



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MAY 20, 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 the Minutes for the April 15, 2021 Regular Meeting.
- 4. OLD BUSINESS**
 - 4.1 HDC 2019-0042 - JOHN STOKES, AGENT FOR GEORGE & CYNTHIA CAIRNS, 1118 WHITE STREET**
Amendment to a previously approved Certificate of Approval (COA) to change from wood framed screen enclosure at the rear porch to white aluminum framing. *(Quasi-Judicial)*
 - 4.2 HDC 2020-0038 - RICHARD HIGGINBOTHAM, HALL INVESTMENTS INC., 231 N. FRONT STREET**
Certificate of Approval (COA) to demolish a primary structure. *(Quasi-Judicial)*
- 5. NEW BUSINESS**
 - 5.1 HDC 2021-0010 - HAL LONDON, 19 S. 6TH STREET**
Certificate of Approval (COA) to install a pool in rear yard. *(Quasi-Judicial)*
- 6. BOARD BUSINESS**
 - 6.1 PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG) REVIEW**
 - 6.2 SUPPORT LETTER FROM MAYOR LEDNOVICH REGARDING THE HISTORIC TAX**

CREDIT GROWTH OPPORTUNITY ACT (HTC-GO)

7. STAFF REPORT

7.1 Staff Certificate of Approval - April 2021

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JUNE 17, 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 May 20, 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.

To Join Zoom Meeting, Please Click the Link Below:

<https://zoom.us/j/99680698144>

Meeting ID: 996 8069 8144

One tap mobile

+16465588656,,99680698144# US (New York)

+13017158592,,99680698144# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 996 8069 8144

Find your local number: <https://zoom.us/u/aeJeP8FO9V>

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
APRIL 15, 2021**

- 1. CALL TO ORDER 5:00**
- 2. ROLL CALL / DETERMINATION OF QUORUM
MEMBERS PRESENT**

Michael Harrison (Chair)
Michael Spino
Teresa Duncan (Alt 1)

James Pozzetta
Tammi Kosack
Froilan Esclusa (Alt2)

MEMBERS ABSENT:

Benjamin Morrison (Vice-Chair)

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 of the Regular Meeting of March 18, 2021.

Member Kosack indicated a correction under Board Business where the address should read 402 S. Beech Street instead of 402 S. 8th Street.

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

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

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

Member Spino disclosed ex parte communications with staff regarding all items on the agenda as well as a discussion with Tim Poynter regarding case HDC 2021-0006. Member Kosack disclosed ex parte communications with staff regarding cases HDC 2021-0006 and HDC 2021-0005. Chair Harrison disclosed ex parte communications with staff regarding all cases on the agenda and a discussion with Wayne Chism regarding a mutual stormwater drainage issue. No other members disclosed ex parte communications.

Vice-Chair Morrison was absent and as such, Chair Harrison seated Member Duncan as a voting member for the duration of the meeting.

DRAFT

Member Pozzetta announced he would recuse himself from case HDC 2021-0007 as he is the agent and architect for the applicant. Chair Harrison seated Member Esclusa as a voting member for this case.

Members agreed to hear case HDC 2021-0009 before HDC 2021-0005.

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

5. OLD BUSINESS

5.1 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)*

This case was presented after HDCV 2021-0002.

Mr. Cumella presented the case and recommended approval.

Chair Harrison inquired about the house still being in the wrong place. Mr. Cumella confirmed that approval of this amendment would rectify encroachments into setback requirements.

Wayne Chism, 96047 Brady Point Road. also stated that a smaller porch would correct this issue.

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

ACTION TAKEN: A motion was made by Member Duncan, seconded by Member Kosack, to approve HDC case 2020-0030 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0030, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town 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.

6. NEW BUSINESS

6.1 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)*

This case was discussed prior to HDC 2020-0030.

Mr. Cumella presented the case and recommended denial because of inconsistencies with the following criteria: Special Conditions, Special Privilege, Literal Interpretation, Minimum Variance, General Harmony, and Public Interest criteria for granting a variance.

Member Pozzetta asked for visuals showing the new 2.5' side yard setback.

Member Spino asked for clarification between cases HDCV 2021-0002 AND HDC 2020-0030.

Wayne Chism, 96047 Brady Point Road, spoke about the history of the project and stated that survey markers were inadvertently shifted during the construction process.

Member Kosack inquired about the timeline as to when the error was identified versus when the foundation was poured.

Member Pozzetta inquired about any potential tree loss.

Member Spino commended Mr. Chism for reaching out to staff as soon as the discrepancy was identified.

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

Member Kosack stated that although this is an unfortunate mistake, the decision was made to proceed with the project.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to deny HDCV case 2021-0002 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDCV case 2021-0002, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time.

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

6.2 HDC 2021-0005 - ASHLEY FURMAN, 103 N. 6TH STREET
Certificate of Approval (COA) to install a pool. *(Quasi-Judicial)*

This case was presented after HDC 2021-0009.

Mr. Cumella presented the case and recommended approval.

Member Kosack inquired about the impervious surface ratio.

Ashley Furman, 103 N. 6th Street, spoke about the proposed plan and their wish to maintain and preserve all aspects of the historical features.

Member Spino inquired about any plans for lighting. Mrs. Furman stated that up lighting and landscape lighting will be utilized.

Member Pozzetta asked about how the pool mechanical equipment will be screened.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Spino to approve HDC case 2021-0005 with the condition that the pool mechanical equipment be screened from view; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0005, as presented, is 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.

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

6.3 HDC 2021-0006 - TIMOTHY POYNTER, 231 N. FRONT STREET
Conceptual Certificate of Approval (COA) to relocate a primary structure. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended denial.

Tim Poynter, 3967 1st Avenue, gave a brief history of how he came to be interested in this structure and project.

Member Spino asked the applicant if conversations had taken place with CSX. Mr. Poynter stated that an

initial conversation with a railroad representative did taken place.

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

Member Duncan expressed gratitude for Mr. Poynter wanting to preserve this building but also stated that she believes its significance is tied to being on the waterfront.

Member Spino stated that it is better to preserve the building in a different context and location than to lose the building to demolition.

Member Kosack inquired about the possibility of continuing this case to see if other interested parties might come forward wishing to preserve the structure.

Mr. Poynter stated that if there is another party interested in moving the building to keep it on the waterfront then he is in support of that. He added that he would not want to move forward with further financial investments to research relocation without a conceptual approval.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Pozzetta to conceptually approve HDC case 2021-0006 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0006, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Community Redevelopment Area Design Guidelines to warrant approval at this time.

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

Member Kosack	Nay
Member Pozzetta	Aye
Member Spino	Aye
Member Duncan	Aye
Chair Harrison	Nay

Motion carried.

Suanne Thamm, 404 Broom Street, spoke about time being a pressing concern with regards to preserving this structure.

6.4 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)

Mr. Cumella presented the case and recommended approval.

James Pozzetta, 103 S. 18th Street, agent for the applicant, presented the project and stated that the owners would like to amend their metal roof to a shingle roof.

Member Esclusa inquired about the impervious surface ratio.

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

Member Kosack expressed appreciation for the amount of information and detail included in the plans submitted.

ACTION TAKEN: A motion was made by Member Esclusa, seconded by Member Spino to approve HDC case 2021-0007 with the condition that the roof material is changed from metal to asphalt shingles; AND

DRAFT

that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0007, 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.

6.5 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)*

Mr. Cumella presented the case and recommended approval.

Lauren Kelly, agent for applicant, commented that Mr. Cumella accurately presented the project and was available to answer any questions.

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

Board Members agreed that this project was a nice size for the lot.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2021-0008 as presented AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0008, 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.

6.6 HDC 2021-0009 - GRANT WORSLEY, 504 BEECH STREET

Certificate of Approval (COA) to re-roof using DaVinci Select Composite roof tiles. *(Quasi-Judicial)*

This case was presented after HDC 2020-0030 and before HDC 2021-0005.

Mr. Cumella introduced the case and due to this being a new product recommended that the applicant's representative presents its case to the Board.

Grant Worsley, 504 Beech Street, provided a brief overview of the proposed plans.

Member Spino inquired as to why the client chose this specific material. Mr. Worsley spoke to his reasons including storm protection.

Member Kosack inquired about asphalt and metal roof options.

Mike Frank, 3056 Hullman Circle, product representative, spoke about the styles, wind load, fire rating, and method of production. Mr. Frank stated that the DaVinci tiles are currently being installed on a house on Cumberland Island and feels that they are embraced by the historical community.

Member Esclusa inquired about the proposed color of tiles to be used.

Chair Harrison asked about older installations done with the same product and its potential to color fading over time.

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

Member Spino stated that while it looked like a great product, he was not certain that it would fit within the look and feel of Fernandina Beach's Historic District. Member Kosack concurred.

Mr. Cumella confirmed that if approved, this would be the only house with this style of roof.

Member Duncan inquired about what Mr. Worsley's plan would be should this case be denied. He stated that he would appeal the Board's decision.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2021-0009 with the condition that the color, style, and exposure of the product presented tonight is what will be installed on this house; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0009, as presented, is 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.

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

7. BOARD BUSINESS

There were no Board Business items to discuss.

8. STAFF REPORT

8.1 Staff Certificate of Approval - March 2021

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

Mr. Cumella briefly reviewed this proposed bill.

Member Spino will compose a letter on behalf of the Board to send to state legislatures.

9. PUBLIC COMMENT

There were no parties present wishing to speak.

10. ADJOURNMENT 7:28

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



**HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-42 AMENDMENT
MAY 21, 2021**

Owner/Applicant:	The John Stokes Company, agent for George & Cynthia Cairns
Property Address:	1118 White Street (Old Town)
Parcel ID #	00-00-31-1580-0016-0010
Current zoning:	OT-2
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Amendment to a previously approved Certificate of Approval (COA) to change from wood framed screen enclosure at the rear porch to white aluminum framing.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Final Approval for HDC 2019-42 was granted on January 16, 2020. Construction is currently underway.

The requested amendment would allow a change in materials from the approved plans. The approved plans call for a wood framed screen enclosure at the rear of the home. The requested change in material is to a white aluminum screen enclosure.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES](#)
[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

ANALYSIS:

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

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 2019-42

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2019-42 **with or without** conditions;

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

That this amendment to HDC case 2019-42, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2019-42 Amendment Application and Backup Materials
EXHIBIT 2	Photos

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7063

Date Submitted: 3/31/2021

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*

Amendment to Previously Approved COA ▼

APPROVAL TYPE*

Staff Approval ▼

See Certificate of Approval Matrix for details

Previously Approved Case

HDC2019-0042

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*

Old Town

Site Address*

1118 White Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0016-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

George & Cynthia

Last Name*

Cairns

Mailing Address*

50 Keene Street

City*

Whiting

State*

N.J.

Zip Code*

08759-2338

Telephone Number*

904-583-3376

E-mail Address*

jlstokes@jstokesco.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*

John

Last Name*

Stokes

Company (if applicable)

The John Stokes Company

Street Address

5548 First Coast Highway

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

9043211832

E-mail Address

jlstokes@jstokesco.com

Project Description*

Revison from wood framed screen enclosure at the rear porch to white aluminum framing. No changes from original layout. See attached photo of proposed location.

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

Design Vision Statement*

the proposed rear porch screen enclosure will be compatible to that installed at 804 White Street

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

4. Is the structure or site is of such design, 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 Choose File No file selected	Upload 2 Choose File No file selected	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*



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



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

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

Applicant First Name*

John

Applicant Last Name*

Stokes

Today's Date*

3/31/2021



DEPARTMENT OF PLANNING & CONSERVATION

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







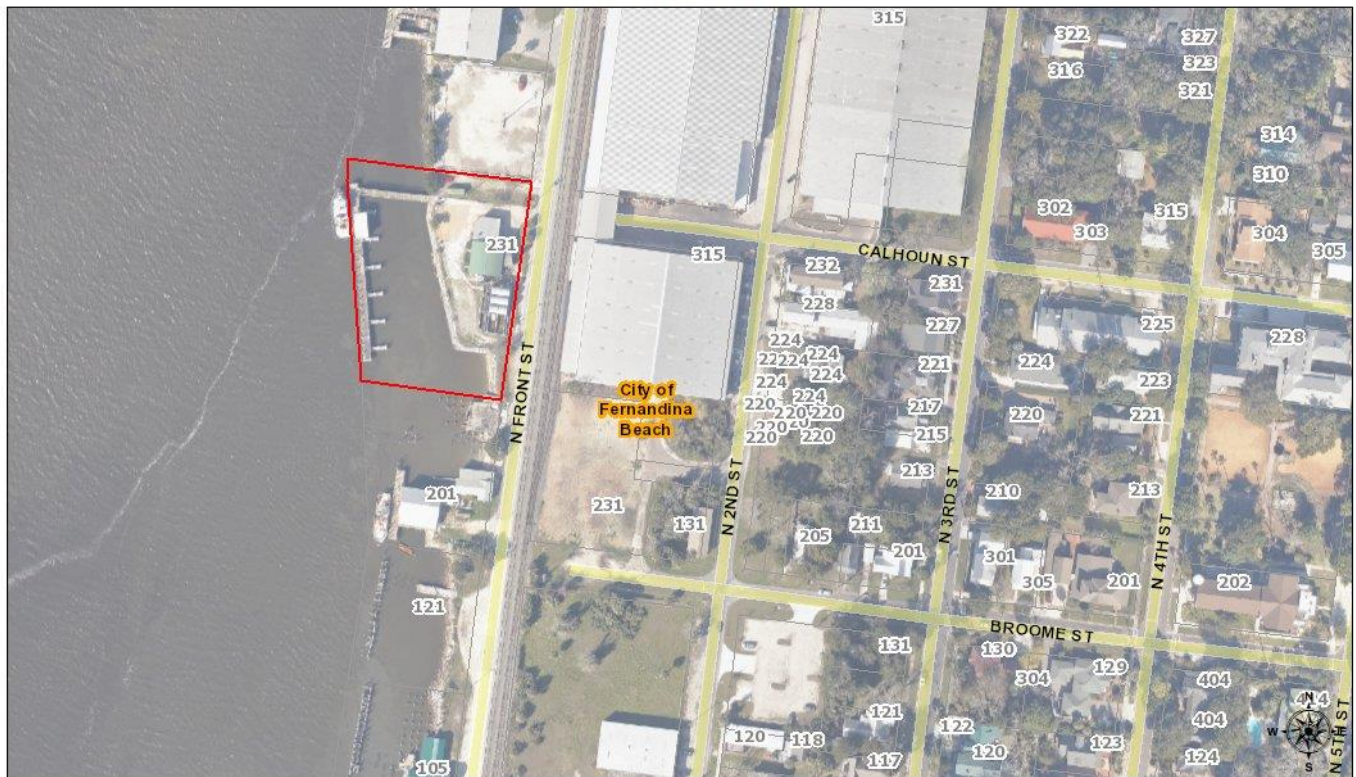
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-38
MAY 20, 2021

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

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

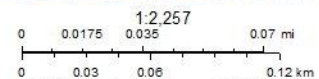


231 N. Front Street



December 6, 2020

911 Address Labels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2020

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

WATERFRONT COMMUNITY REDEVELOPEMENT AREA (CRA)

ANALYSIS:

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

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

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

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

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

May Update: The applicant is requesting a partial demolition to include the non-historic warehouse addition.

STAFF RECOMMENDATION:

Staff recommends:

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

MOTION TO CONSIDER:

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

LIST OF EXHIBITS:

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

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

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

Date Submitted: 8/18/2020

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

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

Fees

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

Basis for Review

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

HDC 2020



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

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

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

As recorded with the Nassau County Property Appraiser

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

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

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

Project Description*

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

DOORS

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

WINDOWS

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

ROOFING

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

FASCIA/TRIM

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

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

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

FENCING

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

DRIVEWAYS/SIDEWALKS

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

SIGNAGE

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

OTHER

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

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

Upload 1 Choose File No file selected	Upload 2 Choose File No file selected	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*



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



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

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

Applicant First Name*

Richard

Applicant Last Name*

Higginbotham

Today's Date*

8/18/2020



DEPARTMENT OF PLANNING & CONSERVATION

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

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

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

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

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

PROPERTY OWNER

SIGNATURE:

NAME:

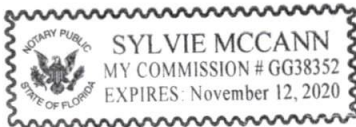
PROJECT NAME/ADDRESS:

Richard D. Higginbotham
Richard D. Higginbotham
231 N. Front St

STATE OF FLORIDA
COUNTY OF NASSAU

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

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



Sylvie McCann
Notary Public, State of Florida

SYLVIE MCCANN

EXP 11/12/2020

PROPERTY OWNER'S AGENT

SIGNATURE:

NAME:

PROJECT NAME/ADDRESS:

STATE OF FLORIDA
COUNTY OF NASSAU

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

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

Notary Public, State of Florida

August 31, 2020



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

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

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

Dear Mr. Higganbothan:

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

Background Information

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

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

Exterior

Stucco
Metal Roof/Roll Roofing

Interior Building Materials

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



Sampling and Analysis Procedures

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

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

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

Summary of PLM Results

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

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

Approximate extent of ACM:

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

Conclusions

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



Recommendations

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

Qualifications of the Report

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

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

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

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



James E. Marsh
Environmental Geologist
AHERA Inspector/Management Planner



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

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



APPENDIX A

BULK SAMPLE ANALYSIS RESULTS (PLM)

August 19, 2020

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

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

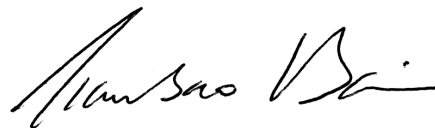
Dear Customer:

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

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

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

Kind Regards,



Tianbao Bai, Ph.D., CIH
Laboratory Director



CEI

AMENDED

ASBESTOS ANALYTICAL REPORT

By: Polarized Light Microscopy

Prepared for

Wood Environment & Infrastructure Solutions

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

LAB CODE: B204204

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

REPORT DATE: 08/19/20

TOTAL SAMPLES ANALYZED: 22

SAMPLES >1% ASBESTOS: 4



CEI

AMENDED

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

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

LAB CODE: B204204

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

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

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

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

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

ASBESTOS BULK PLM, EPA 600 METHOD

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

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

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

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

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

ASBESTOS BULK PLM, EPA 600 METHOD

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

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

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

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

ASBESTOS BULK PLM, EPA 600 METHOD

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

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

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

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

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

ASBESTOS BULK PLM, EPA 600 METHOD

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

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

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

REPORTING LIMIT: <1% by visual estimation

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

REGULATORY LIMIT: >1% by weight

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

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

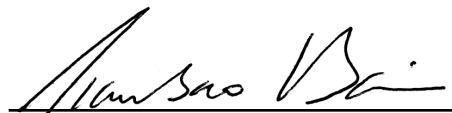
Information provided by customer includes customer sample ID and sample description.

ANALYST:



Miguel Angel Maysonet

APPROVED BY:



Tianbao Bai, Ph.D., CIH
Laboratory Director

AMENDED due to Client Typographical Error -
Incorrect Project Name



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

LAB USE ONLY:

CEI Lab Code:

B204204

CEI Lab I.D. Range:

B374052-B374073

22

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

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

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

REMARKS / SPECIAL INSTRUCTIONS:



☒ Accept Samples

☐ Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
J. Marsh	8/11/20 6pm	6	8/12 10:00

Samples will be disposed of 30 days after analysis

Page 1 of 2
Version: CCOC.01.18.1/2.LD

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



CEI

SAMPLING FORM

B204204

COMPANY/CONTACT INFORMATION

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

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

Carly Johnson

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

EXTERNAL EMAIL*

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

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

EXTERNAL EMAIL*

Carly,

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

New 6783-20-5009

Many Thx

Jim

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

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

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

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

Thank you for choosing Eurofins CEI.

Eurofins CEI
730 SE Maynard Rd

APPENDIX B

SURVEYORS CERTIFICATIONS

Center for Training, Research and Education for Environmental Occupations

certifies

James Edward Marsh

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

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

Asbestos Refresher: Inspector Online

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

(Reaccreditation for Inspector under TSCA Title II/AHERA)

Conducted

04/22/2020

Certificate #: 210135-1140

Exam Date: 04/22/2020

EPA accreditation expires: 04/22/2021

Principal Instructor: Brian Duchene, PE, LAC

CEUs: 0.4

FBPR LAC: #0000995; Course ## 0006389

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

Carol Hinton

Carol Hinton, Associate Director



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



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

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

STUMP, JOHN M

26919 LAKE LENA LANE
MOUNT DORA FL 32757

LICENSE NUMBER: AX0000042

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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

APPENDIX C

PHOTOGRAPHIC DOCUMENTATION



PHOTO 1: Front View: Warehouse side of Structure



PHOTO 2: Side View: Entry to Office Area.



PHOTO 3: Structure Side.



PHOTO 4: Structure Crawlspace.



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

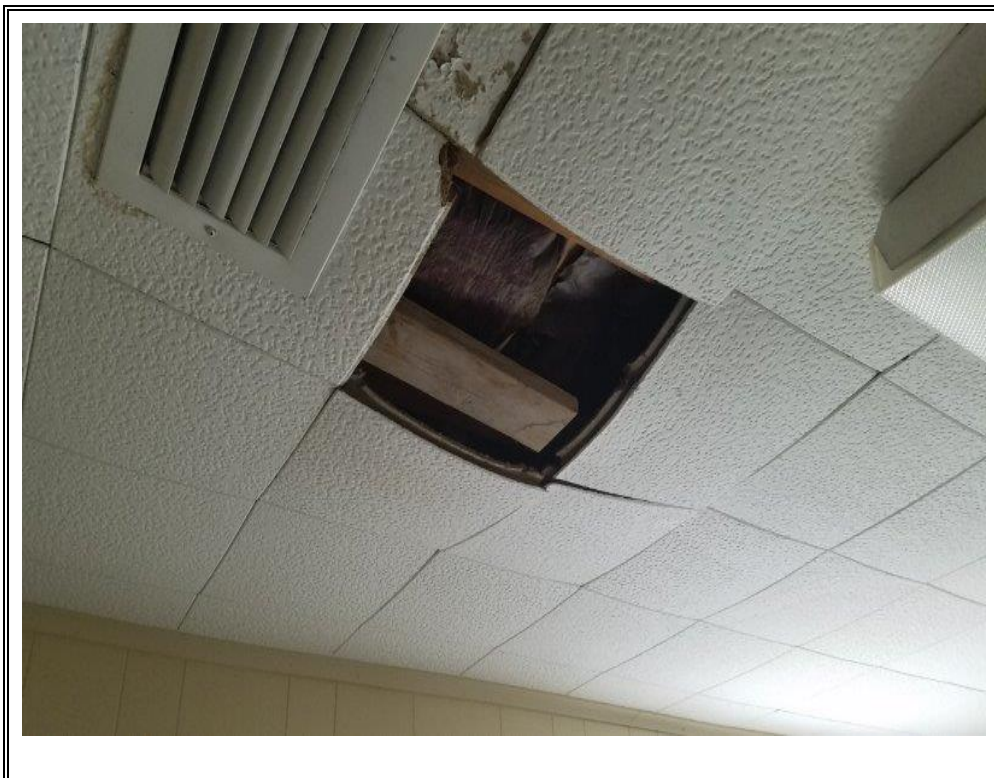


PHOTO 6: Samples 3 & 4: 1'x 1' Ceiling Tiles: Rough.

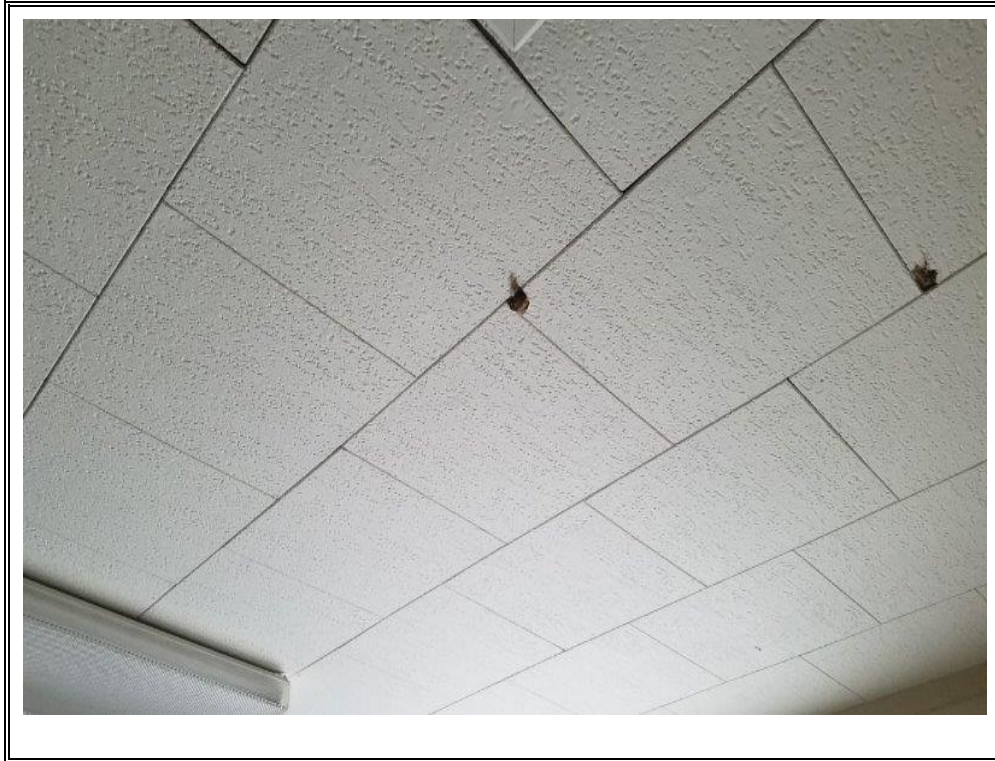


PHOTO 7: Samples 4 & 5: 1' x 1' Ceiling Tiles" Dimpled.

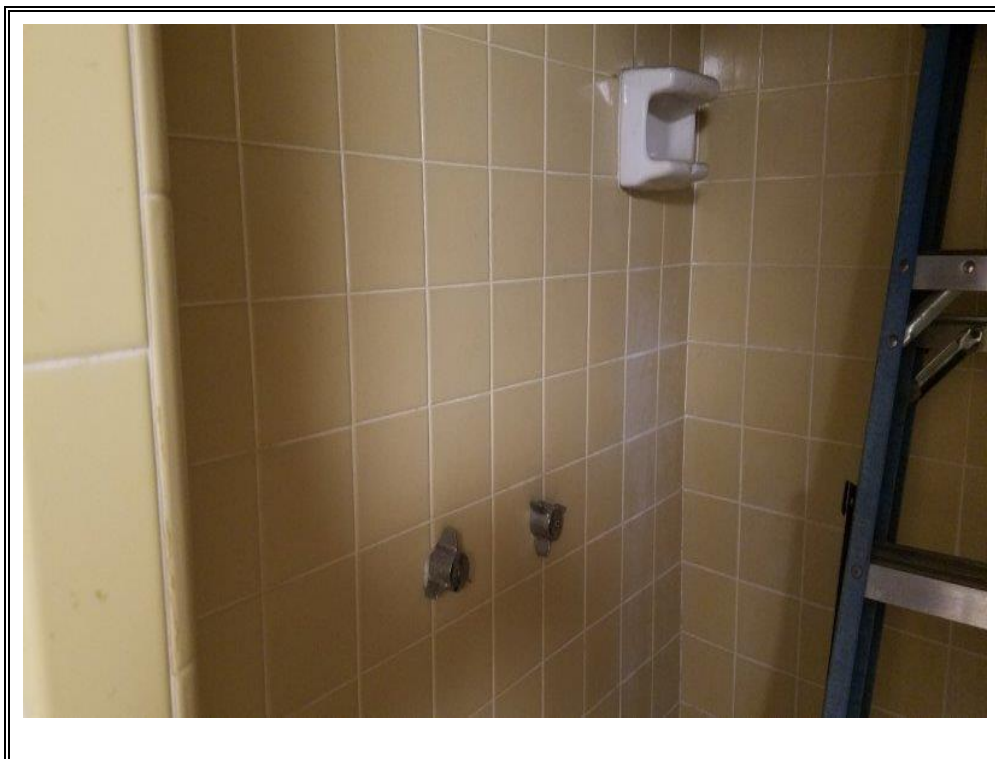


PHOTO 8: Sample 7: Shower Ceramic Wall Tile Grout.

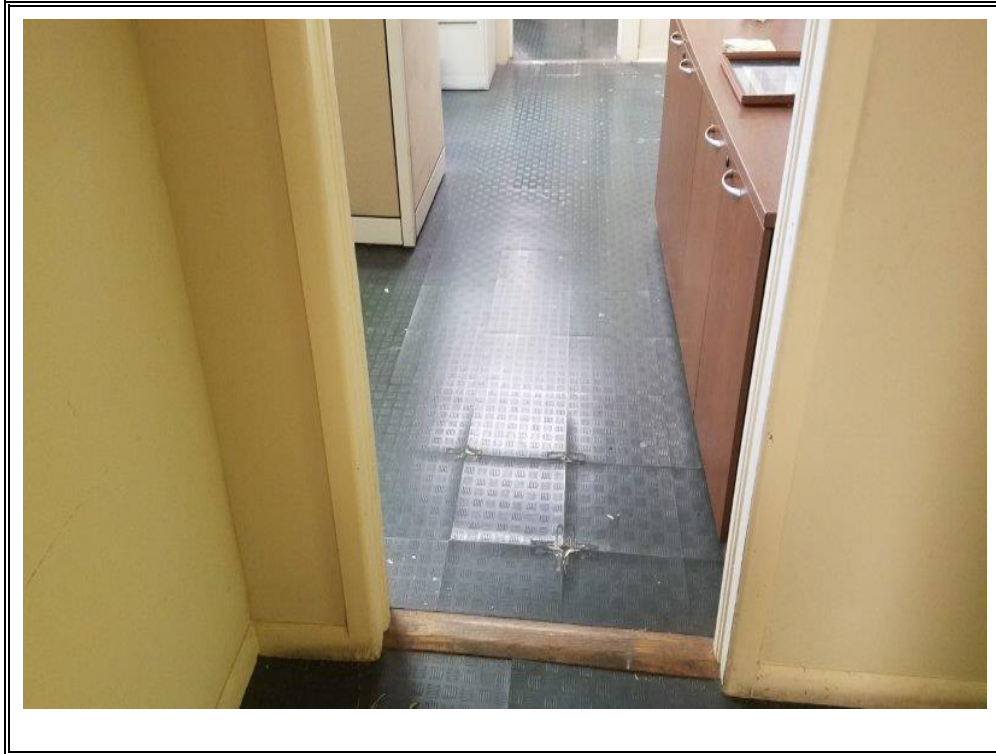


PHOTO 9: Samples 8 & 9" 12" Floor Squares.

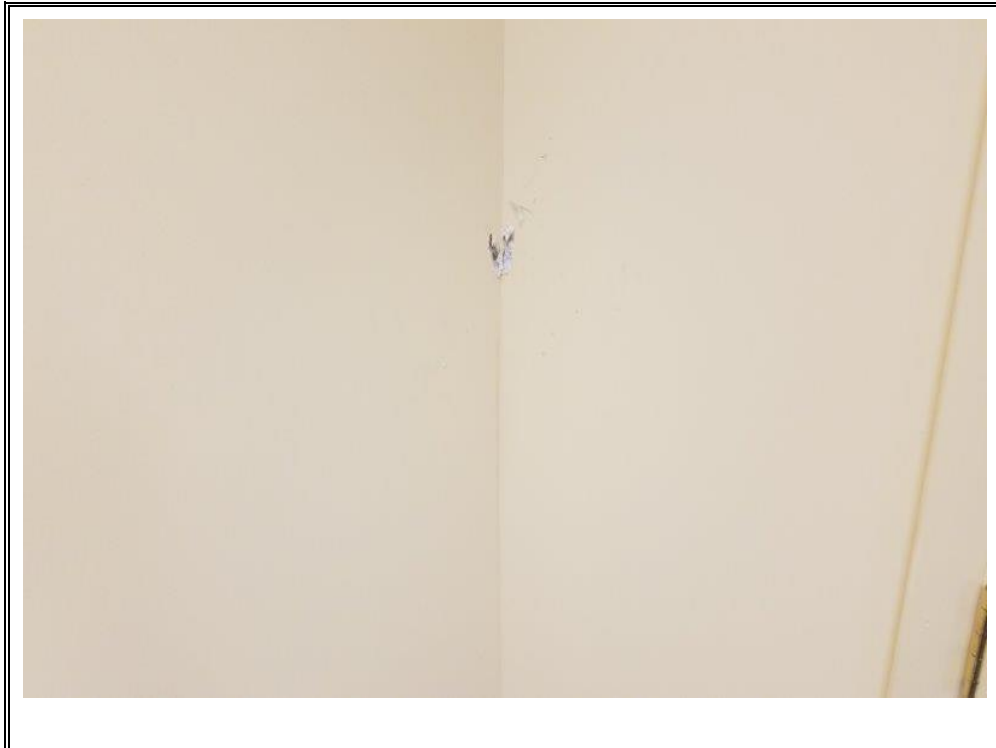


PHOTO 10: Samples 10: Drywall/Joint Compound.

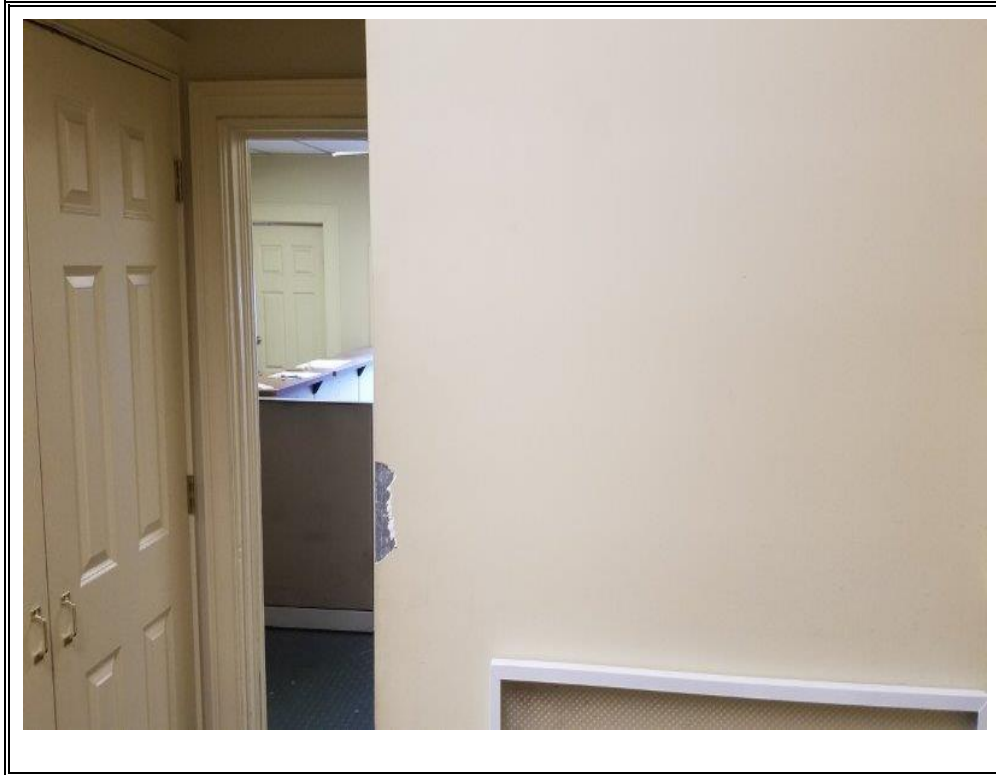


PHOTO 11: Sample 11: Drywall/Joint Compound.

