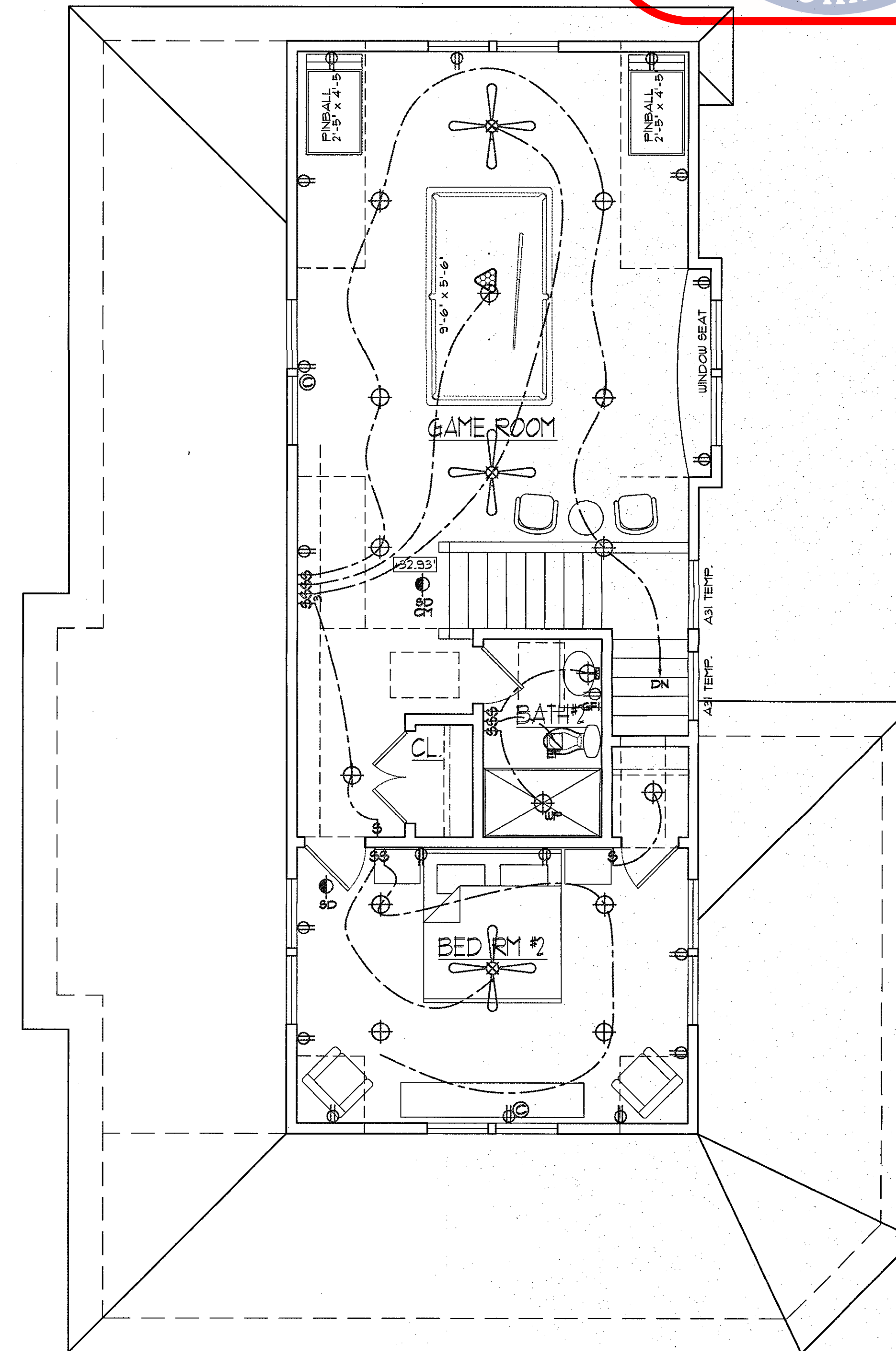
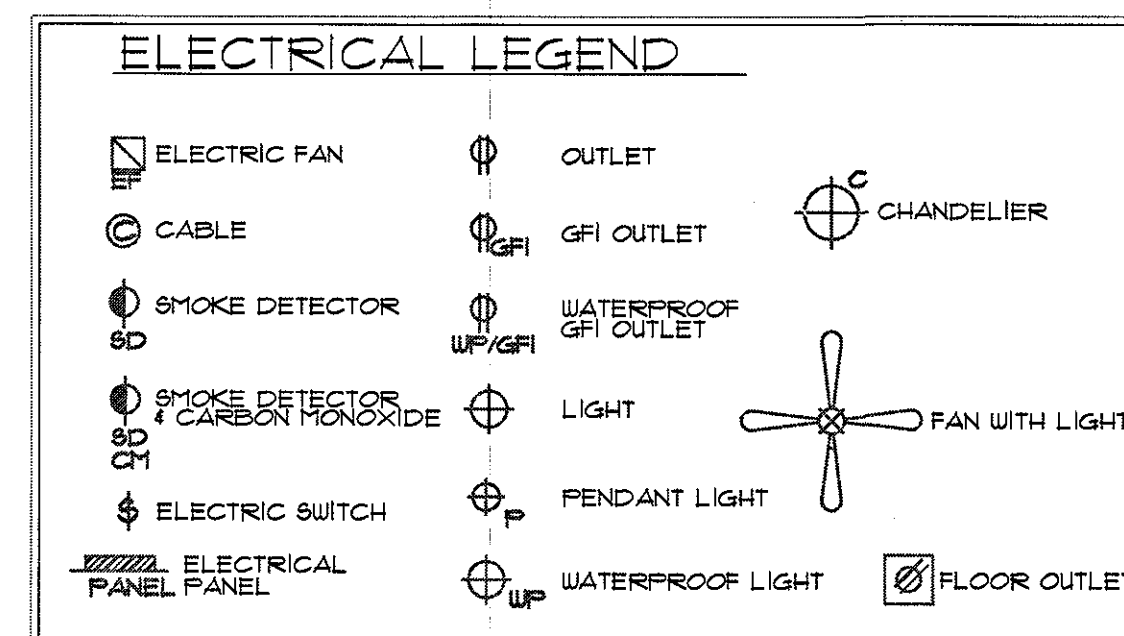
$$\triangle = 4$$



FIRST FLOOR PLAN

1,165 SF

NOTE:
- ALL CEILING FANS TO HAVE LIGHTS.
- SD'S MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES,
BATHROOM DOORS W/ TUB / SHOWER, & HVAC SUPPLY OUTLETS, TYP.
- CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE
INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS



SECOND FLOOR PLAN

688 SF

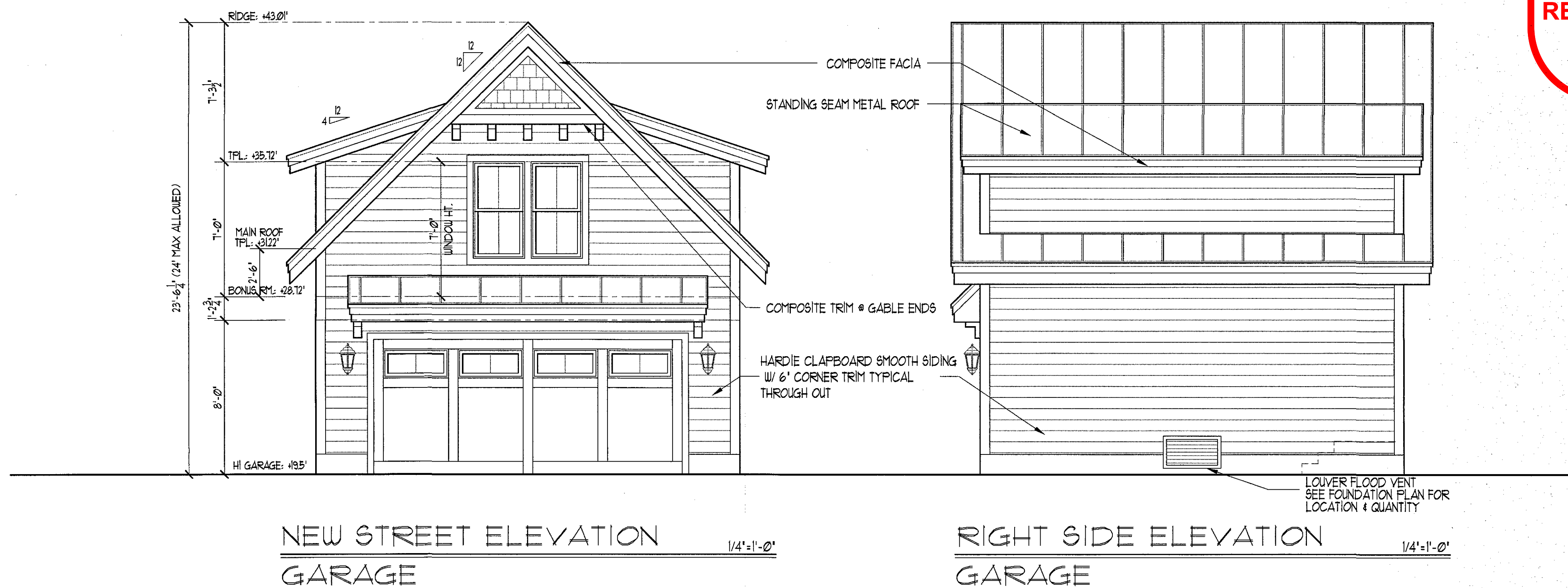
NOTE:
- ALL CEILING FANS TO HAVE LIGHTS.
- SD'S MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES,
BATHROOM DOORS W/ TUB / SHOWER, & HVAC SUPPLY OUTLETS, TYP.
- CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE
INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS

City of Fernandina Beach
APPROVED FOR PERMIT
These plans are approved for construction.
NOTE: Plan approval does not constitute
approval to violate any adopted federal,
state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2017 FBC, 6th Edition
02/02/2021

DAMICO RESIDENCE OLD TOWN LOT: 344 BLOCK: 11 FERNANDINA BEACH, FLORIDA	
THESE DESIGNS ARE COPYRIGHT PROTECTED	
Revisions:	
Date: 10-30-20	File No: 13420
Scale: 1/4" = 1'-0"	Dwg. No. A-5
Drawn: WAG	Checked: CAUT

GEORGE WRAY THOMAS Professional Engineer 10950 WEST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA 33420 TELEPHONE: (904) 865-5533	ANDREW C. BECHTOLD Registered Architect 10950 WEST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA 33420 TELEPHONE: (904) 865-5533
--	---

City of Fernandina Beach
APPROVED FOR PERMIT
These plans are approved for construction.
NOTE: Plan approval does not constitute
approval to violate any adopted federal,
state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2017 FBC, 6th Edition
02/02/2021



DAMICO RESIDENCE OLD TOWN LOT: 344 BLOCK: II FERNANDINA BEACH, FLORIDA	
DESIGNS PROVIDED BY GEORGE WRAY THOMAS ARCHITECT ARE INTENDED TO BE USED FOR CONSTRUCTION ONLY. NO WARRANTIES ARE MADE BY GEORGE WRAY THOMAS ARCHITECT FOR ANY OTHER PURPOSES. THESE DESIGNS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT. ANY REUSE OF THESE DESIGNS WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT IS PROHIBITED. NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GEORGE WRAY THOMAS ARCHITECT.	
George W. Thomas N.J. PE #4; Pa. PE #4; Fla. PE	Andrew C. Bechtold N.J. RA; Md. RA; Fla. RA; Ga. RA
ANDREW C. BECHTOLD Registered Architect	
10950 WEST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA TELEPHONE: (904) 868-8833	
GEORGE WRAY THOMAS Professional Engineer	
599 SHORE ROAD SOMERS POINT, NJ TELEPHONE: (609) 927-5050	
THESE DESIGNS ARE COPYRIGHT PROTECTED	
Revisions:	
Date: 10-30-20	File No:
Scale: 1/4" = 1'-0"	13420
Drawn: WAG	Dwg. No.
Checked: GWT	A-6

- HVAC
- All mechanical work and systems shall conform to 2017 Florida Building Code, Mechanical and the Florida Building Code, Fuel Gas.
 - Mechanical contractor shall verify and check all conditions, dimensions, and equipment installation prior to proceeding with the work.
 - Mechanical contractor shall coordinate his work with all other trades.
 - See other drawings for applicable information.
 - Mechanical contractor shall balance entire system for proper and adequate heating/cooling of each space and provide all testing and adjustments.
 - All piping ducts, etc. shall be run between joists, and/or between floor structure and ceiling in furred out spaces.
 - Provide minimum 1" thick insulation around all pipes and/or ducts in unheated spaces.
 - Provide flexible connections between duct work and air handling unit.
 - Provide turning vanes at all 90 degree bends in duct work.
 - All joints in duct work shall be made air tight.
 - All registers shall have dampers and be fully adjustable.
 - All natural gas piping shall be in accordance with AGA Standards and all applicable codes and standards.
 - All breeching shall be of type and manufacture approved by heating unit manufacturer for specific unit provided.
 - Fire dampers approved by applicable codes shall be provided in all ducts penetrating fire-rated assemblies and/or required by codes.
 - No duct shall be located below Base Flood Elevation.
 - HVAC CONTRACTOR SHALL PROVIDE DUCT PLANS FOR PERMIT SUBMISSION. PLANS TO INCLUDE EQUIPMENT, DISTRIBUTION LOCATION, SIZE AND FLOW, LOCATION OF DAMPERS AND ALL MATERIALS

- Plumbing
- All plumbing work shall conform with the 2017 Florida Building Code, Plumbing.
 - Plumbing contractor shall verify all conditions, equipment and fixture installations prior to proceeding with work. No cutting or notching of wood joists, beams, or trusses shall be permitted. Any discrepancies report to architect prior to construction.
 - Plumbing work shall be coordinated with all other trades.
 - See also floor plans for applicable information.
 - All water piping shall be copper or approved plastic.
 - Provide shock absorbers at clothes washers and as required.
 - Water piping shall be sloped to allow the entire system to be drained through drain valves.
 - Soil lines, vents, branch lines and stacks shall be PVC or cast iron No Hub.
 - All penetrations through fire rated assemblies shall be tightly packed-fire stopped in accordance with NFPA.
 - All water piping in unheated areas shall be insulated.
 - Each fixture shall be valved separately.
 - All exterior hose bibbs shall be freezeproof type.
 - All fixtures and colors shall be selected by Owner.
 - Do not scale drawings. (drawings are schematic only)
 - Minimum slope on soil/waste pipe 1/4" per foot.
 - All water piping shall be sloped to allow the entire system to be drained thru drain valves which shall be placed at all low points in system. All utility lines into building and all soil/waste lines out of building shall be sleeved with proper caulking to prevent the seepage into the building of gas or other fumes.

Fixture	HU	CU	Waste	Remarks
Water Closet-----	1/2"	1/2"	3"	
Lavatory-----	1/2"	1/2"	1 1/4"	
Tub-----	1/2"	1/2"	1 1/2"	
Shower-----	1/2"	1/2"	2"	
Sink-----	1/2"	1/2"	1 1/2"	
Dishwasher-----	1/2"	--	--	Connect drain to sink drain
Washer-----	1/2"	1/2"	2"	
Hose Bibbs-----	--	1/2"	--	Vacuum break and frost-free

- Electrical
- All electrical work to conform with the 2017 National Electrical Code, latest revisions.
 - Electrical contractor shall verify and check all conditions and equipment prior to proceeding with work. Any discrepancies shall be brought to the attention of the Architect. See other drawings for applicable information.
 - Electrical contractor shall coordinate his work with the Local Electric Co., and shall cooperate with them in determining loads, hookups, temporary service, etc.
 - Contractor shall provide smoke detector of approved design in each level in locations as recommended by manufacturer and/or as shown on plans. Wire smoke detectors so that alarm signal can be relayed to all locations.
 - All wire shall be a minimum No. 12 AWG Type THW copper rated at 75 degrees C and 167 degrees F to all kitchens, baths, appliances and equipment. Provide conduit where required by NEC (min. 1/2" conduit) home run circuits more than 15' from panel board shall be No. 10 AWG or larger as required. Remaining wiring shall be 14 AWG Type THW copper increased to 12 AWG on homeruns greater than 15'.
 - All bath and powder room convenience outlets shall be ground fault circuit interrupt type. Exterior outlets shall be wired to a ground fault circuit breaker and weatherproof. No more than 2 GFI outlets per 20 amp circuit.
 - Where switches, receptacles and other outlets are shown back-to-back in interior partitions, they shall be staggered to prevent the transmission of sound through partition when in fire rated wall assemblies, locate each outlet in a separate and adjacent stud space to avoid openings in both faces of fire rated wall in a single stud space.
 - Do not scale drawings. Verify location of equipment and fixtures with other trades and at the job site.
 - Circuit the lighting and receptacles on different circuits so that each space contains parts of at least two circuits.
 - Provide a maximum of 8 convenience outlets on any one 20 amp circuit, maximum 6 on any one 15 amp circuit, and maximum 1 kitchen appliance receptacles on any one 20 amp circuit.
 - See panel summary for individual outlet circuits.
 - Telephone and computer outlets shall be prewired during construction with wall outlets.
 - All lighting fixture selections and final locations to be by Owner.
 - All recessed lights shall be rated for insulation contact.
 - All recessed light fixtures housings in fire rated floor framing shall be UL rated to match the required fire rating within said floor.
 - Construction shall include smoke detectors AC 110 Volt inter connectors on every level and in every bedroom as well as all spaces within 10' of bedrooms.

PANEL SUMMARY
120/240 volt, 200 amp, single phase, 3 wire

Description	Poles
Main Breaker	200/2
Range	60/2
Microwave	60/2
A.C. Condensing Unit	30/2
Dryer	30/2
Washer	20/1
Dishwasher	20/1
Refrigerator	20/1
Furnace	20/1
Water Heater (Optional)	20/1
General Lighting, outlets, etc.	20/1
Spares (2)	20/1
Total	30

General Notes and Specifications

All Construction shall conform to the current: 2017 Florida Building Code, ASCE 2405 Flood Resistant Design Construction

Drawings and Design are the property of the architect and shall not be reproduced without expressed written consent of the architect.

Contractor shall check all dimensions and verify all existing conditions before proceeding with the work. The contractor is responsible to report to the Architect any omissions and inconsistencies within these documents. The Architect shall be notified, immediately, of any changes to the plans as specified. Any deviations from these plans as specified is strictly prohibited and must be coordinated through the Architect. DO NOT SCALE DRAWINGS.

Shop Drawing Submittal
The contractor is required to submit to the Architect for approval all shop drawings related to the design. Fabrication and installation of any material and equipment prior to the approval of shop drawings not permitted.

Dimensions
All dimensions are to be confirmed by the builder prior to commencing work. Any deviations or discrepancies are to be reported to the architect before proceeding. The builder's attention is specifically addressed to the height limitation established by the drawing. The overall height is to be measured from the centerline of the street in front.

Flashing
Flashing provided 26 ga. Economy stainless steel (ss) flashing over all windows and doors in exterior walls. Provide 26 ga. ss pan flashing at thresholds and sills of all exterior doors. Provide 26 ga. ss flashing at ridges, valleys, and drip edges of roof. Provide termite shield on top of all foundation walls. Provide wall flashing, base, cap, thru-wall and counter flashing, etc., as required to prevent entrance of moisture and water. Provide caulking at head, jamb and sills. Caulk all vertical and horizontal joints at trim, openings and penetrations, joints, etc.

Stair and Railings
Railings shall be constructed so that a 4" diameter ball cannot pass through.

Guard rails shall be capable of resisting a concentrated load of 200 lbs/ft along the top railing and a uniform load of 100 lbs/ft. Intermediate rails shall be capable of a horizontal concentrated load of 200 lbs/sq. ft.

- Stairs
- All risers shall be 7" max.
 - All treads shall be 11" min.
 - Min. width of stairs shall be 44".
 - Landing depth shall be min. 44".
 - Min. head room clearance 6'-8".
 - Guard rails shall be 42" high min.
 - Handrails shall be min. 1 1/4" diameter to 2" diameter max. and shall be mounted at 34" to 38" above tread nosing.
 - All exterior stair lumber shall be pressure treated.
 - All risers shall be closed.

Materials Below Base Flood Elevation
Exterior wall finishes shall be stucco. Interior fire rated walls shall be Dur-O-Rock or Hardiplank. Interior non-rated fire walls shall be plaster, wonder board, Dur-O-Rock or Hardiplank up to 12' above BFE. Framing below BFE shall be PT. insulation below BFE shall be rigid polystyrene type insulation.

- Anchors
- Sheathing to lap floor box horizontally and shall extend equidistant on wall above as to wall below.
 - On barrier islands, use specified hurricane clips and anchors to hold down floor joists and roof rafters at all levels. Simpson G85 (ZMAX) or equal for interior areas and stainless steel for ALL exterior applications. NO EXCEPTIONS.
 - All anchors that are in contact with any pressure treated wood shall be stainless steel - NO EXCEPTIONS.
 - All nails used in galvanized hardware must be galvanized and all all nails used in stainless steel hardware must be stainless steel - NO EXCEPTIONS.
 - All specified hangers, clips, ties, hold downs, etc. are 'Simpson Strong-Tie' brand. Before substituting another brand, confirm load capacities based on reliable published testing data or calculations. All substitutions from the specified hangers, clips, ties, hold downs, etc. must be submitted to the Architect for evaluation and written approval prior to installation.

DESIGN LIVING LOADS
Live Loads 100#/sf
Dead Loads 10#/sf tread
Deck Area Same as floor served
Balcony Area Same as floor served
Wind Load 130 MPH Class 'C'

The contractor shall perform work in a safe and non-hazardous manner. Shoring and structural supports shall be secure in place prior to any demolition of walls.

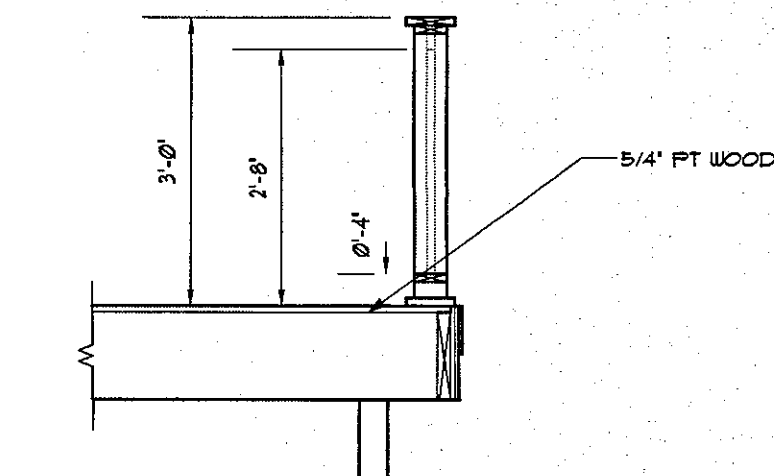
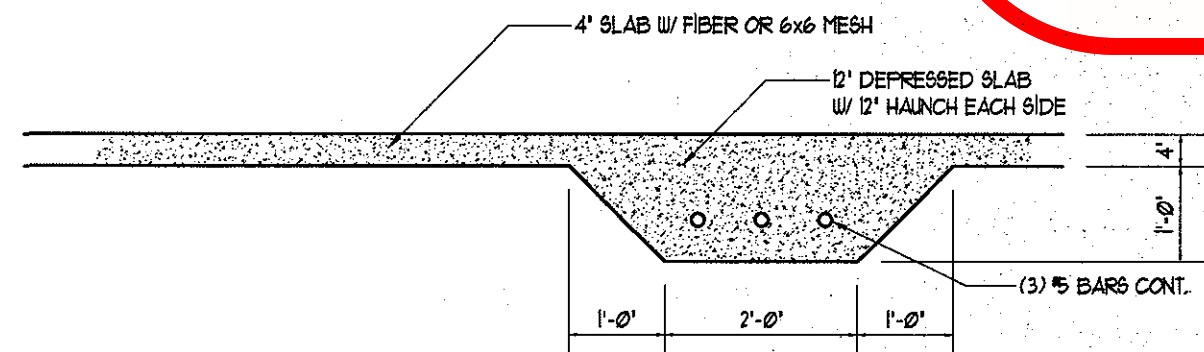
Contractor is responsible to keep site and structure free from miscellaneous debris and equipment and shall maintain the same to a clean, non hazardous, workable environment.

Wood Framing
Wood spans of structural wood members are based on a minimum fiber stress of 675 psi and a minimum elastic modulus of 1300000 (E) such as Hem-Fir No. 2 or better. No utility grade or non stress grade lumber may be used structurally.

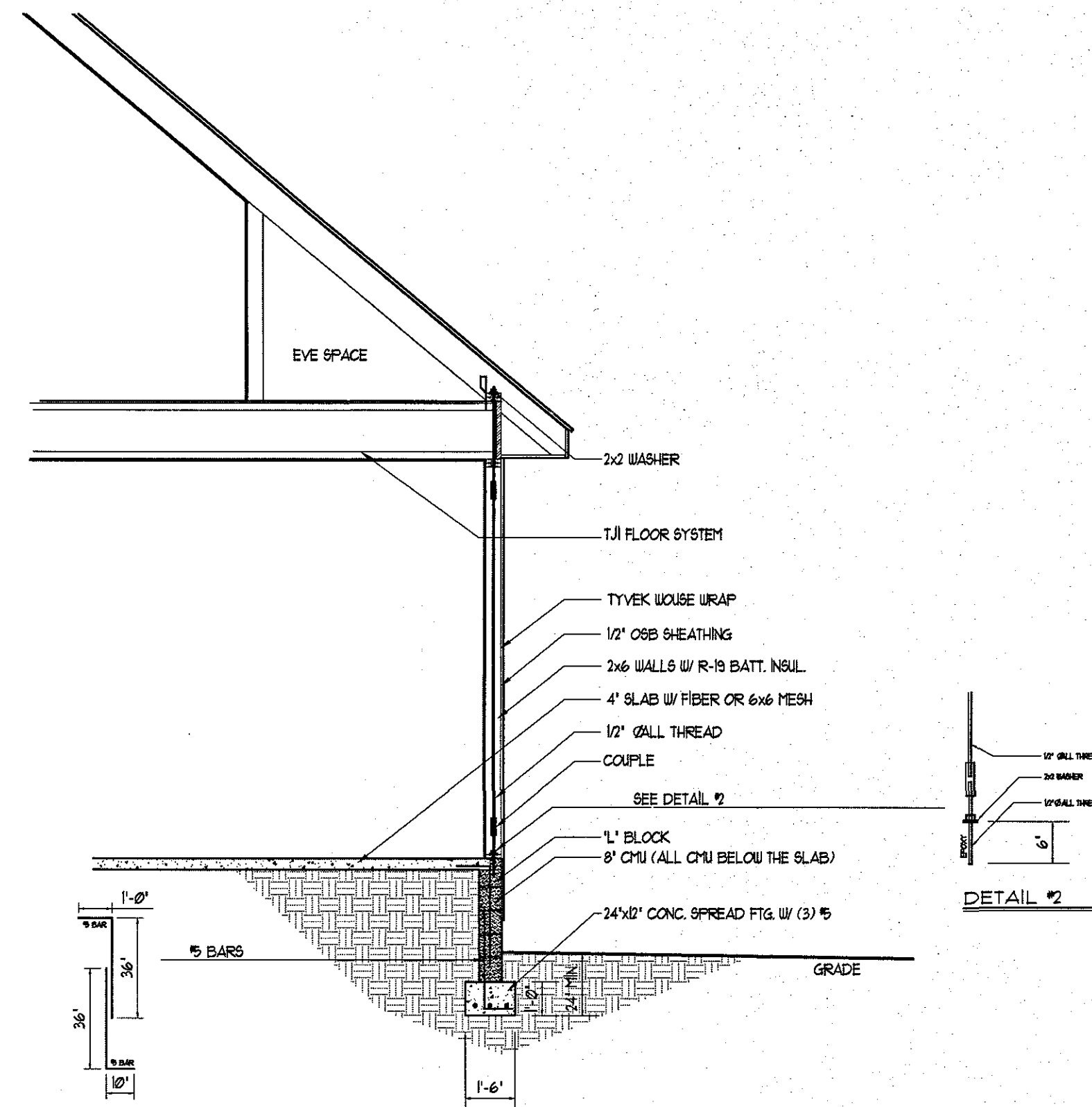
- Bridging joists shall have one row of bridging (1x3", metal or solid) for every 8'0" of span. Ceiling joists may have strong backs in lieu of bridging.
- All lumber and sill plates along with wall studs and framing lumber in contact with CMU, concrete and which is below BFE shall be pressure treated in accordance with AIAFPA M4.
- Fire stopping shall be at, but not limited to, kitchen cabinets, walls, mansard roofs, soffits and any concealed space.
- All field cut ends, notches, and drill holes in all PT lumber shall be field treated with a wood preservative in accordance with AIAFPA M4.
- All posts which support beam loads shall be continuous through all floor framing. Solid wood packing of equal material and size of supported posts shall be installed within the floor framing cavity at all post locations, including windows and doors.
- All FRT lumber may have factory applied coating or may have field applied coating by No-Burn

- General Notes
- Codes and Standards:
Florida Building Code 2017,
ASCE 1-10 Standard For Minimum Design Loads For Buildings and Other Structures
 - Contractor shall verify all existing conditions dimensions and shall review the drawings and specifications prior to bidding. Work shall be performed in accordance with these plans and specifications.
 - Contractor must notify the Owner and Engineer of any omissions, contradictions or conflicts prior to the commencement of work. If no notification is made to the Owner and Engineer, it is assumed the contractor has included the necessary items in his bid.
 - All construction shall be in accordance with applicable local and state regulations, building codes, ordinances and and good construction practices and these plans.
 - Contractor shall be responsible for maintaining the stability and integrity of existing structures and the protection of adjacent property and public until the completion of the work.
 - Contractor shall notify the Owner and Engineer of any existing conditions that are in conflict with these plans and specifications.
 - All alternate material, methods and details must be submitted to the Owner and Engineer prior to commencement of work.

- Concrete
- Contractor shall comply with provisions of ACI 308.1 Specifications For Structural Concrete For Buildings, ACI 308-05 'Building Code Requirements For Reinforced Concrete', and CRSI 'Manual Of Standard Practices', except where more stringent requirements are indicated.
 - Deformed reinforcing shall be ASTM A 615, grade 60, unless otherwise noted.
 - Concrete Materials:
Portland cement ASTM C 595, Type I
Fly Ash ASTM C 618, Type F
Aggregates ASTM C 33, except local aggregates of proven durability acceptable to Engineer.
 - Admixtures shall contain not more than 0.1% chloride ions.
 - Design mixes to provide normal weight concrete with 5000 psi, 28 day compressive strength.
 - Limit maximum water-cement ratio of concrete exposed to freezing, thawing, and deicing salts, brackish water, or seawater to 0.40%.
 - Proportion and design mixed to result in concrete slump of 3" or less.
 - Use air-entrained admixtures of not less than 45% nor more than 12% in exterior exposed concrete.
 - Accurately position and support reinforcement and secure against displacement. Locate and support reinforcement maintain minimum cover.
 - Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placing, and curing. In cold weather comply with ACI 306. In hot weather comply with ACI 305.



RAIL DETAILS
NTS

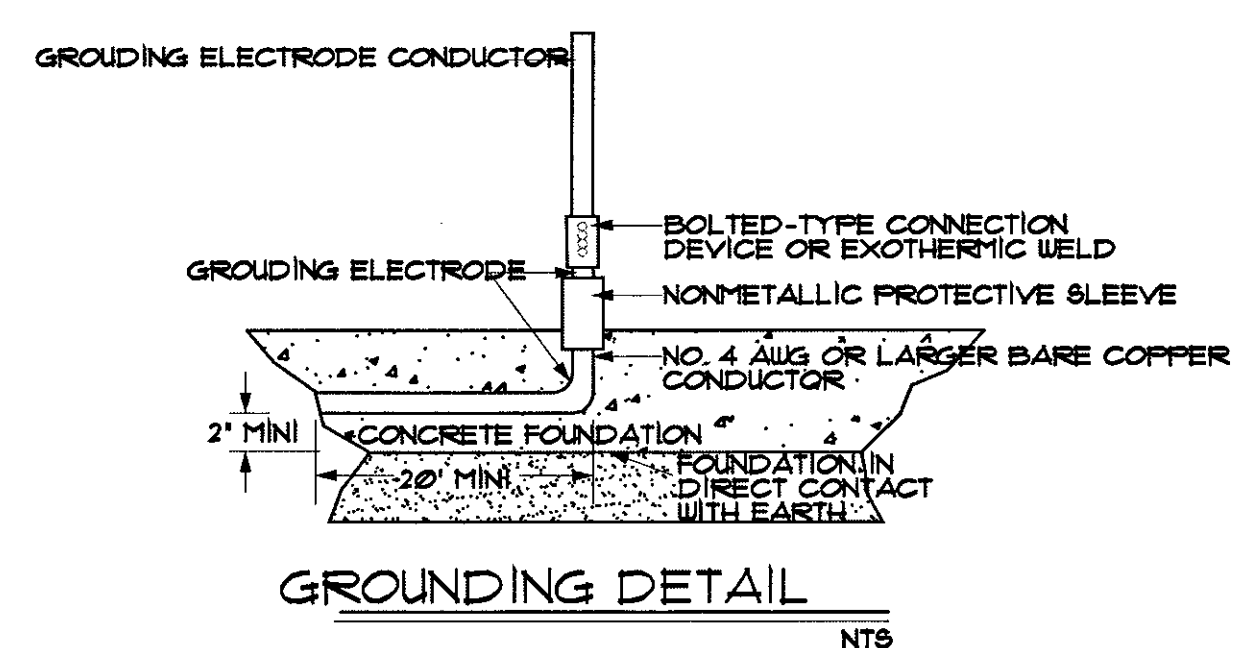


WALL DETAIL #1
EXTERIOR WALLS & SHEAR WALLS

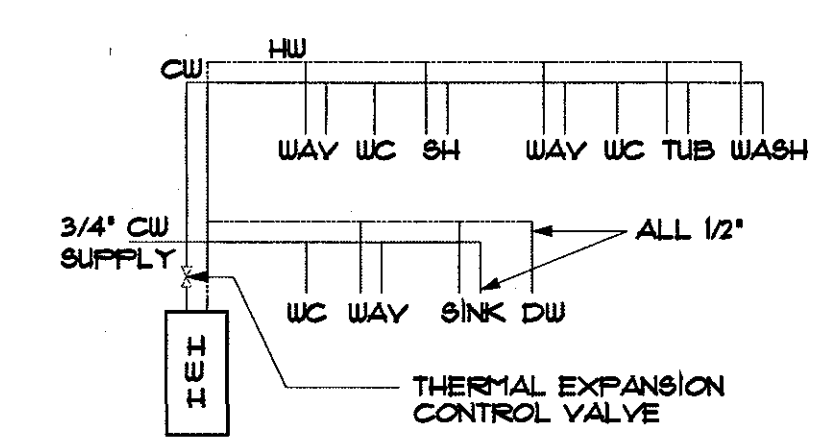
City of Fernandina Beach
APPROVED FOR PERMIT
These plans are approved for construction.
NOTE: Plan approval does not constitute approval to violate any adopted federal, state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2017 FBC, 6th Edition
02/02/2021

DAYMICO RESIDENCE OLD TOWN LOT: 344 BLOCK: 11 FERNANDINA BEACH, FLORIDA	
THESE DESIGNS ARE COPYRIGHT PROTECTED	
Revisions:	
Date: 10-30-20	File No: 13420
Scale: NOTED	Dwg. No.
Drawn: WAG	Checked: GWT
A-8	

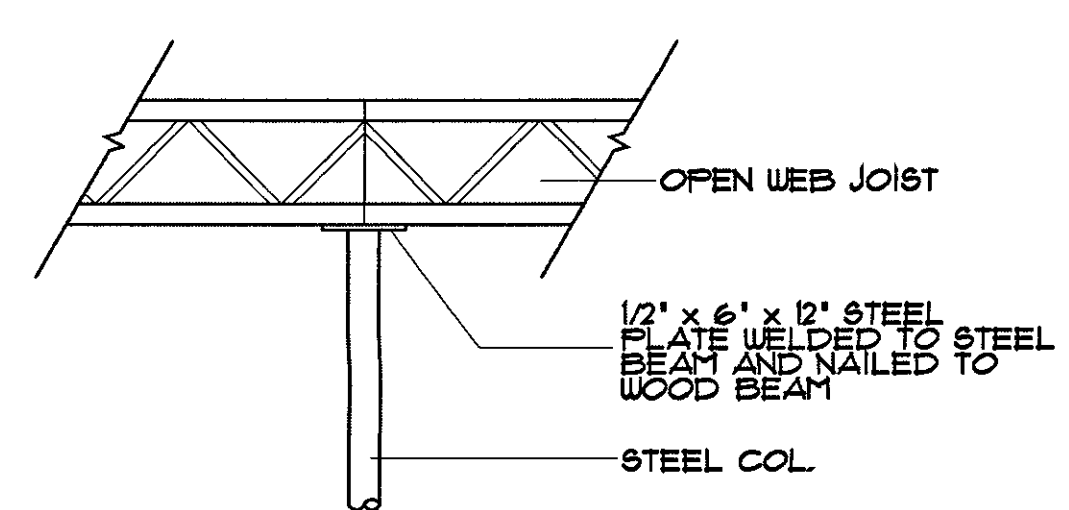
George W. Thomas N.J. PE #4; Fla. PE #4; Fla. PE	Andrew C. Bechtold N.J. Ex; Md. Ex; Fla. Ex; Ga. Ex	David W. Shorten N.Y. RA
GEORGE WRAY THOMAS Professional Engineer		
ANDREW C. BECHTOLD Registered Architect		
599 SHORE ROAD SOMERS POINT, NJ TELEPHONE: (609) 927-5050		
10950 WEST BAY HARBOR DRIVE DAY HARBOR ISLAND, FLORIDA TELEPHONE: (305) 865-8833		



