



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 17, 2021
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
- 4. OLD BUSINESS**
 - 4.1 HDC 2020-0057 - COTNER ASSOCIATES, INC., AGENT FOR 302 CENTRE LLC., 302 CENTRE STREET**
Final Certificate of Approval (COA) to demolish a primary structure. *(Quasi-Judicial)*
 - 4.2 HDC 2020-0056 - COTNER ASSOCIATES, INC., AGENT FOR 302 CENTRE LLC., 302 CENTRE STREET**
Final Certificate of Approval (COA) to construct a 6100 square foot restaurant. *(Quasi-Judicial)*
- 5. NEW BUSINESS**
 - 5.1 HDC 2021-0011 - COTNER ASSOCIATES, INC., AGENT FOR CHARLES & BETH SMITH, 414 BROOME STREET**
Certificate of Approval (COA) to enclose existing porch, add 88sf of porch, construct 178sf greenhouse. *(Quasi-Judicial)*
 - 5.2 HDC 2021-0012 - COTNER ASSOCIATES, INC., AGENT FOR ARTISAN HOMES, LLC., BLOCK 11, LOTS 11 & 12 SOMERUELUS STREET**
Conceptual Certificate of Approval (COA) to construct a 2 story home of approximately 2000 sq. ft. *(Quasi-Judicial)*
 - 5.3 HDC 2021-0013 - COTNER ASSOCIATES, INC., AGENT FOR ARTISAN HOMES, LLC., BLOCK 11, LOT 8 SOMERUELUS STREET**
Certificate of Approval (COA) to construct a 2 story home of approximately 2000 sq. ft. *(Quasi-Judicial)*
 - 5.4 HDC 2021-0014 - MIRANDA ARCHITECTS, AGENT FOR TOM FLANNERY, 21 N. 2ND STREET**
Conceptual Certificate of Approval (COA) to construct new 2 unit and 3 unit residential townhomes. *(Quasi-Judicial)*
 - 5.5 HDC 2021-0015 - ERNIE SALTMARSH, 231 FRONT STREET**
Conceptual Certificate of Approval (COA) to relocate an existing waterfront building (231 Front St) to a city-owned parcel on the waterfront TBD. *(Quasi-Judicial)*

- 5.6 **HDC 2021-0016 RICE ARCHITECT, LLC., AGENT FOR MICHAEL & SUSAN O'DONNELL, 214 S. 7TH STREET**
Certificate of Approval (COA) to repaint exterior and add porch railings. (*Quasi-Judicial*)

6. BOARD BUSINESS

- 6.1 **PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG) REVIEW**

7. STAFF REPORT

- 7.1 **THE ALLIANCE REVIEW - 2021 No. 1**

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JULY 15, 2021

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



HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2020-57** **JUNE 17, 2021**

Owner/Applicant:	Cotner Associates, Inc. Architects, agent for 302 Centre LLC.
Property Address:	302 Centre Street
Parcel ID #	00-00-31-1800-0013-0010
Current zoning:	C-3 Central Business District
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial
FL Master Site File #	8NA01181
Year Built:	1920 (NCPA)
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to demolish a primary structure.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to demolish a non-contributing primary structure.
Conceptual Approval for demolition was approved December 17, 2020.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

Section 8.03.03.01

- C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
1. Whether the structure or site would meet national, state, or local criteria for designation;
 2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
 3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
 4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
 5. Whether the structure or site is 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. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
 7. Whether 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. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
 9. Whether the applicant will be denied a reasonable return on his or her investment;
 10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
 11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
- D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition: 1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner. 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.

DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES

SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

ANALYSIS:

This parcel has been continually in use since at least 1882, as evidenced through the 1884 Sanborn Fire Insurance Map and the 1884 J.J. Stoner Bird's Eye View of Fernandina, Fla. The structures change uses and footprints on the Sanborn Maps with the buildings disappearing between the 1926 map and the 1949 map. The 1949 map shows a footprint listed at a "filling station." Staff has reason to believe that portions of the filling station may exist within the shell of the expanded building footprints. Although some portions of the

wall of the filling station may still exist, the building does not date to the District's period of significance or retain any integrity. When evaluating this structure following review criteria, staff finds:

1. Whether the structure or site would meet national, state, or local criteria for designation;
The structure would not meet national, state, or local criteria for designation.
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
The structure is not a contributing structure to the National Register Fernandina Downtown Historic District.
3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
Loss of the structure would not deteriorate the quality or continuity of the historic district. The HDC is concurrently hearing a concept design for a proposed replacement for this project.
4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
The structure is not of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.
5. Whether the structure or site is 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;
The structure is not one of the last remaining examples, or a distinctive example of architectural or design style which contributes to the character of the district.
6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
Removal of the structure will create a hole in the streetscape, but conceptual plans for a replacement structure will be heard concurrently to the demolition review. The board may condition the demolition COA on the approval of a building permit for the replacement structure.
7. Whether 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;
Retention of the structure will not promote the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing and understanding of the importance and value of a particular culture and heritage.
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
No evidence has been provided to indicate that alternatives to demolition were explored.
9. Whether the applicant will be denied a reasonable return on his or her investment;
No evidence has been provided to indicate that the applicant will be denied a reasonable return on investment.
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
No evidence has been provided to indicate that an economic hardship for the applicant exists.
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
The Code Enforcement and Appeals Board has not recommended the demolition of the structure.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2020-57

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2020-57 with or without conditions;

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

That HDC case 2020-57, as presented, **is or is not** substantially compliant with the Secretary of the Interior's Standards, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

EXHIBIT 2 302 Centre Street Property Research Report

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7270

Date Submitted: 5/4/2021

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

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

Fees

- | | |
|--|---|
| ☐ Certificate of Approval (COA): Staff Review \$25 | ☐ Demolition of a Primary Structure 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*

Demolition

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?*

12/30/2020

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

300/302 Centre Street

City*

Fernandina Beach

State*

florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0013-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

302 Centre Street

Last Name*

LLC

Mailing Address*

960194 Gateway Boulevard Suite 101

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9042774593

E-mail Address*

ROBERT@HOGANASSESSMENTS.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*

Benjamin

Last Name*

Morrison

Company (if applicable)

Cotner Associates, Inc. Architects

Street Address

9 South Third Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042774593

E-mail Address

BENJAMIN@COTNERASSOCIATES.COM

Project Description*

Demolition of non-contributing structure

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

Design Vision Statement*

N/A

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?

NO

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

NO

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

NO

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?

NO

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?

NO

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

NO

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?

NO

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

N/A

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

N/A

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

N/A

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

NO

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 20775-TOPO.pdf	Upload 2 Agent Authorization001.pdf	Upload 3 Waiver001.pdf	Upload 4 Warranty deed.pdf
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*

Benjamin

Applicant Last Name*

Morrison

Today's Date*

5/4/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 19-201722
Sales Price: \$1,850,000.00

Parcel No.: 00-00-31-1800-0013-0010

This **WARRANTY DEED**, made the **5th day of December, 2019**, by **Manganaro Enterprises, Inc., a Florida corporation** (whether one or more, the "Grantor"), to **302 Centre Street, LLC, a Florida limited liability company**, whose post office address is 960194 Gateway Boulevard, Suite 101, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

ALL OF THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING THE IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA), IN THE COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS LOTS NUMBERED ONE (1) AND THIRTY-FOUR (34) IN BLOCK NUMBERED THIRTEEN (13), CITY OF FERNANDINA BEACH.

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

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

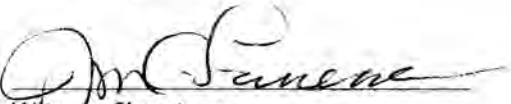
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said

land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Jon C. Lasserre


Witness Signature
Printed Name: Tammi E. Back

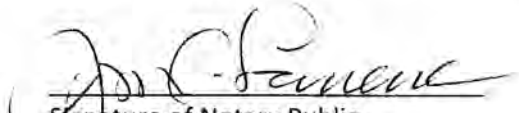
Manganaro Enterprises, Inc., a Florida corporation

By: 
Mario P. Manganaro, President

Address:
96686 Blackrock Road
Yulee, FL 32097

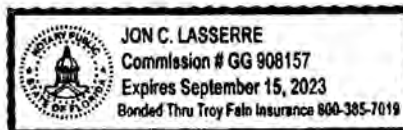
STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 5th day of December, 2019 by Mario P. Manganaro, the President of Manganaro Enterprises, Inc., a Florida corporation, on behalf of the corporation.


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

Personally known: ☒
~~OR Produced Identification:~~ _____

Type of Identification Produced: _____



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:

Robert Hogan

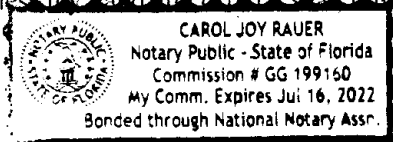
Robert Hogan

300-302 Central Street

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, ROBERT HOGAN, 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 30th day of December, 2020.



Carol Joy Rauer
Notary Public, State of Florida

PROPERTY OWNER'S AGENT

SIGNATURE:

NAME:

PROJECT NAME/ADDRESS:

John M. Cotner

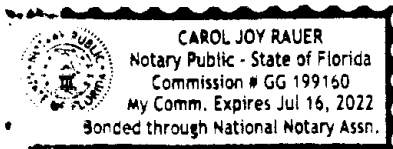
John M. Cotner

302 CENTRE 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, JOHN M. COTNER, 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 30th day of December, 2020.



Carol Joy Rauer
Notary Public, State of Florida

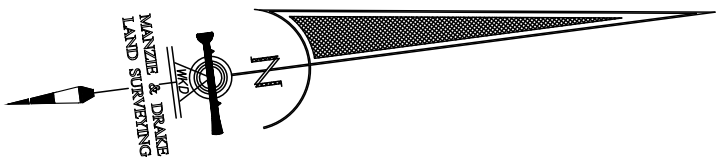
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOTS NUMBERED ONE (1) AND THIRTY-FOUR (34) IN BLOCK THIRTEEN (13) CITY OF FERNANDINA BEACH.

CERTIFIED TO:
302 CENTRE STREET, LLC
MANGANARO ENTERPRISES, INC.
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
302/300 CENTRE STREET
FERNANDINA BEACH, FLORIDA 32034



REVISIONS:
1) REVISED ON 01/26/2021 TO
SHOW TOPOGRAPHIC INFORMATION
OF PROPERTY. (LP)

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

FOUND 1/2" IRON ROD & CAP (ILLEGIBLE)
50.00'
FOUND 1/2" IRON PIPE 1.5' ABOVE GROUND
50.00'

LOT 4

LOT 3

LOT 2

LOT 1

COMMERCIAL BUILDING #300/302

LOT 34

LOT 33

LOT 32

B

K

NAIL FOUND (BROKEN IN CONCRETE)

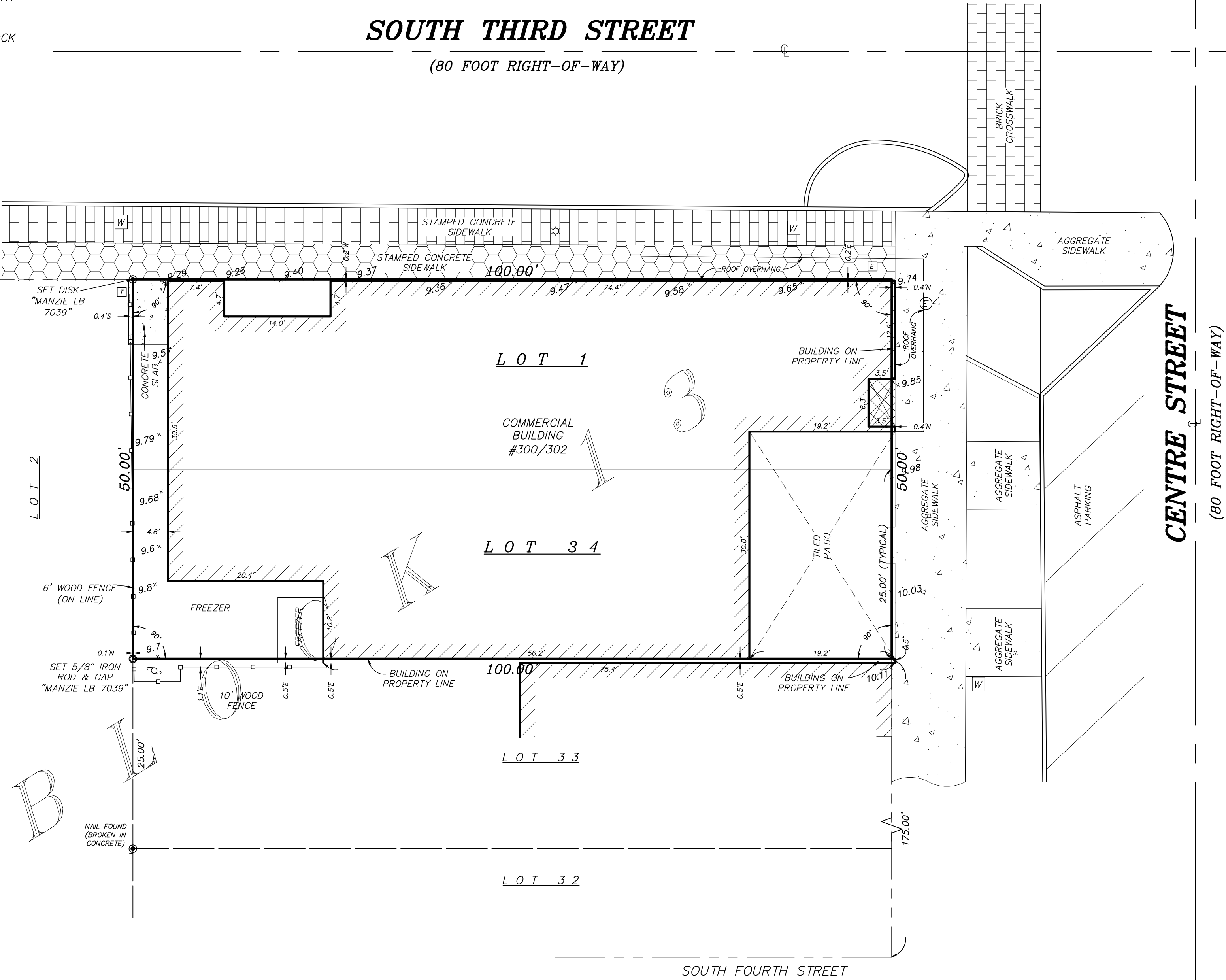
LEGEND
CL = CENTERLINE
CONCRETE FLATWORK
E = ELECTRICAL BOX
LP = LIGHT POLE
COVERED AREA
EM = ELECTRICAL MANHOLE
TP = TELEPHONE PEDESTAL
WM = WATER METER
WF = WOOD FENCE
WOP = WOOD POWER POLE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 6) The property shown hereon lies within flood zone "X (shaded)" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2012". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is a nail & disk found in the northwest quadrant of Centre Street & North Third Street. (Elevation = 8.87' N.A.V.D. 1988)

SOUTH THIRD STREET

(80 FOOT RIGHT-OF-WAY)



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

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

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=10' JOB NO: 20775 DATE: 11/05/2019 CADD: BH
F.B. NO: X-341 PAGE NO: 1 FIELD CREW: JM FILE NO: B-1384



Property Research Form

Property Address: 302 Centre Street

Property Name (if applicable): _____

Year Built: 1920 (NCPA) Style: masonry vernacular commercial Stories: 1 & 2

Parcel #: 00-00-31-1800-0013-0010

Zoning: C-3 Parcel Size: 0.11 acre(s) Homestead: ☐ Yes ☒ No

Historic District:

- | | |
|---|---|
| ☒ <i>Downtown</i> | ☐ <i>Old Town</i> |
| ☐ <i>Waterfront</i> | ☐ <i>Not in a historic</i> |

Contributing Status: ☐ *Contributing* ☒ *Non-Contributing*

Owner of Record: 302 Centre LLC

Contact Name: _____

Phone: _____ Email: _____

Attached Items:

☒ *FL Master Site File #:* NA01181

☒ *Photos:* 1943 Nassau County Aerial Flight 1C;

☒ *Maps:* NCPA Aerial Map; 1884, 1891, 1897, 1903, 1909, 1926, & 1949 Sanborn Maps

☒ *Property Appraisers Report:* _____

☐ *Other:* _____

Notes/ Past COAs/ Contact Log:

* non-contributing status in 2007 due to insensitive alterations

Today's Date: 12/28/2020

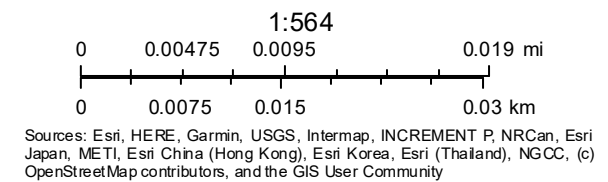
A full-page sheet of white graph paper featuring a uniform grid of thin black lines forming small squares. The grid covers the entire area of the page, leaving no margins or additional markings.

300/302 Centre Street



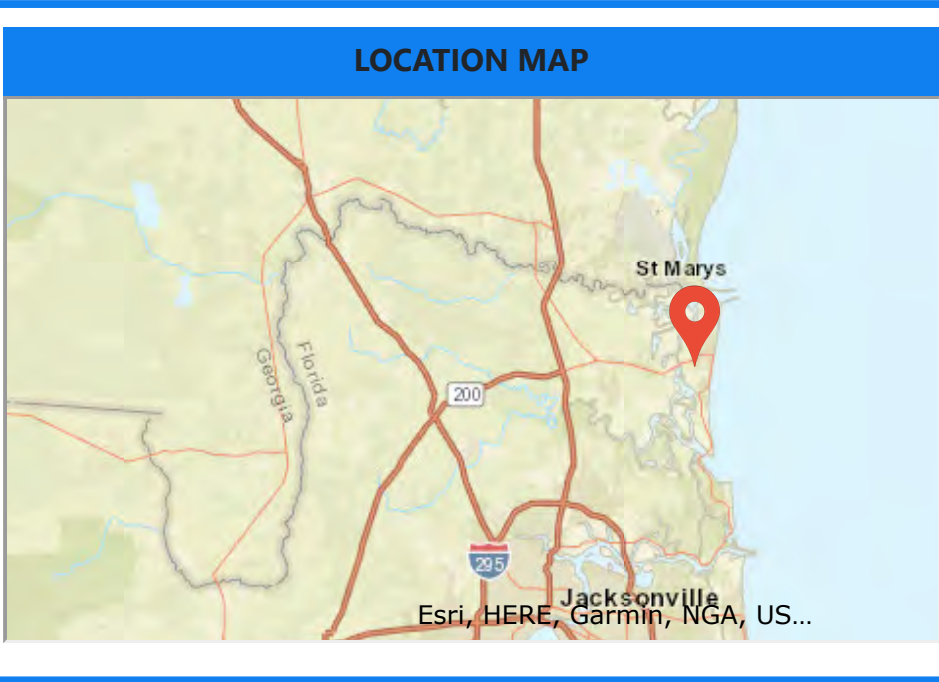
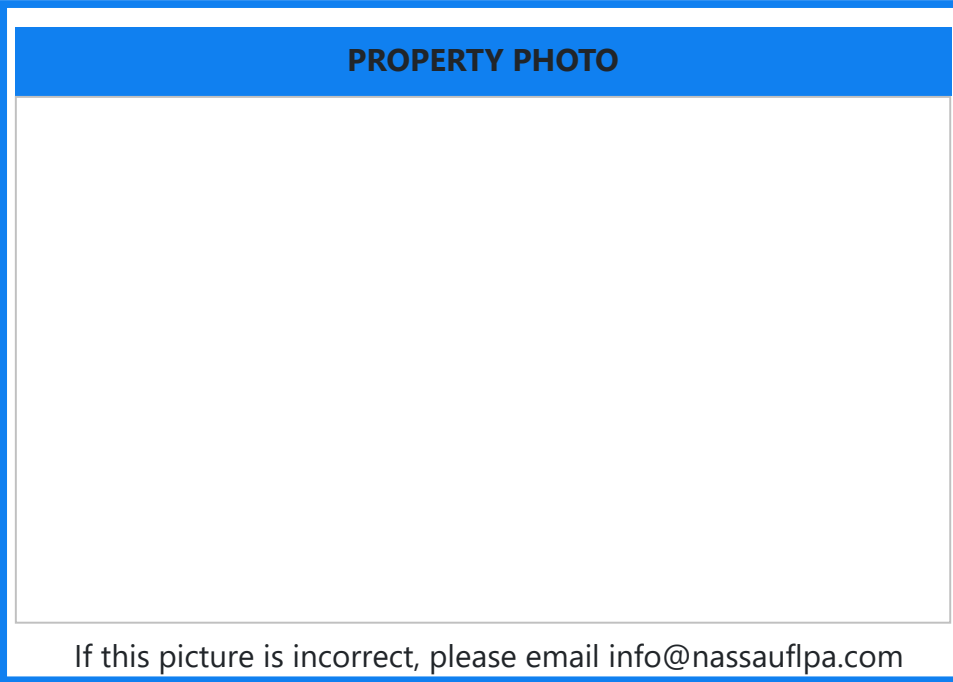
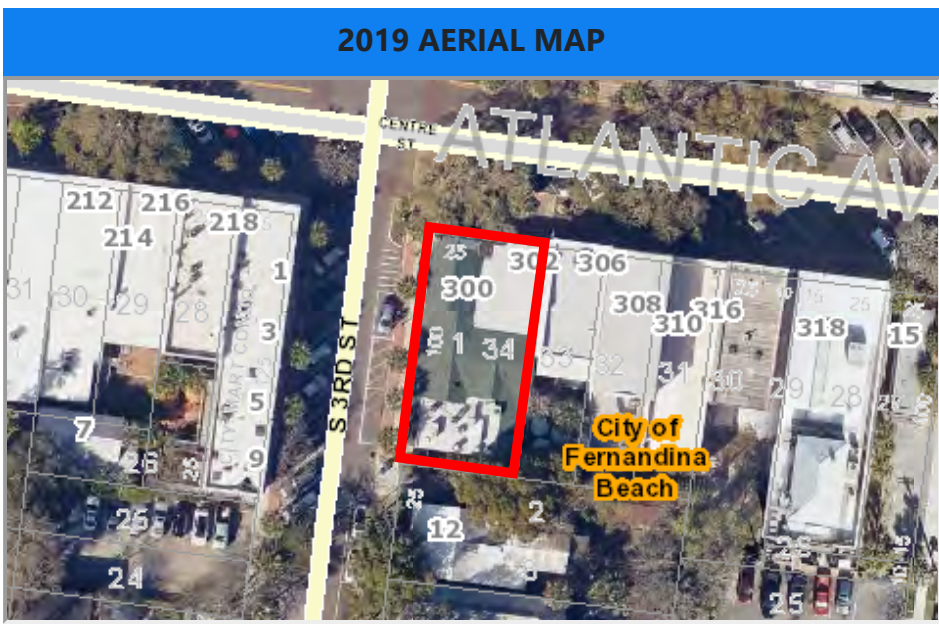
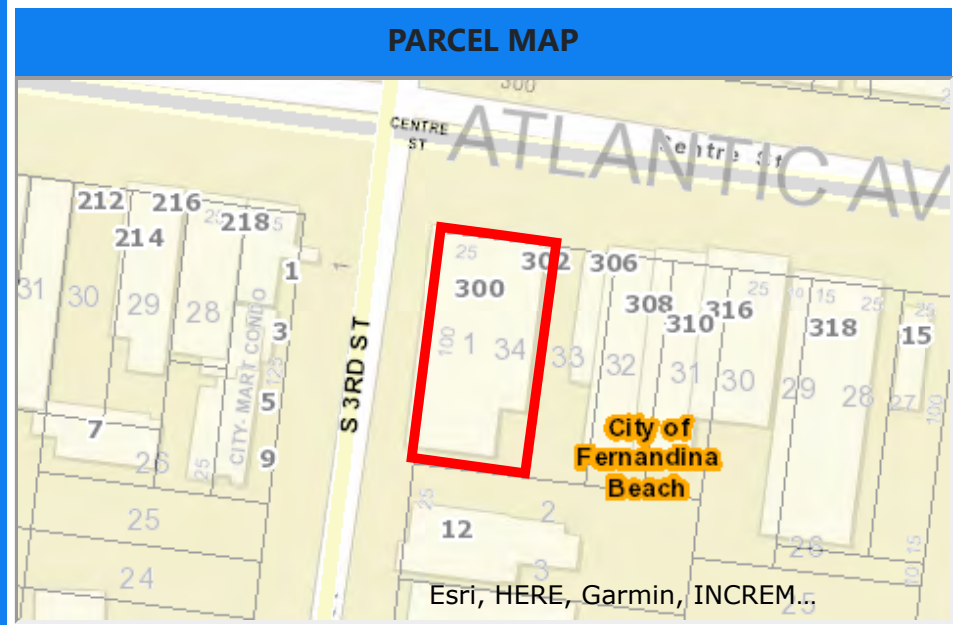
December 27, 2020