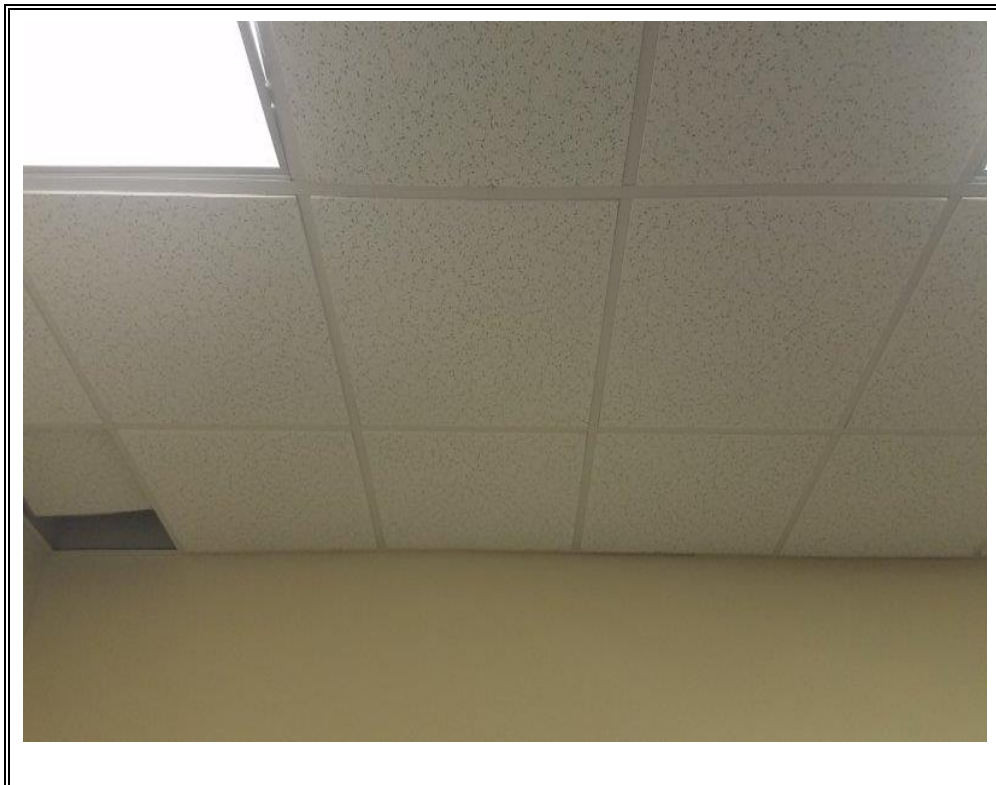


PHOTO 12: Samples 112 & 13: 2' x 2' Ceiling Panels.



PHOTO 13: Office Area Attic View.



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



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



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

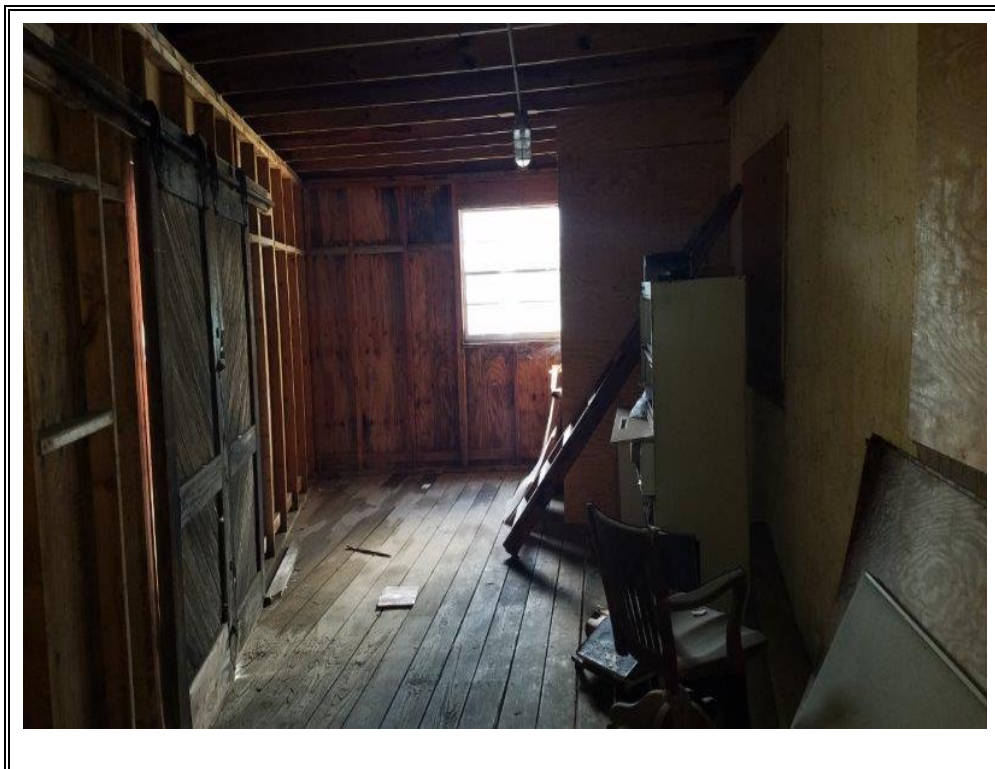


PHOTO 17: Warehouse View.



PHOTO 18: Sample 18: Wall Stucco in Warehouse.

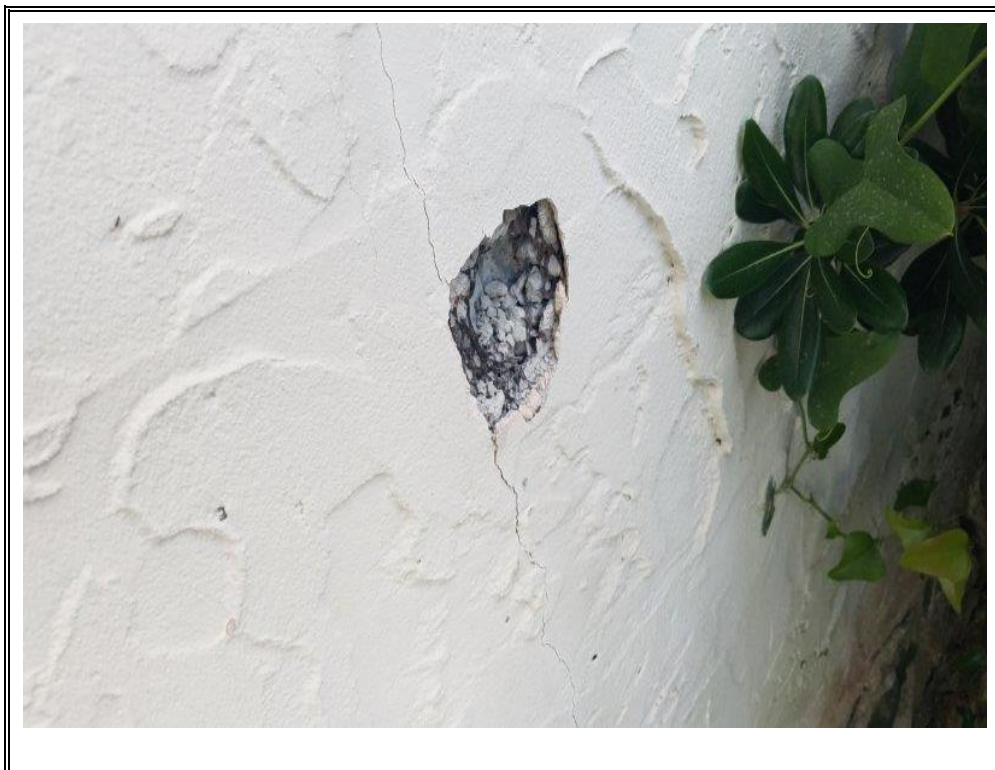


PHOTO 19: Sample 19: Exterior Wall Stucco at Office Entry.



PHOTO 20: Sample 120: Exterior Window Frame Sealant.

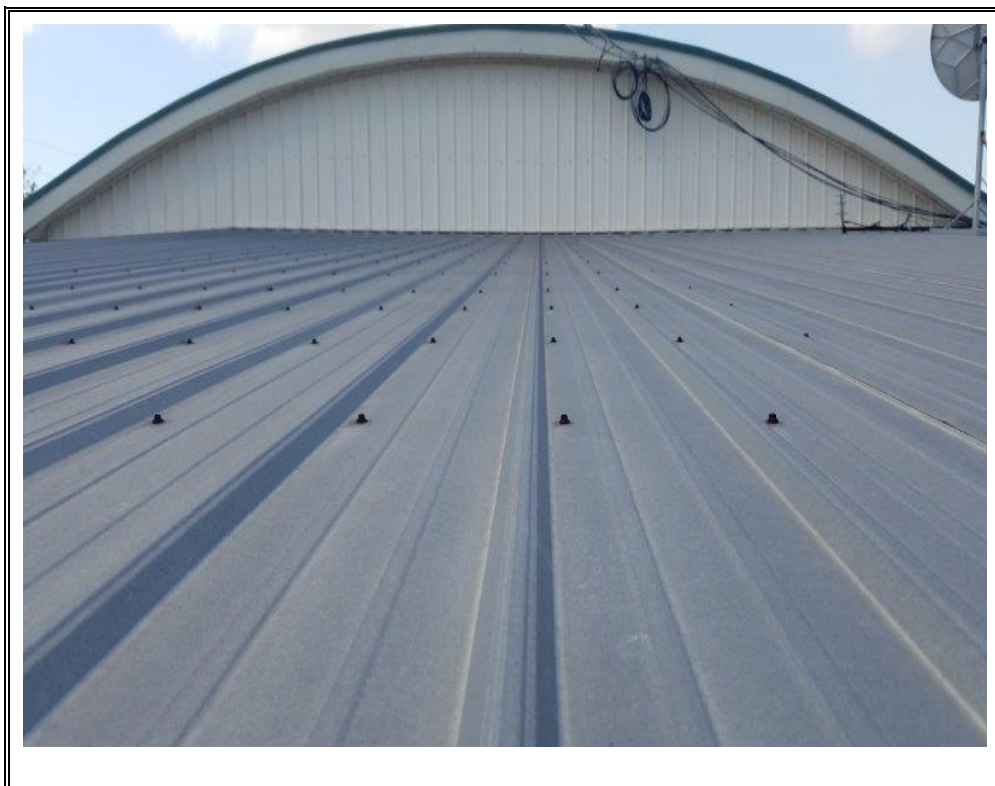


PHOTO 21: Metal Roof Section

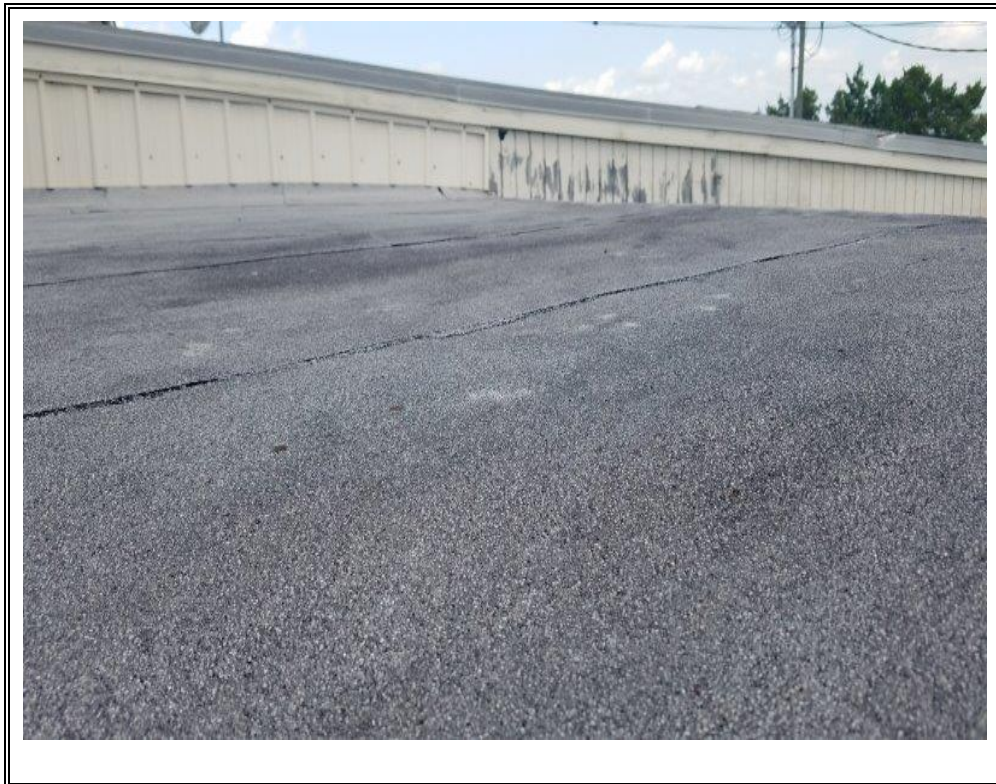


PHOTO 22: Samples 21 & 22: Roll Roofing.



PORT CONSOLIDATED, INC.
No
Trespassing







RESTRICTED
AREA









NO
SMOKING

OFFICE
IN
BACK
→















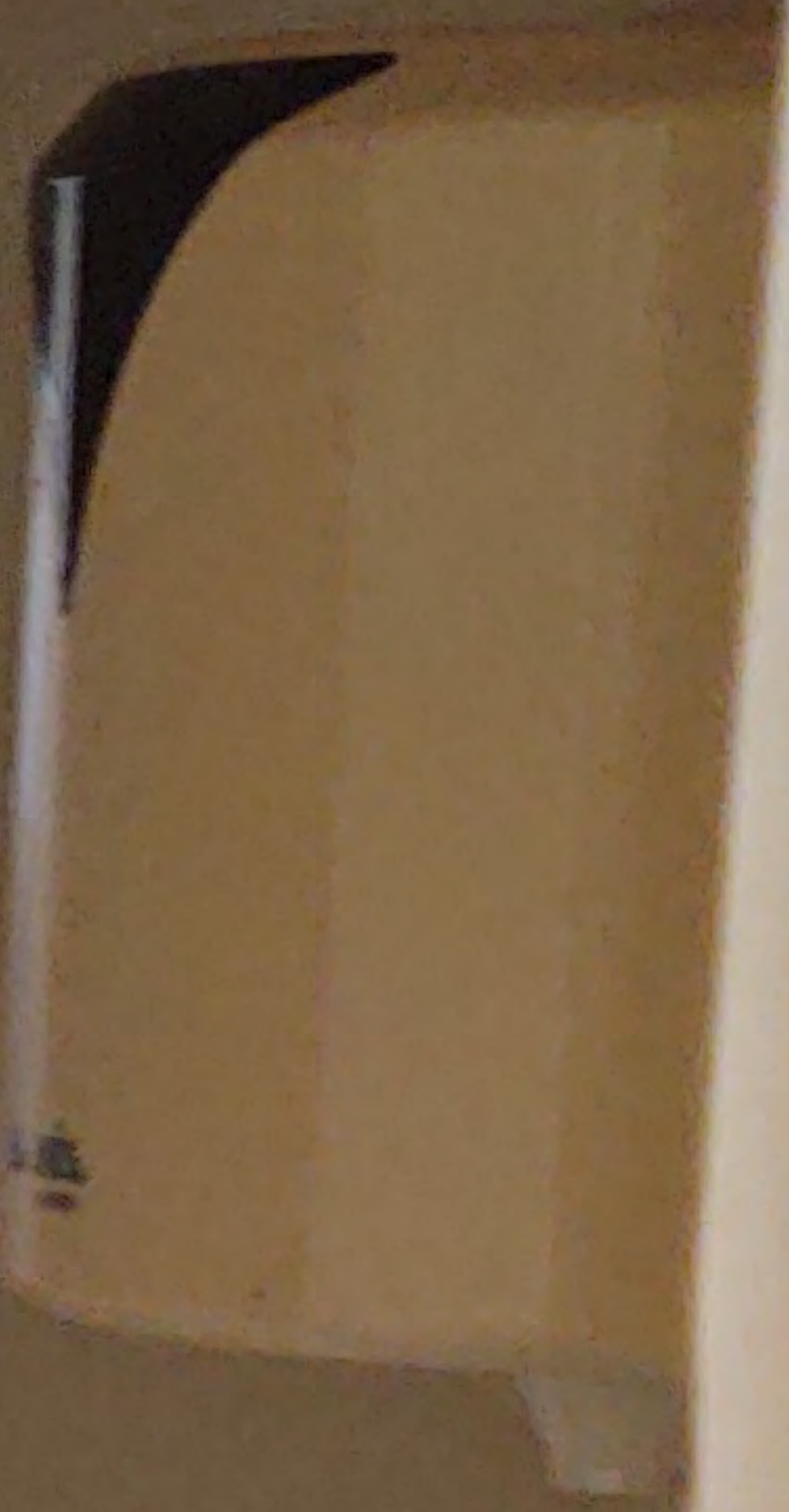






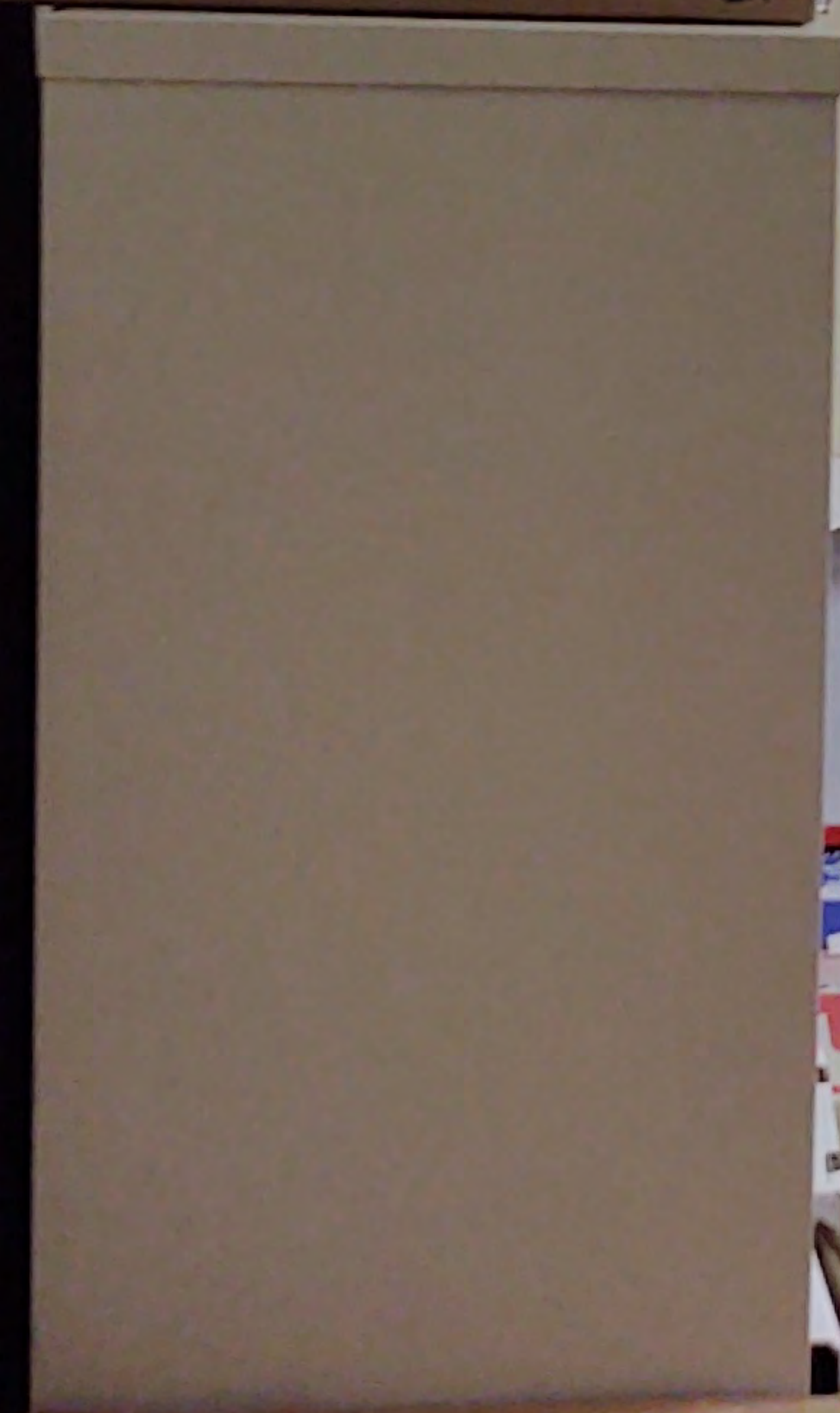


Women













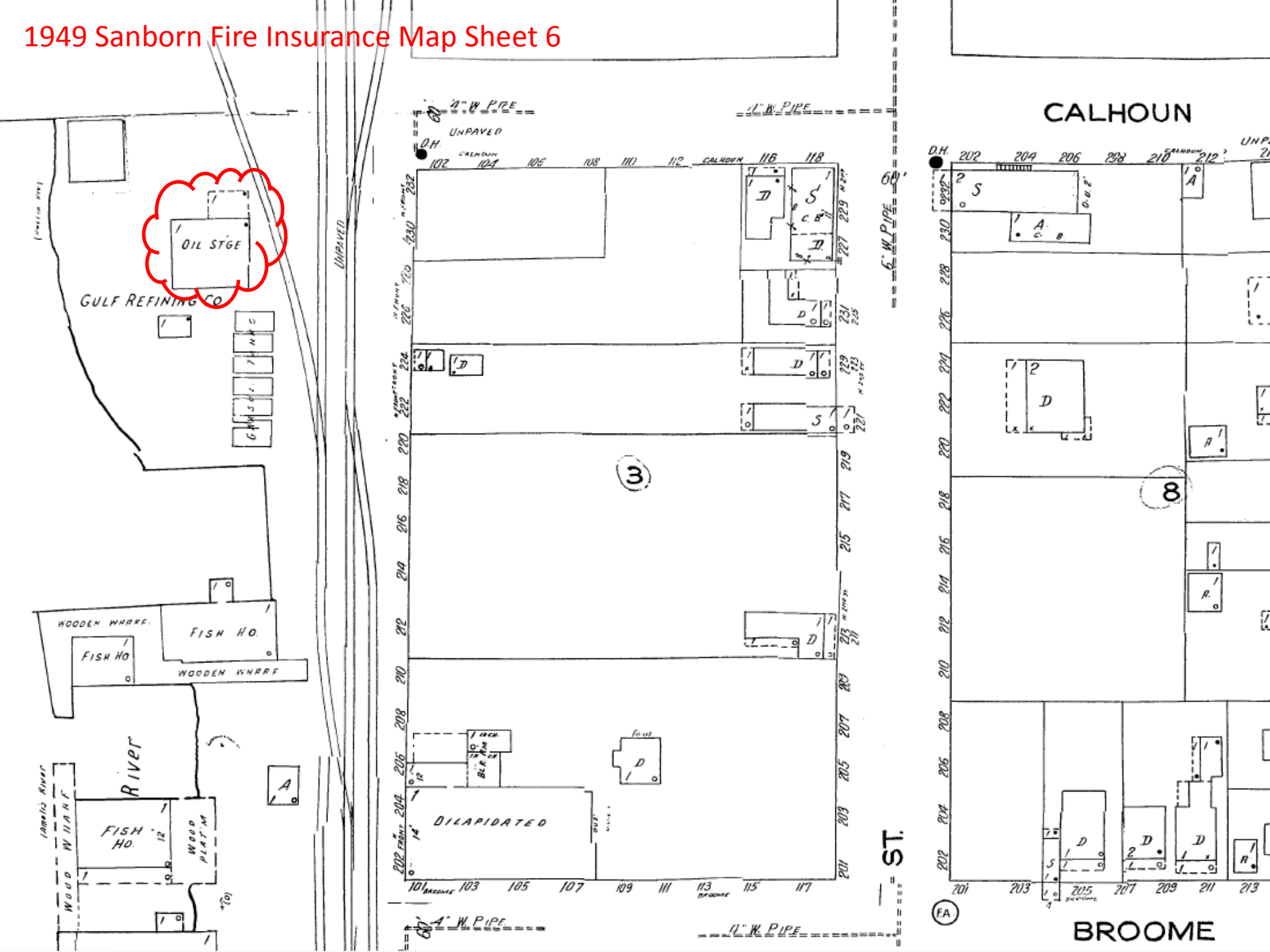


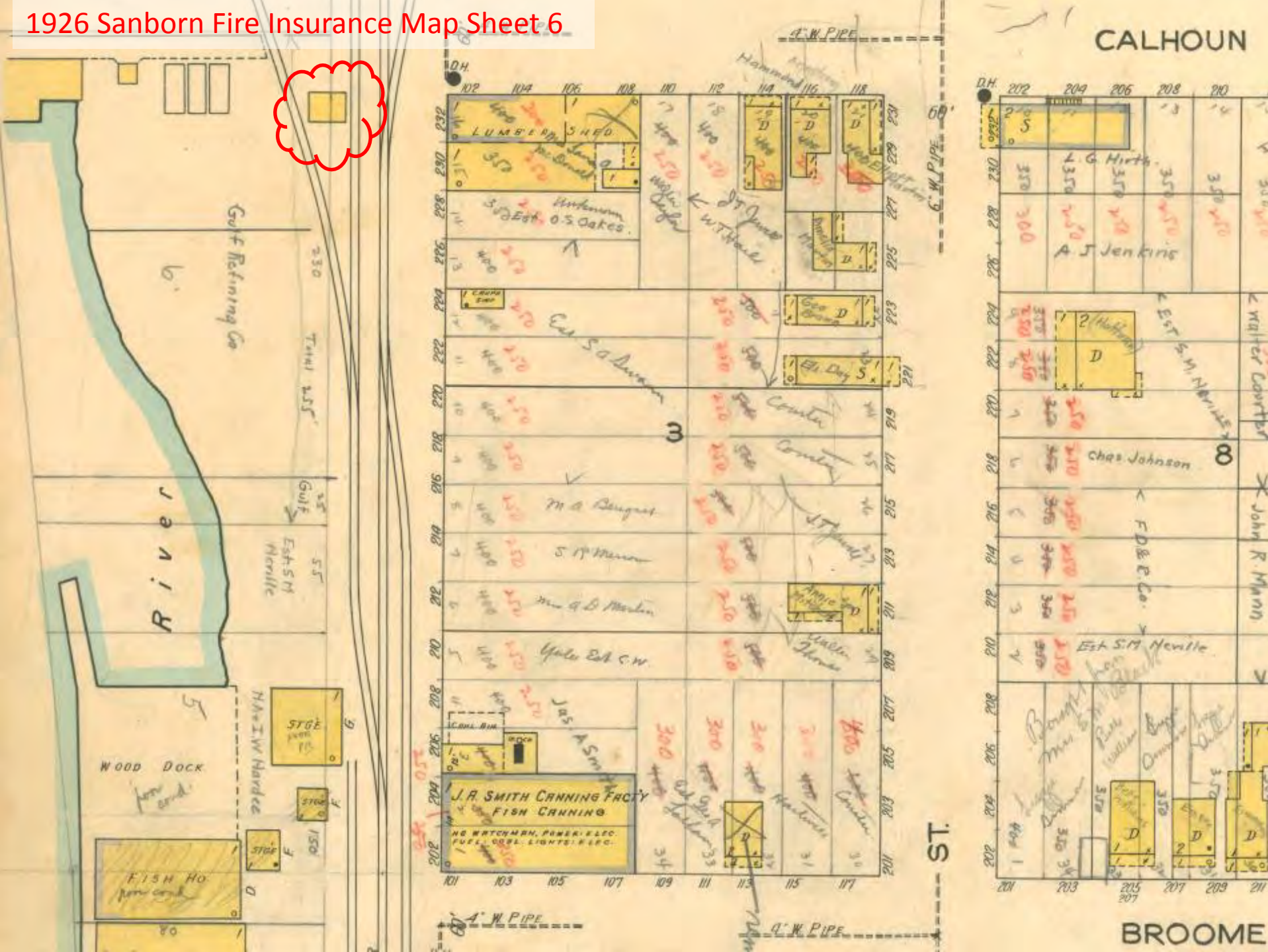






1949 Sanborn Fire Insurance Map Sheet 6







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

First Site Form Recorded for this Site? YES

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

GENERAL INFORMATION

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

LOCATION & IDENTIFICATION

Address

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

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

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

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

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

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

DESCRIPTION

Style Industrial Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) >> Light wood frame

Other Structural System(s) _____

Foundation Type(s) >> Slab

Other Foundation Types _____

Foundation Material(s) >> Poured Concrete Footing

Other Foundation Material(s) _____

Exterior Fabric(s) >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) >> Cone

Other Roof Type(s) _____

Roof Material(s) >> Sheet metal: corrugated

Other Roof Material(s) _____

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

Other Roof Secondary Structure(s) _____

Number of Chimneys _____

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA01185

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

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

Narrative Description (optional) _____

HISTORY

Construction year 1926

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Industrial; 1926;</u>

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential Contributor to NR District? NO

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA01185

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

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

FMSF Staffer: _____

Computer Entry Date: 6/17/2007

Form Comments: _____

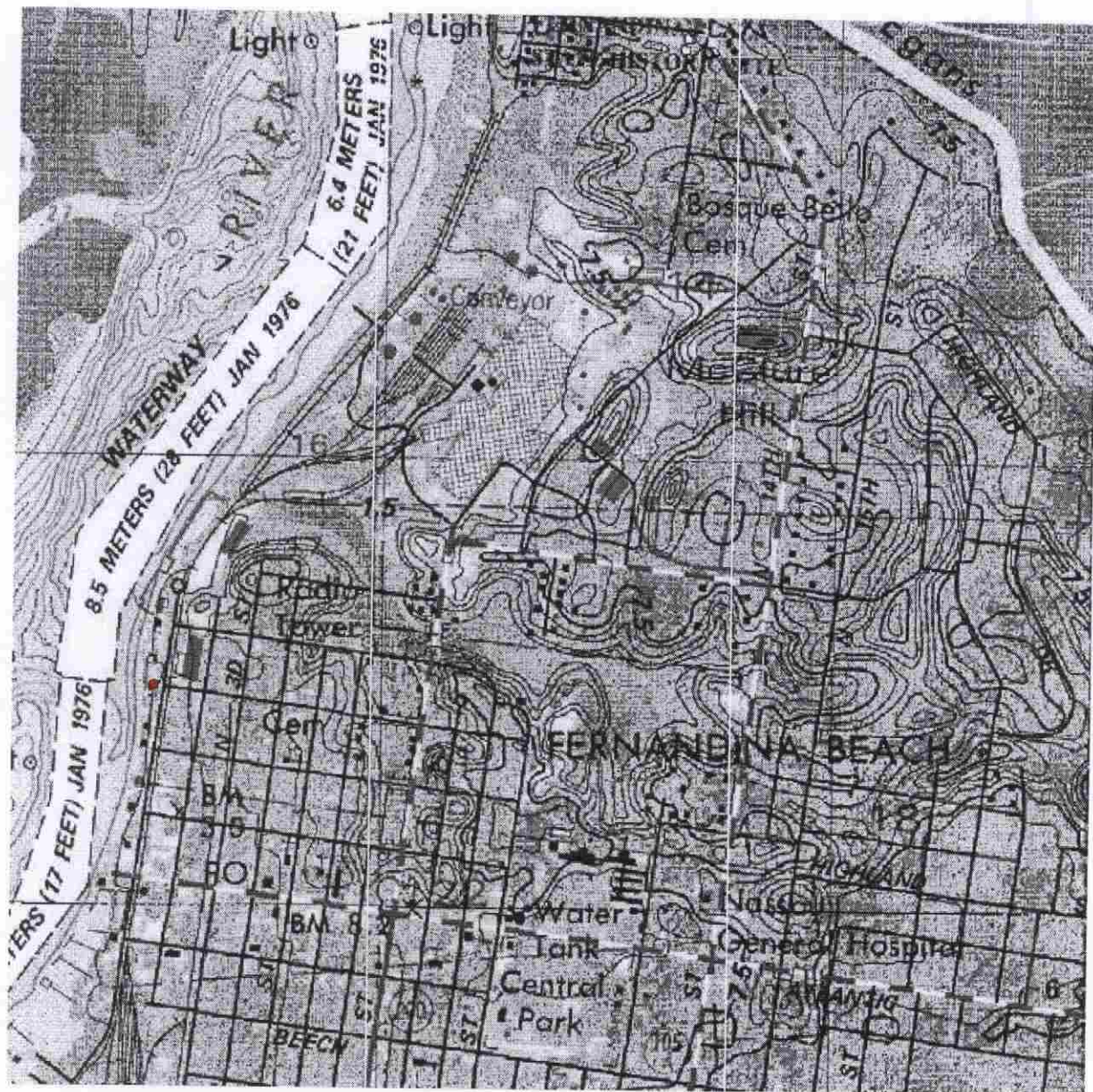
REQUIRED PAPER ATTACHMENTS

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

NA01185-200703

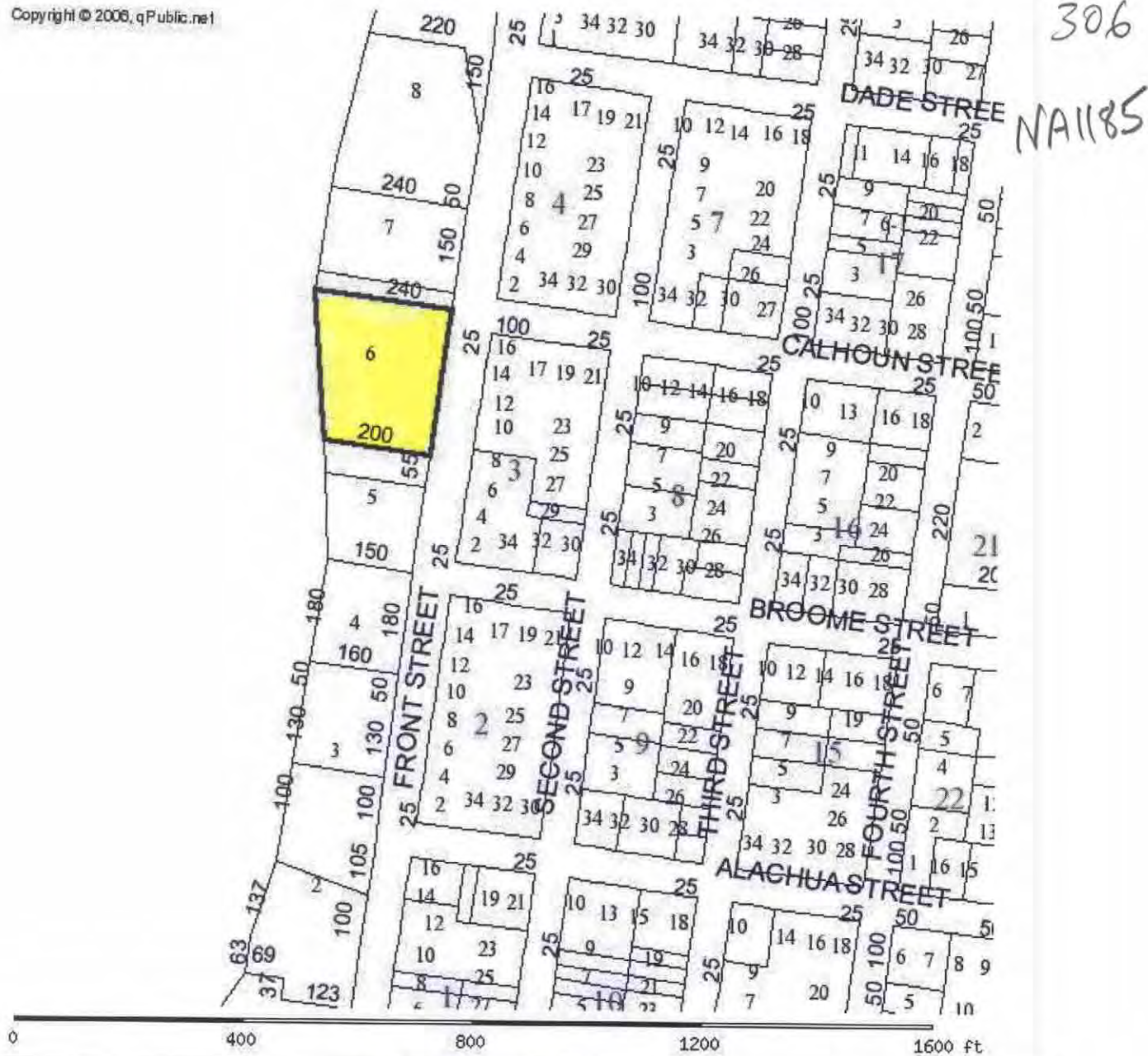
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;17;UNSP
- > **Structural system(s):**
Light wood frame
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Cone
- > **Roof materials:**
Sheet metal:corrugated
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Industrial;1926;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Gulf Refining Company