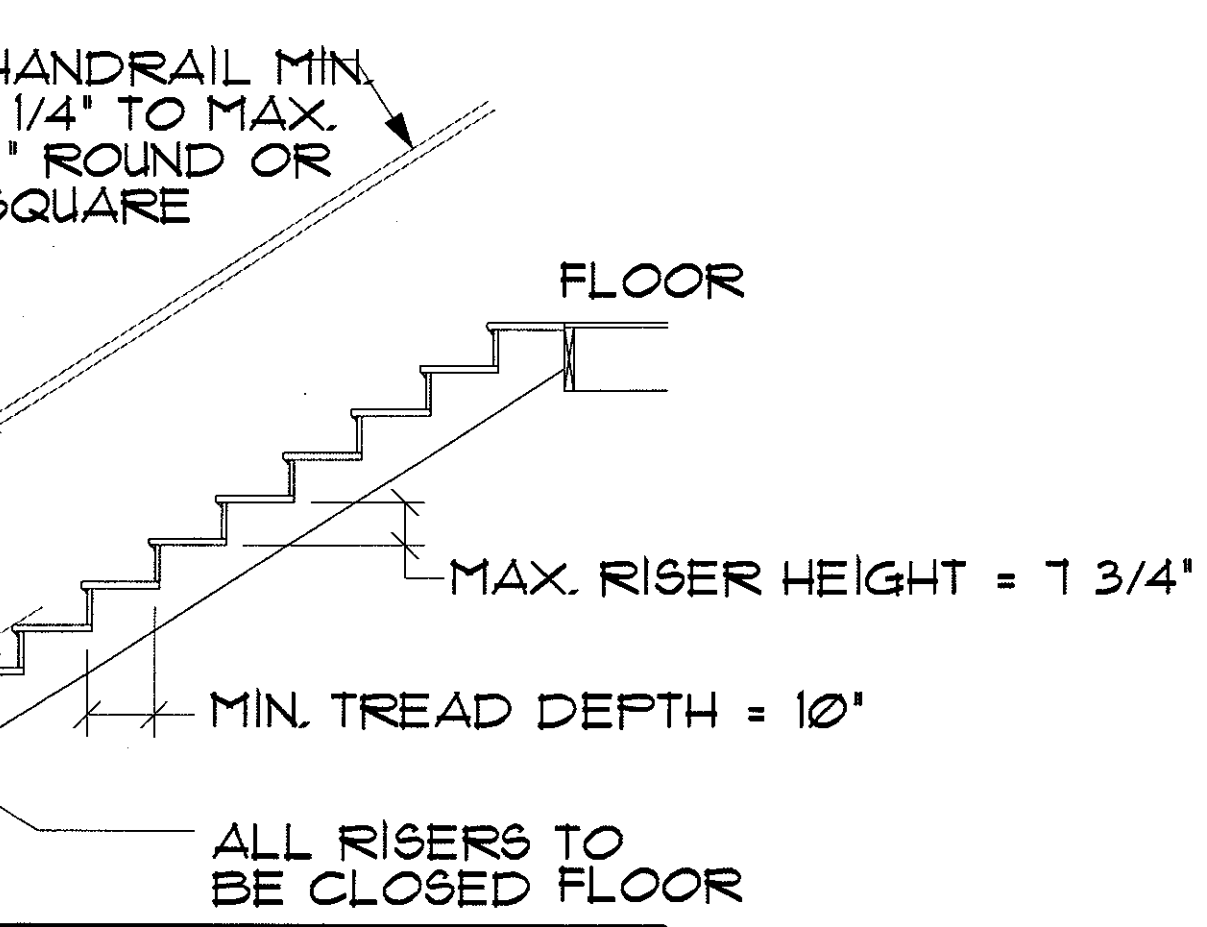
GROUNDING DETAIL
NTS



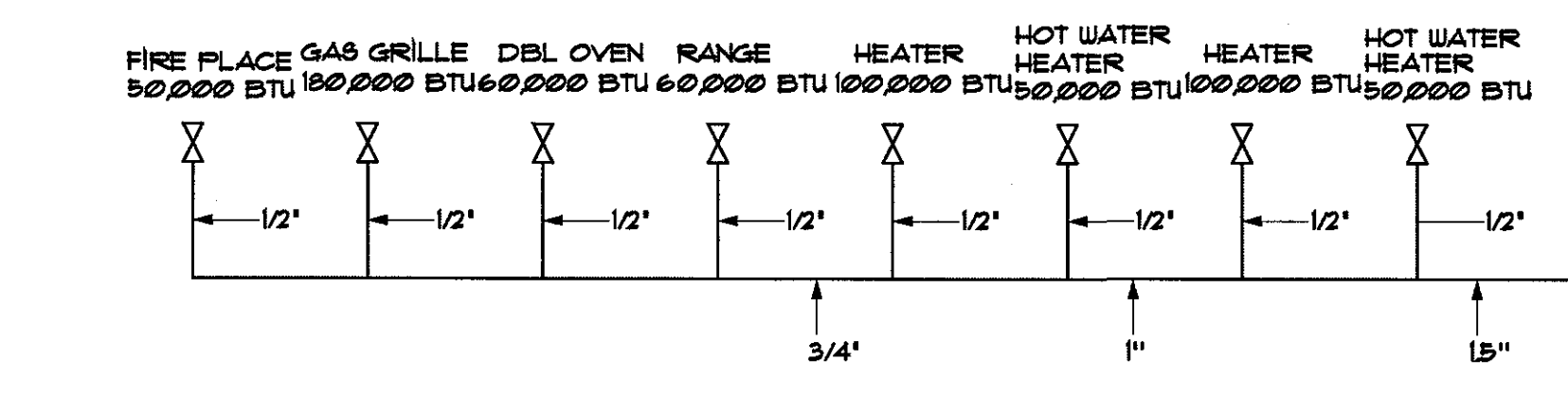
WATER SUPPLY DIAG.
ALL SHOWER AND TUB VALVES SHALL BE PRESSURE BALANCE
NTS



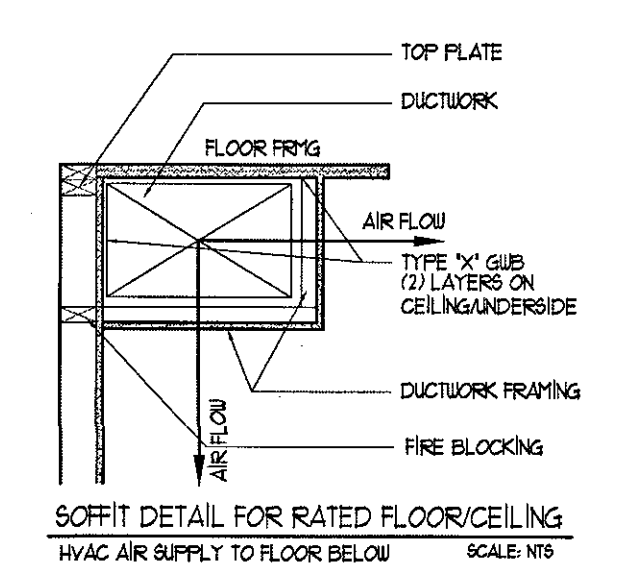
COLUMN DETAIL



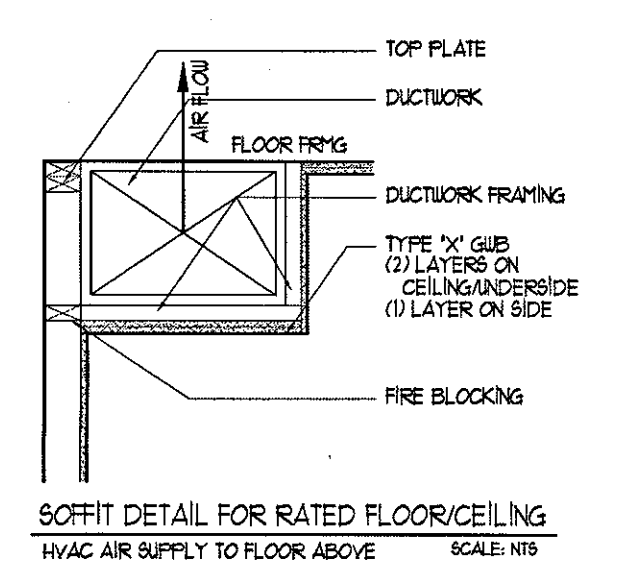
TYPICAL STAIR SECTION



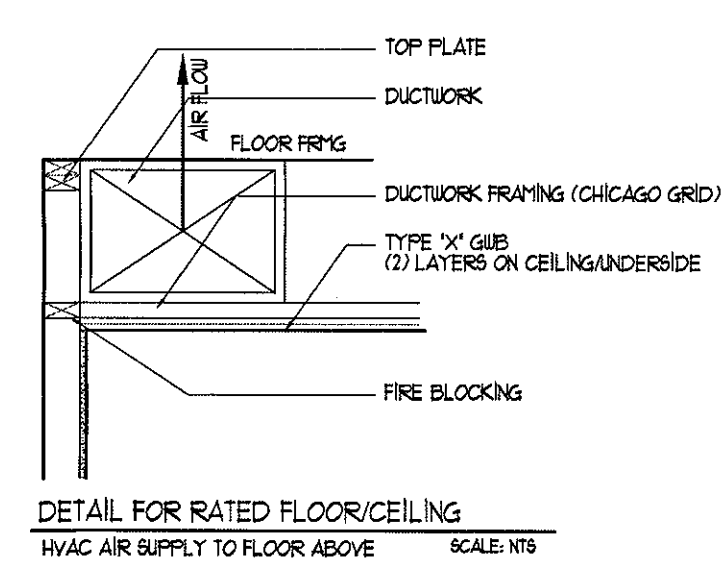
GAS RISER DIAGRAM
NTS



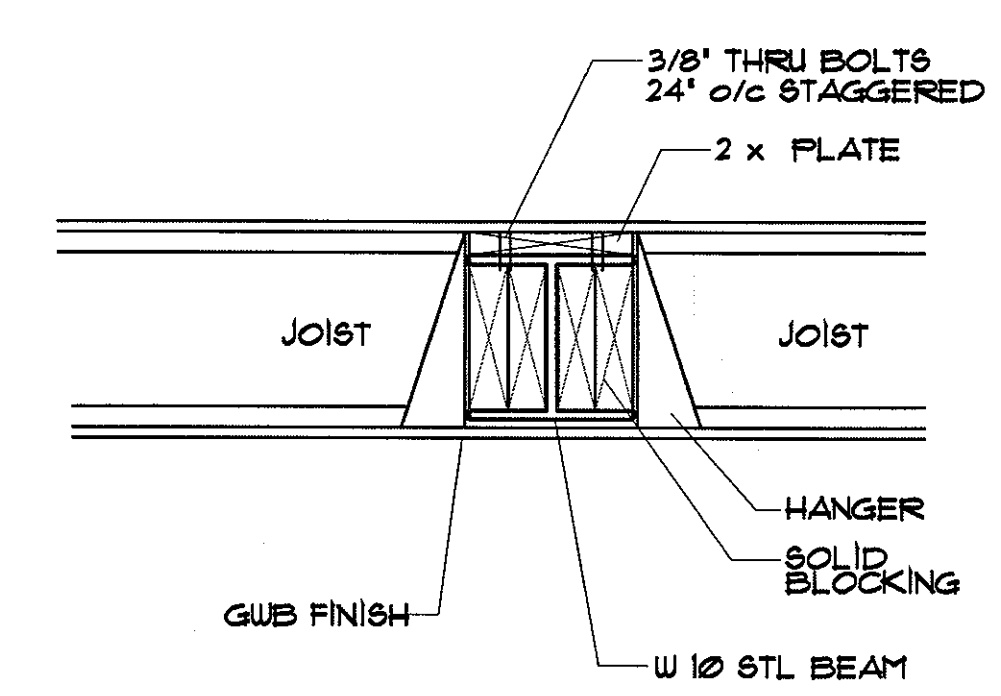
SOFFIT DETAIL FOR RATED FLOOR/CEILING
HVAC AIR SUPPLY TO FLOOR BELOW
SCALE: NTS



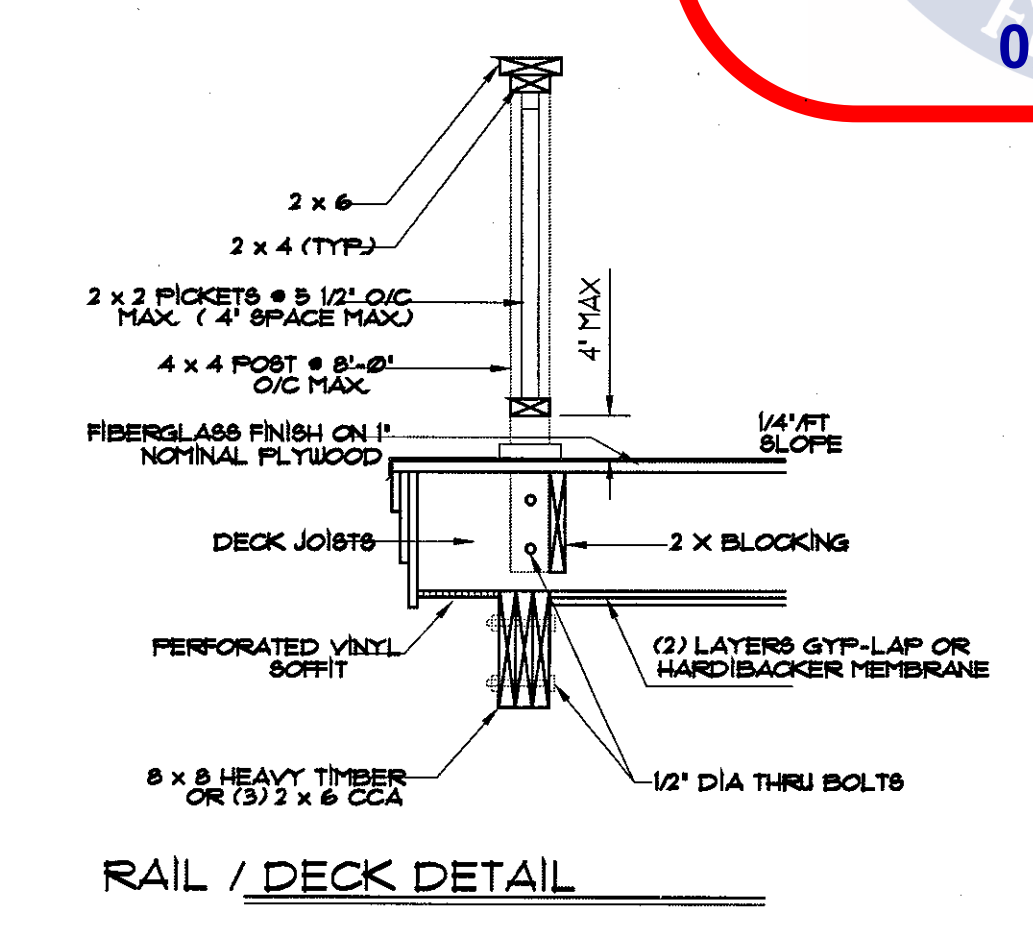
SOFFIT DETAIL FOR RATED FLOOR/CEILING
HVAC AIR SUPPLY TO FLOOR ABOVE
SCALE: NTS



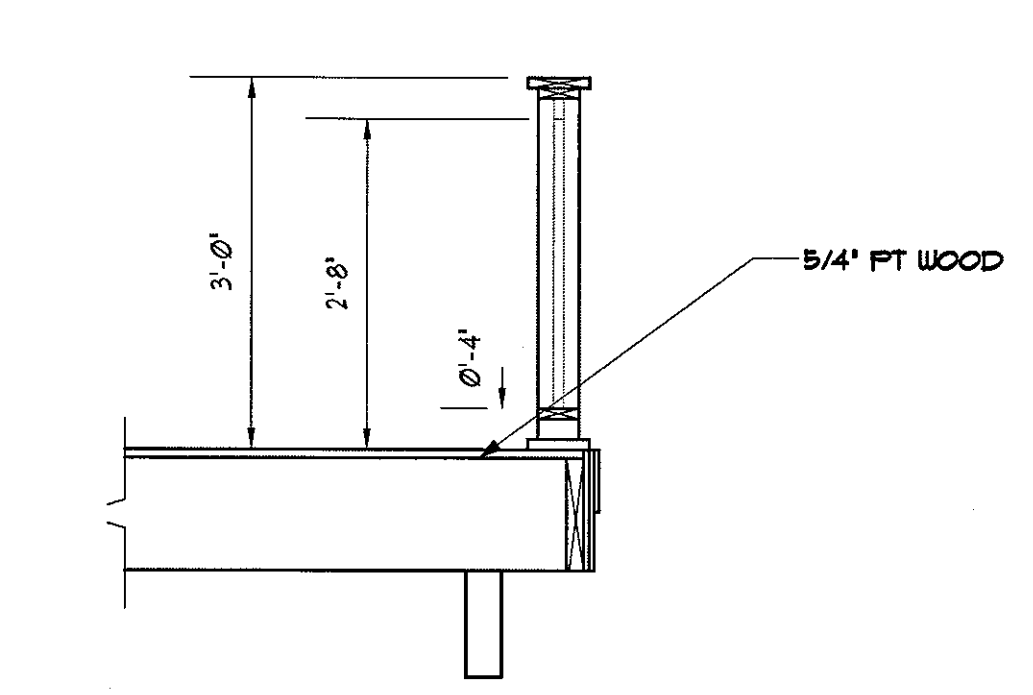
DETAIL FOR RATED FLOOR/CEILING
HVAC AIR SUPPLY TO FLOOR ABOVE
SCALE: NTS



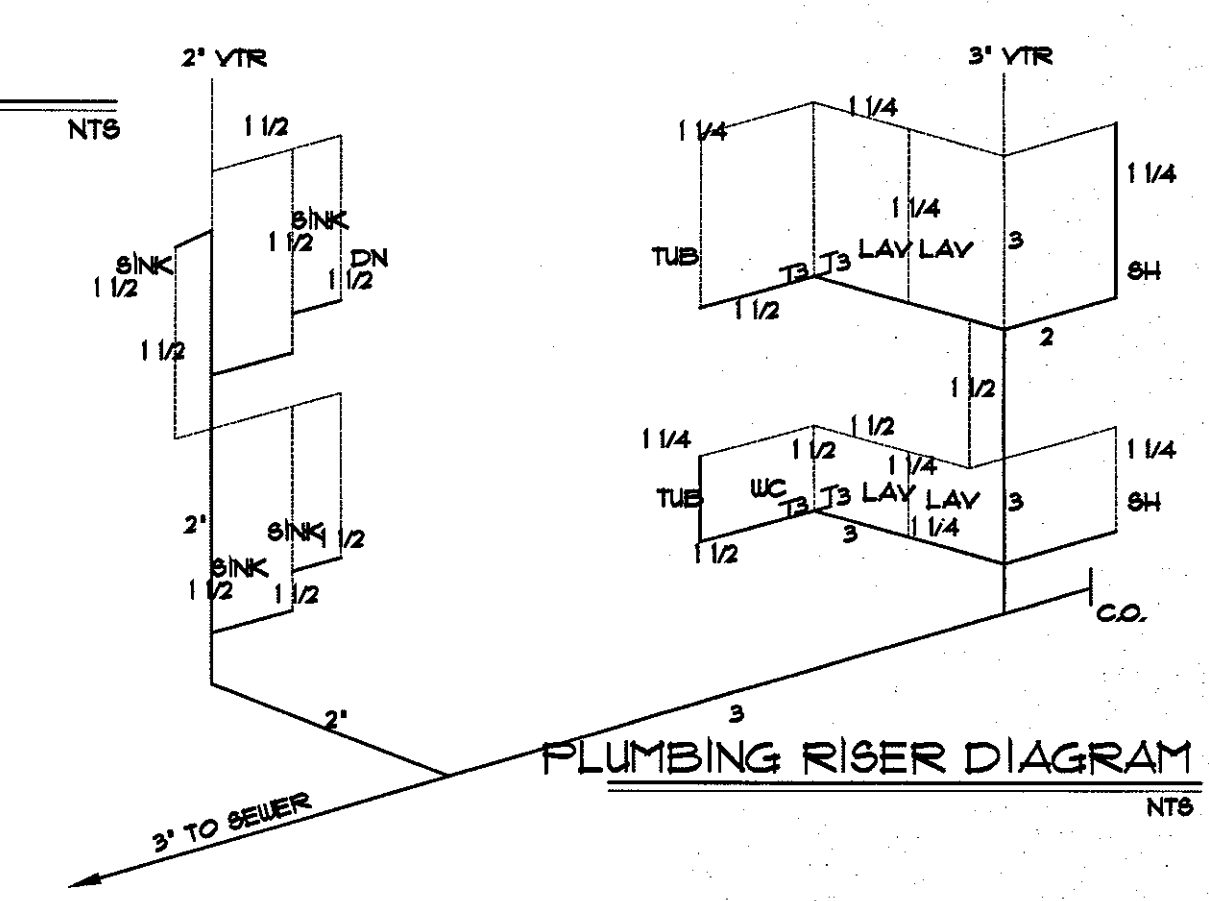
BEAM DETAIL



RAIL / DECK DETAIL

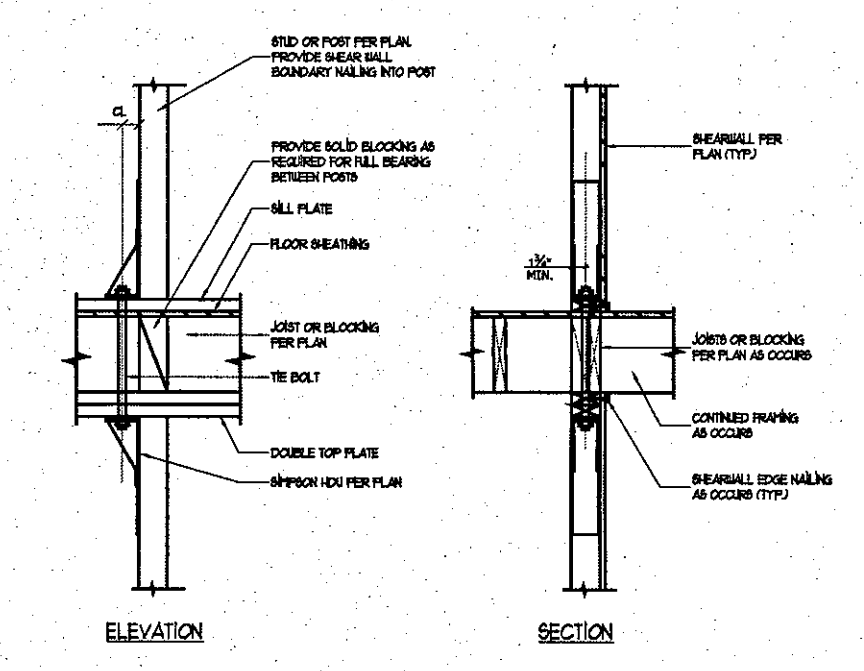


RAIL DETAILS
NTS

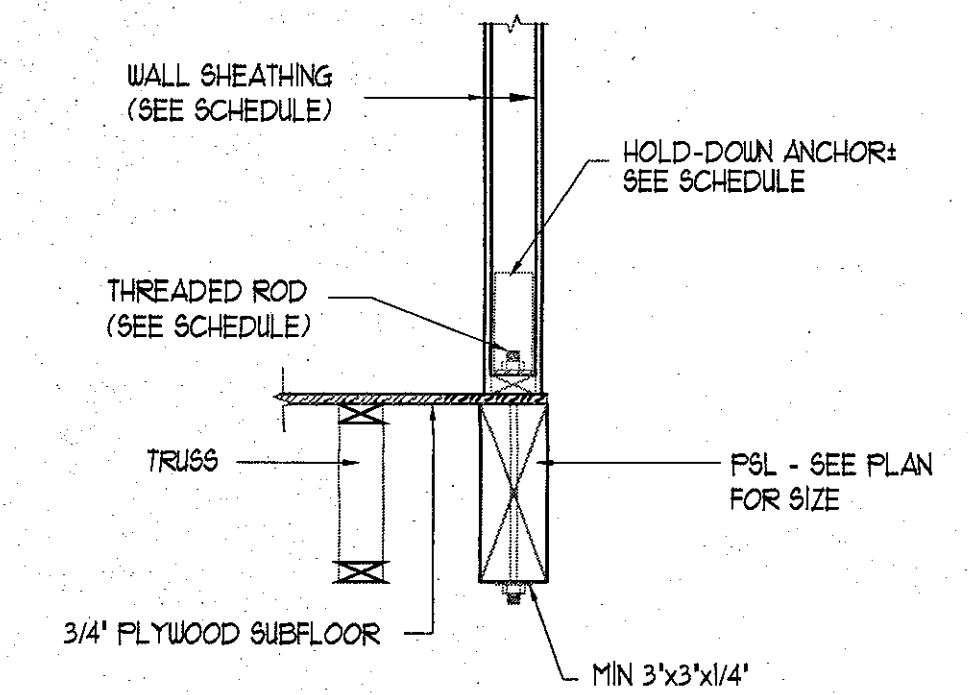


PLUMBING RISER DIAGRAM
NTS

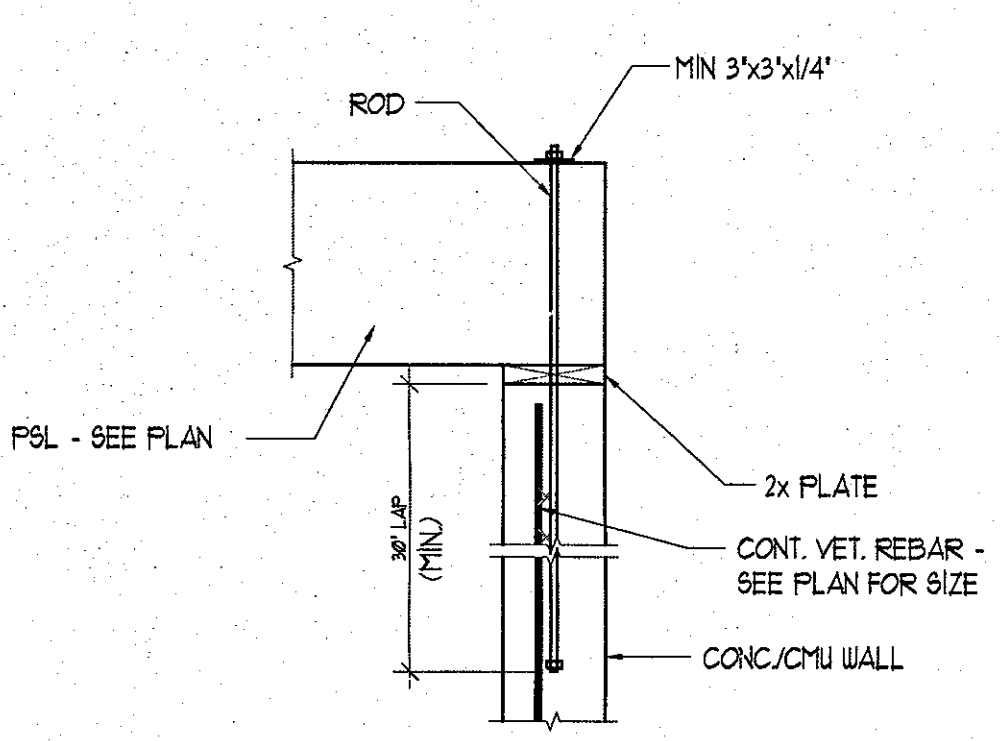
City of Fernandina Beach
APPROVED FOR PERMIT
These plans are approved for construction.
NOTE: Plan approval does not constitute approval to violate any adopted federal, state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2017 FBC, 6th Edition
HOLD-DOWN ANCHOR DETAIL AT STEEL
02/02/2021



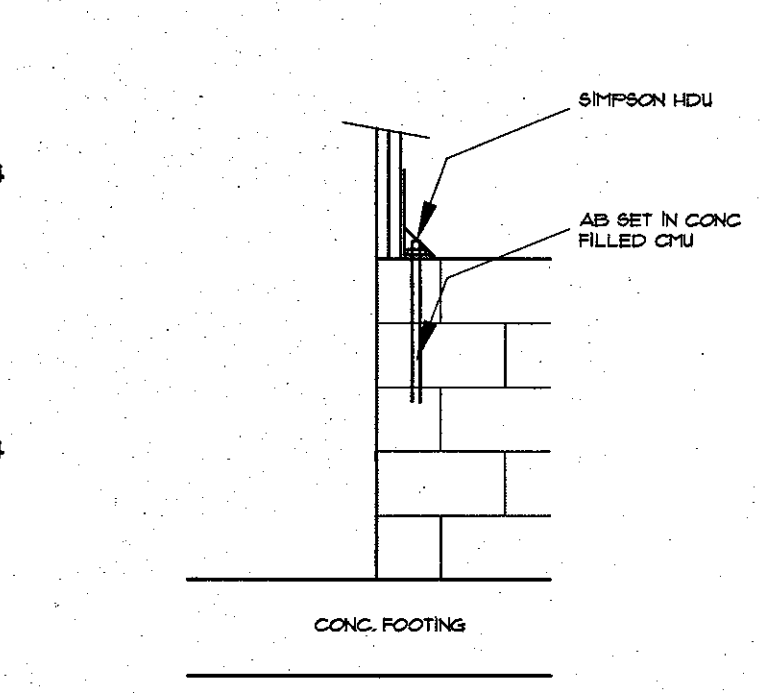
HOLD-DOWN ANCHOR DETAIL AT FLOOR



HOLD-DOWN ANCHOR DETAIL AT F&L



HOLD-DOWN ANCHOR DETAIL

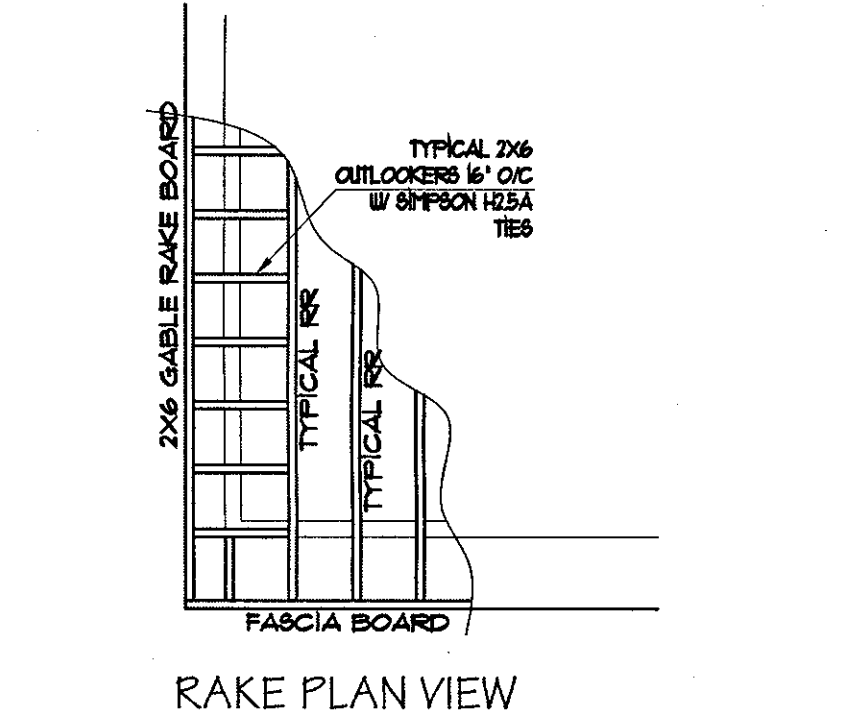
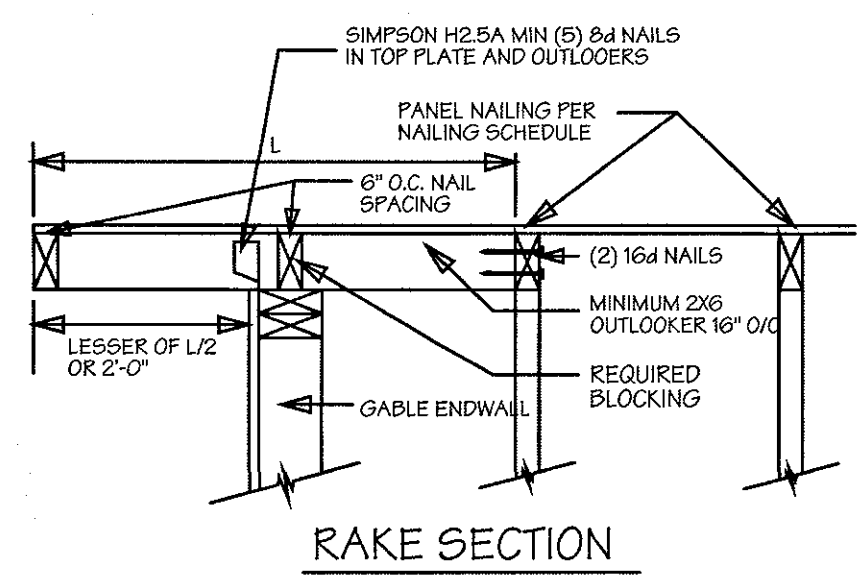


HOLD-DOWN ANCHOR DETAIL AT GARAGE

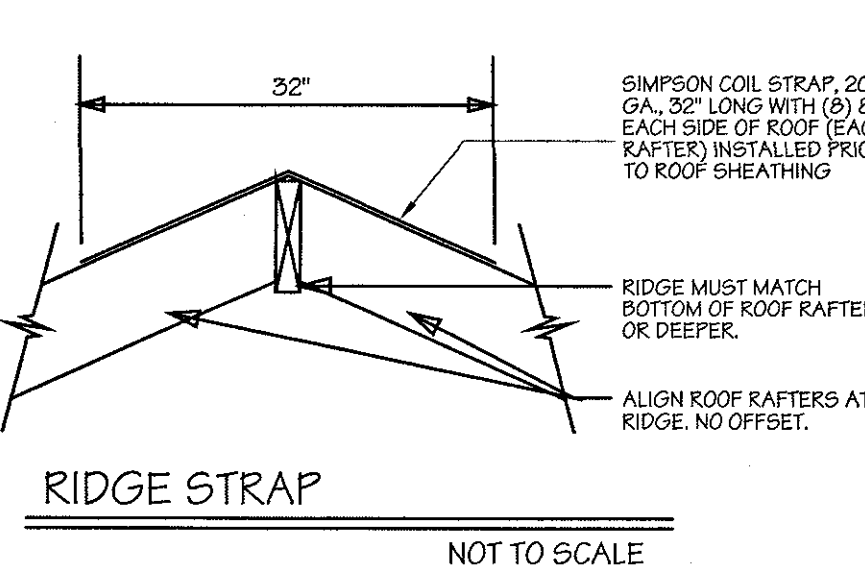
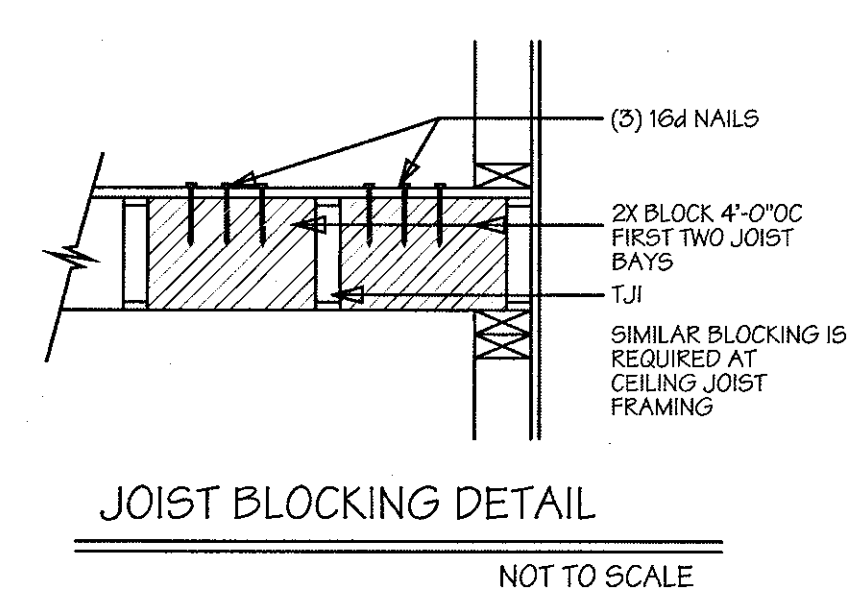
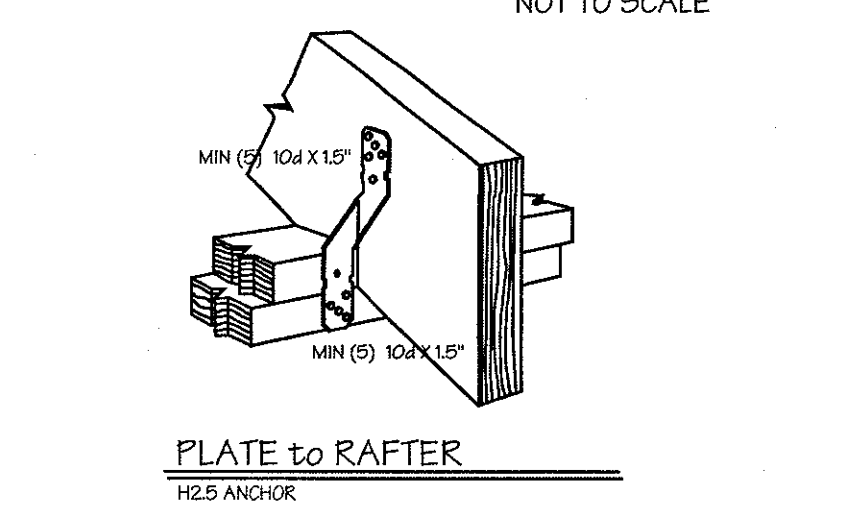
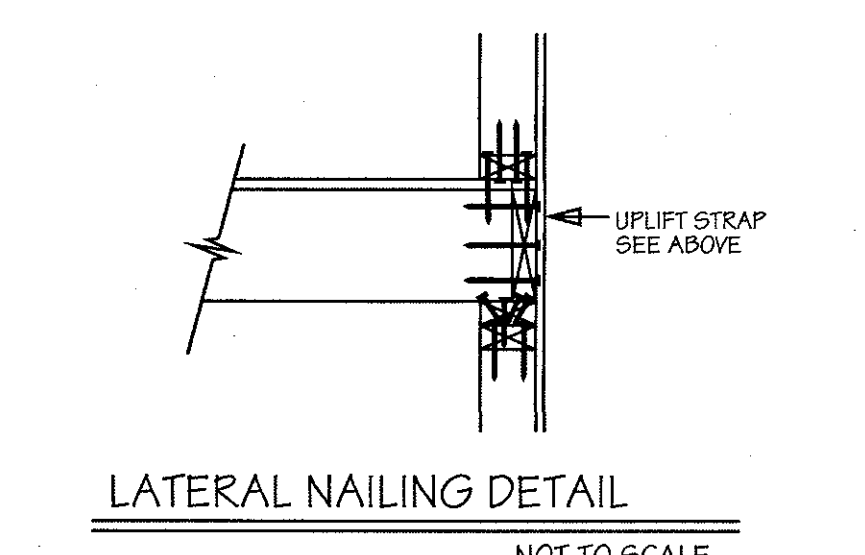
City of Fernandina Beach
APPROVED FOR PERMIT
These plans are approved for construction.
NOTE: Plan approval does not constitute approval to violate any adopted federal, state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2017 FBC, 6th Edition
02/02/2021

DAMICO RESIDENCE OLD TOWN LOT: 344 BLOCK: 11 FERNANDINA BEACH, FLORIDA	
THESE DESIGNS ARE COPYRIGHT PROTECTED	
Revisions:	
Date: 10-30-20	File No:
Scale: NOTED	13420
Drawn: WAG	Dwg. No.
Checked: GW	A-9

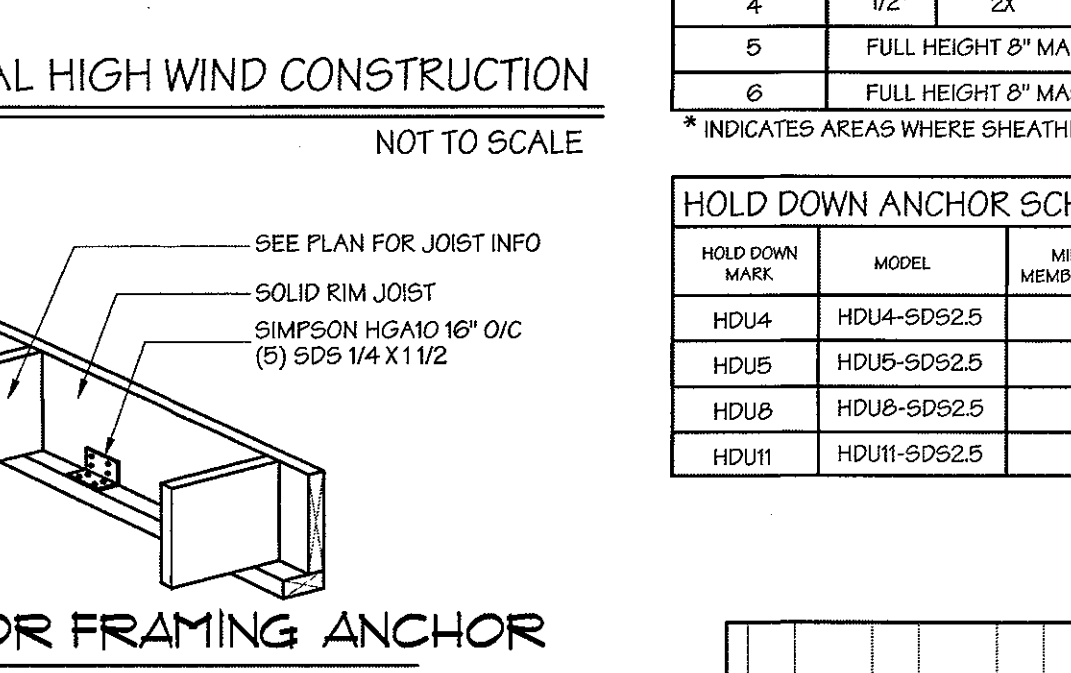
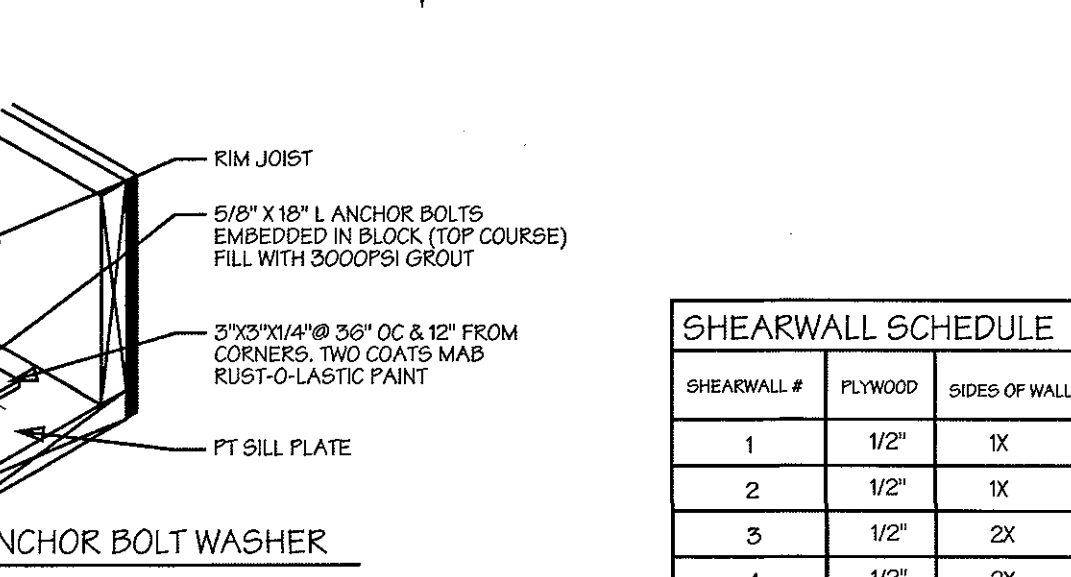
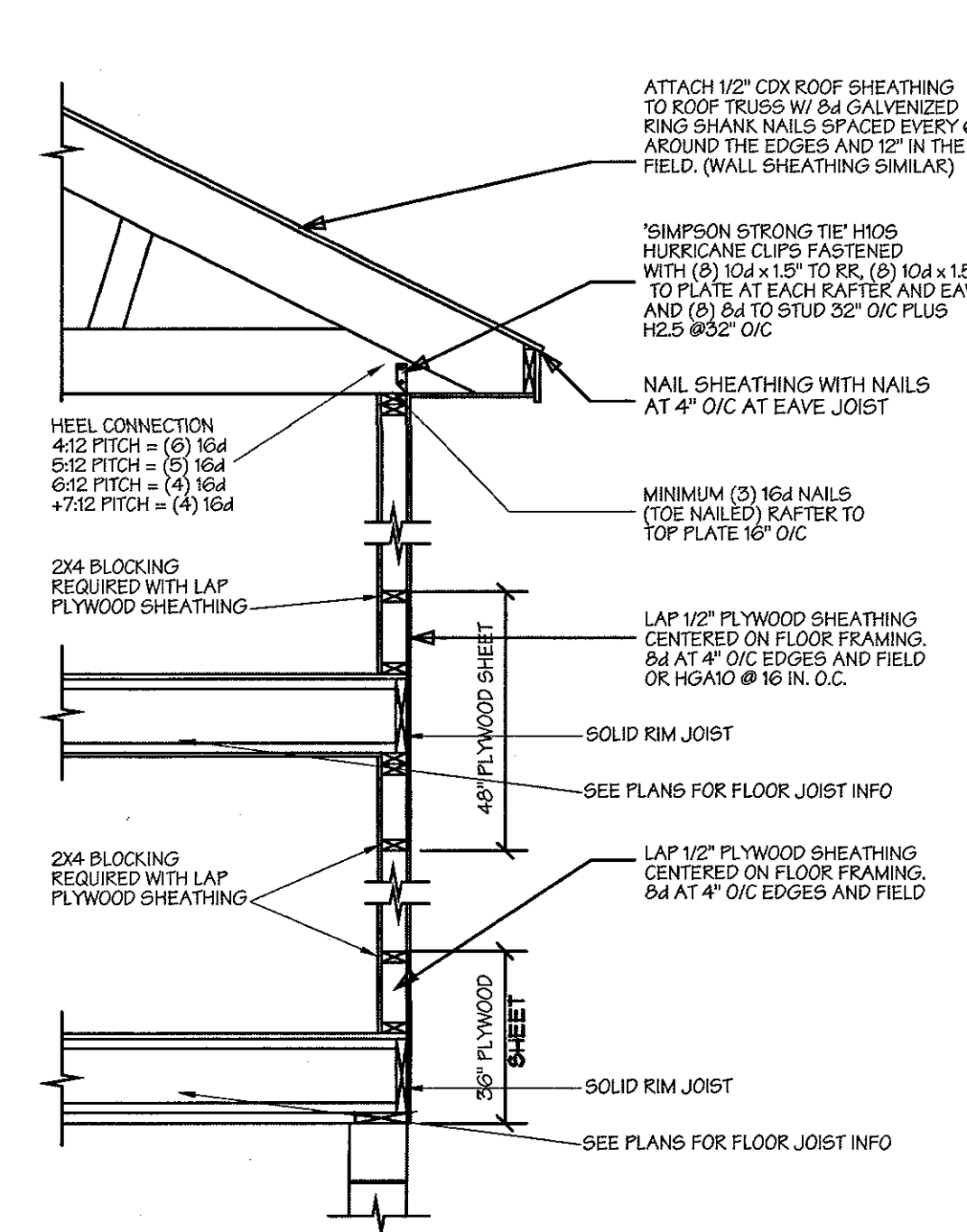
GEORGE WRAY THOMAS Professional Engineer 10950 WEST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA 33428 TELEPHONE: (904) 927-5050	ANDREW C. BECHTOLD Registered Architect 10950 WEST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA 33428 TELEPHONE: (904) 927-5050
---	--



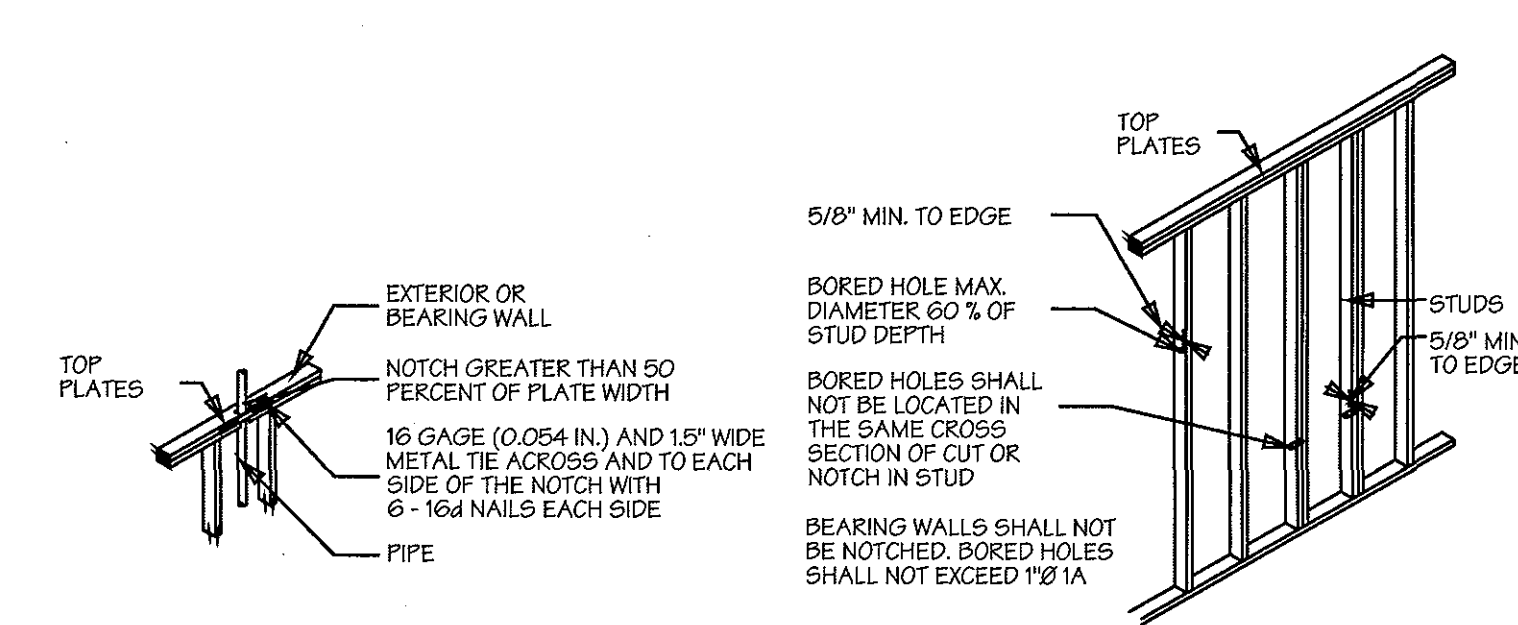
RAKE DETAIL / SECTION
NOT TO SCALE



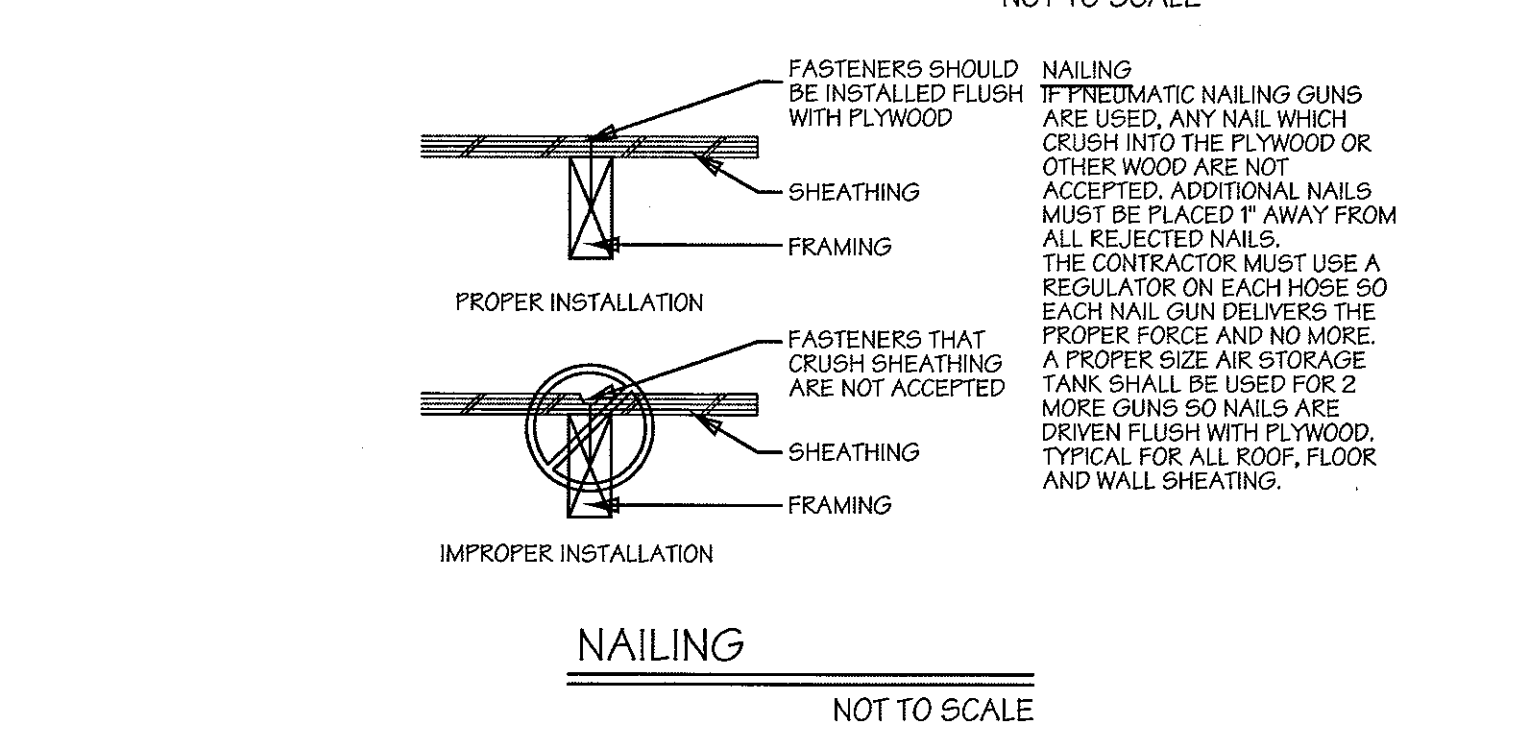
NOT TO SCALE



NOT TO SCALE



NON BEARING WALL NOTCHING & BORING
NOT TO SCALE



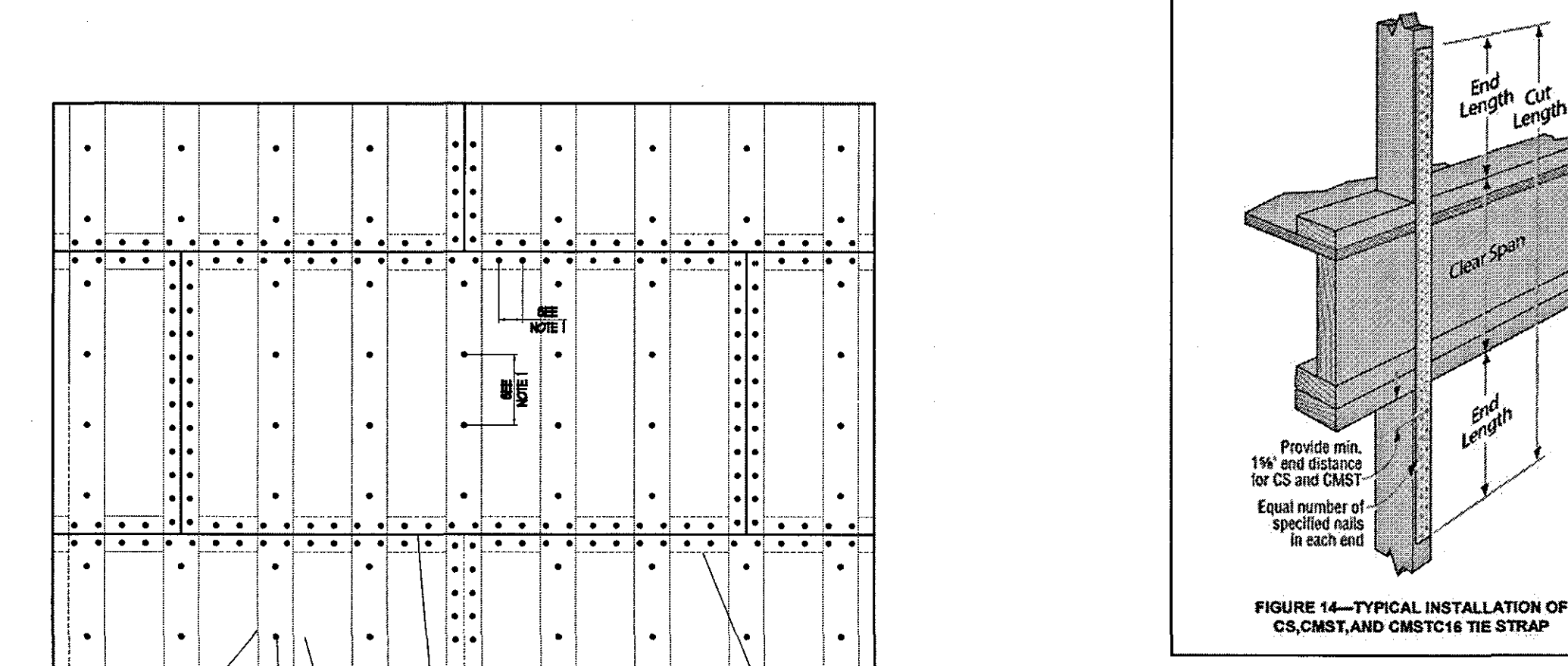
NAILING
NOT TO SCALE

SHEARWALL SCHEDULE									
SHEARWALL #	PLYWOOD	SIDES OF WALL	NAILS	EMBEDMENT	SHEAR WALL ANCHORS			REMARKS	
					CMU	FLR TO FLR	PILE / STGR		
1	1/2"	1X	8d @ 4" O/C	1 3/8"	HDU 4	CMSTC16	METABOLARS TO RIM JOIST H6 AT ALL FLOOR JSITS TO STGR	CONTRACTOR TO PROVIDE A MIN OF 2 SHEAR WALL ANCHORS / 1 AT EACH END OF EACH WALL SEGMENT LOCATED AT THE BOTTOM OF THE WALL. ALL SHEAR WALL ANCHORS MUST BE ANCHORED TO WALL BELOW WITH THE SAME ANCHOR OR TO THE FOUNDATION WITH BOLTS AS SPECIFIED BY THE MANUFACTURER.	
2	1/2"	1X	8d @ 3" O/C	1 3/8"	HDU 5	CMSTC16	METABOLARS TO RIM JOIST H6 AT ALL FLOOR JSITS TO STGR		
3	1/2"	2X	8d @ 4" O/C	1 3/8"	HDU 9	CMSTC14	METABOLARS TO RIM JOIST H6 AT ALL FLOOR JSITS TO STGR		
4	1/2"	2X	8d @ 3" O/C	1 3/8"	HDU 11	CMSTC12	METABOLARS TO RIM JOIST H6 AT ALL FLOOR JSITS TO STGR		
5	FULL HEIGHT 8" MASONRY WITH #4 VERTICAL IN CONCRETE FILLED CORES @ 48" O/C								
6	FULL HEIGHT 8" MASONRY WITH #4 VERTICAL IN CONCRETE FILLED CORES @ 8" O/C								

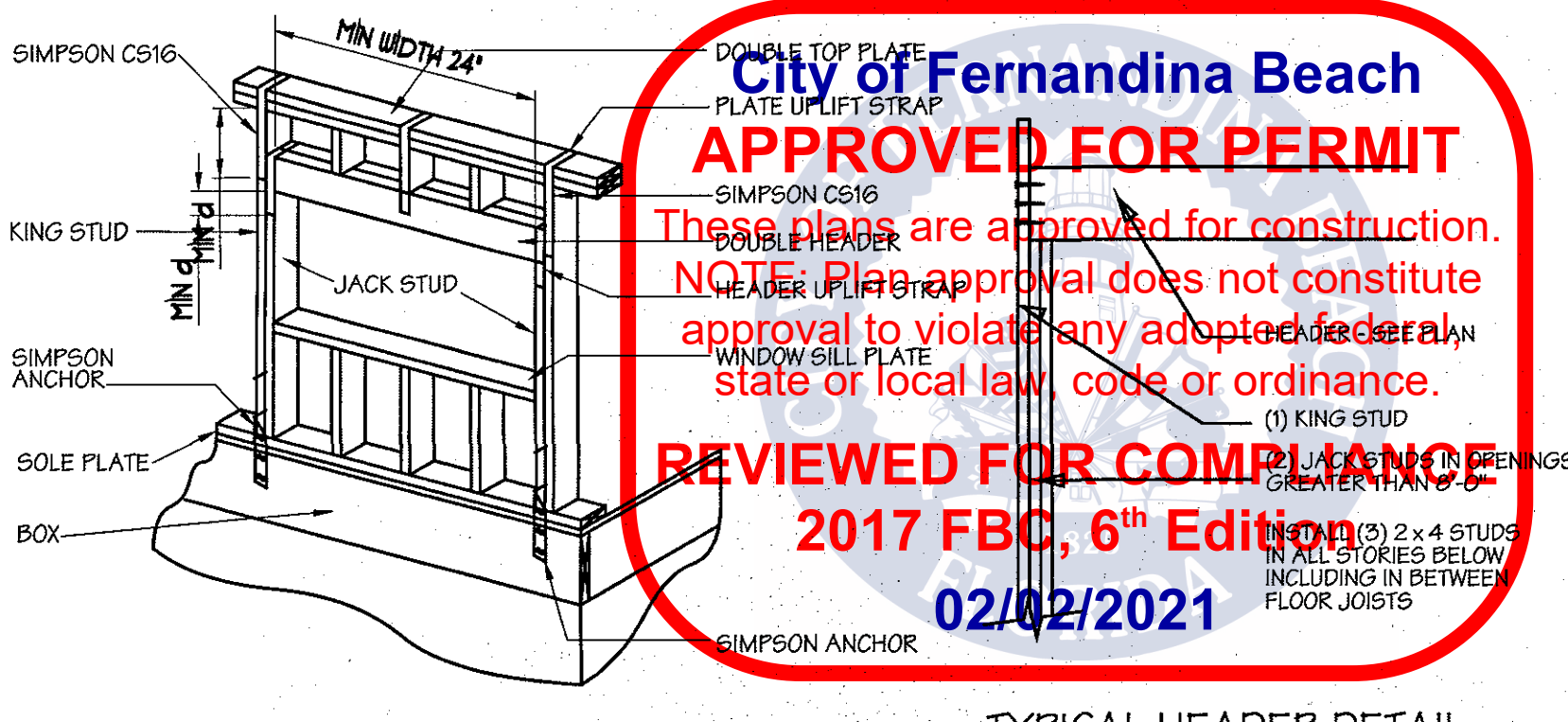
INDICATES AREAS WHERE SHEATHING IS TO BE PLACED ON THE INTERIOR FACE OF STUD WALL

HOLD DOWN ANCHOR SCHEDULE						
HOLD DOWN MARK	MODEL	MIN WOOD MEMBER THICKNESS	SCREWS	BOLT MODEL	ANCHOR BOLT DIA.	MINIMUM EMBEDMENT
HDU4	HDU4-SDS2.5	4.5"	10 SDS 1/4 x 2 1/2"	SS1B16	5/8"	12 1/2"
HDU5	HDU5-SDS2.5	4.5"	14 SDS 1/4 x 2 1/2"	SS1B16	5/8"	12 1/2"
HDU6	HDU6-SDS2.5	4.5"	20 SDS 1/4 x 2 1/2"	SS1B20	7/8"	24 1/8"
HDU11	HDU11-SDS2.5	5.5"	30 SDS 1/4 x 2 1/2"	SS1B20	7/8"	24 1/8"

STRAP ANCHOR SCHEDULE				
STRAP MARK	MODEL	MIN WOOD POST MEMBER THICKNESS	NAILS	MIN LENGTH OF STRAP ON WOOD POST
ST16	CM5TC16	4.5"	(5@) 16d	25"
ST14	CM5TC14	4.5"	(6@) 16d	30"
ST12	CM5TC12	4.5"	(8@) 16d	38"



NOTES:
1) FASTENER SPACING • PANEL EDGES ON ALL SHEAR WALLS AS PER SCHEDULE MINIMUM EMBEDMENT OF NAILS = 1 3/8"
2) SHEATHING SHALL BE NAILED DIRECTLY TO WALL STUDS AND BLOCKING
3) PANEL EDGES INCLUDE EDGES OF SHEATHING AROUND WINDOW AND DOOR OPENINGS



WINDOW STRAPPING DETAIL
NOT TO SCALE

WINDOW AND DOOR HEADER STRAPPING NAILING REQUIREMENTS						
MARK	REQUIRED STRAP	MIN d	TOTAL NAILS REQ'D	KING & JACK STUD ANCHOR TO FLOOR		
				ANCHOR	STUD FASTENERS	RIM JOIST FASTENERS
A	SIMPSON CS22	7"	(10) 10d	H8	(5) 10d NAILS	(5) 10d NAILS
B	SIMPSON CS20	7"	(12) 10d	H6	(8) 8d NAILS	(8) 8d NAILS
C	SIMPSON CS18	11"	(16) 10d	(2) H8	(5) 10d NAILS	(5) 10d NAILS
D	SIMPSON CS14	16"	(26) 10d	LGT3-SDS2.5	(12) SDS 1/4 X 2 1/2	(26) 16d NAILS
E	SIMPSON CS16	13"	(20) 10d	HDU2	(6) SDS 1/4 X 2 1/2	5/8" BOLT TO FND

ALL STRAPS SHALL BE CONTINUOUS AND SHALL WRAP OVER HEADER AND TOP PLATES. STRAPS SHALL BE MOUNTED EQUIDISTANT DOWN EACH SIDE OF EACH STUD. ONE HALF (1/2) OF THE TOTAL NAIL COUNT SHALL BE PROVIDED ON EACH SIDE OF EACH STUD.

GENERAL NAILING SCHEDULE				
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING	
ROOF FRAMING				
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	EACH END	
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END	
WALL FRAMING				
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	AT JOINTS	
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" O/C	
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" O/C ALONG EDGES	
FLOOR FRAMING				
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST	
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END	
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK	
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	3-16d	4-16d	EACH JOIST	
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST	
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST	
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d	3-16d	PER FOOT	
ROOF SHEATHING				
WOOD STRUCTURAL PANELS			4" PERIMETER ZONE	INTERIOR ZONE
RAFTERS OR TRUSSES SPACED UP TO 16" O/C	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" O/C	8d	10d	4" EDGE / 4" FIELD	4" EDGE / 8" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ STRUCTURAL OUTLOOKERS	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8d	10d	4" EDGE / 4" FIELD	4" EDGE / 8" FIELD
CEILING SHEATHING				
GYPSUM WALLBOARD	5d COOLERS	--	4" EDGE / 7" FIELD	7" EDGE / 10" FIELD
WALL SHEATHING				
WOOD STRUCTURAL PANELS				
STUDS SPACED UP TO 24" O/C	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
1/2" AND 5/8" FIBERBOARD PANELS	8d	--	3" EDGE / 6" FIELD	3" EDGE / 6" FIELD
1/2" GYPSUM WALLBOARD	5d COOLERS	--	4" EDGE / 7" FIELD	7" EDGE / 10" FIELD
FLOOR SHEATHING				
WOOD STRUCTURAL PANELS				
1" OR LESS	8d	10d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD	6" EDGE / 12" FIELD

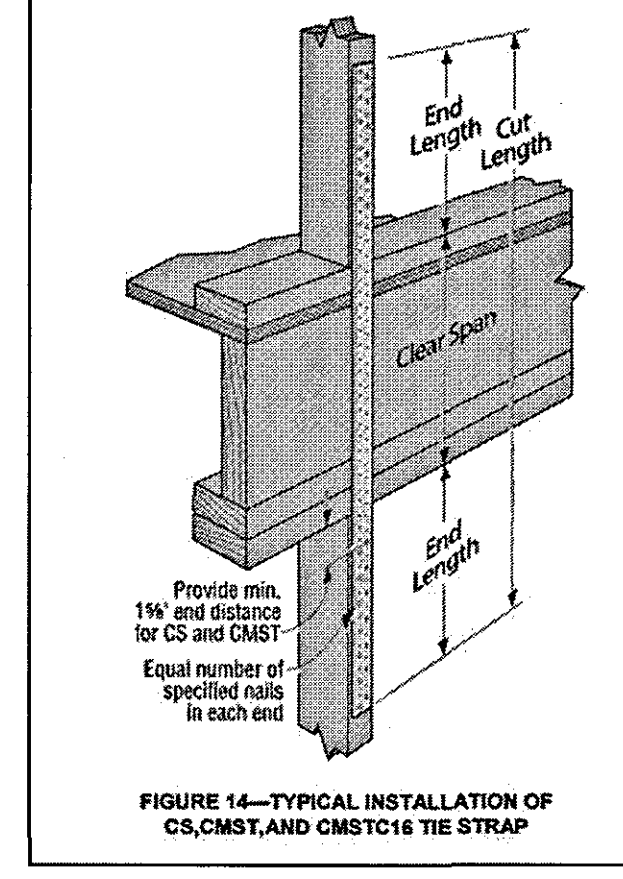
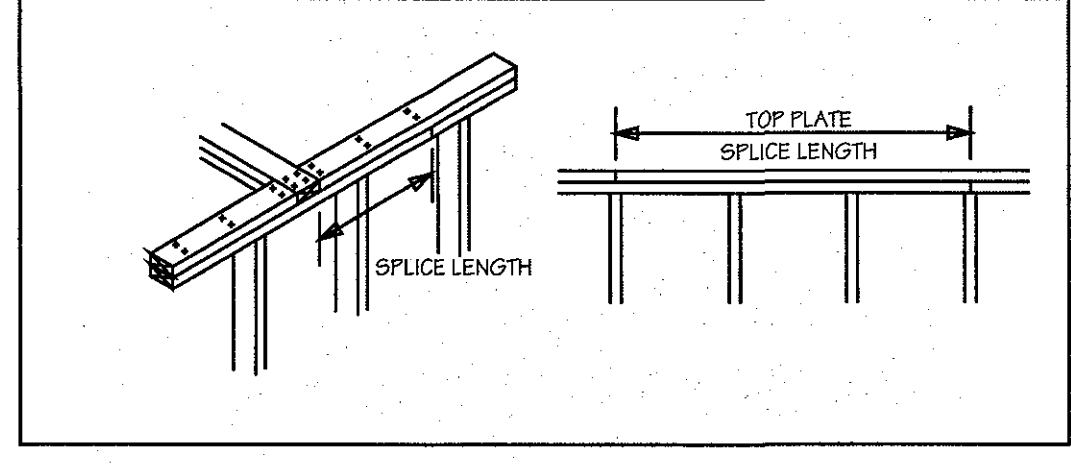


FIGURE 14-TYPICAL INSTALLATION OF CS, CMST, AND CMSTC16 TIE STRAP

City of Fernandina Beach
APPROVED FOR PERMIT
These plans are approved for construction.
NOTE: Plan approval does not constitute approval to violate any adopted federal, state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2017 FBC, 6th Edition
02/02/2021

TOP PLATE SPLICE									
BUILDING DIMENSION OF WALL CONTAINING TOP PLATE SPLICE (FT)									
	12	16	20	24	28	32	36	40	50
SPLICE LENGTH (FT)	1'	1'	2'	2'	3'	3'	3'	4'	5'
NUMBER OF 16d COMMON NAILS PER EACH SIDE OF SPLICE									
2	4	6	8	8	NP	NP	NP	NP	NP
4	4	6	7	8	10	12	14	16	NP
6	4	6	7	8	10	12	14	16	20
8	4	6	7	8	10	12	14	16	24



DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

CONTRACT REVIEWED BY ALL WORKS ARCHITECT AND ENGINEERS OF SERVICE ARCHITECTS AND ENGINEERS, INC. ALL WORKS ARCHITECTS AND ENGINEERS SHALL BE LICENSED PROFESSIONAL ARCHITECTS AND ENGINEERS. ALL WORKS ARCHITECTS AND ENGINEERS SHALL BE LICENSED PROFESSIONAL ARCHITECTS AND ENGINEERS. ALL WORKS ARCHITECTS AND ENGINEERS SHALL BE LICENSED PROFESSIONAL ARCHITECTS AND ENGINEERS.