911 Address Labels



PROPERTY INFORMATION	
Parcel Number 00-00-31-1800-0013-0010	
Owner Name	302 CENTRE STREET LLC
Mailing Address	960194 GATEWAY BLVD STE #101
	FERNANDINA BEACH, FL 32034
Location Address	302 CENTRE ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	No
Property Usage	RESTAURANT 002100
Deed Acres	0
Short Legal	BLOCK 13 LOTS 1 & 34

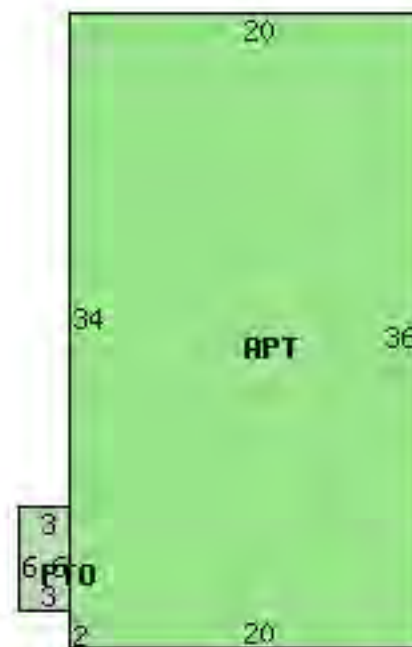
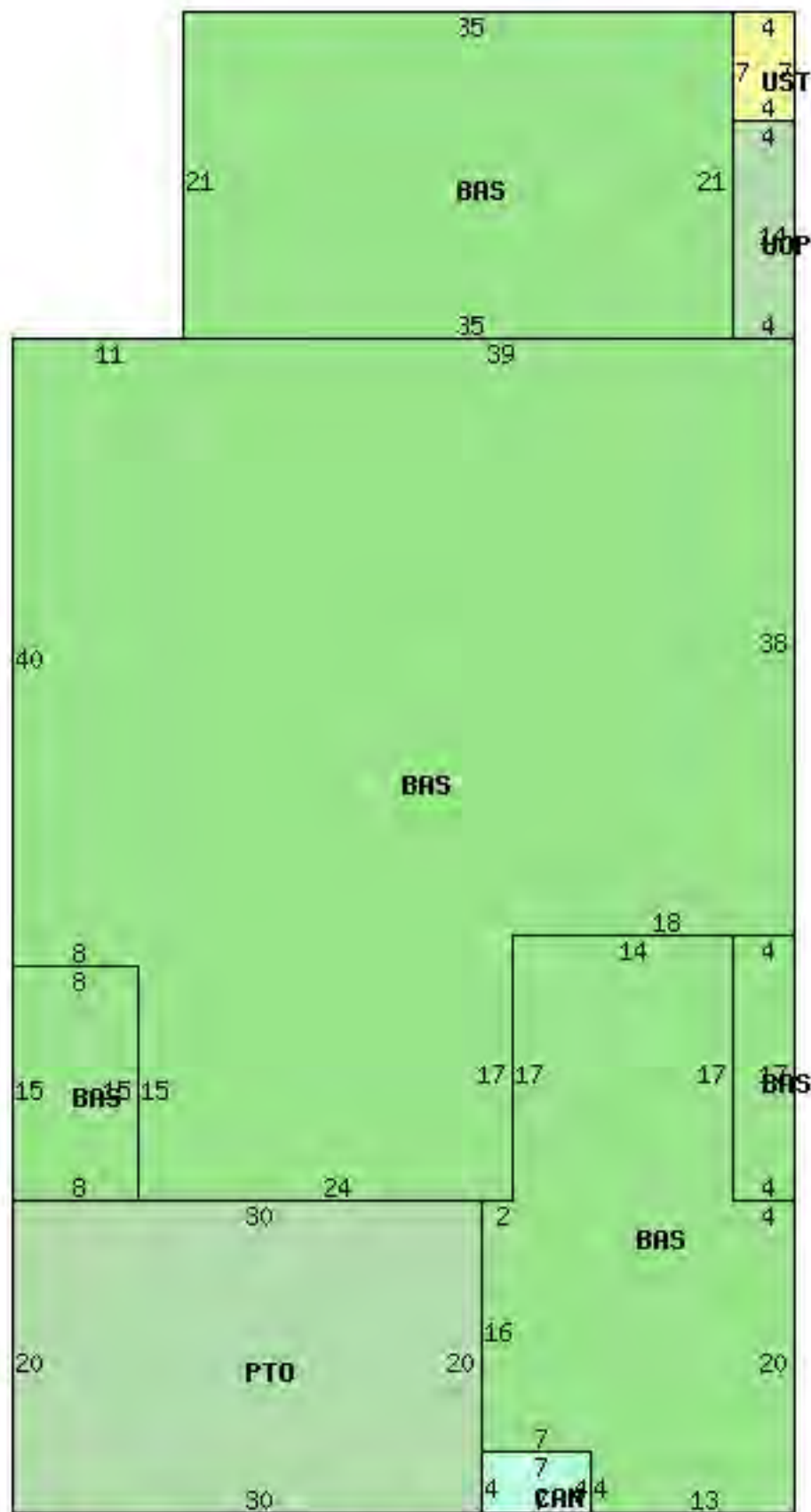
2020 Final Values	
Land Value	\$350,000
(+) Improved Value	\$494,013
(=) Market Value	\$844,013
(-) Agricultrual Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$271,165
(=) Assessed Value	\$572,848
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$844,013
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$572,848
Note - *10% Cap does not apply to School Taxable Value	



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
RESTAURANT	5307	4577	0	0	WD FR STUC	CONC BLOCK	AIR DUCTED	AIR DUCTED	1920

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2019-12-05	2323 / 405	\$1,850,000	WD	U	Y	MANGANARO ENTERPRISES INC	302 CENTRE STREET LLC
2016-06-28	2056 / 781	\$100	WD	U	Y	MANGANARO MARIO P & ROSE ANN	MANGANARO ENTERPRISES INC
1999-05-25	884 / 1138	\$200,000	WD	U	Y	RAMSAY ALASTAIR G & ANNE B	MANGANARO MARIO POMPEO & ROSE ANN
1985-10-01	471 / 693	\$135,000	WD	U	Y		
1973-01-01	147 / 19	\$20,000	WD	U	Y		



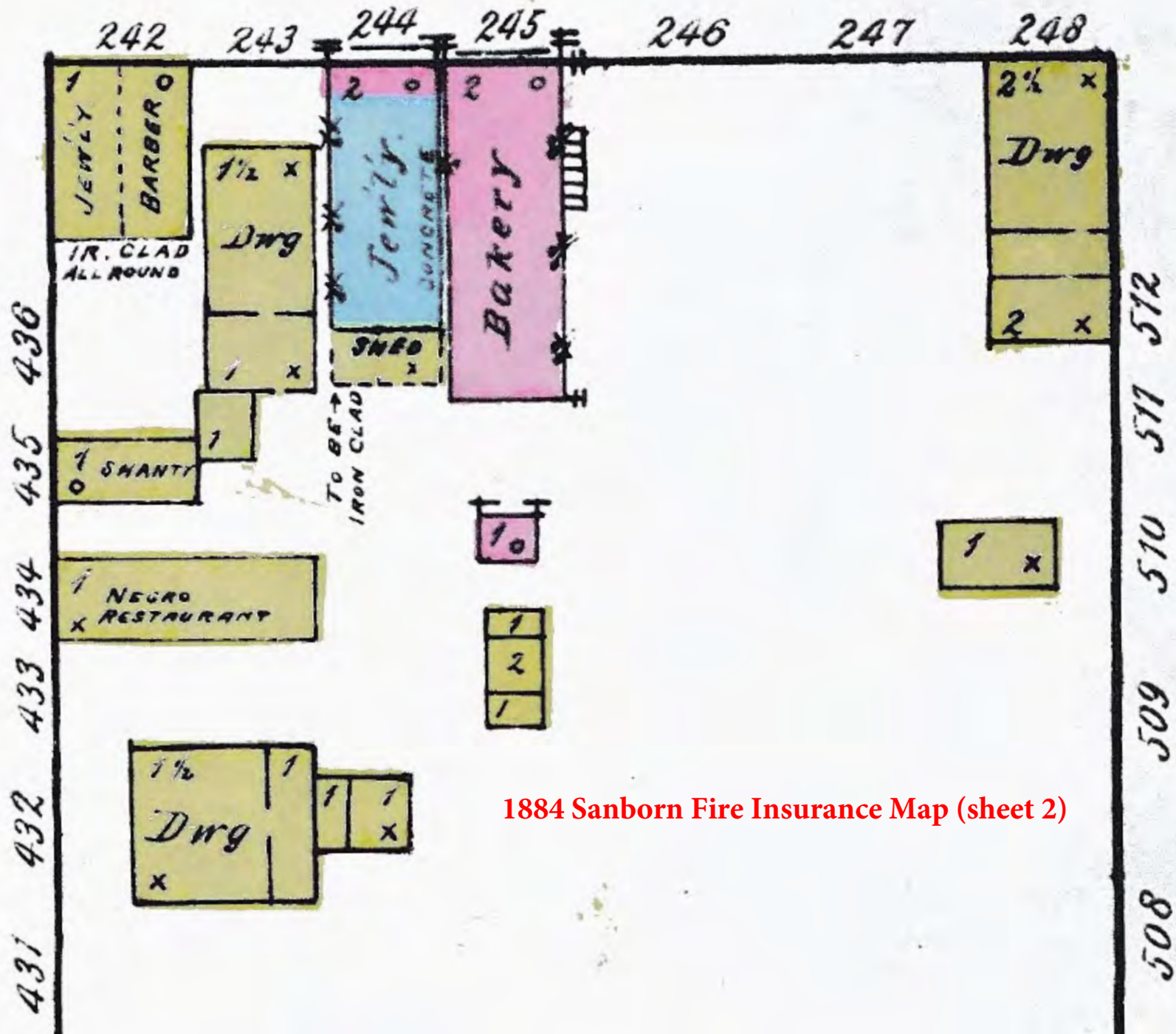
Building Sketch Area Type and Square Footage

Parcel Number: 00-00-31-1800-0013-0010

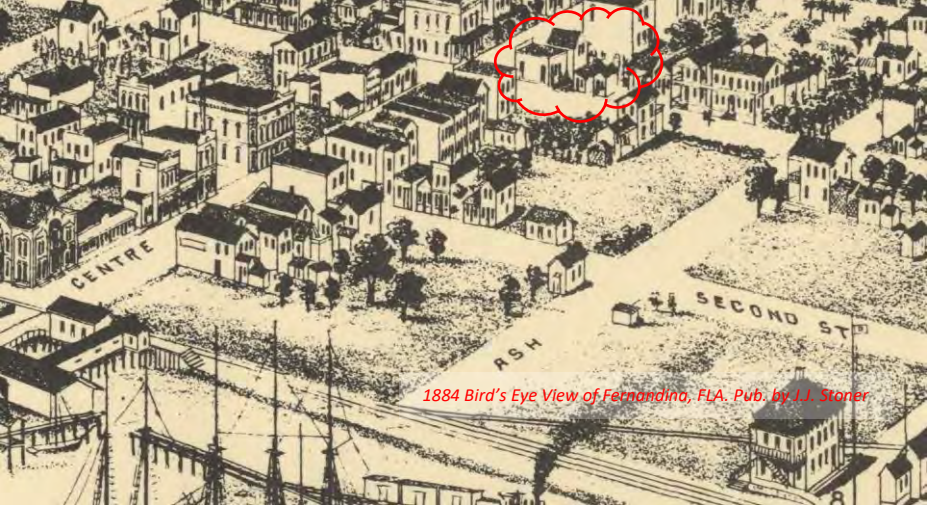
Building Number: 1

- UST: UNFINISHED STORAGE 28 Sq Ft Year Built 1993
- BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
- BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
- BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
- PTO: PATIO 618 Sq Ft Year Built 1993
- CAN: CANOPY 28 Sq Ft Year Built 1993
- BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
- BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
- UOP: UNFINISHED OPEN PORCH 56 Sq Ft Year Built 1993
- APT: APARTMENT 720 Sq Ft Year Built 1993
- PTO: PATIO 618 Sq Ft Year Built 1993

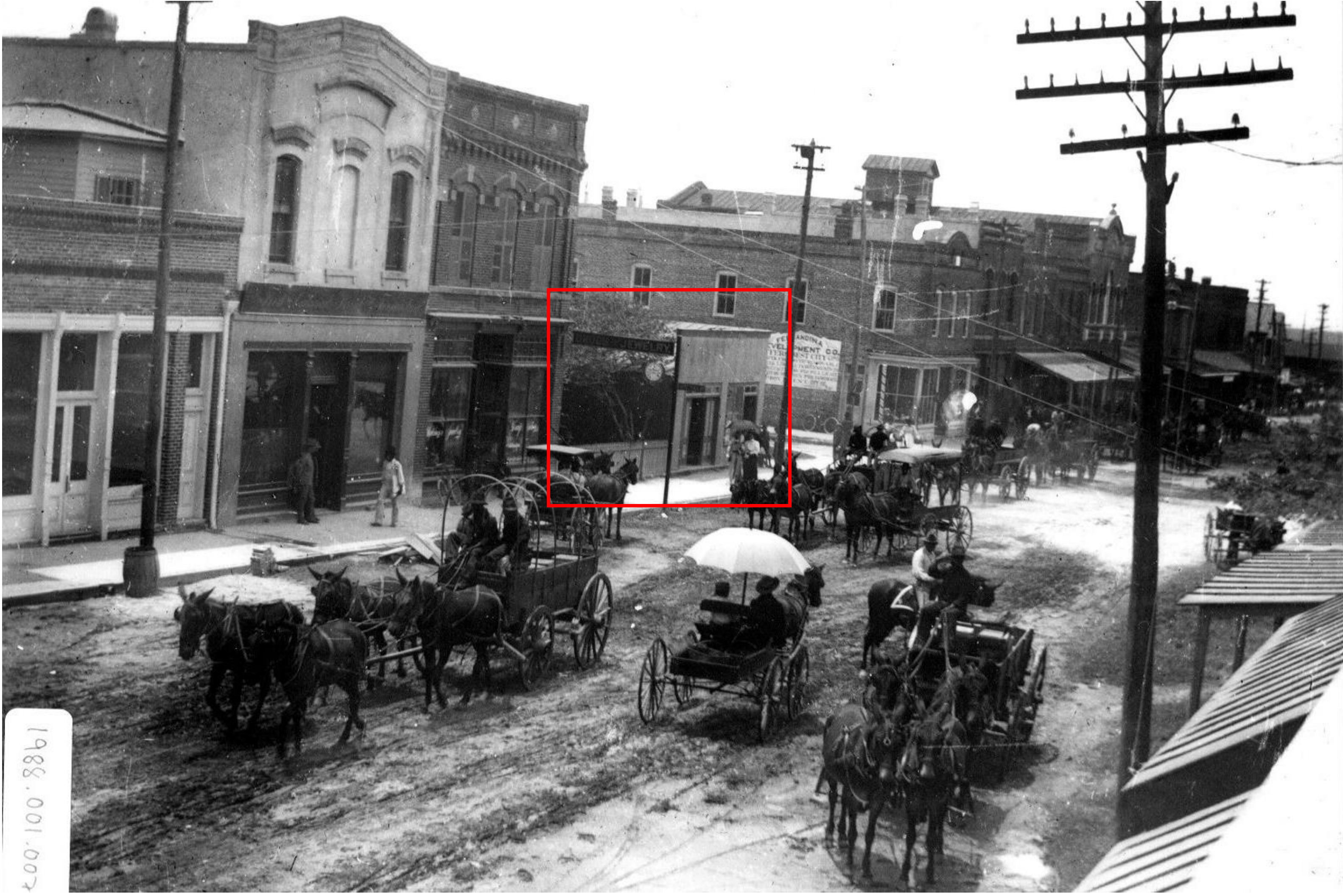
60'



1884 Sanborn Fire Insurance Map (sheet 2)



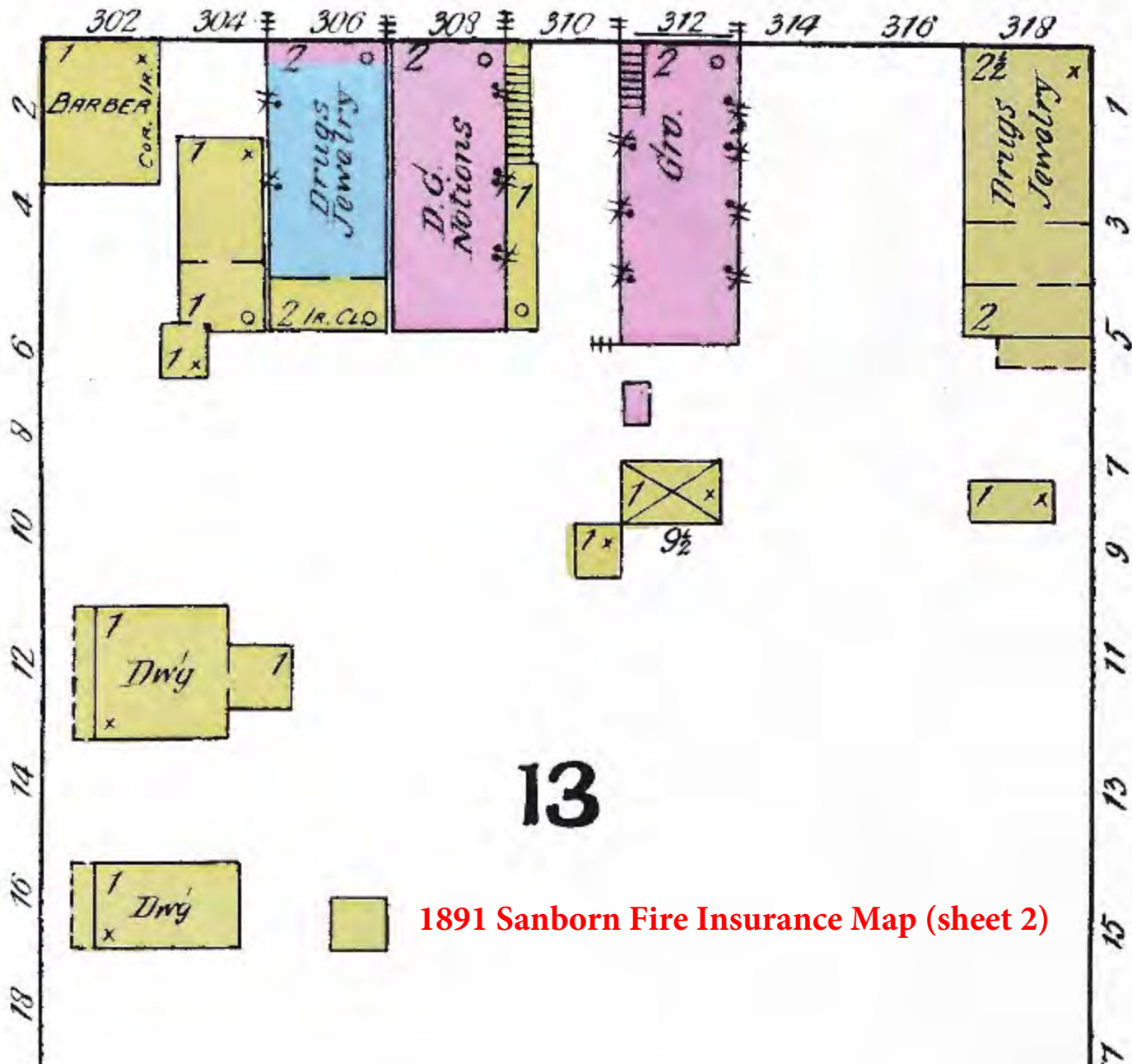
1884 Bird's Eye View of Fernandina, FLA. Pub. by J.J. Stoner



1988.001.007

ST.