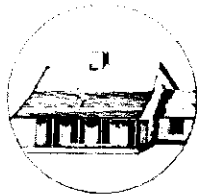
NA 1185

Copyright © 2006, qPublic.net



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

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Recorder # _____

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

Site Name(s) (address if none) Florida Petroleum

Multiple Listing (DHR only) _____

Survey Project Name Fernandina Beach Historic Resource Survey Update

Survey # (DHR only) _____

National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ objectOwnership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 231 Direction N Street Name Front Street Type Street Suffix Direction _____
 Address: 231
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 21 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1760-0006-0000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1926 ☒ approximately ☐ year listed or earlier ☐ year listed or laterOriginal Use Commercial

From (year): _____

To (year): _____

Current Use Commercial

From (year): _____

To (year): _____

Other Use _____

From (year): _____

To (year): _____

Moves: ☐ yes ☐ no ☒ unknown Date: _____

Original address _____

Alterations: ☒ yes ☐ no ☐ unknown Date: _____

Nature _____

Facade heavily alteredAdditions: ☒ yes ☐ no ☐ unknown Date: _____

Nature _____

Multiple shed & flat

Architect (last name first): _____

Builder (last name first): _____

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

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Community redevelopment area

DESCRIPTION

Style Frame VernacularExterior Plan IrregularNumber of Stories 1Exterior Fabric(s) 1. Metal2. Wood/Plywood3. StuccoRoof Type(s) 1. Vaulted2. Shed

3. _____

Roof Material(s) 1. Sheet metal: 3V crimp2. Composition shingles

3. _____

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

2. _____

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____

Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

HISTORICAL STRUCTURE FORM

Site #8 NA01185

DESCRIPTION (continued)

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

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

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

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

☐ yes ☒ no ☐ insufficient information

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

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

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

● USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

● LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

● PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





DANGER
RESTRICTED AREA

Florida
Petroleum

OFFICE
IN
BACK



NO
SMOKING

OFFICE IN
BACK



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-10
MAY 20, 2021

Owner/Applicant:	Hal London, owner
Property Address:	19 S. 6th Street
Parcel ID #	00-00-31-1800-0029-0110
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Mixed Use (Residential/ Professional Office)
FL Master Site File #	8NA00371
Year Built:	1880 (FMSF) relocated to current site in 1940s.
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to install a pool in rear yard. (Quasi-Judicial)

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct an in-ground swimming pool in the rear 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	<i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	☒	☐	☐
2	<i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	☒	☐	☐
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☒	☐	☐
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☒	☐	☐

6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	☒	☐	☐
10	<i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	☒	☐	☐

ANALYSIS:

Staff finds that the swimming pool design is compatible with the neighborhood and meets all setback requirements. Pool mechanical equipment is screened from view.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-10

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-10 **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 2021-10, 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 2021-10 Application
- EXHIBIT 2 Pool Design & Materials
- EXHIBIT 3 FL Master Site File 8NA00371

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6980

Date Submitted: 3/16/2021

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

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

Fees

- | | |
|--|---|
| ☐ Certificate of Approval (COA): Staff Review \$25 | ☐ Demolition of a Primary Structure â€œ Contributing \$7,500 |
| ☐ Certificate of Approval (COA): Board Review - Residential Single Family) \$250 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100 |
| ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500 | ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees |

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

3/16/2021

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*

19 s. 6th street

City*

fernandina

State*

florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0029-0110

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

hal

Last Name*

London

Mailing Address*

19 s. 6th street

City*

fernandina

State*

florida

Zip Code*

32034

Telephone Number*

904-556-9593

E-mail Address*

londonmedicalspa@gmail.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

add backyard pool

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

Design Vision Statement*

create a beautiful backyard space to include a pool. completely fenced and private

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 Pool design mock photo2.jpg	Upload 2 Choose File No file selected	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 POOL design mock photo1.jpg	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*

hal

Applicant Last Name*

London

Today's Date*

3/16/2021



DEPARTMENT OF PLANNING & CONSERVATION

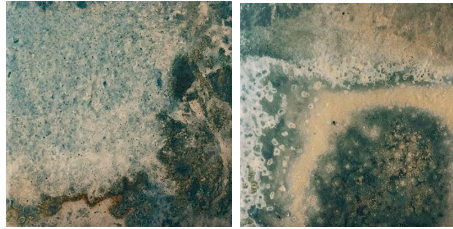
204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning



Pools by John Clarkson
an aquatech® builder

The London Residence
19 South 6th Street
Fernandina, FL 32034

Waterline Tile: 6"x 6"



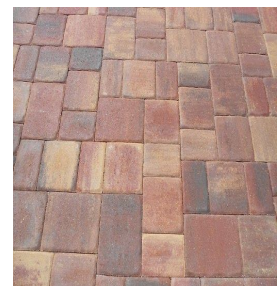
NEMA - 653



COVE BLUE PEARL

Interior: Pebble

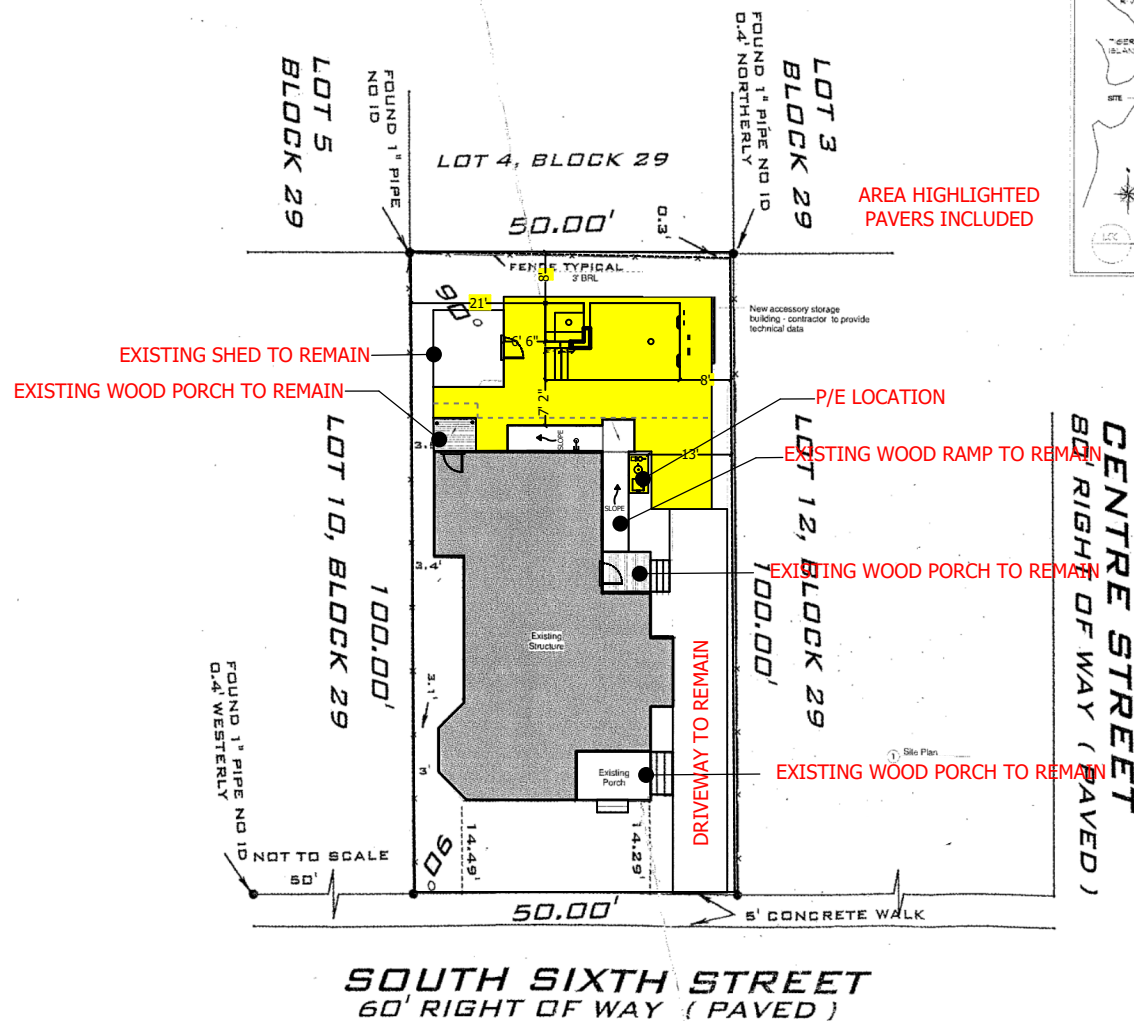
Deck - Mega Old Towne - Autumn Blend







TOTAL LOT: 5,000 SF
HOUSE: 1,493 SF
DRIVEWAY: 541 SF
SHED: 132 SF
NEW PAVERS: 488 SF
TOTAL: 2,654 SF 53%



Occupancy - Business Group B & Residential
Occupant Load 100 gross floor area in sq. ft. per occupant
565 sq. ft. (gross area) / 100 = 6 occupants

Planting Requirements - water closets = 1 per 25 (1 req'd)
lavatories = 1 per 40 (1 req'd)
drinking fountain = 1 per 100 (1 req'd)

Exit Requirements - 2 exits required per occupant load

Egress Travel Distance - 260' max. travel distance without sprinkler

Risk Factor - Category 2

Level of Alteration - Level II

MID ZONE: 128 mph
 EXPOSURE: C
 IMPORTANCE FACTOR: I
 METHOD OF OPENING PROTECTION: NA
 DESIGN PRESSURE: AS PER OF GREATER < NA
 TYPE OF CONSTRUCTION: V
 FLOOD ZONE DESIGNATION: B BASE FLOOD ELEVATION: "0"
 PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: Empty
 PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): Empty
 PROPOSED ELEVATION OF GRADE/CEILING ADJACENT TO STRUCTURE: Empty
 AVERAGE ROOF HEIGHT: Empty
 NUMBER OF STOREYS: Two
 ZONING REGISTRATION: C3
 SETBACKS PER ZONES: NA
 TOTAL NEW CONFINED AREA: NA
 TOTAL NEW UNCONFINED AREA: NA
 LOT AREA: 8,800 sq ft

THESE DESIGN AND SPECIFICATION ERRORS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 10-10.4.2, FLORIDA ADMINISTRATIVE CODE.

THE MAIN ANCHOR EXISTING SYSTEM WAS DESIGNED BY THE ASSOCIATE ARCHITECTS OF CHAPTER 1, AMERICAN NATIONAL STANDARDS ARCHITECTS SOCIETY OF CIVIL ENGINEERS, TO WITHSTAND A MINIMUM WIND LOAD OF 100 LB/SQ FT. THE BUILDING WAS DESIGNED TO WITHSTAND A MINIMUM WIND LOAD OF 100 LB/SQ FT.

THE COMPOUND AND CLADDING WERE SELECTED AND THEIR USE WAS INCORPORATED INTO CHAPTER 1, AMERICAN NATIONAL STANDARDS ARCHITECTS SOCIETY OF CIVIL ENGINEERS, TO WITHSTAND A MINIMUM WIND LOAD OF 100 LB/SQ FT. THE BUILDING WAS DESIGNED TO WITHSTAND A MINIMUM WIND LOAD OF 100 LB/SQ FT.

I HEREBY CERTIFY THAT THIS BUILDING APPROX AS DESIGNED AND BUILT BY COOPER ASSOCIATES, INC., ARCHITECTS, CONFORMS TO THE FLORIDA ADMINISTRATIVE CODE, SECTION 10-10.4.2, FLORIDA ADMINISTRATIVE CODE, WITHIN A MINOR WIND LOAD OF 100 LB/SQ FT AS SPECIFIED BY THE FLORIDA CODE PROTECTION ACT OF 1985 AND AMENDMENTS OF 1986.

COOPER ASSOCIATES, INC., ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE BUILDING STRUCTURE OR FOR THE DESIGN OF THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OTHERS DURING THE COURSE OF CONSTRUCTION, NOR FOR THE DESIGN OF THE BUILDING STRUCTURE OR FOR THE DESIGN OF THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OTHERS DURING THE COURSE OF CONSTRUCTION, NOR FOR THE DESIGN OF THE BUILDING STRUCTURE OR FOR THE DESIGN OF THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OTHERS DURING THE COURSE OF CONSTRUCTION.

JOHN W. COTNER, A.J.A. 68561264

54



Revisiune	Descripija	Data
No		

Progress Prints Issue Date: 2/2/14 ISSUED To/Far NOT FOR staff approval	Not Published + All Rights
---	-----------------------------------

London Property
19 South 6th Street
Fernandina Beach
Nassau County, Florida

NOTE-DRAWING SCALE IS 1:2 OF SIZE
LISTED IF PRINTED ON 11X17 ARJL



A-1
PAPER



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00371

Recorder # 44

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 19 South 6th St

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
19	South	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; 2002

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 22 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style Frame Vernacular

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 2

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

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)

>>

Cross gable

Other Roof Secondary Structure(s)

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) west slope

HISTORICAL STRUCTURE FORM

8NA00371

DESCRIPTION (continued)

Window Descriptions 2/2, 1/1

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) eastPorch Roof Types(s) hipExterior Ornament Interior Plan Other Interior Plan Condition Good

Structure Surroundings

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

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

Archaeological Remains (describe): If archaeological remains are present, was an Archaeological Site Form completed? Narrative Description (optional)

HISTORY

Construction year 1880Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

Use	Year Use Started	Year Use Ended	>> <u>Private residence; 1880;</u>
Other Structure Uses			

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

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural ResourcesOther research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? Name of Local Register if Eligible Individually Eligible for National Register? NOPotential Contributor to NR District? YESArea(s) of historical significance >> Community planning & developmentOther 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

8NA00371

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. 5-129 904-448-4429Recorder 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: 4/1/2007

Form Comments: _____

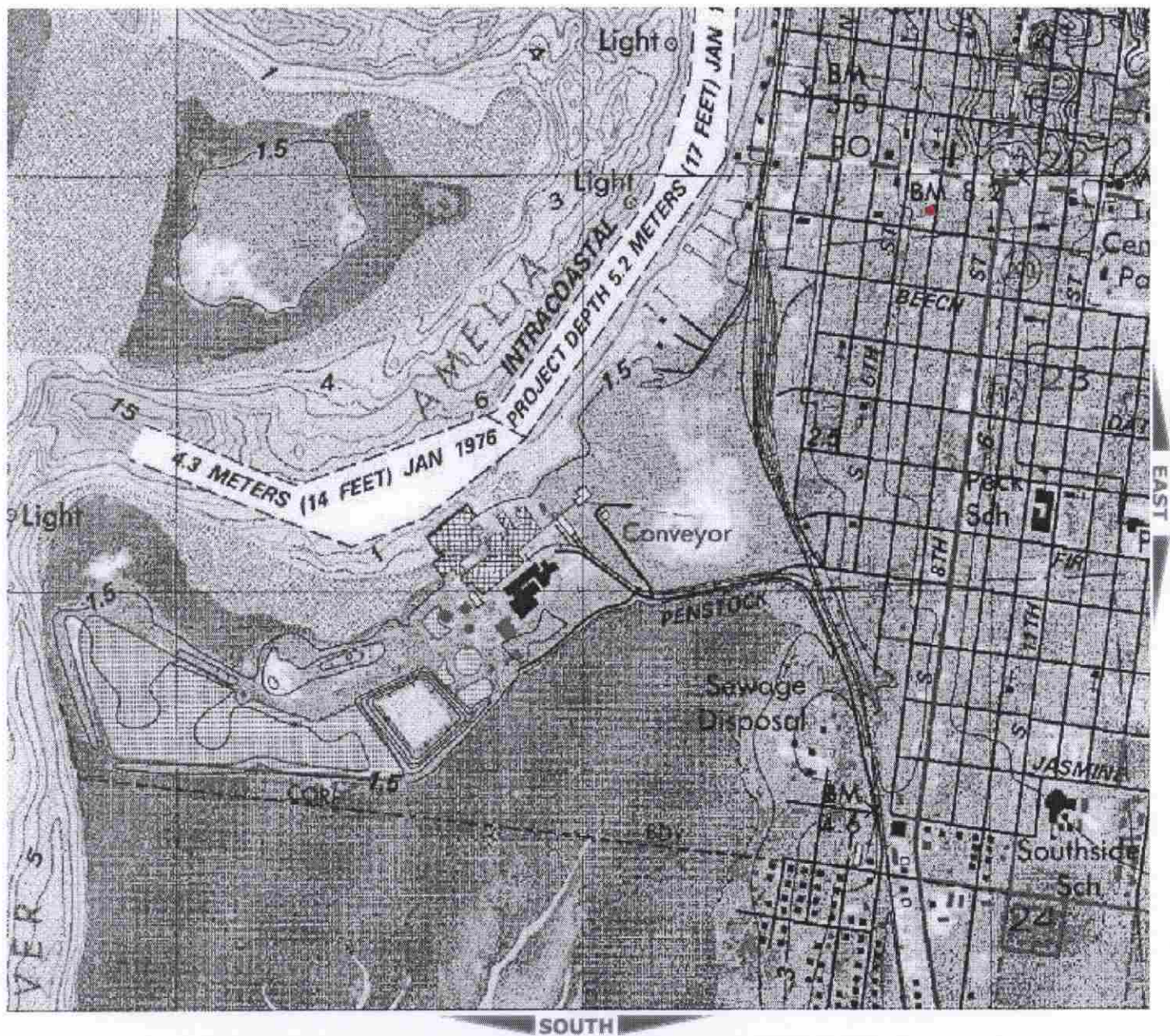
REQUIRED PAPER ATTACHMENTS

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

NA00371-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2002
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Flat
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
Shed dormer
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1880;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA371

44

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0029-0110
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR

OWNERSHIP INFORMATION

Name	WALTERS KENNETH R & JUDITH R
Mailing Address	PO BOX 451 FERNANDINA BEACH, FL 320350451
Situs/Physical Address	19 SOUTH 6TH ST

2006 PROPOSED VALUES

Land Value	120,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. *8NA 371*

SITE NAME: Lohman House
ADDRESS OF SITE: 19 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 29 11
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Ketchum, Ray B. & Leila V.

ADDRESS: 19 S. 6th St.

ADDRESS: Fernandina Beach, Fl 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

x GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

ORIGINAL SITE

DATES c.+ 1900

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

x MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING

TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 109

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/2-story entrance, tiered, 2-bay, access N;
built-in, turned posts

ORIENTATION: W

FOUNDATION: continuous: concrete block

ROOF TYPE: hip #
gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: center: lateral slope

WINDOW TYPE: DHS, 1/1, wood; bay (2-story square) #
bay window, 2-story hexagonal

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP RANGE SECTION
3N 28E 22

UTM ZONE UTM EASTING UTM NORTHING

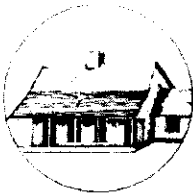
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

19 S. 6th St., or the Lohman House, is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1900, it is a two-story frame vernacular residential building. It is noteworthy for its Queen Anne influence. It has been significantly altered by relocation of the building. It was originally the residence of Warren Scott and was located on Centre St. Fred Lohman, a harbormaster, as listed in the 1900 city directory, also lived here. During the 1940's the house was moved by J. M. Askins to its present location.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **NA00371**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

LOCATION & MAPPING

Street Number 19 Direction S Street Name 6th Street Type Street Suffix Direction _____
 Address: 19 S 6th
 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 # 00-00-31-1800-0029-0110 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): _____ To (year): _____
 Current Use Fitness center/Spa/Gym From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☒ yes ☐ no ☐ unknown Date: _____ Original address Centre St.
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows; porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/warren Scott; Fred Lohman, harbormaster, 1900; moved by J.M. Askins to present location in 1940's
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2.5
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 & 2/2 Dhs, grouped

Distinguishing Architectural Features (exterior or interior ornaments) Queen Anne elements, 2 story porch w decorative detailing; pedimented gable projections w decorative designs/grouped windows; flat roof w hipped sides

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Other 2. stuccoed
 Main Entrance (stylistic details) half light double doors w slender flanking windows

Porch Descriptions (types, locations, roof types, etc.) Entry/NE corner, incised, 2 story, open, decorative jig saw cut detailing, turned supports & decorative stick railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps
☐ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☒ HABS/HAER record search
☐ other methods (describe) _____
 Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.
 Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
 1. Community planning & development 3. _____ 5. _____
 2. Architecture 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Asse. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





THREE
HOUR
PARKING
↔

F150

V36 OYA



LONDON
MEDICAL SPA
904-729-4567
www.londonmedicalspa.com

ADT

ADT
MEDICAL SPA
See Side
Entrance

1880





HISTORIC DISTRICT COUNCIL STAFF REPORT
2021 PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)
MAY 20, 2021

Owner/Applicant:	Sue Nelson, owner (The Book Loft)
Property Address:	214 Centre Street
Parcel ID #	00-00-31-1800-0269-0290
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial - Retail
FL Master Site File #	8NA00651
Year Built:	2004 (NCPA)
Contributing Status:	Contributing
Scope of Work:	Paint building and replace fabric awning
Requested Funding:	\$5,000

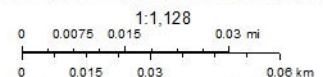
214 Centre Street - The Book Loft



April 29, 2021

911 Apartment Labels

☐ Land Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2021

SUMMARY OF REQUEST

Paint building and replace fabric awning

PRIORITIES		
<i>Projects that demonstrate any of the following conditions will receive priority in the selection process over other eligible applications:</i>		
A	Projects that will correct a violation issued by the City's Code Enforcement Department	☐
B	Owner occupants	☒
C	Applicants that have a median family income at or below 80% AMI (Area Median Income), or \$58,800	☐
D	Projects that include the rehabilitation of historic wood windows in their scope.	☐
Total Priority Points		1

Staff recommends

☒ APPROVAL

☐ DENIAL

AMOUNT \$5,000

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

EXHIBIT 2 Estimates

EXHIBIT 3 Photos

EXHIBIT 4 FL Master Site File 8NA00651

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Preservation Rehabilitation Assistance Grant (PRAG) - Submission #7037

Date Submitted: 3/26/2021

2021 Preservation Rehabilitation Assistance Grant (PRAG)

INSTRUCTIONS – PLEASE READ ALL SECTIONS. INCOMPLETE APPLICATIONS WILL NOT BE EVALUATED. IF YOU NEED ASSISTANCE TO COMPLETE THIS FORM, PLEASE CONTACT OUR OFFICE AT (904) 310-3480

I. PROGRAM INFORMATION

The maintenance and rehabilitation of historic structures can be a daunting and costly proposition for homeowners. The City of Fernandina Beach recognizes the importance of the structures that contribute to the City's historic character, and ultimately the "sense of place" that Fernandina Beach is famous for. As a way to assist property owners in maintaining and rehabilitating these structures, the City has created this pilot program for the Preservation Rehabilitation Assistance Grant (PRAG). This pilot program will test the effectiveness for this type of grant in assisting property owners, as well as gauge the demand for this type of program. If successful, this pilot program could serve as a model for a future expanded program.



The goal of the Preservation Rehabilitation Assistance Grant (PRAG) is to promote the preservation of historic buildings through proper rehabilitation. A successful rehabilitation is one that retains, preserves and protects as much of the original historic fabric and character's defining features as possible.

The City of Fernandina Beach is offering a grant as a 0% interest loan of up to \$5,000 for qualifying improvements to historic properties, to assist property owners in the rehabilitation of historic properties and promote reinvestment in Fernandina Beach's historic neighborhoods. The Preservation Rehabilitation Assistance Grant makes monies available to private property owners to complete exterior stabilization and repair work on contributing historic structures.

II. ELIGIBILITY

Only structures that are classified as "Contributing" to one of Fernandina Beach's Historic Districts or are individually listed on the National Register of Historic Places are eligible. A full list of contributing structures can be found at www.fbfl.us/PRAG

Eligible Improvements

All work performed must be exterior work, which results in repair, improvement, reconstruction, maintenance or stabilization. Interior work may be eligible only if necessary to stabilize or structurally support the building's historic exteriors.

Historic Home Graphic



Eligible exterior work may include:

- ☐ Exterior wall repairs
- ☐ Cornices and parapet repairs
- ☐ Roof repairs
- ☐ Weatherization improvements
- ☐ Foundation repairs
- ☐ Repainting Masonry/stucco repairs
- ☐ Structural /Reinforcement
- ☐ Window/ Door Restoration
- ☐ Porch/ Step Repairs

In most cases, a Certificate of Approval (COA) and building permits will be required for the rehabilitation/ stabilization work. All proposed projects must adhere to the Secretary of the Interior's Standards for Rehabilitation and all applicable City Guidelines.

Priorities

Projects that demonstrate any of the following conditions will receive priority in the selection process over other eligible applications:

- ☐ Projects that will correct a violation issued by the City's Code Enforcement Department
- ☐ Owner occupants
- ☐ Applicants that have a median family income at or below 80% AMI (Area Median Income), or \$58,800
- ☐ Projects that include the rehabilitation of historic wood windows in their scope.

III. PROPERTY IDENTIFICATION

Address1*

214 Centre Street Fernand na Beach, FL

Address2

City*

State*

Zip*

Tax Parcel ID

Year Constructed

Type of ownership*

Owner First Name

Owner Last Name

Company Name

Non-Profit Organization Name

Is owner's mailing address different from property address?

Owner Mailing Address

Address1

Address2

City

State

Zip

Phone Number*

E-mail Address*

This property is currently occupied by*

IV. Project Information

Have you been issued a Notice of Violation by the City of Fernandina Beach's Code Enforcement Department?

No

Code Enforcement Case #

Is the property currently habitable?*

Yes

Will the proposed work return it to productive use?

- Select One -

What repairs are proposed as part of this stabilization assistance?

(Check all that apply)

☐

Roof

☐

Windows

☒

Paint

☐

Porch and Steps

☐

Structural Reinforcement

☐

Weatherization

☐

Foundation

☒

Exterior walls (ex. Siding repair/replacement)

☐

Masonry/ Stucco

Please describe the proposed project. What repairs are necessary to rehabilitate/ stabilize the structure? *

We are painting and repairing the exterior front wall of The Book Loft. We are replacing the existing awning with a new awning.

What is your overall rehabilitation and development plan for the property and its site? Is the proposed rehabilitation/ stabilization project part of a larger plan? Is additional work planned for the future?*

Year after year we take on a new project for The Book Loft. The building was built in the late 1890s and therefore requires extensive repairs each year. Repairs over the years include a new air conditioning unit, new floors, new ceilings, new windows, etc. The Book Loft just celebrated its 33rd anniversary and for that we'd like to give it a fresh paint job and new awning. COVID has had a huge impact on our business and community. We believe this will give the community something to look forward to as the bookstore is the highlight of Centre Street. Our project for 2022- 2023 will be to replace the roof which will require funds that we don't have yet.

V. Request for Funding

You must attach at least two (2) cost estimates from different contractors to substantiate all rehabilitation/stabilization work. Each bid should be for the same scope of work. All cost estimates should be listed on letterhead from the contractor or tradesperson and should include contact information (address, phone number and e-mail) and contractor license number.

Total funding amount requested? (up to \$5,000). *

5,000.00

Name of Contractor #1*

Curtis Sargent

Cost Estimate***Upload Estimate #1*****Name of Contractor #2*****Cost Estimate*****Upload Estimate #2*****VI. Additional Required Information**

Your application must include the following:

Proof of Building Ownership*

property tax.pdf

Copies of deeds or county tax records will be accepted as proof.

Photos*

IMG.jpg

Please submit at least 4 photos for each scope of work item. The intent of the photos is to show the deteriorated features requiring rehabilitation and the effect, if any, the deterioration has had on other parts of the building (such as interior walls or ceilings).

Photos 2

IMG.jpg

Photos 3

IMG_9293.jpg

Photos 4

IMG.jpg

Photos 5**Proof of current hazard insurance***

proof of insurance.pdf

Code Enforcement Notice of Violation (if applicable)**VII. CERTIFICATION***

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 the submittal requirements.

Applicant Name (First, Last)***Today's Date*****Applicant Name (First, Last)****Today's Date**

The City of Fernandina Beach, in its provision of services to citizens and visitors, ensures freedom from discrimination because of race, color, religion, sex, national origin, age, handicap, or marital status.

VIII. ADDITIONAL UPLOADS

Please upload any additional information you would like considered as part of your application.

Upload 1

Choose File

No file selected

Upload 2

Choose File

No file selected

Proof of ownership attached?

– Select One –

Photographs Attached?

– Select One –

Contractor estimates attached?

– Select One –

Proof of insurance attached?

– Select One –

Code Enforcement Notice of Violation attached?

– Select One –

Proof of income attached?

– Select One –

FINAL APPROVAL

– Select One –

DATE OF FINAL APPROVAL

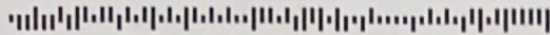
mm/dd/yyyy

FINAL AMOUNT APPROVED

Notice of Proposed Property Taxes

NASSAU COUNTY TAXING AUTHORITY
96135 NASSAU PLACE, SUITE 4
YULEE, FL 32097

2019 TANGIBLE PERSONAL PROPERTY



P2 T6*****AUTO**5-DIGIT 32034
13979-500
BOOK LOFT INC
214 CENTRE ST
FERNANDINA BEACH FL 32034-4239

DO NOT PAY THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold public hearings to adopt budgets and tax rates for the next year. The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax changes and budget prior to taking final action. Each taxing authority may amend or alter its proposals at the hearing.

LEGAL DESCRIPTION

TANGIBLE PERSONAL PROPERTY
LCTN: 214 CENTRE ST
FERNANDINA BEACH
32034

Taxing Authority	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Tax Rate 2018	Your Property Taxes 2018	Tax Rate If No Budget Change is Adopted 2019	Your Property Taxes If No Budget Change is Adopted 2019	Tax Rate PROPOSED 2019	Your Property Taxes IF PROPOSED Budget is Adopted 2019	
002							
NASSAU COUNTY	7.4278	\$.00	6.9804	\$.00	7.4278	\$.00	9/09/19 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD - STATE	4.0690	\$.00	3.8266	\$.00	3.8880	\$.00	9/12/19 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$.00	2.1141	\$.00	2.2480	\$.00	9/12/19 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
FERNANDINA BEACH	5.8553	\$.00	4.8048	\$.00	6.3553	\$.00	9/03/19 5:05PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
AMELIA ISL BEACH MSTU	.1021	\$.00	.0942	\$.00	.1021	\$.00	9/09/19 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2562	\$.00	.2414	\$.00	.2414	\$.00	9/10/19 5:05PM 4049 REID ST, PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$.00	.0304	\$.00	.0320	\$.00	9/12/19 5:30PM PB SHORES TWN HALL 247 EDWARDS LN, PLM BCH SH, FL 33404
AMELIA ISLAND MOSQ CONTRL	.1412	\$.00	.1318	\$.00	.1412	\$.00	9/04/19 5:30PM 2500 LYNNDALE RD FERNANDINA BEACH, FL 32034
FDNA BCH VOTER APPR DEBT	.1929	\$.00	.1683	\$.00	.1683	\$.00	9/03/19 5:05PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
Penalty	0.0000	\$.00	0.0000	\$.00	0.0000	\$.00	
Total Property Taxes	20.3245	\$.00	18.3920	\$.00	20.6041	\$.00	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2018	2019	2018	2019	2018	2019	2018	2019
County	4,509	4,509	4,509	4,509	4,509	4,509	0	0
School	4,509	4,509	4,509	4,509	4,509	4,509	0	0
Municipality	4,509	4,509	4,509	4,509	4,509	4,509	0	0
Other	4,509	4,509	4,509	4,509	4,509	4,509	0	0

Assessment Reductions	Applicable to:	Value
None		

Exemptions	Applicable to:	Value
TPP \$25,000	All Taxes	4,509

* See reverse side for explanations.

* If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at 96135 NASSAU PL #4 YULEE, FL 32097 904-491-7317

* If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the county property appraiser and must be filed ON OR BEFORE **9/13/2019**.

* Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other government services and facilities which may be levied by local government.

DR-474
R. 8/11

IPFS CORPORATION

(IPFS)
1122 LADY ST. #1080
COLUMBIA, SC 29201
(866)412-6698 - FAX: (803)771-8710

NOTICE OF ACCEPTANCE AND OF ASSIGNMENT

REFER TO THIS
ACCOUNT NO. IN ALL
CORRESPONDENCE

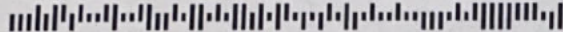
ACCOUNT NUMBER

Dear Customer,

Thank you for the opportunity to finance your insurance premium. Per your request, we have paid the premium balance due on the policy listed below, less your down payment, to either the insurer or your agent as instructed by your agent. Your payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment.

- Payment Instructions:**
1. All payments must be made payable to IPFS CORPORATION
 2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
 3. Be sure your payment is mailed in time to reach our office by your due date.
 4. Mail your payment to the address on the coupon.

087189 0.4800 1219 5129 17101 1/1 BIN:0



INSURED
THE BOOK LOFT, INC
214 CENTRE ST
FERNANDINA BEACH, FL 32034-4239

AGENT
MCGINTY-GORDON & ASSOCIATES - FL
1890 S 14TH ST STE 215
FERNANDINA BEACH, FL 32034-4730

DISCLOSURE

TOTAL PREMIUMS	\$4,408.10
DOWN PAYMENT	\$1,139.53
AMOUNT FINANCED	\$3,268.57
FINANCE CHARGE	\$227.88
ASSESSMENTS	\$11.55
TOTAL PAYMENTS	\$3,508.00
NUMBER OF PAYMENTS	10
PAYMENT AMOUNT	\$350.80
ANNUAL % RATE	14.880
ACCEPTANCE DATE	12/18/20

SCHEDULE OF PAYMENTS

PYMT NO.	DUE DATE	AMOUNT
1	02/07/21	\$350.80
2	03/07/21	\$350.80
3	04/07/21	\$350.80
4	05/07/21	\$350.80
5	06/07/21	\$350.80
6	07/07/21	\$350.80
7	08/07/21	\$350.80
8	09/07/21	\$350.80
9	10/07/21	\$350.80
10	11/07/21	\$350.80

The terms and conditions of your premium finance agreement govern this loan. If for any reason you did not authorize this request for financing of your insurance premium, notify us immediately at the address or telephone number shown above.