David W. Shorten
N.Y. RA
Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA
George W. Thomas
N.J. RA; Pa. RA; Fla. RA; Fe. RA
ANDREW C. BECHTOLD
Registered Architect
10950 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
33434-5050
TELEPHONE: (305) 865-5555

GEORGE WRAY THOMAS
Professional Engineer
10950 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
33434-5050
TELEPHONE: (305) 865-5555
599 SHORE ROAD
SOMERS POINT, NJ
08077-4949
TELEPHONE: (609) 927-5050

THESE DESIGNS ARE
COPYRIGHT
PROTECTED

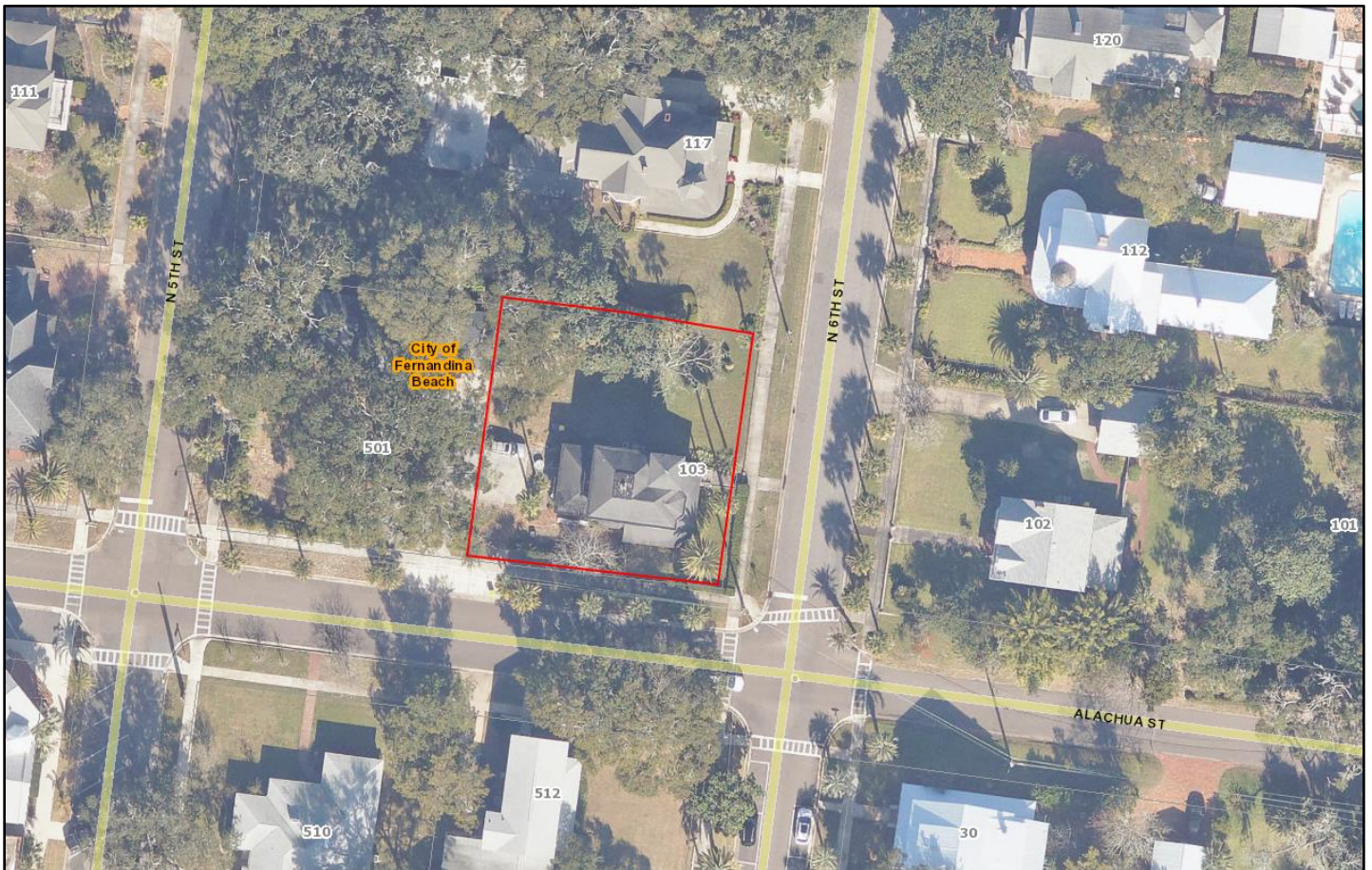
Revisions:
Date: 10-30-20
Scale: NOTED
Drawn: WAG
Checked: GWT
File No: 13420
Dwg. No: A-10



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-005
APRIL 15, 2021

Owner/Applicant:	Ashley Furman
Property Address:	103 N. 6 th Street (Hirth House)
Parcel ID #	00-00-31-1800-0031-0140
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00096
Year Built:	c.1880 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to install a pool

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

" Constructed in 1886, 103 N. 6th Street is a two story, frame residential building, designed in the Italianate style. It is noteworthy for its bracketed cornice, leaded stain glass, and multi-light door, tower and colonial revival porch. It was originally the residence of Thomas and Annie Moore, an employee of the Florida Mirror. It was purchased in 1896 by Louis G. Hirth for \$1,800. Hirth, a native of Germany, moved to Fernandina in 1895. He began a retail liquor business and founded the Palace Saloon. His home, constructed in the Italianate style, is similar to the Fairbanks House, although not nearly as massive. Both the Fairbanks and Hirth Houses were designed by Robert Schuyler. Robert S. Schuyler was probably the most accomplished architect to practice his profession in Fernandina. Schuyler was born in New York City in 1829 and served as a Captain in the Thirteenth Regiment, N. Y. Cavalry during the Civil War. He arrived in Florida in 1878 and in Fernandina three years later. Besides the Hirth House he designed St. Peter's Episcopal Church, the Tabby House, Fairbank's House, and Public School No. 1. Two of his buildings, the Tabby House and the Fairbanks House, are individually listed in the National Register of Historic Places. The Tabby House and St. Peter's Episcopal Church have also been recorded in the Historic American Buildings Survey. Schuyler served as Vice-President of the Chamber of Commerce and as a County Judge, as secretary of the Howard Association during the yellow fever epidemic of 1888, then held the office of city clerk for two terms. He remained the city clerk until the time of his death on July 26, 1895. He and his wife are buried at St. Peter's Cemetery in Fernandina Beach." – FMSF 8NA00096

The applicant is seeking to construct an in-ground swimming pool in the northern side yard.

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	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☒	☐	☐
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☒	☐	☐
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☒	☐	☐
6	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	☐	☐	☒
7	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	☐	☐	☒

8	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☒	☐	☐
9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☒	☐	☐
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☒	☐	☐

ANALYSIS:

Staff finds that the proposed addition of a pool is compatible with the Downtown Historic District and meets all setback and screening requirements. Location of mechanical is described in application, but not shown in site plan. Staff will verify compliance for setback and screening of mechanical at time of building permit review.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2021-05

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-05 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 2021-05, 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 FMSF 8NA00096

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6875

Date Submitted: 3/2/2021

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: 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?*

3/2/2021

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*

103 N 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0031-0140

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ashley

Last Name*

Furman

Mailing Address*

471 Hawks Nest Drive

City*

Boone

State*

NC

Zip Code*

28607

Telephone Number*

8287734814

E-mail Address*

Pharmyd@att.net

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

This project is an addition of a pool to the property as discussed with Sal Camillo on March 2,2021. Landscaping to appropriately both provide privacy of the pool from Street View and prevent distraction from the historical significance of the home is being discussed with a local landscape architect as well. Fencing for the pool to meet Florida/Nassau codes has already been requested for approval by Staff Review.

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

Design Vision Statement*

The pool size, square shape and design, allows it to not only meet codes but also allows an ease of privacy, a distance from the street view that will not distract from the historical significance of the home and will add great entertainment for family, friends and neighbors! The pool will remain behind the existing chain-link fence, that will be removed upon construction of the aluminum fencing previously applied for approval. The pool mechanical systems will be placed beside existing shed on the property. No architectural elements of the property will be affected by the construction of the pool except for a window that we would like to replace with a historically accurate glass door for safety and architectural continuity of the Hirth House. Attached will be a site map with a sketch of the pool, architectural designs for the property, and if possible, a copy of landscape design plans for the property as discussed above.

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
		(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
		(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
		 (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Choose File No file selected	Choose File No file selected	Choose File No file selected	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*

Ashley

Applicant Last Name*

Furman

Today's Date*

3/2/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

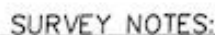
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY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

LOT 3
BLOCK 31

LOT 12
BLOCK 31

LOT 2
BLOCK 34

LOT 13
BLOCK 31



- 1) The "Legal Description" hereon is in accord with the the description provided by the client.
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on S 00°00'00" E for the Westerly right of way line of North 6TH Street, (Assumed).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0237G
Dated 08-02-2017
- 8) Unless otherwise noted Measured angles and distances are the same as Plot or Deed angles and distances.

- 9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed.
 Surveyed Accuracy: 1 foot in 18412 feet
 Commercial / High risk Linear Accuracy: 1 foot in 10000 feet
 SOP Rule 5J-17.05(3) (B) (15) b.ii
- 10) Note all interior angle are 90 degrees per plat.

10) Note all interior angle are 90 degrees per plot.

PREPARED FOR:
ASHLEY RIGGAN FURMAN
COREY D. FURMAN
FOR THE BENEFIT OF:
FIRST NATIONAL BANK OF PA.
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH, PA.

LEGEND

LEGEND

—E—E—	AERIAL UTILITY WIRES	CONC.	CONCRETE
—G—G—	GROUND POWER	FLYNG	CONCRETE PLATFOHM
—A—A—	ALSO KNOWN AS	CRMP	CORRUGATED METAL PIPE
—BRC—	BUILDING RESTRICTION LINE	ELM	ELECTRICITY METER
—C—C—	CABLE TELEVISION FEEDLINE	ELEV.	ELEVATION
Δ	CENTRAL ANGLE	F.F.	FINISHED FLOOR
○	CENTERLINE	FIRE	FIRE HYDRANT
—X—X—	CHAIN LINK FENCE	M	GAS METER
—O—O—	CHORD BRACING	S	ARC LENGTH
		ST	STREET LIGHT

MEAS = MEASURED
 NCVD = NATIONAL CLOUTIER VERTICAL
 ORR = OFFICIAL RECORD BOOK
 PIN = PARCEL IDENTIFICATION NUMBER
 POS = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 R = RADIUS
 RCP = REINFORCED CONCRETE PIPE
 R/L = RIGHT-OF-WAY
 S = SLOPE CLEARANCE
 ST = SLOPE WASHLINE

 = STORM DRAIN
 = TELEPHONE PEDISTAL
 = WOOD FENCE
 = WOOD POWER POLE
 = WATER METER
 = WELL

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

BY:

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 • CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE 1" = 20'

DATE 12-3-20

OWN BY: AFC

CKD BY: AEC

JOB NO GLS2021

F.B. NO. AN10

PAGE NO. 2

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 20-202762
Sales Price: \$695,075.00

Parcel No.: 00-00-31-1800-0031-0140

This WARRANTY DEED, made the 20th day of January, 2021, by Michael B. Davis, a single man (whether one or more, the "Grantor"), to Ashley Riggan Furman and Corey R. Furman, wife and husband, whose post office address is 471 Hawks Nest Drive, Boone, NC 28607 (whether one or more, the "Grantee"):

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

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

Lots 14 and 15 in Block 31.

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

SUBJECT TO TAXES FOR THE YEAR 2021 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, 2020.

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:

[Signature]
Witness Signature
Printed Name: Sandy Dean

[Signature]
Michael B. Davis

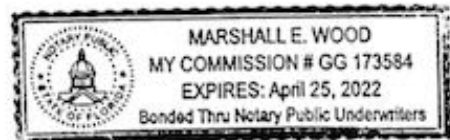
[Signature]
Witness Signature
Printed Name: MARSHALL E. WOOD

Address:
103 6th Street North
Fernandina Beach, FL 32034

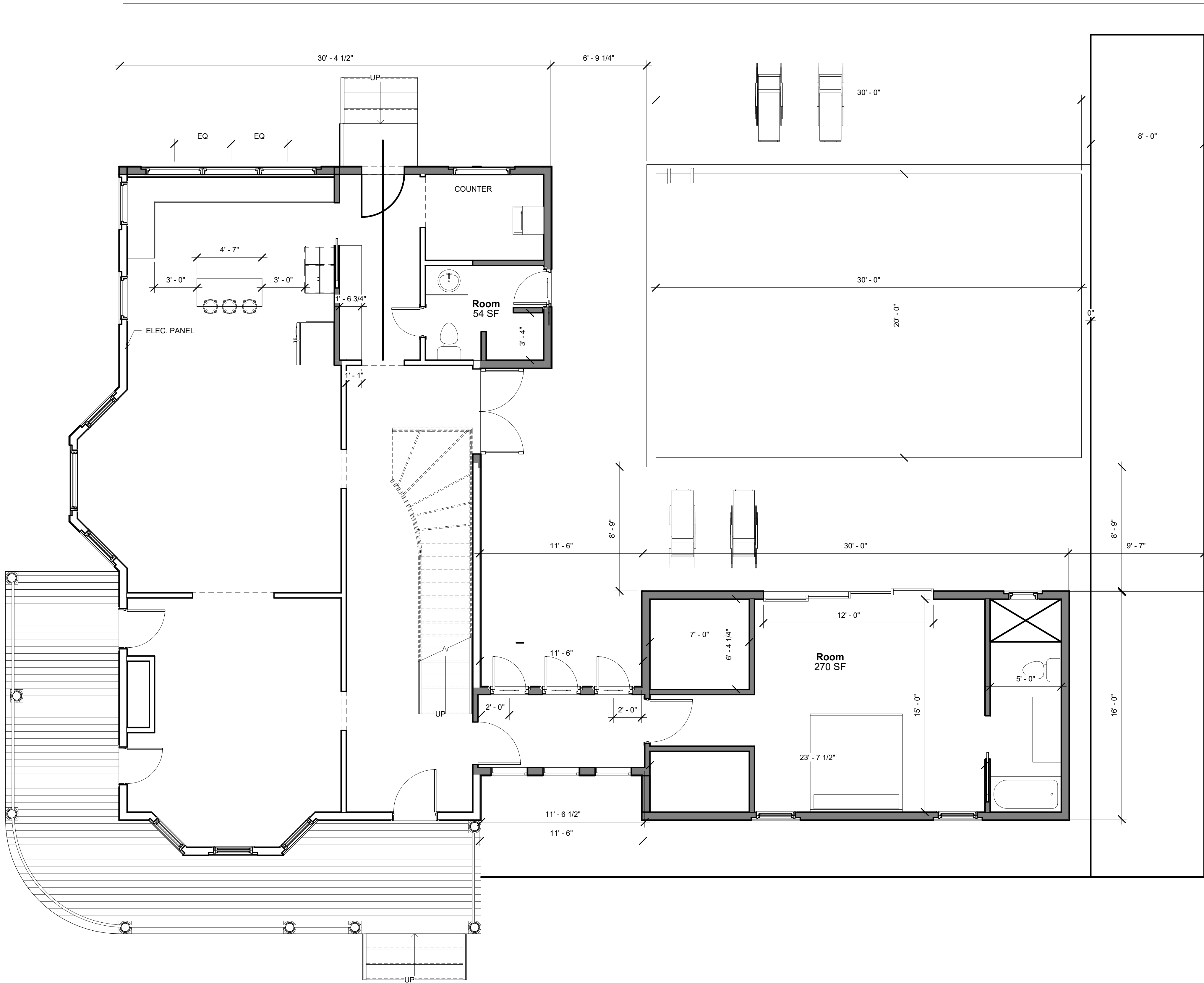
STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 20th day of January, 2021, by Michael B. Davis.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ✓ OR Produced Identification: _____
Type of Identification
Produced: 1



FLOOR PLAN NOTES

1. SEE SHEET A1 FOR GENERAL NOTES.
2. THERE IS NO ROOF WORK IN THIS JOB.
3. EXISTING FIRST FLOOR PLATE HEIGHT 10'-0".
4. ALL EXPOSED PORCH DECKING TO BE 2X6, NO. 2 SYP. PRESSURE TREATED.
5. ALL NEW INTERIOR WALLS TO BE TYPE A40 UNLESS NOTED OTHERWISE.
6. ALL DOOR AND WINDOW ROUGH OPENING HEAD HEIGHTS TO BE 6'-10". PLACE LOAD BEARING 2X HEADERS TIGHT TO UNDERSIDE OF TOP PLATE AND UNDER FRAME TO FINAL DOOR AND WINDOW ROUGH OPENING HEAD HEIGHTS UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR DOORS TO BE NONIMPACT, PLASTPRO, 2 PANEL SMOOTH FIBERGLASS DOORS WITH 4 9/16" COMPOSITE JAMBS, WITH COASTAL RATED HARDWARE.
8. ALL DOOR HARDWARE TO BE KWIKSET AS SELECTED BY OWNER, BRUSHED NICKLE FINISH - SEE DOOR LEGEND FOR ADDITIONAL INFORMATION.
9. ALL EXTERIOR WINDOWS TO BE MI, SINGLE HUNG, WHITE VINYL, WITH NONIMPACT, LOWE GLAZING, RATED AT DP-50 MIN. ALL OTHER WINDOW TYPES TO MATCH THE SIMONTON REFLECTIONS PERFORMANCE CRITERIA.
10. ALL FURNITURE AND EQUIPMENT TO BE FURNISHED BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
11. ALL FINAL FLOORING AND FINISH MATERIAL PATTERNS SHALL BE FINALIZED BY THE OWNER IN THE FIELD UNLESS NOTED ABOVE.
12. ALL GROUT JOINTS OVER 1/8" MAX WIDTH INSTALL ONLY SANDEGROUT - FINAL GROUT COLORS TO BE SELECTED BY THE OWNER.

FLOOR PLAN LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS

OVERHEAD ITEMS (ABOVE 48" AFF)

WALL TYPE TAG (SEE WALL TYPES)

DOOR TYPE TAG (SEE DOOR TYPE LEGEND)

DOOR HARDWARE FUNCTIONS

PASSAGE - ALL CLOSET AND LAUNDRY ROOM DOORS

PRIVACY - ALL BEDROOMS, BATHROOMS AND TOILET ROOM DOORS

ENTRY WITH DEADBOLT - ALL EXTERIOR DOORS

POCKET - ON ALL POCKET DOORS (USE PRIVACY POCKET HARDWARE AT ALL BATHROOMS)

DUMMY - KNOBS AT ALL BIFOLD CLOSET DOORS (SEE DOOR DETAILS FOR ADDITIONAL INFORMATION)

WINDOW TYPE TAG (SEE WINDOW TYPE LEGEND)

COPYRIGHT © 2019 BY 3SSS DESIGN STUDIO, LLC.

FIRST FLOOR PLAN
- PROPOSED

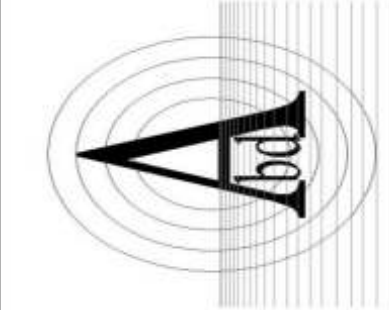
Project number	2021.005
Date	3/10/21
Drawn by	DG
Checked by	BA
Scale	As indicated

A6

ASHLEY & COREY FURMAN
RENOVATION

103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

Bruce D. Amalfitano,
Architect, A.I.A.
Jacksonville, Florida
1-904-228-9337
BAmalfi1@aaim.com



No.	Description	Date
1	PERMIT SET	10/21/16

3S Design
Studio, LLC
Custom Architectural Design

1996 Pebble Point Dr.
Green Cove Springs, FL. 32043
dennis@3sdesignstudio.net



① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"

3S Design Studio, LLC
Custom Architectural Design

1996 Pebble Point Dr.
Green Cove Springs, FL 32043
dennis@3sdesignstudio.net

Bruce D. Amalfitano,
Architect, A.I.A.
Jacksonville, Florida
1-904-228-9337
BAmalfi@aaim.com

No.	Description	Date

ASHLEY & COREY FURMAN

RENOVATION

EXTERIOR ELEVATIONS

Project number 2021.005
Date 3/10/21
Drawn by DG
Checked by BA
Scale 1/4" = 1'-0"

103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

COPYRIGHT © 2019 BY 3SSS DESIGN STUDIO, LLC.

A10

4/8/2021 14:44:56 PM



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



COPYRIGHT © 2019 BY 3SSS DESIGN STUDIO, LLC.

EXTERIOR
ELEVATIONS

Project number	2021.005
Date	3/10/21
Drawn by	DG
Checked by	BA
Scale	1/4" = 1'-0"

A11

ASHLEY & COREY FURMAN
RENOVATION

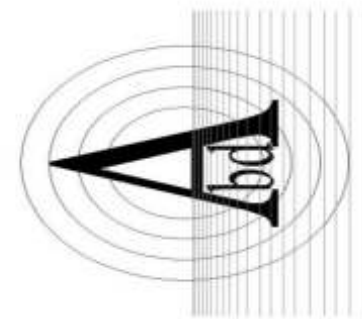
103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

Date

Description

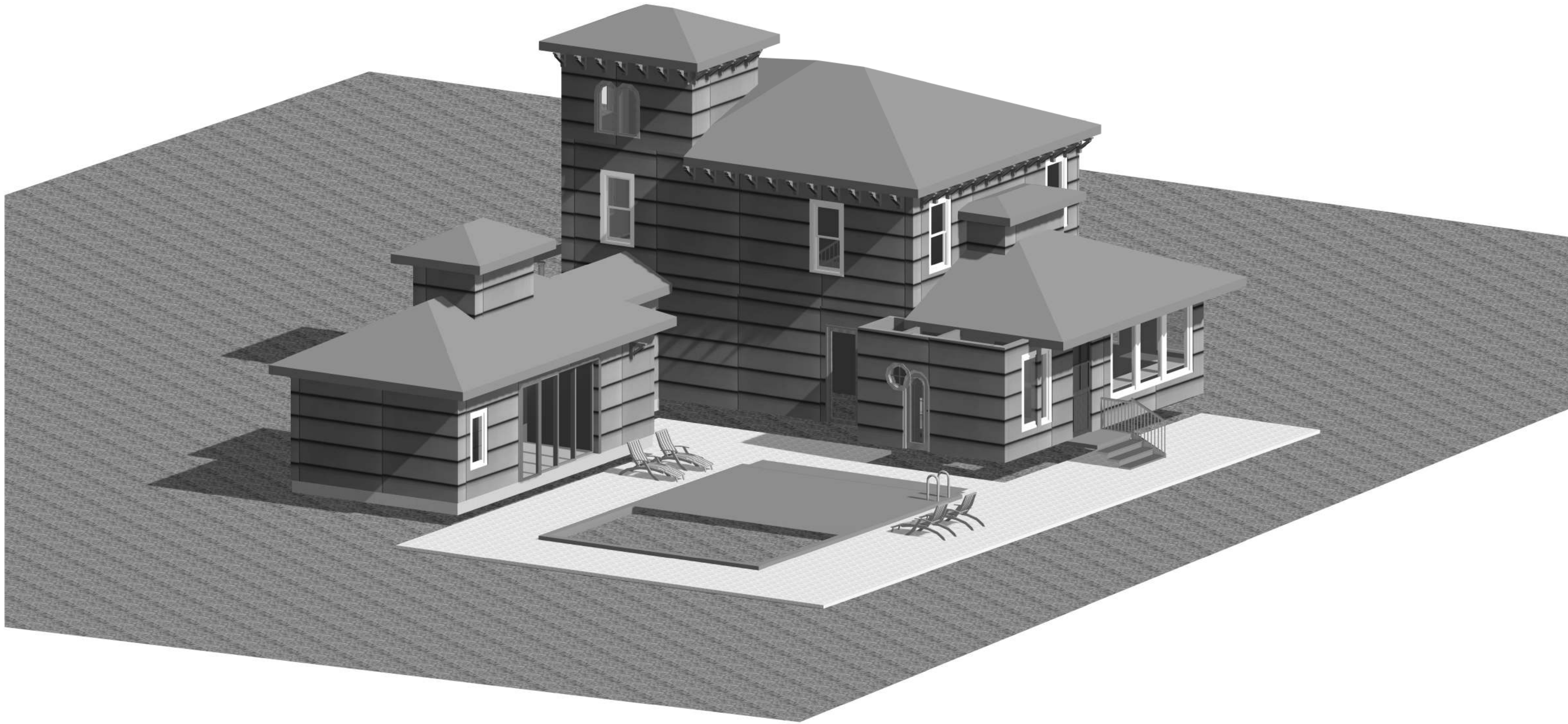
No.

Bruce D. Amalfitano,
Architect, A.I.A.
Jacksonville, Florida
1-904-228-9337
BAmalfi@aaim.com



3S Design
Studio, LLC
Custom Architectural Design

1996 Pebble Point Dr.
Green Cove Springs, FL. 32043
dennis@3sdesignstudio.net



1 3D PROPOSED

COPYRIGHT © 2019 BY 3SSS DESIGN STUDIO, LLC.

3D EXTERIOR -
PROPOSED

Project number	2021.005
Date	3/10/21
Drawn by	DG
Checked by	BA
Scale	

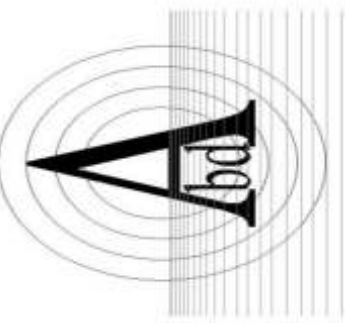
A12

ASHLEY & COREY FURMAN

RENOVATION

103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

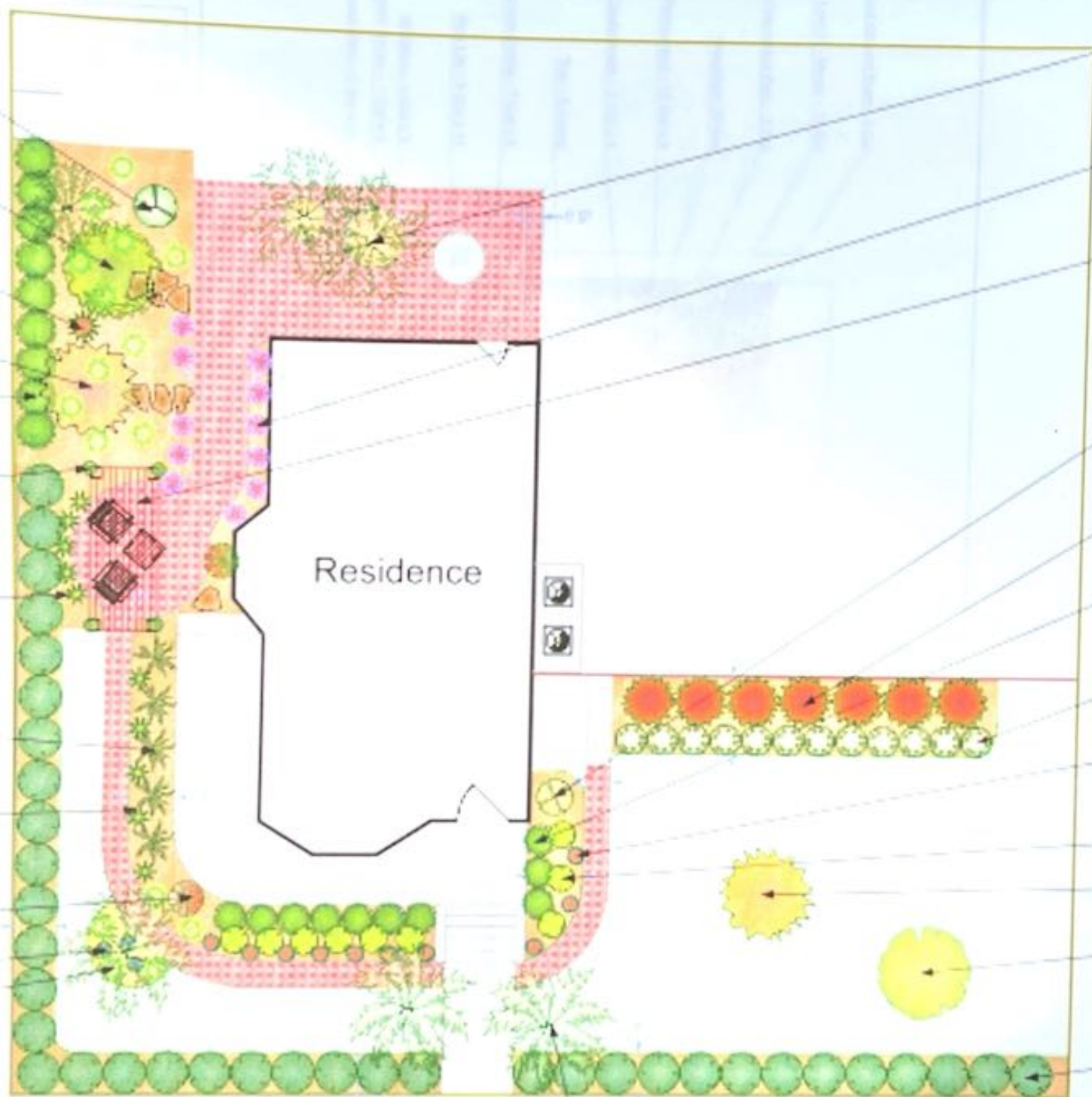
No.	Description	Date



Bruce D. Amalfitano,
Architect, A.I.A.
Jacksonville, Florida
1-904-228-9337
BAmalfi@aiaa.com

3S Design
Studio, LLC
Custom Architectural Design

1996 Pebble Point Dr.
Green Cove Springs, FL. 32043
dennis@3sdesignstudio.net



FURMAN Pool

corey furman <pharmyd@att.net>

Thu 4/8/2021 4:08 PM

To: Salvatore Cumella <scumella@fbfl.org>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Sal,

This is the stone we plan to use as coping and thin decking around the pool 2 feet surround. Again, please let me know if this photo is blurry or unusable in anyway.



Ashley Furman
Sent from my iPhone

Re: FURMAN Pool

Salvatore Cumella <scumella@fbfl.org>

Thu 4/8/2021 3:55 PM

To: corey furman <pharmyd@att.net>

Both came through fine and I will add them to your file

Get [Outlook for iOS](#)

From: corey furman <pharmyd@att.net>

Sent: Thursday, April 8, 2021 3:54:23 PM

To: Salvatore Cumella <scumella@fbfl.org>

Subject: FURMAN Pool

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Sal,

Please let me know if you can use this image as well or if it is blurry. This is the style of random brick I would like to put around the pool in a thin layer To keep a more garden/courtyard feel.



Ashley Furman
Sent from my iPhone

FURMAN pool

corey furman <pharmyd@att.net>

Thu 4/8/2021 3:50 PM

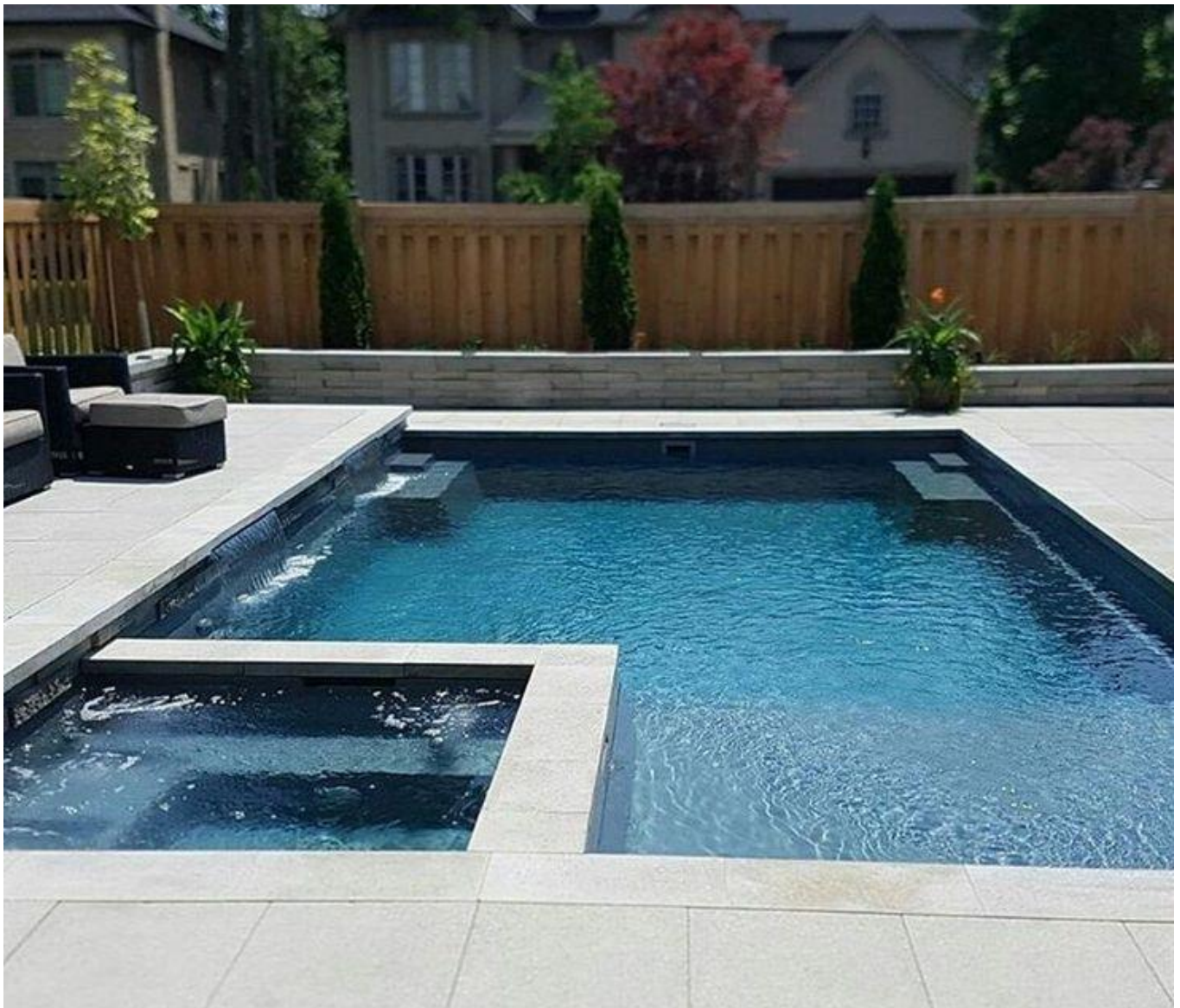
To: Salvatore Cumella <scumella@fbfl.org>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Sal,

Please let me know that you can open this image without blurriness.

<https://i.pinimg.com/736x/f1/90/d8/f190d860c54940a887739aec08efcc7.jpg>



A deeper blue color with a more random French blocking style and of course no wall or fence behind it

but instead surrounded by grass to keep a more garden feel.

Ashley Furman

Sent from my iPhone

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8 Na 96 1009==
Site Name Hirth ~~Estate~~ House 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site Building 832==

Location of Site:
County Nassau 808==

Instructions for locating site (or address) 103 North Sixth Street
Fernandina Beach, Florida 813==

Ownership:
Owner of Site: Name _____ 902==
Address _____ 903==

Occupant, Tenant or Manager:
Name _____ 904==
Address _____ 905==

Form Prepared By:
Reporter (or local contact):
Name _____ 816==
Address _____ 817==

Recorder:
Name & Title Diane D. Greer, Historic Sites Specialist 818==
Division of Archives, History, & Records Mgt.
Address Department of State, Tallahassee, Florida 819==

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-10-22 839==
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				O R LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE			LONGITUDE			
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

LATITUDE			LONGITUDE		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
N30°	40'	20"	W81°	27'	38"

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)

This is the only other Italiante dwelling house still in existence in Fernandina, the first being the Fairbanks House on S. Seventh ST. This building is less flamboyant than the Fairbanks in its exterior detail and proportions, but nevertheless a good example of the style as it developed in this area. The frame structure has a square tower with pairs of round arched windows on the right of the main facade. The tower roof is hipped. A two-story bay projects from the opposite side of the building and has one sash window in of the three sides of the bay. A porch with simple railing and round columns surrounds the house on two sides. The rear of the building is rectangular in plan and has few windows.

HISTORIC SITE DATA SUPPLEMENT

Site No. _____
Site Name Hirth

Present Use (check one or more as appropriate)

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

Period (check one or more as appropriate)

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

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

Areas of Significance (check one or more as appropriate)

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

This house was built in the early 1880's by relatives of the present harbor pilot, George Davis who has early photos of the house. The house is singularly important for it is a modified example of a type of house rarely seen in Florida, the Italianate or Italian Villa style. Only one other such house is known to exist in the state and it is the Fairbanks House in Fernandina.

Remarks & Recommendations:

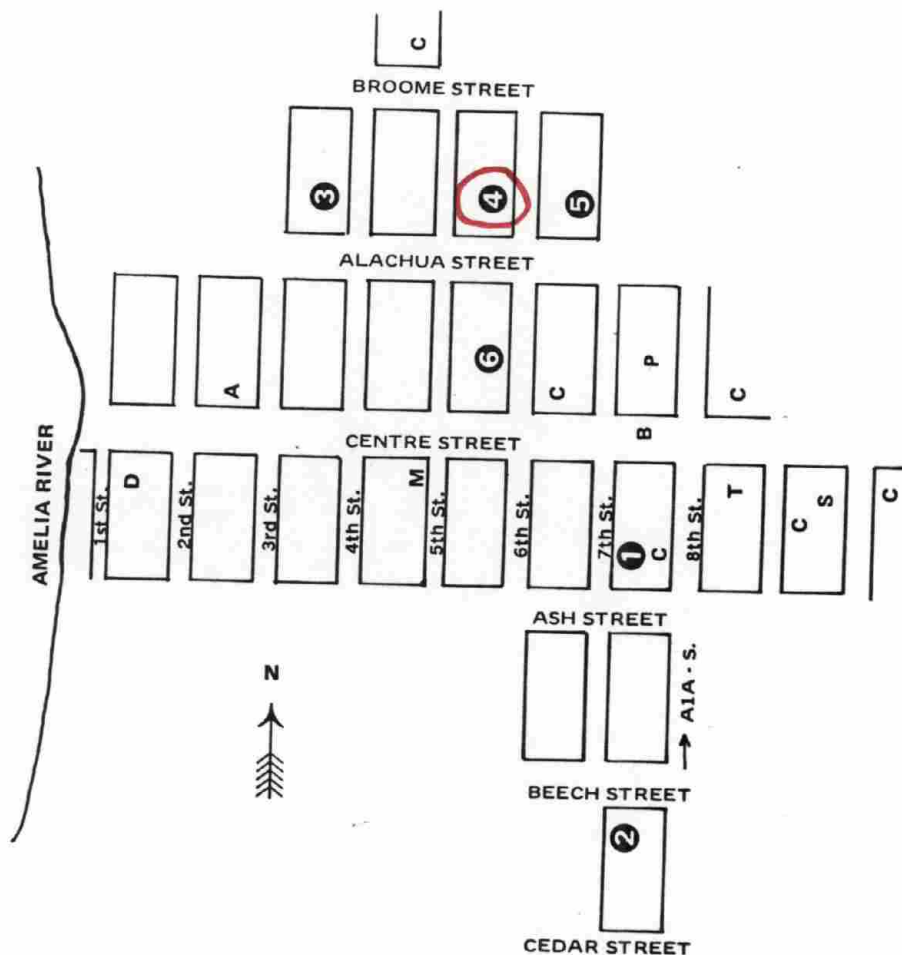
This house is assigned primary significance with the Historic Fernandina District.

835==

Major Bibliographic References:

Interview with Mr. George Davis, Fernandina Beach, Fla. July, 1972
Nassau County Records, Nassau County Courthouse, Fer. Bch. Fla.
Office of the Clerk of the Circuit Court.

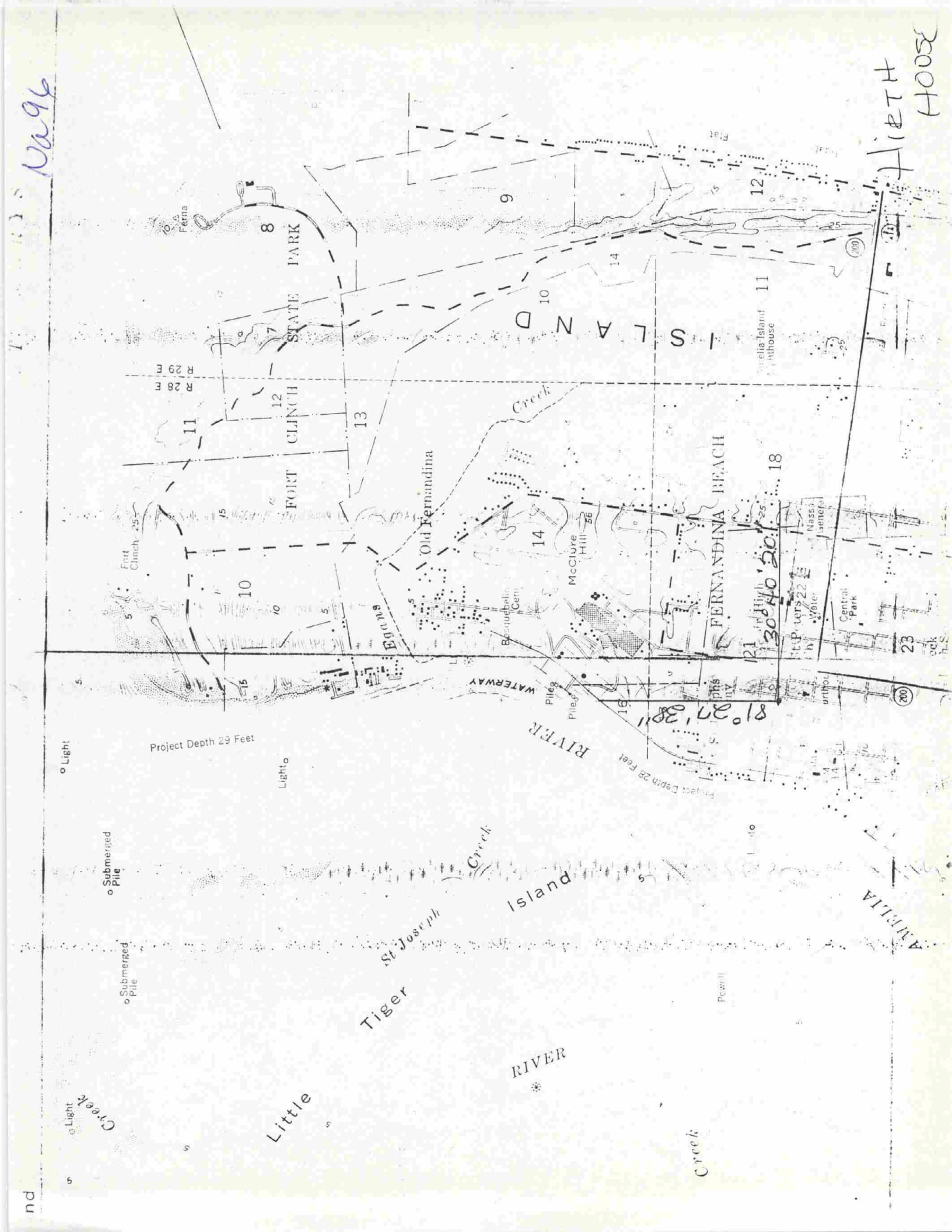
920==



- P — Parking lot at 8th and Centre
- T — Tickets, programs. Restoration sales of guidebook, prints, post cards.
- B — Bus stop for tour transportation.
- M — Madrigal concerts at Courthouse
- A — Art show on Centre between 2nd and 3rd
- D — Depot and new Mini-park
- C — Churches open to welcome you
- S — The Old Schoolhouse

RESTROOMS are open to visitors at Topsy's Gulf Station, Hoyt House (Ticket sales center), The Old Schoolhouse, United Memorial Methodist Church (side entrance) and Boater's Lounge at the Docks.

112117



FLORIDA MASTER
SITE FILE

FDAHRM 802==

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

Site No. 8Na96 1009==

Site Name Hirth House 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site _____ 838==

County Na, Fl 808==

Instructions for locating site (or address) 103 North Sixth St, Fernandina Beach, Fl

_____ 813==

Owner of Site: Name Hirth Estate 902==

Address _____ 903==

Occupant, Tenant, or Manager:

Name _____ 904==

Address _____ 905==

Reporter (or local contact):

Name _____ 816==

Address _____ 817==

Recorder: Greer, Diane D. Historic Sites Specialist and

Name & Title William N. Thurston Chief Preservation Planner 818==

Address FDAHRM 819==

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

Inventory Status _____ 914==

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

_____ 839==

Photographic Record Numbers _____

860==

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Ferdinandina Beach 7.5min 809== 1958 (RFA70)

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
<u>T3N</u>	<u>R28E</u>	<u>S22</u>				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							
°	'	"		°	'	"	==

Global Reference Code 884==

Description of Site:

Type Classification Building ==

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

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

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

of frame construction, modified Italianate struct w/sq tower at R front
& round arched windows

862==

HISTORIC SITE DATA SUPPLEMENT

Site Name Hirth House

Present Use (check one or more as appropriate)

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

Period (check one or more as appropriate)

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

Specific Dates: Beginning _____ 844== Ending _____ 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|--|---|---|
| ☐ Aboriginal
Prehistoric 910== | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Aboriginal
Historic 910== | ☐ Engineering 910== | ☐ Religion/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== | |
| ☐ 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 the 1880's , purchased prior to 1900 by the Hirth family, the orig owners of the Palace Saloon

Remarks & Recommendations:

835==

Major Bibliographic References:

920==



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00096
Recorder # 154
Field Date 3-20-07
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) Hirth 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
103 North 6th 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 Italianate Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2.5
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) >> Flat
Other Roof Type(s) _____
Roof Material(s) >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Hip extension
Other Roof Secondary Structure(s) polygonal bay
Number of Chimneys _____
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00096

DESCRIPTION (continued)

Window Descriptions 1/1

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) eastPorch Roof Types(s) hip

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

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) duplicate of NA 357

HISTORY

Construction year 1880

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>>

Structure Use History

Use Year Use Started Year Use Ended >> Private residence, 1880,

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Area(s) of historical significance

>> 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

8NA00096

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: 5/20/07

Form Comments: _____

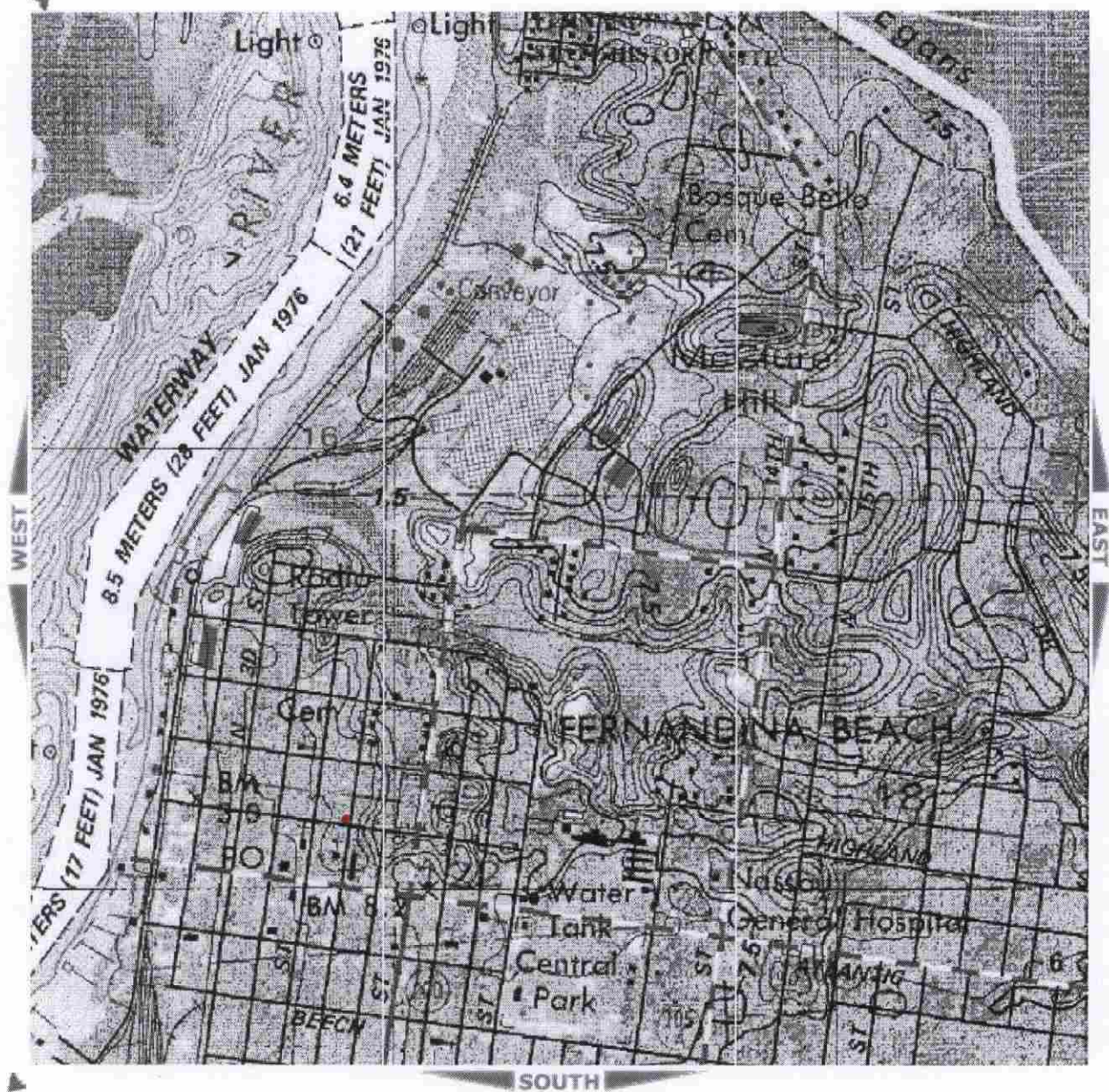
REQUIRED PAPER ATTACHMENTS

- (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"

NA00096-200703

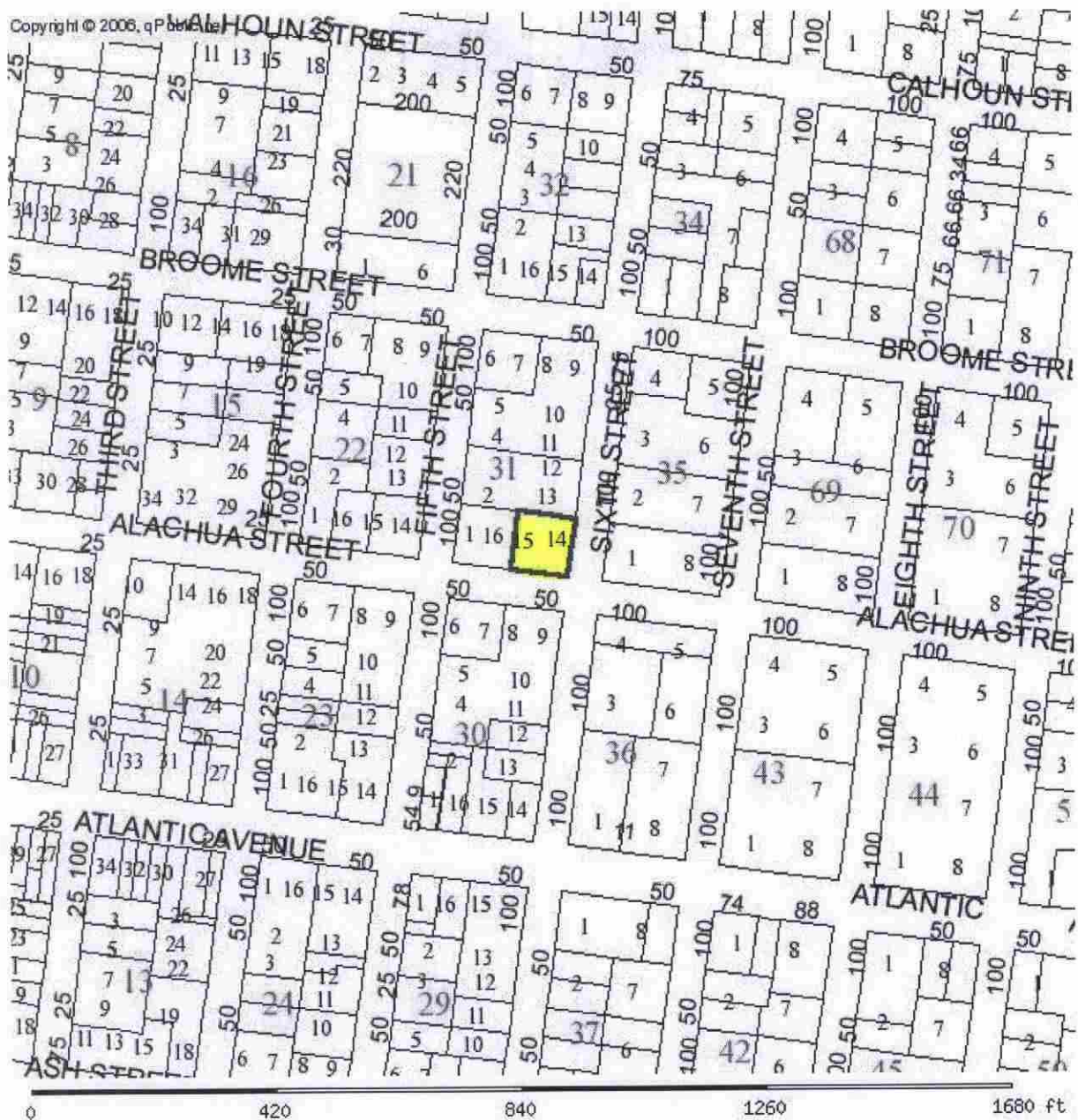
Supplementary Printout

- > **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:**
Flat
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Hip extension
Cone tower
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1880;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA96

154



FLORIDA MASTER SITE FILE
Site inventory Form

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

96
SITE NO. 8 NA 357

SITE NAME: Hirth House
ADDRESS OF SITE: 103 N. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 31 14
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1886

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 Continuation Sheet

RECORD NUMBER

96

ARCHITECT: Robert S. Schuyler

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story veranda, 4-bay, access E, 1st bay; doric-style columns; turned balustrades & newel post; shed roof
ORIENTATION: E

FOUNDATION: piers: brick; brick, pierced

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S): tower

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 1/1, wood; bay (2-story hexagonal) #square bay, stained glass, w/paired windows atop hexagonal bay windows
CHIMNEY:

ROOF SURFACING: composition shingles: butt, variegated

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

103 N. 6th 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 in 1886, 103 N. 6th Street is a two story, frame residential building, designed in the Italianate style. It is noteworthy for its bracketed cornice, leaded stain glass, and multi-light door, tower and colonial revival porch. It was originally the residence of Thomas and Annie Moore, an employee of the Florida Mirror. It was purchased in 1896 by Louis G. Hirth for \$1,800. Hirth, a native of Germany, moved to Fernandina in 1895. He began a retail liquor business and founded the Palace Saloon. His home, constructed in the Italianate style, is similar to the Fairbanks House, although not nearly as massive. Both the Fairbanks and Hirth Houses were designed by Robert Schuyler.