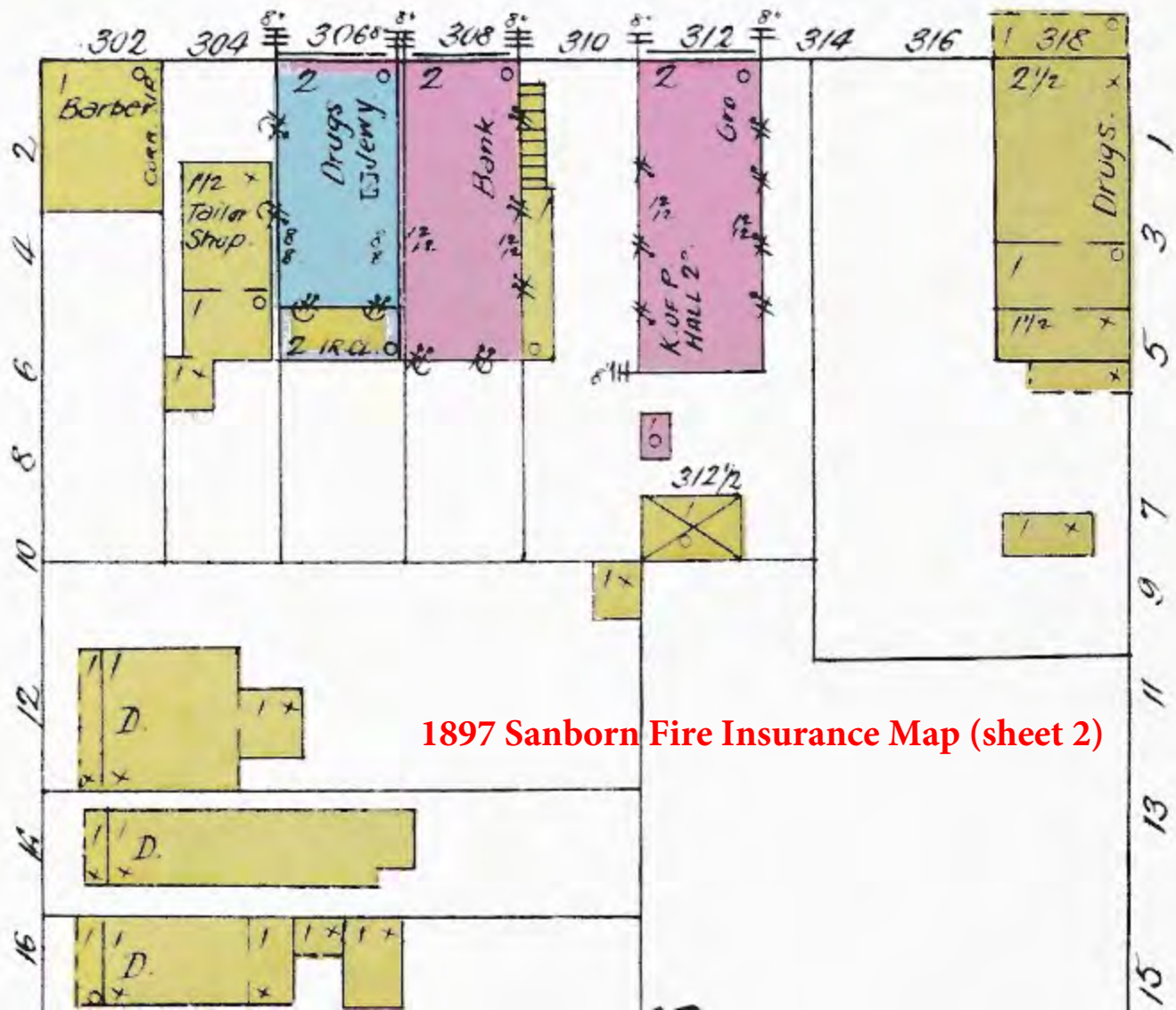
S. 3RD



13



1891 Sanborn Fire Insurance Map (sheet 2)



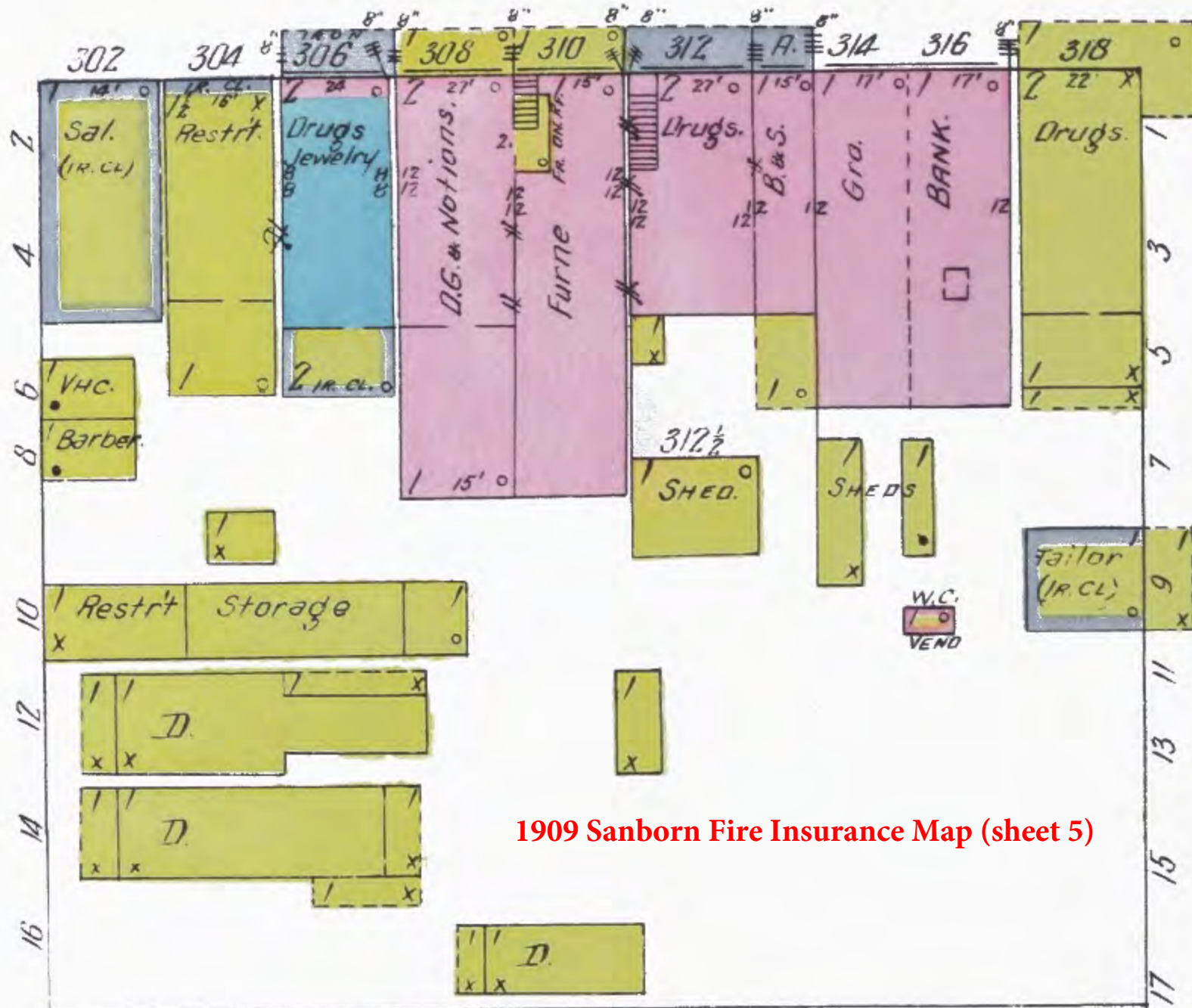
1897 Sanborn Fire Insurance Map (sheet 2)

ક.ક.ક.

S. 4TH

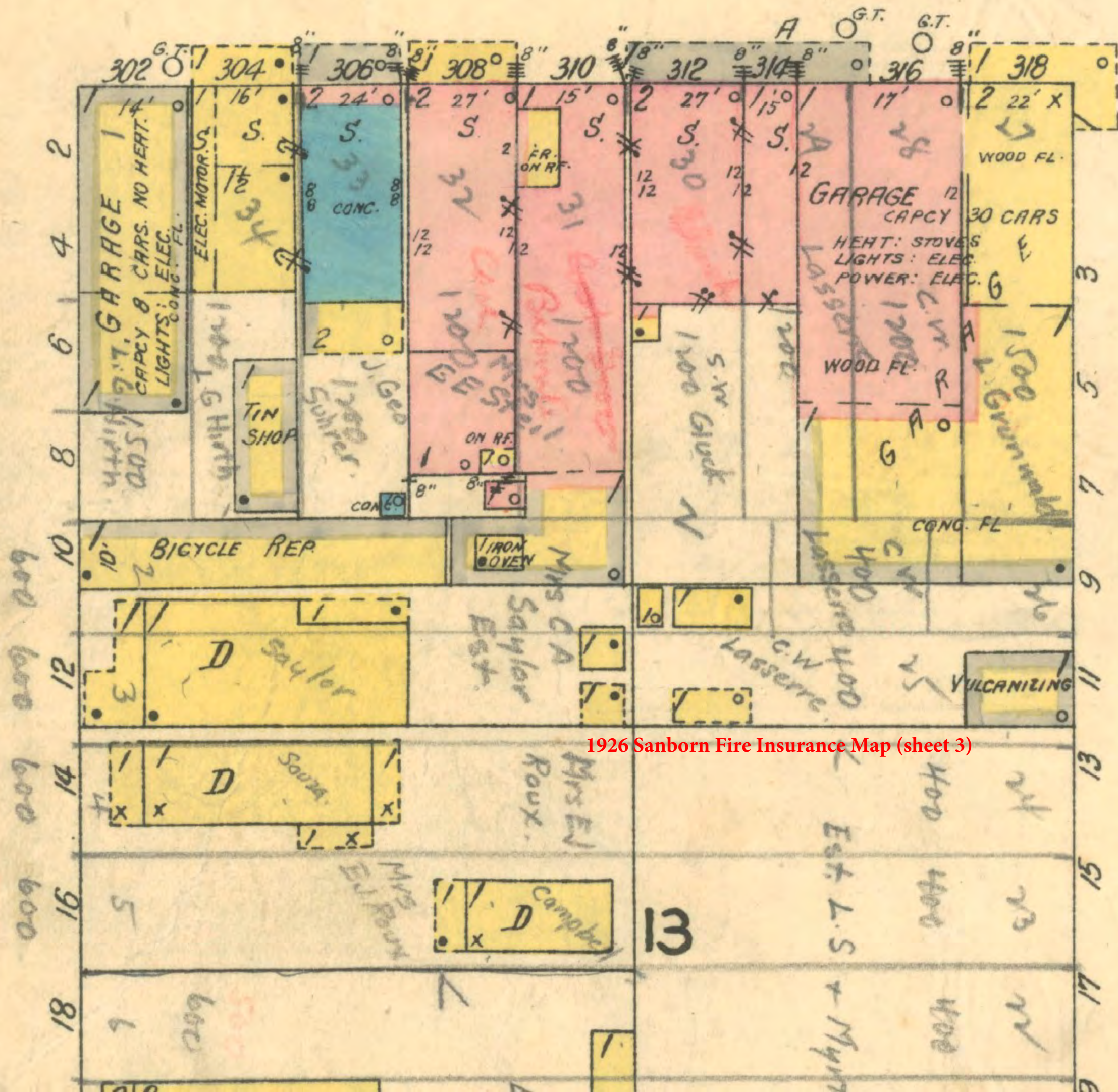


THIRD

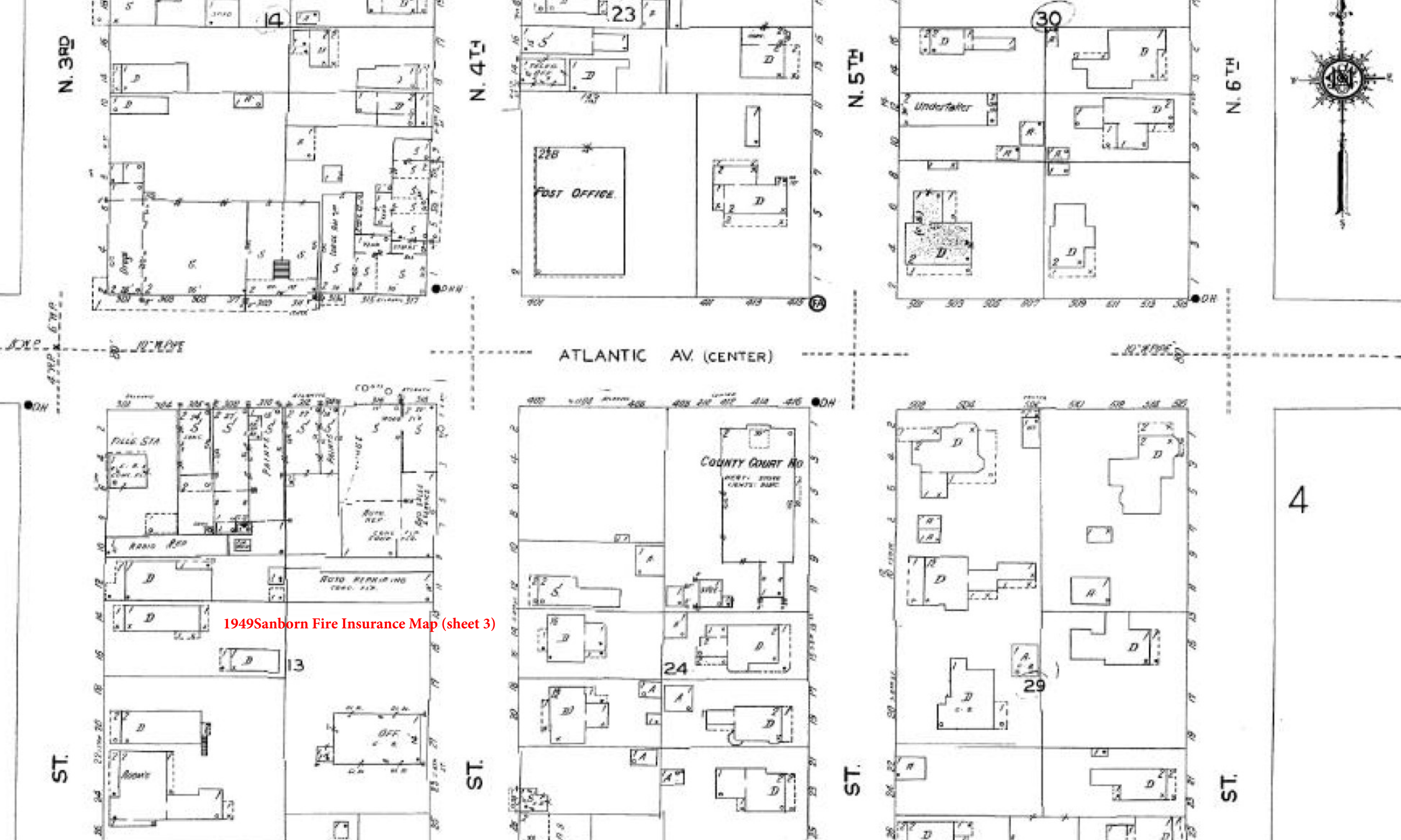


1909 Sanborn Fire Insurance Map (sheet 5)

FOURTH



1926 Sanborn Fire Insurance Map (sheet 3)



1949 Sanborn Fire Insurance Map (sheet 3)

This is a black and white aerial photograph of a residential neighborhood in Nassau County, taken in 1943. The image shows a grid-like street pattern with numerous houses, many of which have dark roofs, possibly indicating they are made of brick or have dark shingles. There are many trees scattered throughout the landscape, particularly in the center and right portions of the image. A prominent road runs vertically through the middle of the frame. In the lower-middle section, there is a small, bright yellow square marker with a white outline, which appears to be a digital annotation. The overall image has a slightly grainy, historical quality.

1943 Nassau County Aerial Flight 1C





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA01181

Recorder # 300

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) Pompeo's

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

302

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 1

Structural System(s)

>>

Concrete block

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)

>>

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

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01181

DESCRIPTION (continued)

Window Descriptions 1/1, fixed

Main Entrance Description (stylistic details)

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

Porch Roof Type(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1975

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; 1975;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register If Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource 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

8NA01181

DOCUMENTATION (Photos, Plans, etc.)

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

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

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS
Electronic Form Used: S110

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

SHPO's Evaluation of Resource

Date _____

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

FMSF Staffer: _____
Computer Entry Date: 6/16/2007

Form Comments: _____

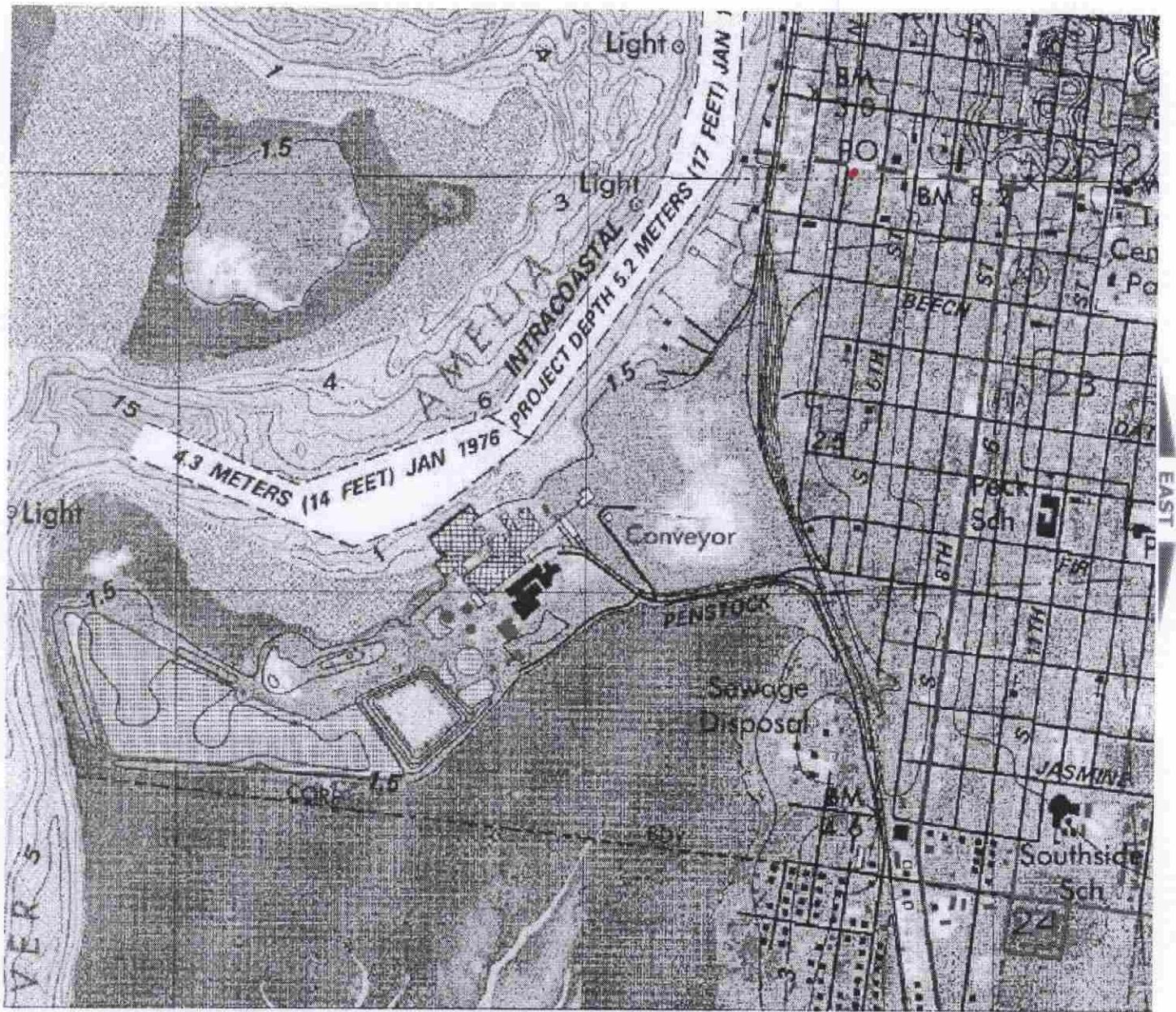
REQUIRED PAPER ATTACHMENTS

- (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"

NA01181-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Concrete block
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Gable extension
Shed dormer
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1975;
- > **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)]:**



NA1181

300

300

NA1181



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0013-0010
GIS CALCULATED ACREAGE	0.11
Property Use	RESTAURANT
Land Use	RESTAURANT
OWNERSHIP INFORMATION	
Name	MANGANARO MARIO P & ROSE ANN
Mailing Address	302 CENTRE ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	302 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # NA01181
 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) Ciao 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 302 Direction _____ Street Name Centre Street Type _____ Suffix Direction _____
 Address: _____ Street _____
 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 # 00-00-31-1800-0013-0010 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1920 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Storefront; siding; windows; facade
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Multiple rear gable & shed
 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. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. Balcony
 Windows (types, materials, etc.) Modern fixed storefront & 1/1 dhs, paired

Distinguishing Architectural Features (exterior or interior ornaments) Side covered patio; false dormers; paired windows; storefront; hip awning; recessed entry

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Other 2. Stuccoed masonry
 Main Entrance (stylistic details) Recessed w decorative wood panel door w arched light

Porch Descriptions (types, locations, roof types, etc.) Side/E, flat, open, square supports and hip wall; patio

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 and does not retain 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.





etcie Charm

SEAFOOD

POMPEO'S

SEAFOOD

ONE WAY



Ciao
Italian
Bistro

OUT-OF-HAND

30



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-56
JUNE 17, 2021

Owner/Applicant:	Cotner Associates, Inc., agent for 302 Centre LLC.
Property Address:	302 Centre Street
Parcel ID #	00-00-31-1800-0013-0010
Requested action:	Final Certificate of Approval (COA) to construct a 6100 square foot restaurant
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Retail/Restaurant
FL Master Site File #	8NA01181
Year Built:	1920 (NCPA)
Contributing Status:	Non-Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is proposing to replace the existing assembly of buildings (demolition case being heard concurrently as HDC 2020-57) with a new 6,100 square foot commercial structure.