SCHEDULE OF POLICIES

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	COVERAGE	POLICY TERM IN MONTHS COVERED BY PREM.	PREMIUM FINANCED
			FIRE, AUTO MAR, I.M., CAS		
	01/07/21	LLOYD'S LONDON - CERTAIN UNDERWRITE MCGINTY GORDON & ASSOCIATES	PRPRTY FEES TAXES	12	\$4,140.00 \$50.00 \$218.10

Make online payments or view account information at www.ipfs.com.
Please use access code S66J65S6 to register (first time users).

TNT Repairs
Ryan Tribe
904-335-1124

March 18, 2021
The Book Loft
Center Street
Fernandina Beach Florida

TNT Repairs will Paint the front of the Book Loft building that faces Center Street
Paint the sign and replace the awning.

Material and labor-\$6500.00

Ryan Tribe

Susan Nelson

Starfish Designs Inc.
starfishcrs@yahoo.com
904-226-0349

Tuesday March 23, 2021
The Book Loft

Estimate:

Starfish Designs will perform the following work:

**Prep and paint the store front from Top to Bottom
Remove sign re-paint it and re-hang it**

**Material-----\$1750.00
(Includes High Reach rental)**

Labor-----\$1600.00

Remove awning replace fabric and rehang awning-----\$2000.00

Total-----\$5,350.00

**Thanks Curtis
Starfish Deigns Inc.**





BOOK LOFT
THE BOOKSTORE



BOOK LOFT
THE BOOKSTORE

214



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00651**

Recorder # **58**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **Marigold Patch** Multiple Listing (DHR only) _____
 Other Names _____ >> **Bookloft**
 Survey or Project Name _____ Survey# _____
 National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

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

Cross Streets (nearest/ between) _____
 City / Town (within 3 miles) **Fernandina Beach** In Current City Limits? **YES**
 County **Nassau** Tax Parcel #(s) _____
 Subdivision Name _____ Block _____ Lot _____
 Ownership _____
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> **FERNANDINA BEACH;2003**
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> **3N ;28E ;22;UNSP**
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style **Masonry Vernacular** Other Style _____
 Exterior Plan **Rectangular** Other Exterior Plan _____
 Number of Stories **2**
 Structural System(s) _____ >> **Brick**
 Other Structural System(s) _____
 Foundation Type(s) _____ >> **Continuous**
 Other Foundation Types _____
 Foundation Material(s) _____ >> **Brick**
 Other Foundation Material(s) _____
 Exterior Fabric(s) _____ >> **Stucco**
 Other Exterior Fabric(s) _____
 Roof Type(s) _____ >> **Flat**
 Other Roof Type(s) _____
 Roof Material(s) _____ >> **Tar & gravel**
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) _____ >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys **1**
 Chimney Material **Brick**
 Other Chimney Material(s) _____
 Chimney Location(s) **eastern exterior**

HISTORICAL STRUCTURE FORM

8NA00651

DESCRIPTION (continued)

Window Descriptions 2/2 light fixed

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Commercial unspecified;1900;

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

8NA00651

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips Hwy, Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/6/2007

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

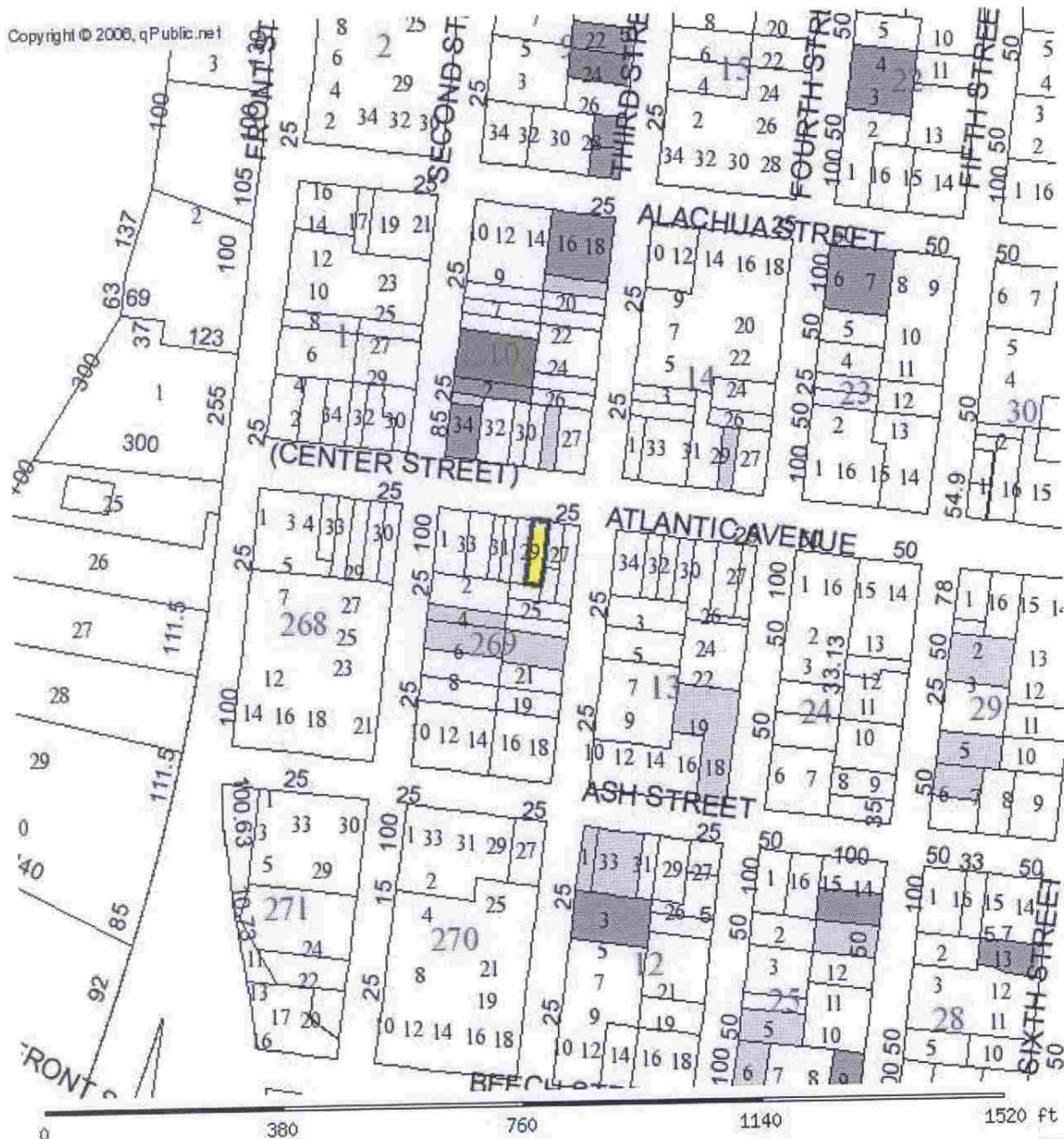
REQUIRED PAPER ATTACHMENTS

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

NA00651-200703

Supplementary Printout

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



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0269-0290
GIS CALCULATED ACREAGE	0.06
Property Use	STORES, 1
Land Use	STORE 1FLR
OWNERSHIP INFORMATION	
Name	THE BOOK LOFT INC
Mailing Address	214 CENTRE STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	214 CENTRE ST
2006 PROPOSED VALUES	
Land Value	186,875
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 651*

SITE NAME: The Marigold Patch
ADDRESS OF SITE: 214 Centre St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 269 29
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Panos, Mary R.

ADDRESS: 214 Centre St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

ORIGINAL USE commercial

GOOD

UNALTERED

PRESENT USE commercial

FAIR

x

ORIGINAL SITE

DATES pre-1926

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 307

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): brick: running #
stucco: smooth

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: N

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: W: offset on wall

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick (red)

NO. OF CHIMNEYS

NO. OF STORIES

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed pre-1926, it is a two-story masonry vernacular commercial building. It is noteworthy for its arched windows and corbeled brick cornice. It has been significantly altered by stuccoing of the brickwall on the second story and by storefront modifications.

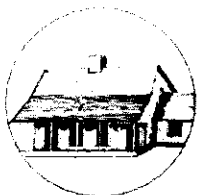
Centre and North Second Streets were the focal points of commercial development in Fernandina during the late 19th century. The commercial buildings along Centre and North Second Streets are significant for their architecture, which frequently includes features associated with the Italianate style. They embody a period and type of architecture rarely found in the state of Florida. Furthermore, they have additional significance as a result of their associations with many of the pioneer merchants, chandlers, lumber factors, bankers and other businessmen who fostered the economic development of Fernandina during its most intense period of growth.

During the 1870's and 1880's, the two streets began developing the physical appearance which they largely retain today. Brick commercial blocks began displacing wood-frame structures to a significant degree. The use of brick as a building material was, as in many communities, made imperative by fire. Major conflagrations in 1876 and 1883 destroyed wooden structures from the docks to Third Street and from South Second Street to South Third.

Constructed c. 1884 214 Centre Street is a two story masonry vernacular, commercial building. It is noteworthy for its arched windows and corbeled brick cornice. It has been significantly altered by modifications to its original first floor storefront and by stuccoing the second story brickwall.

On Centre Street another significant period of construction followed the 1883 fire. At that time virtually all of the buildings on Centre Street from South Second to South Third Street had been destroyed as a consequence of the fire. They were replaced by new brick buildings which almost uniformly date from the years 1884 and 1885. They include 214 Centre Street.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # NA00651
 Field Date 2-1-2018
 Form Date 2-1-2018
 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) Book Loft Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 214 Direction _____ Street Name Centre 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 # 00-00-31-1800-0269-0290 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: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Storefront; decorative details; stucco
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. Stucco 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 dhs, segmental arches; modern storefront

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brick corbeling details; segmental arches; storefront; parapet

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____Structural System(s): 1. Brick 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Recessed full light door

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

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (check all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☐ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☐ property appraiser / tax records☒ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☒ historic photos☐ interior inspection☒ HABS/HAER record search☐ other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☒ no☐ insufficient information

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

☒ yes☐ no☐ insufficient informationExplanation 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 _____

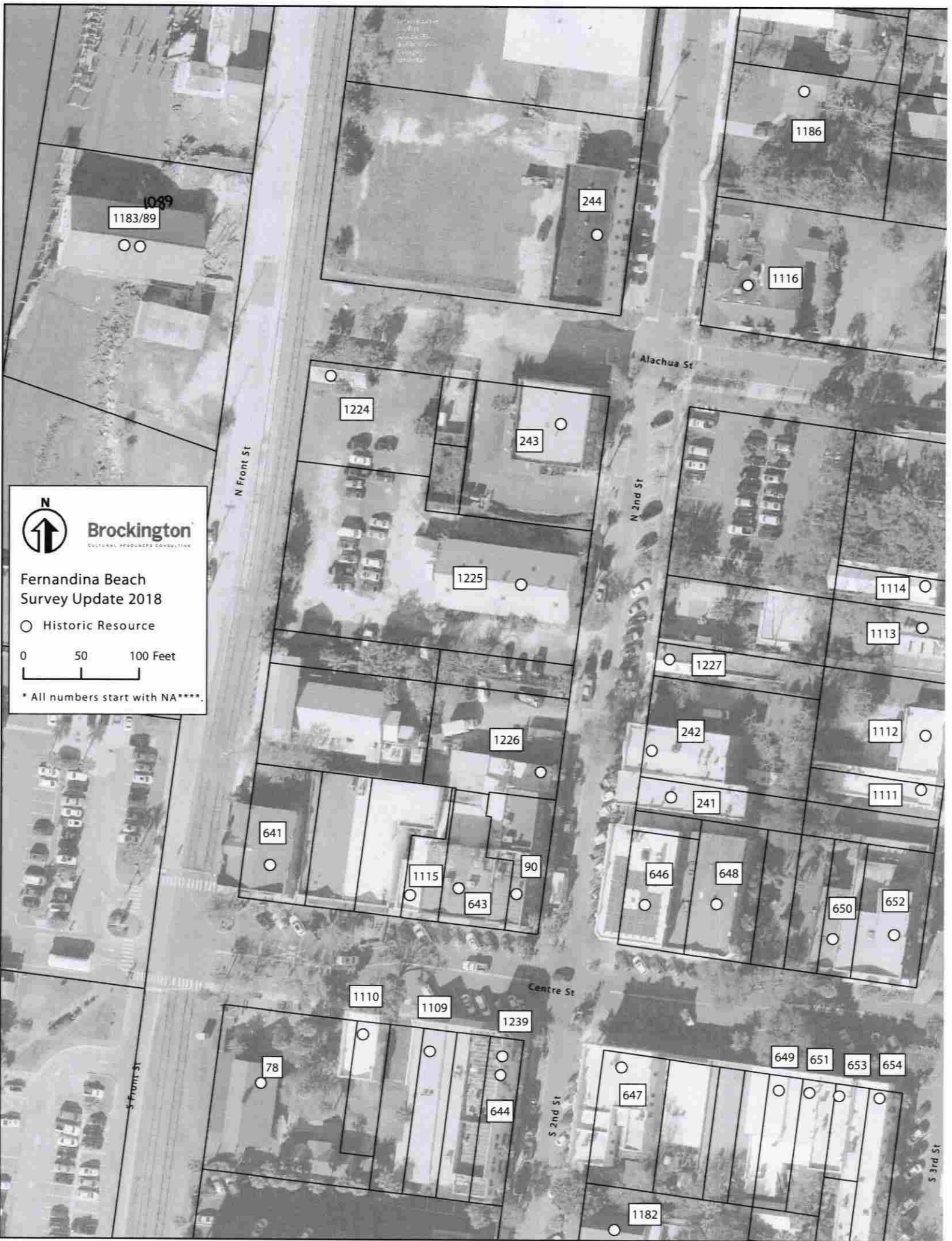
Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

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

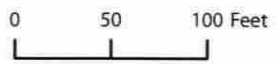
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach Survey Update 2018

○ Historic Resource



* All numbers start with NA****.

1183/89

1089

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

641

1115

1226

90

643

1110

1109

1239

78

644

647

649

651

653

654

1182



BOOK LOFT
THE BOOKSTORE

214



BOOK LOFT
THE BOOKSTORE

THE BOOK LOFT... AN OLD-FASHIONED

BOOKSTORE

214

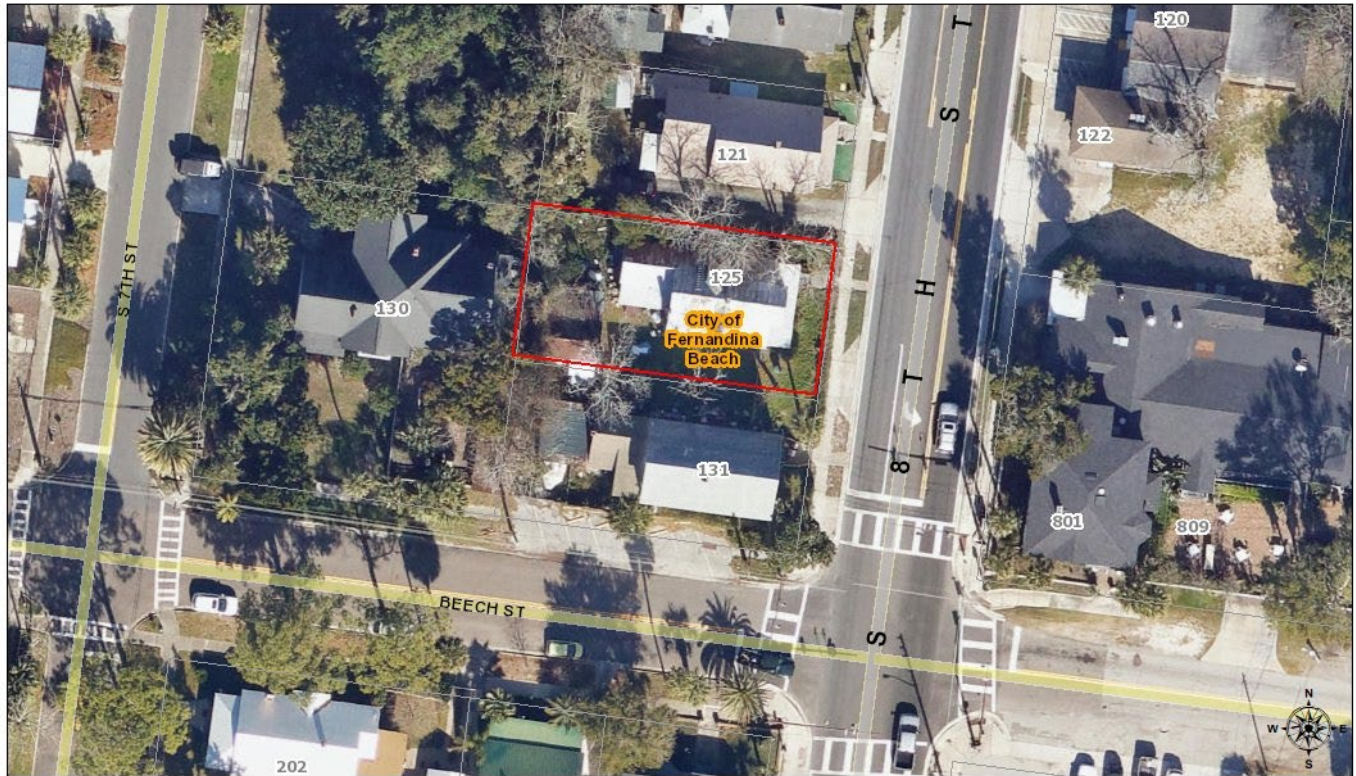
YOGA



HISTORIC DISTRICT COUNCIL STAFF REPORT
2021 PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)
MAY 20, 2021

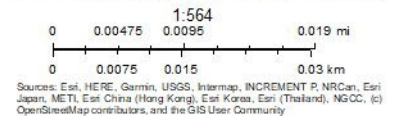
Owner/Applicant:	Larry French, owner
Property Address:	125 S. 8 th Street
Parcel ID #	00-00-31-1800-0041-0051
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial - Retail
FL Master Site File #	8NA00502
Year Built:	1909 (FMSF)
Contributing Status:	Contributing
Scope of Work:	Paint building
Requested Funding:	\$5,000

125 S. 8th Street



May 13, 2021

911 Address Labels



2021

SUMMARY OF REQUEST

Paint exterior of home. Including prep and repair of deteriorated wood.

PRIORITIES		
<i>Projects that demonstrate any of the following conditions will receive priority in the selection process over other eligible applications:</i>		
A	Projects that will correct a violation issued by the City's Code Enforcement Department	☐
B	Owner occupants	☒
C	Applicants that have a median family income at or below 80% AMI (Area Median Income), or \$58,800	☐
D	Projects that include the rehabilitation of historic wood windows in their scope.	☐
Total Priority Points		1

Staff recommends

☒ APPROVAL

☐ DENIAL

AMOUNT \$5,000

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Estimates
- EXHIBIT 3 Photos
- EXHIBIT 4 FL Master Site File 8NA00502

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Preservation Rehabilitation Assistance Grant (PRAG) - Submission #7169

Date Submitted: 4/18/2021

2021 Preservation Rehabilitation Assistance Grant (PRAG)

INSTRUCTIONS – PLEASE READ ALL SECTIONS. INCOMPLETE APPLICATIONS WILL NOT BE EVALUATED. IF YOU NEED ASSISTANCE TO COMPLETE THIS FORM, PLEASE CONTACT OUR OFFICE AT (904) 310-3480

I. PROGRAM INFORMATION

The maintenance and rehabilitation of historic structures can be a daunting and costly proposition for homeowners. The City of Fernandina Beach recognizes the importance of the structures that contribute to the City's historic character, and ultimately the "sense of place" that Fernandina Beach is famous for. As a way to assist property owners in maintaining and rehabilitating these structures, the City has created this pilot program for the Preservation Rehabilitation Assistance Grant (PRAG). This pilot program will test the effectiveness for this type of grant in assisting property owners, as well as gauge the demand for this type of program. If successful, this pilot program could serve as a model for a future expanded program.



The goal of the Preservation Rehabilitation Assistance Grant (PRAG) is to promote the preservation of historic buildings through proper rehabilitation. A successful rehabilitation is one that retains, preserves and protects as much of the original historic fabric and character's defining features as possible.

The City of Fernandina Beach is offering a grant as a 0% interest loan of up to \$5,000 for qualifying improvements to historic properties, to assist property owners in the rehabilitation of historic properties and promote reinvestment in Fernandina Beach's historic neighborhoods. The Preservation Rehabilitation Assistance Grant makes monies available to private property owners to complete exterior stabilization and repair work on contributing historic structures.

II. ELIGIBILITY

Only structures that are classified as "Contributing" to one of Fernandina Beach's Historic Districts or are individually listed on the National Register of Historic Places are eligible. A full list of contributing structures can be found at www.fbfl.us/PRAG

Eligible Improvements

All work performed must be exterior work, which results in repair, improvement, reconstruction, maintenance or stabilization. Interior work may be eligible only if necessary to stabilize or structurally support the building's historic exteriors.

Historic Home Graphic



Eligible exterior work may include:

- ☐ Exterior wall repairs
- ☐ Cornices and parapet repairs
- ☐ Roof repairs
- ☐ Weatherization improvements
- ☐ Foundation repairs
- ☐ Repainting Masonry/stucco repairs
- ☐ Structural /Reinforcement
- ☐ Window/ Door Restoration
- ☐ Porch/ Step Repairs

In most cases, a Certificate of Approval (COA) and building permits will be required for the rehabilitation/ stabilization work. All proposed projects must adhere to the Secretary of the Interior's Standards for Rehabilitation and all applicable City Guidelines.

Priorities

Projects that demonstrate any of the following conditions will receive priority in the selection process over other eligible applications:

- ☐ Projects that will correct a violation issued by the City's Code Enforcement Department
- ☐ Owner occupants
- ☐ Applicants that have a median family income at or below 80% AMI (Area Median Income), or \$58,800
- ☐ Projects that include the rehabilitation of historic wood windows in their scope.

III. PROPERTY IDENTIFICATION

Address1*

125 South 8th Street Fernandina Beach, FL 32034

Address2

City*

State*

Zip*

Tax Parcel ID

Year Constructed

Type of ownership*

Owner First Name

Owner Last Name

Company Name

Non-Profit Organization Name

Is owner's mailing address different from property address?

Owner Mailing Address

Address1

Address2

City

State

Zip

Phone Number*

E-mail Address*

This property is currently occupied by*

IV. Project Information

Have you been issued a Notice of Violation by the City of Fernandina Beach's Code Enforcement Department?

No

Code Enforcement Case #

Is the property currently habitable?*

Yes

Will the proposed work return it to productive use?

-- Select One --

What repairs are proposed as part of this stabilization assistance?

(Check all that apply)

☐

Roof

☐

Weatherization

☒

Windows

☐

Foundation

☒

Paint

☒

Exterior walls (ex. Siding repair/replacement)

☒

Porch and Steps

☐

Masonry/ Stucco

☐

Structural Reinforcement

Please describe the proposed project. What repairs are necessary to rehabilitate/ stabilize the structure? *

The house needs external painting on the sides, porch and steps. Windows need boards repaired and repainted.

What is your overall rehabilitation and development plan for the property and its site? Is the proposed rehabilitation/ stabilization project part of a larger plan? Is additional work planned for the future?*

The house needs repainted, windows repaired and painted. porch needs painted. It needs a new roof and landscaping.

V. Request for Funding

You must attach at least two (2) cost estimates from different contractors to substantiate all rehabilitation/stabilization work. Each bid should be for the same scope of work. All cost estimates should be listed on letterhead from the contractor or tradesperson and should include contact information (address, phone number and e-mail) and contractor license number.

Total funding amount requested? (up to \$5,000). *

\$5,000.00

Name of Contractor #1*

Lord Painting Inc.

Cost Estimate*

\$19,850.00

Upload Estimate #1*

Lord painting est 125 So. 8th .png

Name of Contractor #2***Cost Estimate*****Upload Estimate #2*****VI. Additional Required Information**

Your application must include the following:

Proof of Building Ownership*

Property tax 125 South 8th St.png

Copies of deeds or county tax records will be accepted as proof.

Photos*

pic 1 - 125 so 8th st.jpg

Please submit at least 4 photos for each scope of work item. The intent of the photos is to show the deteriorated features requiring rehabilitation and the effect, if any, the deterioration has had on other parts of the building (such as interior walls or ceilings).

Photos 2

pic 2 - 125 so 8th st.jpg

Photos 3

pic 3 - 125 so 8th st.jpg

Photos 4

pic 4 - 125 so 8th st.jpg

Photos 5

No file selected

Proof of current hazard insurance*

Insurance on properties - 125 and 131 So. 8th St..png

Code Enforcement Notice of Violation (if applicable)

No file selected

VII. CERTIFICATION*

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 the submittal requirements.

Applicant Name (First, Last)***Today's Date*****Applicant Name (First, Last)****Today's Date**

The City of Fernandina Beach, in its provision of services to citizens and visitors, ensures freedom from discrimination because of race, color, religion, sex, national origin, age, handicap, or marital status.

VIII. ADDITIONAL UPLOADS

Please upload any additional information you would like considered as part of your application.

Upload 1	Upload 2
liability insurance.png	deed 125 South 8th Street.png

Proof of owners hip attached?

-- Select One --

Photographs Attached?

-- Select One --

Contractor estimates attached?

-- Select One --

Proof of insurance attached?

-- Select One --

Code Enforcement Notice of Violation attached?

-- Select One --

Proof of income attached?

-- Select One --

FINAL APPROVAL

-- Select One --

DATE OF FINAL APPROVAL

mm/dd/yyyy

FINAL AMOUNT APPROVED

**WARRANTY DEED
(ENHANCED LIFE ESTATE DEED)**

THIS INDENTURE, made this 5 day of September, 2013, between:

L.W. FRENCH, A/K/A LARRY W. FRENCH AND BEVERLY A. FRENCH, HIS WIFE
whose address is: 1923 Highland Drive, Fernandina Beach, FL 32034,

Grantors,

And JULIANNE ELIZABETH FRENCH, a single person
whose address is: 1923 Highland Drive, Fernandina Beach, FL 32034,

Grantee.

WITNESSETH: That the Grantors, for and in consideration of the sum of LOVE AND AFFECTION, do hereby grant, bargain, sell remise, release and convey unto the Grantee, **subject to a retained life estate in Grantors described further in the Reservations and Limitations to Conveyances and Warranty set forth below**, the following described lands, situate, lying and being in the County of Nassau, State of Florida, to wit:

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

North One-Half of Lot 5, Block 41 (Official Records Book 241, page 206).

PARCEL NUMBER: 00-00-31-1800-0041-0051.

SUBJECT TO COVENANTS AND RESTRICTIONS of record, if any, AND to taxes accruing subsequent to December 31, 2012.

RESERVATIONS AND LIMITATIONS TO CONVEYANCE AND WARRANTY:

1. It is the intention for the Grantors to create an Enhanced Life Estate reserving and preserving to the Grantors a life estate for the term of their lives without any liability for waste and with full power and authority in said Life Tenants to sell, convey, mortgage, lease or otherwise encumber the described property.
2. The Grantors also reserve the right to cancel this conveyance and re-convey the property described, or otherwise manage and dispose of the property described during the Grantors' lifetime, in whole or in part, in fee simple, with or without consideration, without joinder of any remaindermen, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remaindermen.
3. Upon the death of the last to die of the Life Tenants, the remainder, if any, will then be granted to the Grantee.

The Property conveyed herein is not the constitutional homestead of the Grantors nor for any person for whose support the Grantors are responsible, or the homestead of any person who resides on or adjacent to the Property.

And the Grantors do hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever, except as to the Reservations and Limitations Exceptions to Conveyance and Warranty.

Confirmation

Thank You! Your payment has been made.

GOWEN ALDRIDGE AGENCY INC.

Payment Date	4/5/2021
Payment Method	MasterCard [REDACTED]
Total Payment	\$400.00

You have been provided a confirmation number. Please save this page for your records.

Your payment will show as received to your billing account today.

If you have any further questions about payments to Auto-Owners Insurance, please contact our office at 800-288-8740 .

Billing Account Number	Confirmation #	Due Date	Choose Payment Amount
[REDACTED]	[REDACTED]	4/20/2021	\$400.00

INSURANCE COMPANY
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

AGENCY GOWEN ALDRIDGE INSURANCE AGENCY
18-0115-00 MKT TERR 087 912-729-7600

INSURED LARRY FRENCH
SEE FORM 59270

ADDRESS 1923 HIGHLAND DR

FERNANDINA BEACH FL 32034-2410

TAILORED PROTECTION POLICY DECLARATIONS

Renewal Effective 04-20-2021

POLICY NUMBER

Company Use

80-23-FL-1304

Company
Bill

Policy Term

12:01 a.m. to 12:01 a.m.
04-20-2021 to 04-20-2022

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

55039 (11-87)

COMMON POLICY INFORMATION

Business Description: Retail Sales

Entity: Individual

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S):
COMMERCIAL GENERAL LIABILITY COVERAGE
MINIMUM PREMIUM ADJUSTMENT (GL)

PREMIUM

\$74.00

\$326.00

TOTAL

\$400.00

Agency Code 18-0115-00

Policy Number

59270 (2-97)

NAMED INSURED SCHEDULE

LARRY FRENCH
DBA FRENCH'S HOUSE OF COLLECTIBLES

LARRY FRENCH DBA LARRY'S TROPICALS & JOE'S
COLLECTIBLES & HOUSE OF EXOTIC FISH & BIRDS

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
2020 Paid Real Estate

TAX YEAR	ACCOUNT NUMBER	ASSESSED	ALT KEY	MILLAGE CODE	ESCROW CODE
2020	00-00-31-1800-0041-0051	124,783	11555	002	

FRENCH L W & BEVERLY A
1923 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

Legal Description

125 8TH S

BLK 41 LOT N 1/2 OF 5
IN OR 1877/815
CITY OF FDNA BCHPAY IN U.S. FUNDS TO JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400
To Pay On Line: www.nassautaxes.com

YEAR	ALT KEY	IF PAID BY	Mar 31, 2021	IF PAID BY	IF PAID BY
2020	11555		\$0.00		
THIS NOTICE DOES NOT INCLUDE DELINQUENT NON-AD VALOREM ASSESSMENTS THAT MAY BE DUE.					
			\$0.00		

SPECIAL MESSAGES

UNPAID 2020 TAXES BECOME DELINQUENT ON APRIL 1st.**UNPAID 2020 TAXES BECOME DELINQUENT ON APRIL 1ST**

Certified funds (cash, cashier's check, money order or debit/credit card) are required for the payment of all delinquent tax years. If payment is not received by April 15, 2021 the unpaid taxes will be advertised as delinquent. Failure to pay delinquent taxes can result in the loss of property.

If Paid By Please Pay	Mar 31, 2021 \$0.00				2021 TAX CERTIFICATE ISSUED
--------------------------	------------------------	--	--	--	-----------------------------------

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
2020 Paid Real Estate

TAX YEAR	ACCOUNT NUMBER	ASSESSED	ALT KEY	MILLAGE CODE	ESCROW CODE
2020	00-00-31-1800-0041-0051	124,783	11555	002	

FRENCH L W & BEVERLY A
1923 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

Legal Description

125 8TH S

BLK 41 LOT N 1/2 OF 5
IN OR 1877/815
CITY OF FDNA BCHPAY IN U.S. FUNDS TO JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400
ON 2021, A TAX CERTIFICATE WILL BE ISSUED ON ALL 2020 UNPAID PROPERTY TAXES

If Paid By Please Pay	Mar 31, 2021 \$0.00				2021 TAX CERTIFICATE ISSUED
--------------------------	------------------------	--	--	--	-----------------------------------



Proposal

Page # _____ of _____ p

LORD PAINTING INC.
23 South 5th Street
Fernandina Beach, FL 32034

PROPOSAL SUBMITTED TO: Larry French		JOB NAME	JOB #
ADDRESS 125 South 8th St		JOB LOCATION	
Fernandina Beach FL		DATE	DATE OF PLANS 4/1/21
PHONE #	FAX #	ARCHITECT	

We hereby submit specifications and estimates for:

Exterior painting
 including
 pressure washing
 Repair of Rotted wood
 all necessary prep
 priming all Raw wood
 Two coats Sherwin Williams Duration paint

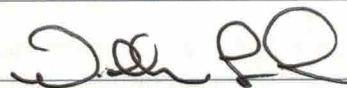
We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$ **19,850.00** all labor + materials

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted



Note — this proposal may be withdrawn by us if not accepted within _____ da

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Built To Last Construction Inc.

Voted Best of Houzz 2019 710 Beech Street Fernandina Beach, Florida 32034
Licensed and Insured FL LIC # CBC1262943 btlconstructioninc@gmail.com

Larry French

125 S 8th St Fernandina Beach FL

House at the above address pressure washed, scraped, caulked, primed and two coats of Latex enamel paint, color chosen by owner and approved by the HDC.

Trim scraped, caulked, primed and painted two coats of Latex enamel paint, color chosen by owner and approved by the HDC

No wood replacement or wholesale window puttying has been included.