Robert S. Schuyler was probably the most accomplished architect to practice his profession in Fernandina. Schuyler was born in New York City in 1829 and served as a Captain in the Thirteenth Regiment, N. Y. Cavalry during the Civil War. He arrived in Florida in 1878 and in Fernandina three years later. Besides the Hirth House he designed St. Peter's Episcopal Church, the Tabby House, Fairbank's House, and Public School No. 1. Two of his buildings, the Tabby House and the Fairbanks House, are individually listed in the National Register of Historic Places. The Tabby House and St. Peter's Episcopal Church have also been recorded in the Historic American Buildings Survey. Schuyler served as Vice-President of the Chamber of Commerce and as a County Judge, as secretary of the Howard Association during the yellow fever epidemic of 1888, then held the office of city clerk for two terms. He remained the city clerk until the time of his death on July 26, 1895. He and his wife are buried at St. Peter's Cemetery in Fernandina Beach.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00096**
 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) Hirth 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: 103 N 6th 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 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0031-0140 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: 1880 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1880 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 _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Schuyler, Robert S. Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Thomas Moore; 1896/Louis G. Hirth, founder of Palace Saloon
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Italianate Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Pavilion tower 2. _____
 Windows (types, materials, etc.) 2 story bay; 1/1 DHS wood; paired; round arch

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brackets; 3 story square tower; gingerbread detailing

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. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel w decorative multi light configuration

Porch Descriptions (types, locations, roof types, etc.) E and S/wrap around, entry, open; Doric columns

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.



Cathoun St
Setback: 10' 0"
Crest: 10' 0"
Slope: 10' 0"
Height: 10' 0"
Depth: 10' 0"
Bathrooms: 1



Brockington
CULTURAL RESOURCE CONSULTING

Fernandina Beach
Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

While restoration work is far from complete, the present owners of two of Fernandina's most

#4 *The Hirth House, 103 N. 6th Street*

Future residence of Mr. and Mrs. George T. Davis
Hostesses: Camellia Garden Club

The Hirth House was built for Thomas and Annie Moore in 1886 by Robert S. Schuyler, architect for the Tabby House, Fairbanks Folly, and St. Peter's Episcopal Church. Similar in appearance and style to the Fairbanks home on S. 7th Street, the Hirth House was originally painted olive green with dark green and brick red trim. Sometimes referred to as "half a house", it was built close to the south side of the corner lot with plans for north half to be added later.

The property was purchased in 1896 by Louis G. Hirth, founder of The Palace Saloon. Round porches and "modern oak mantels" (replacing slate) were added in 1905.

Adeline Brooks Davis (granddaughter of Louis and Emma Amelia Hirth) and her husband, George T. Davis, acquired the property when the estate of Emma Amelia Hirth was finally settled in November 1972. The house was badly in need of repair since Hirth's death in 1938.

Restoration began with a new roof. Next came "jacking and leveling". (It is said that the hurricane of 1898 left most of the houses on N. 6th Street leaning to the North-east.) Next came covering all crack-

ed plaster walls and ceilings with sheetrock and stripping woodwork of numerous coats of paint. All woodwork is heart pine except the stairway of cherry wood.

The Magnolia stained glass window on the staircase landing, designed by William Westfals of Jacksonville, is new. It is a gift from Mr. Davis to his wife in appreciation for her many hours of scraping and refinishing all woodwork.

The stained glass entrance door by Mr. Edward Smith of Jacksonville is a present to Mrs. Davis and replaces "gaudy glass" original.

Nearly all furnishings shown today are heirlooms from both Hirth and Davis families. The turn-of-the-century Bird Vases of Italian pottery were originally part of the trappings of Hirth's famous Palace Bar. Matching loveseats in the parlor and sofa in the hall were reupholstered by Mrs. Davis. Notice the "vaseline glass" newel post fixture, rose Tiffany chandelier in the parlor, and brass chandelier in the dining room — all installed by Hirth. Dining room window is original, but the artist is unknown. The lovely grandfather's clock in the hall is from Tiffany and originally adorned the residence of Colonel N. B. and Florence Borden, Villa Las Palmas. All furnishings went with the 1944 sale of the Villa except the clock, in which Mrs. Borden wished to be buried. She lived her last years on Amelia Island with the Davises in the Keystone Hotel and, before moving to Washington where she died, she left them the clock "for safekeeping" in appreciation of the happy days she spent with them and their then small son, Michael.



11-5-10-23

KODAK SAFETY FILM



→ 10A

→ 11



→ 11A

→ 12









103



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-06
APRIL 18, 2021

Owner/Applicant:	Timothy Poynter, 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:	Conceptual Certificate of Approval to relocate primary structure

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking conceptual approval to relocate a primary structure located within the Waterfront Community Redevelopment Area (CRA). The structure is currently located in the North Waterfront Design Area of the CRA and the proposed location is located in the East of Front Street Design Area.

Proposed Site of Relocation 116 N 2nd St.



April 8, 2021

911 Address Labels

☐ 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), NGIS, (c) OpenStreetMap contributors, and the GIS User Community

2021

APPLICABLE GUIDELINES:

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

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

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

ANALYSIS:

Comprehensive Plan Objective 11.08 – Non-Designated Resources, states that “the City shall encourage protection and revitalization of non-designated historic structures...”

The Nassau County property appraiser and the Florida Master Site File list the year of construction of structure as 1926. Originally used as an oil storage warehouse for Gulf Refining Company, this structure represents a typical industrial vernacular building that would have been found on the working waterfront in this period.

Although the Community Redevelopment Area (CRA) Guidelines focus is on new construction, it should be noted that this building falls in line with the guidelines for the waterfront design areas of the CRA (comprised of the areas known as the North Waterfront, Public Waterfront Park, and the South Waterfront. The guidelines state that “*the Industrial Vernacular style shall be used as a basis for design decisions in these design areas. Although the evidence of these types of structures in Fernandina comes principally from archival records, waterfronts the world over demonstrate*

the functionality, economy, and aesthetic delight of this manner of building which, like all vernacular design, emerges from the necessity and delight of working with what is at hand. The reliance on structural frame construction, for example, expressed in terms of piles, columns, beams, trusses and exposed connections, is an outgrowth of building at the water's edge on infill ground. The direct, almost primal form of the storage building, warehouse, ice packing house, and boatbuilding shed has universal appeal. This style, or "process" of design, is easily adapted to new uses and creative design approaches, while simultaneously recalling the history of Fernandina's connection to the sea.

The Industrial Vernacular is characterized by the use of:

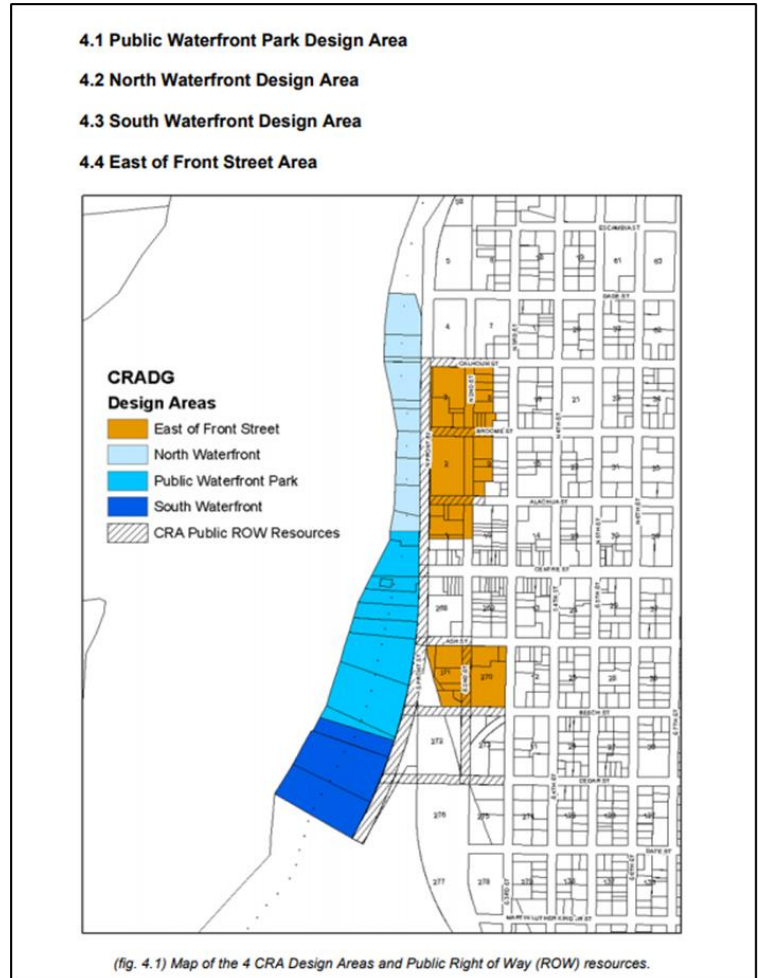
- 1. Simple geometric forms and simple plans*
- 2. Complexity achieved by composition of simple shapes*
- 3. Reliance on frame construction of wood, steel, or concrete, or combinations*
- 4. Expression of construction through exposed connections*
- 5. Building envelope and surfaces of wood, corrugated metal or combinations*
- 6. Variety of simple roof forms: gable, shed, hipped, monitor, composite."*

As evidenced by these guidelines that drive the design of new construction on the waterfront lots, this historic structure embodies all of the characteristics we are seeking in the building style of any new structures on the waterfront. As one of the last period examples of this type of architecture on the working waterfront, this building represents a rare resource that embodies the authentic history of the city.

Although the proposed relocation site is not a great distance from the waterfront, this area of the CRA, known as the East of Front Street District, is very different in its character. The Guidelines state that *"this area shall be compatible with the historic commercial downtown, particularly along Second Street. Although the architectural styles vary, the area is characterized by the following patterns of building:*

- 1. Simple geometric forms and simple plans with all sides of the building being designed*
- 2. Complexity achieved by assembly of simple shapes, modulating mass with insets or projections at entryways and corners or to denote entry and changes in function*
- 3. The body of the buildings defined with brick, stone, or stucco over block construction*
- 4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies*
- 5. Simple roof forms, predominately flat and edged by a parapet, with breaks in the cornice line only to mark entryways, changes in function or important corners*
- 6. Street level commercial feature greater areas of glass making the building appear lighter and more transparent. Awnings of treated fabric or metal may cover pedestrian spaces."*

Another consideration when relocating structures with historic significance is that of context. Guidance regarding the criteria for evaluating relocated buildings for nomination to the National Register of Historic Places states that



“moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that they are compatible with the property’s significance...”¹ To relocate the building anywhere other than the waterfront would not only represent a significant loss for the waterfront, but result in the building losing its historical significance. An example to illustrate the importance of context and setting, would be considering moving the Fernandina Train Depot to Central Park. While it would still be an architecturally interesting building, its association with the railroad would be lost, thus losing its historic significance.

Due to the incompatibility of the structure to the proposed neighborhood and the significant negative impact removing the building from its historic context would have to both the building and the waterfront as a whole, staff cannot recommend approval of this relocation.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not substantially consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Waterfront Community Redevelopment Area (CRA).

Staff recommends:

DENIAL of HDC 2021-06

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-06 **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 2021-06, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Waterfront Community Redevelopment Area (CRA) to warrant **conceptual** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-06 Application & Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

¹ “Criteria Consideration B: Moved Properties”. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior. 1990 revised 1997. p 30.

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6884

Date Submitted: 3/3/2021

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?*

3/3/2021

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*

231 n front street

City*

Fernandina Beach

State*

fl

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1760-0006-0000

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Hall Investments, Inc

Last Name*

Hall

Mailing Address*

59 PONTE VEDRA Blvd

City*

Ponte Vedra Beach

State*

Florida

Zip Code*

32034

Telephone Number*

904-237-9739

E-mail Address*

richard@hallinvest.net

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name*

Timothy

Last Name*

Poynter

Company (if applicable)

Street Address

3967 1st Avenue

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

904-415-6533

E-mail Address

tpoynter@gmail.com

Project Description*

This project is to relocate the building at 231 N. Front Street (original warehouse only) and place it on the property located at 116 N 2nd Street, Fernandina Beach, Fl. (see survey attached) After relocated, our plan is to expose the original windows and siding and bring it back to its original look. Our current plan is to have a retail business in the building.

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

Design Vision Statement*

Simply to bring the building back to its original look and design.

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
	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
		(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
		(Name/Number)

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

Upload 1 116 N 2nd Street building location.jpeg	Upload 2 1 Owner Authorization for front street.jpeg	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*

Timothy

Applicant Last Name*

Poynter

Today's Date*

3/3/2021



DEPARTMENT OF PLANNING & CONSERVATION

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



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-07
APRIL 15, 2020

Owner/Applicant:	James Pozzetta Architect, agent for David Shields, owner
Property Address:	1015 Someruelus Street (Old Town)
Parcel ID #	00-00-31-1580-0011-0060
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct a 2-story primary structure and detached accessory structure.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct a 2-story wood framed single family residence with detached carport. First Floor to have stucco finish, second floor to have hardie lap siding finish. Roof to be metal roof with exposed rafter tails. Front porch to be wrap-around wood porch on piers with wood framed decking.

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the home design is compatible with the Old Town in terms of materials, scale, proportions, roof forms, and orientation.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-07

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-07 **with or without** conditions;

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

That HDC case HDC 2021-07, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2021-07 Application & Backup Materials**

EXHIBIT 2 **Plans and Elevations**

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Salvatore J. Cumella".

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6879

Date Submitted: 3/3/2021

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*

New Construction

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?*

No

What was the date of your pre-application meeting?*

mm/dd/yyyy

Please apply for a required pre-application meeting using the following link:

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

1015 Someruelus Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0011-0060

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

David

Last Name*

Shields

Mailing Address*

1823 Atlantic Beach Drive

City*

Atlantic Beach

State*

FL

Zip Code*

32233

Telephone Number*

9047160131

E-mail Address*

Dshields2316@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?*

Yes

First Name*

James

Last Name*

Pozzetta

Company (if applicable)

James Pozzetta Architect

Street Address

103 South 18th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042063447

E-mail Address

jamespozzetta@comcast.net

Project Description*

2-story wood framed single family residence. First Floor to have stucco finish, second floor to have hardie lap siding finish. Roof to be metal roof with exposed rafter tails. Front porch to be wrap-around wood porch on piers with wood framed decking. Residence is to be 3,134 square feet under-roof. Home to include a detached carport. Note that home is to be built on an existing empty lot.

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

Design Vision Statement*

The design of the home shall be a coastal vernacular style with a 2-story wrap-around wood front porch. The design will feature exposed rafter tails and cantilevered roof features with wood brackets. The detached carport will feature a small enclosed storage area to put away yard tools and bikes. The entry driveway will be a ribbon type drive to keep the paved surfaces to a minimum.

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, craftsmanship, 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

James Hardie

Product Description

Horizontal Lap siding - smooth finish with 6" reveal

Color

White

(Name/Number)

DOORS

Manufacturer

Andersen

Product Description

Andersen 400 Series French Style

Include FL Product Approval # for Windows and Doors

Color

Black

(Name/Number)

WINDOWS

Manufacturer

Andersen

Product Description

Andersen 400 Series with Muntins per Elevations

Include FL Product Approval # for Windows and Doors

Color

Black

(Name/Number)

ROOFING

Manufacturer

ASBO

Product Description

Standing Seam Metal Roofing

Color

Galvalume

(Name/Number)

FASCIA/TRIM

Manufacturer

James Hardie

Product Description

James Hardie Trim smooth finish

Color

White

(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
CMU	3-Part Stucco (smooth sand finish) over CMU Stemwall	White
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
P.T. Wood	Preservative Treated Wood Deck Framing w/5/4 x 6 Wood Decking	
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Tremron	Olde Towne Pervious Pavers	Sierra Blend White
		(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
Andersen 400 Series French Door.PNG	Andersen 400 Series Window.PNG	Tremron Pervious Pavers Sierra Blend White.PNG	Galvalume Standing Seam Metal Roof.PNG

Upload 5

L-6,B-11(0
SOMERUELUS ST).pdf

Upload 6

Choose File

No file selected

Upload 7

Choose File

No file selected

Upload 8

Choose File

No file selected

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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

Applicant First Name*

James

Applicant Last Name*

Pozzetta

Today's Date*

3/3/2021



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. 20-202434
Sales Price: \$120,000.00

Parcel No.: 00-00-31-1580-0011-0060

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED**, made the 10th day of September, 2020, by Christine Stewart a/k/a Martha Christine Stewart, a married person and Katherine Jeanette Thompson, a single person, whose post office address is 37 Oak Grove Place, Fernandina Beach, FL 32034, hereinafter called the Grantor, to **Straight Cut Construction, LLC**, a Florida Limited Liability Company, whose post office address is 1823 Atlantic Beach Drive, Atlantic Beach, FL 32233, hereinafter, whether one or more, called the Grantee:

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

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 KNOWN AND DESCRIBED OF 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 I 1887 AND 1901) AS LOT 6, IN BLOCK 11, IN THE SECTION KNOWN AS OLD TOWN OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

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.

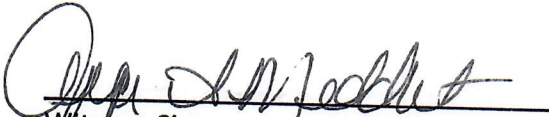
TO HAVE AND TO HOLD the same in fee simple forever.

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

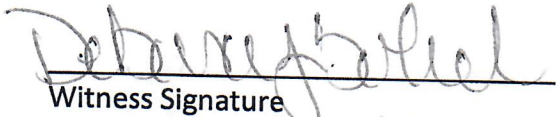
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

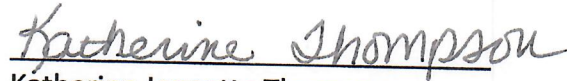
Signed, sealed and delivered in the presence of:

GRANTOR:


Witness Signature
Printed Name: Joyce A. Middleton

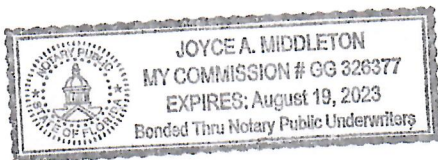

Christine Stewart a/k/a Martha Christine Stewart

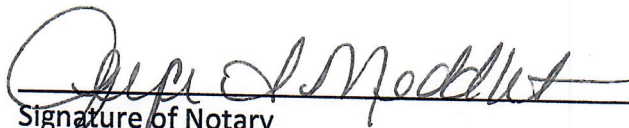

Witness Signature
Printed Name: Debora J. Solich


Katherine Jeanette Thompson

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2020, by Christine Stewart a/k/a Martha Christine Stewart, a married woman and Katherine Jeanette Thompson, a single woman, who ☐ is personally known to me or ☒ has produced Florida Driver License as identification.




Signature of Notary
Printed Name:
My commission expires:



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Straight Cut Construction, LLC
(print name of property owner(s))

hereby authorize: James Pozzetta, Architect
(print name of agent)

to represent me/us in processing an application for: 1015 Somerville St
(type of application) Straight Cut Construction, LLC

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.

Paul R. Shields M.M.
(Signature of owner)

Straight Cut Construction, LLC
(Signature of owner)

David R. Shields
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF DADE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of March, 2021, by David R. Shields.

Teresa Ann May
Notary Public

TERESA A. MAY
Printed Name

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____



TERESA ANN MAY
Commission # GG 910497
Expires September 4, 2023
Bonded Thru Budget Notary Services

[Home](#) / [Windows & Doors](#) / [Doors](#) / [Hinged Patio Doors](#) / **400 Series Frenchwood® Hinged Patio Door**[Interior](#)[Exterior](#)

400 SERIES

FRENCHWOOD® HINGED PATIO DOOR

★★★★ 4.1 (44)

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

- Opens into the room to provide maximum patio space
- Wood protected by vinyl exterior
- Durable and time-tested
- Blinds-between-the-glass option
- Available in standard sizes as single panel, 2-panel and 3-panel configurations. Custom sizes also available.

Need help? Find an [Andersen Certified Contractor](#) in your area.

[DESIGN THIS DOOR](#)[REQUEST A QUOTE](#)**SEE HOW OTHERS ARE USING THIS PRODUCT**

Tag on  using [#andersenwindows](#)



VIDEO



Interior

Exterior

400 SERIES

DOUBLE-HUNG WINDOW

★★★★☆ 4.4 (49)

400 Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by a vinyl exterior, it's our best-selling double-hung window.

- Our best-selling double-hung
- Wood protected by vinyl exterior
- Durable and time-tested
- Standard sizes up to 3'10 1/8" wide and 7'8 7/8" high. Custom sizes available.

Need help? Find an [Andersen Certified Contractor](#) in your area.

DESIGN THIS WINDOW

REQUEST A QUOTE

SEE HOW OTHERS ARE USING THIS PRODUCT

Tag on  using #andersenwindows





AQUA PAVER

SF RIMA

4X8 PERMEABLE

OLDE TOWNE PERMEABLE

TURF BLOCK

PERVIOUS PAVERS

PERVIOUS PAVERS

A permeable, environmentally-friendly interlocking paver designed to allow water to flow through the paver and be recaptured in the subsoil. Pervious Pavers are available in 4x8 or Olde Towne sizes. Tremron pervious pavers are recommended for parking areas that do not receive heavy vehicular traffic. (Not recommended for roadways)

PRODUCT SPECS

COLORS

OFFERED COLORS



AUTUMN BLEND

Blend: White



CAPPUCCINO

Blend: White



HERITAGE

Blend: Grey



SAND DUNE

Blend: White



SIERRA

Blend: White

* White based colors may be subject to an upcharge







SHIELDS RESIDENCE

1015 SOMERUELUS STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034



SHIELDS RESIDENCE

CRITERIA	REQUIREMENTS	ACTUAL
ZONING AREA	OT-1	HIGH DENSITY RESIDENTIAL
<u>SETBACKS</u> FRONT	5'-0"	5'-3 1/2" AT CLOSEST POINT
SIDES	5'-0"	5'-2" AT CLOSEST POINT
REAR	5'-0"	5'-4 1/2" AT CLOSEST POINT
HEIGHT	35'-0"	14'-10 1/2" (SEE ELEVATIONS)
MAX. LOT COV.	45%	44.1% (SEE CALC. SHEET A11)
FLOOD ZONE		ZONE 'X'
TYPE OF CONSTRUCTION		V-B UNSPRINKLERED
OCCUPANCY		SINGLE FAMILY RESIDENTIAL

ZONE	AREA	+	-	ZONE	AREA	+	-
1	10	+ 26.9	- 49.3	4	10	+ 29.4	- 31.0
	20	+ 23.9	- 41.9		20	+ 27.9	- 30.4
	50	+ 20.0	- 31.9		50	+ 26.3	- 28.9
	100	+ 17.0	- 24.4		100	+ 25.0	- 27.6
2	10	+ 26.9	- 54.3	5	500	+ 21.9	- 24.6
	20	+ 23.9	- 48.5		10	+ 29.4	- 39.3
	50	+ 20.0	- 40.9		20	+ 27.9	- 36.8
	100	+ 17.0	- 35.1		50	+ 26.3	- 33.2
3	10	+ 26.9	- 66.7	6	100	+ 25.0	- 30.6
	20	+ 23.9	- 59.3		500	+ 21.9	- 24.6
	50	+ 20.0	- 49.3		NOTE: TABLE NUMBERS HAVE BEEN MULTIPLIED BY 6 FACTOR FOR ASD		
	100	+ 17.0	- 41.9				

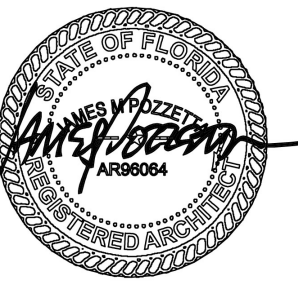
1ST FLOOR HEATED	1,278 SQ.FT.
1ST FLOOR COVERED PORCHES	308 SQ.FT.
CARPORT	336 SQ.FT.
2ND FLOOR HEATED	931 SQ.FT.
2ND FLOOR COVERED PORCHES	281 SQ.FT.
TOTAL PROJECT SQUARE FEET	3,134 SQ.FT.
TOTAL STORMWATER RUN-OFF FOOTPRINT	1,922 SQ.FT.
TOTAL IMPERVIOUS SURFACE/ LOT COVERAGE FOOTPRINT	1,922 SQ.FT.

ACCESSORY BUILDING OFFSET FROM HOUSE MINIMUM 5'-0"
DETACHED CARPORT IS 7'-8 3/4" OFFSET FROM HOUSE

SHIELDS RESIDENCE

10015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A O



REVISIONS

1000000

[illegible]

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FORT LAUDERDALE, FL 33301-3004

103 SOUTH 18TH STREET
FERNANDINA BEACH FLORIDA 32034

904-206-3447
lam@coz.net

EL ORDA REGISTERED ARCHITECT LIC#A96064
jamespozze@comcast.net

DRAWN BY: IMP

DRAWING BY: JIMM CHECKED BY: JIMM

CHARD BT: JMF

DATE: 03/03/2021

LOT COVERAGE CALCULATION

AREA OF LOT (0.1 ACRE) = 4,356 SQ.FT.
 HOUSE + COVERED PORCHES = 1,586 SQ.FT.
 CARPORT = 336 SQ.FT.
 TOTAL LOT COVERAGE = 1,922 SQ.FT.

(1,922 / 4,356) = 44.1% LOT COVERAGE

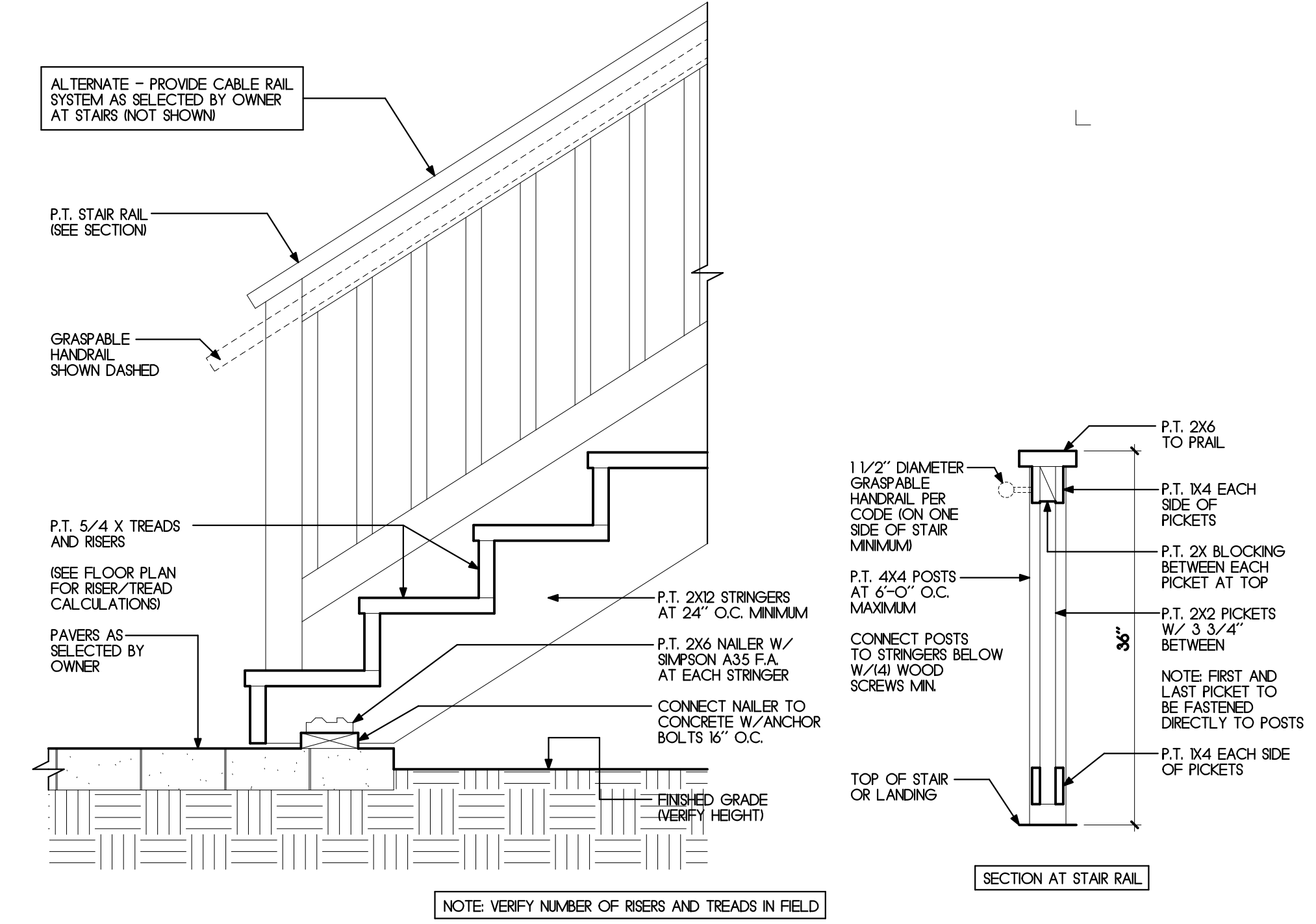
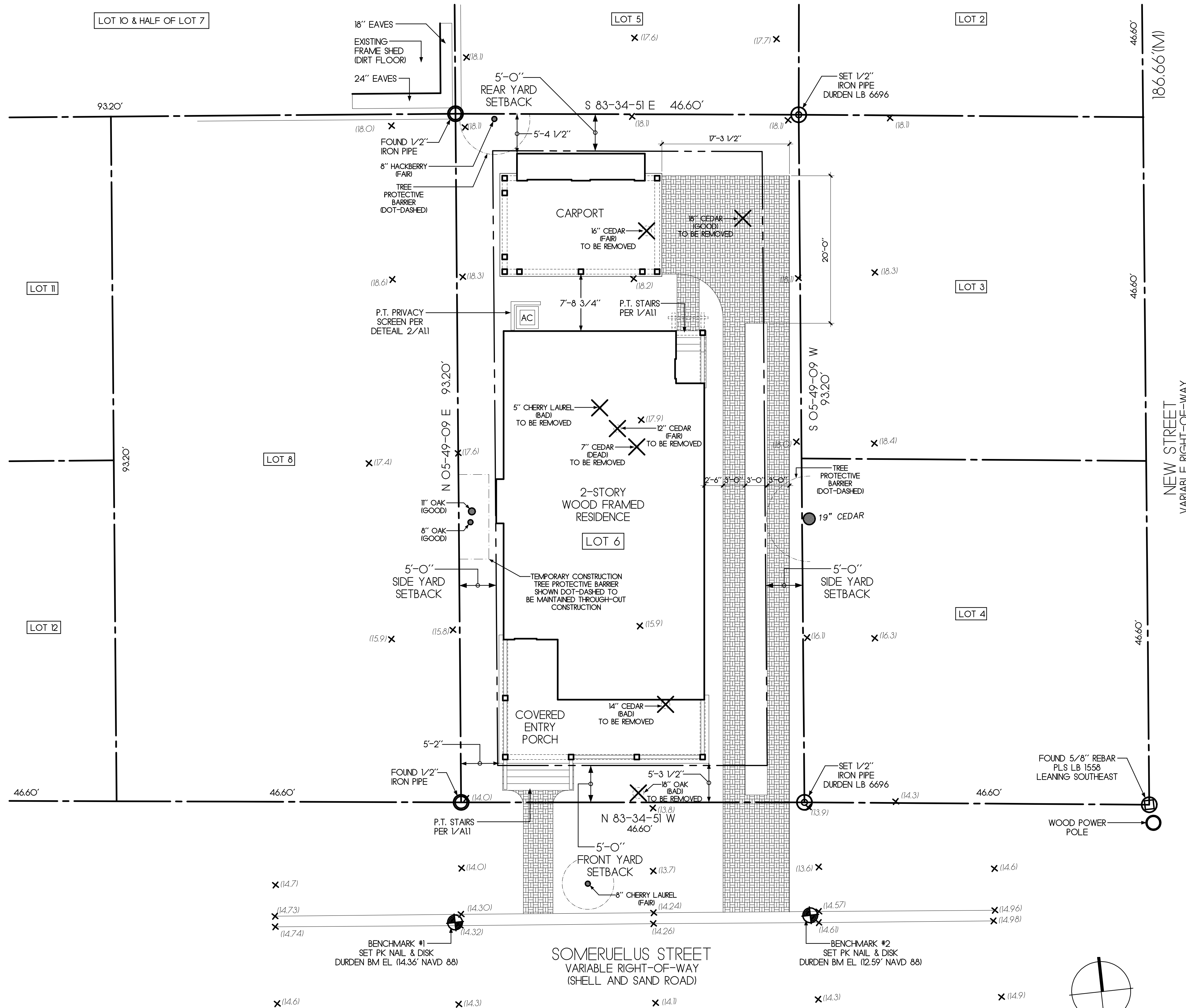
IMPERVIOUS SURFACE CALCULATION

AREA OF LOT (0.1 ACRE) = 4,356 SQ.FT.
 HOUSE + COVERED PORCHES = 1,586 SQ.FT.
 CARPORT = 336 SQ.FT.
 TOTAL IMPERVIOUS SURFACE = 1,922 SQ.FT.
 (1,922 / 4,356) = 44.1% IMPERVIOUS
 DRIVEWAY (PERVIOUS PAVERS) = 693 SQ.FT.
 WALKWAYS (PERVIOUS PAVERS) = 65 SQ.FT.

TREE CALCULATION

ASSESSED BY DAVE HOLLEY ON 03/01/21
 ISA CERTIFIED ARBORIST FL-6452A
 REMOVE (4) BAD TREES = 44"
 RETAIN (3) TREES = 27"
 NO REPLACEMENT PLANTING REQUIRED

This document has been electronically signed and sealed by James Pozzetta, Architect AR96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



1 P.T. STEP DETAIL

1"=1'-0"

SITE PLAN NOTES

- ALL SITE INFORMATION FROM SURVEY PROVIDED BY:
 DURDEN SURVEYING & MAPPING, INC.
 985 11TH AVENUE SOUTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822
- FLOOD ZONE 'X' PER DURDEN SURVEYING & MAPPING, INC.
- CLEAR ONLY AREAS WITHIN IMMEDIATE CONSTRUCTION AREA; ALL OTHERS TO REMAIN NATURAL - SUBJECT TO OWNER APPROVAL.
- G.C. TO INSPECT FOR DEAD TREES, VERIFY W/ OWNER PRIOR TO REMOVAL.
- G.C. TO PROVIDE POSITIVE DRAINAGE AWAY FROM NEW WORK. REVIEW ANY DIFFICULT CONDITIONS W/ ARCHITECT.

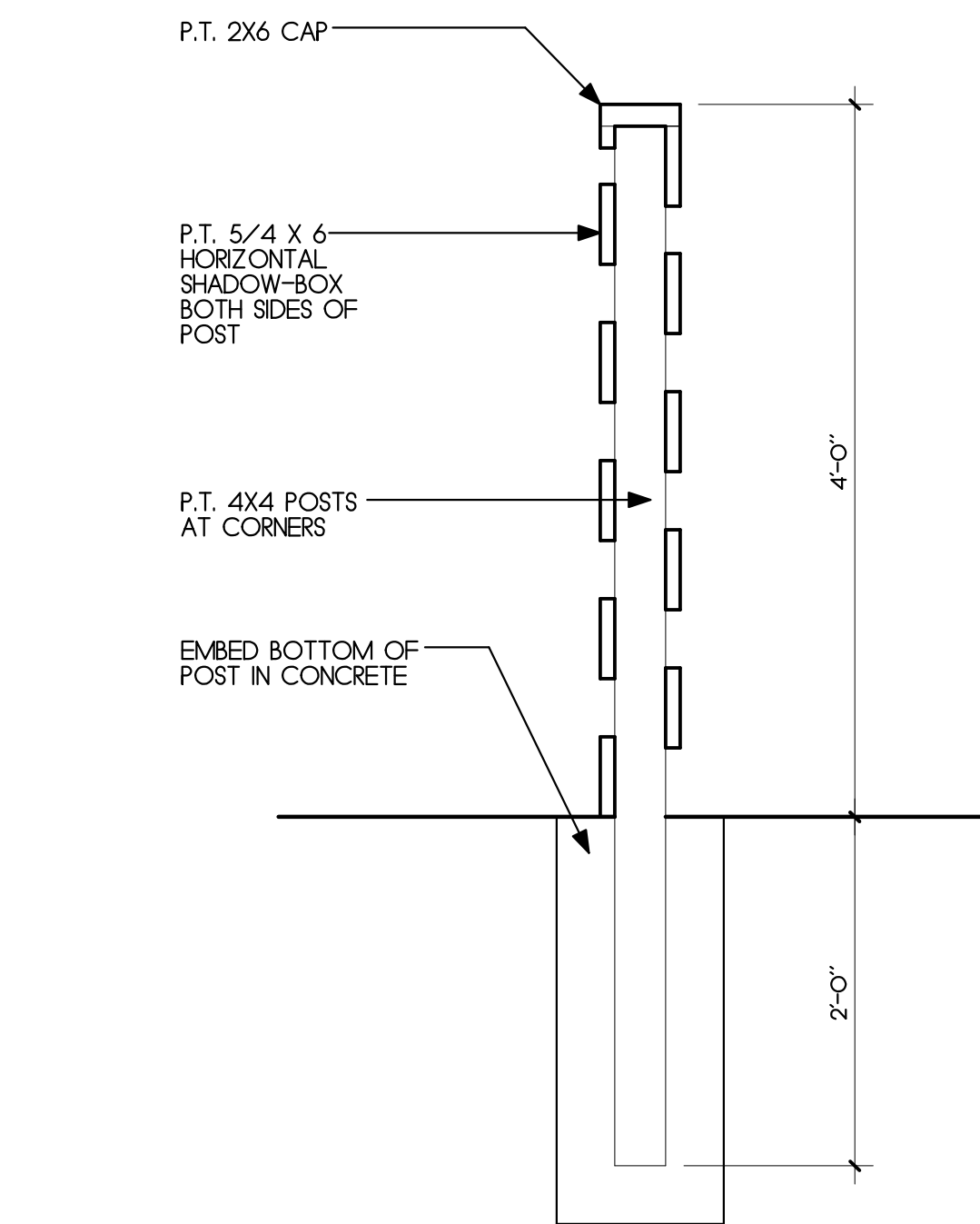
CONSTRUCTION SILT FENCE NOTE:
 PROVIDE SILT FENCING ALONG PROPERTY LINE IN AREAS OF CONSTRUCTION AND MAINTAIN THROUGHOUT CONSTRUCTION

CONSTRUCTION DUMPSTER NOTE:
 DUMPSTER SHALL NOT BE PLACED WITHIN THE RIGHT-OF-WAY

PORTALET NOTE:
 PORTALET SHALL NOT BE PLACED WITHIN THE RIGHT-OF-WAY

SITE PLAN LEGEND

- BUILDING FOOTPRINT
- AREA OF PERVIOUS PAVING
- PROPERTY LINE
- SETBACK LINE
- SITE FEATURES
- FENCE LINE
- TREE TO BE REMOVED
- TREE TO REMAIN

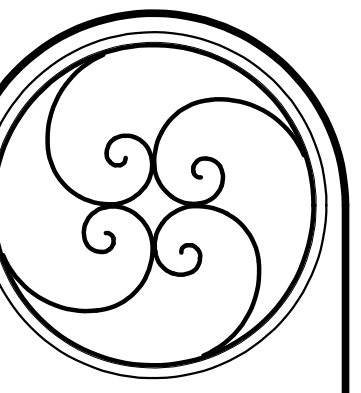


2 P.T. SCREEN DETAIL

1"=1'-0"

SITE PLAN

1/8"=1'-0"



SITE PLAN	DATE
REVISIONS	

JAMES POZZETTA, ARCHITECT
 FLORIDA REGISTERED ARCHITECT
 103 SOUTH 18TH STREET
 FERNANDINA BEACH, FLORIDA 32034
 904-206-3447
 jamespozzeita@comcast.net
 FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: SHIELDS	DRAWN BY: JWP	CHK BY: JWP	DATE: 03/03/2021
------------------	---------------	-------------	------------------

SHIELDS RESIDENCE
 1015 SOMERUELES STREET
 BLOCK 11, LOT 6 OLD TOWN
 FERNANDINA BEACH, FLORIDA 32034

A1.1

#	REVISIONS	DATE

THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net

PROJECT: SHIELDS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 03/03/2021

SHIELDS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

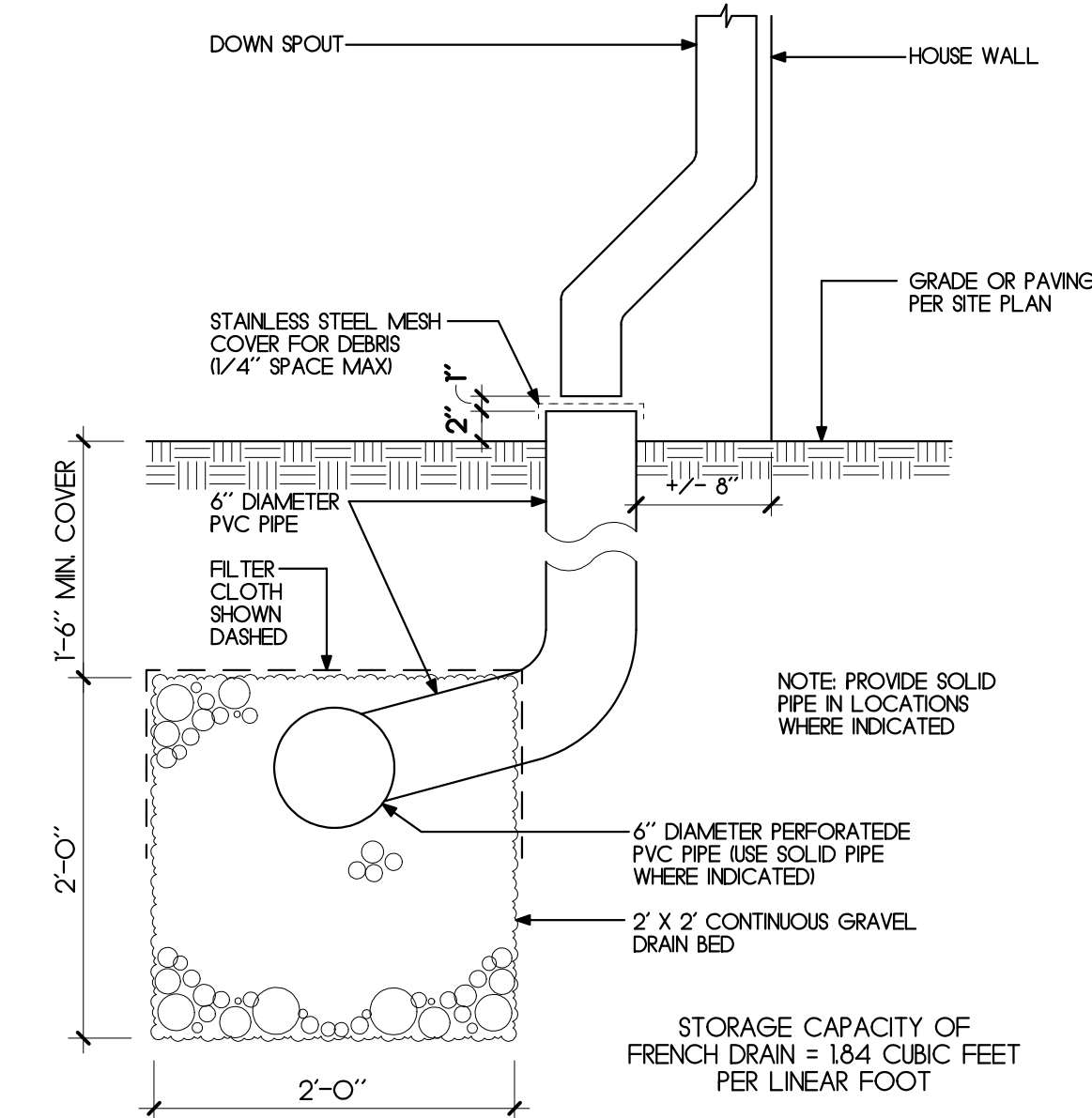
A1.2

NEW STORMWATER SURFACES CALCULATION	
HEATED SPACE SURFACE	1278 SQUARE FEET
COVERED PORCHES SURFACE	308 SQUARE FEET
<u>CARPORT SURFACE</u>	<u>336 SQUARE FEET</u>
TOTAL STORMWATER SURFACE	1922 SQUARE FEET

ITEM	CAPACITY	LENGTH	CAPACITY
FRENCH DRAIN #1	18.4 / FOOT	10'	18.4 CUBIC FEET
FRENCH DRAIN #2	18.4 / FOOT	10'	18.4 CUBIC FEET
FRENCH DRAIN #3	18.4 / FOOT	10'	18.4 CUBIC FEET
FRENCH DRAIN #4	18.4 / FOOT	10'	18.4 CUBIC FEET
SWALE #1	3 / FOOT	46'	138 CUBIC FEET

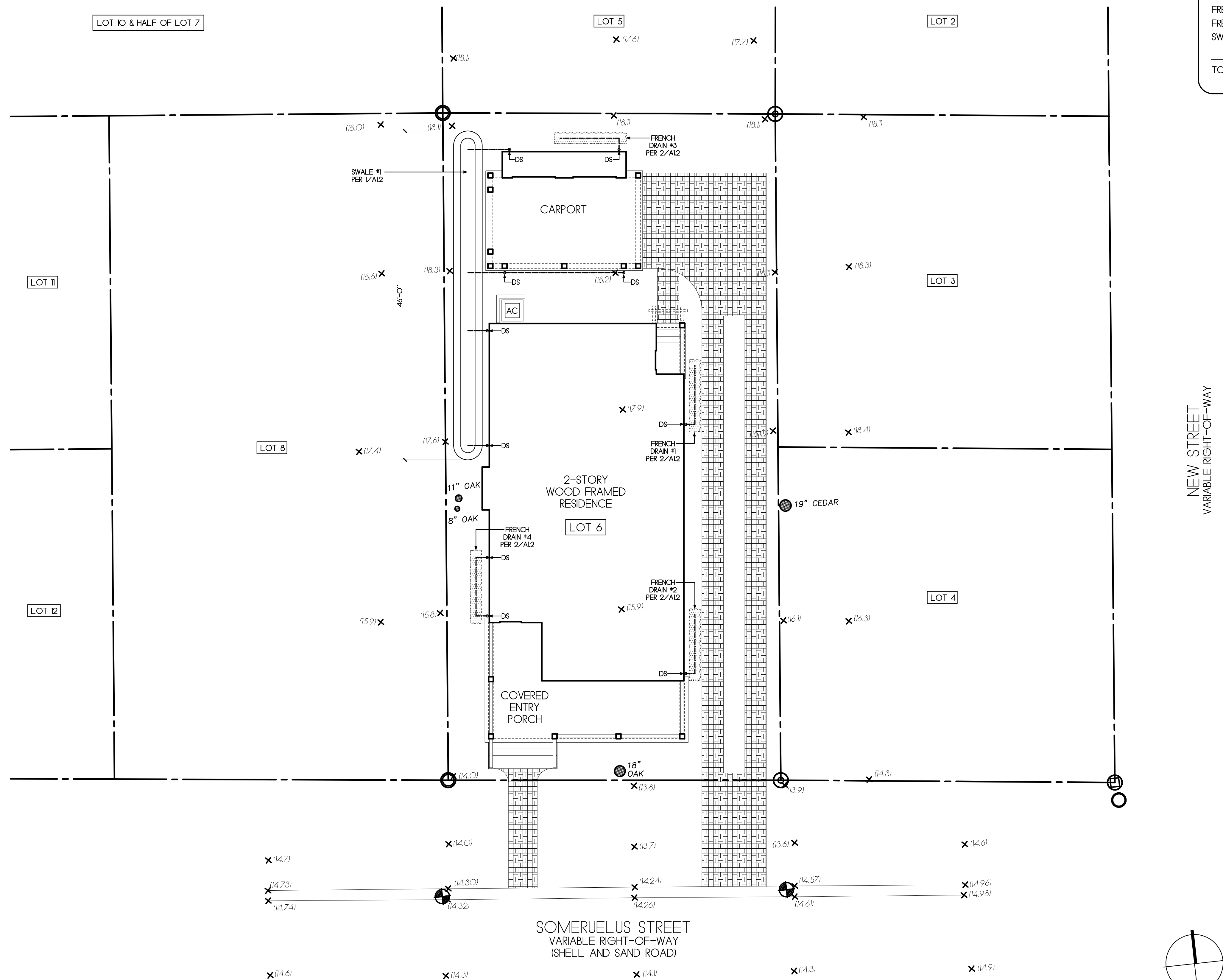
Diagram illustrating the cross-section of a swale. The dimensions are: Top width = 1'-0", Bottom width = 2'-0", Side slopes = 1:1, and Depth = 1'-0". The storage capacity is noted as 3 cubic feet per linear foot.