The proposed design respects the underlying lots of record in the massing and articulation of the structure. It is also designed to compliment the proportions and scale of the typical two-part commercial blocks that are common to the central business district.

A Technical Review Committee (TRC) pre-application discussion held January 14, 2021. Another TRC pre-application discussion will be required when plans are further along.

A Conceptual Certificate of Approval (COA) was granted January 21, 2021

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES](#)

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

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

ANALYSIS:

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

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2020-56

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-56 **with or without** conditions;

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

That HDC case HDC 2020-56, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-56 Application and Backup Materials

EXHIBIT 2 Plans & Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7266

Date Submitted: 5/3/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

12/30/2020

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

300/302 Centre Street

City*

Fernandina Beach

State*

florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0013-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

302 Centre Street

Last Name*

LLC

Mailing Address*

960194 Gateway Boulevard Suite 101

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9042774593

E-mail Address*

ROBERT@HOGANASSESSMENTS.COM

OWNER'S AGENT

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

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

Yes

First Name*

Cotner

Last Name*

Associates

Company (if applicable)

Cotner Associates, Inc. Architects

Street Address

9 South Third Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042774593

E-mail Address

BENJAMIN@COTNERASSOCIATES.COM

Project Description*

Construction of a new commercial restaurant building

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

Design Vision Statement*

To create a new structure that is sympathetic and compatible to the scale and proportion of existing structures on Centre 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
Thermocromex Stucco	Limestone Plaster	SW 7042 Shoji White (Name/Number)

DOORS

Manufacturer	Product Description	Color
Marvin	Ultimate Series Include FL Product Approval # for Windows and Doors	Sage/Coconut Cream (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Marvin	Ultimate Series Include FL Product Approval # for Windows and Doors	Sage/Coconut Cream (Name/Number)

ROOFING

Manufacturer	Product Description	Color
TPO	GAF	White (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Thermocromex	Limestone Plaster	SW 7042 Shoji White (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 20775-TOPO.pdf	Upload 2 Agent Authorization001.pdf	Upload 3 Drawings.pdf	Upload 4 Product Data.pdf
Upload 5 Waiver001.pdf	Upload 6 Warranty deed.pdf	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*

Benjamin

Applicant Last Name*

Morrison

Today's Date*

5/3/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Robert Hogan & Wendy Hogan
(print name of property owner(s))

hereby authorize: COTNER ASSOCIATES, INC. ARCHITECTS
(print name of agent)

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

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

Robert Hogan
(Signature of owner)

Robert Hogan
(Signature of owner)

Wendy Hogan
(Print name of owner)

Wendy Hogan
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

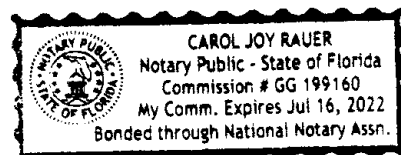
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30TH day
of December, 2020, by ROBERT & WENDY HOGAN.

Carol Joy Rauer
Notary Public

CAROL JOY RAUER
Printed Name

7/16/2022
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



PREPARED BY & RETURN TO:

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

File No. 19-201722
Sales Price: \$1,850,000.00

Parcel No.: 00-00-31-1800-0013-0010

This **WARRANTY DEED**, made the **5th day of December, 2019**, by **Manganaro Enterprises, Inc., a Florida corporation** (whether one or more, the "Grantor"), to **302 Centre Street, LLC, a Florida limited liability company**, whose post office address is 960194 Gateway Boulevard, Suite 101, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

ALL OF THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING THE IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA), IN THE COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS LOTS NUMBERED ONE (1) AND THIRTY-FOUR (34) IN BLOCK NUMBERED THIRTEEN (13), CITY OF FERNANDINA BEACH.

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

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

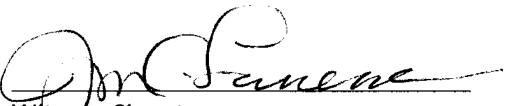
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said

land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Jon C. Lasserre

Manganaro Enterprises, Inc., a Florida corporation

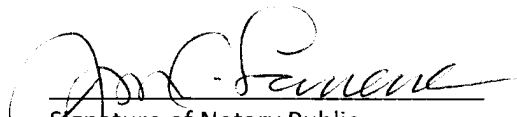
By: 
Mario P. Manganaro, President

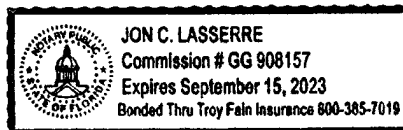

Witness Signature
Printed Name: Tammi E. Bach

Address:
96686 Blackrock Road
Yulee, FL 32097

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 5th day of December, 2019 by Mario P. Manganaro, the President of Manganaro Enterprises, Inc., a Florida corporation, on behalf of the corporation.


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



Personally known: ✓
OR Produced Identification:

Type of Identification Produced:

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:

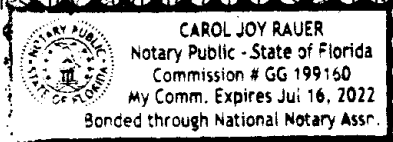
PROJECT NAME/ADDRESS:

Robert Hogan
Robert Hogan
300-302 Centre Street

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, ROBERT HOGAN, 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 30th day of December, 2020.



Carol Joy Rauer
Notary Public, State of Florida

PROPERTY OWNER'S AGENT

SIGNATURE:

NAME:

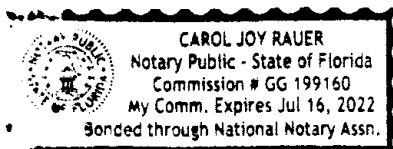
PROJECT NAME/ADDRESS:

John M. Cotner
John M. Cotner
302 CENTRE 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, JOHN M. COTNER, 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 30th day of December, 2020.



Carol Joy Rauer
Notary Public, State of Florida

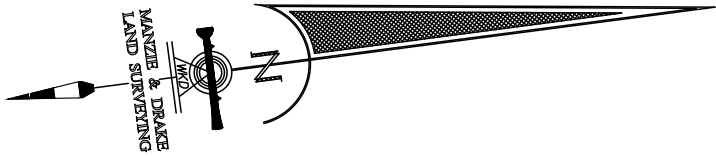
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOTS NUMBERED ONE (1) AND THIRTY-FOUR (34) IN BLOCK THIRTEEN (13) CITY OF FERNANDINA BEACH.

CERTIFIED TO:
302 CENTRE STREET, LLC
MANGANARO ENTERPRISES, INC.
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
302/300 CENTRE STREET
FERNANDINA BEACH, FLORIDA 32034



REVISIONS:
1) REVISED ON 01/26/2021 TO
SHOW TOPOGRAPHIC INFORMATION
OF PROPERTY. (LP)

SOUTH THIRD STREET

(80 FOOT RIGHT-OF-WAY)

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

FOUND 1/2" IRON ROD & CAP (ILLEGIBLE)
50.00'
FOUND 1/2" IRON PIPE 1.5' ABOVE GROUND
50.00'

LOT 4

LOT 3

LOT 2

LOT 1

COMMERCIAL BUILDING #300/302

LOT 34

LOT 33

LOT 32

CENTRE STREET

(80 FOOT RIGHT-OF-WAY)

LEGEND

CL = CENTERLINE
CONCRETE FLATWORK
E = ELECTRICAL BOX
LP = LIGHT POLE
COVERED AREA
EM = ELECTRICAL MANHOLE
TP = TELEPHONE PEDESTAL
WM = WATER METER
WF = WOOD FENCE
WOP = WOOD POWER POLE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 6) The property shown hereon lies within flood zone "X (shaded)" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2012". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is a nail & disk found in the northwest quadrant of Centre Street & North Third Street. (Elevation = 8.87' N.A.V.D. 1988)

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

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

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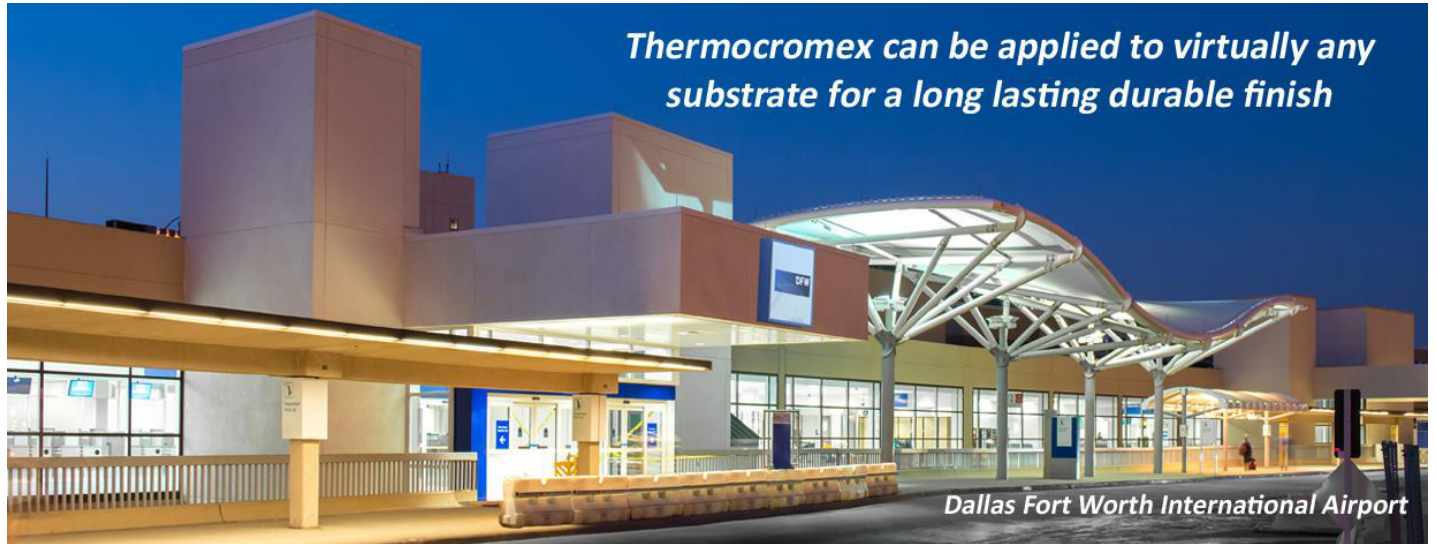
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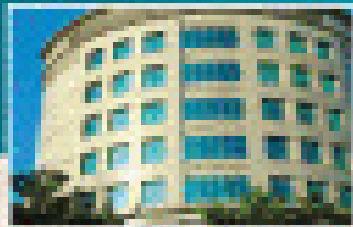


Thermocromex can be applied to virtually any substrate for a long lasting durable finish

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- Passes accelerated weathering and wind-driven rain tests; no effect from salt fog exposure
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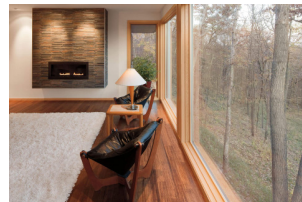
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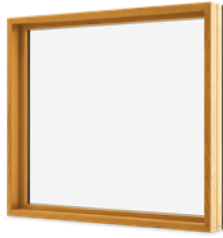


The Marvin Signature™ Ultimate Picture window offers a classic style in a non-operable window, bringing natural light into a room or highlighting an unobstructed outdoor view. Durable and energy-efficient, it can be sized to match accompanying double-hung, single-hung or casement windows. Our aluminum-clad exterior provides durability and flexible finish options, or an all-wood option is ideal for historic renovation projects where a wood exterior is needed to match original architectural details.

[VIEW DESIGN OPTIONS](#)

FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.



Features of the Ultimate Picture Window

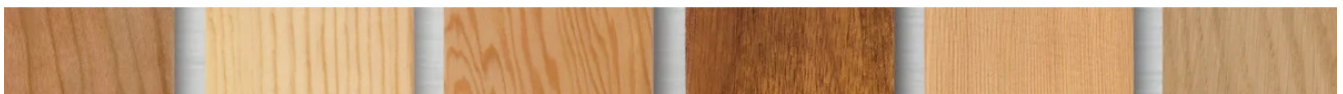
- Available in a large range of size options
- Uninterrupted expanses of glass frame views where operable windows aren't necessary
- Suits new construction, remodeling, or full-frame replacement
- Coastal/hurricane certification of IZ3
- CE certification

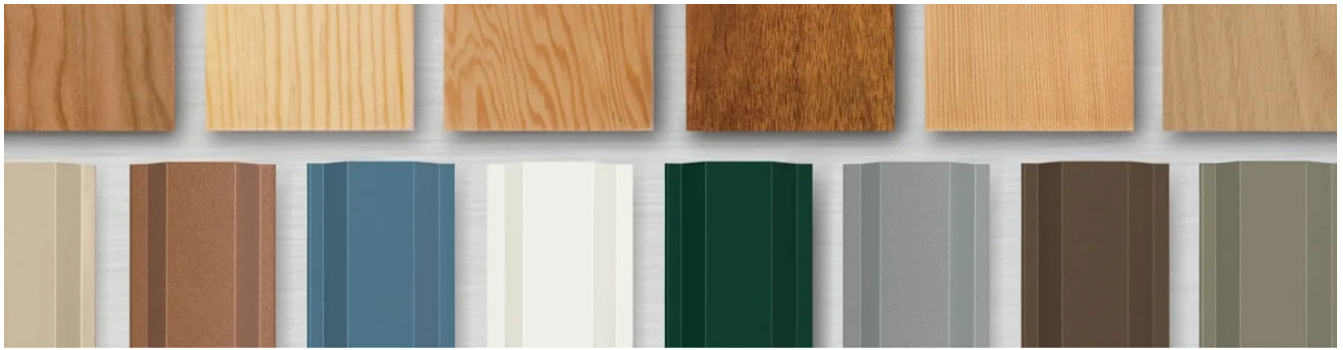
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DESIGN OPTIONS

Interior Finish	+
Sticking Options	+
Glass	+
Divided Lites	+
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Shades	+
Coastal Performance	+

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Ultimate AwningUltimate Awning Narrow FrameUltimate Awning Push OutUltimate Awning Push Out Narrow FrameUltimate BayUltimate Bi-Fold Door

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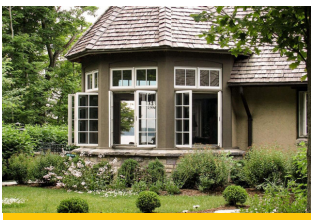
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ULTIMATE FRENCH CASEMENT



The Marvin Signature™ Ultimate French Casement window offers traditional styling and architectural character of yesterday updated with today's performance, energy efficiency and security features. The Ultimate French Casement window cranks open from the center like a French door, with no center vertical post to block the scenery, and an outswing motion that helps save space indoors. Also available in round top shapes as a custom order.

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FOR THE PROS

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INTERIOR

EXTERIOR

Features of the Ultimate French Casement Window

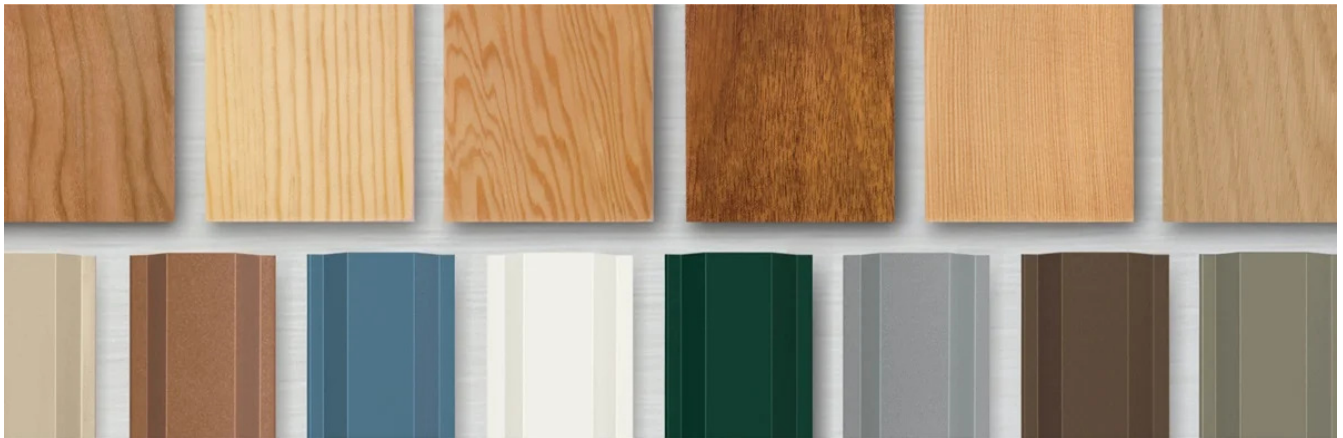
- These crank-out windows are available in heights up to 7 feet or widths up to 6 feet
- Durable hardware allows individual sashes to open easily
- Crank-out operation offers control over the angle of the open window
- Multi-point locking system ensures a tight seal and security from top to bottom
- Unique wash mode allows access to both sides of glass from indoors

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DESIGN OPTIONS

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Interior Finish	+
Sticking Options	+
Hardware	+
Glass	+
Screens	+
Divided Lites	+
Casings	+

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Ultimate Awning

Ultimate Awning
Narrow Frame

Ultimate Awning Push
Out

Ultimate Awning Push
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Ultimate Bay

Ultimate Bi-Fold Door

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ULTIMATE SWINGING FRENCH DOOR



The Marvin Signature™ Ultimate Swinging French Door combines a classic double-panel French style with expert craftsmanship. Engineered for both quality and performance, this swinging French door features a beautiful, substantial wood surround and a durable sill for weather protection even in harsh climates. To maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide, and if a more streamlined look is desired, choose our contemporary panel option with sleek 4 ¾" wood surround on all sides.

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FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.



INTERIOR

EXTERIOR

Features of the Ultimate Swinging French Door

- Available in heights up to 9 feet or widths up to 14 feet
- Choose a Traditional panel aesthetic with a 8" bottom rail or for a Contemporary look and more daylight opening, select a 4 ¾" bottom rail
- Handles available in a wide range of styles from traditional to contemporary
- Durable sill is engineered for years of energy-efficient and weathertight performance
- Unique multi-point lock offers security and a tight seal with no visible components
- Adjustable hinges for years of smooth operation
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Available with IZ3 coastal/hurricane certification. IZ4 available for Ultimate Outswing French Door only.
- CE certified.

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DESIGN OPTIONS

Exterior Finish	+
Interior Finish	+
Interior Glazing Profile	+
Hardware	+
Sills	+
Glass	+
Screens	+
Divided Lites	+
Casings	+
Shades	+
Home Automation	+
Coastal Performance	+

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Ultimate Awning



Ultimate Awning
Narrow Frame



Ultimate Awning Push
Out



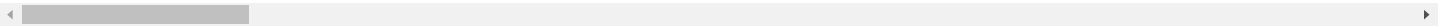
Ultimate Awning Push
Out Narrow Frame



Ultimate Bay



Ultimate Bi-Fold Door



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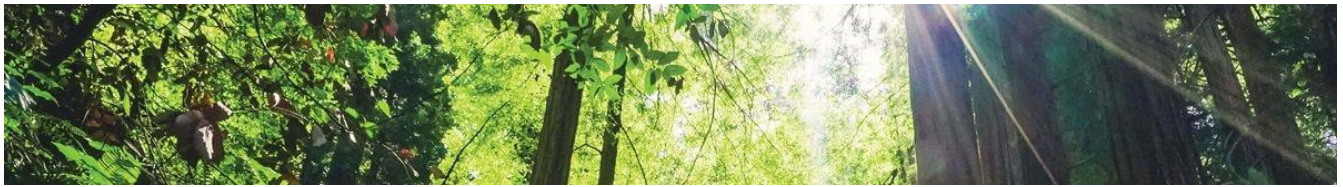


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DESIGN OPTIONS

Exterior Finish



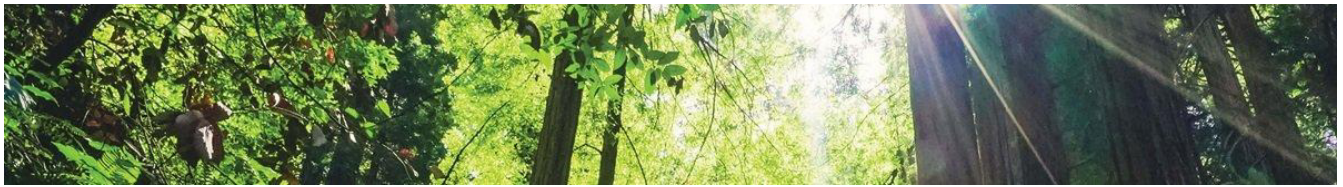
Clad Color Options



Hampton Sage

A high-quality door deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.