Total- 21,400

Payment Schedule- \$11,200 due at startup, \$5,600 due when body of the house is complete, balance upon completion

Acceptance of Proposals_____

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above











HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00502**

Recorder # **269**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **House of Cards** 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
125	South	8th	Street	

Cross Streets (nearest/ between) _____
 City / Town (within 3 miles) **Fernandina Beach** In Current City Limits? **YES**
 County **Nassau** Tax Parcel #(s) _____
 Subdivision Name _____ Block _____ Lot _____
 Ownership _____
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> **FERNANDINA BEACH;2003**
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> **3N ;28E ;22;UNSP**
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style **Frame Vernacular** Other Style _____
 Exterior Plan **Rectangular** Other Exterior Plan _____
 Number of Stories **1.5**
 Structural System(s) >> **Wood frame**
 Other Structural System(s) _____
 Foundation Type(s) >> **Piers**
 Other Foundation Types _____
 Foundation Material(s) >> **Brick**
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> **Wood/Flywood**
 Other Exterior Fabric(s) **false bevel**
 Roof Type(s) >> **Gable**
 Other Roof Type(s) _____
 Roof Material(s) >> **Sheet metal:3V crimp**
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> **Hip dormer**
 Other Roof Secondary Structure(s) **balcony**
 Number of Chimneys **2**
 Chimney Material **Brick**
 Other Chimney Material(s) _____
 Chimney Location(s) **west exterior, central ridge**

HISTORICAL STRUCTURE FORM

8NA00502

DESCRIPTION (continued)

Window Descriptions 2/2, 1 light casement

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) shed

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Fair

Structure Surroundings

Commercial: SOME of this category Residential: SOME of this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1900;

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? _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Name of Local Register if Eligible _____

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

8NA00502

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/28/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA00502-200703

Supplementary Printout

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

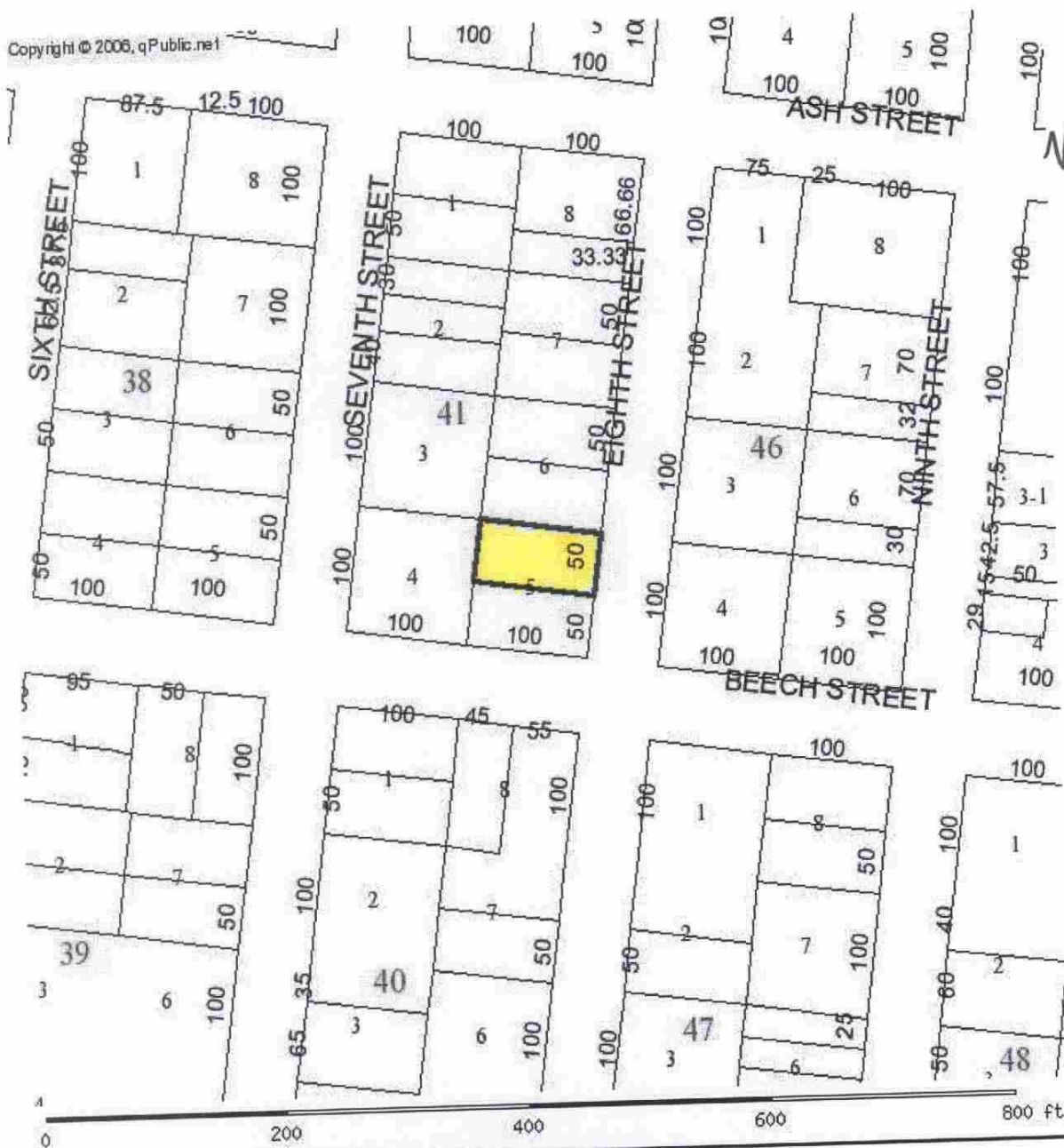


NA502

269

269

NA502



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0041-0051
GIS CALCULATED ACREAGE	0.12
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	FRENCH LAWRENCE W & B A
Mailing Address	1923 HIGHLAND DRIVE FERNANDINA BEACH, FL 32034
Situs/Physical Address	125 SOUTH 8TH ST
2006 PROPOSED VALUES	
Land Value	85,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. *8 NA 502*

SITE NAME: 125 S. 8th St.
ADDRESS OF SITE: 125 S. 8th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 41 5
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: French, Lawrence W. & B. A.

ADDRESS: 131 S. 8th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x

ALTERED

GOOD

UNALTERED

x FAIR

x

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1909

CULTURE/PHASE American

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING

x TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 216

ARCHITECT:

BUILDER: Bell Brothers

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: novelty siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/2-story, end, tiered, balcony, 3-bay, access E, 1st bay
shed roof, Tuscan cols. 1st story; gable, "sunray" orna., balcony
ORIENTATION: E

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: hip

CHIMNEY LOCATION: center: ridge # W: end, exterior: lateral slope

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 1.5

NO. OF DORMERS: 2

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

125 S. 8th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1909 125 S. 8th St. is a one-and-a-half-story, frame vernacular residential building. It is noteworthy for its hip, roof dormers and its picturesque ornamentation. It has been significantly altered by enclosing its porch and removing several significant porch features. The builder of 125 S. 8th St. was William Bell.

Several builders made noteworthy contributions to the architectural heritage of Fernandina during the late nineteenth and early twentieth centuries. The Bell Brothers, for example, designed and constructed many of the finest residences in the city. James and William Bell were harbor pilots. Like most harbor pilots, they had sideline businesses. The Bells were master builders. They purchased real estate and constructed some of city's finest homes for themselves and others. James Bell constructed the Captain's House at 212 Estrada Street in Old Town. He later sold it to Captain Robert Downes, another harbor pilot. At about the same time he built a residence for W. A. Mahoney at 303 South Eighth Street. In 1888 William Bell purchased a lot at the northeast corner of Beech and South Eighth and in 1889 completed his own home, now known as the C-House. In 1900 William purchased lots at the northwest corner of South Eighth and Beech Streets. By 1903 he had constructed 131 South Eighth and by the following year 125 South Eighth. In 1902 James purchased the lot at 121 North Third Street and built a Queen Anne cottage as his home. Two years later William Bell completed another fine residence at 130 South Seventh Street. Around 1907, William constructed the last of the Bell houses, a residence for his son, Howard, at 714 Beech Street. James Bell died in 1903, and his brother William in 1915. The twin brothers are buried in the Episcopal Cemetery, their graves symbolically marked by identical tombstones.

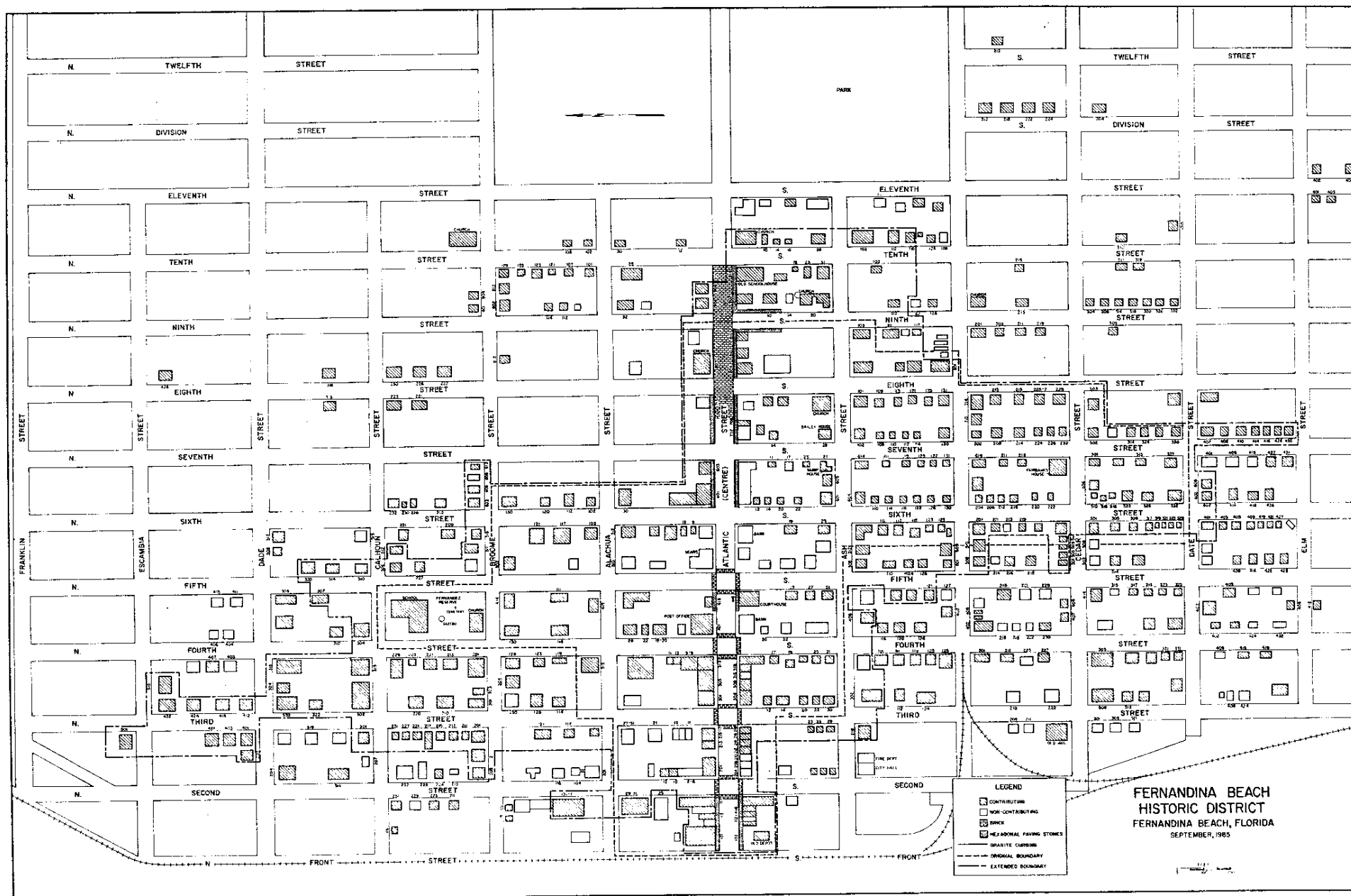


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **NA00502**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

LOCATION & MAPPING

Street Number 125 Direction S Street Name 8th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0041-0051 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: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1900 To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use Commercial From (year): 2003 To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature restoration of porch rail
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear (W elev)
 Architect (last name first): _____ Builder (last name first): William Bell
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1.5
 Exterior Fabric(s) 1. Weatherboard 2. Poured tabby 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Hip dormer 2. _____
 Windows (types, materials, etc.) 2/2 DHS

Distinguishing Architectural Features (exterior or interior ornaments) Hip dormers and Queen Anne detailing in front gable portico; transom over door; turned columns; balustrade (restoration)

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____Structural System(s): 1. Balloon wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) 2-bay front with transom over doorPorch Descriptions (types, locations, roof types, etc.) Extended shed; turned doric columns and turned balustradeCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource Frame vernacular house with Queen Anne detailing constructed by famed local building William Bell; porch re-opened and restored since 2003 when used as card shop.Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (check all that apply)**

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

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

OPINION OF RESOURCE SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building 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. <u>Community planning & development</u>	3. _____	5. _____
2. _____	4. _____	6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATIONRecorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)**Required Attachments**

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****





HOUSE
OF
CARDS

HOUSE OF CARDS

BASEBALL	HOCKEY	POKEMON TOYS
FOOTBALL	COMICS	YUGI ON FIGURES
BASKETBALL	NASCAR	MAGIC







HISTORIC DISTRICT COUNCIL STAFF REPORT
2021 PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)
MAY 20, 2021

Owner/Applicant:	Larry French, owner (House of Collectibles)
Property Address:	131 S. 8 th Street
Parcel ID #	00-00-31-1800-0041-0052
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial - Retail
FL Master Site File #	8NA00503
Year Built:	1909 (FMSF)
Contributing Status:	Contributing
Scope of Work:	Paint building
Requested Funding:	\$5,000



SUMMARY OF REQUEST

Paint exterior of home. Including prep and repair of deteriorated wood.

PRIORITIES		
<i>Projects that demonstrate any of the following conditions will receive priority in the selection process over other eligible applications:</i>		
A	<i>Projects that will correct a violation issued by the City's Code Enforcement Department</i>	☐
B	<i>Owner occupants</i>	☒
C	<i>Applicants that have a median family income at or below 80% AMI (Area Median Income), or \$58,800</i>	☐
D	<i>Projects that include the rehabilitation of historic wood windows in their scope.</i>	☐
Total Priority Points		1

Staff recommends

☒ APPROVAL

☐ DENIAL

AMOUNT \$5,000

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Estimates
- EXHIBIT 3 Photos
- EXHIBIT 4 FL Master Site File 8NA00503

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

**WARRANTY DEED
(ENHANCED LIFE ESTATE DEED)**

THIS INDENTURE, made this 5th day of September, 2013, between:

L.W. FRENCH, A/K/A LARRY W. FRENCH AND BEVERLY A. FRENCH, HIS WIFE
whose address is: 1923 Highland Drive, Fernandina Beach, FL 32034,

Grantors,

And EVELYN SUE FRENCH, a single person
whose address is: 1923 Highland Drive, Fernandina Beach, FL 32034,

Grantee.

WITNESSETH: That the Grantors, for and in consideration of the sum of LOVE AND AFFECTION, do hereby grant, bargain, sell remise, release and convey unto the Grantee, **subject to a retained life estate in Grantors described further in the Reservations and Limitations to Conveyances and Warranty set forth below**, the following described lands, situate, lying and being in the County of Nassau, State of Florida, to wit:

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

South One-Half of Lot 5, Block 41 (Official Records Book 181, page 47).

PARCEL NUMBER: 00-00-31-1800-0041-0052.

SUBJECT TO COVENANTS AND RESTRICTIONS of record, if any, AND to taxes accruing subsequent to December 31, 2012.

RESERVATIONS AND LIMITATIONS TO CONVEYANCE AND WARRANTY:

1. It is the intention for the Grantors to create an Enhanced Life Estate reserving and preserving to the Grantors a life estate for the term of their lives without any liability for waste and with full power and authority in said Life Tenants to sell, convey, mortgage, lease or otherwise encumber the described property.
2. The Grantors also reserve the right to cancel this conveyance and re-convey the property described, or otherwise manage and dispose of the property described during the Grantors' lifetime, in whole or in part, in fee simple, with or without consideration, without joinder of any remaindermen, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remaindermen.
3. Upon the death of the Life Tenant, the remainder, if any, will then be granted to the Grantee, as remaindermen.

The Property conveyed herein is not the constitutional homestead of the Grantors, nor for any person for whose support the Grantors are responsible, or the homestead of any person who resides on or adjacent to the Property.

And the Grantors do hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever, except as to the Reservations and Limitations Exceptions to Conveyance and Warranty.

This instrument prepared by Marshall E. Wood, Esquire, 303 Centre Street, Suite 100, Fernandina Beach, FL 32034. Title to the lands described herein has not been examined by the preparer, and no warranty or representation, expressed or implied, is given as to the marketability or condition of the title to the property, the quality of lands included therein, the location of the boundaries, or the existence of liens, encumbrances or unpaid taxes.

Rec. 18.50
PS
\$19.20

Confirmation

Thank You! Your payment has been made.

GOWEN ALDRIDGE AGENCY INC.

Payment Date	4/5/2021
Payment Method	MasterCard [REDACTED]
Total Payment	\$400.00

You have been provided a confirmation number. Please save this page for your records.

Your payment will show as received to your billing account today.

If you have any further questions about payments to Auto-Owners Insurance, please contact our office at 800-288-8740 .

Billing Account Number	Confirmation #	Due Date	Choose Payment Amount
[REDACTED]	[REDACTED]	4/20/2021	\$400.00

INSURANCE COMPANY
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

AGENCY GOWEN ALDRIDGE INSURANCE AGENCY
18-0115-00 MKT TERR 087 912-729-7600

INSURED LARRY FRENCH
SEE FORM 59270

ADDRESS 1923 HIGHLAND DR
FERNANDINA BEACH FL 32034-2410

TAILORED PROTECTION POLICY DECLARATIONS

Renewal Effective 04-20-2021

POLICY NUMBER

Company Use

80-23-FL-1304

Company
Bill

Policy Term

12:01 a.m. to 12:01 a.m.
04-20-2021 to 04-20-2022

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

55039 (11-87)

COMMON POLICY INFORMATION

Business Description: Retail Sales

Entity: Individual

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S):
COMMERCIAL GENERAL LIABILITY COVERAGE
MINIMUM PREMIUM ADJUSTMENT (GL)

PREMIUM

\$74.00

\$326.00

TOTAL

\$400.00

Agency Code 18-0115-00

Policy Number

59270 (2-97)

NAMED INSURED SCHEDULE

LARRY FRENCH
DBA FRENCH'S HOUSE OF COLLECTIBLES

LARRY FRENCH DBA LARRY'S TROPICALS & JOE'S
COLLECTIBLES & HOUSE OF EXOTIC FISH & BIRDS

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
2020 Paid Real Estate

TAX YEAR	ACCOUNT NUMBER	ASSESSED	ALT KEY	MILLAGE CODE	ESCROW CODE
2020	00-00-31-1800-0041-0052	154,069	11556	002	

FRENCH L W & BEVERLY A
1923 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

Legal Description

131 8TH S

BLK 41 LOT S 1/2 OF 5
IN OR 1877/813
CITY OF FDNA BEACH

PAY IN U.S. FUNDS TO JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400

To Pay On Line: www.nassautaxes.com

YEAR	ALT KEY	IF PAID BY	Mar 31, 2021	IF PAID BY	IF PAID BY
2020	11556		\$0.00		
THIS NOTICE DOES NOT INCLUDE DELINQUENT NON-AD VALOREM ASSESSMENTS THAT MAY BE DUE.					
			\$0.00		

RETAIN THIS PORTION FOR YOUR RECORDS

SPECIAL MESSAGES

UNPAID 2020 TAXES BECOME DELINQUENT ON APRIL 1st.

UNPAID 2020 TAXES BECOME DELINQUENT ON APRIL 1ST

Certified funds (cash, cashier's check, money order or debit/credit card) are required for the payment of all delinquent tax years. If payment is not received by April 15, 2021 the unpaid taxes will be advertised as delinquent. Failure to pay delinquent taxes can result in the loss of property.

If Paid By
Please PayMar 31, 2021
\$0.002021
TAX CERTIFICATE
ISSUED**JOHN M. DREW, CFC**
TAX COLLECTOR, NASSAU COUNTY**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
2020 Paid Real Estate

TAX YEAR	ACCOUNT NUMBER	ASSESSED	ALT KEY	MILLAGE CODE	ESCROW CODE
2020	00-00-31-1800-0041-0052	154,069	11556	002	

FRENCH L W & BEVERLY A
1923 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

Legal Description

131 8TH S

BLK 41 LOT S 1/2 OF 5
IN OR 1877/813
CITY OF FDNA BEACH

RETURN WITH PAYMENT

PAY IN U.S. FUNDS TO JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400
ON 2021, A TAX CERTIFICATE WILL BE ISSUED ON ALL 2020 UNPAID PROPERTY TAXES

If Paid By Please Pay	Mar 31, 2021 \$0.00				2021 TAX CERTIFICATE ISSUED
--------------------------	------------------------	--	--	--	-----------------------------------

Paid 03/15/2021

Receipt # STH-20-00071574

\$708.81

Paid By FRENCH, LAWRENCE WILLIAM

Built To Last Construction Inc.

Voted Best of Houzz 2019 710 Beech Street Fernandina Beach, Florida 32034
Licensed and Insured FL LIC # CBC1262943 btlconstructioninc@gmail.com

Larry French

131 S 8th St Fernandina Beach FL

House at the above address pressure washed, scraped, caulked, primed and two coats of Latex enamel paint, color chosen by owner and approved by the HDC.

Trim scraped, caulked, primed and painted two coats of Latex enamel paint, color chosen by owner and approved by the HDC

No wood replacement or wholesale window puttying has been included.

Total- 28,350

Payment Schedule- \$14,175 due at startup, \$7,000 due when body of the house is complete, balance upon completion

Acceptance of Proposals_____

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Proposal

Page # _____ of _____ pag

LORD PAINTING INC.
 23 South 5th Street
 Fernandina Beach, FL 32034

PROPOSAL SUBMITTED TO:

JOB NAME

JOB #

ADDRESS

JOB LOCATION

DATE

DATE OF PLANS

PHONE #

FAX #

ARCHITECT

We hereby submit specifications and estimates for:

Ext painting
 including
 pressure washing
 wood repair
 all necessary prep
 priming of all raw wood
 Two coats Sherwin Williams Duration paint

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 17,200.00 all labor + materials

Doll

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Note — this proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

USE
OF
TIBLES





NEW
USED
BOOKS



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00503
Recorder # 270
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 131 South 8th ST Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>131</u>	<u>South</u>	<u>8th</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Fernandina Beach In Current City Limits? YES
County Nassau Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> FERNANDINA BEACH;2003
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ;28E ;22;UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 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) _____ >> Clapboard
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Gable
Other Roof Type(s) _____
Roof Material(s) _____ >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> Gable extension
Other Roof Secondary Structure(s) _____
Number of Chimneys 2
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) west exterior, central ridge

HISTORICAL STRUCTURE FORM

8NA00503

DESCRIPTION (continued)

Window Descriptions fixed, 3 casement, 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Fair

Structure Surroundings

Commercial: SOME of this category Residential: SOME of this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Commercial unspecified; 1900;

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?

Individually Eligible for National Register?

Potential Contributor to NR District?

NO

YES

Name of Local Register if Eligible

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

8NA00503

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/28/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

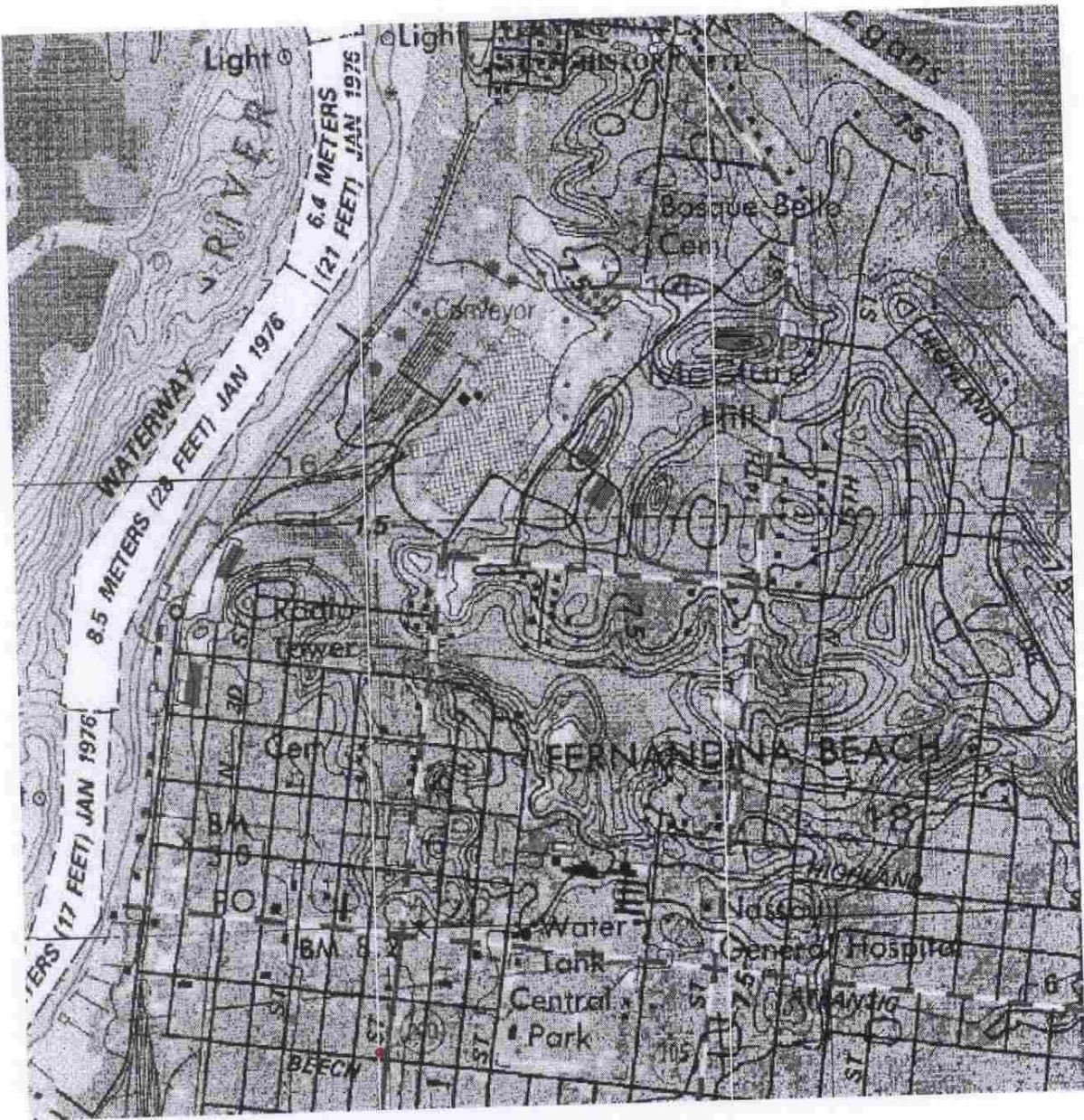
REQUIRED PAPER ATTACHMENTS

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

NA00503-200703

Supplementary Printout

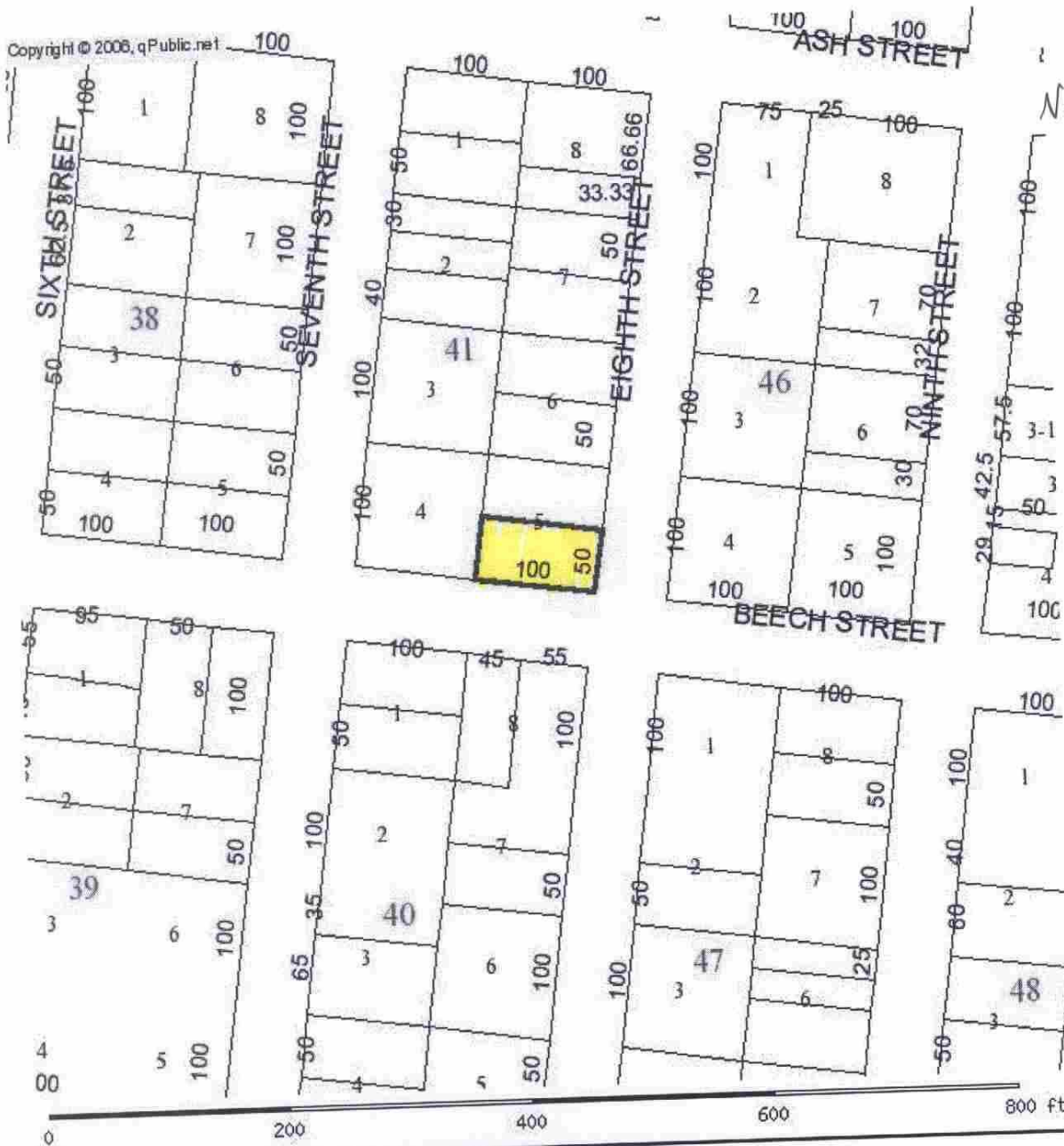
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
Wood shingles
- > **Roof types:**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



NA503

270

270



NAS03

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0041-0052
GIS CALCULATED ACREAGE	0.12
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	FRENCH L W & BEVERLY A
Mailing Address	1923 HIGHLAND DRIVE FERNANDINA BEACH, FL 32034
Situs/Physical Address	131 SOUTH 8TH ST
2006 PROPOSED VALUES	
Land Value	85,000
Ag Land Value	0

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 503*

SITE NAME: 131 S. 8th St.
ADDRESS OF SITE: 131 S. 8th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 41 5
 Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: French, L. W. & Beverly A.

 ADDRESS: 131 S. 8th St.

 ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

 St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:
 Check One Check one or more

 EXCELLENT
x GOOD
 FAIR
 DETERIORATED

 x ALTERED
 UNALTERED
 x ORIGINAL SITE
 RESTORED: / /
 MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE commercial
DATES c.+ 1903
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	x	TRANSPORTATION
x DEVELOPMENT		FILL
DETERIORATION		DREDGE
BORROWING		

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 217

ARCHITECT:

BUILDER: Bell Brothers

STYLE AND/OR PERIOD:

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard, shingles, with
cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story end, tiered, 3-bay, access E, 2st bay; gable
roof ext. main roof; jigsaw balustr.; 2nd story partly infilled

ORIENTATION: E

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: center: ridge # W: end, exterior: ridge, w. side

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

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:

131 S. 8th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1909 131 S. 8th St. is a two story, frame vernacular residential building. It is noteworthy for its two story end porch and its jig-sawn balustrade. It has been significantly altered by enclosing its porch. The builder of 131 S. 8th St. was William Bell.

Several builders made noteworthy contributions to the architectural heritage of Fernandina during the late nineteenth and early twentieth centuries. The Bell Brothers, for example, designed and constructed many of the finest residences in the city. James and William Bell were harbor pilots. Like most harbor pilots, they had sideline businesses. The Bells were master builders. They purchased real estate and constructed some of city's finest homes for themselves and others. James Bell constructed the Captain's House at 212 Estrada Street in Old Town. He later sold it to Captain Robert Downes, another harbor pilot. At about the same time he built a residence for W. A. Mahoney at 303 South Eighth Street. In 1888 William Bell purchased a lot at the northeast corner of Beech and South Eighth and in 1889 completed his own home, now known as the C-House. In 1900 William purchased lots at the northwest corner of South Eighth and Beech Streets. By 1903 he had constructed 131 South Eighth and by the following year 125 South Eighth. In 1902 James purchased the lot at 121 North Third Street and built a Queen Anne cottage as his home. Two years later William Bell completed another fine residence at 130 South Seventh Street. Around 1907, William constructed the last of the Bell houses, a residence for his son, Howard, at 714 Beech Street. James Bell died in 1903, and his brother William in 1915. The twin brothers are buried in the Episcopal Cemetery, their graves symbolically marked by identical tombstones.

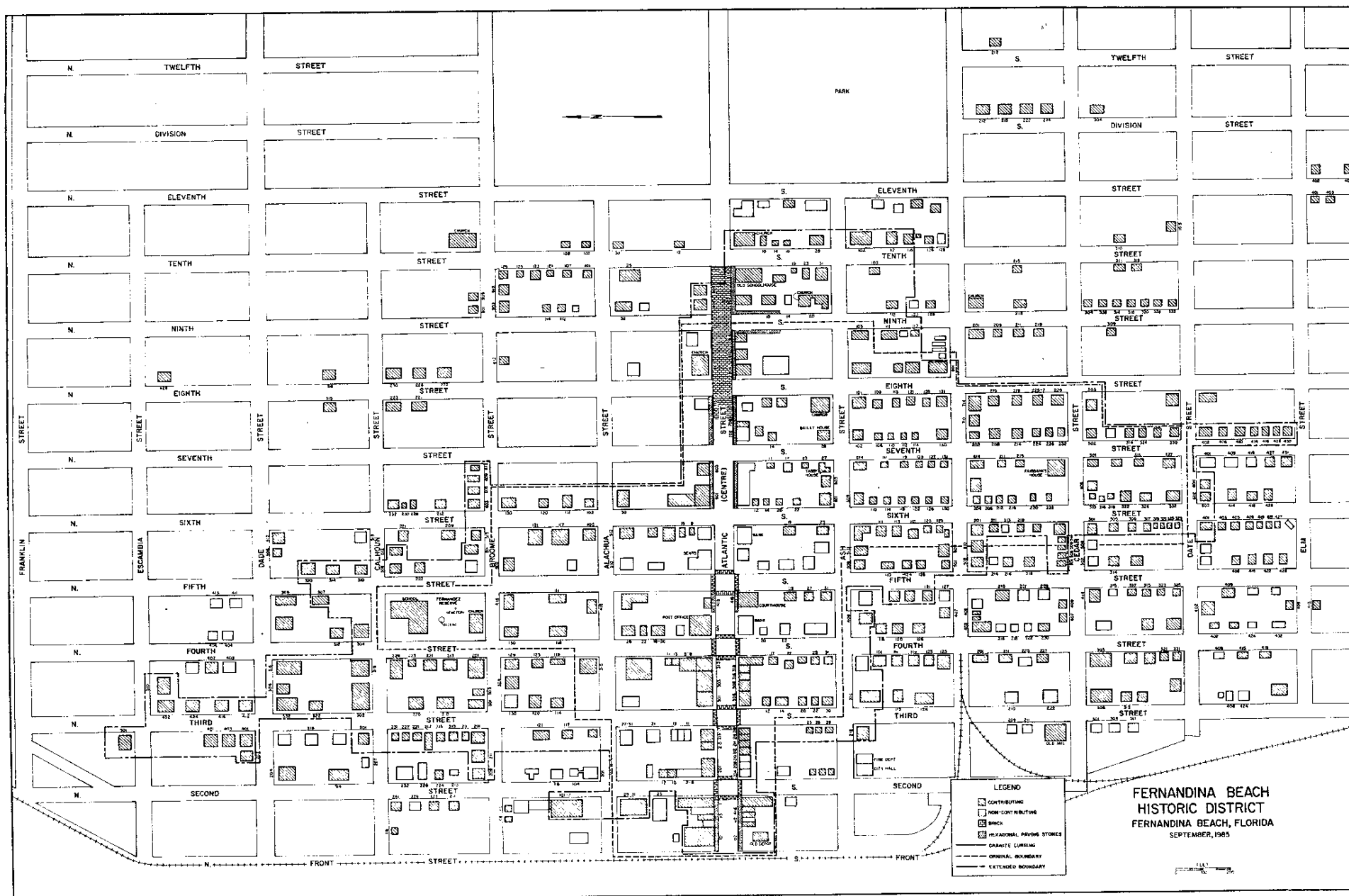
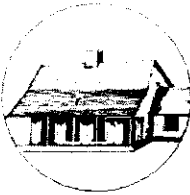


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00503**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

Site Name(s) (address if none) House of Collectibles 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: 131 S 8th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____ at NW corner with Beech Street
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0041-0052 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: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1900 To (year): _____
 Current Use Commercial From (year): 1995 To (year): 2018
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch encl both levels (c1990s)
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear (W elev)
 Architect (last name first): _____ Builder (last name first): Bell Brothers
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Weatherboard 2. Wood shingles 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 wood DHS; fixed plate glass on encl; 2/2 metal DHS in gable-end

Distinguishing Architectural Features (exterior or interior ornaments) Original 2-story galleried porch encl c1990s; wood shingles in front-gable end; chimney.