(1) SWALE SECTION ($1''=1'-0'$)



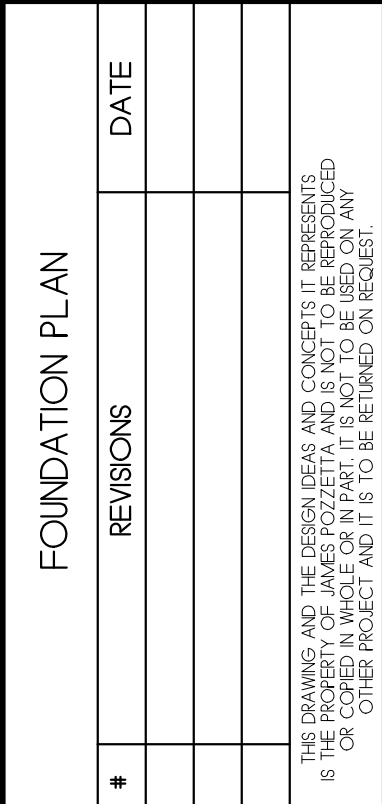
(2) FRENCH DRAIN SECTION $(1''=1'-0')$

	BUILDING FOOTPRINT
	AREA OF PERVIOUS PAVING
	FRENCH DRAIN PER DETAIL
	SWALE PER DETAIL
	DOWNSPOUT
	BURIED PERFORATED PVC PIPE
	PROPERTY LINE
	SITE FEATURES
	FENCE LINE
	TREE TO REMAIN



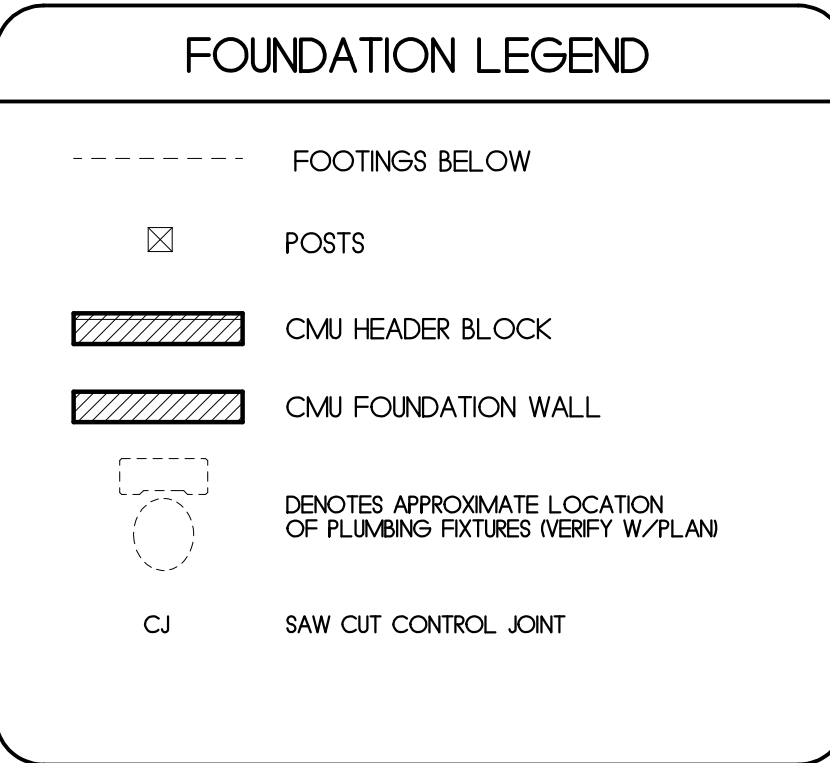
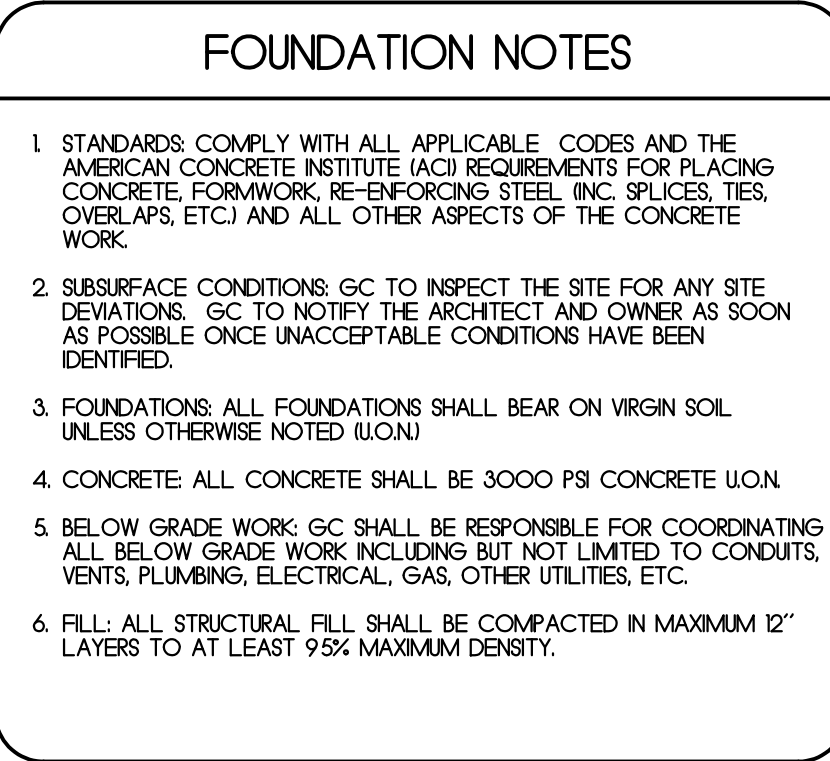
DRAINAGE PLAN

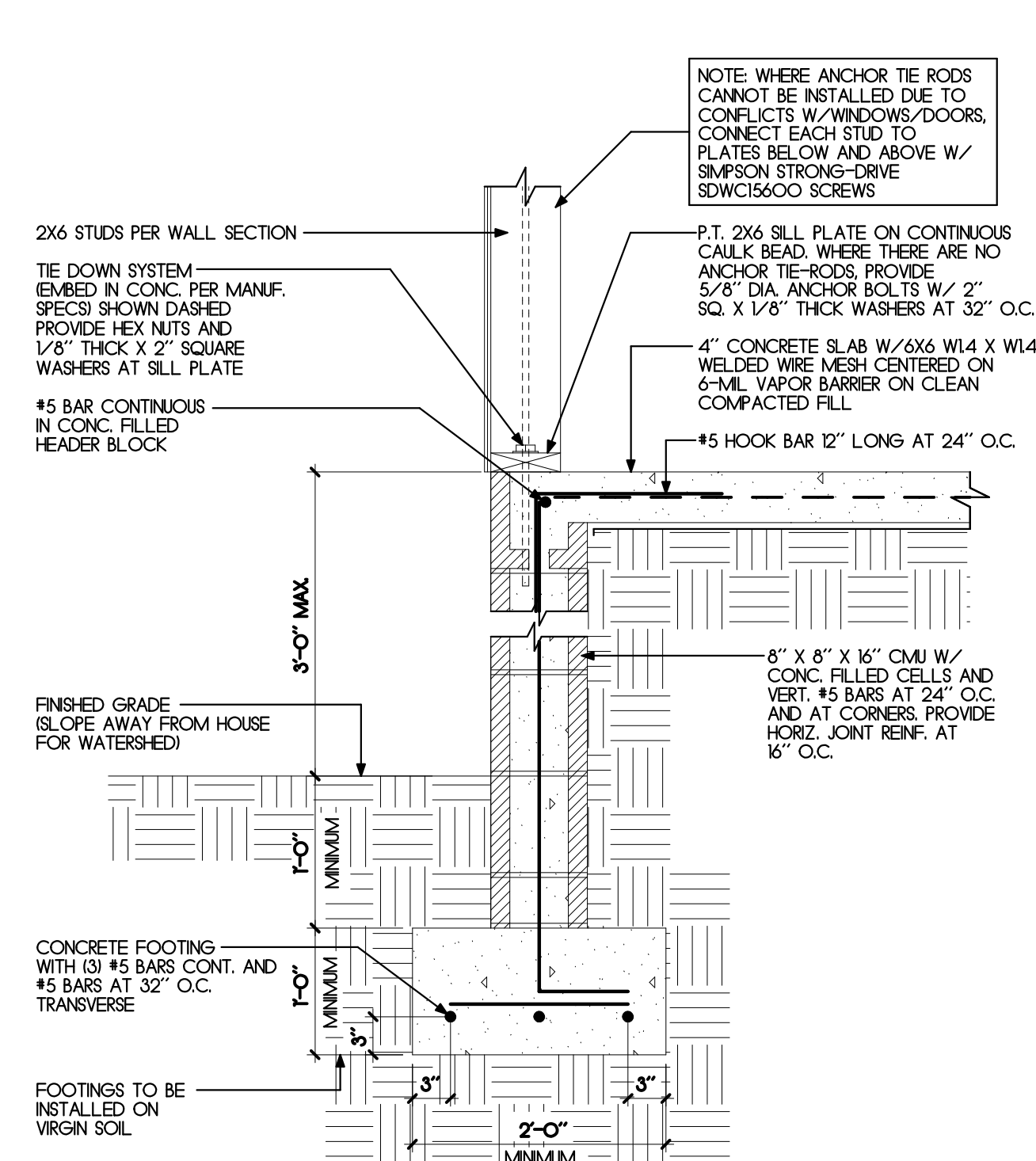
$$1/8'' = 1' - 0''$$



PROJECT: SHIELDS
DRAWN BY: JNP
CHKD BY: JNP
DATE: 03/03/2021

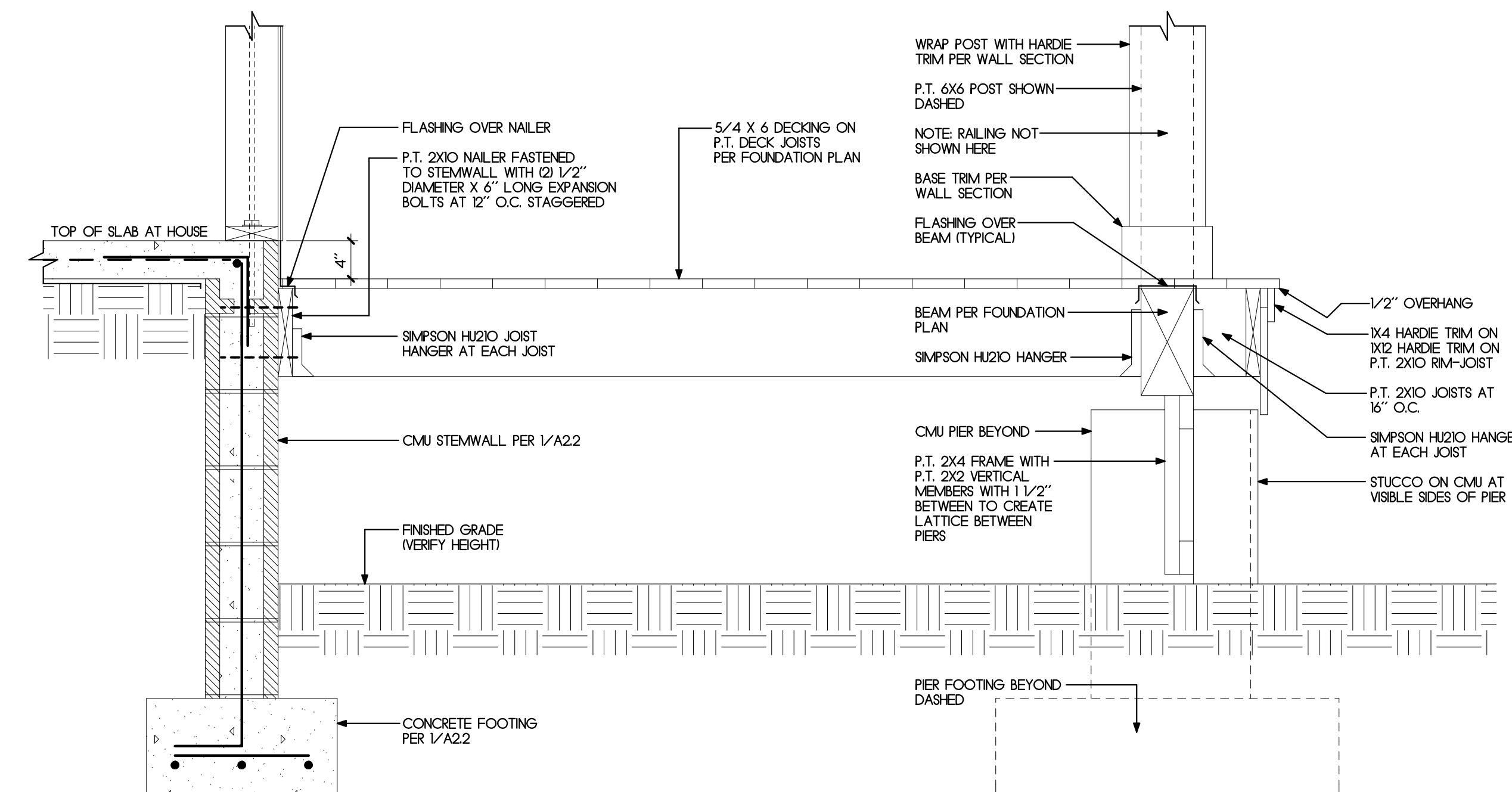
A2.1


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



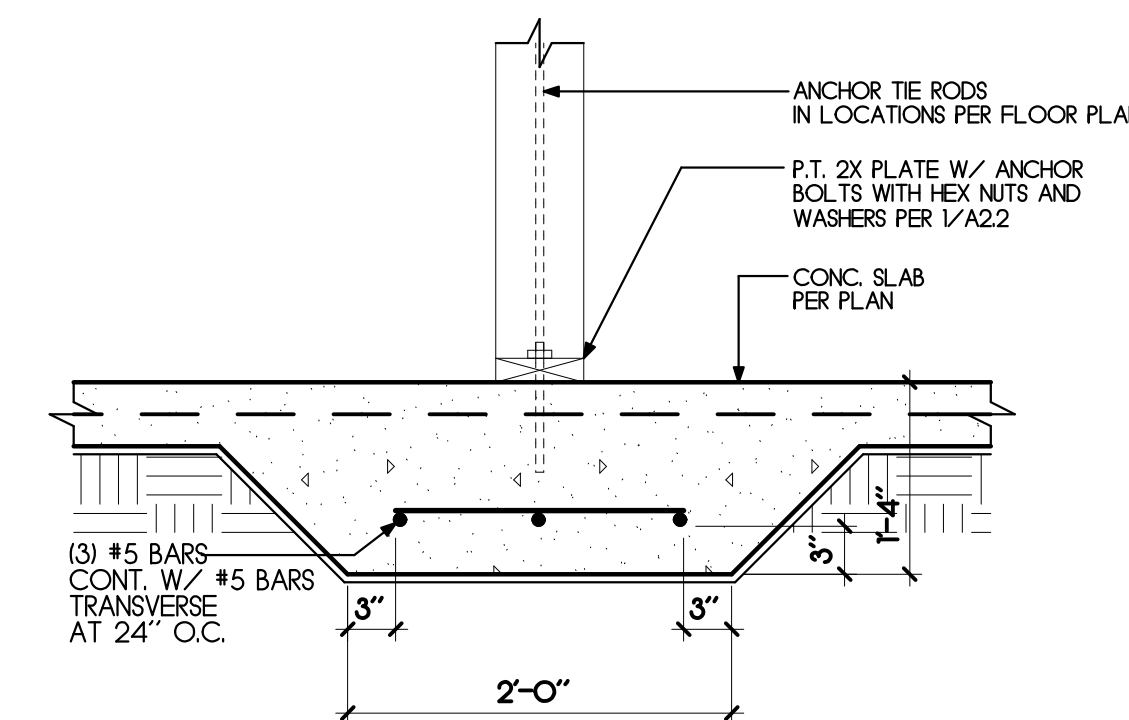
1) TYPICAL FOUNDATION WALL

1" = 1'-0"



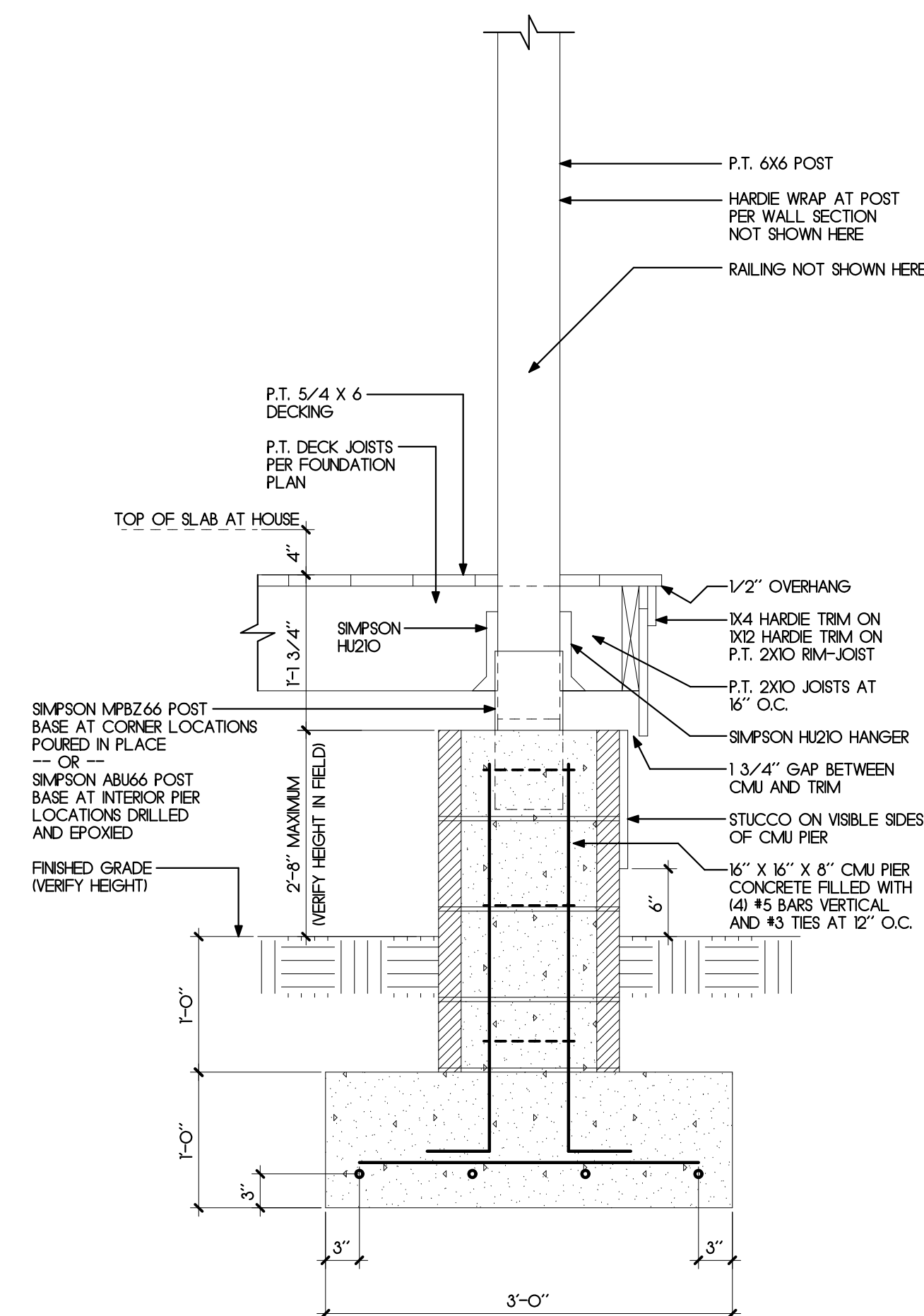
2) TYPICAL PORCH DETAIL

1" = 1'-0"

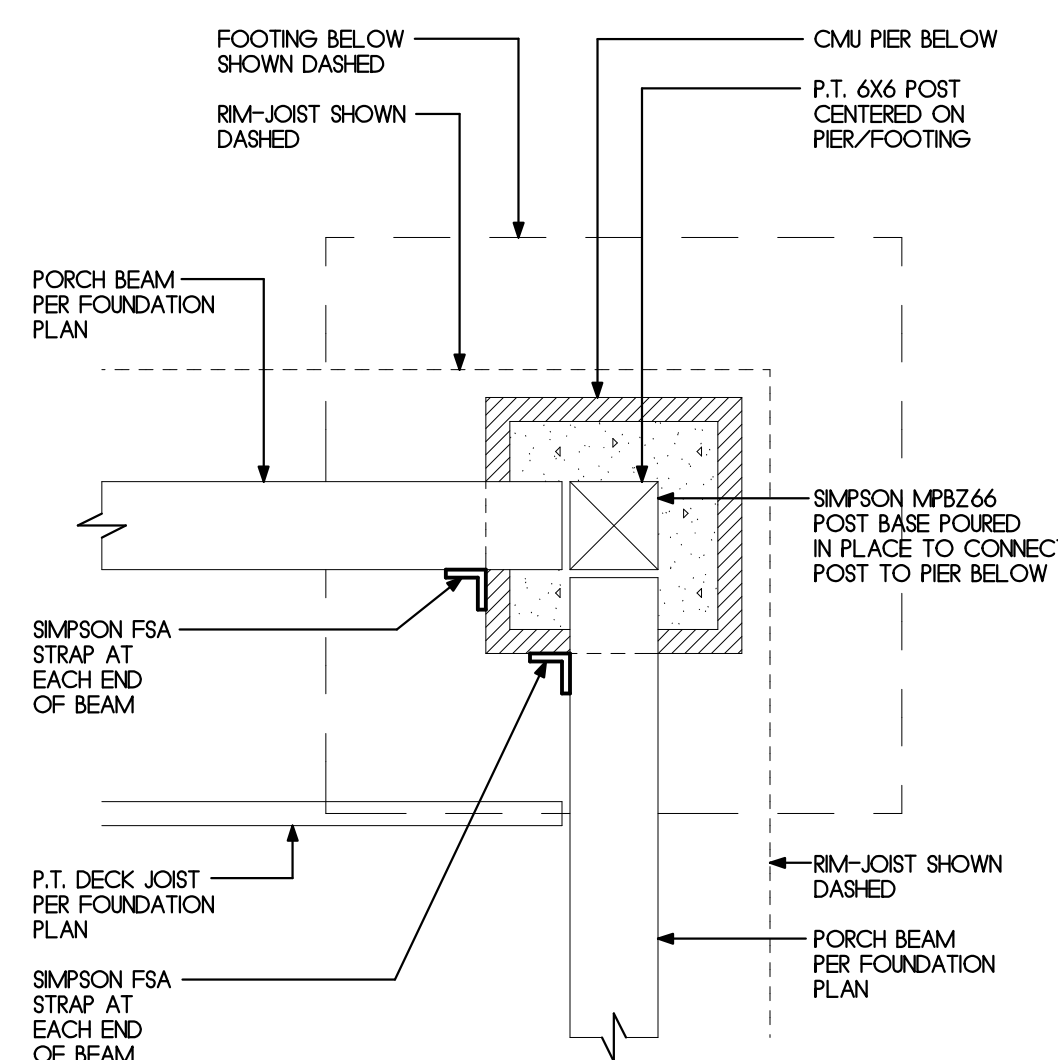


4) THICKENED SLAB

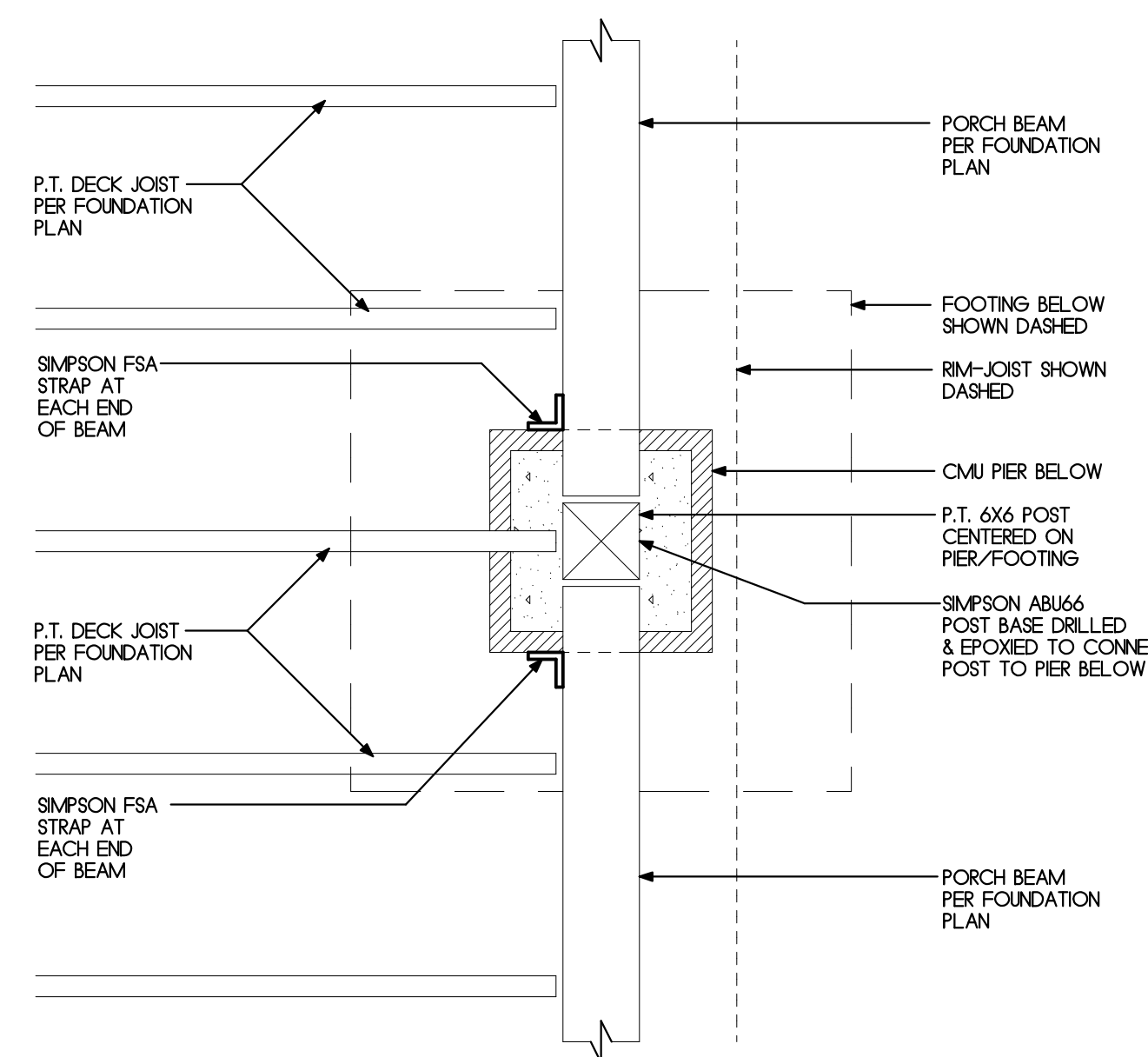
1" = 1'-0"



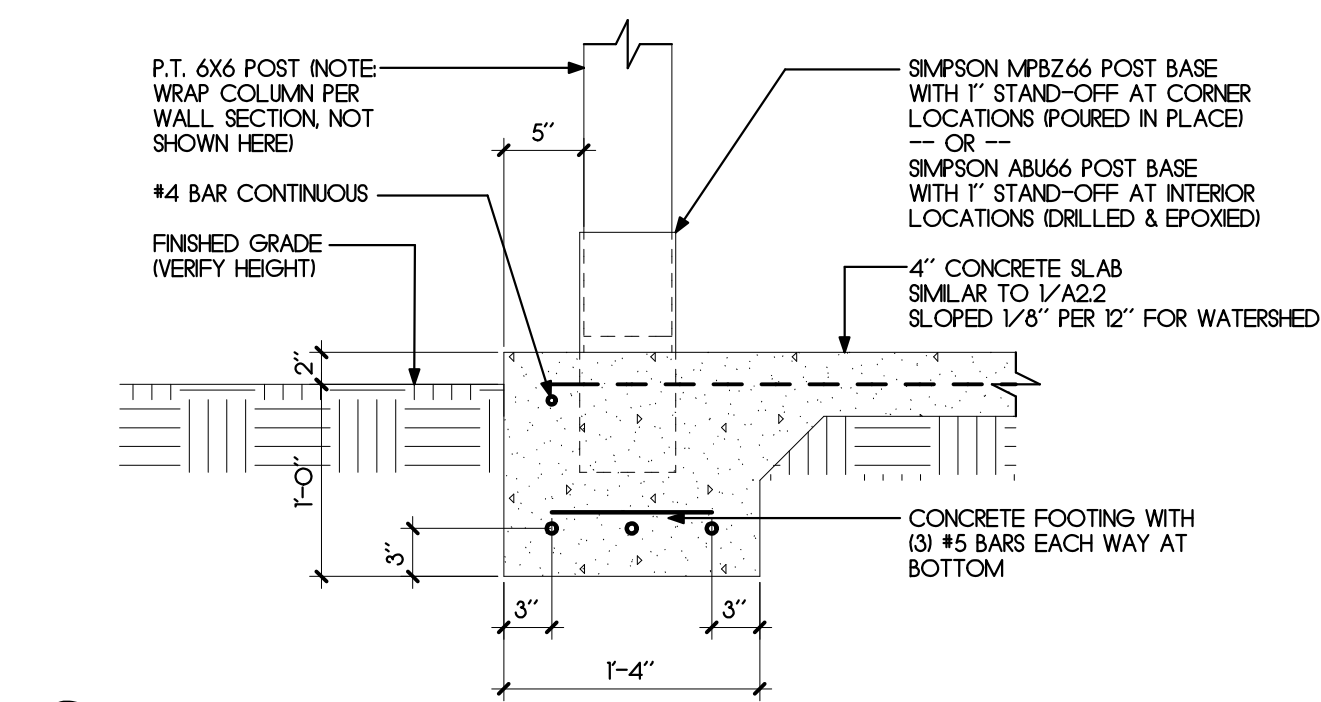
3) TYPICAL PORCH PIER DETAIL



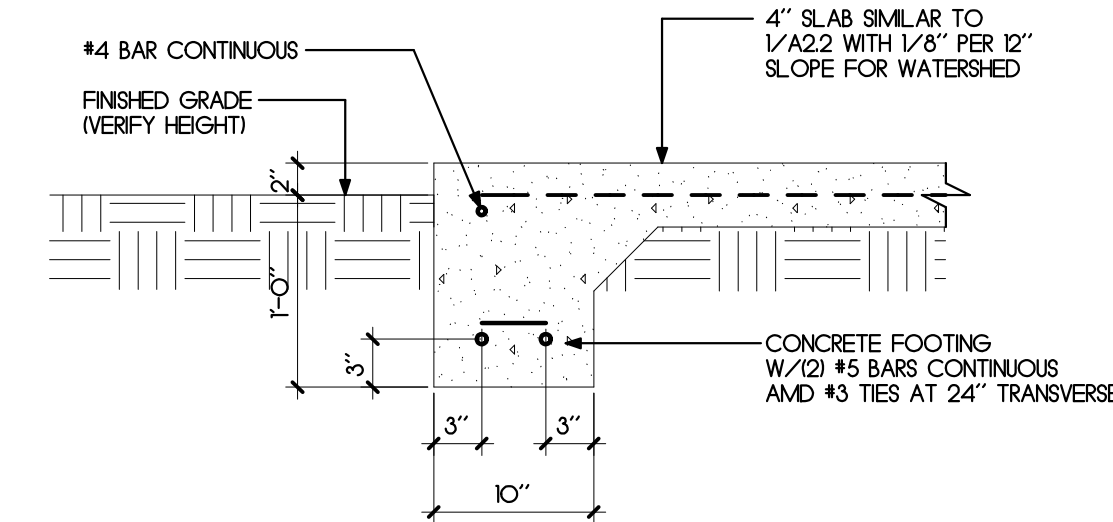
A) PIER PLAN AT CORNER LOCATION



B) PIER PLAN AT INTERIOR LOCATION



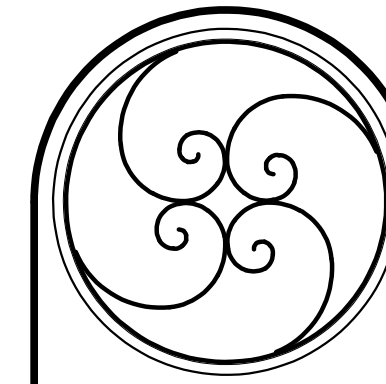
A) CARPORT FOOTING AT POST LOCATION



B) CARPORT FOOTING AT SLAB EDGE

5) CARPORT SLAB EDGE

1" = 1'-0"



FOUNDATION DETAILS

REVISIONS

DATE

*

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeita@comcast.net

PROJECT SHEETS
DRAWN BY: JNP
CHKD BY: JNP
DATE: 03/03/2021

SHIELDS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A2.2

This document has been electronically signed and sealed by James Pozzetta, Architect AR96064 on the date/time stamp shown using a digital signature. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.



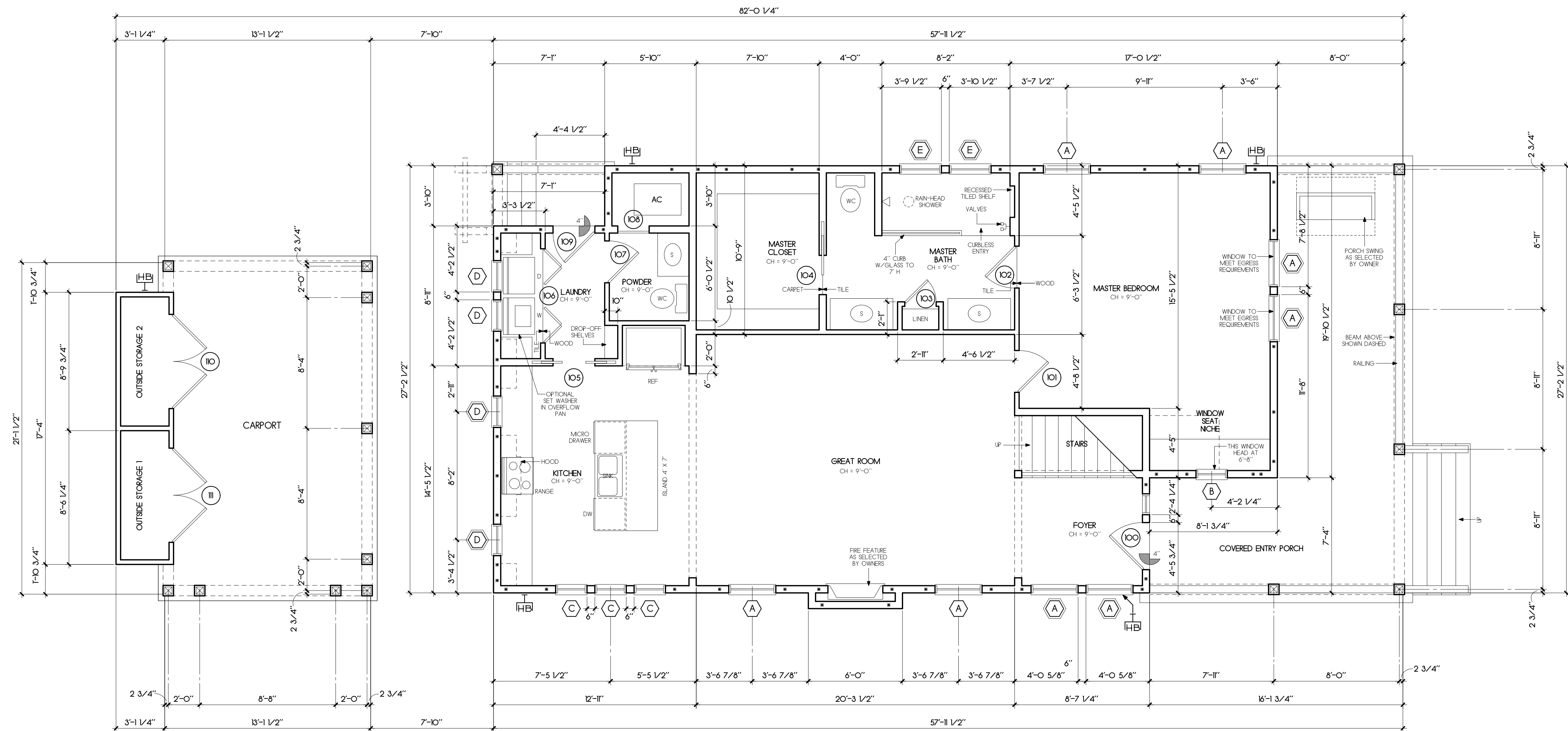
FLOOR PLAN	
#	REVISIONS
THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS UNLESS OTHERWISE NOTED TO BE FOR THE PROJECT AND IT IS TO BE REPEATED ON REQUEST.	

JAMES POZZETTA, ARCHITECT FLORIDA REGISTERED ARCHITECT 103 SOUTH 18TH STREET FERNANDINA BEACH, FLORIDA 32034 904-206-3447 jamespozze@comcast.net	PROJECT: SHIELDS
	DRAWN BY: JWP
	CHKD BY: JWP
	DATE: 03/03/2021

PROJECT: SHIELDS
DRAWN BY: JWP
CHKD BY: JWP
DATE: 03/03/2021

SHIELDS RESIDENCE 1015 SOMERIELES STREET BLOCK 11, LOT 6 OLD TOWN FERNANDINA BEACH, FLORIDA 32034	PROJECT: SHIELDS
	DRAWN BY: JWP
	CHKD BY: JWP
	DATE: 03/03/2021

A3.1



SQUARE FOOTAGE	
FIRST FLOOR HEATED	1272 SQ.FT.
SECOND FLOOR HEATED	666 SQ.FT.
TOTAL HEATED	2138 SQ.FT.
COVERED PORCHES	310 SQ.FT.
CARPORT	336 SQ.FT.
TOTAL UNDER-ROOF	2784 SQ.FT.

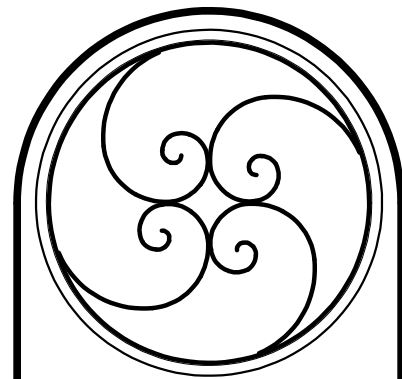
- PLAN NOTES**
1. LOCATE SHOWER HEAD AND SHOWER CONTROLS WITH OWNER PRIOR TO INSTALLING ANY BELOW SLAB PLUMBING.
 2. BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER.
 3. WHERE INDICATED ON FLOOR PLAN, SUPPLY ANCHOR TIE RODS BY SIMPSON STRONG-TIE COMPANY OR EQUAL.
 4. GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD WITH OWNER.
 5. CLOSET SHELVING: CLOSET SHELVING AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
 6. COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
 7. CABINETS: ALL CABINETS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)

- PLAN LEGEND**
- NEW STUD FRAMED WALL
 - EXISTING STUD FRAMED WALL
 - OPTIONAL: ACOUSTIC INSULATION
 - FEATURES ABOVE
 - FEATURES BELOW
 - 1/2" PLYWOOD SHEARWALL
 - ANCHOR TIE ROD LOCATION
 - DOOR NUMBER PER DOOR SCHEDULE
 - WINDOW NUMBER PER WINDOW SCHEDULE
 - HOSE BB (VERIFY LOCATION W/OWNER)
 - AS S.O.
 - AS SELECTED BY OWNER

FIRST FLOOR PLAN

1/4"=1'-0"

This document has been electronically signed and sealed by James Pozzetta, Architect AR96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SECOND FLOOR PLAN	
#	REVISIONS
THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PROJECT AND IT IS TO BE REPAIRED ON REQUEST.	

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze1ra@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

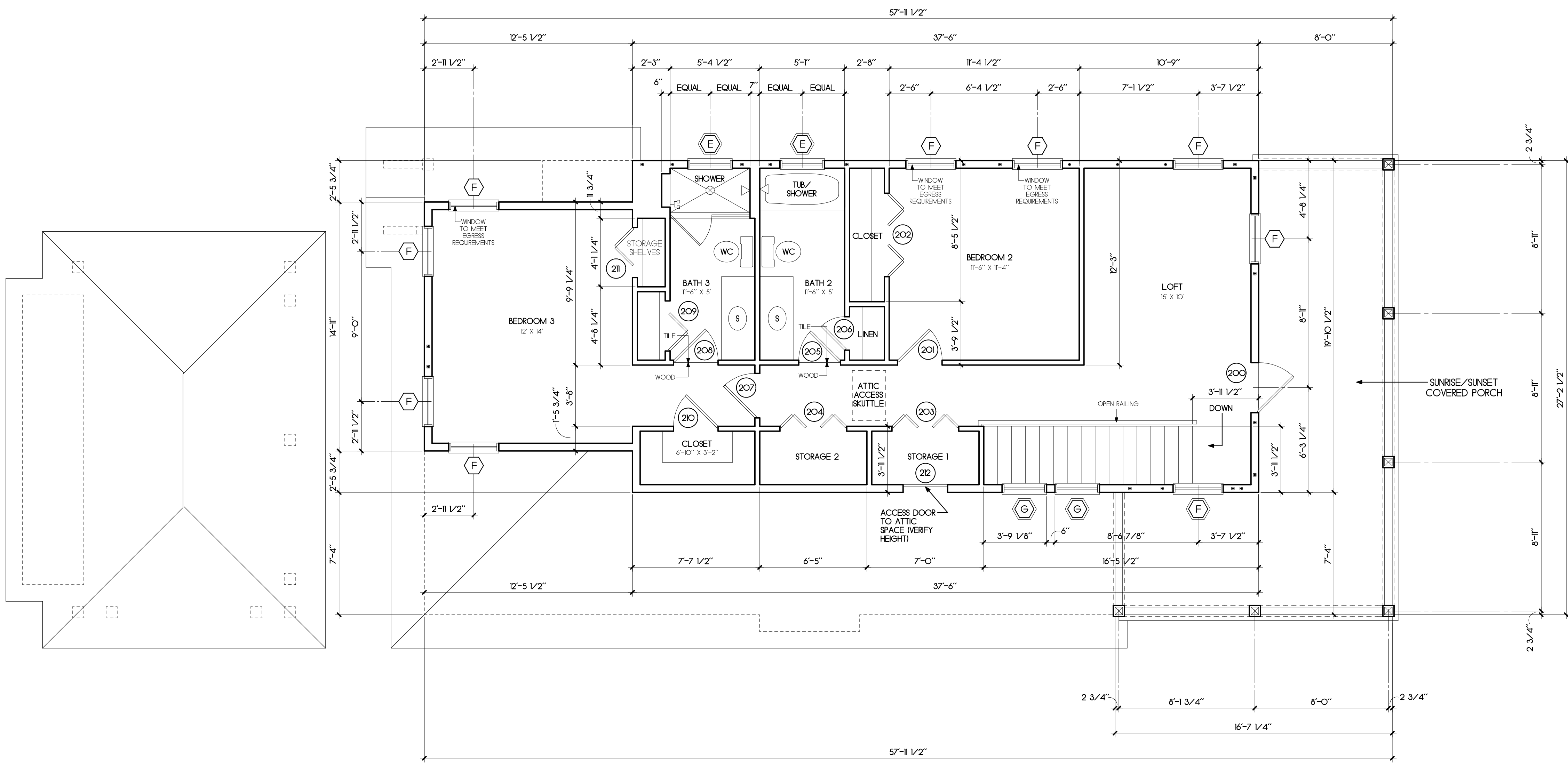
PROJECT: SHIELDS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 03/03/2021

SHIELDS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A3.2

SECOND FLOOR PLAN

1/4"=1'-0"



PLAN NOTES

1. LOCATE SHOWER HEAD AND SHOWER CONTROLS WITH OWNER PRIOR TO INSTALLING ANY BELOW SLAB FLOORING.
2. BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER.
3. WHERE INDICATED ON FLOOR PLAN, SUPPLY ANCHOR TIE RODS BY SIMPSON STRONG-TIE COMPANY OR EQUAL.
4. GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD WITH OWNER.
5. CLOSET SHELVING: CLOSET SHELVING AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
6. COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
7. CABINETS: ALL CABINETS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)

PLAN LEGEND

- NEW STUD FRAMED WALL
- EXISTING STUD FRAMED WALL
- OPTIONAL ACOUSTIC INSULATION
- FEATURES ABOVE
- FEATURES BELOW
- 1/2" PLYWOOD SHEARWALL
- ANCHOR TIE ROD LOCATION
- DOOR NUMBER PER DOOR SCHEDULE
- WINDOW NUMBER PER WINDOW SCHEDULE
- HOSE BIB (VERIFY LOCATION W/OWNER)
- AS.B.O. AS SELECTED BY OWNER

DOOR SCHEDULE								
○	SIZE OR R.O.	TYPE	OPERATION	MATERIAL	MANUFACTURER	MINIMUM D.P.	UNIT D.P.	NOTES
100	3'-0" X 8'-0"	ENTRY	SWING	SC	A.S.B.O.	+27.9/-36.8	VERIFY	ENTRY DOOR AS SELECTED BY OWNER WITH 16" WIDE SIDE LIGHT
101	2'-8" X 8'-0"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
102	2'-8" X 8'-0"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
103	2'-0" X 8'-0"	-	SWING	HC	A.S.B.O.	N/A	N/A	-
104	2'-6" X 8'-0"	-	POCKET	HC	A.S.B.O.	N/A	N/A	-
105	(2) 1'-4" X 8'-0"	-	POCKET	SC	A.S.B.O.	N/A	N/A	-
106	(2) 3'-0" X 8'-0"	-	BIFOLD	HC	A.S.B.O.	N/A	N/A	-
107	2'-8" X 8'-0"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
108	2'-0" X 8'-0"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
109	2'-8" X 8'-0"	FRENCH	SWING	SC/GLASS	A.S.B.O.	+27.9/-36.8	VERIFY	FRENCH STYLE EXTERIOR RATED DOOR
110	(2) 3'-0" X 8'-0"	EXTERIOR	SWING	FIBERGLASS	A.S.B.O.	+27.9/-36.8	VERIFY	EXTERIOR RATED FIBERGLASS DOOR
111	(2) 3'-0" X 8'-0"	EXTERIOR	SWING	FIBERGLASS	A.S.B.O.	+27.9/-36.8	VERIFY	EXTERIOR RATED FIBERGLASS DOOR
200	3'-0" X 6'-8"	FRENCH	SWING	SC/GLASS	A.S.B.O.	+27.9/-36.8	VERIFY	FRENCH STYLE EXTERIOR RATED DOOR
201	2'-8" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
202	(2) 2'-6" X 6'-8"	-	BIFOLD	HC	A.S.B.O.	N/A	N/A	-
203	(2) 2'-0" X 6'-8"	-	BIFOLD	SC	A.S.B.O.	N/A	N/A	-
204	(2) 2'-0" X 6'-8"	-	BIFOLD	SC	A.S.B.O.	N/A	N/A	-
205	2'-6" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
206	2'-0" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
207	2'-8" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
208	2'-8" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
209	3'-0" X 6'-8"	-	BIFOLD	HC	A.S.B.O.	N/A	N/A	-
210	2'-8" X 6'-8"	-	SWING	HC	A.S.B.O.	N/A	N/A	-
211	3'-0" X 6'-8"	-	BIFOLD	HC	A.S.B.O.	N/A	N/A	-
212	2'-8" X VERIFY	-	SWING	SC	A.S.B.O.	N/A	N/A	VERIFY HEIGHT OF DOOR FOR ATTIC ACCESS
DOOR NOTES: 1. EXTERIOR DOORS WITH GLASS, GLASS IS TO BE INSULATED DOUBLE PANE GLASS 2. ALL DOORS TO BE PAINTED - VERIFY WITH OWNER 3. VERIFY ALL DOOR SELECTIONS W/OWNER PRIOR TO ORDERING								

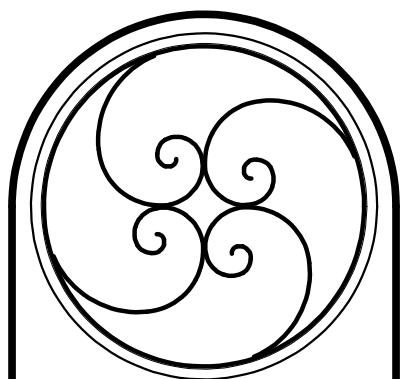
DOOR NOTE: G.C. TO FIELD VERIFY DOOR ROUGH OPENING SIZES PRIOR TO ORDERING - NOTIFY ARCHITECT OF ANY CHANGES

WINDOW SCHEDULE								
⬡	MODEL NUMBER	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	MINIMUM D.P.	UNIT D.P.	NOTES
A	---	3'-0"	5'-8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	VERIFY	ANDERSEN 400 SERIES, VERIFY TO MEET EGRESS REQUIREMENTS
B	---	2'-0"	3'-0"	OVAL	ANDERSEN	+27.9/-36.8	VERIFY	ANDERSEN 400 SERIES, NOTE: THIS WINDOW AT 6'-8" HEAD HEIGHT
C	---	2'-0"	5'-0"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	VERIFY	ANDERSEN 400 SERIES
D	---	2'-0"	4'-6"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	VERIFY	ANDERSEN 400 SERIES
E	---	2'-8"	2'-8"	AWNING	ANDERSEN	+27.9/-36.8	VERIFY	ANDERSEN 400 SERIES
F	---	3'-0"	5'-0"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	VERIFY	ANDERSEN 400 SERIES
G	---	2'-8"	3'-9"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	VERIFY	ANDERSEN 400 SERIES
⬡ DENOTES TEMPERED GLASS WINDOW UNIT PER LOCATIONS ON PLAN NOTES: 1. ALL WINDOWS TO HAVE INSULATED, DOUBLE PANE GLASS 2. PROVIDE WINDOWS WITH EXTERIOR MOUNTED MUNTINS AS SHOWN ON ELEVATIONS (TYPICAL)								

WINDOW NOTE: G.C. TO FIELD VERIFY WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING - NOTIFY ARCHITECT OF ANY CHANGES

FINISH SCHEDULE							
ROOM NAME	FLOORS		BASE	WALLS	TRIM	CEILING	NOTES
	WIDE PLANK WOOD FLOOR AS SELECTED BY OWNER	TILE AS SELECTED BY OWNER		DRYWALL --- PAINTED		DRYWALL --- SMOOTH FINISH --- PAINTED	
		CARPET AS SELECTED BY OWNER		AT SHOWER/TUB: TILE FLOOR TO CEILING (A.S.B.O.)		HARDEE PANEL WITH BATTENS --- PAINTED	
		SEALED CONCRETE		EXTERIOR SIDING --- SEE ELEVATIONS			
			1X6 BASE --- PAINTED		DOOR TRIM PER 1/A3.3 --- PAINTED		
					WINDOW TRIM PER 1/A3.3 --- PAINTED		
FOYER	●		●	●	●	●	
GREAT ROOM	●		●	●	●	●	
KITCHEN	●		●	●	●	●	
LAUNDRY	●	●	●		●	●	
POWDER	●		●	●	●	●	
AC ROOM	●		●	●	●	●	
STAIR	●		●	●	●	●	
MASTER BEDROOM	●		●	●	●	●	
MASTER BATH		●	●	●	●	●	
MASTER CLOSET		●	●		●	●	
CARPORT			●	●	●	●	
OUTSIDE STORAGE 1		●	●	●	●	●	
OUTSIDE STORAGE 2		●	●	●	●	●	
LOFT	●		●	●	●	●	
BEDROOM 2	●		●	●	●	●	
STORAGE 1	●		●	●	●	●	
STORAGE 2	●		●	●	●	●	
BATH 2		●	●	●	●	●	
BEDROOM 3	●		●	●	●	●	
BATH 3		●	●	●	●	●	
* A.S.B.O. = AS SELECTED BY OWNER							
FINISH NOTES: 1. TILE AT FLOORS TO BE PLACED OVER CRACK ISOLATION MEMBRANE							
2. TILE AT WET LOCATIONS TO BE PLACED OVER SCHLUTER WATERPROOFING MEMBRANE							
3. TILE AT WALLS TO BE PLACED OVER SCHLUTER WATERPROOFING MEMBRANE							

This document has been electronically signed and sealed by James Pozzetta, Architect. AP#96034 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SCHEDULES		REVISIONS		DATE	
#					

THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA ARCHITECT, P.A. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JAMES POZZETTA ARCHITECT, P.A. ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST.