Energy Efficiency

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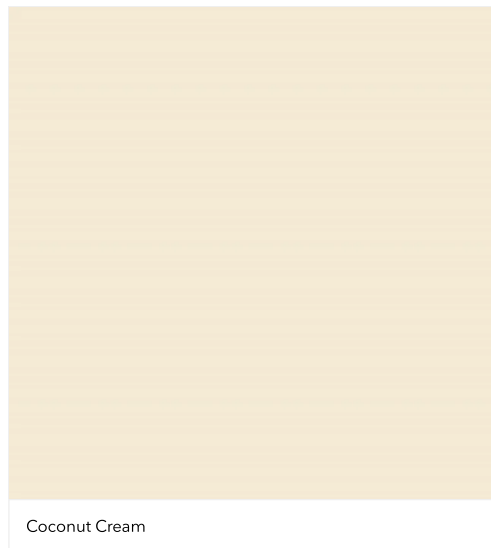
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Exterior Finish



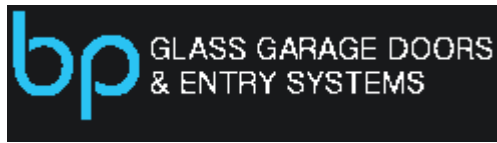
Clad Color Options



Coconut Cream

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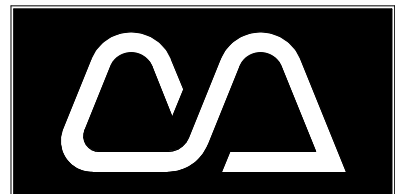
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LEVEL I FLOOR PLAN



A-101

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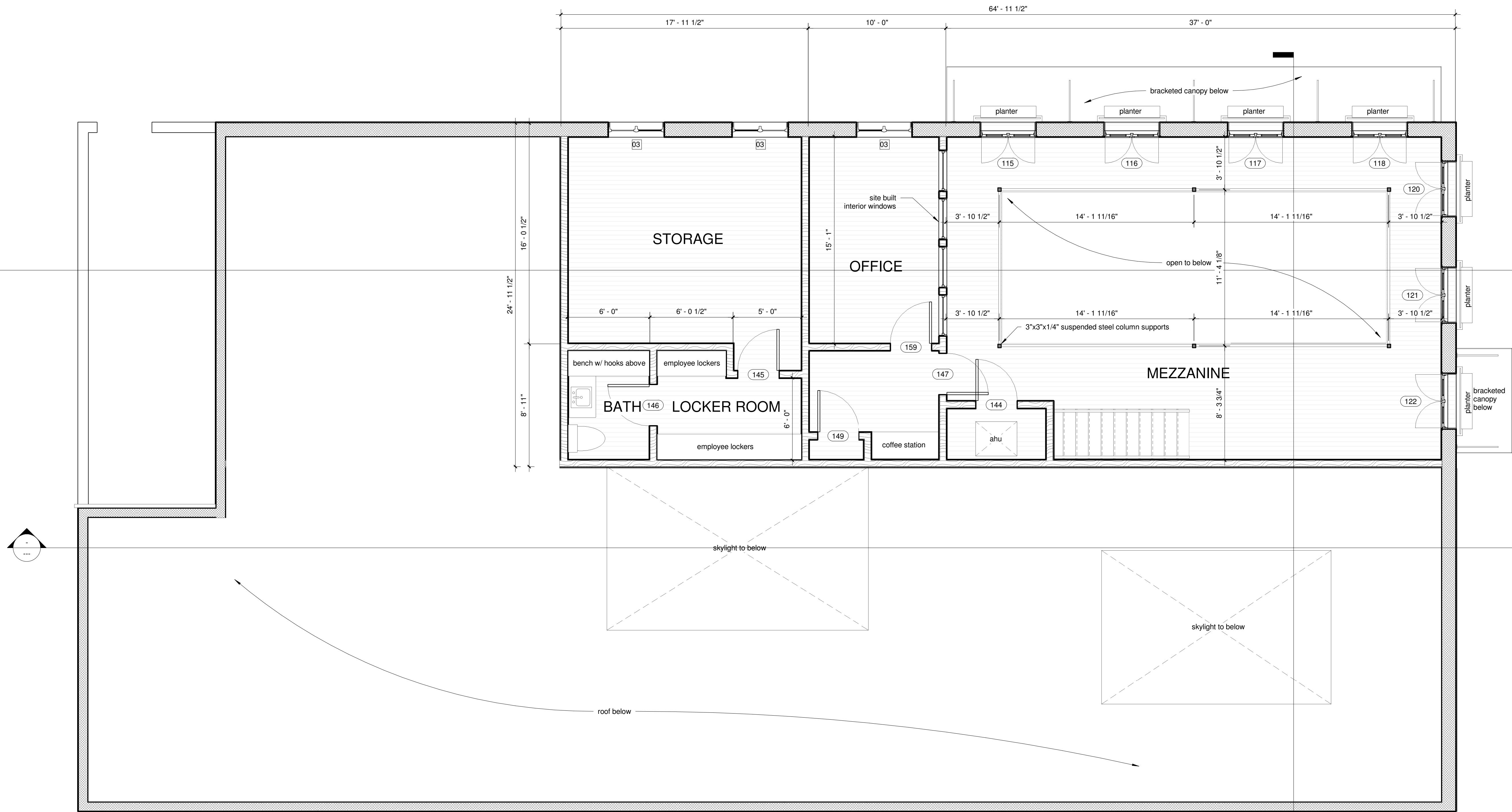
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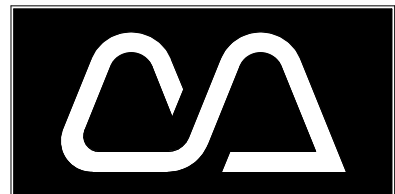
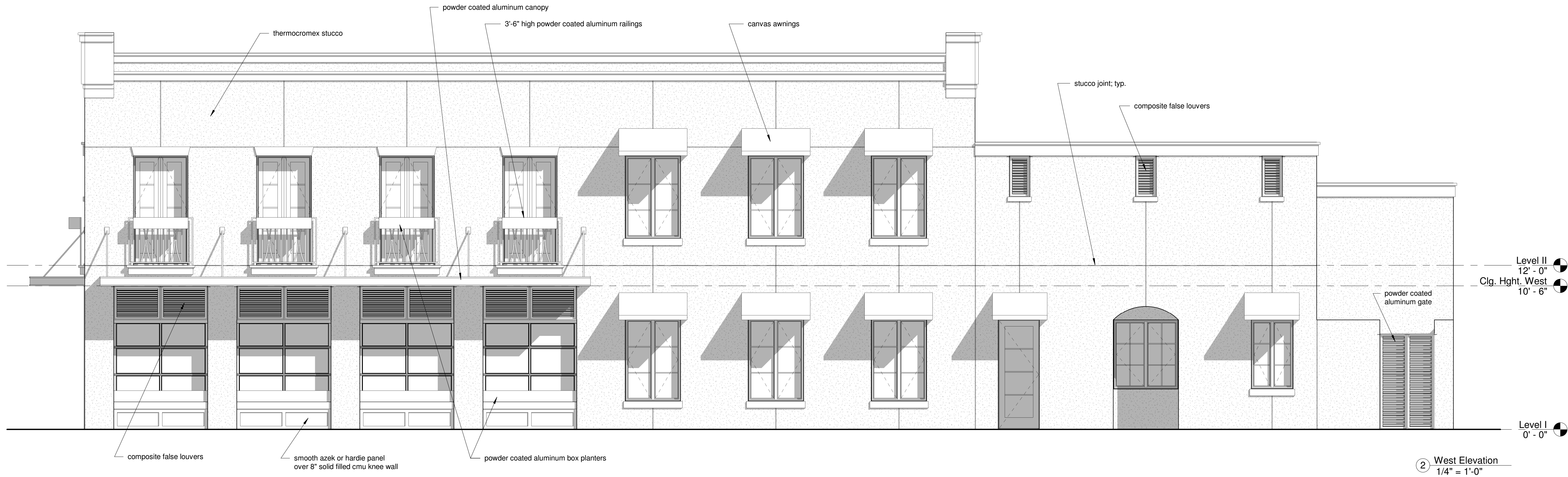
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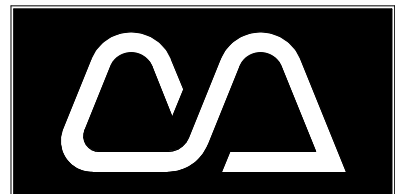
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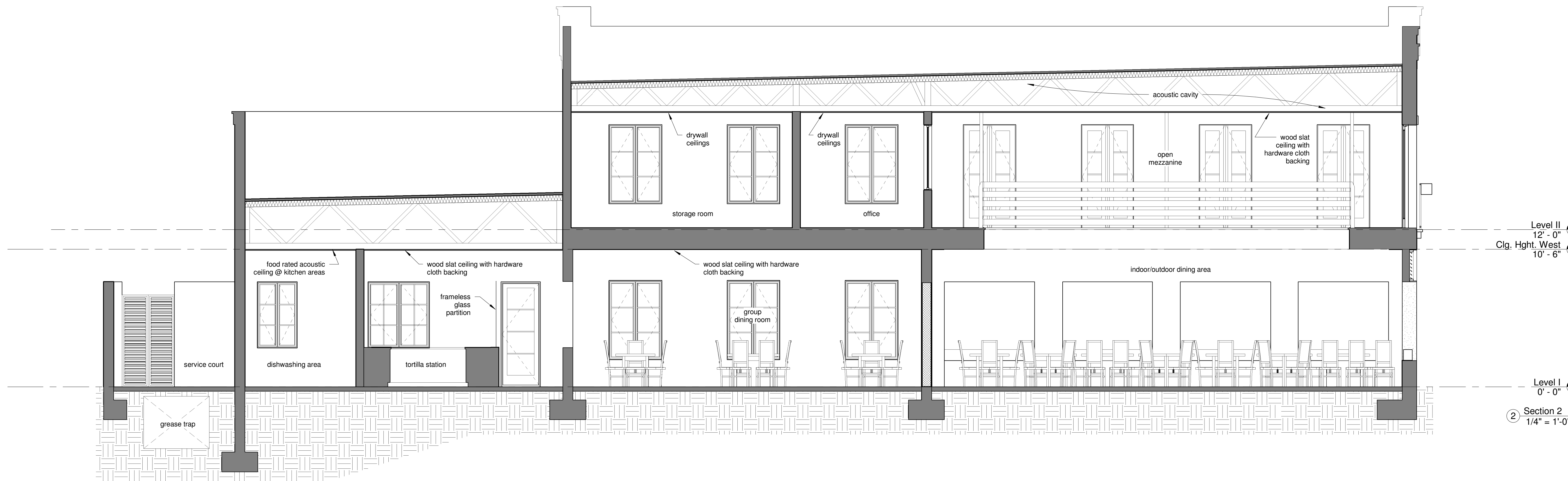
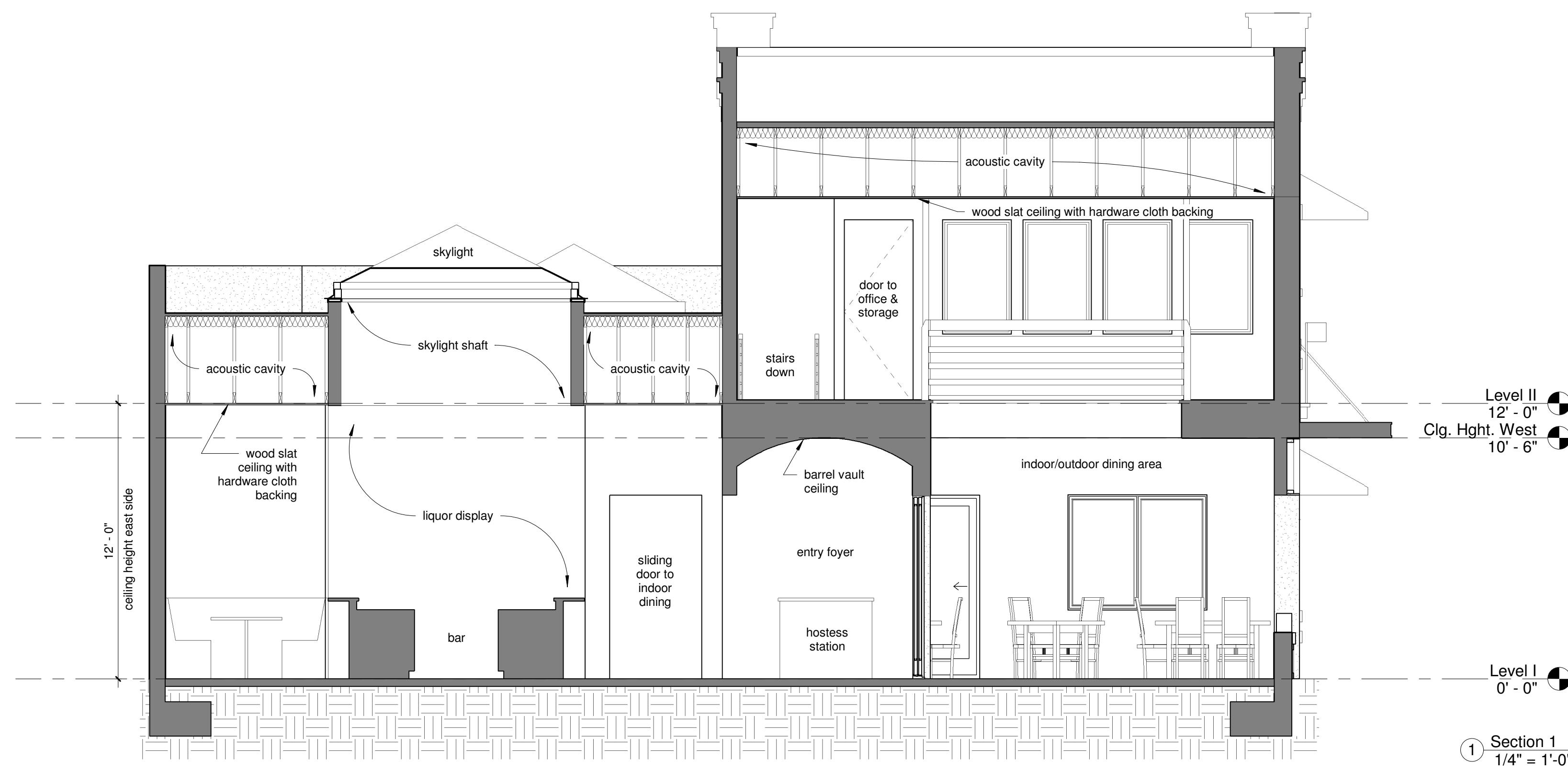
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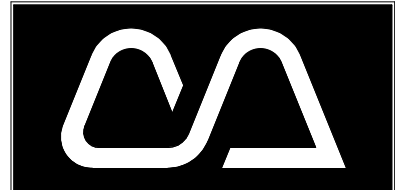
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PROPOSED COLOR SCHEME

① North Elevation
1/2" = 1'-0"

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NASSAU COUNTY, FLORIDA

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A-201
Page 5 of 21



HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2021-11** **JUNE 17, 2021**

Owner/Applicant:	Cotner Associates, Inc., agent for Charles & Beth Smith, owners
Property Address:	414 Broome Street (Duryee-Steil House)
Parcel ID #	00-00-31-1800-0022-0071
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00614
Year Built:	1866 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to enclose existing porch, add 88sf of porch, construct 178sf greenhouse. (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:

“Constructed c. 1866, it is a one-and-a-half-story frame vernacular residential building. It is noteworthy for its five-bay pedimented porch, and paired arched windows, and ornamental shingles... It was originally the residence of Major B. C. Duryee, an officer during the occupation of Fernandina during the Civil War. Duryee returned to Fernandina after the war and built this residence. It is known as the Steil House because of the residency of Arthur Steil and family, who lived here c. 1884, and who ran a local saloon. The interior features 13-foot ceilings on the first floor which display elaborate friezes.” – FL Master Site File 1985 Survey

The applicant is proposing to enclose an existing porch, add 88sf of porch, and construct a 178 s.f. greenhouse.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES](#)

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

Number	Secretary of the Interior’s Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☒	☐	☐
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☐	☐	☒
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☒	☐	☐
6	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	☐	☐	☒
7	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	☐	☐	☒
8	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☒	☐	☐
9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☒	☐	☐
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☒	☐	☐

ANALYSIS:

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

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the 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 2021-11

MOTION TO CONSIDER:

I move to approve or deny case number HDC 2021-11 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 2021-11, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2021-11 Application and Backup Materials
EXHIBIT 2	Plans & Elevations
EXHIBIT 3	FL Master Site File 8NA00614

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7172

Date Submitted: 4/19/2021

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?*

4/19/2021

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*

414 Broome Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0022-0071

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Charles L & Beth L

Last Name*

Smith

Mailing Address*

414 Broome Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

231-329-1115

E-mail Address*

chucksmith183@gmail.com

OWNER'S AGENT

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

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

Yes

First Name*

Cotner Associates, Inc.

Last Name*

Architects

Company (if applicable)

Street Address

414 Broome Street

City	State	Zip
Fernandina Beach	FL	32034

Telephone Number	E-mail Address
2313291115	chucksmith183@gmail.com

Project Description*

This project includes enclosing the existing 73s.f. porch and addition of new 88s.f. porch on the southeast corner. A new 178s.f. green house by Exaco will be placed on the south side of the existing house. All materials & finishes will match the existing.

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

Design Vision Statement*

The vision is to create a context sensitive design solution.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer

Product Description

Horizontal wood siding

Color

Match existing
(Name/Number)

DOORS

Manufacturer

Marvin

Product Description

Aluminum clad French entry door w/side lites
Include FL Product Approval # for Windows and Doors

Color

Match existitng
(Name/Number)

WINDOWS

Manufacturer

Marvin

Product Description

Aluminum clad double hung
Include FL Product Approval # for Windows and Doors

Color

Match existing
(Name/Number)

ROOFING

Manufacturer

Pac-Clad

Product Description

Standing seam metal

Color

Match existing
(Name/Number)

FASCIA/TRIM

Manufacturer

Product Description

PT #1 SYP

Color

Match existing
(Name/Number)

FOUNDATION

Manufacturer

Product Description

Brick

Color

Match existing
(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	PT #1 SYP T&G	Match existing
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Tremco	Brick pavers	Earth blend
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
Exaco	Royal Victorian Antique Orangerie Greenhouse	White
		(Name/Number)

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

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

Certification*



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



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

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

Applicant First Name*

Cotner Associates, Inc.

Applicant Last Name*

Architects

Today's Date*

4/19/2021



DEPARTMENT OF PLANNING & CONSERVATION

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Charles & Beth Smith
(print name of property owner(s))

hereby authorize: Cotner & Associates
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Charles Smith
(Print name of owner)

Beth L. Smith
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU ss }

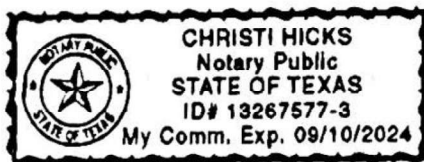
Subscribed and sworn to before me this 6th day of April, 2021.

[Signature]
Notary Public: Signature

Christi Hicks
Printed Name

09/10/2024
My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: DL



Prepared By and Return To:

William Li
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216

General Warranty Deed

Made effective the 30th day of October, 2020, by Paul W. Palmer and Constance M. Palmer, husband and wife, whose address is 414 Broome Street, Fernandina Beach, FL 32034 hereinafter called the Grantor, to Charles Lynn Smith and Beth Lutz Smith, husband and wife, whose address is 414 Broome Street, Fernandina Beach, FL 32034, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Nassau County, Florida, more particularly described as follows:

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 1902) known and described as follows:

The East 1/2 of Lot 7 and all of Lots 8, 9 and 10, Block 22, City of Fernandina Beach, Nassau County, Florida.

Parcel ID Number: 00-00-31-1800-0022-0071

Subject to taxes accruing subsequent to December 31, 2019.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

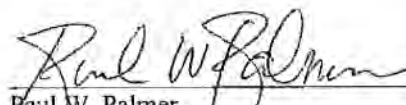
Signed, sealed and delivered in our presence:



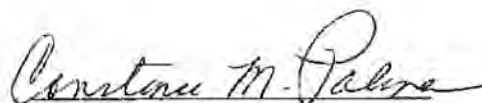
Witness 1 Signature

Katrina Baugh

Witness 1 Printed Name



Paul W. Palmer



Constance M. Palmer



Witness 2 Signature

Joseph J Cutajar

Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 30th day of October, 2020, by Paul W Palmer and Constance M Palmer.



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



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: FLDL







Call (512) 407-8500 Ext 701



Email: customerservice@exaco.com



Royal Victorian Antique Orangerie Greenhouse

This Item Available by Special Order Only



High Quality Greenhouse Environment, Classic English Style

The Royal Victorian Antique Orangerie Greenhouse is one of the premier greenhouses in the Helios line of greenhouses from Janssens of Belgium. This company has been making high-end glass greenhouses for over 30 years. Since the introduction of the Victorian model, in 1999, Janssens have become a leading supplier of this style of greenhouse in Europe. **Exaco are proud to now be the USA distributor of this very fine greenhouse.**



Explore All the Janssens Greenhouses via their **AMAZING VIRTUAL TOUR** Platform

The classic Antique Orangerie Greenhouse not only provides a first-class quality greenhouse environment, it also adds significant old fashion English style and beauty to your backyard.

Janssens has improved on the overall design of this style of greenhouse, while also improving the internal growing environment, while still maintaining a better price than other greenhouses of this calibre.

Professional installation for this product may be available in your area via our growing network of independent installers. To learn more, simply give us a call at (512) 407-8500 Ext 701.