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Obscured behind enclosed porch; altered

Porch Descriptions (types, locations, roof types, etc.) Original 2-story gallery; enclosed c1990s & now extending store interior; fixed plate glass windows

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

Narrative Description of Resource Frame vernacular constructed by Bell Brothers c 1900; heavily altered c1990s and has lost integrity due to enclosure (c1990s) of galleried porches; storefront fixed plate door;

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

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

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





HOUSE OF PETS
TROPICAL FISH BIRDS
MARINE FISH CAGES
NO. 1 TANKS

OPEN

PET SHOP
FISH AND BIRDS

OPEN
HOUSE
OF PETS
FISH
IMPORTS





**HOUSE OF
COLLECTIBLES
TREASURES
INSIDE!**

OPEN

T
V
S
B
L
R
E
C
D
S
R
E
C
O
R
D
S
B
O
O
K
S
C
O
M
I
C
S
C
O
M
I
C
S
J
E
W
E
L
R
Y

OPEN

131

5



HISTORIC DISTRICT COUNCIL STAFF REPORT
2021 PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)
MAY 20, 2021

Owner/Applicant:	Deborah Conner, owner
Property Address:	17 S. 7 th Street
Parcel ID #	00-00-31-1800-0037-0061
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00441
Year Built:	1872 (FMSF)
Contributing Status:	Contributing
Scope of Work:	Paint building
Requested Funding:	\$5,000



SUMMARY OF REQUEST

Paint exterior of home. Including prep and repair of deteriorated wood.

PRIORITIES		
<i>Projects that demonstrate any of the following conditions will receive priority in the selection process over other eligible applications:</i>		
A	<i>Projects that will correct a violation issued by the City's Code Enforcement Department</i>	☐
B	<i>Owner occupants</i>	☒
C	<i>Applicants that have a median family income at or below 80% AMI (Area Median Income), or \$58,800</i>	☐
D	<i>Projects that include the rehabilitation of historic wood windows in their scope.</i>	☐
Total Priority Points		1

Staff recommends

☒ APPROVAL

☐ DENIAL

AMOUNT \$5,000

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Estimates
- EXHIBIT 3 Photos
- EXHIBIT 4 FL Master Site File 8NA00441

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Preservation Rehabilitation Assistance Grant (PRAG) - Submission #7180

Date Submitted: 4/21/2021

2021 Preservation Rehabilitation Assistance Grant (PRAG)

INSTRUCTIONS – PLEASE READ ALL SECTIONS. INCOMPLETE APPLICATIONS WILL NOT BE EVALUATED. IF YOU NEED ASSISTANCE TO COMPLETE THIS FORM, PLEASE CONTACT OUR OFFICE AT (904) 310-3480

I. PROGRAM INFORMATION

The maintenance and rehabilitation of historic structures can be a daunting and costly proposition for homeowners. The City of Fernandina Beach recognizes the importance of the structures that contribute to the City's historic character, and ultimately the "sense of place" that Fernandina Beach is famous for. As a way to assist property owners in maintaining and rehabilitating these structures, the City has created this pilot program for the Preservation Rehabilitation Assistance Grant (PRAG). This pilot program will test the effectiveness for this type of grant in assisting property owners, as well as gauge the demand for this type of program. If successful, this pilot program could serve as a model for a future expanded program.



The goal of the Preservation Rehabilitation Assistance Grant (PRAG) is to promote the preservation of historic buildings through proper rehabilitation. A successful rehabilitation is one that retains, preserves and protects as much of the original historic fabric and character's defining features as possible.

The City of Fernandina Beach is offering a grant as a 0% interest loan of up to \$5,000 for qualifying improvements to historic properties, to assist property owners in the rehabilitation of historic properties and promote reinvestment in Fernandina Beach's historic neighborhoods. The Preservation Rehabilitation Assistance Grant makes monies available to private property owners to complete exterior stabilization and repair work on contributing historic structures.

II. ELIGIBILITY

Only structures that are classified as "Contributing" to one of Fernandina Beach's Historic Districts or are individually listed on the National Register of Historic Places are eligible. A full list of contributing structures can be found at www.fbfl.us/PRAG

Eligible Improvements

All work performed must be exterior work, which results in repair, improvement, reconstruction, maintenance or stabilization. Interior work may be eligible only if necessary to stabilize or structurally support the building's historic exteriors.

Historic Home Graphic



Eligible exterior work may include:

- ☐ Exterior wall repairs
- ☐ Cornices and parapet repairs
- ☐ Roof repairs
- ☐ Weatherization improvements
- ☐ Foundation repairs
- ☐ Repainting Masonry/stucco repairs
- ☐ Structural /Reinforcement
- ☐ Window/ Door Restoration
- ☐ Porch/ Step Repairs

In most cases, a Certificate of Approval (COA) and building permits will be required for the rehabilitation/ stabilization work. All proposed projects must adhere to the Secretary of the Interior's Standards for Rehabilitation and all applicable City Guidelines.

Priorities

Projects that demonstrate any of the following conditions will receive priority in the selection process over other eligible applications:

- ☐ Projects that will correct a violation issued by the City's Code Enforcement Department
- ☐ Owner occupants
- ☐ Applicants that have a median family income at or below 80% AMI (Area Median Income), or \$58,800
- ☐ Projects that include the rehabilitation of historic wood windows in their scope.

III. PROPERTY IDENTIFICATION

Address1*

17 S 7TH ST

Address2

City*

FERNANDINA BEACH

State*

FL

Zip*

32034-3921

Tax Parcel ID #

Year Constructed

Type of ownership*

Individual

Owner First Name

Deborah

Owner Last Name

Conner

Company Name

Non-Profit Organization Name

Is owner's mailing address different from property address?

-- Select One --

Owner Mailing Address

17 S 7TH ST

Address1

Address2

City

FERNANDINA BEACH

State

FL

Zip

32034-3921

Phone Number*

352-284-6106

E-mail Address*

becomingadeline@yahoo.com

This property is currently occupied by*

Owner - Residential

IV. Project Information

Have you been issued a Notice of Violation by the City of Fernandina Beach's Code Enforcement Department?

No

Code Enforcement Case #

Is the property currently habitable?*

Yes

Will the proposed work return it to productive use?

-- Select One --

What repairs are proposed as part of this stabilization assistance?

(Check all that apply)

☐

Roof

☐

Weatherization

☐

Windows

☐

Foundation

☒

Paint

☐

Exterior walls (ex. Siding repair/replacement)

☐

Porch and Steps

☐

Masonry/ Stucco

☐

Structural Reinforcement

Please describe the proposed project. What repairs are necessary to rehabilitate/ stabilize the structure? *

Scraping, minor repairs and repainting of existing structure.

What is your overall rehabilitation and development plan for the property and its site? Is the proposed rehabilitation/ stabilization project part of a larger plan? Is additional work planned for the future?*

New roof estimates are being gathered.

V. Request for Funding

You must attach at least two (2) cost estimates from different contractors to substantiate all rehabilitation/stabilization work. Each bid should be for the same scope of work. All cost estimates should be listed on letterhead from the contractor or tradesperson and should include contact information (address, phone number and e-mail) and contractor license number.

Total funding amount requested? (up to \$5,000). *

5,000

Name of Contractor #1*

Thompson Painting

Cost Estimate*

\$13,800

Upload Estimate #1*

THOMPSON PAINTING ESTIMATE.docx

Name of Contractor #2***Cost Estimate*****Upload Estimate #2***

DEBORAH CONNER EXTERIOR REPAINT
PROPOSAL.pdf

VI. Additional Required Information

Your application must include the following:

Proof of Building Ownership*

Screen Shot 2021-04-21 at 7.51.59 AM.png

Copies of deeds or county tax records will be accepted as proof.

Photos*

IMG.JPG

Please submit at least 4 photos for each scope of work item. The intent of the photos is to show the deteriorated features requiring rehabilitation and the effect, if any, the deterioration has had on other parts of the building (such as interior walls or ceilings).

Photos 2

IMG.JPG

Photos 3

IMG.JPG

Photos 4

IMG.JPG

Photos 5

No file selected

Proof of current hazard insurance*

IMG.JPG

Code Enforcement Notice of Violation (if applicable)

No file selected

VII. CERTIFICATION*

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 the submittal requirements.

Applicant Name (First, Last)***Today's Date*****Applicant Name (First, Last)****Today's Date**

The City of Fernandina Beach, in its provision of services to citizens and visitors, ensures freedom from discrimination because of race, color, religion, sex, national origin, age, handicap, or marital status.

VIII. ADDITIONAL UPLOADS

Please upload any additional information you would like considered as part of your application.

Upload 1

Choose File

No file selected

Upload 2

Choose File

No file selected

Proof of ownership attached?

-- Select One --

Photographs Attached?

-- Select One --

Contractor estimates attached?

-- Select One --

Proof of insurance attached?

-- Select One --

Code Enforcement Notice of Violation attached?

-- Select One --

Proof of income attached?

-- Select One --

FINAL APPROVAL

-- Select One --

DATE OF FINAL APPROVAL

mm/dd/yyyy

FINAL AMOUNT APPROVED

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

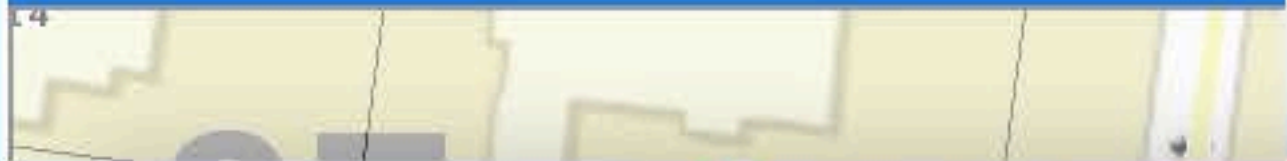
Parcel Number 00-00-31-1800-0037-0061	
Owner Name	CONNER DEBORAH A
Mailing Address	17 S 7TH ST
	FERNANDINA BEACH, FL 32034
Location	17 7TH ST S
Address	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 37 LOT N1/2 OF 6 IN OR 926/1728 EX ESMT PT OR 1547/1328

2020 Final Values

Land Value	\$140,000
(+) Improved Value	\$316,970
(=) Market Value	\$456,970
(-) Agricultrual Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$127,739
(=) Assessed Value	\$329,231
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$329,231
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$279,231

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

PARCEL MAP



2019 AERIAL MAP



**Heritage Property & Casualty
Insurance Company**
Homeowners Declarations Page

Heritage Property & Casualty
Insurance Company
2600 McCormick Dr., Suite 300
Clearwater, FL 33759
1-855-536-2744



HERITAGE
Insurance

Agent Name: Harden & Associates, Inc.
Address: 463820 State Road
200/A1A
Yulee, FL 32097
Agent Phone #: (904)354-3785

If you have any questions regarding this policy
which your agent is unable to answer, please
contact us at 1-855-536-2744.

Agency Code: H4763

Policy Number: [REDACTED]
Named Insured: DEBORAH ADELINE CONNER
Mailing Address: 17 S 7TH ST
FERNANDINA BEACH, FL 32034

Insuring Company: Heritage Property & Casualty Insurance Company
2600 McCormick Dr., Suite 300
Clearwater, FL 33759

Phone Number:

Effective Dates: From: 03/30/2021 12:01 am To: 03/30/2022 12:01 am

Effective date of this transaction: 03/30/2021 12:01 am

Activity: Renewal

Co-Applicant:

Insured Location: 17 S 7TH ST
FERNANDINA BEACH, FL 32034
Nassau County

Coverage at the residence premises is provided only where a limit of liability is shown or a premium is stated.

**Coverages and
Premiums:**

Coverage Section	Limits	Non-Hurricane	Hurricane	Total
Coverage - A - Dwelling	*\$396,152	\$2,487.00	\$4,792.00	\$7,279.00
Coverage - B - Other Structures	\$7,923			Included
Coverage - C - Personal Property	\$297,114			Included
Coverage - D - Loss Of Use	\$39,615			Included
Coverage - E - Personal Liability	\$300,000	\$15.00		\$15.00
Coverage - F - Medical Payments To Others	\$5,000	\$10.00		\$10.00
* Coverage A Increased due to an Inflation Factor				

Total of Premium Adjustments

(\$807.00)

(\$479.00)

(\$1,286.00)

SEE PAGE 3 FOR DETAILED DESCRIPTION OF PREMIUM ADJUSTMENTS

Total Policy Premium

\$6,018

Hurricane Premium = \$4,313.00 Non-Hurricane Premium = \$1,705.00

Deductible:

All Other Perils: \$1,000

Hurricane Deductible: 2% of Coverage A = \$7,923

Sinkhole Loss Deductible: \$39,615

Law and Ordinance:

Law and Ordinance : 25% of Coverage A = \$99,038

If your policy contains replacement cost on dwelling, the amount of coverage will not
exceed the stated policy value.

03/23/2021

Ernie Garateix
Authorized Signature



Hall's Quality Painting Co, Inc
5174 First Coast Highway
Suite 4
Fernandina Beach, FL 32034
904.310.6091
hallsqualitypainting@gmail.com

Quote Serves As Invoice

PROPOSAL AND CONTRACT

Project	EXTERIOR	Date APRIL 13, 2021
Customer	DEBORAH CONNOR	
Contact	352-284-6106	BECOMINGADELINE@YAHOO.COM
Address	17 SOUTH 7 TH STREET	
City, St	FERNANDINA BEACH, FL 32034	

SCOPE OF WORK:

EXTERIOR REPAINT TO EXCLUDE DECKS, HANDRAILS, EXTERIOR DOORS, & SHED

- BODY
- TRIM, SOFFITS, & FASCIA TO INCLUDE WOODWORK UNDER FASCIA
- FRONT & BACK PORCH CEILINGS
- BLACK BORDERS AROUND LATTICE
- COLUMNS
- CORBELS

PREP:

- POWER WASH
- PROTECT ALL AREAS THAT ARE NOT TO BE PAINTED
- CAULK AND SEAL AROUND WINDOWS AND DOORS
- INCLUDE SCRAPING OF ALL FAILING PAINT
- INCLUDE CUTTING OUT OF ALL FAILING CAULK & RECAULKING
- PREP ALL RUSTY NAIL HEADS WITH RUST INHIBITOR

MATERIALS:

- SW RESILIENCE EXTERIOR ACRYLIC COATING (SATIN & GLOSS)
- OSPHO RUST INHIBITOR
- TOPGUN ELASTOMERIC CAULK

TOTAL PROJECT INVESTMENT: \$21,365.00

ACCEPTANCE OF THIS PROPOSAL:

YOU MUST SIGN THIS AGREEMENT IN ORDER TO SECURE A START DATE.

BY SIGNING THIS AGREEMENT, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS OF THIS PROPOSAL.

THIS ESTIMATE SERVES AS INVOICE, UNLESS CHANGES ARE APPROVED.

PLEASE BE AVAILABLE TO MEET WITH CREW LEADER ON THE LAST DAY, FOR WALK THROUGH & FINAL APPROVAL.

25% DOWN TO SCHEDULE. BALANCE DUE AT TIME OF COMPLETION. **3% DISCOUNT FOR CASH & CHECKS. WE ACCEPT AMERICAN EXPRESS, DISCOVER, MASTERCARD & VISA.**

INSURANCE COVERAGE:

LIABILITY INSURANCE IS CARRIED BY FEDERATED INSURANCE

WORKMAN'S COMPENSATION INSURANCE IS CARRIED BY FEDERATED INSURANCE

UPON REQUEST, CERTIFICATE OF INSURANCE WILL BE PROVIDED

CHANGE ORDERS:

THIS IS ONLY A PROPOSAL AND YOUR ACCEPTANCE IS SUBJECT TO OUR APPROVAL IN ORDER TO MAKE THIS CONTRACT BINDING.

IF YOU AGREE TO THIS WORK, YOU DESIRE ANY CHANGES OF ADDITIONAL WORK, PLEASE CONTACT US AS THE COST OF ALL REVISIONS MUST BE AGREED UPON IN WRITING. WORKERS ARE INSTRUCTED NOT TO UNDERTAKE ADDITIONAL WORK WITHOUT AUTHORIZATION.

STARTING DATE IS TO BE AGREED UPON VERBALLY OR IN WRITING, PER YOUR REQUEST. CHANGES MAY REQUIRE ADDITIONAL COST.

IT IS ESSENTIAL THAT THE WORK AREA BE AVAILABLE TO US, FREE FROM OTHER TRADES.

LIMITED WARRANTY:

HQP WARRANTS LABOR & MATERIAL FOR A PERIOD OF TWO (2) YEARS. IF PAINT FAILURE APPEARS, WE WILL SUPPLY LABOR AND MATERIALS TO CORRECT THE CONDITION WITHOUT COST. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED, OR IMPLIED. OUR RESPONSIBILITY IS LIMITED TO CORRECTING THE CONDITION AS INDICATED ABOVE.

THIS WARRANTY EXCLUDES AND IN NO EVENT WILL, HQP BE RESPONSIBLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES CAUSED BY ACCIDENT OR ABUSE, TEMPERATURE CHANGES, SETTLEMENT OR MOISTURE; I.E., CRACKS CAUSED BY EXPANSION AND/OR CONTRACTION. CRACKS WILL BE PROPERLY PREPARED AS INDICATED AT TIME OF JOB, BUT WILL NOT BE COVERED UNDER THIS WARRANTY. HORIZONTAL WALKING SURFACES ARE EXCLUDED FROM THIS WARRANTY.

WORK STANDARDS:

HALL'S QUALITY PAINTING IS A MEMBER OF THE PAINTING AND DECORATING CONTRACTORS OF AMERICA. ALL WORK IS TO BE COMPLETED IN A PROFESSIONAL WORKMAN LIKE MANNER ACCORDING TO STANDARD PRACTICES. WORKER/S WILL REMAIN ON JOB UNTIL COMPLETION OF PROJECT. WORK SITE WILL BE CLEANED DAILY AND UPON PROJECT COMPLETION. ALL AGREEMENTS ARE CONTINGENT UPON ACCIDENTS, WEATHER, OR DELAYS BEYOND OUR CONTROL.

WORK PROCEDURES AS PER STANDARDS OF THE PDCA P1-92, P2-92, P3-93, P4-94, P5-94, P7-99 AND P6-99.

THE PAINTING CONTRACTOR WILL PRODUCE A "PROPERLY PAINTED SURFACE". A "PROPERLY PAINTED SURFACE" IS ONE THAT IS UNIFORM IN COLOR AND SHEEN. IT IS ONE THAT IS FREE OF FOREIGN MATERIAL, LUMPS, SKINS, SAGS, HOLIDAYS, MISSES, STRIKE-THROUGH, OR INSUFFICIENT COVERAGE. IT IS A SURFACE THAT IS FREE OF DRIPS, SPATTERS, SPILLS, OR OVER-SPRAY WHICH THE CONTRACTORS' WORKFORCE CAUSES.

COMPLIANCE TO MEETING THE CRITERIA OF A "PROPERLY PAINTED SURFACE" SHALL BE DETERMINED WHEN VIEWING WITHOUT MAGNIFICATION AT A DISTANCE OF FIVE FEET OR MORE UNDER NORMAL LIGHTING CONDITIONS AND FROM A NORMAL VIEWING POSITION.

APPROVAL:

THE SIGNATURE BELOW SIGNIFIES ACCEPTANCE OF THE PROPOSAL AS PER THE ATTACHED SCOPE OF WORK AND HEREBY AUTHORIZES COMMENCEMENT OF THE WORK, AND HEREBY GUARANTEES PAYMENT AS OUTLINED ABOVE.

HQP REPRESENTATIVE

DATE

CUSTOMER SIGNATURE

DATE

CUSTOMER PRINTED NAME

DATE

THOMPSON'S PAINTING AND PRESSURE WASHING
904-624-3806

SCOPE OF WORK:

- All paint removal, caulking and re-painting
- Two coats of premium paint applied to all the surfaces
- Pressure Washing prior to paint removal
- Sherwin Williams premium paint

Includes a two year warranty.

LABOR: \$12,000

MATERIALS: \$1,800

TOTAL: \$13,800

PAYMENT SCHEDULE:

40 percent down

30 percent halfway

30 percent upon completion







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00441**
Recorder # **424**
Field Date **3/20/2007**
Form Date **3/30/2007**
FormNo **200703**
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **17 South 7th St** Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
17	South	7th	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 **Gothic Revival** Other Style _____
Exterior Plan **Irregular** Other Exterior Plan _____
Number of Stories **1.5**
Structural System(s) _____ >> **Wood frame**
Other Structural System(s) _____
Foundation Type(s) _____ >> **Piers**
Other Foundation Types _____
Foundation Material(s) _____ >> **Brick**
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> **Clapboard**
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> **Gable**
Other Roof Type(s) _____
Roof Material(s) _____ >> **Composition shingles**
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> **Cross gable**
Other Roof Secondary Structure(s) **polygonal bay**
Number of Chimneys **2**
Chimney Material **Brick**
Other Chimney Material(s) _____
Chimney Location(s) **north slope, west slope**

HISTORICAL STRUCTURE FORM

8NA00441

DESCRIPTION (continued)

Window Descriptions 1/1, 2/2

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) east

Porch Roof Type(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) garage

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1900;

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

8NA00441

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/24/2007

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

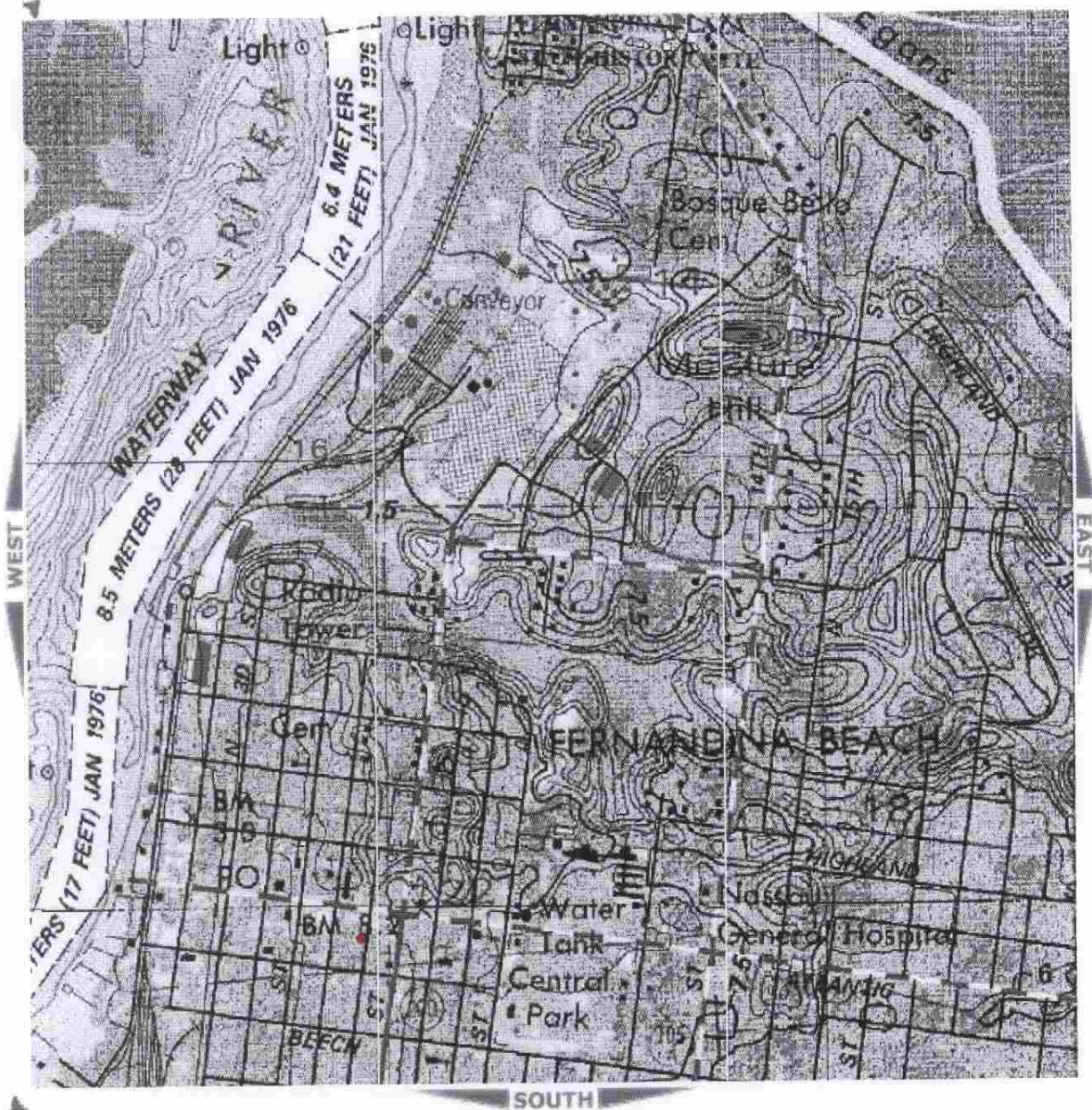
REQUIRED PAPER ATTACHMENTS

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

NA00441-200703

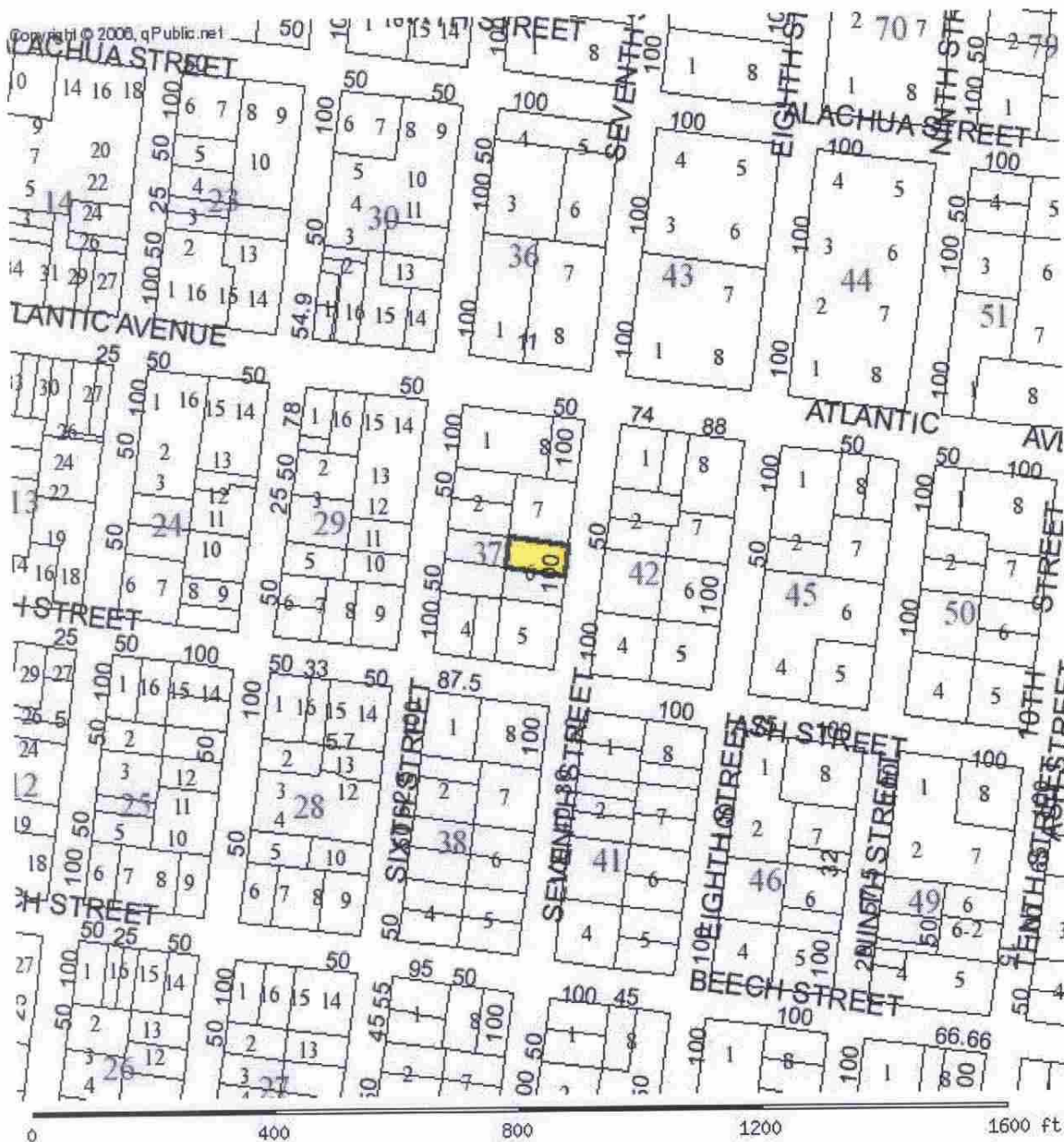
Supplementary Printout

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



NA 441

424



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0061
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	WATFORD DEBORAH C
Mailing Address	17 SOUTH 7TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	17 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	120,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 441*

SITE NAME: Thompson House
ADDRESS OF SITE: 17 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 37 6
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Nolan, Lucy T.

ADDRESS: 17 S. 7th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

☐ EXCELLENT
☒ GOOD
☐ FAIR
☐ DETERIORATED

☒ ALTERED
☐ UNALTERED
☒ ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+ 1872
CULTURE/PHASE American
PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

☒ ZONING
☒ DEVELOPMENT
DETERIORATION
BORROWING

TRANSPORTATION
FILL
DREDGE

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER

167

ARCHITECT: John Hedges

BUILDER:

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

PLAN TYPE: L-shape

EXTERIOR FABRIC(S): wood: weatherboard

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S&E/1-story entrance, 2-bay, access E; square posts
with lacy brackets

ORIENTATION: E

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: gable #
cross gable

CHIMNEY LOCATION: center: ridge # N: offset: ridge

WINDOW TYPE: DHS, 2/2, wood; bay, 1-story, semi-octagonal

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 3

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1872, it is a two-story frame vernacular residential building. It is noteworthy for its decorative barge board, and false dormers. It has been significantly altered by removal of some window ornamentation. It was originally the residence of Lucy Thompson, the sister of William N. Thompson, Florida Senator and railroad man. The structure is one of three home built adjacent to each other for members of the Thompson family. The architect was John Hedges.

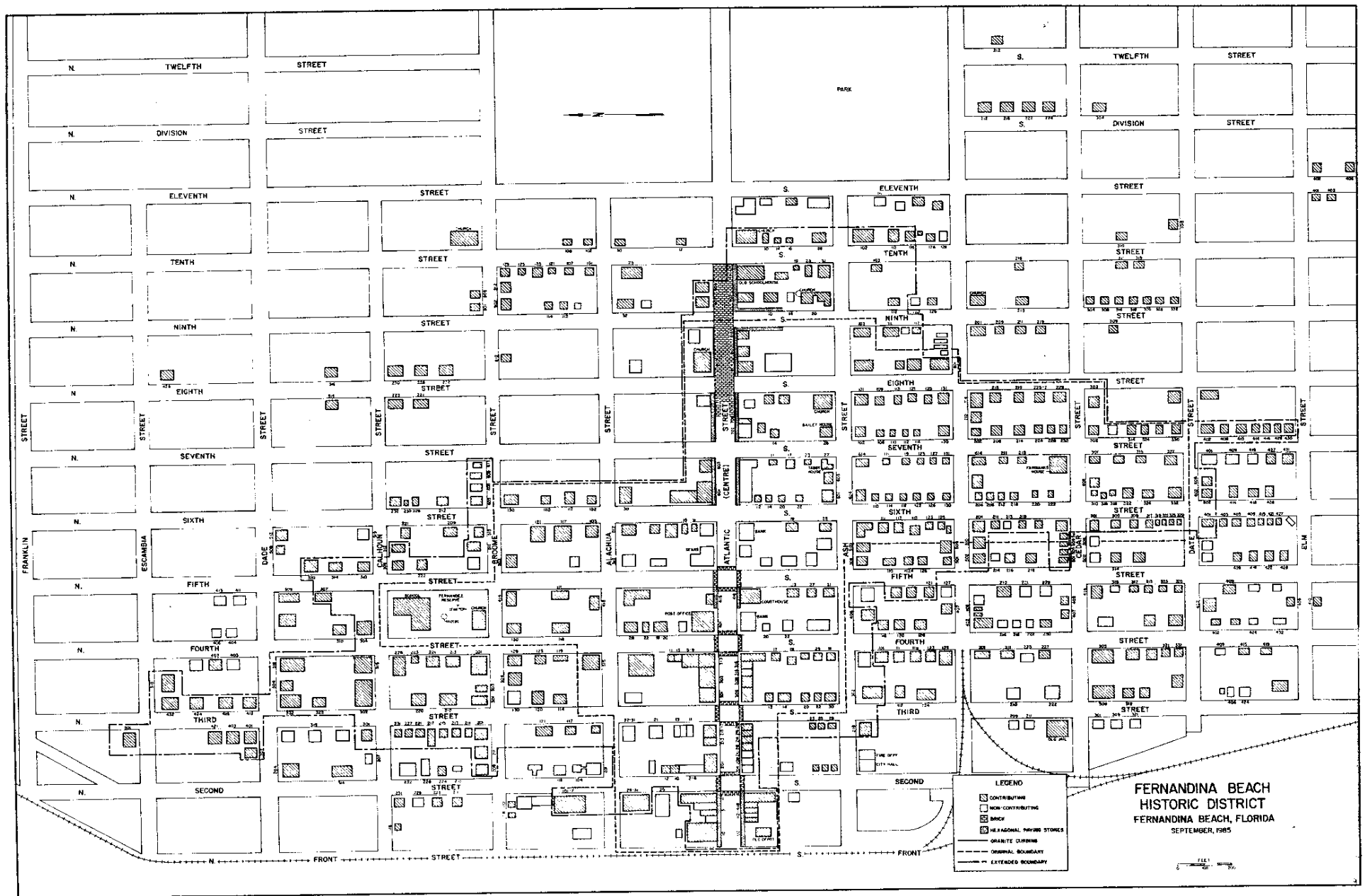


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00441**
 Field Date 2-12-2018
 Form Date 2-12-2018
 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) 17 S. 7th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 17 S 7th Street Street Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0037-0051 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: 1872 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Loss of decoration
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extension
 Architect (last name first): Hedges, John Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Lucy Thompson

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

DESCRIPTION

Style Gothic Revival Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Weatherboard 2. 3.
 Roof Type(s) 1. Cross-gabled 2. 3.
 Roof Material(s) 1. Composition shingles 2. 3.
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2.
 Windows (types, materials, etc.) 1/1 & 2/2 w arches; bay

Distinguishing Architectural Features (exterior or interior ornaments) Vergeboard decoration; wall dormers; exposed beam ends; bay windows; steep roof pitch

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Half light door

Porch Descriptions (types, locations, roof types, etc.) Entry/SE intersection, hip, open, square supports w molding, jig saw cut railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

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

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.