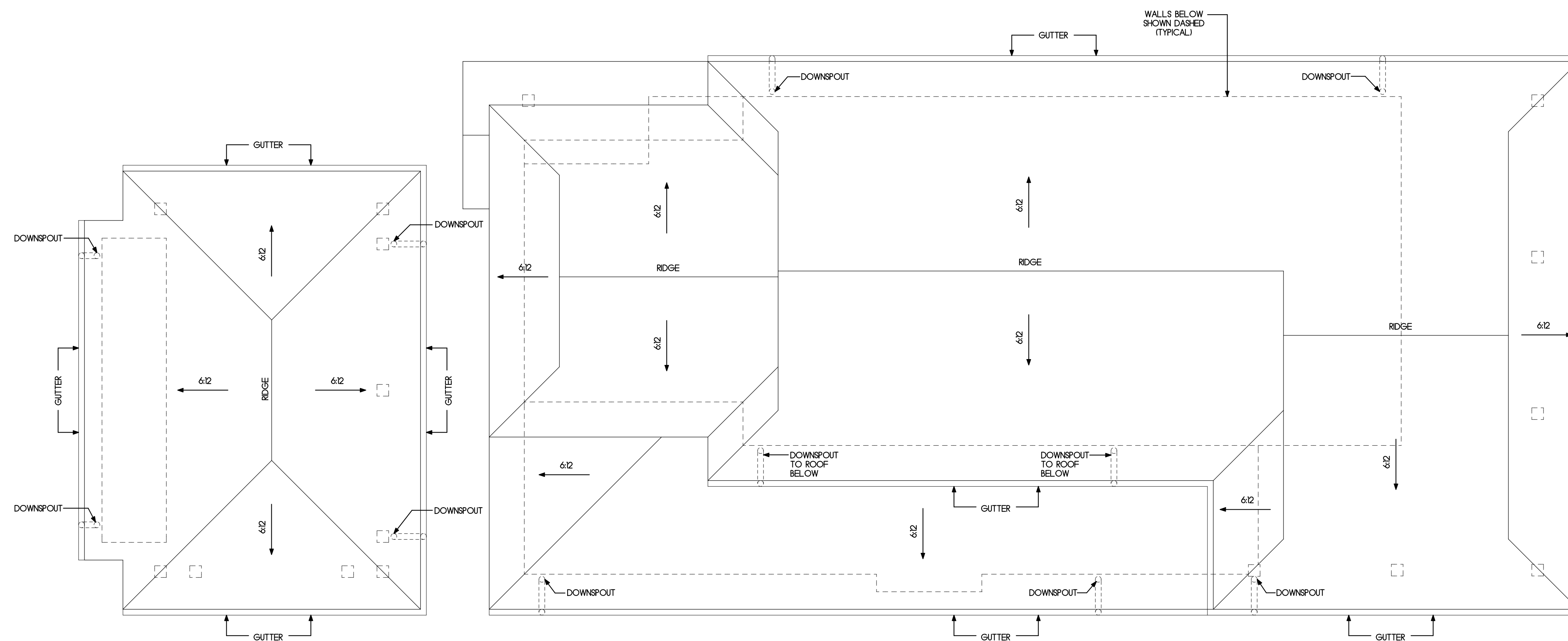
JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze@comcast.net
FLORIDA REGISTERED ARCHITECT, L.I.C.#AR96064

PROJECT: SHIELDS
DRAWN BY: J.M.P.
CHKD BY: J.M.P.
DATE: 03/03/2021

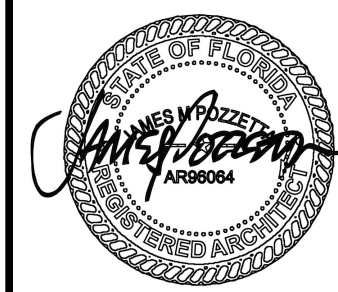
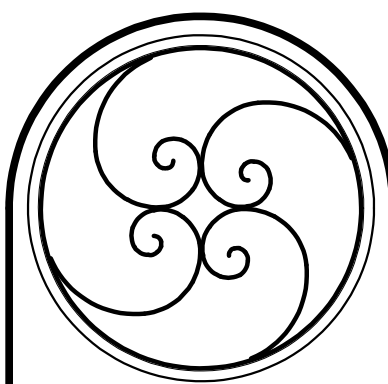
SHIELDS RESIDENCE
1015 SOVERIEJES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A3.3

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



ROOF PLAN

$$1/4'' = 1' - 0''$$


ROOF PLAN		
#	REVISIONS	DATE

THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES KOZMETZKA AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: SHIELDS
DRAWN BY: JNP
CHKD BY: JNP
DATE: 03/03/2021

SHIELDS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

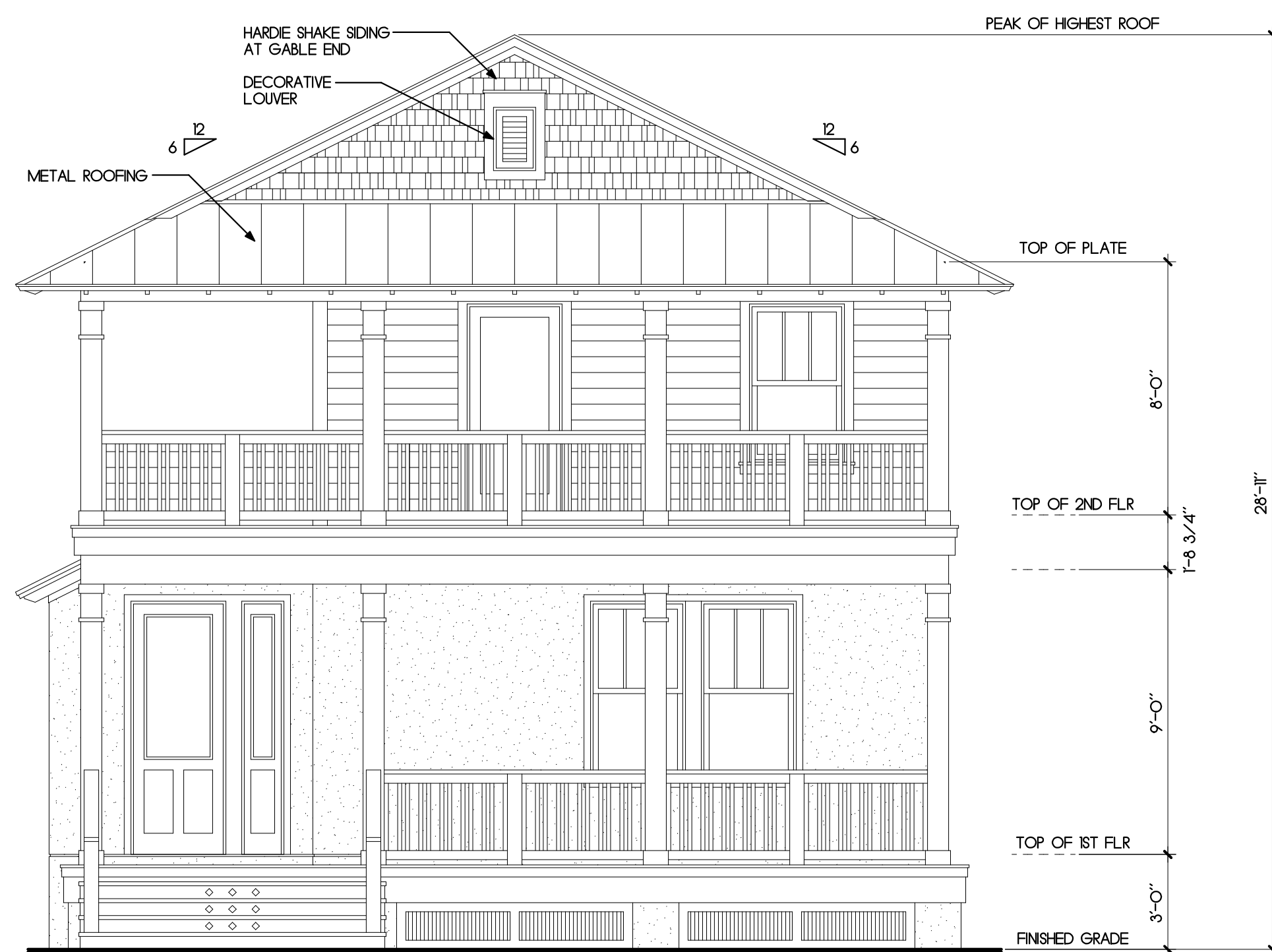
(A3.4)

This document has been electronically signed and sealed by James Pozzetta, Architect, APR0004 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



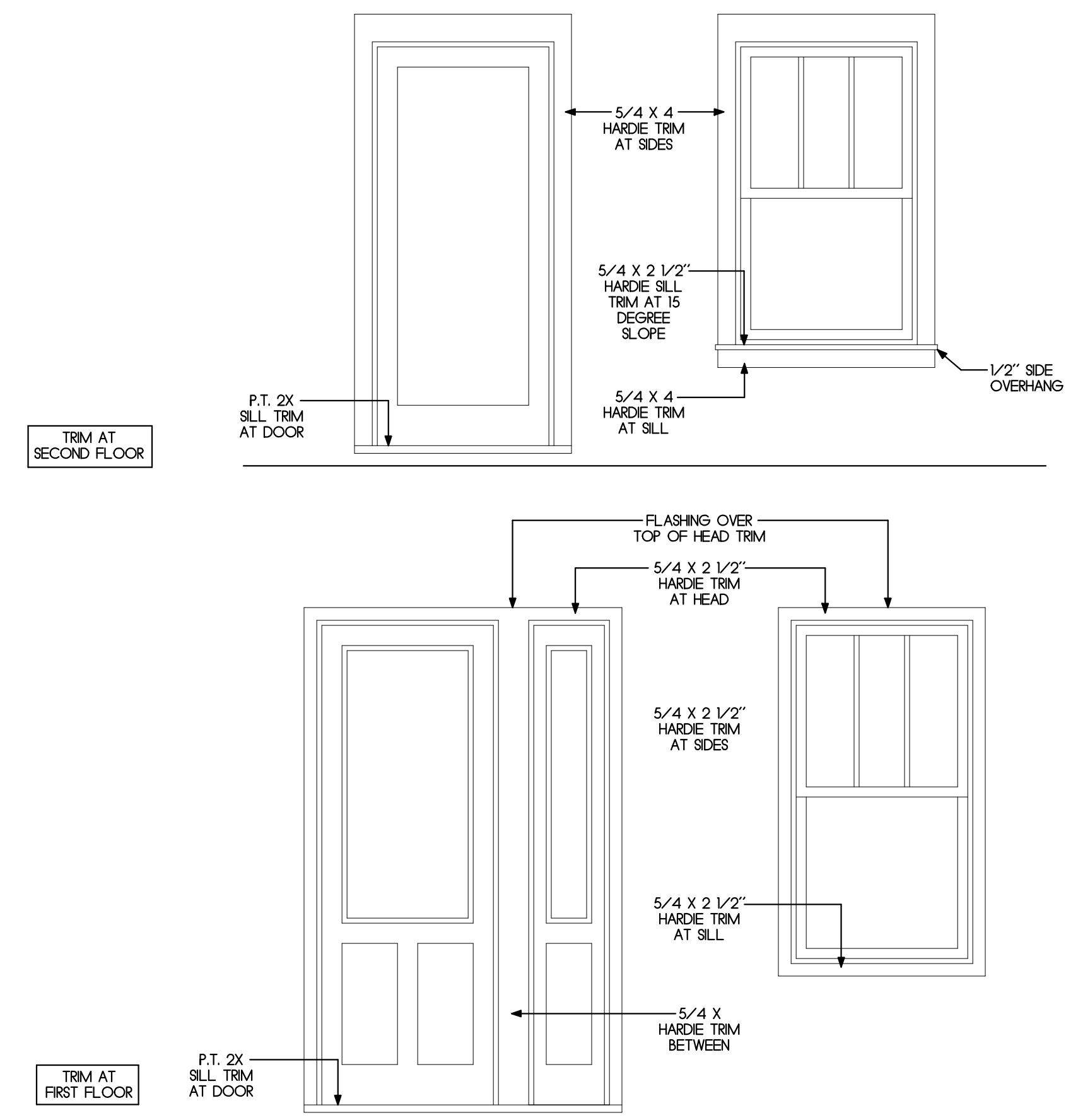
RIGHT SIDE ELEVATION

1/4"=1'-0"



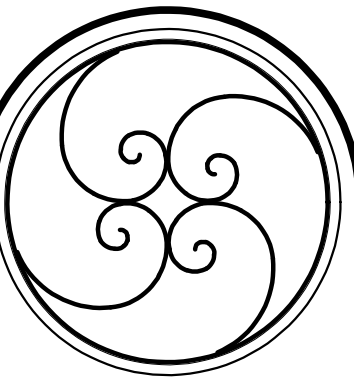
FRONT ELEVATION

1/4"=1'-0"



A) EXTERIOR WINDOW AND DOOR TRIM

1/2"=1'-0"



ELEVATIONS		DATE
#	REVISIONS	

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: SHIELDS	DRAWN BY: JWP	CHKD BY: JWP	DATE: 03/03/2021
------------------	---------------	--------------	------------------

SHIELDS RESIDENCE
1015 SOMERIELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A4.1

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



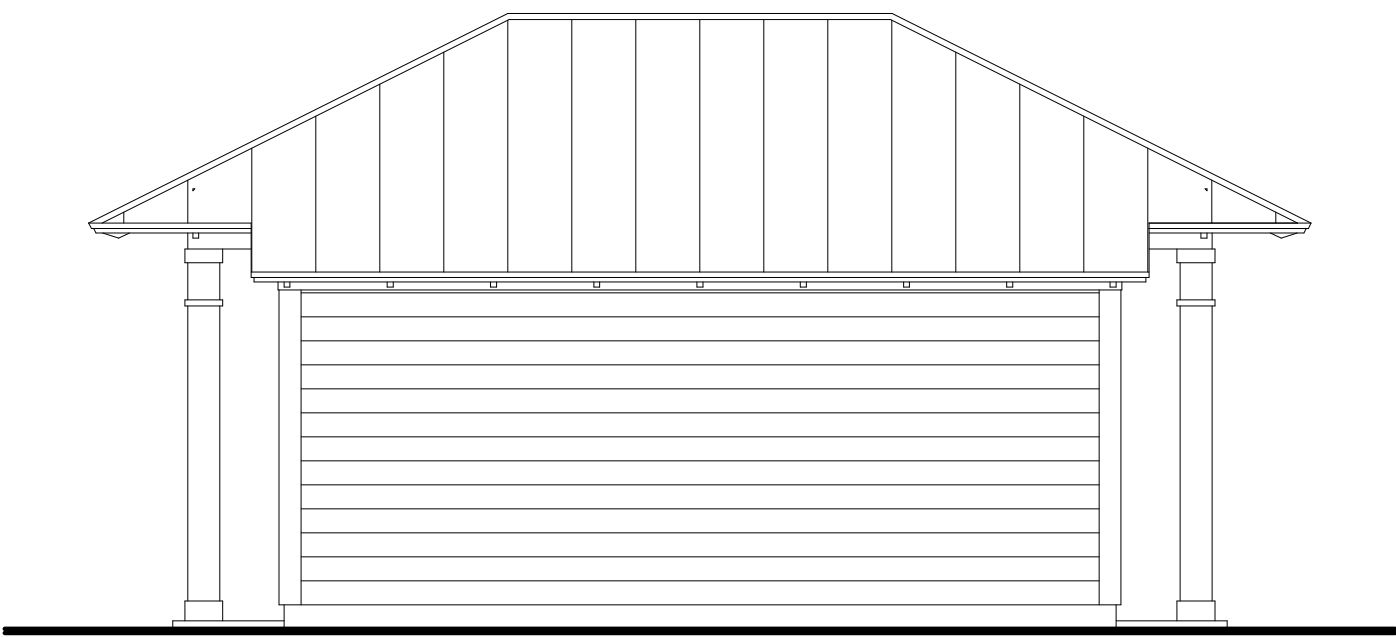
LEFT SIDE ELEVATION

1/4"=1'-0"



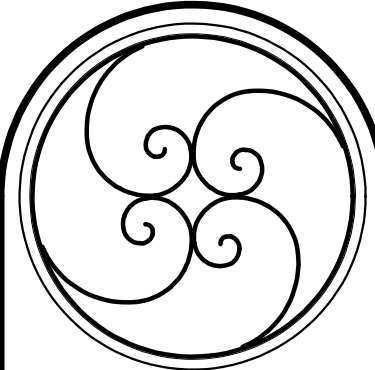
REAR ELEVATION

1/4"=1'-0"



REAR CARPORT ELEVATION

1/4"=1'-0"



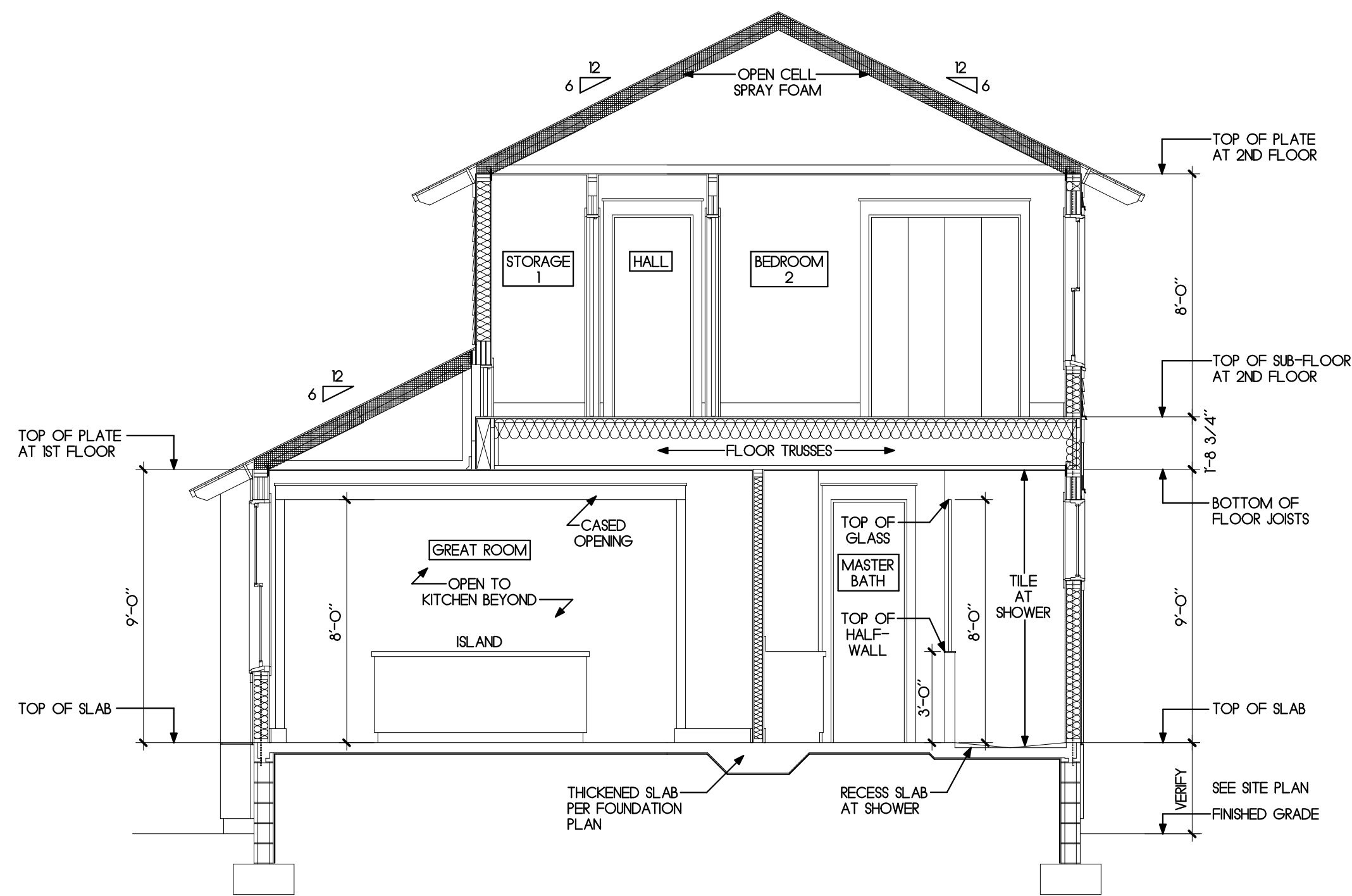
ELEVATIONS		DATE
#	REVISIONS	

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeita@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: SHIELDS
DRAWN BY: JWP
CHKD BY: JWP
DATE: 03/03/2021

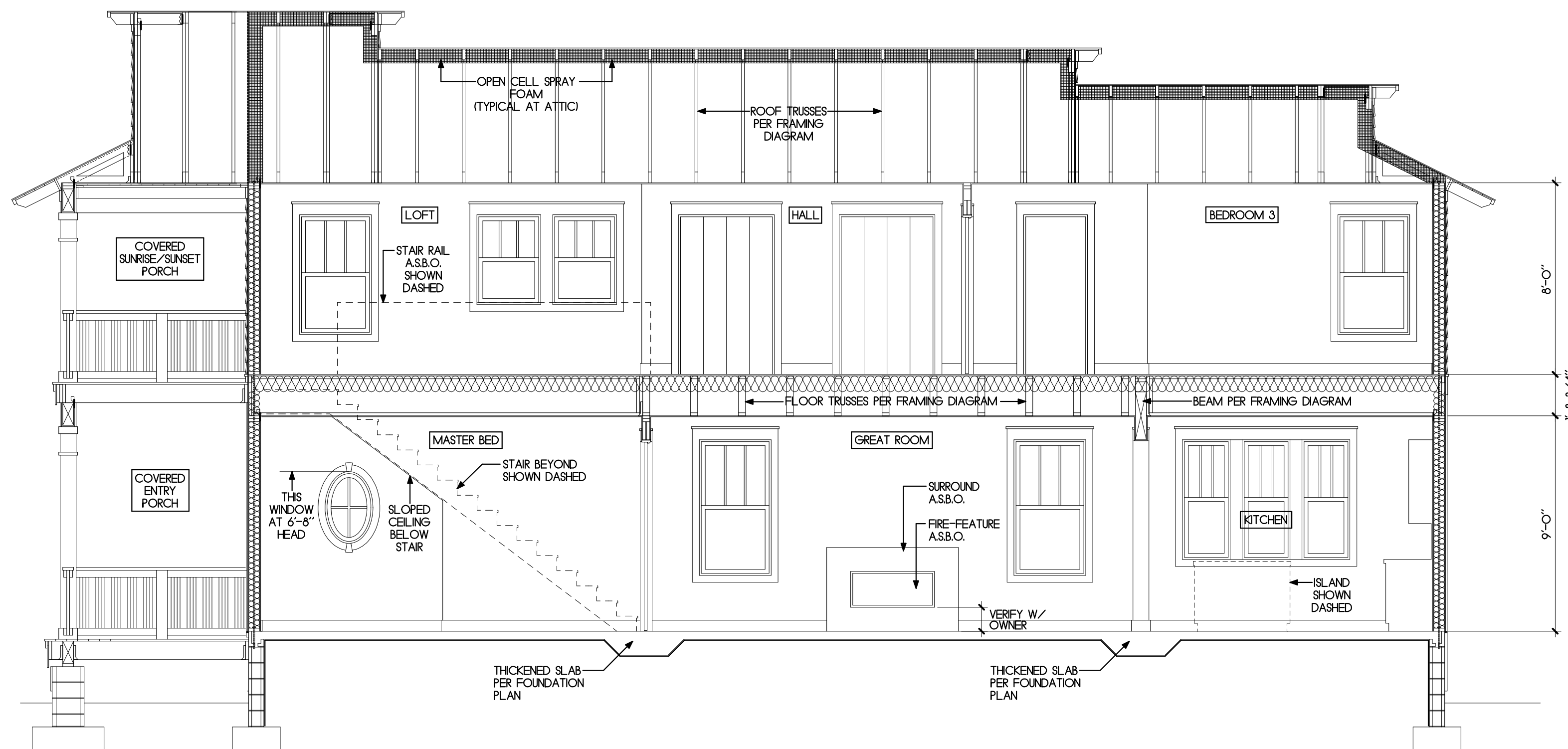
SHIELDS RESIDENCE
1015 SOMERUELLES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



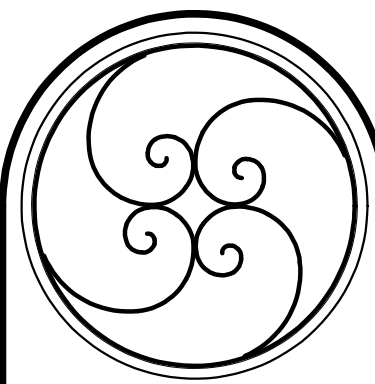
A BUILDING SECTION

1/4"=1'-0"



B BUILDING SECTION

1/4"=1'-0"



BUILDING SECTIONS	
REVISIONS	DATE
*	

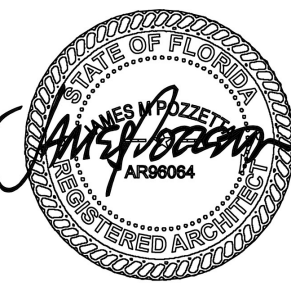
JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeffa@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: SHIELDS
DRAWN BY: JWP
CHECKED BY: JWP
DATE: 03/03/2021

SHIELDS RESIDENCE
LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A5.1

This document has been electronically signed and sealed by James Pozzetta, Architect, APR0004 on the date/time stamp shown. This document is not considered signed and sealed and the signature must be verified on any electronic copies.



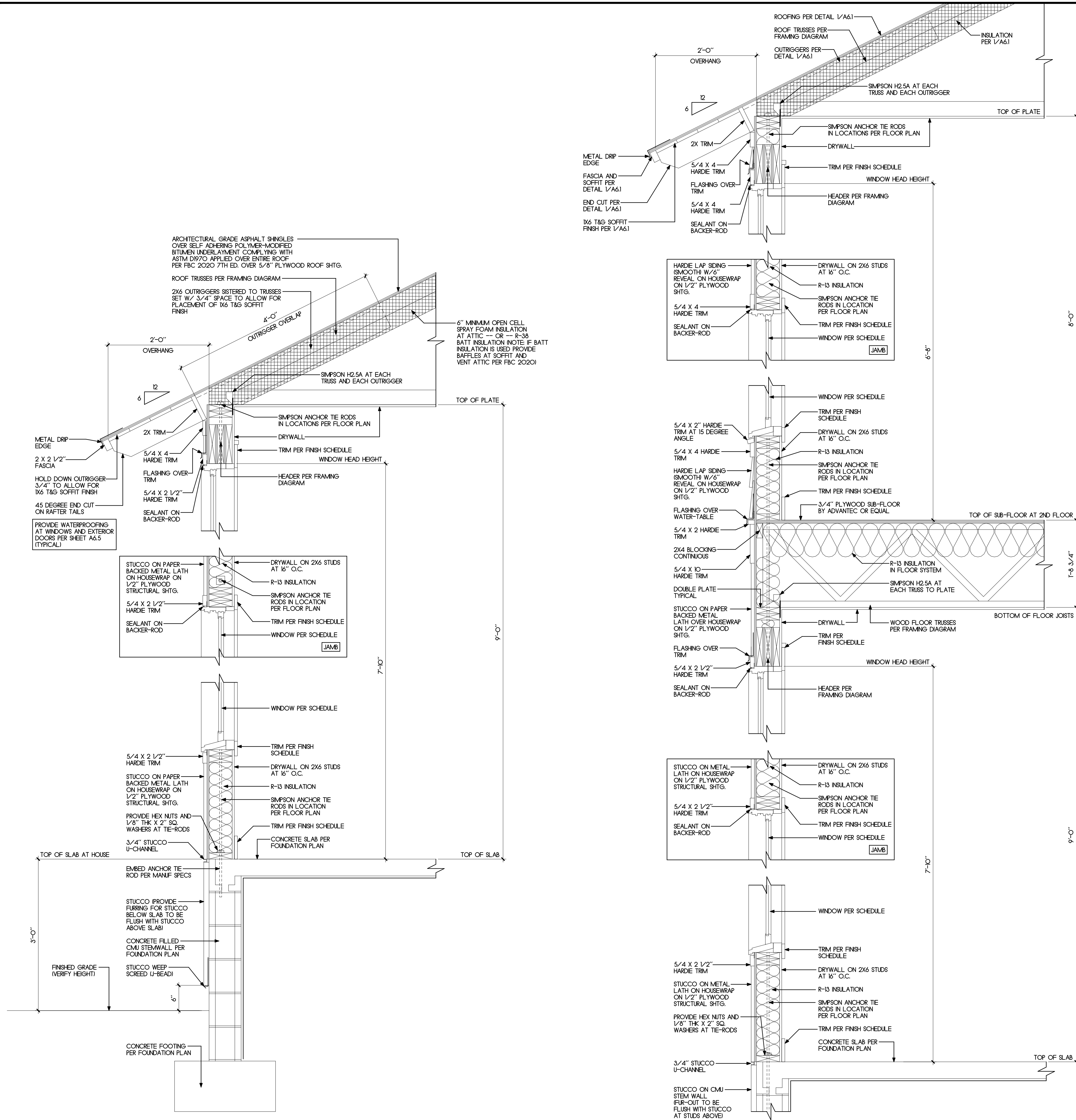
THE DRAWINGS AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA, ARCHITECT, L.L.C. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JAMES POZZETTA, ARCHITECT, L.L.C. OTHER PROJECTS AND SITES ARE TO BE RETURNED ON REQUEST.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-720-6344
jamespozze@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AP96064

PROJECT: SHIELDS
DRAWN BY: JWP
CHKD BY: JWP
DATE: 03/03/2021

SHIELDS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A6.1

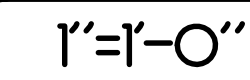
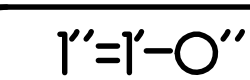


1 TYPICAL 1-STORY WALL SECTION

1"=1'-0"

2 TYPICAL 2-STORY WALL SECTION

1"=1'-0"


$$I'' = I' - O''$$


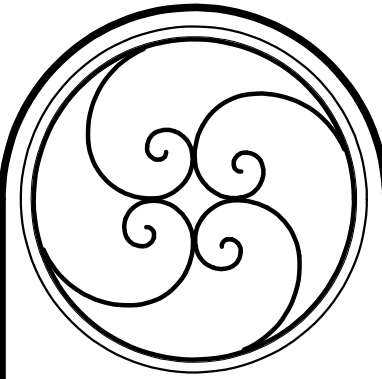
SHIELDS RESIDENCE

1013 SOMERVELLES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

REVISIONS

THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS
IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED
OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY
OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST.

The document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



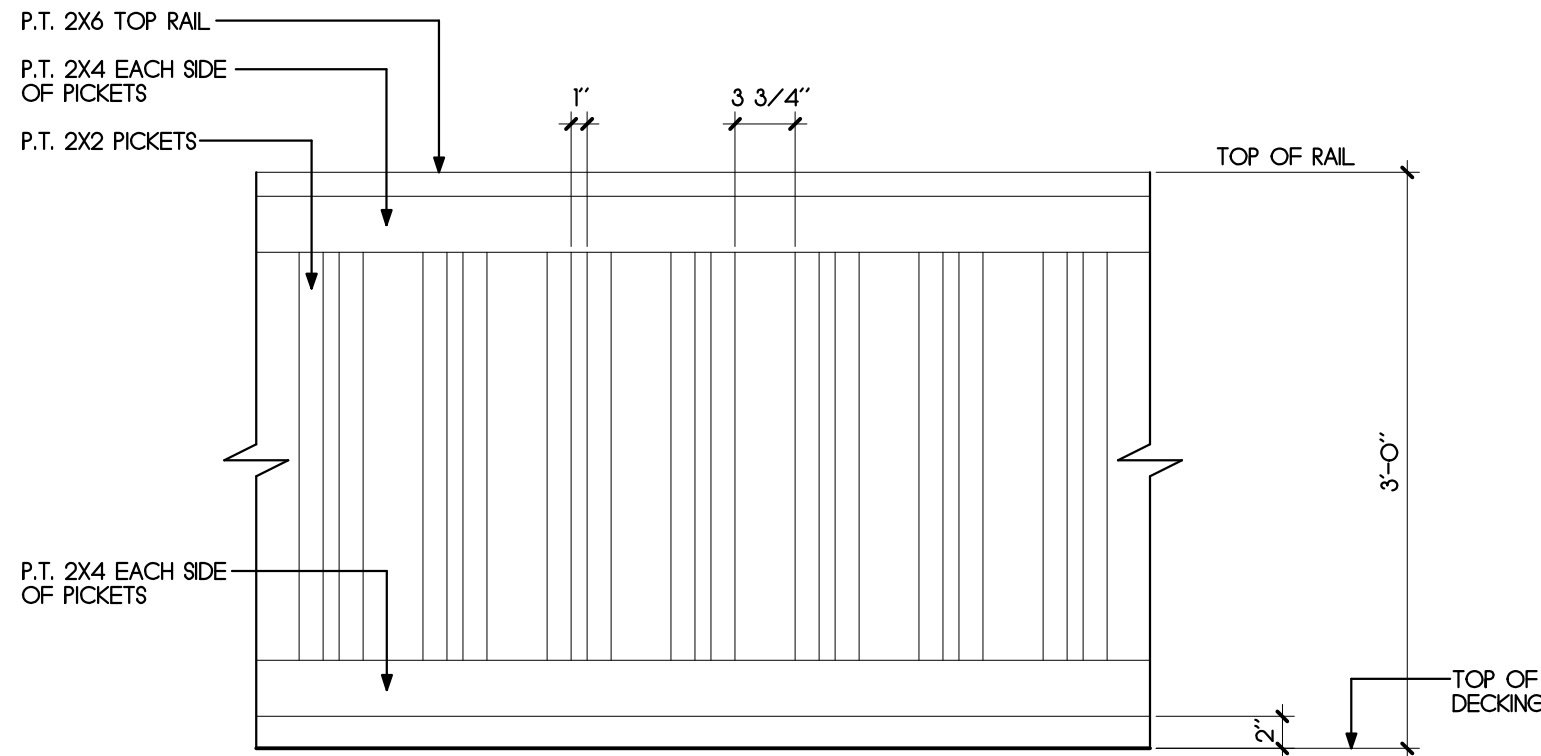
WALL L SECTIONS		
#	REVISIONS	DATE
THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA, ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JAMES POZZETTA, ARCHITECT. ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST.		

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze1ttd@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#A96064

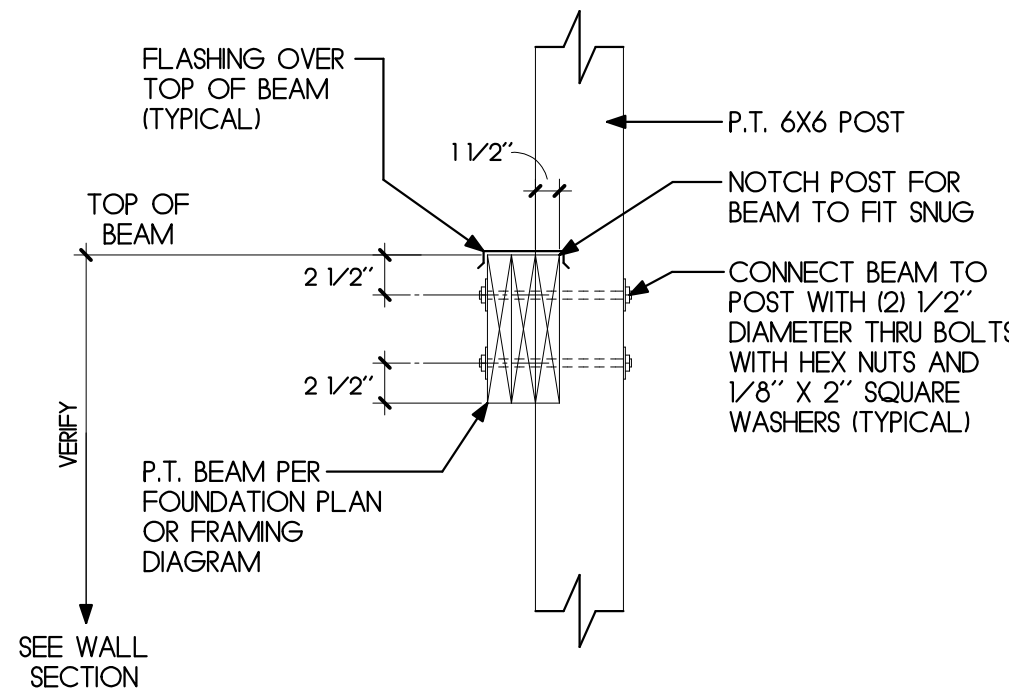
PROJECT: SHIELDS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 03/03/2021

SHIELDS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A6.3



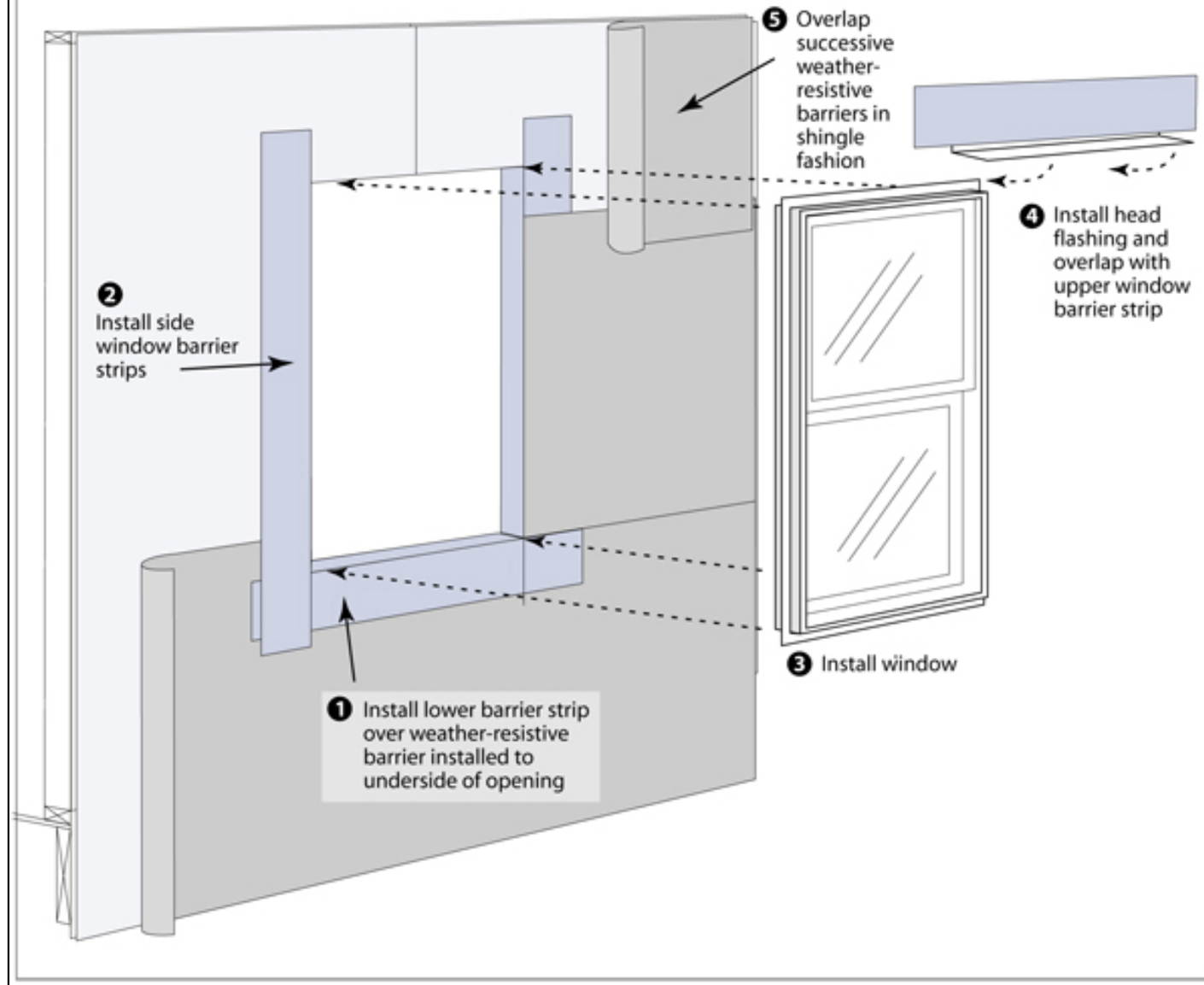
A RAILING PICKET PATTERN DETAIL 1"=1'-0"



B BEAM TO POST CONNECTION 1"=1'-0"

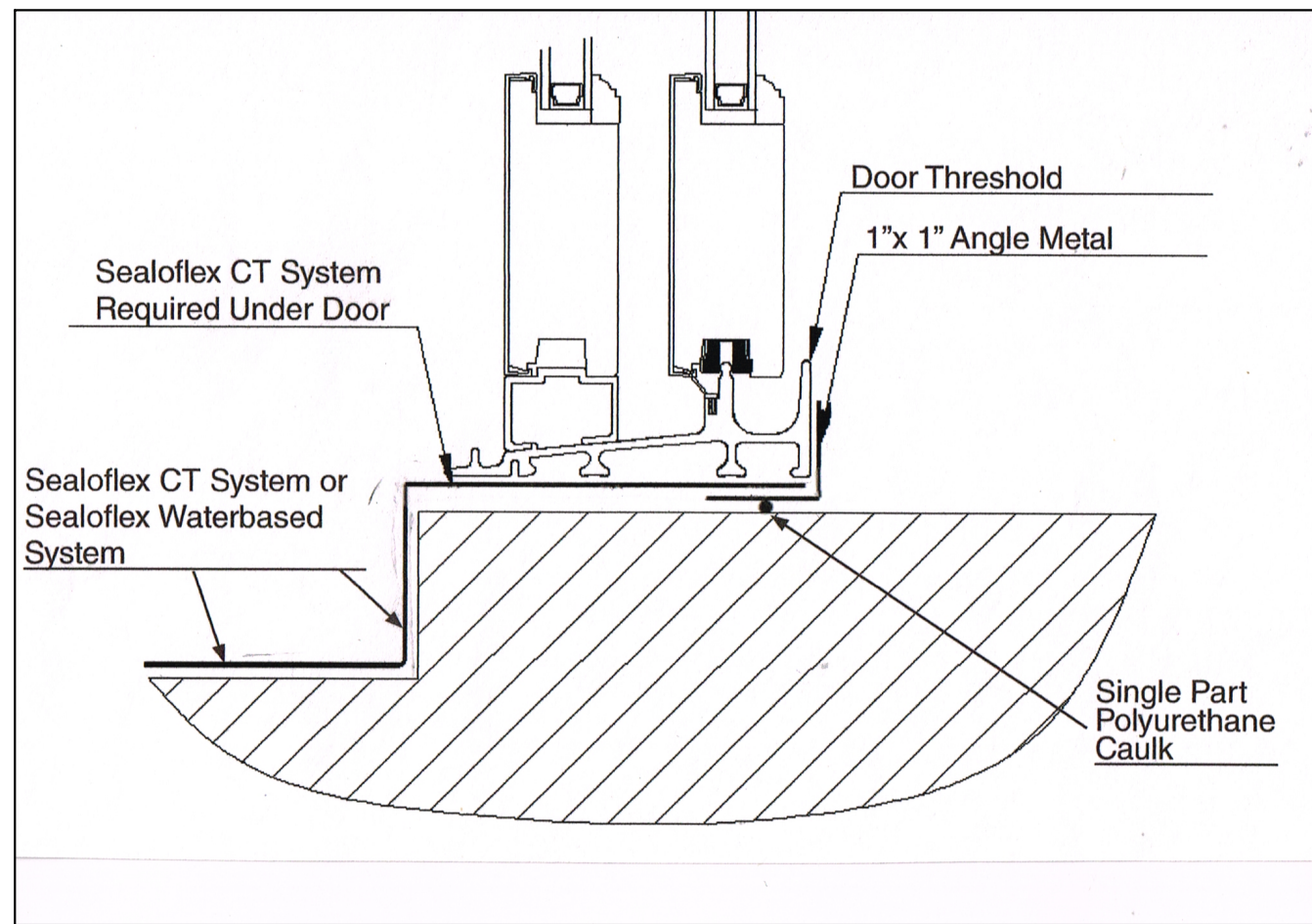
TYPICAL WALL SECTION AT CARPORT 1"=1'-0"

Flashing Window Openings



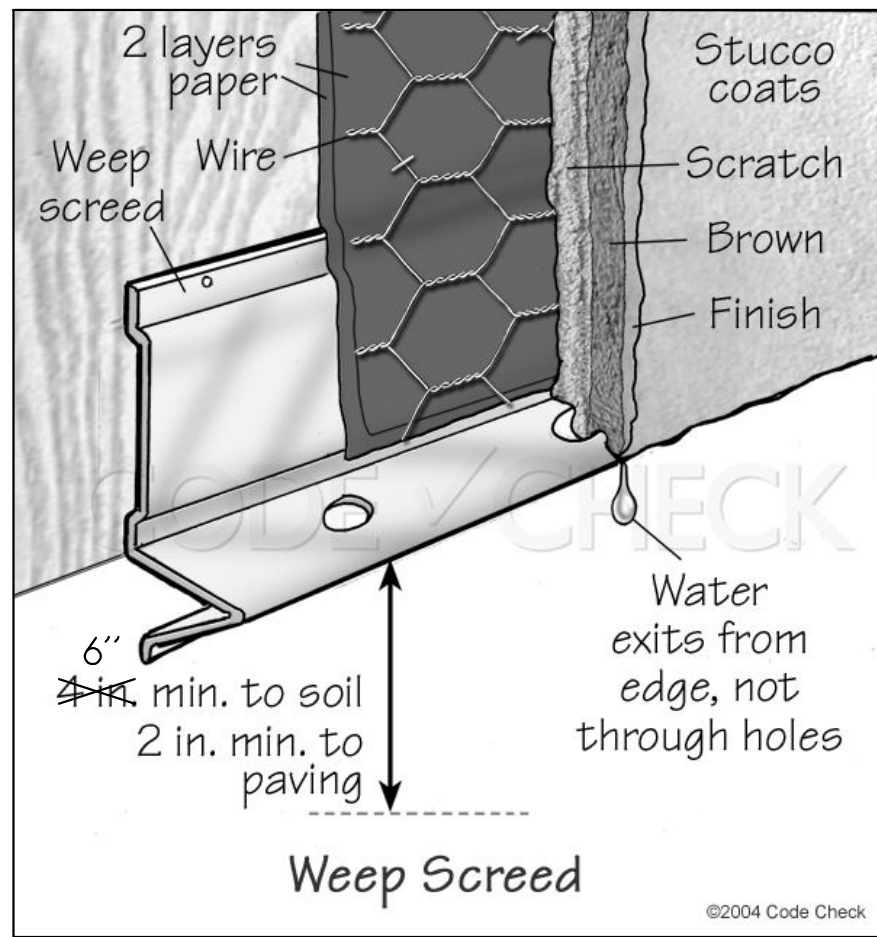
WINDOW/DOOR INSTALLATION AND WATERPROOFING TO COMPLY W/ APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1) ASTM E212
2) FMA/ANMA #100-12, # 100-07, # 200-09 AND # 250-10
3) WINDOW MANUFACTURER'S INSTALLATION GUIDELINES

A) TYPICAL WINDOW WATERPROOFING DETAIL N.T.S.

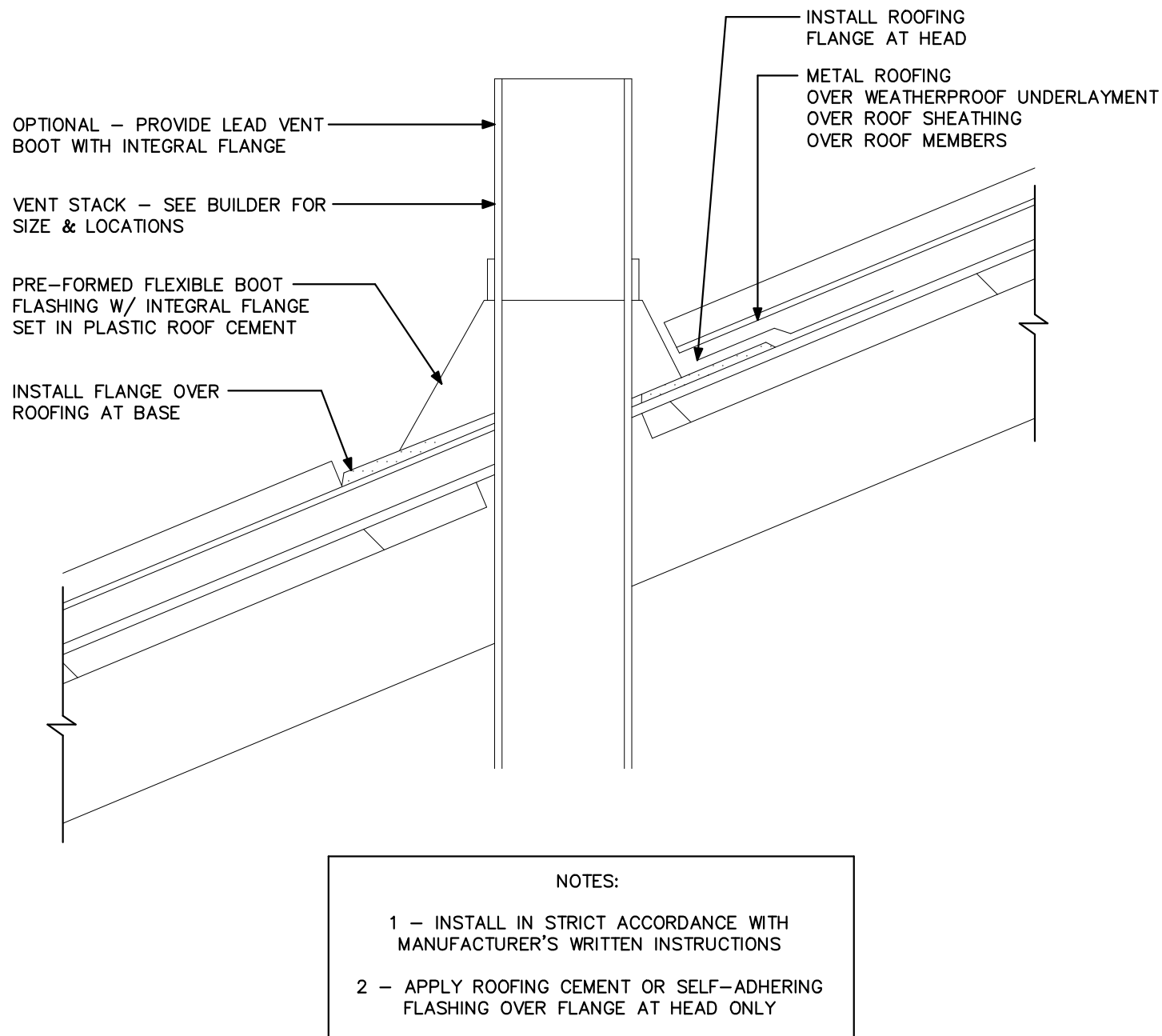


DOOR INSTALLATION AND WATERPROOFING TO COMPLY W/ APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1) ASTM E212
2) FMA/ANMA #300-12, # 100-07, # 200-09 AND # 250-10
3) DOOR MANUFACTURER'S INSTALLATION GUIDELINES

B) WATERPROOFING DETAIL AT DOOR THRESHOLD N.T.S.

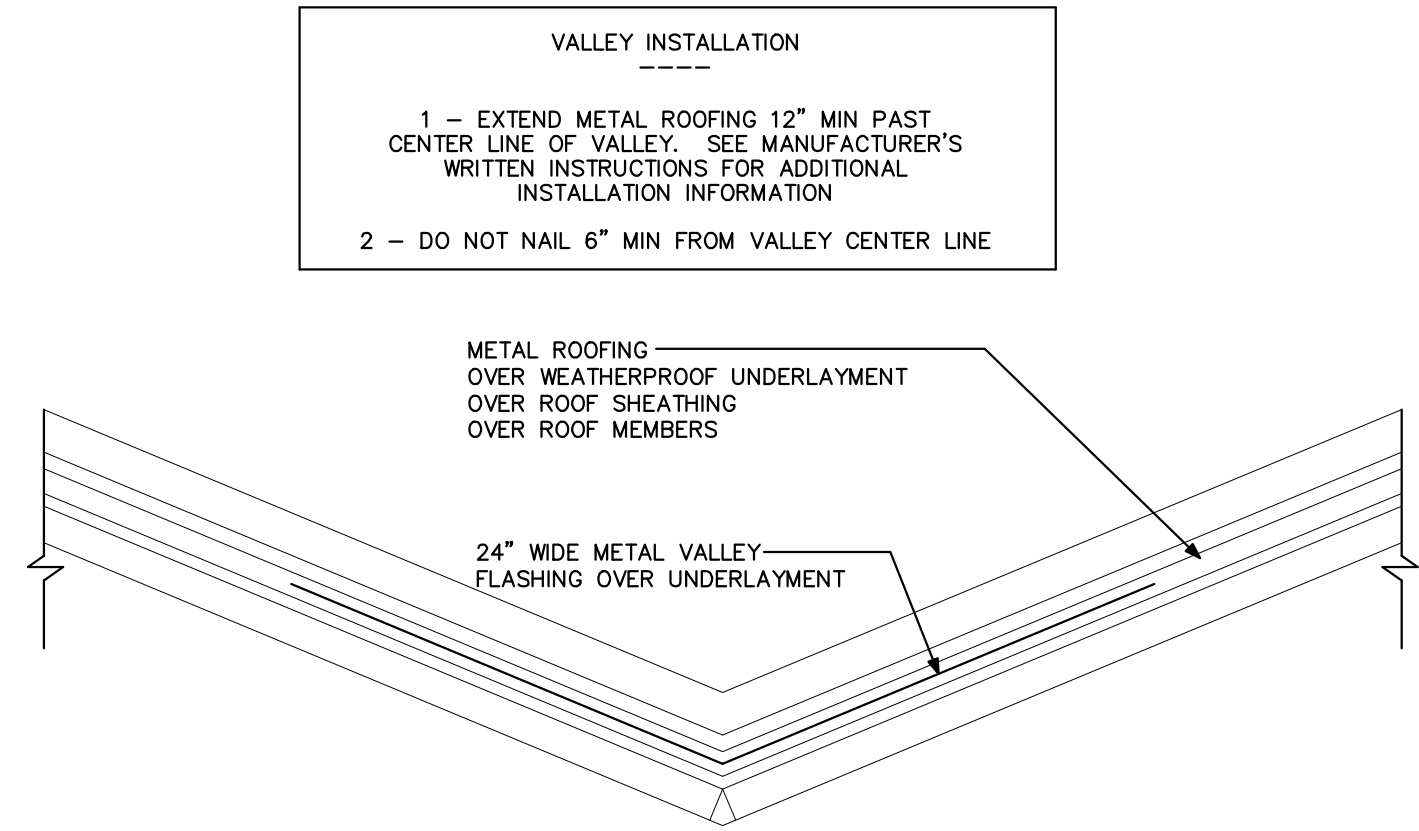


C) WEEP SCREED DETAIL N.T.S.