[Ask a Question About This Product](#)

[Leave a Review](#)

[How To Buy This Product](#)

Additional Images and Information

Click to display more information and larger image











Royal Victorian Antique Orangerie Greenhouse Features

- Large usable space - 185 Sq. Ft.
- Aluminum Profiles are larger, thicker, stronger than those of any competitor in this price range
- Uses 4mm tempered glass while others use only 3 mm glass
- Windows are held in place by substantial rubber seals, which provide better insulation - others only use metal clips
- Vertical glass is only one piece - looks much nicer. Others use two overlapping pieces - which fills with dirt
- 6" high foundation frame included - others usually cost extra
- Automatic window openers
- Significantly better insulated than other glass greenhouses. How? Rubber seals, single pane window, and 4mm glass
- Greenhouse designed to stand on a 24 3/32" high wall.
- Made in Belgium

Specifications

- 10'2" Deep x 15'7" Long/Wide; Height 9' Center, 6'7" Shoulders
- 3 Roof windows with Automatic Openers, 2 Louvre Vents
- Includes one set of swinging doors (with lock), Wall-to-wall opening is: 1,512 mm = 4' 11 17/32"
- Greenhouse designed to stand on a 24 3/32" high wall. WALL NOT INCLUDED

Optional Accessory Kit Includes:

- Top shelf & seed tray, both 122" long
- White shelves

- Shade cloth (3 sections)

Shipping Specifications on Wholesale Price List (Open Links and Documents Below for Access)

Royal Victorian Antique Orangerie Greenhouse Reviews

[view all reviews for this product](#)

LOVE my Orangerie Victorian Greenhouse! Took about 8 full days to build once the foundation slab was in. Instructions could use a lot of work but you can basically follow them. The greenhouse itself is really well engineered and goes together well. Very sturdy and looks BEAUTIFUL!

Yes! I recommend this product.

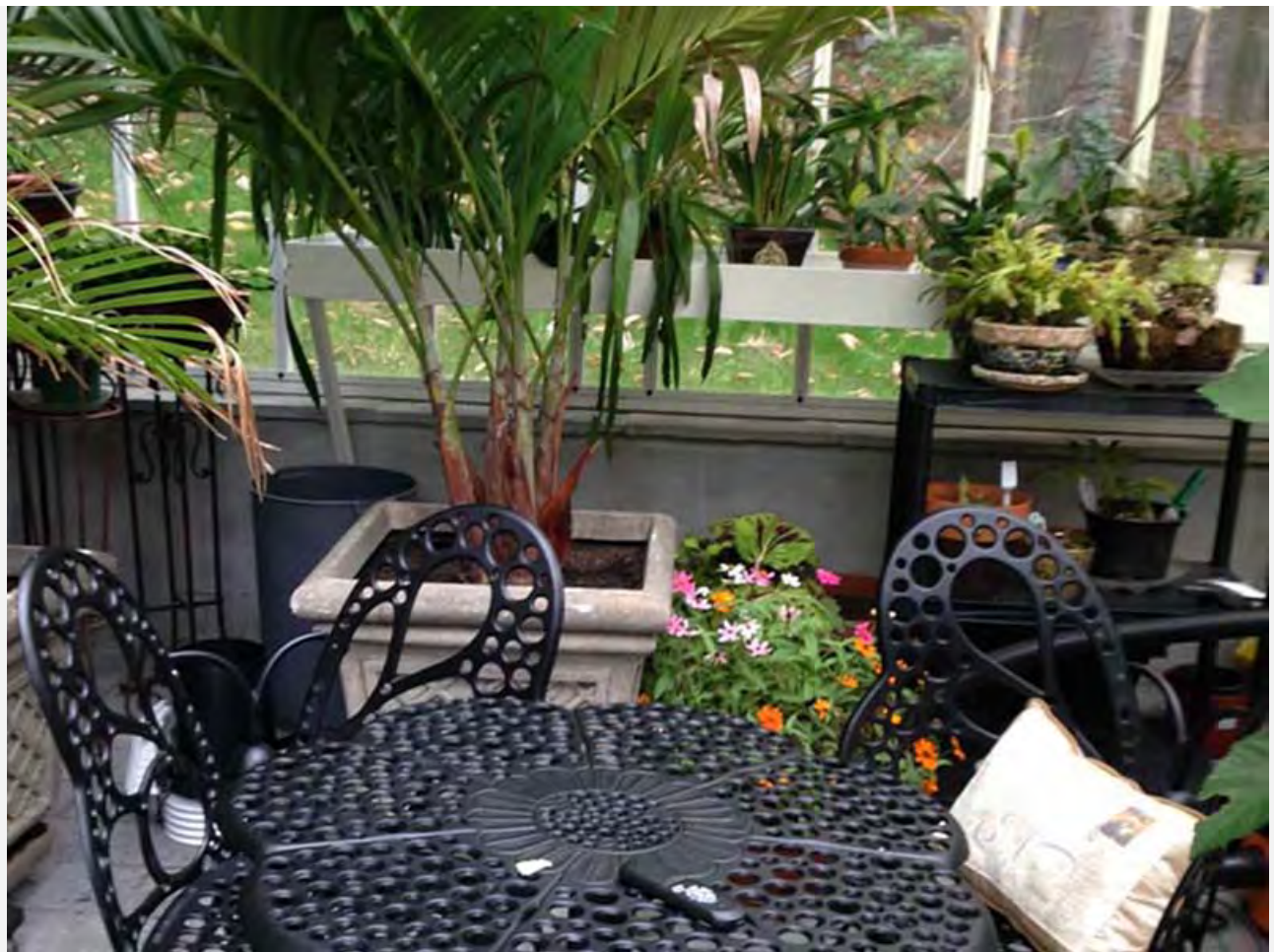
Jack Mousseau | 8/10/2020

Very happy with the final outcome.

I am so excited about my greenhouse now that it is difficult for me to not talk about it, text about it, or email about it. Although the upgraded model was much more difficult (and expensive) to build, it was so well worth it. Then my husband got into the act so it is wired for internet, weather station, electric and I have plumbing..water. Thank you for all your help during the process







Yes! I recommend this product.

Evelyn | 8/27/2016

Royal Victorian Antique Orangerie Greenhouse Questions

[view all questions and answers for this product](#)

I'm wondering if you could advise on a size (BTU) heater I would need for my size greenhouse in my climate?

Tristan Throgmorton | 8/4/2020

Sorry – the answer is not that simple. For one thing I do not know your climate. You will have to tell me. And next: how warm do you want to keep it in side: over wintering outdoor plants requires less heat than, orchids or growing from seeds during the winter.

Secondly, it greatly depends on what you are doing with your greenhouse – for example the more plants the fuller it is the more natural heat is retained and generated. There is a big difference between half full and full: can make 10-15° difference. Large raised beds are a great heat generator.

Another option is: to use 1 or 2 large open troughs – 70 gal. + (full with water) (from say Tractor Supply) – these can add 10-15° at night. And at the same time they offer additional humidity during the cold winter months.

One of our major customers offers the following calculator:
http://igctest.commercev3.com/greenhouse_btu_calculator

Generally you will need to experiment.

View Documents and Links



WHOLESALE PRICING



[Printable Greenhouse Warranty Information](#)

[Back To Top](#)



10203-B Metropolitan Dr.
Austin, TX 78758

[\(512\) 407-8500](tel:(512)407-8500) Ext 701

[Email: customerservice@exaco.com](mailto:customerservice@exaco.com)

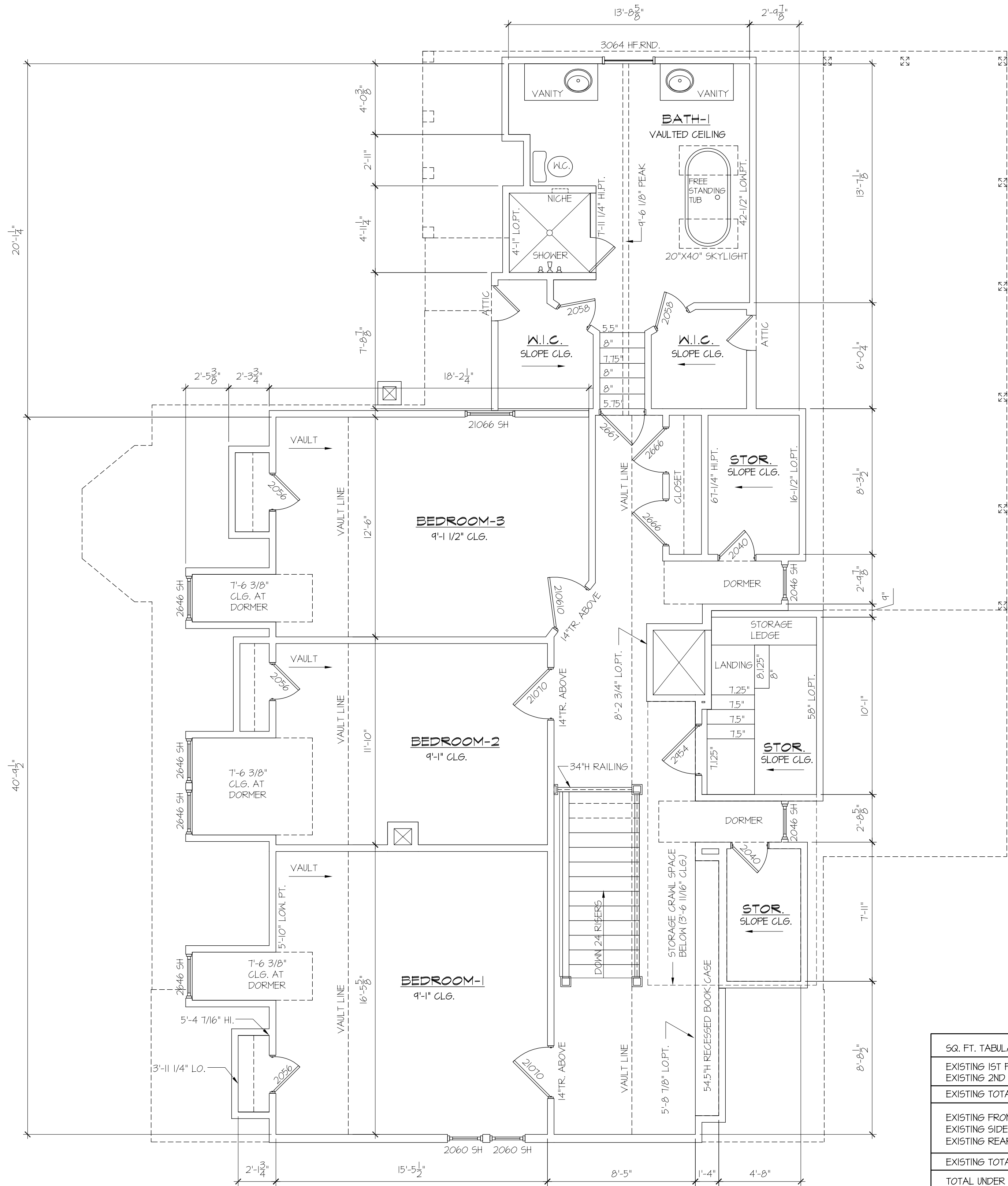
[View Exaco on Facebook](#) 

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[Greenhouse Installation Services](#)



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SQ. FT. TABULATION	
EXISTING 1ST FL. HTD	1748 SF
EXISTING 2ND FL. HTD	1625 SF
EXISTING TOTAL HEATED	3423 SF
EXISTING FRONT PORCH	332 SF
EXISTING SIDE PORCH	332 SF
EXISTING REAR PORCH	104 SF
EXISTING TOTAL UNHEATED	768 SF
TOTAL UNDER ROOF	4191 SF

WALL LEGEND	
	NEW WALL
	VENEER
	EXISTING WALL
	DEMOLITION

EXISTING SECOND FLOOR PLAN

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

NO. REVISION DATE

FLOOR PLAN

AS-BUILT FLOOR PLAN
FOR THE
SMITH RESIDENCE
414 BROOME STREET
FERNANDINA BEACH, FL 32034

DRAWN BY: JRF

CHECKED:

DATE: 02-07-21

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

JOB NO:

SHEET:

A2



FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

NO. REVISION DATE

ELEVATIONS

AS-BUILT FLOOR PLAN
FOR THE
SMITH RESIDENCE
414 BROOME STREET
FERNANDINA BEACH, FL 32034

DRAWN BY: JRF

CHECKED:

DATE: 02-07-21

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

JOB NO:

SHEET:

A5

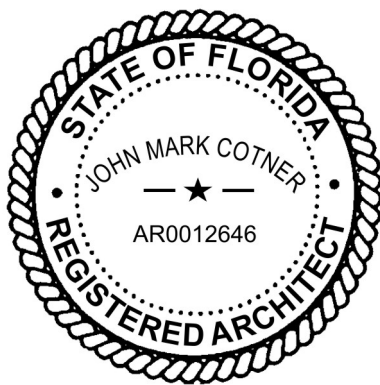


MEMORANDUM

To: Sal Cumella
From: John M. Cotner, AIA
Date: April 26, 2021
Re: The Smith Residence
414 Broome Street
Fernandina Beach Fl

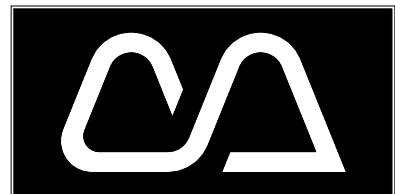
This memo is concerning the HDC submittal for the Smith Residence. Andersen Architectural Series exterior doors will be used in lieu of Marvin doors. Please let us know if you have any questions.

Thank you,



9 South Third Street | Fernandina Beach, Florida | 32034-4206 | www.cotnerassociates.net
Phone 904-277-4593 | Fax 904-277-6734 | Email architect@cotnerassociates.com

FL AAC001651 | GA RA005137 | NC 14077 | PA RA010642B | SC 5211



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Architects
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Fernandina Beach, Florida 32034
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Revisions	
No.	Date

Progress Prints	
Issued To/For	Date
CONTRACTOR/PRICING	3-15-21
HDC	4-07-21

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

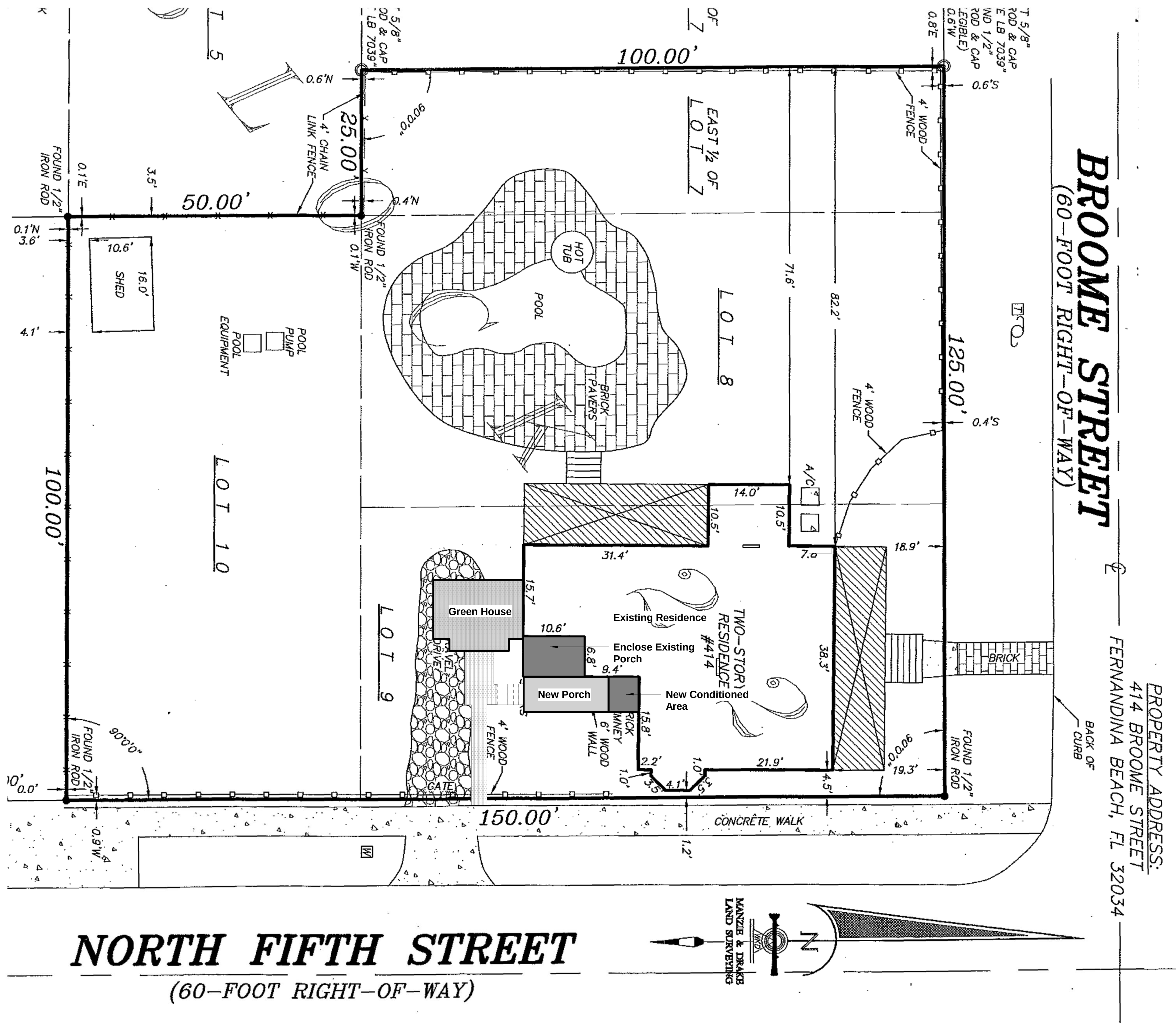


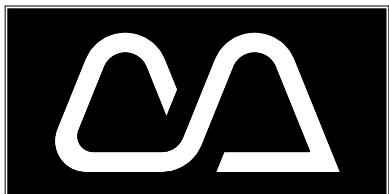
This item has been electronically signed and sealed by John Mark Cotner, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

SMITH RESIDENCE
414 BROOME STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201686.00
Released:

Sheet Number
C-101
Page of





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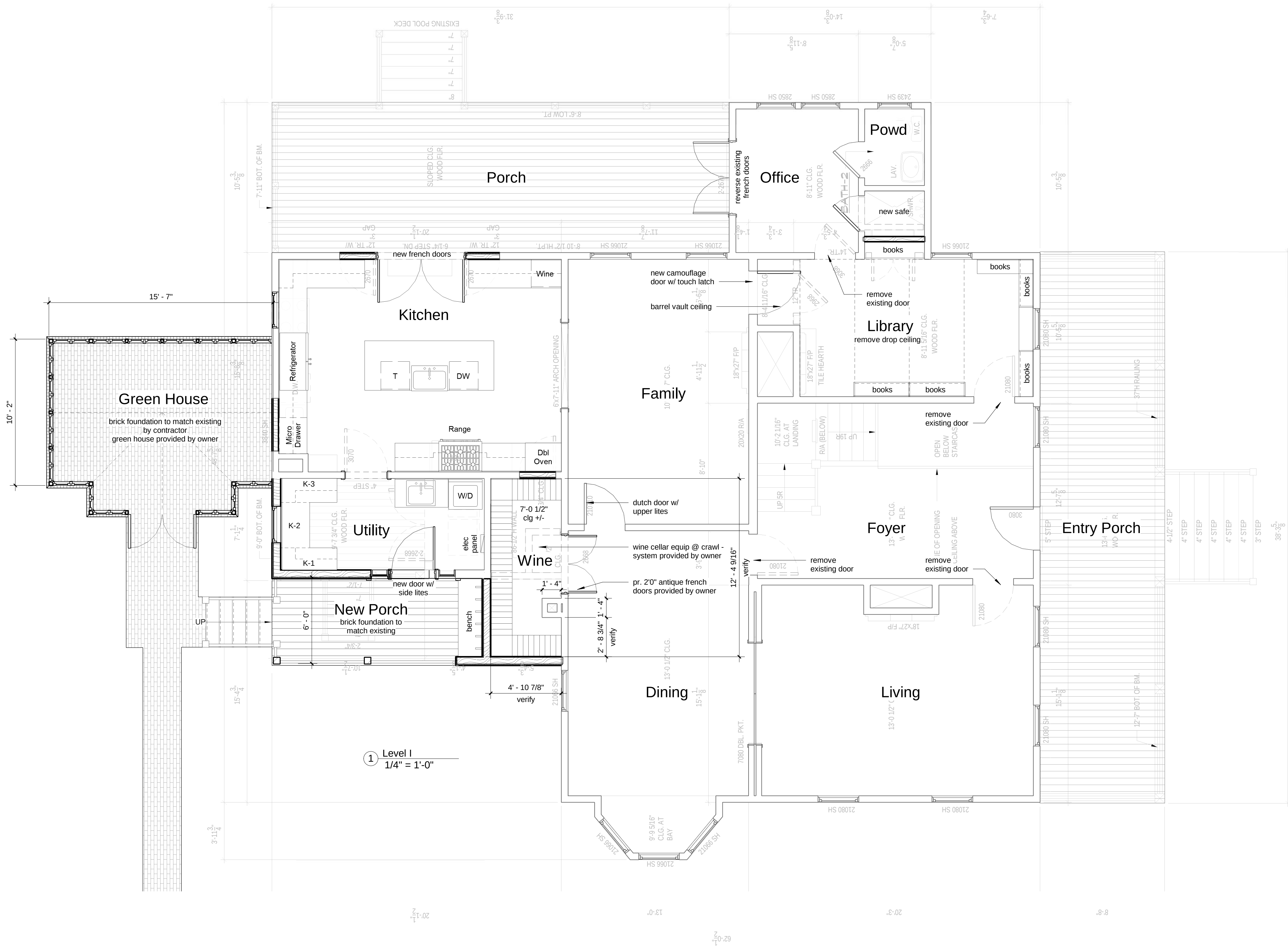
NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