17

WELCOME





SUMMARY OF REQUEST

Paint exterior of home. Including prep.

PRIORITIES		
<i>Projects that demonstrate any of the following conditions will receive priority in the selection process over other eligible applications:</i>		
A	<i>Projects that will correct a violation issued by the City's Code Enforcement Department</i>	☐
B	<i>Owner occupants</i>	☒
C	<i>Applicants that have a median family income at or below 80% AMI (Area Median Income), or \$58,800</i>	☐
D	<i>Projects that include the rehabilitation of historic wood windows in their scope.</i>	☐
Total Priority Points		1

Staff recommends

☒ APPROVAL

☐ DENIAL

AMOUNT \$5,000

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Estimates
- EXHIBIT 3 Photos
- EXHIBIT 4 FL Master Site File 8NA00445 & 8NA00446

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Preservation Rehabilitation Assistance Grant (PRAG) - Submission #7312

Date Submitted: 5/10/2021

2021 Preservation Rehabilitation Assistance Grant (PRAG)

INSTRUCTIONS – PLEASE READ ALL SECTIONS. INCOMPLETE APPLICATIONS WILL NOT BE EVALUATED. IF YOU NEED ASSISTANCE TO COMPLETE THIS FORM, PLEASE CONTACT OUR OFFICE AT (904) 310-3480

I. PROGRAM INFORMATION

The maintenance and rehabilitation of historic structures can be a daunting and costly proposition for homeowners. The City of Fernandina Beach recognizes the importance of the structures that contribute to the City's historic character, and ultimately the "sense of place" that Fernandina Beach is famous for. As a way to assist property owners in maintaining and rehabilitating these structures, the City has created this pilot program for the Preservation Rehabilitation Assistance Grant (PRAG). This pilot program will test the effectiveness for this type of grant in assisting property owners, as well as gauge the demand for this type of program. If successful, this pilot program could serve as a model for a future expanded program.



The goal of the Preservation Rehabilitation Assistance Grant (PRAG) is to promote the preservation of historic buildings through proper rehabilitation. A successful rehabilitation is one that retains, preserves and protects as much of the original historic fabric and character's defining features as possible.

The City of Fernandina Beach is offering a grant as a 0% interest loan of up to \$5,000 for qualifying improvements to historic properties, to assist property owners in the rehabilitation of historic properties and promote reinvestment in Fernandina Beach's historic neighborhoods. The Preservation Rehabilitation Assistance Grant makes monies available to private property owners to complete exterior stabilization and repair work on contributing historic structures.

II. ELIGIBILITY

Only structures that are classified as "Contributing" to one of Fernandina Beach's Historic Districts or are individually listed on the National Register of Historic Places are eligible. A full list of contributing structures can be found at www.fbfl.us/PRAG

Eligible Improvements

All work performed must be exterior work, which results in repair, improvement, reconstruction, maintenance or stabilization. Interior work may be eligible only if necessary to stabilize or structurally support the building's historic exteriors.

Historic Home Graphic



Eligible exterior work may include:

- ☒ Exterior wall repairs
- ☐ Cornices and parapet repairs
- ☐ Roof repairs
- ☐ Weatherization improvements
- ☐ Foundation repairs
- ☐ Repainting Masonry/stucco repairs
- ☐ Structural /Reinforcement
- ☐ Window/ Door Restoration
- ☐ Porch/ Step Repairs

In most cases, a Certificate of Approval (COA) and building permits will be required for the rehabilitation/ stabilization work. All proposed projects must adhere to the Secretary of the Interior's Standards for Rehabilitation and all applicable City Guidelines.

Priorities

Projects that demonstrate any of the following conditions will receive priority in the selection process over other eligible applications:

- ☐ Projects that will correct a violation issued by the City's Code Enforcement Department
- ☐ Owner occupants
- ☐ Applicants that have a median family income at or below 80% AMI (Area Median Income), or \$58,800
- ☐ Projects that include the rehabilitation of historic wood windows in their scope.

III. PROPERTY IDENTIFICATION

Address1*

102 S 7th Street

Address2**City*****State*****Zip*****Tax Parcel ID #****Year Constructed****Type of ownership*****Owner First Name****Owner Last Name****Company Name****Non-Profit Organization Name****Is owner's mailing address different from property address?****Owner Mailing Address****Address1****Address2****City****State****Zip****Phone Number*****E-mail Address*****This property is currently occupied by*****IV. Project Information**

Have you been issued a Notice of Violation by the City of Fernandina Beach’s Code Enforcement Department?

No

Code Enforcement Case #

Is the property currently habitable?*

Yes

Will the proposed work return it to productive use?

-- Select One --

What repairs are proposed as part of this stabilization assistance?

(Check all that apply)

☐ Roof	☐ Weatherization
☐ Windows	☐ Foundation
☒ Paint	☐ Exterior walls (ex. Siding repair/replacement)
☐ Porch and Steps	☐ Masonry/ Stucco
☐ Structural Reinforcement	

Please describe the proposed project. What repairs are necessary to rehabilitate/ stabilize the structure? *

Paint the exterior walls, trim and porch rails. No change in colors.

What is your overall rehabilitation and development plan for the property and its site? Is the proposed rehabilitation/ stabilization project part of a larger plan? Is additional work planned for the future?*

None

V. Request for Funding

You must attach at least two (2) cost estimates from different contractors to substantiate all rehabilitation/stabilization work. Each bid should be for the same scope of work. All cost estimates should be listed on letterhead from the contractor or tradesperson and should include contact information (address, phone number and e-mail) and contractor license number.

Total funding amount requested? (up to \$5,000). *

\$5000.00

Name of Contractor #1*

ACE Painting and Maintenance

Cost Estimate*

19,500.00

Upload Estimate #1*

Est_1573_from_Ace_Painting_Maintenance_Inc..pdf

Name of Contractor #2***Cost Estimate*****Upload Estimate #2*****VI. Additional Required Information**

Your application must include the following:

Proof of Building Ownership*

Nassau-Property Taxes 2019-Annual-bill.pdf

Copies of deeds or county tax records will be accepted as proof.

Photos*

cn.jpg

Please submit at least 4 photos for each scope of work item. The intent of the photos is to show the deteriorated features requiring rehabilitation and the effect, if any, the deterioration has had on other parts of the building (such as interior walls or ceilings).

Photos 2

aa.jpg

Photos 3

fm.jpg

Photos 4

IMG.jpg

Photos 5

BHI Front 2020.jpg

Proof of current hazard insurance*

Prop Cert All.pdf

Code Enforcement Notice of Violation (if applicable) No file selected**VII. CERTIFICATION***

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 the submittal requirements.

Applicant Name (First, Last)***Today's Date*****Applicant Name (First, Last)****Today's Date**

The City of Fernandina Beach, in its provision of services to citizens and visitors, ensures freedom from discrimination because of race, color, religion, sex, national origin, age, handicap, or marital status.

VIII. ADDITIONAL UPLOADS

Please upload any additional information you would like considered as part of your application.

Upload 1

Choose File

No file selected

Upload 2

Choose File

No file selected

Proof of ownership attached?

-- Select One --

Photographs Attached?

-- Select One --

Contractor estimates attached?

-- Select One --

Proof of insurance attached?

-- Select One --

Code Enforcement Notice of Violation attached?

-- Select One --

Proof of income attached?

-- Select One --

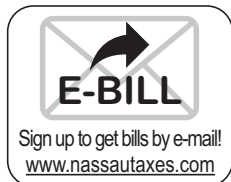
FINAL APPROVAL

-- Select One --

DATE OF FINAL APPROVAL

mm/dd/yyyy

FINAL AMOUNT APPROVED



JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com



SCAN TO PAY

2019 REAL ESTATE

Notice of Ad Valorem and Non-Ad Valorem Assessments

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2019	00-00-31-1800-0041-0012	11549	002	

JONES DAVID L & JULIE W
106 S 7TH ST
FERNANDINA BEACH, FL 32034

Property Address and Legal Description:

106 7TH S

BLOCK 41 S1/2 OF LOT 1 &
S 33FT OF LOT 8
IN OR 1735/313
CITY OF FD
See Additional Legal on Tax Roll

Exemptions:

AMENDMENT ONE, HOMESTEAD

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	374,375	50,000	324,375	2,217.94
TRANSPORTATION	0.5902	374,375	50,000	324,375	191.45
AI BEACH RENOURISHMENT MSTU	0.1021	374,375	50,000	324,375	33.12
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	378,545	25,000	353,545	264.45
CAPITAL OUTLAY	1.5000	378,545	25,000	353,545	530.32
SCHOOL BOARD LOCAL EFFORT	3.8880	378,545	25,000	353,545	1,374.58
ST JOHNS RIVER MGMT DIST	0.2414	374,375	50,000	324,375	78.30
FL INLAND NAVIGATION DIST	0.0320	374,375	50,000	324,375	10.38
MOSQUITO CONTROL DISTRICT	0.1412	374,375	50,000	324,375	45.80
CITY OF FERNANDINA BEACH	6.3553	374,375	50,000	324,375	2,061.50
FERNANDINA BEACH	0.1683	374,375	50,000	324,375	54.59
VOTER APPROVED DEBT					
TOTAL MILLAGE		20.6041	TOTAL AD VALOREM TAXES		\$6,862.43

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT
TOTAL NON-AD VALOREM TAXES			\$0.00
TOTAL COMBINED TAXES AND ASSESSMENTS			\$6,862.43

AMOUNT DUE IF PAID BY	Feb 29, 2020				
	\$0.00				

RETAIN FOR YOUR RECORDS

2019 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
00-00-31-1800-0041-0012
PROPERTY ADDRESS
106 7TH S, FERNANDINA BEACH, 32034
ALT KEY
11549

JONES DAVID L & JULIE W
106 S 7TH ST
FERNANDINA BEACH, FL 32034

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

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

Pay online at www.nassautaxes.com

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

PAY ONLY ONE AMOUNT

If Paid By Feb 29, 2020

☐ \$0.00

If Paid By

☐

If Paid By

☐

If Paid By

☐

If Paid By

☐

DO NOT FOLD, STAPLE, OR MUTILATE

RETURN WITH PAYMENT

Paid 02/27/2020

Receipt # INT-19-00067069

\$6,793.81

Paid By Julie



Proposal

Page # _____ of _____ pages

LORD PAINTING INC.
23 South 5th Street
Fernandina Beach, FL 32034

PROPOSAL SUBMITTED TO: David Jones 106 South 7th Street Fernandina Beach FL		JOB NAME	JOB #
ADDRESS		JOB LOCATION	DATE OF PLANS
DATE	5/7/25	ARCHITECT	
PHONE #	FAX #		

We hereby submit specifications and estimates for: Exterior Painting

including
pressure washing
wood repair

all necessary prep

scraping caulking

painting Sherwin Williams Duration

2/1 Labor + Materials included

Total - 10,150

We hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

10,150

to be made as follows:

Deviation from above specifications involving extra costs only upon written order, and will become an extra charge to the estimate. All agreements contingent upon strikes, delays beyond our control.

Respectfully
submitted



Note — this proposal may be withdrawn by us if not accepted within 90 days

Acceptance of Proposal

Prices, specifications and conditions are satisfactory and are accepted. You are authorized to do the work as specified.

Acceptance

Signature

Signature

Proposal

Page # _____ of _____ pages

LORD PAINTING INC.
23 South 5th Street
Fernandina Beach, FL 32034

David Jones

PROPOSAL SUBMITTED TO:

102 South 7th St
 Fernandina Beach FL

ADDRESS

JOB NAME

JOB #

JOB LOCATION

DATE

5/7/21

DATE OF PLANS

PHONE #

FAX #

ARCHITECT

We hereby submit specifications and estimates for: Exterior painting

including
 pressure washing
 wood repair
 all necessary prep
 scraping caulking
 painting Sherwin Williams Duration
 all labor + materials included

Total 11,450

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

11,450

With payments to be made as follows:

Any alterations or amendments to these specifications must be made in writing and signed by both parties before work begins.

Accepted, fully
 authorized

Note

this proposal may be withdrawn by us if not accepted within 10 days

Acceptance of Proposal

512 South 8th Street
Fernandina Beach, FL. 32034
904-753-0513

Proposal/Acceptance

Date	Proposal#
5/3/2021	1573

Customer
Blue Heron Inn 102 South 7th St Fernandina Beach, FL 32034

Project Name
Blue Heron Inn-Exterior

[illegible]

Acceptance Of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Signature: _____

Date of Acceptance:

All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. We are fully covered with liability insurance and workman's compensation.





Blue Heron
Inn
904-445-9034
POOL

102







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00445**
Recorder # **428**
Field Date **3/20/2007**
Form Date **3/30/2007**
FormNo **200703**
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **Ash Street Inn Bed and Breakfast** 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
102	South	7th	Street	

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) **Fernandina Beach** In Current City Limits? **YES**
County **Nassau** Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> **FERNANDINA BEACH;2003**
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> **3N ;28E ;23;UNSP**
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style **Frame Vernacular** Other Style _____
Exterior Plan **Irregular** Other Exterior Plan _____
Number of Stories **2**
Structural System(s) _____ >> **Wood frame**
Other Structural System(s) _____
Foundation Type(s) _____ >> **Piers**
Other Foundation Types _____
Foundation Material(s) _____ >> **Brick**
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> **Aluminum**
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> **Hip**
Other Roof Type(s) _____
Roof Material(s) _____ >> **Sheet metal:3V crimp**
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> **Cross gable**
Other Roof Secondary Structure(s) _____
Number of Chimneys **1**
Chimney Material **Brick**
Other Chimney Material(s) _____
Chimney Location(s) **north slope**

HISTORICAL STRUCTURE FORM

8NA00445

DESCRIPTION (continued)

Window Descriptions metal sash , 1/1

Main Entrance Description (stylistic details)

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

Porch 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)

HISTORY

Construction year 1904

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 >> Bed & Breakfast;;

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

8NA00445

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/24/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

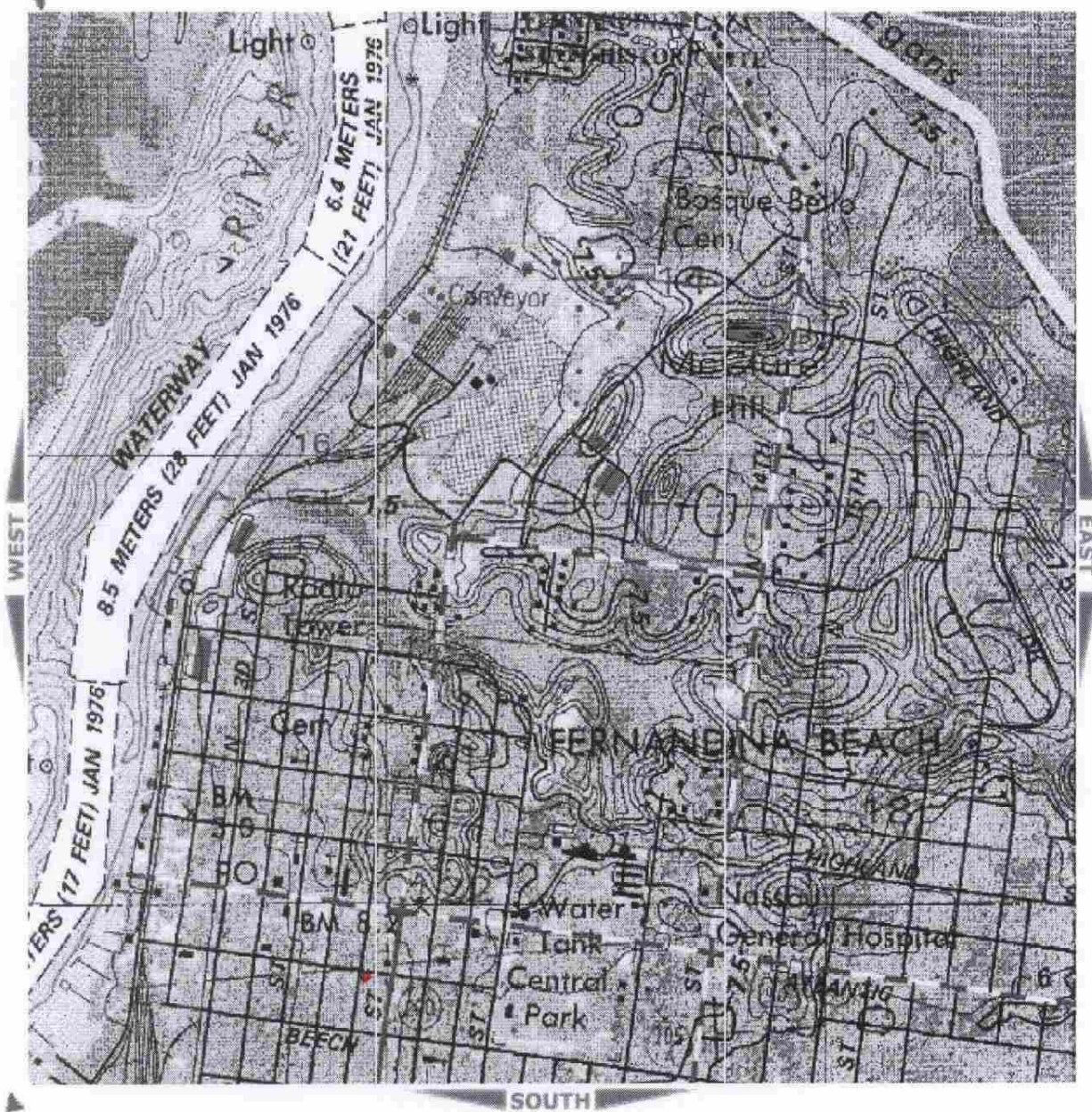
REQUIRED PAPER ATTACHMENTS

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

NA00445-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Aluminum
- > **Roof types:**
Hip
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Cross gable
Gable dormer
Gable extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Bed & Breakfast;;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA 445

428

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0041-0011
GIS CALCULATED ACREAGE	0.12
Property Use	HOTELS AND
Land Use	HOTEL

OWNERSHIP INFORMATION

Name	ICABOD INC
Mailing Address	106 SOUTH 7TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	102 SOUTH 7TH ST

2006 PROPOSED VALUES

Land Value	250,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *B NA 445*

SITE NAME: 102 S. 7th St.
ADDRESS OF SITE: 102 S. 7th St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 41 1
Subdivision Name Block No. Lot No.

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT
x GOOD
FAIR
DETERIORATED

x ALTERED
UNALTERED
x ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES pre-1926
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 379

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: weatherboard, staggered shingle;
with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N&W/1-story veranda, 5-bay, access W, 2nd bay; hip
roof; doric-style columns; simple balustrade

ORIENTATION: W

FOUNDATION: piers: brick; brick, continuous

ROOF TYPE: hip #
gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: S: offset, lateral slope#N: offset, on hip roof

WINDOW TYPE: DHS, 1/1, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed pre-1926, it is a two-story frame vernacular residential building. It is noteworthy for its veranda and staggered shingles.

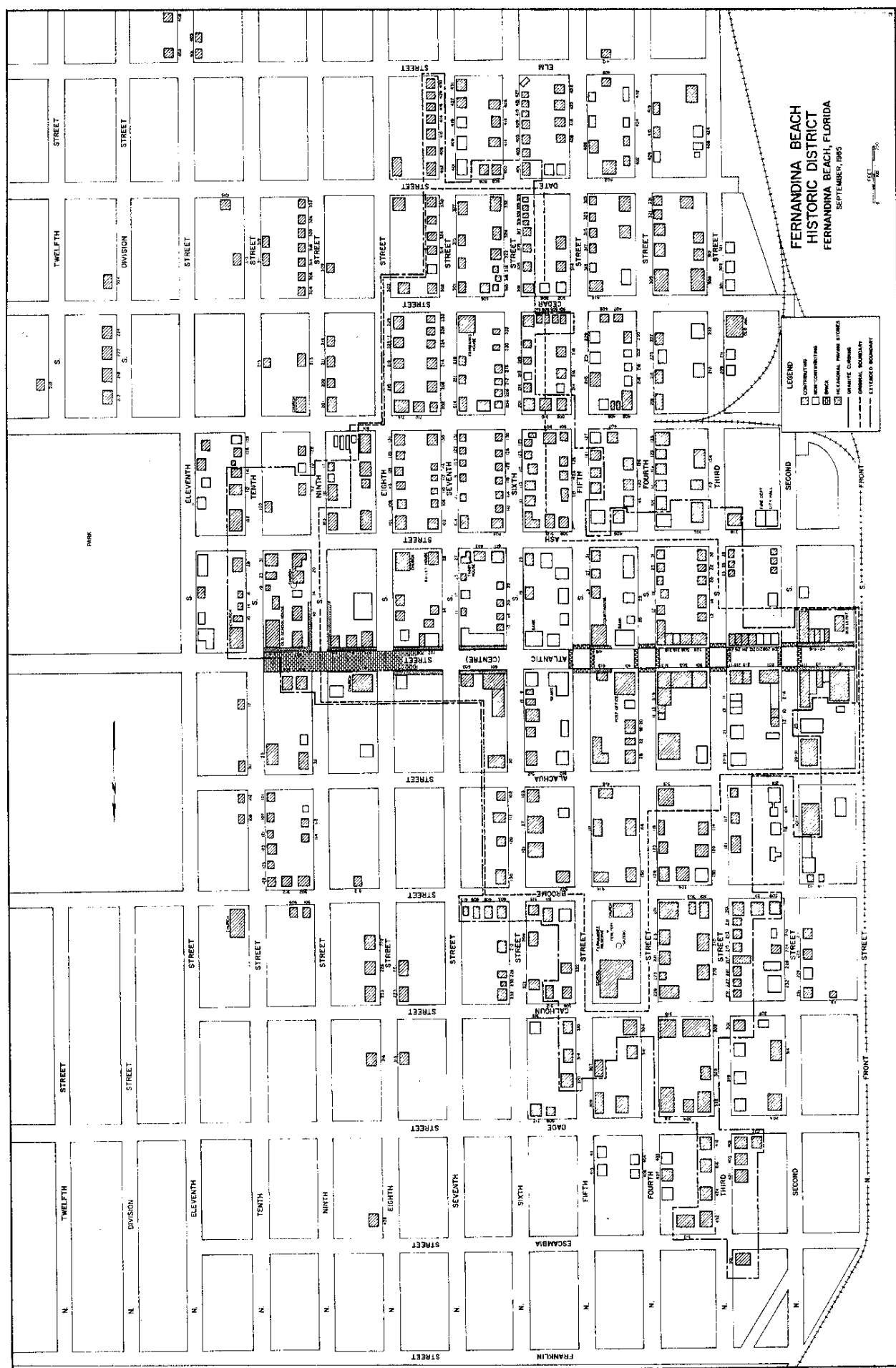
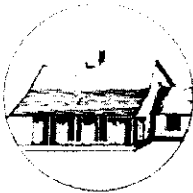


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00445**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

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

Site Name(s) (address if none) 102 S. 7th St./Blue Heron Inn 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: 102 S 7th Street Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0041-0011 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: 1904 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Windows; siding
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Vinyl 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
 Windows (types, materials, etc.) Modern replacement

Distinguishing Architectural Features (exterior or interior ornaments) Gable projection w pent roof; wide overhangs; transom; wraparound porch

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Half light door w blue heron lead glass decoration & transom

Porch Descriptions (types, locations, roof types, etc.) Entry/W & N wraparound, open, hip, chamfered supports and jig saw cut railing & brackets

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

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

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****





NO
PARKING

Ash
St
South 7



Blue Heron
Inn
904-445-9034

POOL
VACANCY

102





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00446**

Recorder # **429**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **Ash Street Inn**

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
106	South	7th	Street	

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH;2003**

Township:

Range:

Section:

1/4 section:

>> **3N ;28E ;23;UNSP**

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Rectangular**

Other Exterior Plan

Number of Stories **2**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Gable extension

Other Roof Secondary Structure(s)

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **north exterior**

HISTORICAL STRUCTURE FORM

8NA00446

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) gable

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 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 >> Bed & Breakfast;;

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

8NA00446

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/24/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

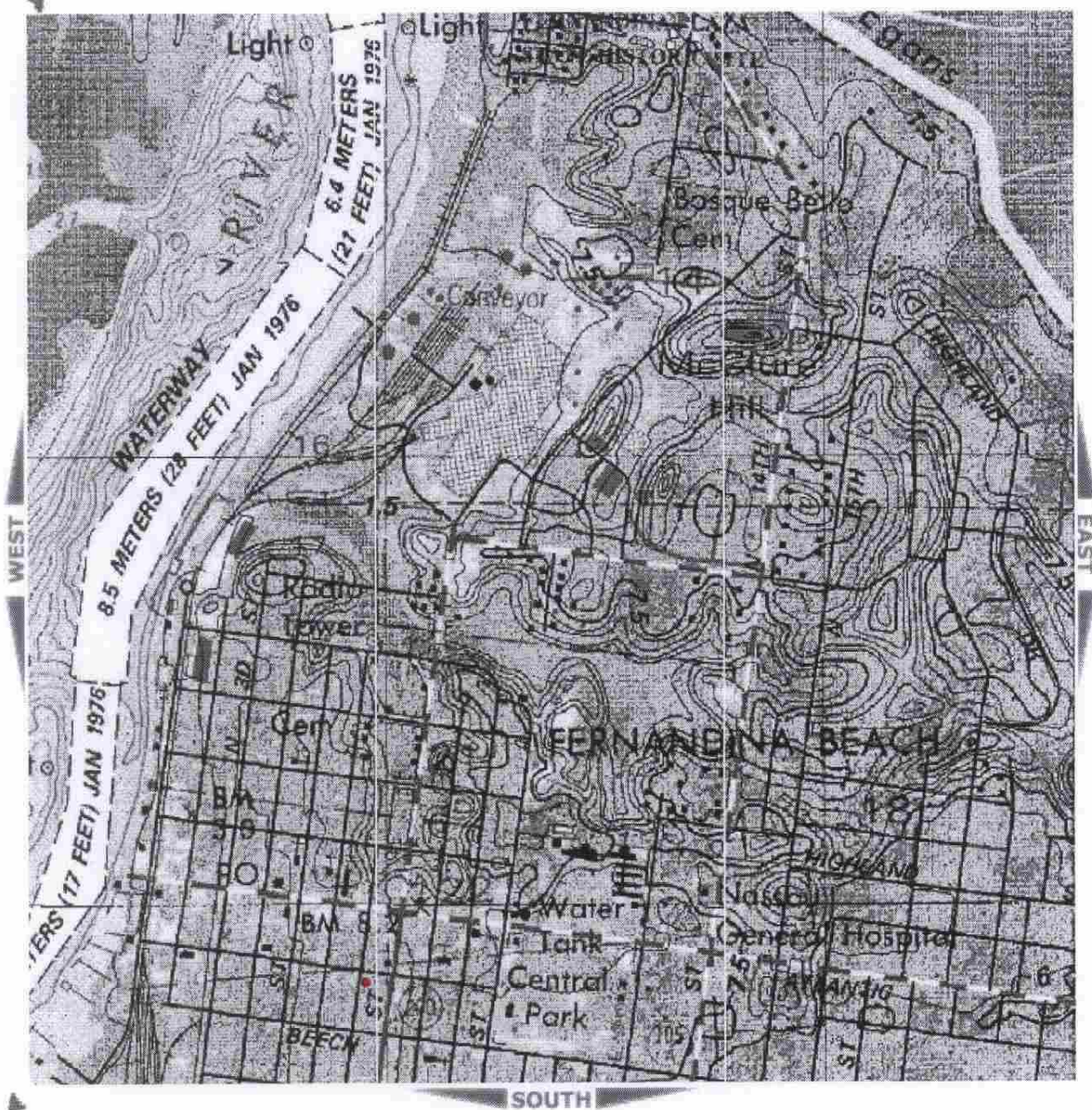
REQUIRED PAPER ATTACHMENTS

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

NA00446-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Gable extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Bed & Breakfast;;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA 446

429

429

NA446



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0041-0012
GIS CALCULATED ACREAGE	0.12
Property Use	HOTELS AND
Land Use	HOTEL
OWNERSHIP INFORMATION	
Name	ICABOD INC
Mailing Address	106 SOUTH 7TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	106 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	250,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 446

SITE NAME: 106 S. 7th St.
ADDRESS OF SITE: 106 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 41 1
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Austin, David Bert & RuthC

ADDRESS: 106 S 7th ST

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT
x GOOD
FAIR
DETERIORATED

x ALTERED
UNALTERED
x ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+ 1926
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 171

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard #
asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story entrance, 2-bay, access W; recessed;
original porch enclosed

ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S:offset:lat.slope#N:offset,exterior:lat.slope

WINDOW TYPE: DHS, 6/6, wood #
DHS, 12/12, wood

CHIMNEY: concrete block

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1926, it is a two-story frame vernacular residential building. It has been significantly altered by enclosing of the porch, use of asbestos shingle siding and a two-story frame addition to the south side.

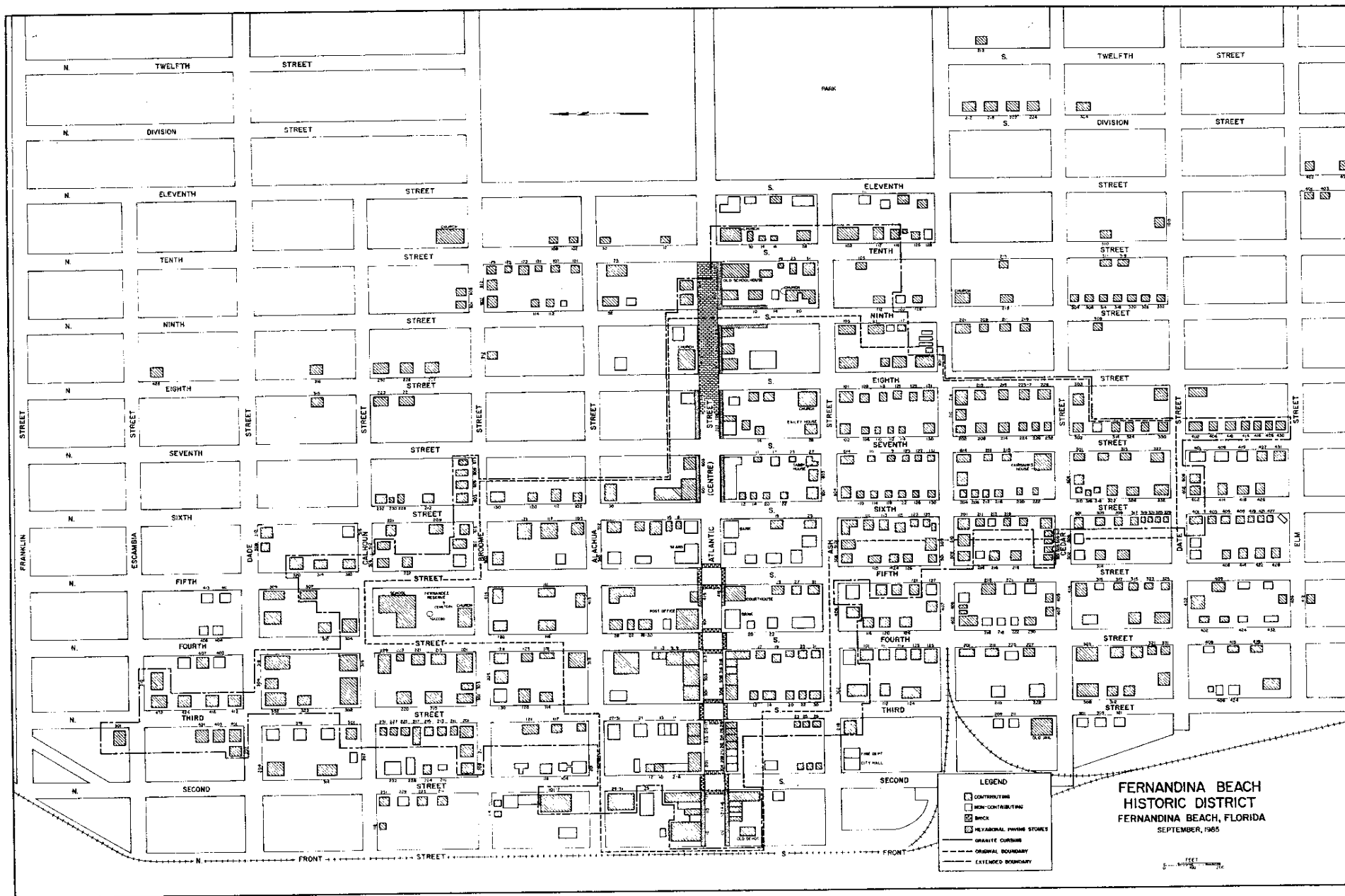


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00446**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

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

Site Name(s) (address if none) 106 S. 7th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 106 Direction S Street Name 7th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0041-0012 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): _____ 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 Siding; porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable & side shed extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Composition Board 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 Dhs

Distinguishing Architectural Features (exterior or interior ornaments) Pedimented gable w pent roof; incised 2 story full facade porch; full length shed extension along side

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door w round arch lights

Porch Descriptions (types, locations, roof types, etc.) Entry/W, incised, 2 story, full facade, chamfered supports, jig saw cut railing and brackets

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

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

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL & HISTORICAL CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.









**MORTGAGE
CITY OF FERNANDINA BEACH
PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)**

THIS MORTGAGE ("Security Instrument") is given from the mortgagor _____, whose address is _____ ("Borrower") to the City of Fernandina Beach, a Florida municipal corporation, whose mailing address is 204 Ash Street, Fernandina Beach, Florida 32034 ("Lender") to secure to Lender: (a) the repayment of a loan in the total principal sum of \$ _____ as debt is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"), with interest as provided in the Note, and all renewals, extensions and modifications of the Note, and which Note provides for forgiveness of loan principal if Borrower complies with the terms of the Note and this Security Instrument; (b) the payment of all other sums with interest as provided in the Note, advanced under Section 8 of this Security Instrument to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. The Note provides that the full debt, if not paid earlier or forgiven, shall be due and payable on the "Maturity Date" of the Note. The loan evidenced by the Note and secured by this Security Instrument ("Loan") is being made pursuant to the City of Fernandina Beach Preservation Rehabilitation Assistance Grant.

In addition to the Loan, the Borrower has a mortgage loan ("First Mortgage Loan") from _____ ("Senior Lien Holder"), which loan is secured by a first mortgage lien on the property ("First Mortgage"). The documents evidencing or securing the First Mortgage Loan are collectively referred to herein as the First Mortgage Loan Documents.

For the purposes stated above, Borrower irrevocably mortgages, grants and conveys to Lender and Lender's successors and assigns, with power of sale, subject to the rights of the Senior Lien Holder under the First Mortgage, the property located in Nassau County, Florida, which has the address of _____, Fernandina Beach and is further described as follows:

Legal Description

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and, except for the First Mortgage and other encumbrances of record acceptable to the Senior Lien Holder, the Property is unencumbered. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to such encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any late charges due under the Note.