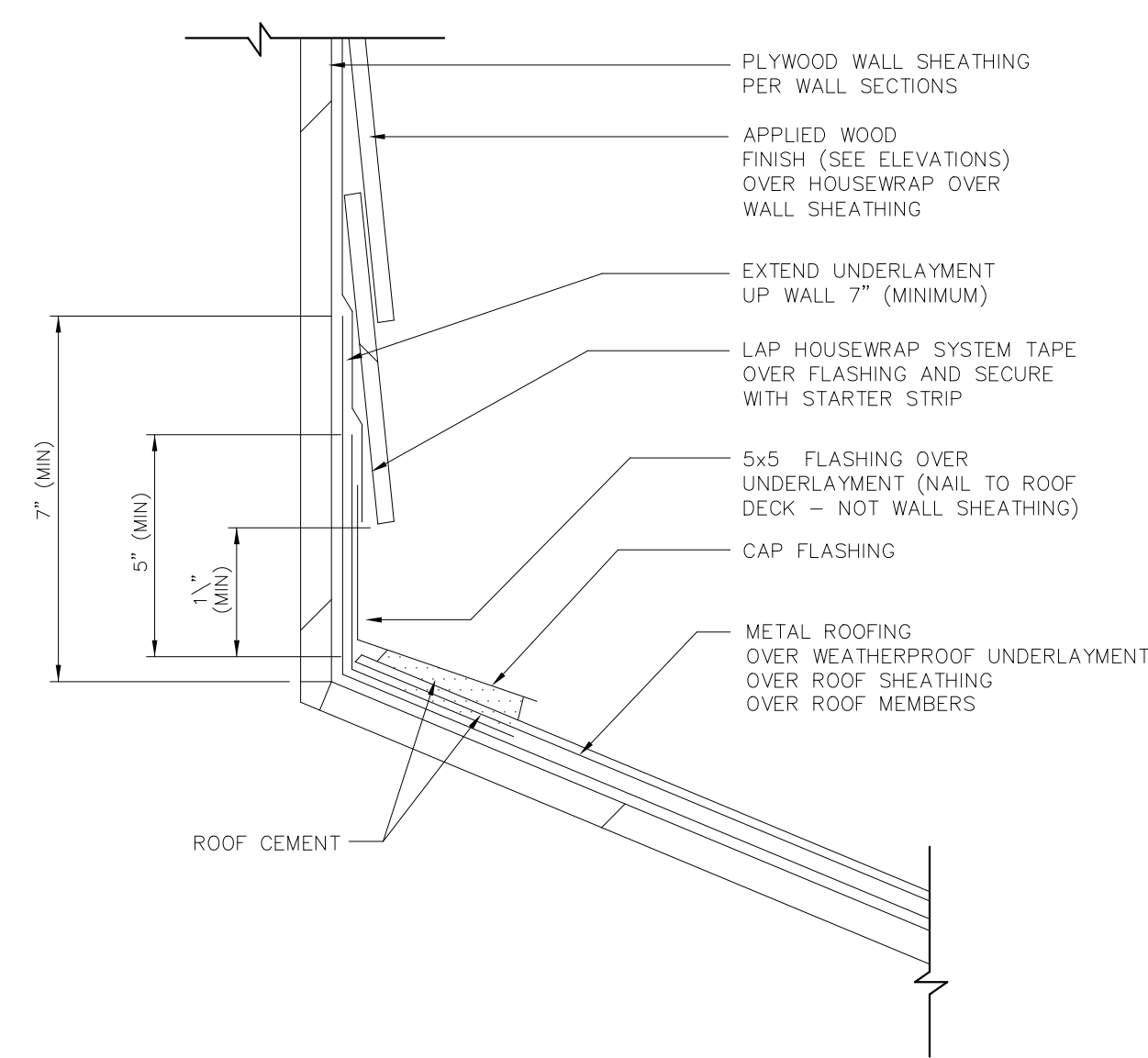


NOTES:
1 - INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS
2 - APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY

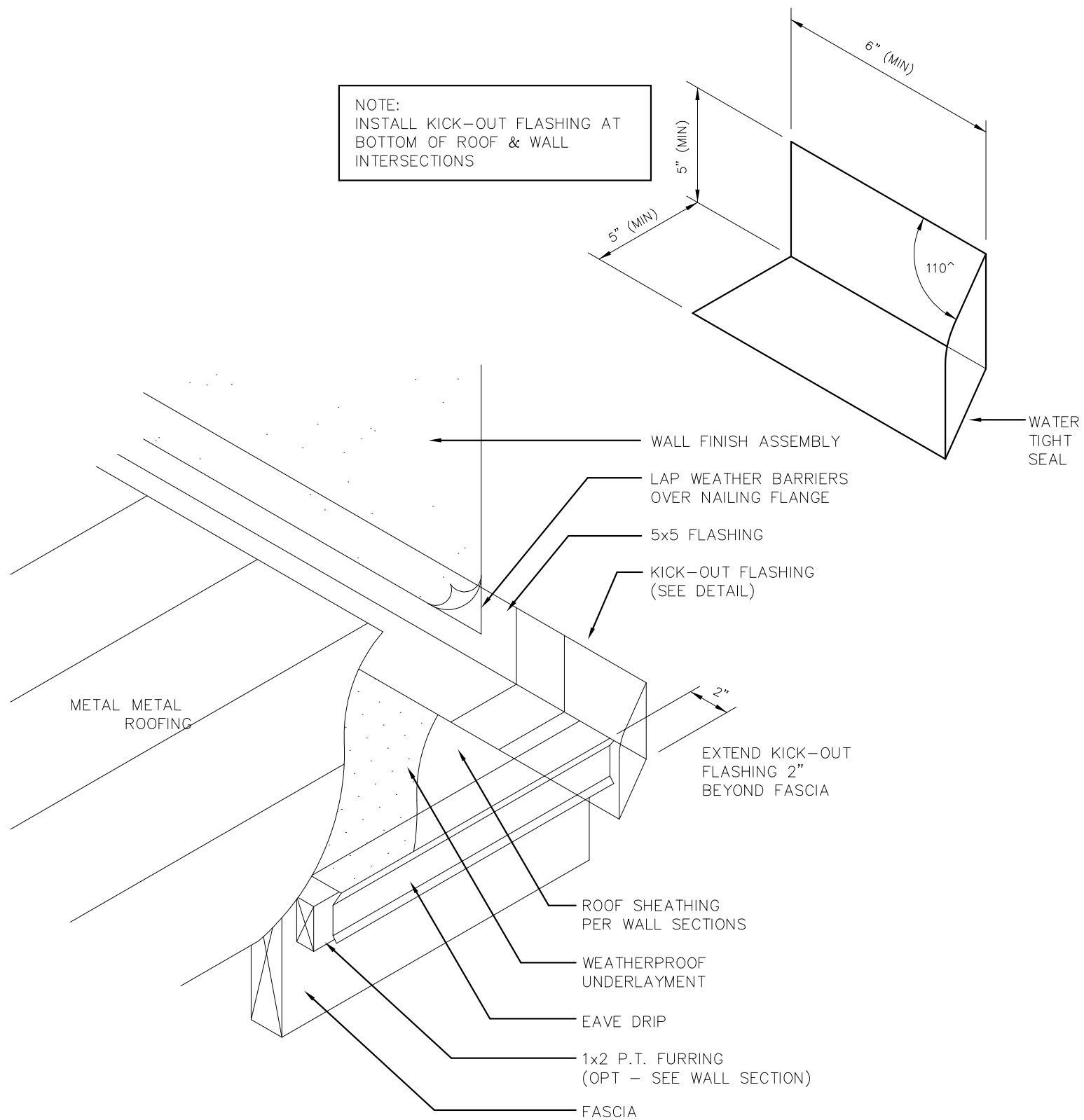
D) VENT STACK FLASHING N.T.S.



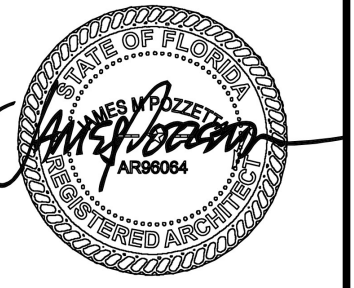
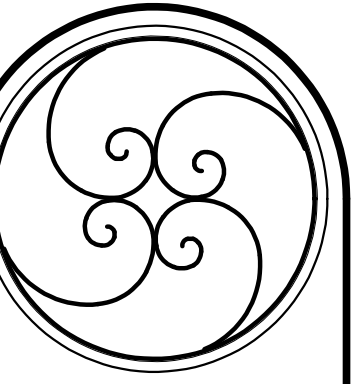
F) VALLEY FLASHING N.T.S.



E) WALL FLASHING AT APPLIED WOOD FINISH N.T.S.



G) WALL/KICK-OUT FLASHING N.T.S.



WATERPROOFING DETAILS		DATE
#	REVISIONS	

THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE LOCKED IN WHOLE OR IN PART. IT IS NOT TO BE REPRODUCED OR USED IN ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF JAMES POZZETTA, ARCHITECT.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
1033 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT SHEETS
DRAWN BY: JWP
CHKD BY: JWP
DATE: 03/03/2021

SHIELDS RESIDENCE
1015 SOMERJELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

ELECTRICAL SYMBOLS KEY

	DUPLEX RECEPTACLE WALL OUTLET		WALL MOUNTED FIXTURE		DOORBELL AND CHIME		SMOKE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - 1/2 WIRED TO WALL SWITCH		SURFACE MOUNTED ATTIC FIXTURE		EXHAUST FAN		CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - WEATHERPROOF		PENDANT FIXTURE		CEILING FAN		COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - INSIDE CABINET LOCATION		SURFACE MOUNTED FLUORESCENT FIXTURE		UNDERCABINET PUCK LIGHT		PHOTOCELL
	DUPLEX RECEPTACLE WALL OUTLET - ABOVE CABINET LOCATION		SINGLE POLE LIGHT SWITCH		ELECTRICAL PANEL		GFCI
	QUADRUPLE RECEPTACLE WALL OUTLET		MULTI POLE SWITCH		LOCATE IN FIELD		UNDERCABINET LIGHTS
	DUPLEX RECEPTACLE FLOOR OUTLET		SWITCH WITH RHEOSTAT DIMMER		L.I.F.		LIGHTED MIRROR
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS		T.V. JACK		STEP/WALL LIGHTS MOUNT AT +/- 24" ABOVE DECK (VERIFY)		
	RECESSED DOWNLIGHT		PHONE JACK		ELEVATOR CALL BUTTON		
	SURFACE MOUNTED FIXTURE		FLOOR MOUNTED PHONE JACK				
	RECESSED (DIRECTIONAL)		DATA PORT				

WATER HEATERS

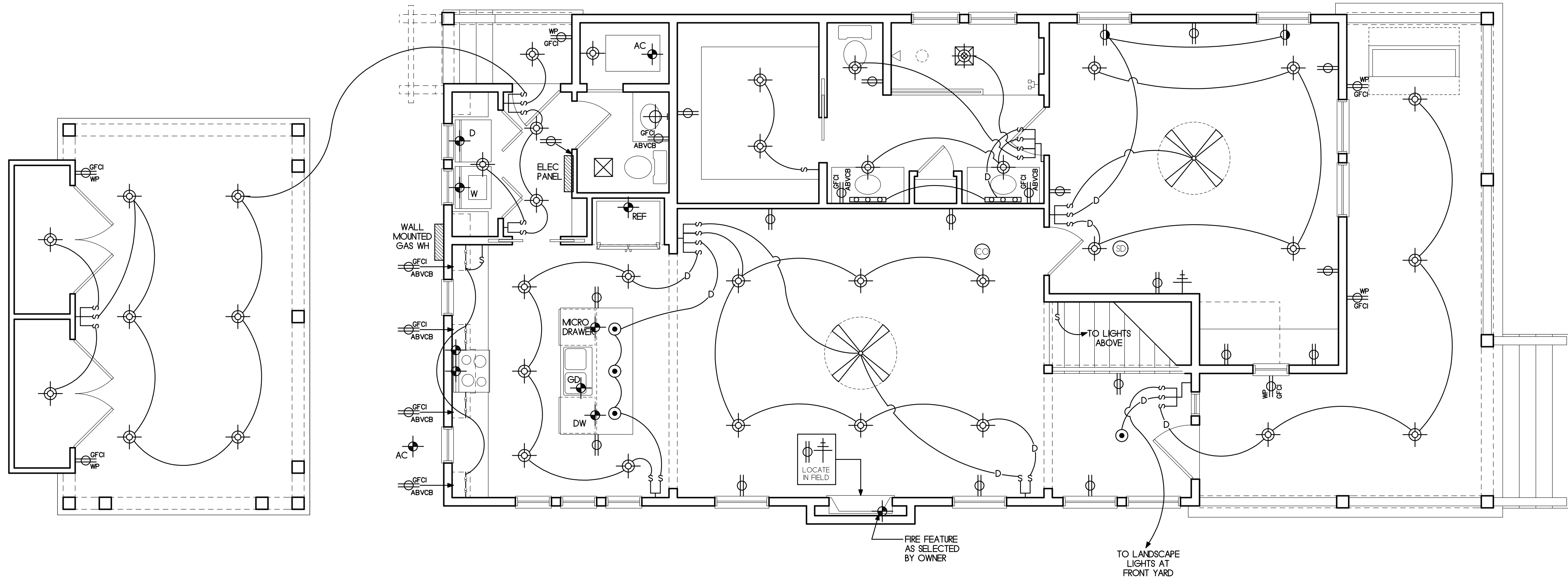
1. WATER HEATERS: PROVIDE TANKLESS WALL-MOUNTED WATER HEATER AS SELECTED BY OWNER.

ELECTRICAL NOTES

- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- CODES: GC TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFI OR OTHER PROTECTIVE DEVICES, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- SMOKE DETECTORS: GC TO VERIFY THAT SMOKE DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GC TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOMERUNS TO BOX FOR ALL PHONE AND CABLE WIRES. PROVIDE CONDUIT FROM OUTSIDE FOR FUTURE PHONE CONNECTION. LOCATE BOX W/OWNER.
- FIXTURE HEIGHTS/WEIGHTS: GC TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH NFPA 70 - 2014 NATIONAL ELECTRIC CODE.
- PROVIDE ARAC-Fault Circuit Interrupter (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B), AND (C) AND FBC R3902.15
- 75% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICIENCY (OR LED) LAMPS PER FBC - ENERGY CONSERVATION R404.

HVAC NOTES

- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. HVAC EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF ANY HVAC EQUIPMENT AND CONFIRM LOCATIONS OF SUPPLY AND RETURN GRILLES, THERMOSTATS, ETC.
- CODES: GC TO CONFIRM THAT ALL HVAC REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO SIZING OF EQUIPMENT, ENCLOSURES, EFFICIENCY RATINGS, ETC.
- COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- EXHAUST FANS: PROVIDE EXHAUST FANS IN LOCATIONS INDICATED. VENT TO EXTERIOR WALL, SOFFIT, OR ROOF. VERIFY VENT LOCATIONS. PROVIDE CAPS ON EXTERIOR DESIGNED TO PREVENT "BACK FLOW."
- PROVIDE MINIMUM 15 SEER HEAT PUMPS WITH ZONES AS FOLLOWS:
UNIT 1: FIRST FLOOR
- NOTE: VERIFY QUANTITY OF UNITS W/OWNER II UNIT SHOWN ON PLANS
- AHUS: FOR ALL AHUS PROVIDE PVC CONDENSATE DRAINS TO THE EXTERIOR. PROVIDE CUT-OFF FLOAT SWITCH IN PAN AS BACK UP.
- COMPRESSORS: VERIFY LOCATION OF COMPRESSORS IN FIELD.
- VERIFY LOCATIONS OF THERMOSTATS W/OWNER PRIOR TO INSTALLATION.



ELECTRICAL DIAGRAM

1/4"=1'-0"

This document has been electronically signed and sealed by James Pozzetta, Architect
AP#92034 on the date/time stamp shown
using a digital signature. Printed copies of this
document are not considered signed and
sealed and this signature must be verified on
any electronic copies

FIRST FLOOR ELECTRICAL DIAGRAM

#	REVISIONS	DATE

THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS
IS TO BE USED IN WHOLE OR IN PART. IT IS NOT TO BE REPRODUCED, COPIED,
OR FORWARDED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE
ARCHITECT AND IT IS TO BE RETURNED ON REQUEST.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeita@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AP92034

PROJECT: SHIELDS
DRAWN BY: JWP
CHKD BY: JWP
DATE: 03/03/2021

SHIELDS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A8.1

ELECTRICAL SYMBOLS KEY

	DUPLEX RECEPTACLE WALL OUTLET		WALL MOUNTED FIXTURE		DOORBELL AND CHIME		SMOKE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - 1/2 WIRED TO WALL SWITCH		SURFACE MOUNTED ATTIC FIXTURE		EXHAUST FAN		CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - WEATHERPROOF		PENDANT FIXTURE		CEILING FAN		COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - INSIDE CABINET LOCATION		SURFACE MOUNTED FLUORESCENT FIXTURE		UNDERCABINET PUCK LIGHT		PHOTOCELL
	DUPLEX RECEPTACLE WALL OUTLET - ABOVE CABINET LOCATION		SINGLE POLE LIGHT SWITCH		ELECTRICAL PANEL		GROUND FAULT CIRCUIT INTERRUPTER
	QUADRUPLE RECEPTACLE WALL OUTLET		MULTI POLE SWITCH		LOCATE IN FIELD		
	DUPLEX RECEPTACLE FLOOR OUTLET		SWITCH WITH RHEOSTAT DIMMER		STEP/WALL LIGHTS MOUNT AT +/- 24" ABOVE DECK (VERIFY)		
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS		T.V. JACK		ELEVATOR CALL BUTTON		
	RECESSED DOWNLIGHT		PHONE JACK				
	SURFACE MOUNTED FIXTURE		FLOOR MOUNTED PHONE JACK				
	RECESSED (DIRECTIONAL)		DATA PORT				

WATER HEATERS

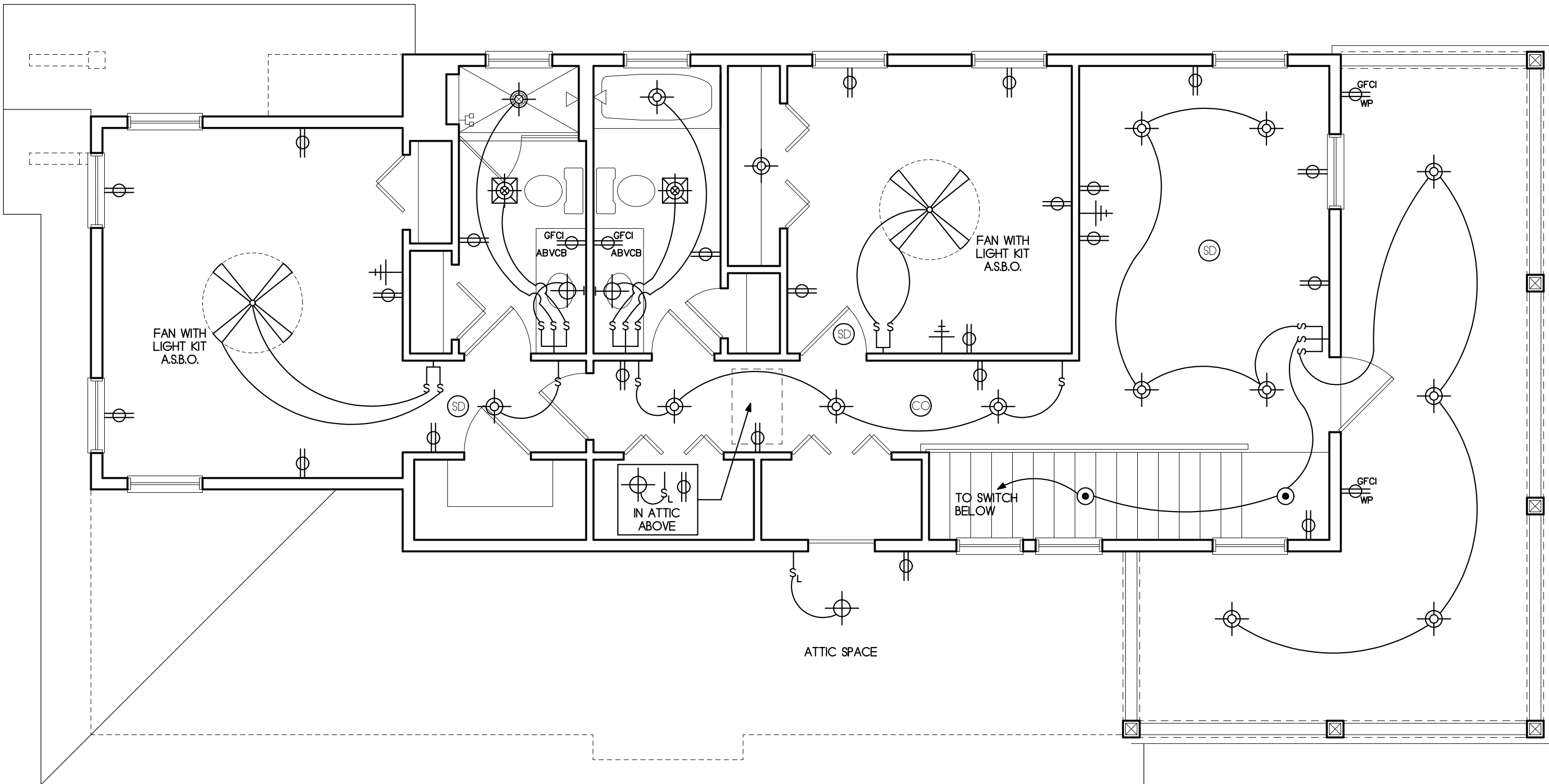
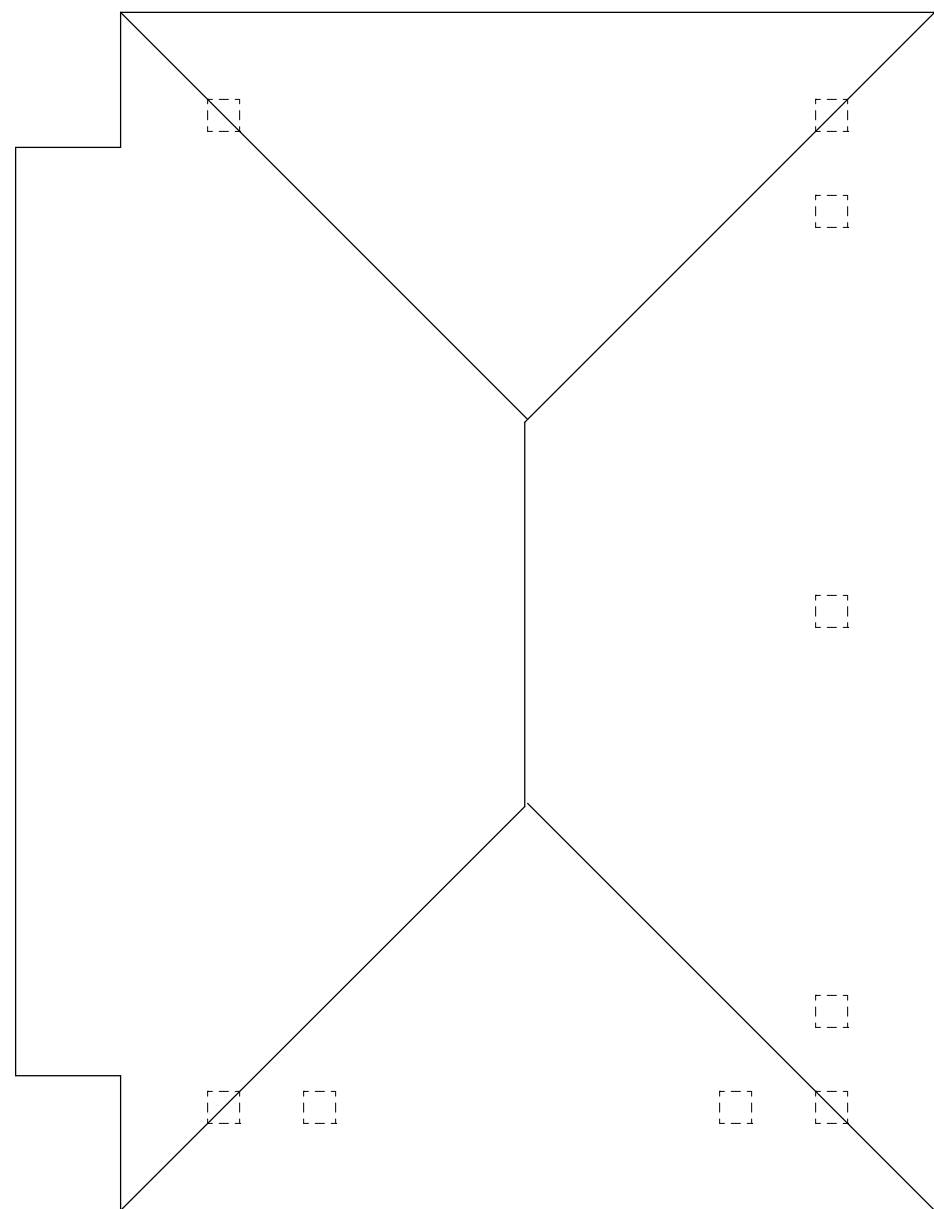
1. WATER HEATERS: PROVIDE TWO TANKLESS GAS WATER HEATERS.

ELECTRICAL NOTES

- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- CODES: GC TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFI OR OTHER PROTECTIVE DEVICES, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- SMOKE DETECTORS: GC TO VERIFY THAT SMOKE DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GC TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOMERUNS TO BOX FOR ALL PHONE AND CABLE WIRES. PROVIDE CONDUIT FROM OUTSIDE FOR FUTURE PHONE CONNECTION.
- FIXTURE HEIGHTS/WEIGHTS: GC TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- PROVIDE WHOLE HOUSE SURGE PROTECTOR AT MAIN PANEL.

HVAC NOTES

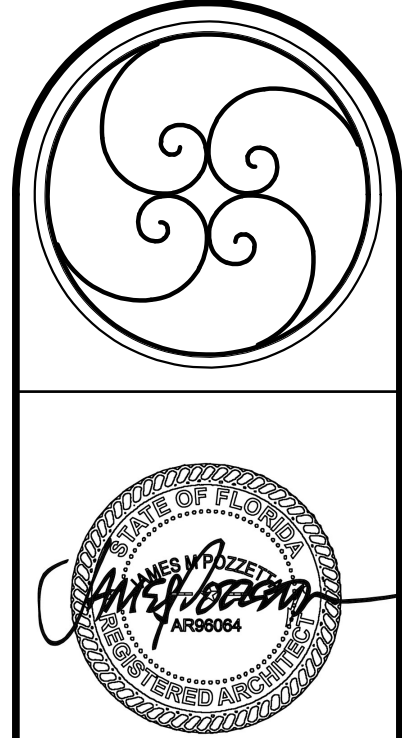
- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. HVAC EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF ANY HVAC EQUIPMENT AND CONFIRM LOCATIONS OF SUPPLY AND RETURN GRILLES, THERMOSTATS, ETC.
- CODES: GC TO CONFIRM THAT ALL HVAC REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO SIZING OF EQUIPMENT, ENCLOSURES, EFFICIENCY RATINGS, ETC.
- COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- EXHAUST FANS: PROVIDE EXHAUST FANS IN LOCATIONS INDICATED. VENT TO EXTERIOR WALL, SOFFIT, OR ROOF. VERIFY VENT LOCATIONS. PROVIDE CAPS ON EXTERIOR DESIGNED TO PREVENT "BACK FLOW."
- PROVIDE MINIMUM 15 SEER HEAT PUMPS WITH ZONES AS FOLLOWS:
UNIT 1: FIRST FLOOR
UNIT 2: SECOND FLOOR
NOTE: VERIFY QUANTITY OF UNITS W/OWNER (1 UNIT SHOWN ON PLANS)
- AHUS: FOR ALL AHUS PROVIDE PVC CONDENSATE DRAINS TO THE EXTERIOR. PROVIDE CUT-OFF FLOAT SWITCH IN PAN AS BACK UP.
- COMPRESSORS: VERIFY LOCATION OF COMPRESSORS IN FIELD.
- VERIFY LOCATIONS OF THERMOSTATS W/OWNER PRIOR TO INSTALLATION.



SECOND FLOOR ELECTRICAL DIAGRAM

1/4"=1'-0"

This document has been electronically signed and sealed by James Pozzetta, Architect AR#92034 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copies.



SECOND FLOOR ELEC DIAGRAM		REVISIONS		DATE
#				
THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA ARCHITECT, P.A. AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST.				

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeita@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR92064

PROJECT: SHIELDS
DRAWN BY: JWP
CHKD BY: JWP
DATE: 03/03/2021

SHIELDS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A8.2



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-08
APRIL 15, 2020

Owner/Applicant:	Moser Design Group, agent for Richard & Donna Kurpiers, owners
Property Address:	920 San Fernando Street (Old Town)
Parcel ID #	00-00-31-1580-0008-0010
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct a 2-story primary structure and detached accessory structure.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This new house and outbuilding is located on Block 8, Lots 1 & 2, on the southwest corner of San Fernando and Commandant Streets in Old Town. The main house has a footprint of 1,190 SF and the garage footprint is 403 square feet for a total of 1,593 Square feet (36% of lot coverage). The overall heights are 34'-7" above grade for the main house and 23'-10" for the outbuilding. The house was designed with a wrapping front porch, and an additional side porch that addresses the mid-lot visibility corridor. The size, mass and scale of the structure, along with the gable-front form, relates to the other houses on the south side of San Fernando Street.

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the home design is compatible with the Old Town in terms of materials, scale, proportions, roof forms, and orientation.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-08

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-08 **with or without** conditions;

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

That HDC case HDC 2021-08, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2021-08 Application & Backup Materials**

EXHIBIT 2 **Plans and Elevations**

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Salvatore J. Cumella".

Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #6898

Date Submitted: 3/4/2021

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 “ Contributing \$7,500
☐ Certificate of Approval (COA): Board Review - Residential Single Family) \$250	☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100
☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400	☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500
☐ Demolition of a Primary Structure “ Non-Contributing \$1,500	☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

HDC_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*

New Construction

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?*

2/1/2021

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*

Old Town

Site Address*

920 San Fernando Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0008-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

RICHARD & DONNA T

Last Name*

KURPIERS

Mailing Address*

1561 MAIDENCANE LOOP

City*

OVIEDO

State*

FL

Zip Code*

32765

Telephone Number*

407-761-8277

E-mail Address*

richard.n.kurpiers@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?*

Yes

First Name*

Lauren

Last Name*

Kelly

Company (if applicable)

Moser Design Group

Street Address

17 Market #2

City

Beaufort

State

SC

Zip

29906

Telephone Number

843-379-5630

E-mail Address

lauren@moserdesigngroup.com

Project Description*

This new house and outbuilding is located on Block 8, Lots 1 & 2, on the southwest corner of San Fernando and Commandant Streets in Old Town. The main house has a footprint of 1,190 SF and the garage footprint is 403 square feet for a total of 1,593 Square feet (36% of lot coverage). The overall heights are 34'-7" above grade for the main house and 23'-10" for the outbuilding. The house was designed with a wrapping front porch, and an additional side porch that addresses the mid-lot visibility corridor. The size, mass and scale of the structure, along with the gable-front form, relates to the other houses on the south side of San Fernando Street.

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

Design Vision Statement*

The house was designed to fit seamlessly into historic Old Town. The size, mass, and scale are compatible with the traditional vernacular of the area. The exposed rafter tails, gracious overhangs, L-shaped form with wrapping porch, and column and railing details are all indicative of traditional north Florida architecture. The house is raised on piers for ventilation beneath the building, and the tall ceilings allow airflow throughout the house during temperate seasons. The front and side porches are specifically designed to address the corner condition.

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

Hardie

Product Description

Smooth lap siding w/ 5" exposure

Color

SW Pure White 7005
(Name/Number)

DOORS

Manufacturer

Marvin

Product Description

Elevate, FL4809-R20
Include FL Product Approval # for Windows and Doors

Color

Medium-Dark Stain/White
(Name/Number)

WINDOWS

Manufacturer

Marvin

Product Description

Elevate, FL5545-R8
Include FL Product Approval # for Windows and Doors

Color

White
(Name/Number)

ROOFING

Manufacturer

TBD

Product Description

5v Metal

Color

Galvalume
(Name/Number)

FASCIA/TRIM

Manufacturer

Hardie

Product Description

Smooth finish

Color

SW Pure White 7005
(Name/Number)

FOUNDATION

Manufacturer

Field Built

Product Description

Stucco

Color

SW Pure White 7005

(Name/Number)

SHUTTERS

Manufacturer

Field Built

Product Description

Board and Batten

Color

SW Atmospheric 6505

(Name/Number)

PORCH/DECK

Manufacturer

TBD

Product Description

Tongue & Groove Composite Wood

Color

Medium-Dark Stain

(Name/Number)

FENCING

Manufacturer

Product Description

Color

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

TBD

Product Description

Pavers

Color

Slate-colored

(Name/Number)

SIGNAGE

Manufacturer

Product Description

Color

(Name/Number)

OTHER

Manufacturer

Field Built

Product Description

Skirt Board Pressure Treated Wood

Color

SW Seaworthy SW 7620

(Name/Number)

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

Upload 1

AUTHORIZATION.pdf

Upload 2

WAIVER_OF_RIGHTS.pdf

Upload 3

SanFernandoStOldTown.pdf

Upload 4

Kurpiers HDC Set.pdf

Upload 5

KURPIERS-property
record card.pdf

Upload 6

Choose File

No file selected

Upload 7

Choose File

No file selected

Upload 8

Choose File

No file selected

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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

Applicant First Name*

Lauren

Applicant Last Name*

Kelly

Today's Date*

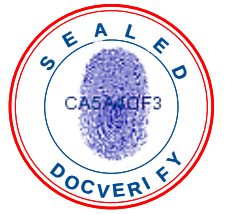
3/4/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

[illegible]

**KURPIERS_Richard**

DocVerify ID: CA5A4CF3-6F2E-436A-B562-CCD34970E9C1
Created: March 03, 2021 06:31:28 -8:00
Pages: 1
Remote Notary: Yes / State: FL

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system. This remote online notarization involved the use of communication technology.

Go to www.docverify.com at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

E-Signature Summary**E-Signature 1: Richard N Kurpiers (RNK)**

March 03, 2021 07:46:18 -8:00 [3F0D20A18F13] [162.234.162.36]
richard.n.kurpiers@gmail.com (Principal) (ID Verified)

E-Signature Notary: Amanda Bayne (AB)

March 03, 2021 07:46:18 -8:00 [CAE53B95C86B] [184.90.56.23]
amanda@floridadocument.com
I, Amanda Bayne, did witness the participants named above electronically sign this document.





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Richard Norman Kurpiers
(print name of property owner(s))

hereby authorize: Lauren Kelly of Moser Design Group, Inc
(print name of agent)

to represent me/us in processing an application for: House design for Old Town Fernandina Beach, FL
(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.

Richard N Kurpiers
Signed on 2021/03/03 07:46:18 -8:00
(Signature of owner)

(Signature of owner)

Richard Norman Kurpiers
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF VOLUSIA }
ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 3rd
of March, 2021, by Richard Norman Kurpiers.

Amanda Bayne
Signed on 2021/03/03 07:46:18 -8:00

Amanda Bayne
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: FLDL



**KURPIERS_Richard**

DocVerify ID: 4E40E6C8-219A-4C5C-890B-A8E7BBD1C332
Created: March 03, 2021 06:31:28 -8:00
Pages: 2
Remote Notary: Yes / State: FL

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system. This remote online notarization involved the use of communication technology.

Go to www.docverify.com at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

E-Signature Summary**E-Signature 1: Richard N Kurpiers (RNK)**

March 03, 2021 07:46:17 -8:00 [29EAE1DCF1D4] [162.234.162.36]
richard.n.kurpiers@gmail.com (Principal) (ID Verified)

E-Signature Notary: Amanda Bayne (AB)

March 03, 2021 07:46:17 -8:00 [86B4A7B7ECED] [184.90.56.23]
amanda@floridadocument.com
I, Amanda Bayne, did witness the participants named above electronically sign this document.



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 N Kurpiers

Signed on 2021/03/03 07:46:17 -8:00

Richard Norman Kurpiers

Kurpiers' Residence / 920 San Fernando St, Fernandina Beach, FL

STATE OF FLORIDA

COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☒ online notarization, Richard Norman Kurpiers, who is personally known to me or who has produced FLDL 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 3rd day of March, 2020.

Amanda Bayne

Commission # GG 909573

Notary Public - State of Florida

My Commission Expires Sep 02, 2023

D

Notary Stamp 2021/03/03 08:46:17 PST

Amanda Bayne

Signed on 2021/03/03 07:46:17 -8:00

Notary Public, State of Florida

PROPERTY OWNER'S AGENT

SIGNATURE:

NAME:

PROJECT NAME/ADDRESS:

STATE OF FLORIDA

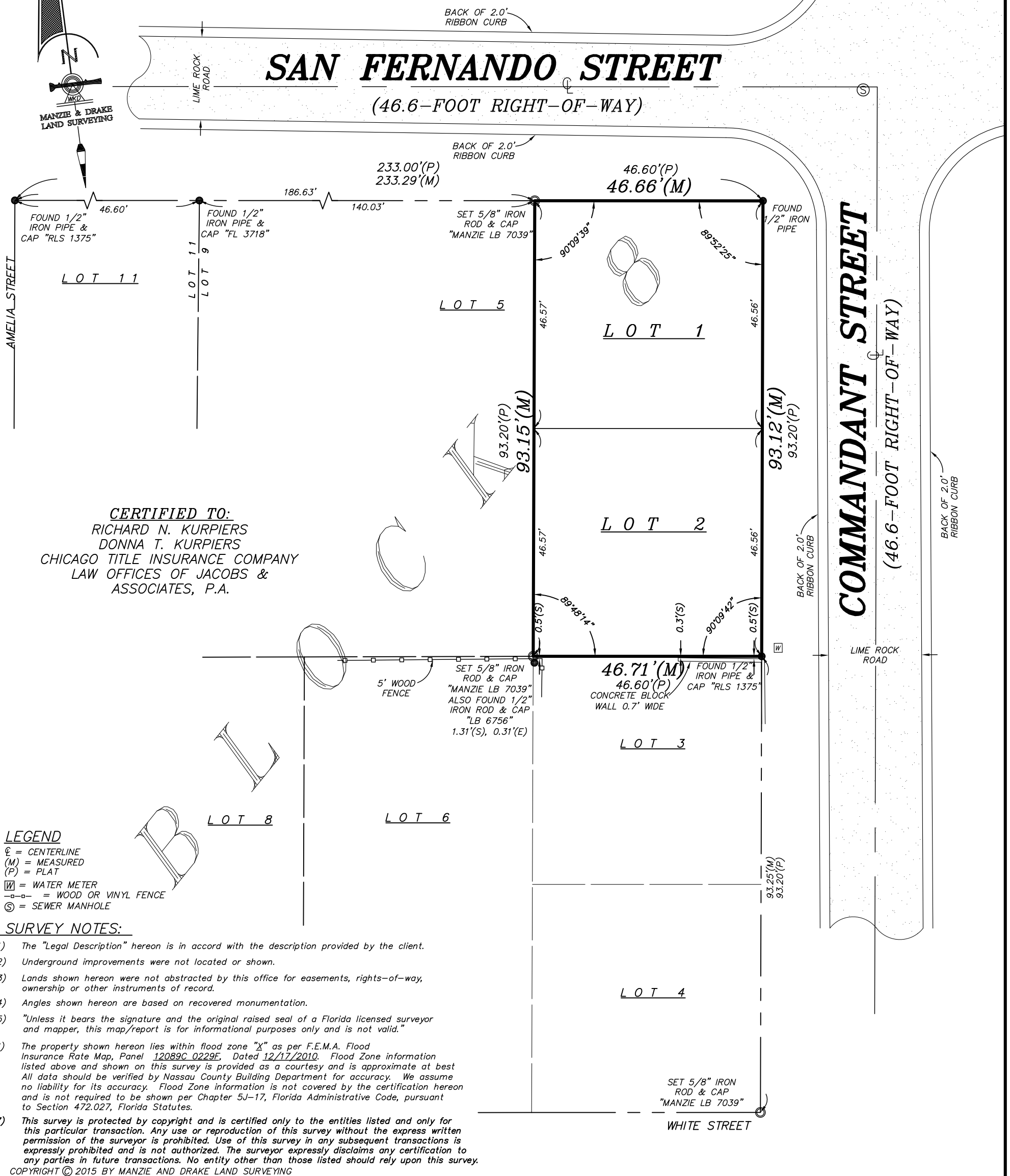
COUNTY OF NASSAU

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

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS:



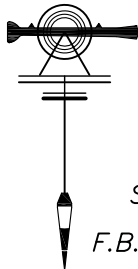
CL = CENTERLINE
 (M) = MEASURED
 (P) = PLAT
 [W] = WATER METER
 -□-□- = WOOD OR VINYL FENCE
 (S) = SEWER MANHOLE

- 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) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0229F, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

COPYRIGHT © 2015 BY MANZIE AND DRAKE LAND SURVEYING

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

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



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



SCALE: 1"=20' JOB NO: 19423 DATE: 12/18/15 CADD: BH
F.B. NO: X-270 PAGE NO: 69 FIELD CREW: CB FILE NO: A-3980

DATE:

MAR. 04, 2021

MOSE

MOSE DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

MARKET N. 2, BLK 8, OLD TOWN, FERNANDINA BEACH, FLORIDA 32034

INFO@MOSEDESIGNGROUP.COM

PHONE (843) 379-5630

REVISIONS:

PROJECT:

KURPIERS RESIDENCE

LOT #1 & 2, BLOCK #8

OLD TOWN, FERNANDINA BEACH

NASSAU COUNTY, FLORIDA

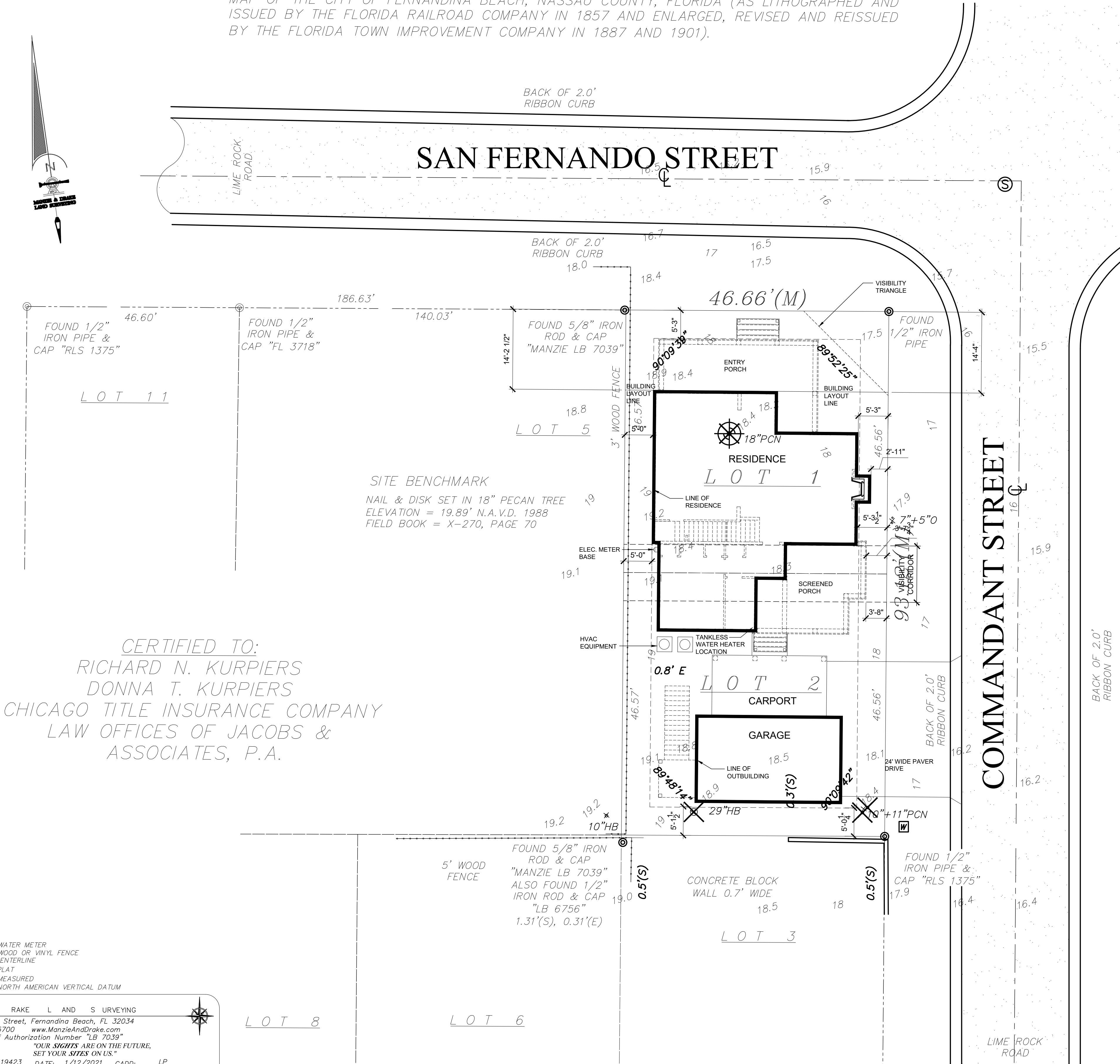
SHEET:

1

G1.1

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

LOT ONE (1) AND LOT TWO (2) OF BLOCK EIGHT (8), OLD TOWN, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA (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).



TREE LEGEND

PCN = PECAN TREE
HB = HAWKEYE TREE
O = OAK TREE

TREE DISCLOSURE

NUMBER OF TREES SHOWN ON SURVEY: 7

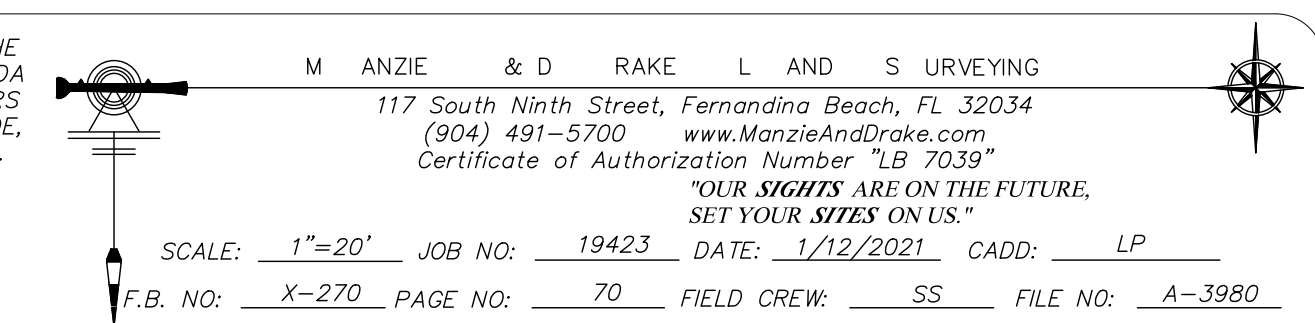
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF, HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

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

SURVEY NOTES

- The "Legal Description" herein is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Land shown herein were not disturbed by this office for assessments, rights-of-way, ownership or other instruments of record.
- Internal lot angles shown herein are based on recorded monumentation.
- The property shown herein lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map (Panel "22080C-0228-01", Dated "06/02/2017"). 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 herein and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown herein.
- Elevations shown herein refer to North American Vertical Datum of 1988 (NAVD, 88).
- The Reference Benchmark is the north rim of a sanitary manhole at the intersection of Fernando & Commandant Street. (Elevation = 15.44' NAVD, 1988).

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.



FINISH NOTES

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

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

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

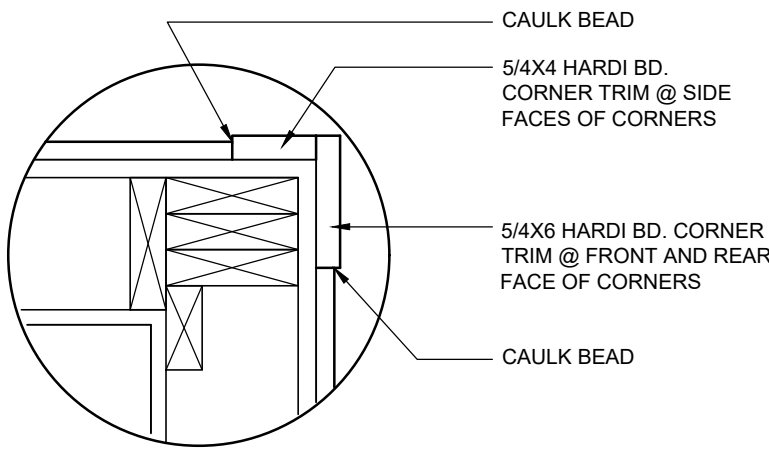
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

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

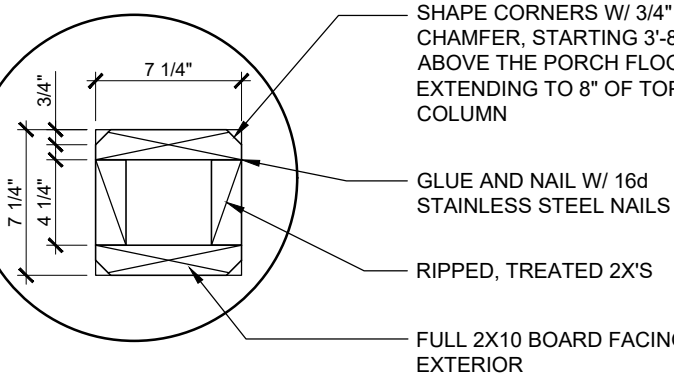
5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

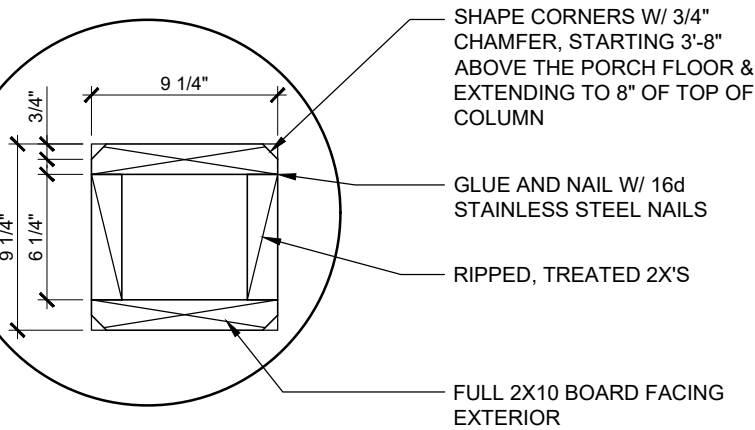
Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.



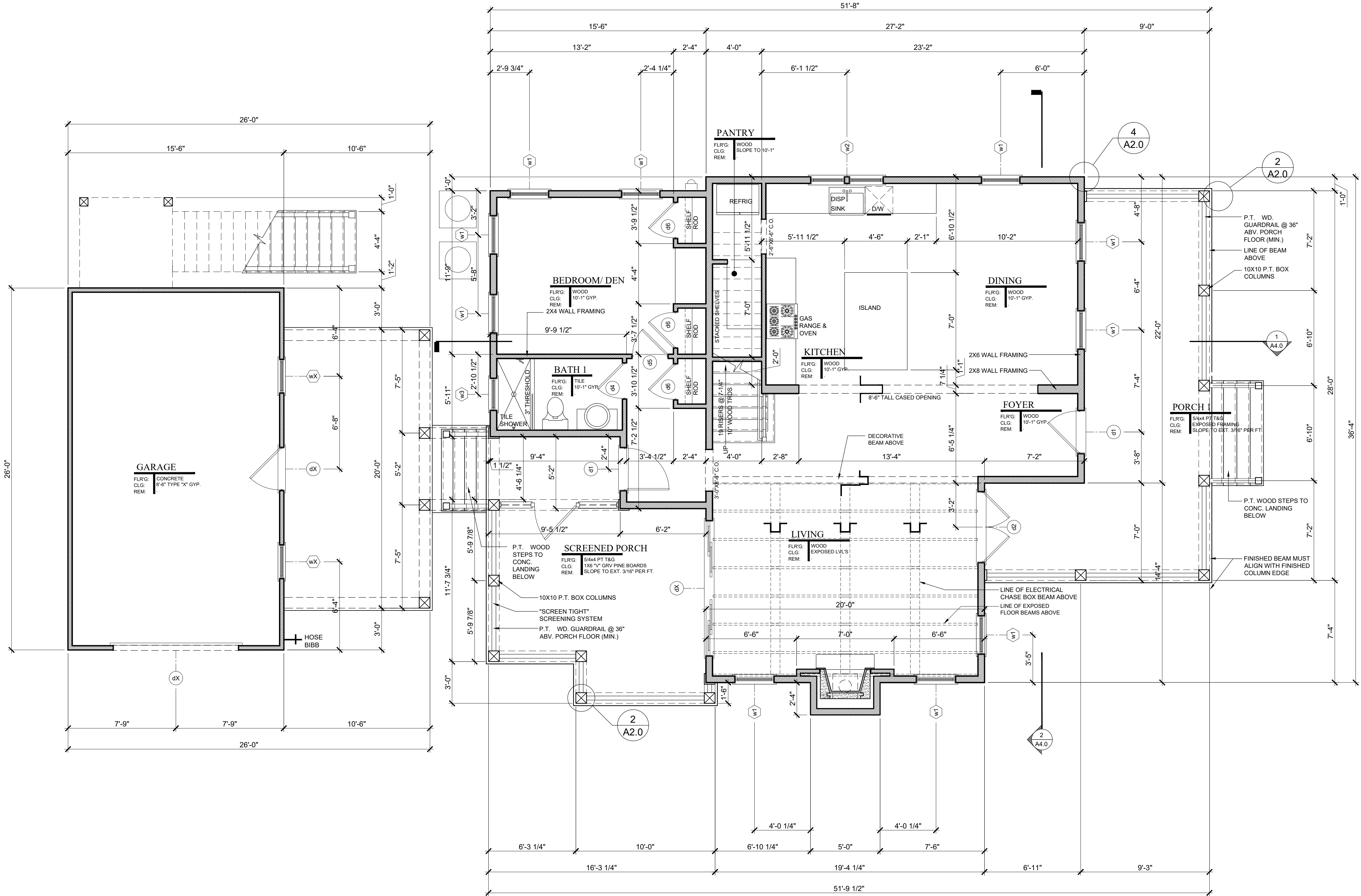
4 CORNER DETAIL



3 8X8 COLUMN DETAIL



2 10X10 COLUMN DETAIL



1 FIRST FLOOR PLAN

1/4" = 1'-0"



BUILDING AREAS

FIRST FLOOR HTD	1190 SQ FT
SECOND FLOOR HTD	968 SQ FT
TOTAL HTD	2158 SQ FT
TOTAL PORCHES	940 SQ FT

O.B. FIRST FLOOR NON-HTD	403 SQ FT
O.B. SECOND FLOOR HTD	403 SQ FT

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

All construction plans purchased from Moser Design Group, Inc. are provided as-is, and Moser Design Group, Inc. disclaims all other warranties, express or implied, including but not limited to, the accuracy, completeness, and reliability of the information contained herein. Moser Design Group, Inc. is not responsible for any errors or omissions in these plans, and the purchaser is responsible for verifying the accuracy of all information before construction. Moser Design Group, Inc. is not responsible for any changes or modifications to these plans, and the purchaser is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Moser Design Group, Inc. is not responsible for any damages or losses resulting from the use of these plans, and the purchaser is responsible for obtaining all necessary insurance coverage. Moser Design Group, Inc. is not responsible for any claims or liabilities arising from the use of these plans, and the purchaser is responsible for obtaining all necessary legal counsel. Moser Design Group, Inc. is not responsible for any claims or liabilities arising from the use of these plans, and the purchaser is responsible for obtaining all necessary legal counsel.