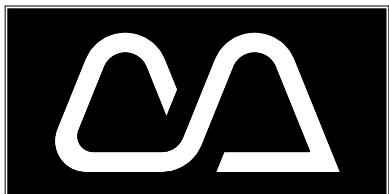


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NASSAU COUNTY, FLORIDA

Project: 201686.00
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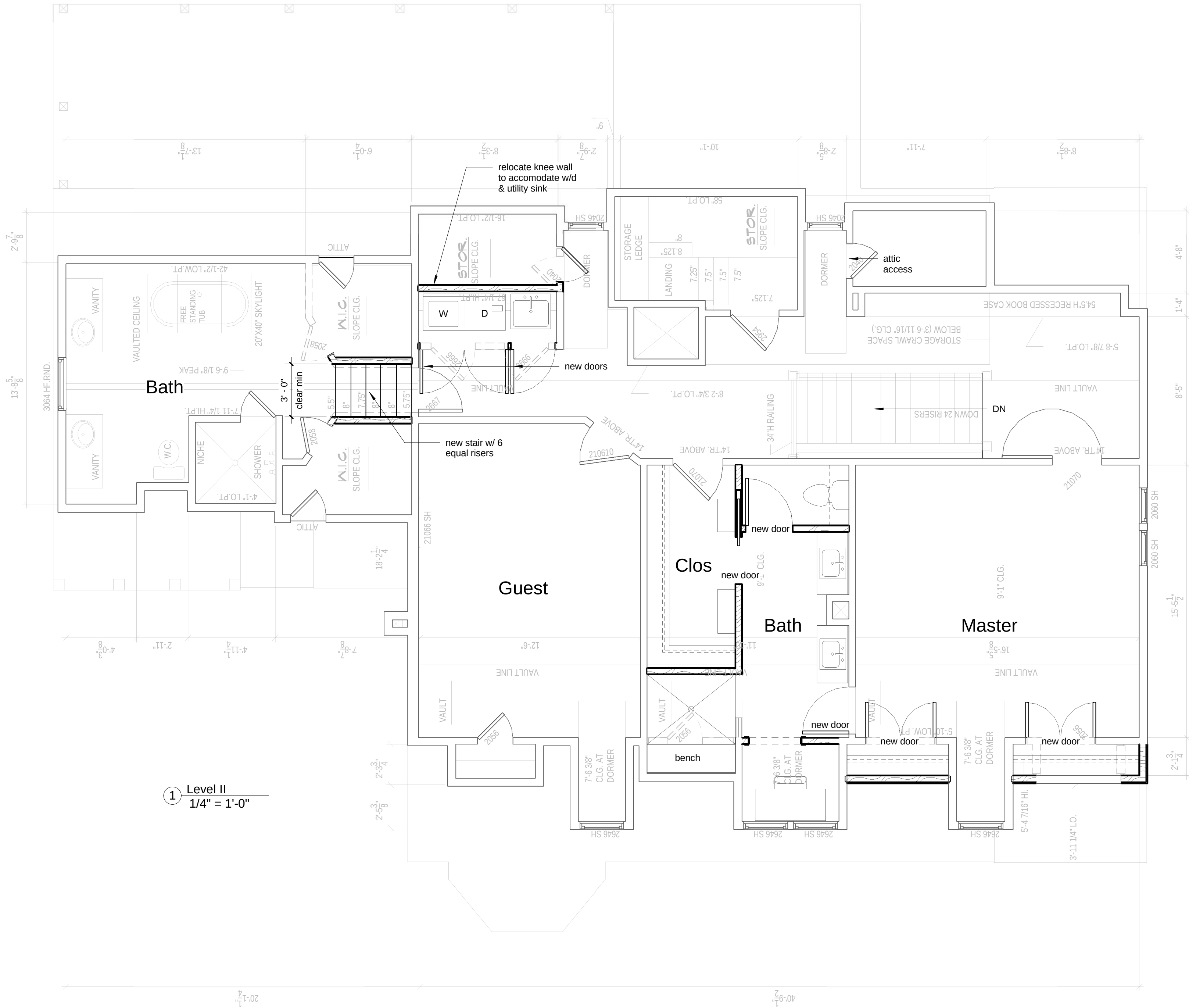
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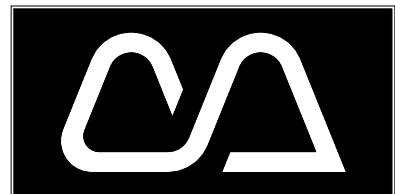


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NASSAU COUNTY, FLORIDA

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SMITH RESIDENCE
414 BROOME STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201686.00
Released:

Sheet Number
A-201
Page of



① .South Elevation
1/4" = 1'-0"



② .East Elevation
1/4" = 1'-0"



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00614**

Recorder # **143**

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) **Steil House**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.

Direction

Street Name

Street Type

Direction Suffix

414

Broome

Street

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH;2003**

Township:

Range:

Section:

1/4 section:

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

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **1.5**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Continuous

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)

>>

Sheet metal:3V crimp

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other

Other Roof Secondary Structure(s) **polygonal bay**

Number of Chimneys **2**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **central ridge, south exterior**

HISTORICAL STRUCTURE FORM

8NA00614

DESCRIPTION (continued)

Window Descriptions 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Type(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) garage, 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?

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

8NA00614

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/15/2007

SHPO's Evaluation of Resource

Date _____Form Comments: _____

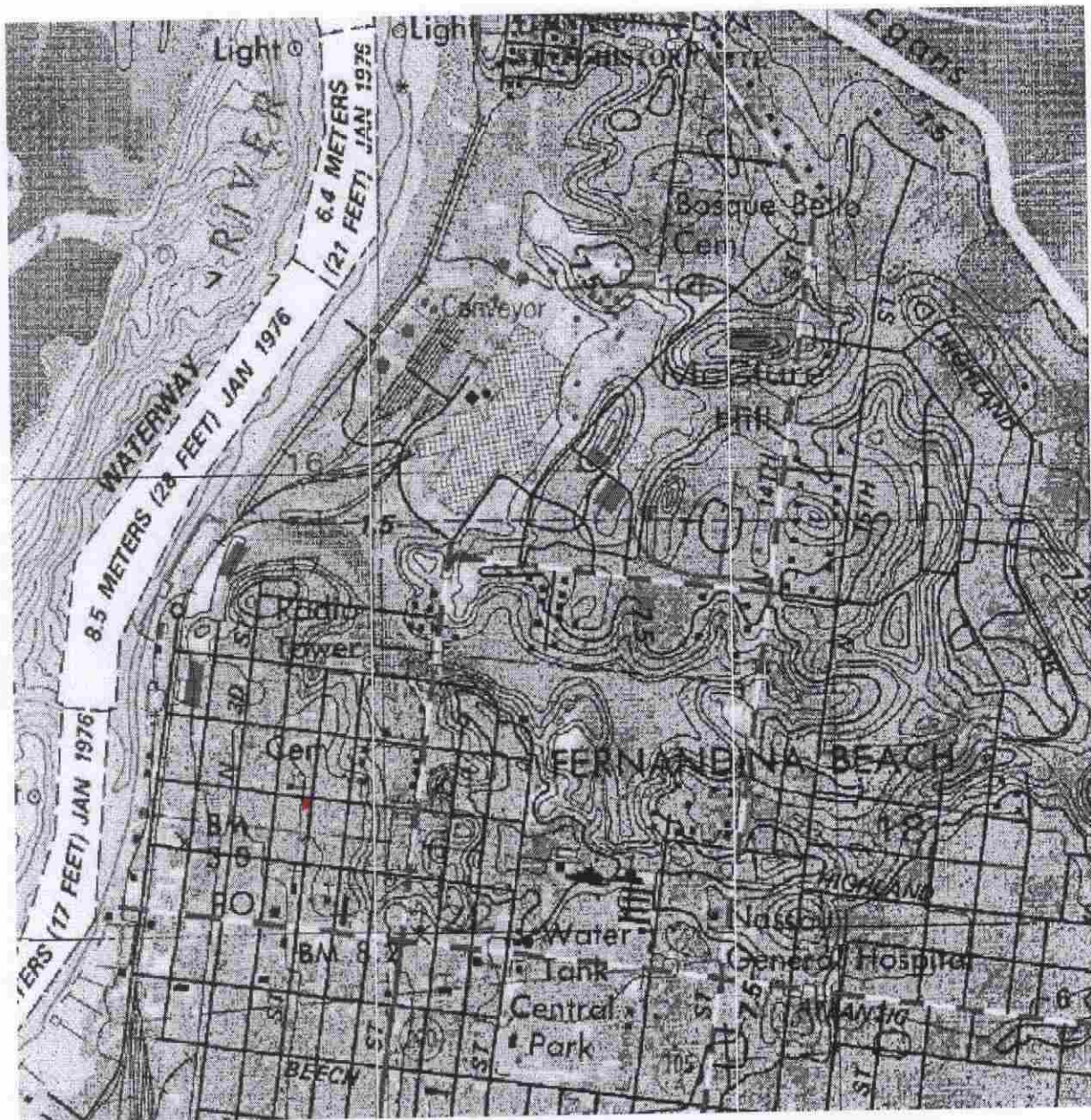
REQUIRED PAPER ATTACHMENTS

- (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"

NA00614-200703

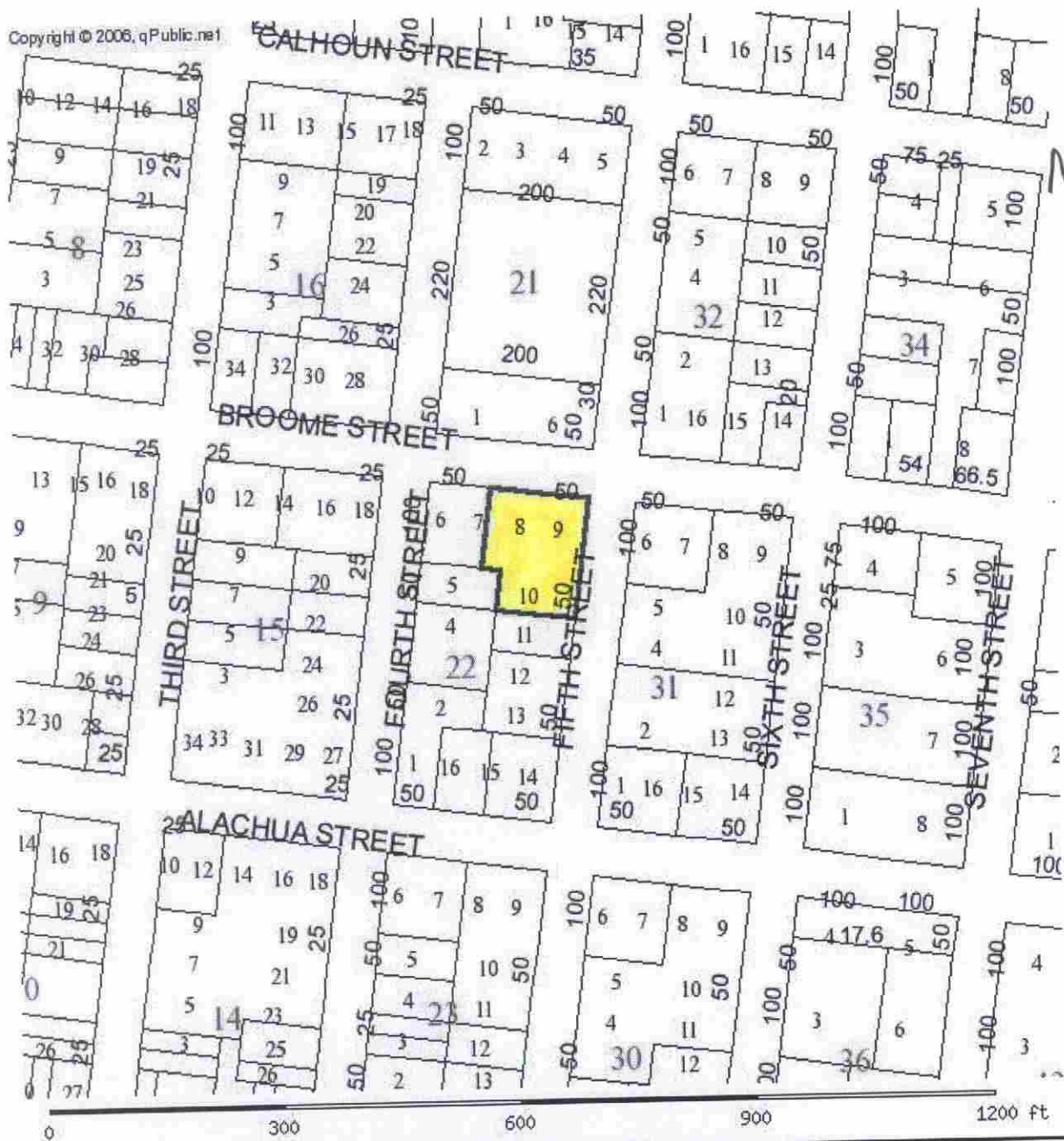
Supplementary Printout

- > **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:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
Wood shingles
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Other
Gable dormer
- > **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 614

143



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0022-0071
GIS CALCULATED ACREAGE	0.41
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	SMITH HOWARD H & LISA F
Mailing Address	113 JELLIEFF MILL RD NEW CAANAN, CT 06840
Situs/Physical Address	414 BROOME ST
2006 PROPOSED VALUES	
Land Value	262,500
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 614*

SITE NAME: Steil House
ADDRESS OF SITE: 414 Broome St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 22 9
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Cook, Robert H.

ADDRESS: 414 Broome 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	x	ORIGINAL SITE	DATES c.+ 1866
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 284

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: square

EXTERIOR FABRIC(S): wood: ornamental shingles #

metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story end, 5-bay, access N, 3rd bay; pedimented
built-in porch w/chamfered columns/pilasters; simple balustr.

ORIENTATION: N

FOUNDATION: piers: brick, brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: gable

CHIMNEY LOCATION: E:center:lat.slope # E:end,interior:lat.slope

WINDOW TYPE: DHS, 2/2, wood; paired #

DHS, 2/2, aluminum

CHIMNEY: brick

ROOF SURFACING: composition shingles: diamond

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 1.5

NO. OF DORMERS: 5

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

414 Broome St., the Steil 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 ship's 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. 1866, it is a one-and-a-half-story frame vernacular residential building. It is noteworthy for its five bay pedimented porch, and paired arched windows, and ornamental shingles. It has been significantly altered by use of aluminum siding and aluminum window sashes. It was originally the residence of Major B. C. Duryee, an officer during the occupation of Fernandina during the Civil War. Duryee returned to Fernandina after the war and built this residence. It is known as the Steil House because of the residency of Arthur Steil and family, who lived here c. 1884, and who ran a local saloon. The interior features 13 foot ceilings on the first floor which display elaborate friezes.

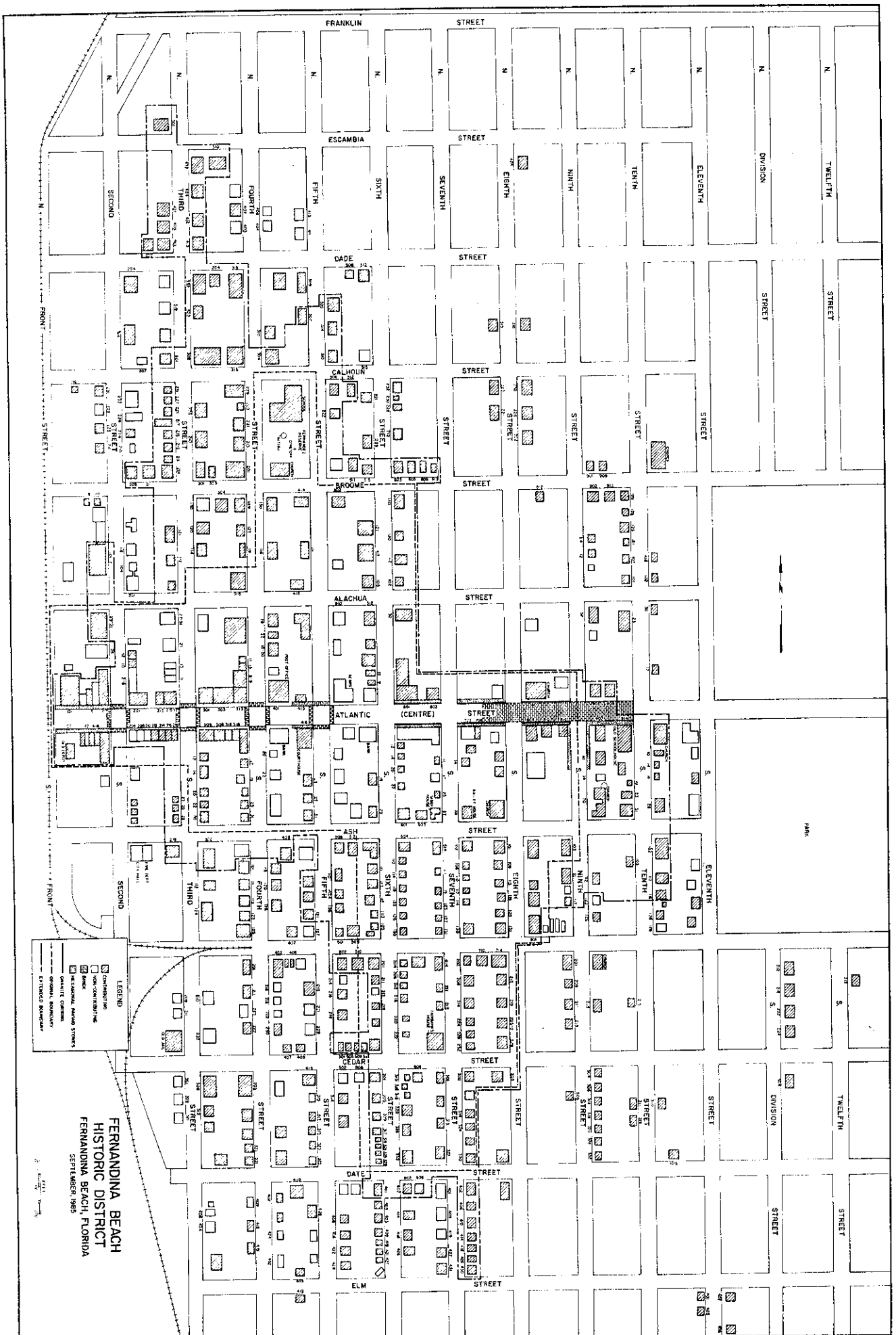
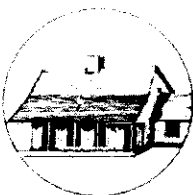


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00614**
 Field Date 2-3-2018
 Form Date 2-3-2018
 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) Steil House Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 414 Broome Street Street Street Street
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 21 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0022-0071 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: 1866 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Major B.C. Duryee, Federal officer during occupation; Arthur Steil, saloon owner
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1.5
 Exterior Fabric(s) 1. Weatherboard 2. Wood shingles 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. Hip dormer 2. _____
 Windows (types, materials, etc.) 2/2 dhs, wood replacements, paired; bay

Distinguishing Architectural Features (exterior or interior ornaments) Pedimented gable; incised, full facade porch w chamfered columns & pilasters; full height windows under porch; arched windows and decorative shingles

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door w fixed oval light

Porch Descriptions (types, locations, roof types, etc.) Entry/N, open, incised, full facade, chamfered columns & pilasters, turned railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

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

Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach
Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.













HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-12
JUNE 17, 2021

Owner/Applicant:	Cotner Associates, Inc., agent for Artisan Homes, LLC., owners
Property Address:	Block 11, Lots 11 & 12 Someruelus Street (Old Town)
Parcel ID #	00-00-31-1580-0011-0110
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Conceptual Certificate of Approval (COA) to construct a 2-story home of approximately 2000 sq. ft. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This new single-family residence will be located on Block 11, Lots 11 & 12, on the northeast corner of Someruelus and Commandant Streets in Old Town. This parcel consists of two media peonias. The dimension does not reflect the 10' visibility corridor. The house was designed with a connecting element (porch connector) between the garage and primary structure. The size, mass, and scale of the structure are similar to other homes in the neighborhood.

Applicant Project Description: *"The construction of a 2-story home of approximately 2000s.f. While similar in organization to contiguous home, plan modifications have been made to address corner vs. interior peonia as well as existing tree canopy, access to garage, etc. Character of the homes vary considerably in terms of roof, fenestration, porch(s) and detail in a manner consistent with turn of the century stick style predominant within the historic districts. Color palette will also vary.*

The goal is to create complimentary contiguous homes contributing positivity to the fabric of Old Town. Style architecturally is a simple "stick" similar to the majority of our historic structures. Porches play a major role as do connecting elements. Materials and details are sympathetic to those found in our historic districts."

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the home design is compatible with Old Town in terms of materials, scale, proportions, roof forms, and orientation. The project does not have the 10' mid-lot corridor clearly indicated as a result of the connecting element and garage being toward the rear of the lot to avoid interfering with the 18"DBH oak tree in the right of way.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2021-12

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-12 **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 2021-12, 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 **conceptual** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-12 Application & Backup Materials
EXHIBIT 2 Plans and Elevations

Respectfully Submitted,

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

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7241

Date Submitted: 4/29/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

4/28/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

Someruelus Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0011-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Artisan Homes

Last Name*

LLC

Mailing Address*

9995 Gate Parkway N, Ste 400

City*

Jacksonville

State*

FL

Zip Code*

32246

Telephone Number*

904-429-4800

E-mail Address*

tim@fcginc.net

OWNER'S AGENT

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

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

Yes

First Name*

Cotner Associates, Inc.

Last Name*

Architects

Company (if applicable)

Street Address

9 S 3rd St.

City	State	Zip
Fernandina Beach	FL	32034

Telephone Number	E-mail Address
904-277-4593	john@cotnerassociates.com

Project Description*

The construction of a 2 story home of approximately 2000s.f. While similar in organization to contiguous home, plan modifications have been made to address corner vs. interior peonia as well as existing tree canopy, access to garage, etc. Character of the homes vary considerably in terms of roof, fenestration, porch(s) and detail in a manner consistent with turn of the century stick style predominant within the historic districts. Color palette will also vary.