2. Application of Payments. Unless applicable law provides otherwise, all payments

received by Lender shall be applied: first, to any prepayment charges due under the Note; second, to interest due; third, to principal due; and last, to any late charges due under the Note.

3. Forgiveness of Loan. The Loan shall be forgiven and will not need to be repaid to the Lender at a rate of 20% for every one (1) year period that the Property is occupied and not vacant, as documented and verified by the Lender. By way of example, if the Property is occupied for an aggregate of at least four (4) years during the term of this Security Instrument, then the entire balance of the Loan shall be forgiven and will not need to be repaid to the Lender; if the Property is occupied for an aggregate of two (2) years during the term of this Security Instrument, then 50% of the Loan shall be forgiven.

4. Prior Mortgages; Charges; Liens. The Borrower shall perform all of the Borrower's obligations under the First Mortgage including Borrower's covenants to make payments when due. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any.

Except for the lien of the First Mortgage, Borrower shall promptly discharge any other lien which shall have attained priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. Except for the lien of the First Mortgage, if Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy such lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Subordination. Lender and Borrower acknowledge and agree that this Security Instrument is subject and subordinate in all respects to the liens, terms, covenants and conditions of the First Mortgage and to all advances heretofore made or which may hereafter be made pursuant to the First Mortgage including all sums advanced for the purpose of (a) protecting or further securing the lien of the First Mortgage, curing defaults by the Borrower under the First Mortgage or for any other purpose expressly permitted by the First Mortgage or (b) constructing, renovating, repairing, furnishing, fixturing or equipping the Property. The terms and provisions of the First Mortgage are paramount and controlling, and they supersede any other terms and provisions hereof in conflict therewith. In the event of a foreclosure or deed in lieu of foreclosure of the First Mortgage, any provisions herein restricting the Borrower's ability to sell the Property shall have no further force or effect on subsequent owners or purchasers of the Property. Any person, successors or assigns (other than the Borrower or a related entity of the Borrower), receiving title to the Property through a foreclosure or deed in lieu of foreclosure of the First Mortgage shall receive title to the Property free and clear from such restrictions.

6. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards including within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgagee clause. All requirements hereof pertaining to insurance shall be deemed satisfied if the Borrower complies with the insurance requirements under the First Mortgage. All original policies of insurance required pursuant to the First Mortgage shall be held by the Senior Lien Holder; provided, however, Lender may be named as a loss payee as its interest may appear and may be named as an additional insured. If Lender requires, Borrower shall promptly give to Lender copies of all receipts of paid premiums and renewal notices.

**MORTGAGE
CITY OF FERNANDINA BEACH
PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)**

In the event of loss, Borrower shall give prompt notice to the insurance carrier, the Senior Lien Holder and Lender. Lender may make proof of loss if not made promptly by the Senior Lien Holder or the Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of any payments or change the amount of the payments due to Lender. If under Section 22 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

Notwithstanding the above, the Lender's rights to collect and apply the insurance proceeds hereunder shall be subject and subordinate to the rights of the Senior Lien Holder to collect and apply such proceeds in accordance with the First Mortgage.

7. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall either: a) occupy, establish, and use the Property as Borrower's principal residence; or b) use best efforts to secure the occupancy of the Property with a tenant(s) throughout the term of this Security Instrument. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in Section 18, by causing the action or proceeding to be dismissed with ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including but not limited to, representations concerning the occupancy of the Property either by the Borrower or Borrower's tenant. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

8. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument (including sums secured by the First Mortgage), appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this Section 8, Lender does not have to do so.

Any amounts disbursed by Lender under this Section 8 shall become additional

debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

Prior to taking any actions under this Section 8, however, Lender shall notify the Senior Lien Holder of such default, in the manner provided in Section 22 of this Security Instrument, and shall provide the Senior Lien Holder with the opportunity to cure any such default under this Security Instrument. All amounts advanced by the Senior Lien Holder to cure a default hereunder shall be deemed advanced by the Senior Lien Holder and shall be secured by the First Mortgage. In addition, the Lender agrees that it will not commence foreclosure proceedings or accept a deed in lieu of foreclosure, or exercise any other rights or remedies hereunder until it has given the Senior Lien Holder at least 60 days' prior written notice. Any action by Lender hereunder to foreclose or accept a deed in lieu of foreclosure shall be subject to the "due on sale" provisions of the First Mortgage.

Lender and Borrower further agree that a default hereunder shall constitute a default under the First Mortgage. In the event of a default hereunder, the Senior Lien Holder shall have the right to exercise all rights and remedies under the First Mortgage.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice of the time of or prior to an inspection specifying reasonable cause for the inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of the First Mortgage.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of any payments or change the amount of such payments due to Lender.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any

**MORTGAGE
CITY OF FERNANDINA BEACH
PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)**

forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of Section 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey the Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent; provided, however, that such modification or accommodation shall not be made without the prior written consent of the Senior Lien Holder.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. All notices required under or in connection with this Security Instrument shall be delivered or sent by certified or registered mail, return receipt requested, postage prepaid, to the addresses set forth above, or to such other address as any party may designate from time to time by notice to the others in the manner set forth herein. All notices shall be deemed to have been given or made either at the time of delivery thereof to an officer or employee or on the third business day following the time of mailing in the aforesaid manner.

15. Governing Law; Severability. This Security Instrument shall be governed by and construed in accordance with the laws of the State of Florida, notwithstanding any Florida conflict of law provision to the contrary. In the event that any provision or clause of this Security Instrument or the Note conflict(s) with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. Except for a conveyance to the Senior Lien Holder under the First Mortgage, if all or any part of the Property or any interest in it is sold or transferred without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower and the Senior Lien Holder prior written notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

Notwithstanding Lender's right to invoke any remedies hereunder, as provided in Section 8 above, Lender agrees that it will not commence foreclosure proceedings or accept a deed in lieu of foreclosure, or exercise any other rights or remedies hereunder until it has given the Senior Lien

**MORTGAGE
CITY OF FERNANDINA BEACH
PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)**

Holder at least 60 days' prior written notice.

The Borrower and the Lender agree that whenever the Note or this Security Instrument gives the Lender the right to approve or consent with respect to any matter affecting the Property (or construction of any improvements thereon) or otherwise (including the exercise of any "due on sale" clause), and a right of approval or consent with regard to the same matter is also granted to the Senior Lien Holder pursuant to the First Mortgage, the Senior Lien Holder's approval or consent or failure to approve or consent, as the case may be, shall be binding on the Borrower and the Lender.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of said contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with Section 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. No Assignment. Until the loan secured by the First Mortgage has been satisfied in full, the Lender and the Borrower agree that the Note and the Security Instrument will not be assigned without the Senior Lien Holder's prior written consent.

21. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge.

If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Prior to taking any such remedial action, however, the Borrower shall notify the Senior Lien Holder that such remedial action is necessary and shall obtain the Senior Lien Holder's prior written consent for such remedial action.

As used in this Section 21, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene,

**MORTGAGE
CITY OF FERNANDINA BEACH
PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)**

other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Section 21, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration Remedies. Lender shall give notice to Borrower and the Senior Lien Holder prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower (and with respect to the Senior Lien Holder, 60 days from the date the notice is given to the Senior Lien Holder), by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured by the Borrower on or before the date specified in the notice, and the Senior Lien Holder has not exercised its right to cure the default, then Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Notwithstanding Lender's right to invoke any remedies hereunder, as provided in Section 8 above, the Lender agrees that it will not commence foreclosure proceedings or accept a deed in lieu of foreclosure, or exercise any other rights or remedies hereunder until it has given the Senior Lien Holder at least 60 days' prior written notice. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of this evidence.

If Lender invokes the power of sale, Lender shall mail copies of a notice of sale in the manner prescribed by applicable law to Borrower, the Senior Lien Holder and to the other persons prescribed by applicable law. Lender shall publish the notice of sale by public advertisement for the time and in the manner prescribed by applicable law. Lender, without demand on Borrower, shall sell the Property at public auction to the highest bidder for cash at the time and place and under the terms designed in the notice of said in one or more parcels and in any order Lender determines. Lender may postpone sale of all or any parcel of the Property to any later time on the same date by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Lender shall deliver to the purchaser Lender's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Lender's deed shall be prima facie evidence of the truth of the statements made therein. Lender shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Release. Upon forgiveness of the Loan as specified above and/or payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

24. Modification of First Mortgage Loan Documents. The Lender consents to any agreement or arrangement in which the Senior Lien Holder waives, postpones, extends, reduces or modifies any provisions of the First Mortgage Loan Documents, including any provisions requiring the payment of money.

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this

MORTGAGE
CITY OF FERNANDINA BEACH
PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)

Security Instrument as if rider(s) were a part of this Security Instrument.

☐ Compliance Rider

BY SIGNING BELOW, the Borrower and the Lender accept and agree to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

_____	_____ (SEAL)	
		-Borrower
_____	_____ (SEAL)	
_____	_____ (SEAL)	
		-Borrower
_____	_____ (SEAL)	

STATE OF FLORIDA }
 ss
COUNTY OF NASSAU

Subscribed and sworn to before me this ____ day of _____, 20____, by _____.

_____	_____	_____
Notary Public: Signature	Printed Name	My Commission Expires
Personally Known _____ OR Produced Identification _____ ID Produced: _____		

COMPLIANCE RIDER

THIS RIDER is made this _____ day of _____, 20____ and is incorporated into and shall be deemed to amend and supplement the Mortgage (the "Security Instrument") of the same date, given by the undersigned (the "Mortgagor") to secure Mortgagor's Note(s) to The City of Fernandina Beach (the "Mortgagee") of the same date and covering the Property described in the Security Instrument and located at:

In addition to the covenants and agreements made in the Security Instrument, Mortgagor and Mortgagee further covenants and agree as follows:

1. Lost, Misplaced, Omitted, Misstated, and/or Inaccurate Documents.

In the event that any document is lost, misplaced, misstated, omitted, or inaccurately reflects the true and correct terms and conditions of the Loan, the Mortgagor agrees to execute, re-execute, acknowledge, initial, and deliver to Mortgagee or its agent any and all documents the Mortgagee deems necessary to replace or correct the lost, misplaced, misstated, omitted and/or inaccurate documents. Mortgagor agrees to deliver the requested document(s) within ten (10) days after receipt by Mortgagee of written or verbal request from Mortgagee or its agent.

2. Uncollected, Under collected, and/or Omitted Fees

In the event that any fee previously disclosed to the Mortgagor as a cost or fee required as a condition of Mortgagee providing the Loan is uncollected, under collected, or omitted for whatever reason from the loan closing, the Mortgagor agrees to pay Mortgagee or its agent within ten (10) days after receipt by Mortgagee of written or verbal request from Mortgagee or its agent.

3. Failure to Deliver Replacement Documents

Should the Mortgagor fail to deliver documents requested by Mortgagee or its agent within ten (10) days after receiving the Mortgagee's request to do so, the Mortgagor agrees to be liable for any and all loss or damage which Mortgagee sustains thereby, including but not limited to all reasonable attorney's fees and cost incurred by Mortgagee. Should the Mortgagor fail to deliver documents requested by Mortgagee or its agent within sixty (60) days after receiving the Mortgagee's request to do so, the Mortgagee may, at its option, declare all sums secured hereby immediately due and payable.

BY SIGNING BELOW, Mortgagor accepts and agrees to the terms and provisions contained in this Rider.

- Mortgagor (Seal)

- Mortgagor (Seal)

LENDER: CITYOFFERNANDINABEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034
(904) 310-3100

DATE:
LOAN NUMBER:
TYPE:

BORROWERS:

PROPERTY ADDRESS:
CITY/STATE/ZIP: Fernandina Beach, FL 32034

**NOTICE TO BORROWER(S) REQUIRED BY FEDERAL LAW AND FEDERAL RESERVE REGULATION Z
REAL PROPERTY TRANSACTION SECURED BY A LIEN ON DWELLING**

LENDER: CITYOFFERNANDINABEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034
(904) 310-3100

DATE:

LOAN NUMBER:

TYPE:

BORROWERS:

PROPERTY ADDRESS:

ACTUAL PERCENTAGE RATE	FINANCE CHARGE	AMOUNT FINANCED	TOTAL OF PAYMENTS
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled.
0 %	\$ 0.00	\$.00	\$ 0.00

ITEMIZATION: You have a right at this time to an ITEMIZATION of AMOUNT FINANCED

☐ I do not want an itemization _____ (initials)

☐ I want an itemization _____ (initials)

PAYMENT SCHEDULE:

NUMBER OF PAYMENTS	AMOUNT OF PAYMENTS	WHEN PAYMENTS ARE DUE	NUMBER OF PAYMENTS	AMOUNT OF PAYMENTS	WHEN PAYMENTS ARE DUE
0	\$0.00	N/A	0	\$0.00	N/A

DEMAND FEATURE: ☐ This loan does not have a Demand Feature ☒ This loan does have a Demand Feature

SEE CONDITIONS IN MORTGAGE AND NOTE

VARIABLE RATE FEATURE: ☐ This loan has a Variable Rate Feature

SECURITY: ☐ You are giving a security interest in the property located at:

ASSUMPTION: Someone buying this property:

☒ Cannot assume the remaining balance due under original mortgage terms.

☐ May assume subject to lender's conditions the remaining balance due under original mortgage terms.

FILING/RECORDING FEES:

PROPERTY INSURANCE: ☐ Property hazard insurance in the amount of \$_____ with a loss payable clause to the lender is a required condition of this loan. Borrower can purchase this insurance from any insurance company acceptable to the lender, but may be purchased through the lender at an estimated cost of \$_____ for a _____ year term.

LATE CHARGES: If your payment is not received when due, a late charge of 0 % of the overdue amount will be added.

PREPAYMENT PENALTY: N/A ☐ You may be charged a penalty to prepay this loan in full or in part.

See your contract documents for any additional information regarding non-payment, default, required re-payment in full before scheduled date and payment refunds and penalties.

E=ESTIMATED

I / We hereby acknowledge reading and receiving a complete copy of this disclosure along with copies of documents referred to in this disclosure.

BORROWER- DATE

BORROWER- DATE

BORROWER- DATE

PROMISSORY NOTE
CITY OF FERNANDINA BEACH – PRESERVATION REHABILITATION
ASSISTANCE GRANT (PRAG)

AMOUNT: \$ _____

FOR VALUE RECEIVED, the undersigned, whose address is ("BORROWER"), jointly and severally promise(s) to pay to the City of Fernandina Beach, a Florida municipal corporation, whose mailing address is 204 Ash Street, Fernandina Beach, Florida 32034 ("CITY"), the principal sum written above pursuant to the terms and conditions of this Promissory Note ("Note"):

1. MATURITY DATE / FORGIVENESS:

Unless otherwise prepaid in accordance with the terms of this Note or forgiven in accordance with the terms of this section, the entire principal balance of this Note, together with all accrued and unpaid interest, shall be due and payable on ("Maturity Date"), which shall be the date that is five (5) years from the date this Note and Mortgage are executed.

Throughout the term of this Note and Mortgage, the outstanding principal balance of this Note shall be forgiven and will not need to be repaid to the CITY at a rate of 20% for every one (1) year period that the property described in the Mortgage is occupied and not vacant, as documented and verified by the CITY. By way of example, if the property described in the Mortgage is occupied for an aggregate of at least four (4) years during the term of this Note, then the entire balance of this Note shall be forgiven and will not need to be repaid to the CITY; if the property is occupied for an aggregate of two (2) years during the term of this Note, then 40% of the outstanding principal balance shall be forgiven.

2. INTEREST:

Interest on this Note shall be payable at a fixed per annum rate of **zero percent (0%)**; except that if BORROWER fails to pay this Note as required, this Note shall be payable at a fixed per annum interest rate of **ten percent (10%)** from the date when payment of this Note is due until it is paid in full by BORROWER. Interest calculations shall be based on a 360-day year and charged on the basis of actual days elapsed.

3. SECURITY:

In addition to the protections given to the CITY under this Note, this Note is secured by a mortgage agreement ("Mortgage") bearing the date of this Note, executed by BORROWER, as mortgagor, to CITY, as mortgagee, encumbering property in Nassau County, Florida, as more specifically described in the Mortgage.

All of the agreements, conditions, covenants, provisions, and stipulations contained in the Mortgage that are to be kept and performed by BORROWER and any guarantors of the NOTE, are made hereby a part of this Note to the same extent and with the same force and effect as if they were set forth fully herein, and BORROWER covenants and agrees to keep and perform them or cause them to be kept and performed strictly in accordance with their terms. This Note and the Mortgage are not assumable.

4. PREPAYMENT:

BORROWER may prepay this Note in full, including the entire outstanding principal balance together with all accrued and unpaid interest, at any time before the Maturity Date with no penalty, upon five (5) days' notice to the CITY. No partial prepayments may be made at any time.

5. DEFAULT:

If BORROWER fails to pay principal and/or interest on the date on which it falls due

PROMISSORY NOTE
CITY OF FERNANDINA BEACH – PRESERVATION REHABILITATION
ASSISTANCE GRANT (PRAG)

or fails to perform any of the agreements, conditions, covenants, provisions, or stipulations contained in this Note and Mortgage, then the CITY, at its option and without notice to BORROWER, may declare immediately due and payable the entire unpaid balance of principal with interest from the date of such default. In such case, the CITY may bring about any actions not prohibited by applicable law and recover all costs and expenses associated with such actions, including but not limited to interest on any judgment obtained by the CITY and reasonable attorneys' fees including attorneys' fees on appeal.

6. WAIVERS:

(a) BORROWER and any co-signors, endorsers, sureties, or guarantors waive and release any rights to presentment for payment, demand, notice of demand, notice of nonpayment or dishonor, protest, notice of protest of this Note, and all other notices in connection with the delivery, acceptance, performance, default, or enforcement of the payment of this Note, and each agree that each shall have unconditional liability without regard to the liability of any other party, and that they shall not be affected in any manner by any extension of time, renewal, waiver, or modification granted or consented to by the CITY. BORROWER and any co-signors, endorsers, sureties, or guarantors consent to any and all extensions of time, renewals, waivers, or modifications that may be granted by the CITY with respect to the payment or other provisions of this Note, and to the release of any collateral or any part thereof, with or without substitution, and they agree that additional borrowers, endorsers, guarantors, or sureties may become parties hereto without notice to them or affecting their liability hereunder.

(b) The CITY shall not be deemed by any act of omission or commission to have waived any of its rights or remedies hereunder, unless such waiver is in writing and signed by the CITY, and then only to the extent specifically set forth in writing. A waiver on one event shall not be construed as continuing or as a bar to or waiver of any right or remedy to a subsequent event.

7. NOTICES:

All notices required under or in connection with this Note shall be delivered or sent by certified or registered mail, return receipt requested, postage prepaid, to the addresses set forth above, or to such other address as any party may designate from time to time by notice to the others in the manner set forth herein. All notices shall be deemed to have been given or made either at the time of delivery thereof to an officer or employee or on the third business day following the time of mailing in the aforesaid manner.

8. COSTS AND EXPENSES:

BORROWER shall pay the cost of any revenue tax or other stamps now or hereafter required by law at any time to be affixed to this Note.

9. NO PARTNERSHIP OR JOINT VENTURE:

Nothing contained in this note or elsewhere shall be construed as creating a partnership or joint venture between the CITY and BORROWER or between the CITY and any other person or as causing the holder of this Note to be responsible in any way for the debts or obligations of BORROWER or any other person.

10. BORROWER COVENANTS:

BORROWER covenants that the information BORROWER provided on the CITY's Preservation Rehabilitation Assistance Grant (PRAG) forms are true and accurate. If the CITY determines that BORROWER fraudulently provided false information, the

PROMISSORY NOTE
CITY OF FERNANDINA BEACH – PRESERVATION REHABILITATION
ASSISTANCE GRANT (PRAG)

face amount of this Note shall immediately become due and payable.

11. RESPONSIBILITY OF PERSONS UNDER THIS NOTE:

If more than one person signs this Note, each is personally and severally liable to pay the full amount owed and to keep all of the promises made in this Note. Any guarantor, surety, or endorser of this Note is also obligated to do these things. The CITY may enforce its rights under this Note against each BORROWER individually or against all BORROWERS together and may enforce its rights against any of them in any order. This means that any BORROWER may be required to pay all of the amounts owed under this Note.

12. SUBORDINATE:

This Note and the Mortgage securing payment of this Note is expressly made subject and subordinate to the terms and conditions specified in that certain Mortgage Note having an original principal face amount of \$ _____ Dollars, dated _____ ("First Note"), made by BORROWER payable to _____ ("First Lender") and secured by that certain Mortgage from BORROWER to the First Lender, dated _____ and recorded in Official Records Book _____ Page _____ in the Clerk's Office of Nassau County, Florida (the "First Mortgage").

13. FUTURE MODIFICATION OF FIRST NOTE/FIRST MORTGAGE:

The CITY consents to any agreement or arrangement in which the First Lender waives, postpones, extends, reduces or modifies any provisions of the First Note or the First Mortgage, including any provision requiring the repayment of money.

14. CONFLICTING LANGUAGE:

If any provision of this Note or the Mortgage securing this Note conflicts with any provision of the First Note or the First Mortgage, the terms and provisions of the First Note and the First Mortgage shall govern.

15. GOVERNING LAW:

This Note shall be governed by and construed in accordance with the laws of the State of Florida, notwithstanding any Florida conflict of law provision to the contrary. In the event of any legal action under this Note, venue shall be in Nassau County, Florida.

16. HEADINGS:

Headings at the beginning of each numbered section of this Note are intended solely for convenience of reference and are not to be construed as being a part of the Note.

_____(SEAL) _____(SEAL)
-Borrower -Borrower

STATE OF FLORIDA }
COUNTY OF NASSAU ss }

Subscribed and sworn to before me this ____ day of _____, 20____, by _____.

Notary Public: Signature Printed Name My Commission Expires
Personally Known _____ OR Produced Identification _____ ID Produced: _____



April 22, 2021

Honorable Congressman John Rutherford
Florida 4th District
4130 Salisbury Road Suite 2500
Jacksonville, FL 32216

Re: Historic Tax Credit Growth and Opportunity Act

Dear Congressman Rutherford,

On behalf of the historic City of Fernandina Beach, I write to request your support for a new version of the Historic Tax Credit Growth and Opportunity Act (HTC-GO) recently introduced by Representatives Earl Blumenauer (D-OR) and Darin LaHood (R-IL) in the House of Representatives.

The legislation incorporates temporary tax relief provisions designed to support projects impacted by the Covid-19 global pandemic by including permanent language which adds value to the Federal Historic Tax Credit (HTC), improves credit access, and increases investment in smaller scale rehabilitation projects. The introduction of Senate companion legislation is expected soon.

The HTC is a proven tax incentive for revitalizing historic community assets and supporting economic development and recovery. Most recently, Nassau County Schoolhouse No. 1 was renovated into the award-winning Amelia Schoolhouse Inn with the assistance of HTC tax credits.

Since its founding in 1821, Fernandina Beach has thrived and evolved as a seaport, industrial center, and in recent years, a bustling tourist destination. The preservation and maintenance of our City's historic properties is an ongoing and evolving process. Your support for HTC-GO will greatly assist our community's efforts to sustain its historic character and sense of place.

Enclosed for your consideration, is the National Trust for Historic Preservation summary handout which supports this legislation.

The City of Fernandina Beach sincerely thanks you for your support and leadership in this matter. Please do not hesitate to contact me directly with any questions.

Best regards,

A handwritten signature in blue ink, reading "Michael A. Lednovich".

Michael A. Lednovich
Mayor - Commissioner



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0042 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/17/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 04/16/2021
Status: Approved	Square Feet: 0.00	Completed: 04/07/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 04/07/2022
Description: Certificate of Approval to replace four (4) windows with Anderson 400 Series double-hung windows.		

Parcel: 00-00-31-1800-0008-0152 Main	Address: 227 N 3Rd St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
---	---	--

Owner ROBERT TICHY 227 N 3rd ST Fernandina Beach, FL 32034 Home: 8122493358 Mobile: 812-230-2660	Applicant ROBERT TICHY 227 N 3rd ST Fernandina Beach, FL 32034 Home: 8122493358 Mobile: 812-230-2660
--	--

Note	Created By	Date and Time Created
1. Requested door replacement not approved as part of this COA. Would require Board Review. SJC	Salvatore Cumella	04/07/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001233-2021		Salvatore Cumella	04/07/2021
HDC Application Checklist	APP-001220-2021		Taylor Hartmann	03/17/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013317	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013317		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0043 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/30/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 04/29/2021
Status: Approved	Square Feet: 0.00	Completed: 04/07/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 04/07/2022

Description: Certificate of Approval for various repairs and replacement:

- Repair/replace areas of rotted novelty siding as identified by scrapping/probing. Estimated 10 or less sections. Predominantly on north and south sides as the east and west are under roof.
- Scrape and remove all loose or peeling paint. Prime bare areas as needed.
- Replace sections of 1X6 D Novell Pat .105 siding and prime as needed.
- Seal cracks and deformities with latex caulking.
- Re-coat all novelty siding with minimum of two (2) coats of yellow paint (color code on file).
- Repair/replace rotten window sashes, sills and wood trim around windows. Seal, prime and re-coat with minimum of two (2) coats of white paint. (code on file)
- Repair/replace rotted/missing sections of trim, fascia and soffit. Scrape, seal and re-coat with white paint. (code of file)
- Secure front porch deck planks by replacing fasteners. Sand smooth as needed and re-coat with floor paint. (code on file)
- Repair/replace rotten wood on handrails. Secure handrails to columns. Sand rough areas, prime and paint with white paint. (code on file)
- Repair/replace generator cover on north side of building.
- Reattach all accessory components to house upon completion.
- Front porch handrails to be cleaned, scraped and probed to identify rotted or distorted wood.
- Rotted/distorted wood to be repaired/replaced with "same as" treated wood.
- Repaired/replaced wood to be sanded to remove any rough edges or splinters.
- Bare or replaced wood to be primed and painted white. (code on file)
- Fasteners to columns replaced with stainless screws/fasteners.
- All handrails, balusters to be scraped, primed as needed and coated with a minimum of two coats of white paint. (code of file)

Parcel: 00-00-31-1800-0006-0271 Main	Address: 403 N 3Rd St Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
---	---	------------------------------

Owner Ocean Highway & Port Authority of Nassau County 403 N 3rd ST Fernandina Beach, FL 32034 Home: 207-475-5459	Applicant Stanley Herrington 501 N 3rd Street N N Fernandina Beach, FL 32034
--	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001229-2021		Salvatore Cumella	04/07/2021
HDC Application Checklist	APP-001225-2021		Sylvie McCann	03/30/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013493	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013493		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0044 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/05/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/05/2021
Status: Approved	Square Feet: 0.00	Completed: 04/07/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace existing wood fence with 6' horizontal-board cedar fence.		Expire Date: 04/07/2022

Parcel: 00-00-31-1800-0137-0141 Main	Address: 401 S 6Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
---	---	--

Applicant William G. & Rita Marceron 401 S 6th Fernandina Beach, FL 32034 Home: 9044325144	Owner William G. & Rita Marceron 401 S 6th Fernandina Beach, FL 32034 Home: 9044325144
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001230-2021		Salvatore Cumella	04/07/2021
HDC Application Checklist	APP-001227-2021		Taylor Hartmann	04/05/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013559	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013559		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0045 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/05/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/05/2021
Status: Approved	Square Feet: 0.00	Completed: 04/14/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to reroof with GAF 30-year architectural shingles (oyster gray)		Expire Date: 04/14/2022

Parcel: 00-00-31-1800-0027-0120 Main	Address: 213 S 6Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
---	---	--

Owner JAMES WILLIAMS 213 S 6 ST FERNANDINA BEACH, FL 32034 Mobile: 9042773000	Applicant JAMES WILLIAMS 213 S 6 ST FERNANDINA BEACH, FL 32034 Mobile: 9042773000	Agent JAMES WILLIAMS 213 S 6 ST FERNANDINA BEACH, FL 32034 Mobile: 9042773000
---	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001247-2021		Salvatore Cumella	04/14/2021
HDC Application Checklist	APP-001228-2021		Taylor Hartmann	04/05/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013560	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013560		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0046 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/07/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/07/2021
Status: Approved	Square Feet: 0.00	Completed: 04/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a 4ft -6ft wood fence.		Expire Date: 04/18/2022

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 Someruelus ST Fernandina Beach, FL 32034 Home: 9044911259	Owner Michael R Harrison 820 Someruelos Street Fernandina Beach, FL 32034 Home: 9044911259 Mobile: 9045833502
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001255-2021		Salvatore Cumella	04/16/2021
HDC Application Checklist	APP-001231-2021		Taylor Hartmann	04/07/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013602	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013602		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0047 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/07/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/07/2021
Status: Approved	Square Feet: 0.00	Completed: 04/14/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace front entry door with 72" Jeld-Wen fiberglass double door with full lite each door panel.		Expire Date: 04/14/2022

Parcel: 00-00-31-1800-0010-0220 Main	Address: 13 N 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Owner David Fillet - Trustee Fillet-Gentry Trust 2200 Maravilla Drive Los Angeles, CA 90068 Home: 9048068387	Agent Lowes Home Centers LLC john smith Mobile: 9045700989	Applicant Dan Smith 1605 Curtis Bridge RD Wilkesboro, NC 28697 Business: 904-570-0989 Mobile: 9045700989
--	--	--

Note	Created By	Date and Time Created
1. Lady called about status of review - emailed SC for update	Sylvie McCann	04/14/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001246-2021		Salvatore Cumella	04/14/2021
HDC Application Checklist	APP-001232-2021		Taylor Hartmann	04/07/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013603	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013603		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0049 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/09/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/10/2021
Status: Approved	Square Feet: 0.00	Completed: 04/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to Re-Roof Back Porch with Rib metal roof (Galvalume finish)		Expire Date: 04/18/2022

Parcel: 00-00-31-1580-0005-0100 Main	Address: 801 White St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
---	---	-------------------------------

Owner Patricia K. & William R. Gass, Jr. 801 White ST Fernandina Beach, FL 32034	Applicant Patricia K. & William R. Gass, Jr. 801 White ST Fernandina Beach, FL 32034
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001254-2021		Salvatore Cumella	04/16/2021
HDC Application Checklist	APP-001236-2021		Taylor Hartmann	04/09/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013639	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013639		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0050 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/12/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/12/2021
Status: Approved	Square Feet: 0.00	Completed: 04/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace wooden deck and replace/repair concrete apron in front of building to match existing colored concrete		Expire Date: 04/18/2022

Parcel: 00-00-31-1800-0269-0190 Main	Address: 23 S 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Applicant ROB SOUTHWICK 23 S 3 ST FERNANDINA BEACH, FL 32034 Mobile: 904-277-9765	Owner ROB SOUTHWICK 23 S 3 ST FERNANDINA BEACH, FL 32034 Mobile: 904-277-9765
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001257-2021		Salvatore Cumella	04/16/2021
HDC Application Checklist	APP-001239-2021		Taylor Hartmann	04/12/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013670	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013670		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0051 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/13/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/13/2021
Status: Approved	Square Feet: 0.00	Completed: 04/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for the addition of an ADA compliant ramp and access deck on the north and east sides of the existing home		Expire Date: 04/18/2022

Parcel: 00-00-31-1800-0042-0022 Main	Address: 14 S 7Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Agent Cotner Associates, Inc 9 3rd S Fernandina Beach, FL 32034 Business: 9042774593	Applicant Benjamin Morrison 2107 Whitfield Drive Fernandina Beach, FL 32034 Home: 9126049870 Business: 9042774593	Agent Benjamin Morrison 2107 Whitfield Drive Fernandina Beach, FL 32034 Home: 9126049870 Business: 9042774593	Agent Cotner Associates, Inc 9 S 3rd ST Fernandina Beach, FL 32034 Business: 9042774593
--	--	--	---

Owner
Dominique Debruyne
14 S 7 ST
FERNANDINA BEACH, FL
32034
Mobile: 301-518-3961

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001258-2021		Salvatore Cumella	04/16/2021
HDC Application Checklist	APP-001240-2021		Taylor Hartmann	04/13/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013682	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013682		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0052 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/13/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/13/2021
Status: Approved	Square Feet: 0.00	Completed: 04/14/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 04/14/2022
Description: Certificate of Approval (COA) to repaint exterior of primary structure: Sherwin-Williams "Haint Blue" - porch. Farrow & Ball "Great White No. 2006" - Body Farrow & Ball "Old White No. 4" mixed 1:1 with "Charleston Gray No.243" - Trim Farrow & Ball "Studio Green No. 93" - Mullions/Lattice		

Parcel: 00-00-31-1800-0031-0140 Main	Address: 103 N 6Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
---	---	--

Owner ASHLEY FURMAN 103 N 6 ST FERNANDINA BEACH, FL 32034 Mobile: 828-773-4814	Applicant Ashley Furman 103 N 6th ST FERNANDINA BEACH, FL 32034 Mobile: 828-773-4814
--	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001245-2021		Salvatore Cumella	04/14/2021
HDC Application Checklist	APP-001242-2021		Taylor Hartmann	04/13/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013687	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013687		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0053 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 04/14/2021
Work Class: HDC Staff Review **District:** Default **Exp Date:** 05/14/2021
Status: Approved **Square Feet:** 0.00 **Completed:** 04/20/2021
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 04/20/2022
Description: Certificate of Approval (COA) to remove existing deteriorated fencing and install 6' PT horizontal shadow-box fence.

Parcel: 00-00-31-1800-0001-0310 Main	Address: 115 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Agent Cotner Associates, Inc 9 3rd S Fernandina Beach, FL 32034 Business: 9042774593	Agent Benjamin Morrison 2107 Whitfield Drive Fernandina Beach, FL 32034 Home: 9126049870 Business: 9042774593	Applicant Benjamin Morrison 2107 Whitfield Drive Fernandina Beach, FL 32034 Home: 9126049870 Business: 9042774593	Agent Carol Rauer 9 S 3rd ST Fernandina Beach, FL 32034
Applicant Cotner Associates, Inc 9 S 3rd ST Fernandina Beach, FL 32034 Business: 9042774593	Owner Rachridge LLC P.O Box 16569 Fernandina Beach, FL 32034		

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001265-2021		Salvatore Cumella	04/20/2021
HDC Application Checklist	APP-001243-2021		Taylor Hartmann	04/14/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013706	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013706		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0054 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/14/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/14/2021
Status: Approved	Square Feet: 0.00	Completed: 04/28/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for shade structures for existing playground		Expire Date: 04/28/2022

Parcel: 00-00-31-1800-0036-0010 Main	Address: 601 Centre St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	--	---

Owner Memorial United Methodist Church Inc. 601 Centre ST Fernandina Beach, FL 32034	Applicant Memorial United Methodist Church Paul Harrell 601 CENTRE ST FERNANDINA BEACH, FL 32034
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001276-2021		Salvatore Cumella	04/28/2021
HDC Application Checklist	APP-001244-2021		Taylor Hartmann	04/14/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013707	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013707		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0055 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/23/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 05/24/2021
Status: Approved	Square Feet: 0.00	Completed: 04/28/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for a projecting sign		Expire Date: 04/28/2022

Parcel: 00-00-31-1800-0012-0010 Main	Address: 300 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	---	---

Owner Pozzi Enterprises LLC 512 S Fletcher AVE Fernandina Beach, FL 32034	Agent Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Applicant Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340
---	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001277-2021		Salvatore Cumella	04/28/2021
HDC Application Checklist	APP-001270-2021		Taylor Hartmann	04/23/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013857	COA - Staff Approval	\$25.00	\$25.00
Total for Invoice INV-00013857		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00