PROJECT:

KURPIERS RESIDENCE
LOT #1 & 2, BLOCK #8
OLD TOWN, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

SHEET:

1 A2.0

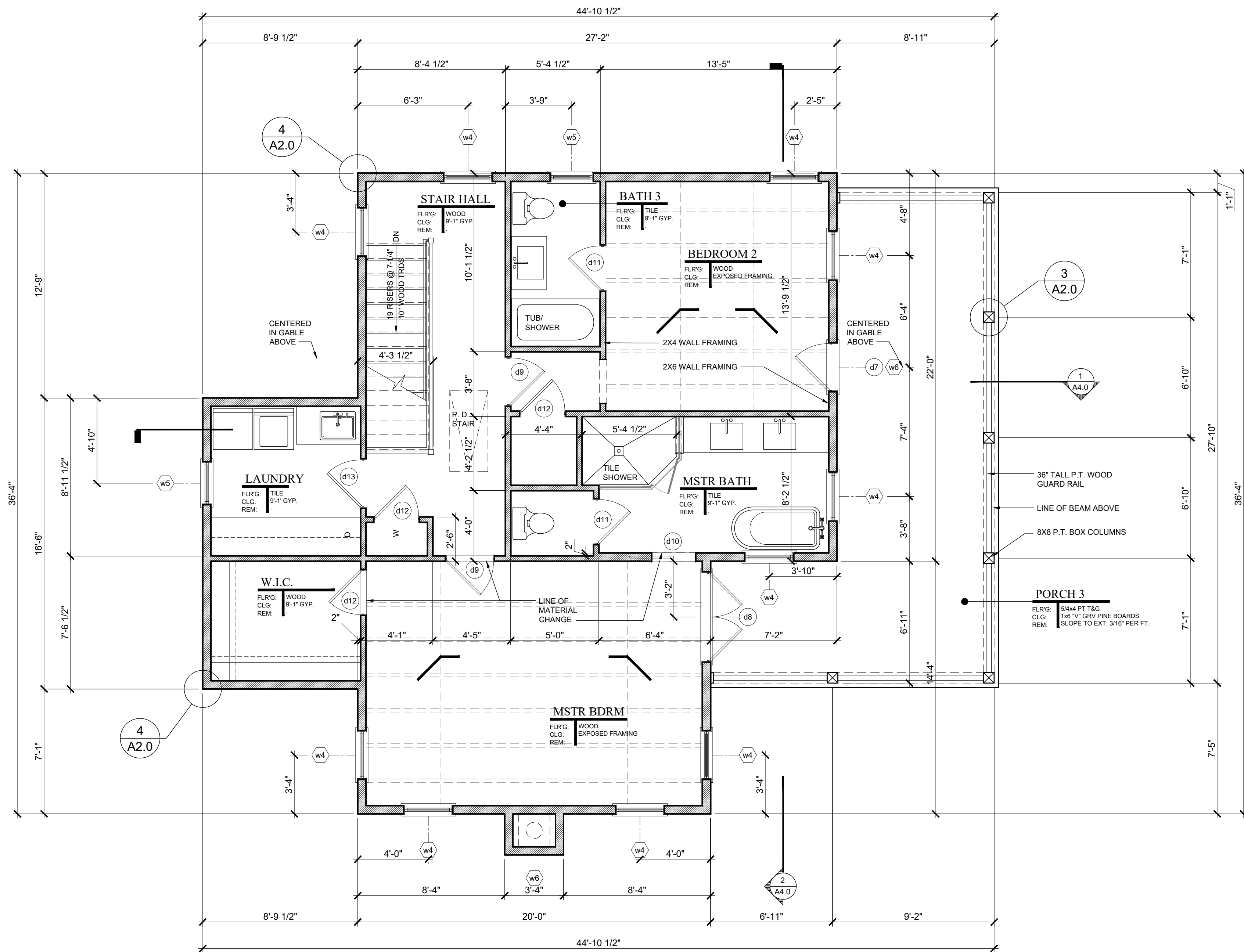
DATE:

MAR. 04, 2021
MDG
MOSER DESIGN GROUP
Residential Design
Up & Plans, Inc.

2018, MOSER DESIGN GROUP, INC.
ALL RIGHTS RESERVED

MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
MARKET N. 2, BEAUFORT SOUTH CAROLINA 29906
INFO@MOSERDESIGNGROUP.COM
PHONE (843) 379-5630

REVISIONS:



FINISH NOTES

1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.
1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.
2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.
4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.
5. Sealant be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

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

EXTERIOR NOTES:

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



1 ENTRY ELEVATION
A3.0
1/4" = 1'-0"



2 RIGHT ELEVATION
A3.0
1/4" = 1'-0"

DATE:	MAR. 04, 2021
	 MOSEDER DESIGN GROUP, INC. Residential Design Up in the Mountains
PROJECT:	MOSEDER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET N. 2, BEAUFORT SOUTH CAROLINA 29906 INFO@MOSEDERDESIGNGROUP.COM PHONE (843) 379-5630
	REVISIONS:
SHEET:	KURPIERS RESIDENCE LOT #1 & 2, BLOCK #8 OLD TOWN, FERNANDINA BEACH NASSAU COUNTY, FLORIDA
	REVIEW A3.0

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



SHEET:	PROJECT:	DATE:
A3.1	KURPIERS RESIDENCE LOT #1 &2, BLOCK #8 OLD TOWN, FERNANDINA BEACH NASSAU COUNTY, FLORIDA	MAR. 04, 2021
These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.		
REVISIONS:		
MOSEY DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 7 MARKET LN. 2. BEAUFORT SOUTH CAROLINA 29506 INFO@MOSEYDESIGNGROUP.COM PHONE (843) 379-5630		







HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2021-09

APRIL 15, 2021

Owner/Applicant:	Grant Worsley, Owner
Property Address:	504 Beech Street
Parcel ID #	00-00-31-1800-0027-0160
Current zoning:	R-2
FLUM land use category:	Medium-Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	N/A
Year Built:	2004 (NCPA)
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to re-roof using DaVinci Select Composite roof tiles.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The applicant is proposing to re-roof the primary and accessory structure with DaVinci Select composite roofing in “select shake” style.



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:

As a non-contributing structure to the Fernandina Beach Downtown Historic District, *“guidelines are applied with more flexibility regarding additions and replacement and repair of materials.”*¹

“The purpose of a roof is to cover and protect the rest of the building from the elements, making it is one of the most important parts of a building. Regular roof maintenance is essential. A roof’s size and visibility tend to restrict any change in its shape or materials, as this would drastically alter the appearance of the entire building. Original roofing materials in Fernandina Beach include wood shingles and standing seam metal; however, much of these original materials have been lost due to hurricanes and storms. New roofing materials of asphalt, metal, and fiberglass are appropriate for the district...

*If overall deterioration is beyond the repair, substitute materials may be used. Select substitute materials that will best support the historic character of the building and the district. Match original materials whenever possible.”*²

*“If original materials are damaged or deteriorated beyond repair, substitute materials will be permitted. In either case of substitute materials, they should promote the historic character of the district to the greatest extent possible.”*³

Given that the proposed material represents a new product to be introduced into the Downtown Historic District, consideration of the use of this product should include discussion of:

1. **The compatibility of design with roofing seen historically and currently in the District.** Many of the historic properties would have originally featured wooden shake shingles as a roofing material. Due to their maintenance requirements and flammability, no historic wood shake shingle roofs exist today. Roofing downtown currently consists of various types of metal roofs, and asphalt shingles.
2. **Compatibility of material to the district.** Composite products that accurately replicate historic materials have been allowed on new construction in the District, including cementitious siding, and composite shutters.
3. **Durability of material to the district.** As new products are introduced to the market, consideration must be given to how the product will perform. Will the product fade, or change in appearance over time? How long has the product been in use and tested?

¹ City of Fernandina Beach Downtown Historic District Design Guidelines. p.109. Thomason and Associates. 2013.

² Ibid. p.88.

³ Ibid. p.9.

STAFF RECOMMENDATION:

Staff recommends:

As the product representative will present the product to the HDC for consideration at the meeting, staff will refrain from making a recommendation at this point and recommends the board hear the presentation and decide after seeing the product and having the opportunity to ask the product representative questions about the product. Although it relates specifically to alternative materials on historic structures, staff has included a document the HDC has previously created to discuss the pros and cons of alternative materials as an exhibit for consideration.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-09 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 2021-09, 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 DaVinci Composite Roofing Sales Sheet
- EXHIBIT 3 Using Alternative Materials on Historic Structures in Fernandina Beach

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6919

Date Submitted: 3/8/2021

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*

Re-roof

APPROVAL TYPE*

Staff Approval

See Certificate of Approval Matrix for details

Previously Approved Case

Have you met with a planner for a pre-application meeting?*

-- Select One --

What was the date of your pre-application meeting?*

mm/dd/yyyy

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*

504 Beech St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

Block 27 Lot 16 City of Fernandina Beach

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Grant

Last Name*

Worsley

Mailing Address*

504 Beech St.

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904 2614711

E-mail Address*

grant.worsley@att.net

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Re-shingle roof of home and garage. I have sample board of actual "Select Shake" tiles I can bring to HDC office if needed.

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

Design Vision Statement*

Roof shingle replacement which complements historic styles.

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
		(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
DaVinci	Select Shake	Mossy Cedar (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
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
DaVinci_SellSheet_06.pdf	Choose File No file selected	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	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*

Grant

Applicant Last Name*

Worsley

Today's Date*

3/8/2021



DEPARTMENT OF PLANNING & CONSERVATION

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



MULTI-WIDTH SLATE

Aberdeen

THE LOOK YOU LOVE

Engineered for decades of enduring and worry-free beauty.

DaVinci has been the leader in composite roofing for nearly two decades. Our roofing solutions deliver everything you love about slate and with performance attributes natural materials can't match.

You won't find a more realistic or better-performing roofing product anywhere.

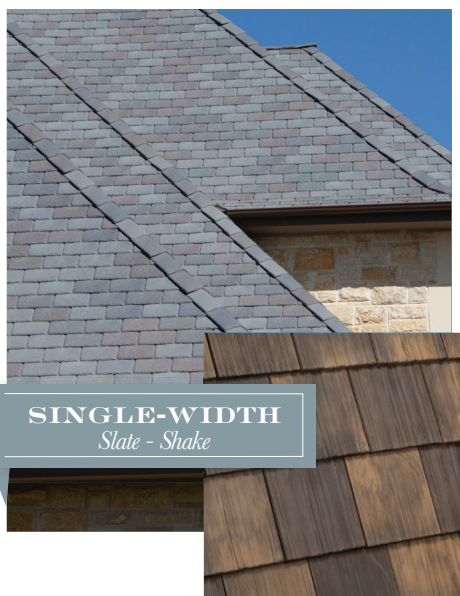
Visual VERSATILITY

DaVinci offers the beauty of natural slate and shake in three different tile options, giving you the ability to meet your aesthetic vision as well as respect your budget.



MULTI-WIDTH
Slate - Shake

Our most authentic-looking and versatile option. Laying tiles of multiple widths in a straight or staggered pattern creates the most natural, non-repeating appearance possible.



SINGLE-WIDTH
Slate - Shake

Single-width tiles add a budget-friendly touch of tradition to your home in either a straight or staggered pattern. The uniform tile size speeds up installation.



BELLAFORTÉ
Slate - Shake

BellaForté's innovative design requires less overlap (reducing waste and cost), making it a stylish upgrade that won't bust the budget.

A ROOF DOESN'T GET ANY BETTER THAN *DaVinci*

With the damaging effects of sun, hail, gale-force winds and freeze and thaw cycles, roofing materials are at odds with the weather year-round. DaVinci's unique composite construction outperforms both natural slate and shake with a Class A Fire Rating,

Class 4 Impact Rating and a 110 MPH Wind Rating. But the real genius of a DaVinci roof lies in its ability to provide lasting beauty and a constant source of pride.

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. And unlike natural materials, DaVinci Slate and Shake roofing systems come with Lifetime Warranty. You won't find a better looking or better performing roof at any price.

- STRENGTH
- AVERAGE
- WEAKNESS

		ASPHALT	NATURAL SLATE	NATURAL SHAKE	CONCRETE	METAL
 WIND RESISTANT	●	●	●	●	●	●
 FIRE RESISTANT	●	●	●	●	●	●
 IMPACT RESISTANT	●	●	●	●	●	●
 FREEZE/THAW RESISTANT	●	●	●	●	●	●
 MAINTENANCE-FREE	●	●	●	●	●	●
 COLOR-FADE RESISTANT	●	●	●	●	●	●
 LIGHTWEIGHT	●	●	●	●	●	●

Building Code & Testing Approvals: ICC-ES ESR-2119; Miami-Dade County, FL; CA Title 24; Texas Dept. of Insurance; LEED contribution; Class A Fire; Class 4 Impact; and CCMC 14094-R

TECHNICAL SPECIFICATIONS

DaVinci Slate

	WIDTHS
MULTI-WIDTH	12", 10", 9", 7", 6"
SINGLE-WIDTH	12"
BELLAFORTÉ	12"

DaVinci Shake

	WIDTHS
MULTI-WIDTH	9", 8", 7", 6", 4"
SINGLE-WIDTH	9"
BELLAFORTÉ	12"

*Testing Summary**

	STANDARD	RESULTS
Fire Test	ASTM E 108	Class A
Impact Test	UL 2218	Class 4
Wind Test	ASTM D 3161	Certified to 110 mph
High Velocity Hurricane Zone	TAS 125	Up to 180 mph

*See DaVinciRoofscapes.com for the most up-to-date testing and certifications.

Note: Print reproductions of colors shown may vary from actual product.

COMMITTED TO COLOR

Nobody offers you more color options than DaVinci—your only limitation is your imagination.

Our industry-leading standard color palette is just the beginning; our 49 distinct colors translate into 21 gorgeous blends.

When it comes to bringing out the best in your home...leave it to DaVinci.

Using Alternative Materials on Historic Structures in Fernandina Beach

Positives....	Not so positives...
Increased rehabilitation potential –property owners or potential property owners may take on rehab projects if less expensive, longer-lasting materials can be utilized	Not supported by SOIS or Design Guidelines – SOIS 2, 6 and 9 most clearly point to not using alternative materials and our current design guidelines do not advocate use of alternative materials.
Reduced costs – Alternative materials can be less expensive than the cost of original materials. Alternative materials are also presented as having less maintenance requirements and long lifespans, which can reduce costs over time.	Impact to historic integrity of the structure and district – Replacement of original materials could affect the overall integrity of the structure, particularly where the materials replace character-defining features. This could lead to contributing buildings becoming non-contributing, which could impact the balance of contributing buildings in a district, which ultimately could affect National Register and/or local districting.
Positive environmental considerations – Alternative materials are often presented as environmentally-friendly because they are durable and long-lasting, which reduces replacement, new manufacturing and waste. New windows are presented as more energy efficient.	Alternative materials may not have the lifespan or quality indicated – These materials are touted as having superior lifespans, but some of the materials are untested over time. It is unknown what the appearance of these materials will be long-term, or how they will impact underlying historic materials.
More flexibility – Allowing the use of alternative materials gives property owners more options of materials to utilize in their rehabilitation projects. It may also give the HDC more flexibility to approve projects where the use of original materials may be more expensive or difficult to find/produce.	Negative environmental considerations – PVC manufacturing is detrimental to the environment, and vinyl products can off-gas toxic chemicals into the outdoor and indoor environments. Upon disposal, these products have long breakdown cycles and could also cause harm as waste.
Good publicity – ability to utilize alternative materials may be seen as helpful to property owners	Negative perception – Strict adherence to original materials requirement can be seen as inflexible and causing hardship to property owners



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0034 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 02/24/2021
Work Class: HDC Staff Review **District:** Default **Exp Date:** 03/26/2021
Status: Approved **Square Feet:** 0.00 **Completed:** 03/02/2021
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 03/02/2022
Description: Certificate of Approval (COA) for a 36"x48" Projecting sign

Parcel: 00-00-31-1800-0269-0150 Main	Address: 25 S 3Rd St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	--	---

Applicant Alexis Reynolds Mobile: 8473709455	Owner Patrick Keogh & Frances P Clark 95032 Spring Tide LN Fernandina Beach, FL 32034 Mobile: 9042612770
--	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001196-2021		Salvatore Cumella	03/02/2021
HDC Application Checklist	APP-001187-2021		Taylor Hartmann	02/24/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00012981	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00012981		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0035 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 02/25/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 03/29/2021
Status: Approved	Square Feet: 0.00	Completed: 03/02/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for a projecting sign		Expire Date: 03/02/2022

Parcel: 00-00-31-1800-0046-0030 Main	Address: 122 S 8Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	---	---

Applicant Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Owner Betty Berkman 122 S 8th St. Fernandina Beach, FL 32034
---	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001198-2021		Salvatore Cumella	03/02/2021
HDC Application Checklist	APP-001190-2021		Taylor Hartmann	02/25/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00012999	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00012999		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0036 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/01/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 03/31/2021
Status: Approved	Square Feet: 0.00	Completed: 03/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install 4' black aluminum fence and arched gates around permitter of property		Expire Date: 03/16/2022

Parcel: 00-00-31-1800-0031-0140 Main	Address: 103 N 6Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
---	---	--

Applicant ASHLEY FURMAN 103 N 6 ST FERNANDINA BEACH, FL 32034 Mobile: 828-773-4814	Owner ASHLEY FURMAN 103 N 6 ST FERNANDINA BEACH, FL 32034 Mobile: 828-773-4814
--	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001214-2021		Salvatore Cumella	03/16/2021
HDC Application Checklist	APP-001192-2021		Taylor Hartmann	03/01/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013023	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013023		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0037 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/02/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 04/01/2021
Status: Approved	Square Feet: 0.00	Completed: 03/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 03/16/2022

Description: Certificate of Approval (COA) to replace 6 non-original windows on the first floor of the Cedar and 8th St. porch infill; and 2 non-original windows on the first floor, north elevation. Windows to be Pella Architect Series double-hung.

Parcel: 00-00-31-1800-0040-0052 Main	Address: 229 S 8Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	---	---

Agent Pella Windows and Doors 350 W State Rd 434 Longwood, FL 32750 Business: 9044662667 Mobile: 9044662667	Applicant Cormier Hair Studio 229 8th S Fernandina Beach, FL 32034 Business: 904-583-4722	Owner Heidi Cormier 229 S 8th ST Fernandina Beach, FL 32034 Home: 904-583-4722
---	--	---

Note	Created By	Date and Time Created
1. Emailed applicant about outstanding application fee 3/16/21.	Taylor Hartmann	03/16/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001218-2021		Salvatore Cumella	03/16/2021
HDC Application Checklist	APP-001195-2021		Taylor Hartmann	03/02/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013051	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013051		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0038 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/02/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 04/01/2021
Status: Approved	Square Feet: 0.00	Completed: 03/02/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval for a 6' pressure treated pine fence		Expire Date: 03/02/2022

Parcel: 00-00-31-1580-0003-0090 Main	Address: 800 Someruelus St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
---	--	-------------------------------

Applicant Michael R Harrison 820 Someruelos Street Fernandina Beach, FL 32034 Home: 9044911259 Mobile: 9045833502	Owner Michael R Harrison 820 Someruelus ST Fernandina Beach, FL 32034 Home: 9044911259
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001199-2021		Salvatore Cumella	03/02/2021
HDC Application Checklist	APP-001197-2021		Taylor Hartmann	03/02/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013060	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013060		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0039 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/03/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 04/02/2021
Status: Approved	Square Feet: 0.00	Completed: 03/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repaint exterior of main building, roof of carriage house, and replace front porch floor all using like materials and colors		Expire Date: 03/16/2022

Parcel: 00-00-31-1800-0244-0010 Main	Address: 1305 Atlantic Av Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
---	---	------------------------------

Owner Heard Leasing LLC 1305 Atlantic AVE Fernandina Beach, FL 32034 Home: 904-277-9691	Agent Howell V Long, Jr. 1299 Gerbing Road Fernandina Beach, FL 32034 Home: 9042616389 Business: 9047533243 Mobile: 9047533243	Applicant Howell V Long, Jr. 1299 Gerbing Road Fernandina Beach, FL 32034 Home: 9042616389 Business: 9047533243 Mobile: 9047533243
--	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001215-2021		Salvatore Cumella	03/16/2021
HDC Application Checklist	APP-001203-2021		Taylor Hartmann	03/03/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013085	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013085		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0041 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/15/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 04/14/2021
Status: Approved	Square Feet: 0.00	Completed: 03/19/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to apply external muntins to windows in a 2/2 pattern		Expire Date: 03/21/2022

Parcel: 00-00-31-1580-0002-0050 Main	Address: 710 Someruelus St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
---	--	-------------------------------

Owner ALEX SEEFRIED 710 SOMERUELUS ST FERNANDINA BEACH, FL 32034 Mobile: 904-518-9256	Applicant ALEX SEEFRIED 710 SOMERUELUS ST FERNANDINA BEACH, FL 32034 Mobile: 904-518-9256	Owner Alex Seefried 404 Amelia St. Fernandina Beach, FL 32034 Mobile: 904-518-9256
---	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001221-2021		Salvatore Cumella	03/19/2021
HDC Application Checklist	APP-001213-2021		Taylor Hartmann	03/15/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013282	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013282		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



**National Trust for
Historic Preservation®**
Save the past. Enrich the future.



Historic Tax Credit Growth and Opportunity Act of 2021 (HTC-GO)

The Historic Tax Credit (HTC) is a proven tax incentive for both revitalizing historic community assets and supporting economic development and recovery.

Introduced in the House, by Representatives Earl Blumenauer (D-OR) and Darin LaHood (R-IL), the new version of HTC-GO includes temporary provisions that will bring relief to projects impacted by the pandemic and permanent provisions that will bring more value to the HTC, improve access to the credit, and enhance investment opportunities for smaller rehabilitation projects.

Temporary COVID-19 Related Provisions

Developers and building owners are experiencing challenges in rehabbing historic buildings. The financial markets have slowed to a crawl, making it difficult for projects to access capital and stalling complex historic real estate developments. The increased volatility in the market and project risk is forcing banking institutions to decrease their loan frequency and the overall amount while tightening underwriting requirements. Increases in material and construction costs and an uncertain tenant market have further impacted potential developments. As a result, many projects have stalled or are no longer feasible. Additionally, local governments are challenged to fulfill funding and partnership agreements with developers or enter in new agreements incentivizing revitalization.

- The HTC-GO legislation temporarily increases the rehabilitation credit (IRC § 47) to address projects impacted by the pandemic.
- This provision increases the HTC percentage from 20% to 30% for 2020 through 2024.
- The credit percentage is phased down to 26% in 2025, 23% in 2026, and returns to 20% in 2027 and thereafter.

Permanent Provisions

The following provisions would make important changes to the HTC to encourage more building reuse and redevelopment nationwide and would be particularly impactful for small, midsize, and rural communities. These provisions would not only make the credit easier to use and more historic properties eligible, but it would also enhance the value of the HTC and make the credit easier to use to create affordable housing.

- Increases the credit from 20% to 30% for projects with less than \$2.5 million in qualified rehabilitation expenses, making it easier to complete small rehabilitation projects.
- Lowers the substantial rehabilitation threshold, making more buildings eligible to use the HTC.
- Eliminates the requirement that the value of the HTC must be deducted from a building's basis (property's value for tax purposes), increasing the value of the HTC and making it easier to pair with the federal Low-Income Housing Tax Credit.
- Makes the HTC easier to use by nonprofits for community health centers, local arts centers, affordable housing, homeless services, and others by eliminating IRS restrictions that make it challenging to partner with developers.



National Trust for
Historic Preservation®
Save the past. Enrich the future.



Federal Historic Tax Credit Fact Sheet

The Federal Historic Tax Credit (HTC) is a 20% credit applied to qualified rehabilitation expenses for certified historic structures distributed over 5 years (4% per year). It represents, by far, the largest federal investment in historic preservation.

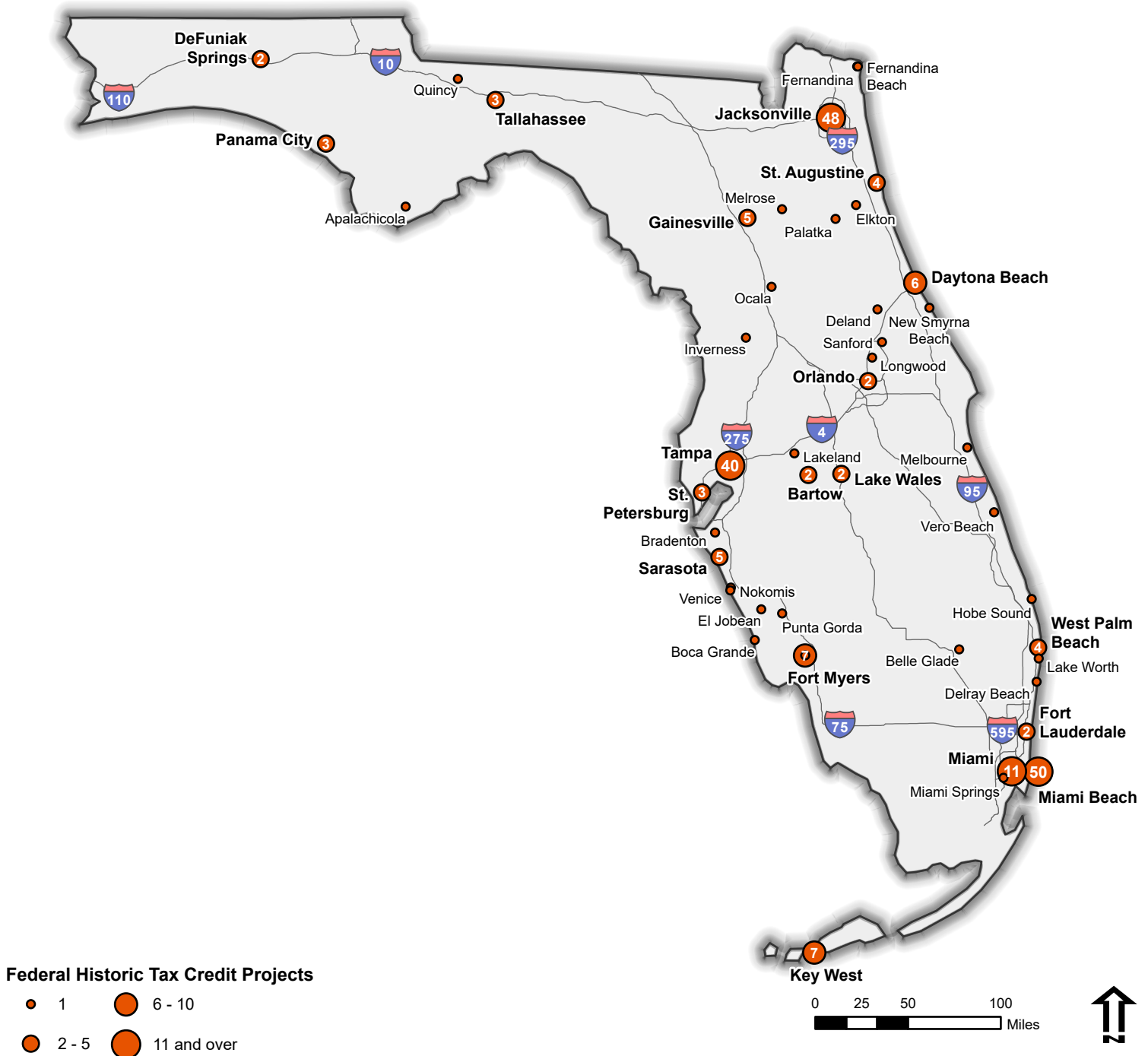
- The HTC **encourages private investment** in historic buildings. The credit attracts private capital—approximately \$173 billion since inception—to revitalize often vacant and underutilized properties that have a financing gap between what banks will lend and what rehabilitation will cost.
- The credit generates new economic activity. According to the National Park Service HTC Impact Report (2019), since its inception, the rehabilitation of over 45,000 historic buildings has **created nearly 3 million jobs** and has **produced over 172,000 low- and moderate-income affordable housing units**.
- The NPS 2019 study concluded that the HTC **returns more to the Treasury than it costs**. The HTC has generated \$38.1 billion in federal tax revenue from the \$32.9 billion in federal tax credits.
- From 2013 to 2017, **40% of all HTC projects were in predominantly minority census tracts***
- According to the HTC FY2019 Annual Report (NPS), **74% of HTC projects were in economically distressed areas**.
- **Thirty-nine states** recognize the economic development potential of historic rehabilitation and **have enacted individual state HTC programs** that work in tandem with the federal program.
- The credit is used in both larger urban areas and smaller towns. In 2019, 34% of projects were in communities with populations under 100,000.
- According to the NPS HTC Annual Report in 2019, approximately 50% of projects are under \$1 million in rehabilitation development costs (less than \$200,000 in credits).

FEDERAL HISTORIC TAX CREDIT PROJECTS

Florida

A total of 234 Federal Historic Tax Credit projects (certified by the National Park Service) and \$198,912,921 in Federal Historic Tax Credits between fiscal year 2001 through 2020, leveraged an estimated \$1,143,749,294 in total development.

Data source: National Park Service, 2020



Provided by the
National Trust for Historic Preservation
and the Historic Tax Credit Coalition



National Trust for
Historic Preservation®
Save the past. Enrich the future.



Florida

Historic Tax Credit Projects, FY 2001-2020

Project Name	Address	City	State	Year	Qualified Expenditures	Project Use
Orman Building	32 Avenue D.	Apalachicola	FL	2001	\$750,000	Not Reported
No project name	510 S. Broadway Ave	Bartow	FL	2003	\$115,643	Office
Mann House	325 W. Main Street	Bartow	FL	2001	\$175,000	Not Reported
Old Belle Glade Town Hall	33 West Avenue A	Belle Glade	FL	2015	\$2,260,000	Housing
Whidden's Grocery	441 Park Avenue	Boca Grande	FL	2009	\$518,000	Other
Manatee River Hotel	309 10th Street	Bradenton	FL	2014	\$10,973,000	Hotel
The Abbey	426 South Beach Street	Daytona Beach	FL	2020	\$190,000	Multi-Use
Kosich Apartments	706 Harvey Avenue	Daytona Beach	FL	2012	\$60,000	Hotel
South Ridgewood Elementary School	731 South Ridgewood Avenue	Daytona Beach	FL	2012	\$807,039	Office
Jackie Robinson Ball Park	City Island Parkway	Daytona Beach	FL	2005	\$2,500,000	Other
James N. Gamble House	1209 S. Peninsula Drive	Daytona Beach	FL	2004	\$425,000	Hotel
Lillian Place	111 Silver Beach	Daytona Beach	FL	2001	\$108,684	Hotel
DeFuniak Drug Company	766 Baldwin Avenue	DeFuniak Springs	FL	2020	\$168,880	Commercial
Wesleys Jewelry Store	770 Baldwin Avenue	DeFuniak Springs	FL	2019	\$84,000	Office
Athens Theatre	124 North Florida Avenue	Deland	FL	2010	\$10,906,067	Commercial
No project name	42 Palm Square	Delray Beach	FL	2015	\$187,000	Housing
El Jobean Post Office & General Store	4370 Garden Road	El Jobean	FL	2001	\$189,000	Multi-Use
The Palace Saloon	117 Centre Street	Fernandina	FL	2001	\$800,000	Not Reported
Nassau County School No. 1	914 Centre Street	Fernandina Beach	FL	2019	\$2,900,000	Housing
Bryan Building	220-230 Brickell Avenue	Fort Lauderdale	FL	2004	\$1,390,483	Multi-Use
Earnhardt Building	2250-2272 First Street	Fort Meyers	FL	2005	\$3,250,000	Multi-Use
Towles House	2050 McGregor Boulevard	Fort Myers	FL	2006	\$1,035,000	Multi-Use
Leak Building	2225 First Street	Fort Myers	FL	2004	\$1,450,124	Office
Heritage Square Building	2235 First Street	Fort Myers	FL	2002	\$1,492,357	Office
Art Center	39-41 Patio De Leon	Fort Myers	FL	2001	\$136,281	Office
Ed Tonnelier Building	2211 Main Street	Fort Myers	FL	2001	\$298,789	Multi-Use



National Trust for
Historic Preservation®
Save the past. Enrich the future.



Project Name	Address	City	State	Year	Qualified Expenditures	Project Use
Franklin Arms Hotel	2320 First Street	Fort Myers	FL	2001	\$5,925,779	Multi-Use
Sims Building	2214-2218 First Street	Fort Myers	FL	2001	\$287,527	Multi-Use
No project name	224 NW 2nd Avenue	Gainesville	FL	2009	\$113,303	Multi-Use
The Swearingen-Austin House	205 SE 7th Street	Gainesville	FL	2008	\$350,000	Hotel
The Baker House	727 East University Avenue	Gainesville	FL	2004	\$122,055	Housing
Laurel Oak Inn	221 SE 7th Street	Gainesville	FL	2002	\$410,265	Hotel
No project name	220 SE 7th Street	Gainesville	FL	2001	\$40,000	Not Reported
Gate House	214 S. Beach Road	Hobe Sound	FL	2008	\$701,464	Housing
The Masonic Temple of Citrus, Lodge 18 F. & A.M.	111 West Main Street	Inverness	FL	2009	\$515,096	Office
Delgado Building	2540-2548 Oak Street	Jacksonville	FL	2019	\$1,184,575	Housing
Crispy's Springfield Gallery	1735 N. Main Street	Jacksonville	FL	2018	\$329,550	Commercial
No project name	904 Margaret Street	Jacksonville	FL	2016	\$463,126	Office
No project name	317 E. 6th Street	Jacksonville	FL	2012	\$900,000	Housing
No project name	1342 N. Laura Street	Jacksonville	FL	2011	\$1,336,000	Multi-Use
No project name	1334 Walnut Street	Jacksonville	FL	2010	\$380,000	Commercial
Hutchinson-Suddath Building	315-319 E. Bay Street	Jacksonville	FL	2008	\$13,374,545	Multi-Use
No project name	2055 Herschel Street	Jacksonville	FL	2007	\$650,000	Housing
No project name	314 E 4th Street	Jacksonville	FL	2007	\$170,000	Housing
5 Points Theater	1018-28 Park Street	Jacksonville	FL	2007	\$3,975,133	Multi-Use
The Goffin Building	1702 North Main Street	Jacksonville	FL	2007	\$634,488	Multi-Use
No project name	1719-1725 Perry Street	Jacksonville	FL	2006	\$443,593	Housing
No project name	873-879 Stockton Street	Jacksonville	FL	2006	\$130,000	Multi-Use
No project name	1021 King Street	Jacksonville	FL	2006	\$82,000	Multi-Use
Carlinton (Roosevelt) Hotel	33 West Adams Street	Jacksonville	FL	2006	\$24,213,648	Multi-Use
J.C. Crawford House	110-112 W. 12th Street	Jacksonville	FL	2006	\$248,400	Housing
Marybuilt	881-887 Stockton Street	Jacksonville	FL	2006	\$300,000	Multi-Use
No project name	1801 Main Street	Jacksonville	FL	2005	\$190,000	Multi-Use
Dyal-Upchurch Building	6 East Bay Street	Jacksonville	FL	2005	\$2,606,810	Commercial
Klutho Apartments	1830 Main Street	Jacksonville	FL	2005	\$2,000,000	Office
South Jacksonville Elementary School	1450 Flagler Avenue	Jacksonville	FL	2005	\$5,459,091	Housing
No project name	212 6th Street East	Jacksonville	FL	2004	\$78,000	Housing
No project name	2037 Myra Street	Jacksonville	FL	2004	\$132,332	Housing
No project name	2120 Oak Street	Jacksonville	FL	2004	\$532,616	Office
William J. Kelley Residence	1521 Riverside Avenue	Jacksonville	FL	2004	\$700,000	Hotel

Project Name	Address	City	State	Year	Qualified Expenditures	Project Use
No project name	1521 / 1523 Osceola Street	Jacksonville	FL	2003	\$48,602	Housing
Aberdeen Apartments	2005 Herschel Street	Jacksonville	FL	2003	\$470,959	Multi-Use
Bate W.C. House	739 Acosta Street	Jacksonville	FL	2003	\$31,900	Housing
E. J. Rodgers House Duplex Residence	347-349 Cottage Avenue	Jacksonville	FL	2003	\$135,000	Housing
Haldeman H.D.	2804 Herschel Street	Jacksonville	FL	2003	\$82,730	Housing
Kirkland, Willie House	1048 Cherry Street	Jacksonville	FL	2003	\$52,950	Housing
Kurchayetz Charles House	2670 Myra Street	Jacksonville	FL	2003	\$71,395	Not Reported
Lovejoy, C.C.	2790 Herschel Street	Jacksonville	FL	2003	\$37,750	Housing
Lynch Building	11 Forsyth Street East	Jacksonville	FL	2003	\$19,945,495	Housing
W. A. Knight Building	113 West Adams Street	Jacksonville	FL	2003	\$1,332,638	Not Reported
No project name	1544 N. Laura Street	Jacksonville	FL	2002	\$35,000	Not Reported
No project name	1816 Laura Street	Jacksonville	FL	2002	\$115,000	Housing
No project name	1817 Laura Street	Jacksonville	FL	2002	\$103,000	Housing
No project name	1835-37 Laura Street	Jacksonville	FL	2002	\$162,000	Housing
No project name	2328 Park Street	Jacksonville	FL	2002	\$126,363	Housing
No project name	2857 Downing Street	Jacksonville	FL	2002	\$61,627	Housing
G. McIntyre House - Duplex Residence	1430-1432 Silver Street	Jacksonville	FL	2002	\$96,300	Housing
Jelks Building	2008 Riverside Ave	Jacksonville	FL	2002	\$220,312	Office
No project name	1531 Silver Street	Jacksonville	FL	2001	\$128,445	Housing
Park Manor Apartments	2504 Park Street	Jacksonville	FL	2001	\$300,000	Housing
Rice House	7217 Ventura Avenue	Jacksonville	FL	2001	\$49,836	Housing
No project name	1552 Silver Street	Jacksonville	FL	2001	\$138,000	Housing
No project name	113-115 8th Street	Jacksonville	FL	2001	\$130,000	Housing
No project name	226 Julia Street	Key West	FL	2014	\$274,993	Housing
George Francis Bartlum Roberts House	412 William Street	Key West	FL	2012	\$288,540	Housing
No project name	529 Grinnell Street	Key West	FL	2008	\$415,000	Housing
Fred & Mary Demeritt House	1024 Eaton Street	Key West	FL	2008	\$1,015,000	Housing
Joseph Pinder / Samuel Tiff Residence	907 Frances Street	Key West	FL	2005	\$200,000	Housing
No project name	1122 Whitehead Street	Key West	FL	2001	\$305,857	Housing
Lee / Newhouse Building	506 Fleming Street	Key West	FL	2001	\$471,775	Not Reported
B.K. Bullard Building, Unit 1(2nd Fl.) Units 6,7,8,9	247,275-299 East Stuart Avenue	Lake Wales	FL	2010	\$1,331,578	Multi-Use
Caldwell-Temple Building	202 East Stuart Street	Lake Wales	FL	2001	\$1,230,000	Office

Project Name	Address	City	State	Year	Qualified Expenditures	Project Use
Lot 2 & S 15, Lot 3, Block 424 Townsite Of Lake Worth	604 N Lakeside Drive	Lake Worth	FL	2009	\$132,228	Housing
The Florida Hotel (aka The New Florida Hotel)	130 South Massachusetts Avenue	Lakeland	FL	2005	\$10,949,579	Housing
The Lewis House	152 W. Warren Avenue	Longwood	FL	2013	\$119,000	Commercial
Florida Power and Light Ice Plant	1604 South Harbor City Boulevard	Melbourne	FL	2004	\$1,992,000	Commercial
Baldwin Store & House	105 & 103 Sr 26	Melrose	FL	2001	\$375,109	Office
Naval Air Station Richmond HQ Bldg. 25 aka JM-WAVE CIA Station	12450 SW 152 Street	Miami	FL	2019	\$9,676,478	Other
Vagabond Motel	7301 Biscayne Boulevard	Miami	FL	2015	\$4,000,000	Multi-Use
Museum Walk Apartments	2370 Flamingo Drive	Miami	FL	2014	\$1,485,000	Housing
Royalton	131 SE 1st Street	Miami	FL	2010	\$8,858,605	Housing
Meyer-Kiser Building (Dade Commonwealth Building)	139 NE First Street	Miami	FL	2009	\$3,500,000	Multi-Use
Frank Gallat House / Temple Court Annex	453 NW 3rd Street	Miami	FL	2007	\$480,844	Housing
Temple Court Apartments	431-439 NW 3rd Street	Miami	FL	2007	\$6,592,097	Housing
Pan American Bank Of Miami Building	250 SE 1st Street	Miami	FL	2006	\$10,000,000	Multi-Use
Cadillac Hotel	3925 Collins Avenue	Miami	FL	2004	\$20,000,000	Hotel
George E. Nolan House	1548 Brickell Avenue	Miami	FL	2002	\$2,368,958	Office
The Moore Building	175-191 NE 40th Street	Miami	FL	2001	\$4,267,767	Multi-Use
Ardmore Apartments	6755 and 6765 Harding Avenue	Miami Beach	FL	2020	\$2,520,000	Housing
No project name	7600 Harding Ave	Miami Beach	FL	2019	\$1,600,000	Housing
The J	8320 Harding Avenue	Miami Beach	FL	2018	\$1,350,000	Housing
The Monticello Hotel	210 63rd Street	Miami Beach	FL	2018	\$3,390,000	Hotel
Clearview Apartments	240 76th Street	Miami Beach	FL	2017	\$1,300,000	Housing
Harding Apartments	7310-7320 Harding Ave	Miami Beach	FL	2017	\$3,100,000	Housing
No project name	405 Espanola Way	Miami Beach	FL	2016	\$5,200,000	Multi-Use
Lincoln Arms	1800 James Avenue	Miami Beach	FL	2016	\$2,500,000	Housing
The Embassy Hotel	2940 Collins Avenue	Miami Beach	FL	2016	\$11,315,000	Hotel
Miami Beach Women's Club	2401 Pine Tree Drive	Miami Beach	FL	2015	\$875,000	Other
Pompeii Apartments	7500 Collins Avenue	Miami Beach	FL	2015	\$2,500,000	Housing
Terrace Apartment Hotel (Lulav Square Apartments)	620-644 Lenox Avenue	Miami Beach	FL	2015	\$18,600,000	Housing

Project Name	Address	City	State	Year	Qualified Expenditures	Project Use
Croydon Arms	3720 Collins Avenue	Miami Beach	FL	2014	\$10,000,000	Housing
Museum Walk Apartments	2335 Pine Tree Drive	Miami Beach	FL	2014	\$985,000	Housing
Museum Walk Apartments	2380 Flamingo Drive	Miami Beach	FL	2014	\$975,000	Housing
Museum Walk Apartments	2315 Pine Tree Drive	Miami Beach	FL	2014	\$1,100,000	Housing
Museum Walk Apartments	2351 Pine Tree Drive	Miami Beach	FL	2014	\$1,400,000	Housing
Museum Walk Apartments (Bldg 4)	320 W. 24th Street	Miami Beach	FL	2014	\$675,000	Housing
Breakwater Hotel	940 Ocean Drive	Miami Beach	FL	2013	\$9,000,000	Multi-Use
Collins Plaza Hotel	318 20th Street	Miami Beach	FL	2013	\$3,500,000	Hotel
Colonnades	2365 Pine Tree Drive	Miami Beach	FL	2013	\$1,600,000	Housing
Edison Hotel	960 Ocean Drive	Miami Beach	FL	2013	\$6,500,000	Hotel
Hotel Clifton	1343 Collins Avenue	Miami Beach	FL	2012	\$2,397,870	Hotel
The Ritz Plaza Hotel	1701 Collins Avenue	Miami Beach	FL	2012	\$41,606,332	Hotel
No project name	745 Collins Avenue	Miami Beach	FL	2011	\$2,900,000	Commercial
Sunbrite Apartments	1330 Pennsylvania Ave	Miami Beach	FL	2010	\$2,260,000	Housing
Fillard Apartments	2000 Liberty Avenue	Miami Beach	FL	2009	\$4,465,000	Housing
Fontainebleau Resort Miami Beach	4441 Collins Avenue	Miami Beach	FL	2009	\$317,102,677	Hotel
Sinclair Hotel (aka Segovia Hotel and The Barcelona Hotel)	507-509 Espanola Way	Miami Beach	FL	2009	\$3,500,000	Multi-Use
No project name	643-645 Jefferson Avenue	Miami Beach	FL	2008	\$900,000	Housing
Anglers Hotel	634 Washington Avenue	Miami Beach	FL	2008	\$8,800,000	Hotel
Brown's Hotel	112 Ocean Drive	Miami Beach	FL	2005	\$3,000,000	Multi-Use
Shore Club Hotel	1901 Collins Avenue	Miami Beach	FL	2005	\$39,070,584	Hotel
The Brooklyn Hotel	320 Euclid Avenue	Miami Beach	FL	2005	\$1,400,000	Hotel
The Victor Hotel	1144 Ocean Drive	Miami Beach	FL	2005	\$7,783,287	Hotel
Clinton Hotel	825 Washington Avenue	Miami Beach	FL	2004	\$5,000,000	Multi-Use
The Sagamore Hotel	1671 Collins Avenue	Miami Beach	FL	2004	\$16,025,000	Hotel
No project name	601-615 Washington Avenue	Miami Beach	FL	2003	\$465,000	Commercial
Ocean Spray Hotel (Carol Arms Hotel)	4130 Collins Avenue	Miami Beach	FL	2003	\$2,828,024	Not Reported
Sharalton Hotel	110-20th Street	Miami Beach	FL	2003	\$17,932,883	Hotel
The Eastview	1530 Washington Avenue	Miami Beach	FL	2003	\$7,600,000	Hotel
Euclid Lofts (Formerly Martha Apartments)	741 4th Street	Miami Beach	FL	2002	\$350,000	Not Reported

Project Name	Address	City	State	Year	Qualified Expenditures	Project Use
Euclid Lofts(Former Ferdinande Apartments)	400 Euclid Avenue	Miami Beach	FL	2002	\$950,000	Not Reported
Euclid Lofts(Formerly Martha Apartments)	739 4th Street	Miami Beach	FL	2002	\$850,000	Not Reported
National Hotel	1677 Collins Avenue	Miami Beach	FL	2002	\$11,000,000	Hotel
The Chelsae Hotel	944 Washington Avenue	Miami Beach	FL	2001	\$1,100,000	Not Reported
York Studio Apt. Bldg. #3	1451 Drexel Avenue	Miami Beach	FL	2001	\$55,700	Housing
Nash Hotel	1120 Collins Avenue	Miami Beach	FL	2001	\$3,000,000	Hotel
The Whitelaw Hotel	808 Collins Avenue	Miami Beach	FL	2001	\$2,000,000	Hotel
Tiffany Hotel	801 Collins Avenue	Miami Beach	FL	2001	\$3,484,055	Hotel
Glenn Curtiss Mansion	500 Deer Run	Miami Springs	FL	2012	\$3,995,171	Other
Ester Street	221 Esther Street	New Smyrna Beach	FL	2002	\$85,000	Housing
Beeler Building	919 S. Tamiami Trail	Nokomis	FL	2009	\$412,195	Office
No project name	621 SE 5th Street	Ocala	FL	2001	\$50,000	Housing
Orlando Utilities Commission Administration Building	500 S. Orange Avenue	Orlando	FL	2013	\$20,000,000	Hotel
Lartigue Building	55 E. Pine Street	Orlando	FL	2011	\$455,000	Office
No project name	328 River Street	Palatka	FL	2002	\$180,000	Housing
Sherman Arcade	228 Harrison Avenue	Panama City	FL	2005	\$1,400,000	Multi-Use
Joshua Mercer Sapp Home	224 E. 3rd Court	Panama City	FL	2004	\$99,000	Hotel
Schmidt-Godert Homestead Farm	100 Highway 2297	Panama City	FL	2001	\$243,976	Multi-Use
H.W. Smith Building	121 E. Maion Avenue	Punta Gorda	FL	2006	\$1,532,815	Multi-Use
No project name	15-17 East Jefferson Stret	Quincy	FL	2003	\$76,000	Office
Preservation Hall Historic Event Venue / Sanford Grammar School	301 West 7th Street	Sanford	FL	2018	\$525,000	Commercial
Original Sarasota Times & Sarasota Publishing Company Building	1481 Main Street	Sarasota	FL	2009	\$487,341	Multi-Use
S. H. Kress Building	1440 Main Street	Sarasota	FL	2003	\$3,500,000	Multi-Use
Bispham, Jackson F. House	4613 South Tamiami Trail	Sarasota	FL	2001	\$238,807	Other
Leonard Reid Family Home	1435 7th Street	Sarasota	FL	2001	\$106,144	Not Reported
The Crisp Building	1970 Main Street	Sarasota	FL	2001	\$1,423,964	Multi-Use
Prince Murat House	250 St. George Street	St. Augustine	FL	2018	\$543,561	Hotel
Monson Annex	80-92 Charlotte Street	St. Augustine	FL	2010	\$400,000	Multi-Use

Project Name	Address	City	State	Year	Qualified Expenditures	Project Use
The Record Building	154 Cordova Street	St. Augustine	FL	2005	\$1,532,698	Housing
James Louis Colee House	169 Oneida Street	St. Augustine	FL	2004	\$196,562	Housing
Crystal Bay Wellness Center A.K.A Historic Sunset Hotel	7401 Central Avenue	St. Petersburg	FL	2016	\$1,000,000	Hotel
Pennsylvania Hotel	300 4th Street North	St. Petersburg	FL	2007	\$5,723,123	Hotel
The Nelson	430 5th Street North	St. Petersburg	FL	2005	\$216,000	Housing
B. Sharp's Jazz Cafe / Sneed Franklin American Legion Post 205	648 West Brevard	Tallahassee	FL	2009	\$190,000	Commercial
Chittenden House	323 East Park Avenue	Tallahassee	FL	2005	\$425,000	Multi-Use
Simon Towle House	517 N. Calhoun Street	Tallahassee	FL	2004	\$600,000	Multi-Use
A.A. Gonzalez Clinic	1915 North Republica De Cuba Avenue	Tampa	FL	2019	\$3,500,000	Office
Our Lady of Perpetual Help Convent	1706 E. 11th Avenue	Tampa	FL	2019	\$1,323,624	Office
R. Monne & Bro. Cigar Factory (aka Oliva Cigar Factory)	2008 North 19th Street (also known as 2006 North 17th Street)	Tampa	FL	2019	\$4,700,000	Housing
Buchman Department Store	1910 East 7th Avenue	Tampa	FL	2018	\$1,700,000	Multi-Use
W.P. Hodnett House	611 West Swann Avenue	Tampa	FL	2018	\$420,584	Office
Rialto Theatre	1617 North Franklin Street	Tampa	FL	2017	\$330,000	Commercial
No project name	2404 N. Morgan Street	Tampa	FL	2016	\$156,035	Housing
No project name	2402 N. Morgan Street	Tampa	FL	2016	\$151,497	Housing
No project name	2406 N. Morgan Street	Tampa	FL	2016	\$67,978	Housing
Sans Souci Building	1315 E. 7th Avenue	Tampa	FL	2016	\$2,177,219	Multi-Use
Floridan Hotel	905 North Florida Avenue	Tampa	FL	2015	\$13,244,078	Hotel
The Federal Building, U.S. Courthouse, Downtown Postal Station	601 N. Florida Avenue	Tampa	FL	2014	\$25,030,000	Hotel
Berriman-Morgan Cigar Company	1403 North Howard Avenue	Tampa	FL	2012	\$32,700,000	Not Reported
Park Ave. House	506 Park Avenue	Tampa	FL	2012	\$150,561	Housing
Webster-Daniels Auto Parts Building	1613 N. Franklin Street	Tampa	FL	2012	\$350,000	Office
No project name	2315 E. 5th Ave	Tampa	FL	2011	\$148,882	Multi-Use
Progresso De Ybor Grocery	1001 E Columbus Drive	Tampa	FL	2011	\$350,000	Office

Project Name	Address	City	State	Year	Qualified Expenditures	Project Use
Florida Roofing and Art Metal Works Building	302 N. Willow	Tampa	FL	2009	\$2,200,000	Other
Horace Robles House	2604 East Hanna Street	Tampa	FL	2009	\$376,900	Office
Vintage Auto Building	1609 N. Franklin Street	Tampa	FL	2009	\$245,000	Other
No project name	2119 Watrous Avenue	Tampa	FL	2008	\$96,000	Office
Gold Nugget	2502 N. Howard Avenue	Tampa	FL	2008	\$1,300,000	Commercial
The Arlington Hotel	1209-1229 N. Franklin Street	Tampa	FL	2008	\$2,680,000	Multi-Use
The J. Seidenberg & Company Cigar Factory Building	2205 North 20th Street	Tampa	FL	2008	\$3,400,000	Office
No project name	2319 E 5th Avenue	Tampa	FL	2007	\$170,000	Multi-Use
No project name	401 E. Palm Avenue	Tampa	FL	2006	\$210,000	Office
The Florida Brewery & Ybor City Ice	1223 5th Avenue	Tampa	FL	2006	\$6,057,657	Office
No project name	308 E. Oak Avenue	Tampa	FL	2005	\$368,260	Multi-Use
V. M. Ybor Cigar Factory	1901 North Thirteenth Street	Tampa	FL	2005	\$6,000,000	Office
No project name	401-407 East Oak Avenue	Tampa	FL	2004	\$250,090	Office
No project name	313 E. Oak Avenue	Tampa	FL	2004	\$295,000	Office
No project name	2218 E. 3rd Avenue	Tampa	FL	2004	\$60,000	Housing
Lazarra House	1724 E. 5th Avenue	Tampa	FL	2004	\$66,075	Housing
Palace Of Florence	45 E. Davis Blvd.	Tampa	FL	2003	\$1,500,000	Housing
Southern Furniture Exchange	1110 North Florida Avenue	Tampa	FL	2003	\$1,300,000	Office
Tyer Temple United Methodist Church	502 E. Ross Avenue	Tampa	FL	2003	\$2,162,861	Housing
No project name	115 S. Fielding Avenue	Tampa	FL	2002	\$135,000	Office
No project name	312 E. 7th Avenue	Tampa	FL	2002	\$361,432	Office
No project name	306 East Oak Avenue	Tampa	FL	2001	\$151,431	Office
Corral Wodiska Cigar Factory	1302 North 19th Street	Tampa	FL	2001	\$2,950,000	Office
Rose Hill Apartments	504 Armada Road South	Venice	FL	2018	\$600,000	Housing
Vero Beach Diesel Power Plant	1133 19th Place	Vero Beach	FL	2018	\$3,500,000	Commercial
No project name	137 Greymon Drive	West Palm Beach	FL	2012	\$70,000	Housing
Campbell Building	525 Clementis Street	West Palm Beach	FL	2002	\$330,000	Commercial
The Palm Hotel	310-320 Belvedere Road	West Palm Beach	FL	2002	\$1,100,000	Hotel
Ferndix Building	401 Fern Street	West Palm Beach	FL	2001	\$324,218	Multi-Use