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

Design Vision Statement*

The goal is to create complimentary contiguous homes contributing positivity to the fabric of Old Town. Style architecturally is a simple "stick" similar to the majority of our historic structures. Porches play a major role as do connecting elements. Materials and details are sympathetic to those found in our historic districts.

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
Hardie	Horizontal lap	Sage (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma-Tru	Fiberglass exterior Include FL Product Approval # for Windows and Doors	White (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
JeldWen	Premium Atlantic Single hung Include FL Product Approval # for Windows and Doors	White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	Asphalt/fiberglass	Charcoal grey (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie	Smooth	Cream (Name/Number)

FOUNDATION

Manufacturer**Product Description**

Stucco

Color

Natural grey

(Name/Number)

SHUTTERS**Manufacturer**

Job-built

Product Description

Plank

Color

Dark bronze

(Name/Number)

PORCH/DECK**Manufacturer**

P.T. pine

Product Description

Natural

Color

Natural

(Name/Number)

FENCING**Manufacturer**

P.T. pine

Product Description

Picket

Color

Cream

(Name/Number)

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

Coquina

Color

Natural

(Name/Number)

SIGNAGE**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

OTHER**Manufacturer**

P.T. pine

Product Description

Guardrails

Color

Cream

(Name/Number)

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

Upload 1

Warranty Deed -
Someruelus-Artisan.pdf

Upload 2

Tree survey.pdf

Upload 3

Study 1 Interior unit
elevation001.pdf

Upload 4

Study 1 Interior unit
floor001.pdf

Upload 5

Study 1 - Level II001.pdf

Upload 6

Composite Elevation.pdf

Upload 7

Composite Plan.pdf

Upload 8

Onwers Authorization.pdf

Certification*



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



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

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

Applicant First Name*

Cotner Associates, Inc.

Applicant Last Name*

Architects

Today's Date*

4/29/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Tim Ritch, manager of Artisan Homes, LLC
(print name of property owner(s))

hereby authorize: Cotner Associates, Inc. Architects
(print name of agent)

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

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

[Signature]
(Signature of owner)

(Signature of owner)

Tim Ritch, Manager Artisan Homes, LLC
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

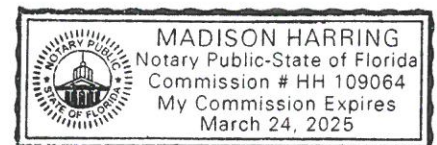
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26th day of April, 2021, by TIM RITCH.

Madison Harring
Notary Public

Madison Harring
Printed Name

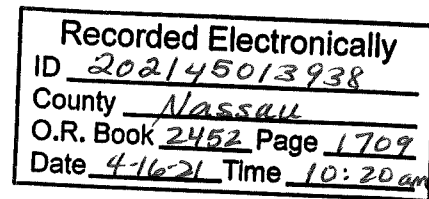
3/24/25
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____



Prepared By/Record and Return To:
Chris R. Strohmenger, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Consideration: \$262,500.00



WARRANTY DEED

THIS WARRANTY DEED made this 15 day of April, 2021, by **THOMAS E. WHITE** and **REBECCA WHITE**, husband and wife (collectively, the "Grantor"), whose mailing address for notice purposes is 1636 Ocean Forest Drive, Fernandina Beach, Florida 32034, and **ARTISAN HOMES LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 9995 Gate Parkway N, Suite 400, Jacksonville, Florida 32246 (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in Nassau County, State of Florida:

See Exhibit "A" attached hereto
and by this reference made a part hereof.

Property Appraiser's Parcel ID Number: 00-00-31-1580-0011-0080
00-00-31-1580-0011-0110

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Covenants, restrictions and public utility easements of record, reference to which shall not operate to reimpose same; and
3. Existing zoning and governmental regulations.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Cathy Garry
Print Name: CATHY GARRY

Christy Anderson
Print Name: Christy Anderson

Thomas E White
THOMAS E. WHITE
Rebecca E. White
REBECCA WHITE

(Witnesses as to both signatures)

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of April, 2021, by Thomas E. White and Rebecca White, who [CHECK ONE] ☐ are personally known to me or ☒ have produced valid driver's licenses as identification.

Rosemarie T. Evatt
Print Name: ROSEMARIE T. EVATT
Notary Public, State and County Aforesaid
My Commission Expires: 04-28-2021
Commission Number: #GG060297

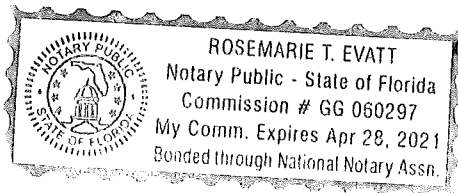


EXHIBIT "A"

LOTS EIGHT (8), ELEVEN (11) AND TWELVE (12), BLOCK ELEVEN (11) OF OLD TOWN, A PART OF THE CITY OF FERNANDINA (NOW FERNANDINA BEACH) FLORIDA, IN NASSAU COUNTY, FLORIDA.

Prepared By/Record and Return To:

Chris R. Strohenger, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Consideration: \$262,500.00

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and by this reference made a part hereof.

Property Appraiser's Parcel ID Number: 00-00-31-1580-0011-0080
00-00-31-1580-0011-0110

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1. Real estate taxes for the current year and subsequent years;
2. Covenants, restrictions and public utility easements of record, reference to which shall not operate to reimpose same; and
3. Existing zoning and governmental regulations.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

MAP SHOWING SURVEY OF

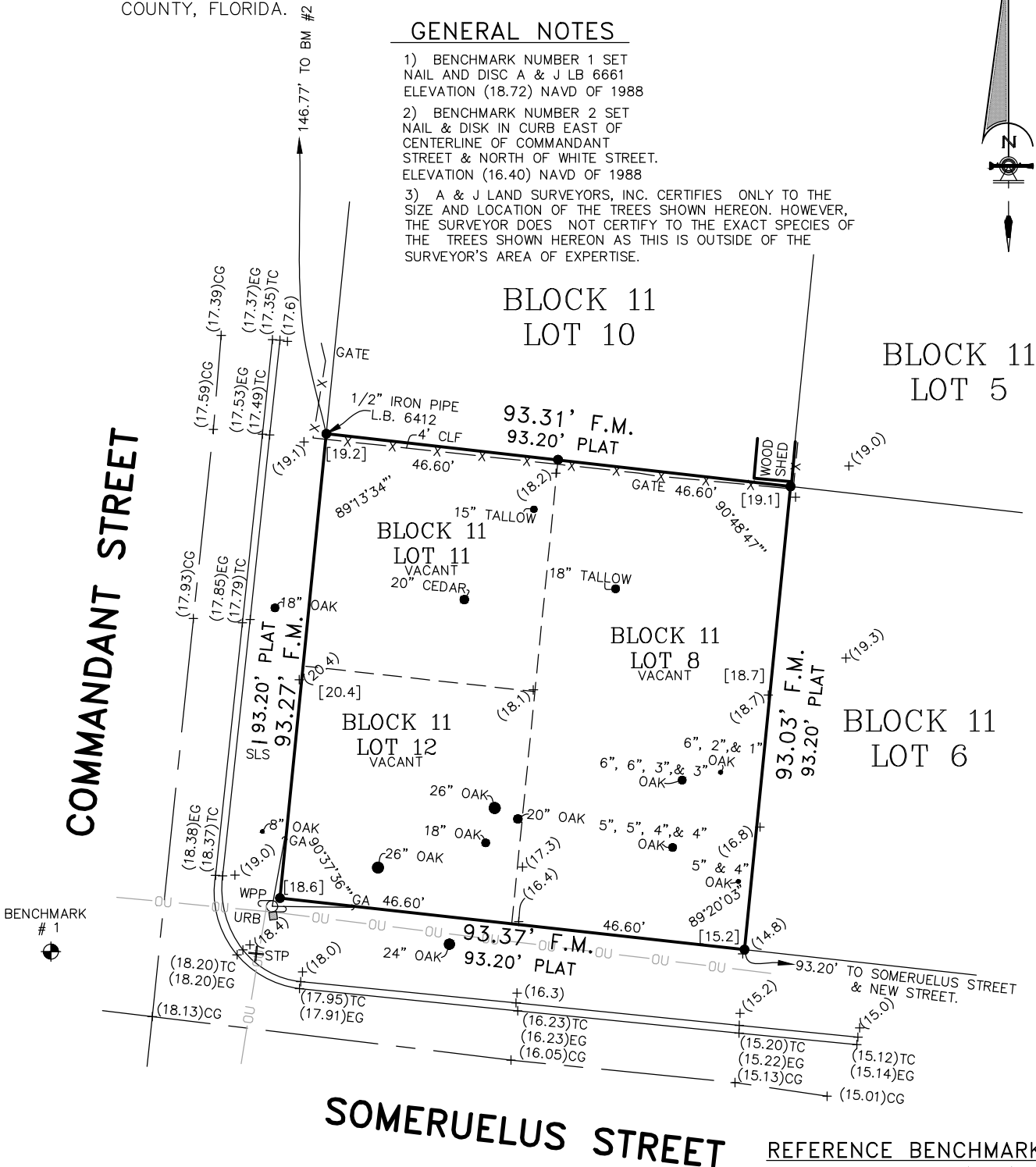
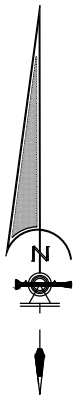
LEGAL DESCRIPTION PROVIDED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: JANUARY 29, 2021 @ 8:00 A.M.
FILE NUMBER: 2080-5198929

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF NASSAU, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOTS EIGHT(8), ELEVEN (11), AND TWELVE (12), BLOCK ELEVEN (11) OF OLD TOWN, A PART OF THE CITY OF FERNANDINA (NOW FERNANDINA BEACH), FLORIDA, IN NASSAU COUNTY, FLORIDA.

GENERAL NOTES

- 1) BENCHMARK NUMBER 1 SET NAIL AND DISC A & J LB 6661 ELEVATION (18.72) NAVD OF 1988
- 2) BENCHMARK NUMBER 2 SET NAIL & DISK IN CURB EAST OF CENTERLINE OF COMMANDANT STREET & NORTH OF WHITE STREET. ELEVATION (16.40) NAVD OF 1988
- 3) A & J LAND SURVEYORS, INC. CERTIFIES ONLY TO THE SIZE AND LOCATION OF THE TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF THE TREES SHOWN HEREON AS THIS IS OUTSIDE OF THE SURVEYOR'S AREA OF EXPERTISE.



- (SIZE" TYPE)
- DENOTES TREE LOCATION AND SIZE
- + (20.4) DENOTES GROUND ELEVATION
- [20.5] DENOTES PROPOSED ELEVATIONS.

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY (N.G.S.) BM DESIGNATION - NAS 14
ELEVATION = 24.87 (NAVD 88) BM IS LOCATED AT THE SOUTHEAST CORNER OF EGANS CREEK BRIDGE ON NORTH 14TH STREET, FERNANDINA BEACH, FLORIDA. 15.0' FEET SOUTHEAST OF THE CENTERLINE OF NORTH 14TH STREET, 3.3' FEET SOUTHEAST OF THE BRIDGE CURB, AND 1.6' FEET WEST OF THE EAST EDGE OF THE WING WALL. FOUND DISK STAMPED NAS 14.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES:

1. THE INTERNAL ANGLES ARE BASED ON RECOVERED MONUMENTATION.
2. THIS IS A BOUNDARY, TOPOGRAPHICAL, AND TREE LOCATION SURVEY OF THE LANDS DESCRIBED HEREON.
3. ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).
4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIES WITHIN ZONES: "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120172 0229 G ; MAP REVISED DATE: 08/02/2017, MAP NUMBER 12089C0229G.
5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET (AS NOTED)
- DENOTES IRON PIPE FOUND NO IDENTIFICATION(UNLESS NOTED)
- x DENOTES CROSS CUT

DATE FEBRUARY 11, 2021
SCALE 1" = 30'
JOB NO. 51765
F. BOOK(S) 589
PAGE(S) 14
COMPUTER 51765-SOMERUELUS ST.DWG
FILE NAME (JEFF ON SERVER)

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661

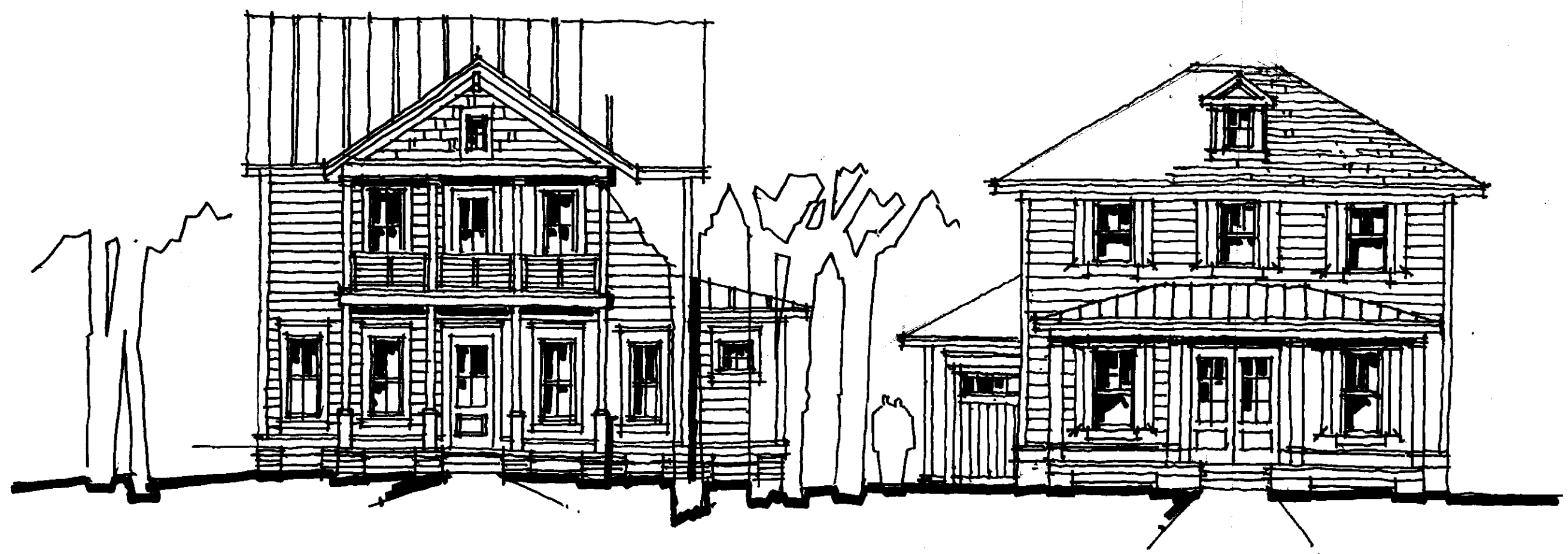
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207

OFFICE: (904) 346-1733
FAX: (904) 346-1736

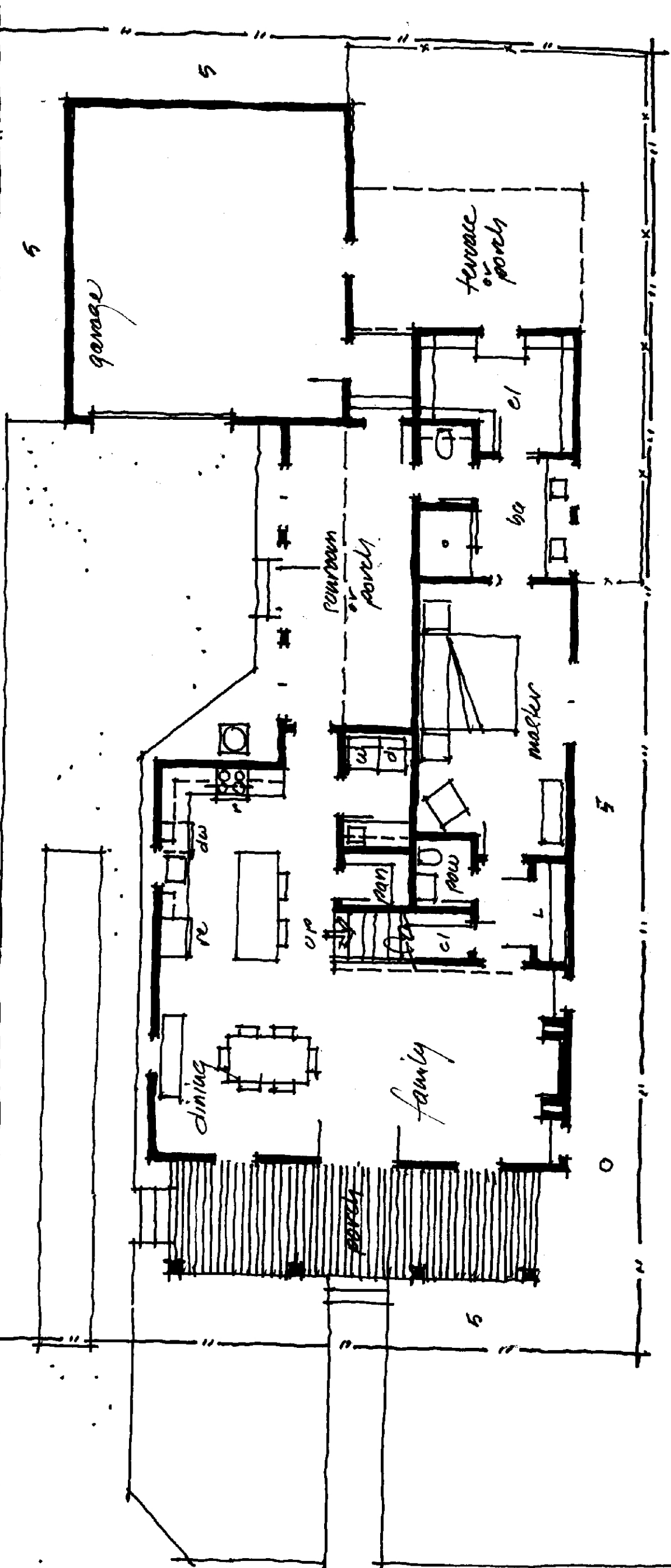
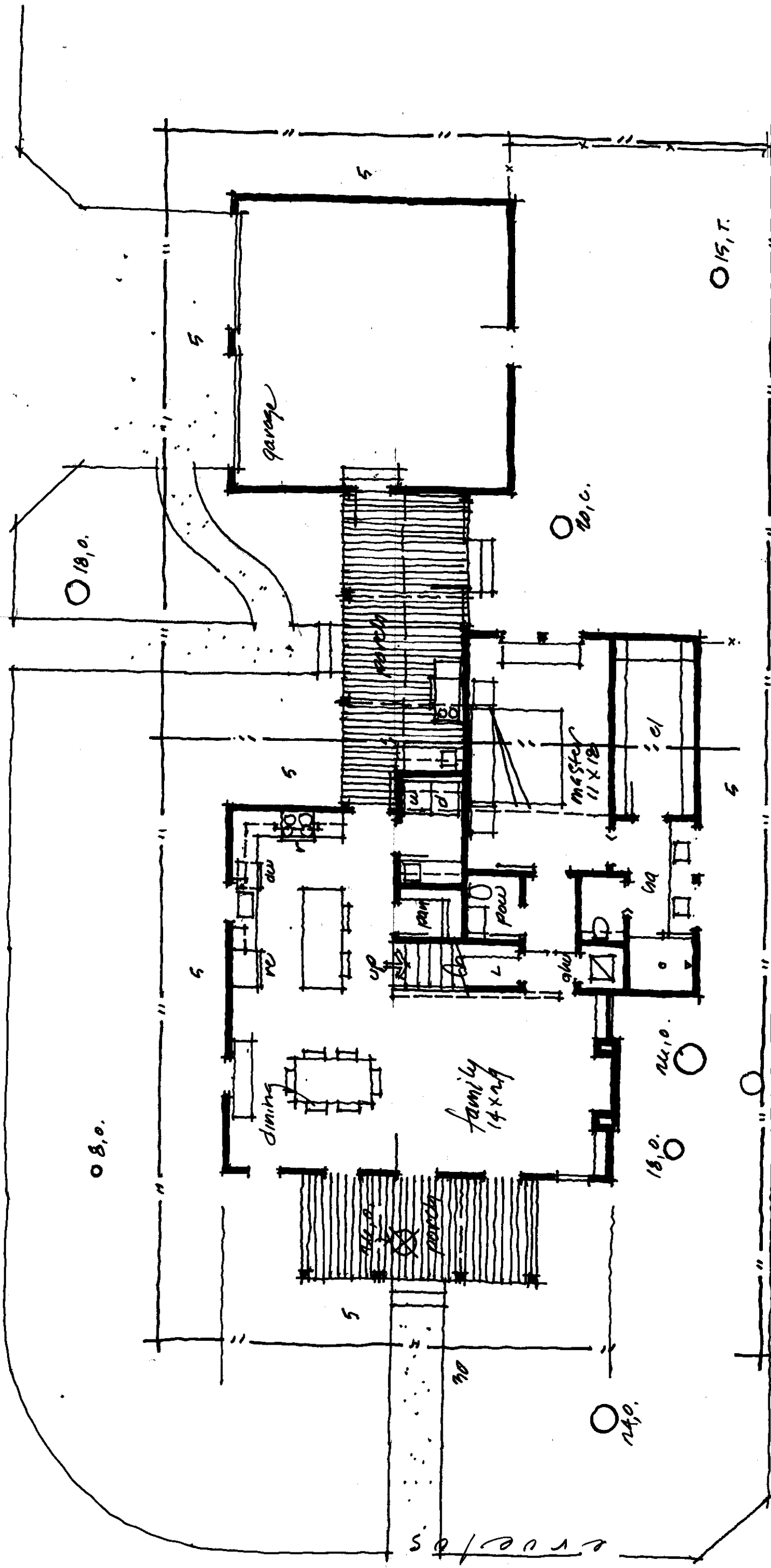
JONATHON B. BOWAN, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 4600

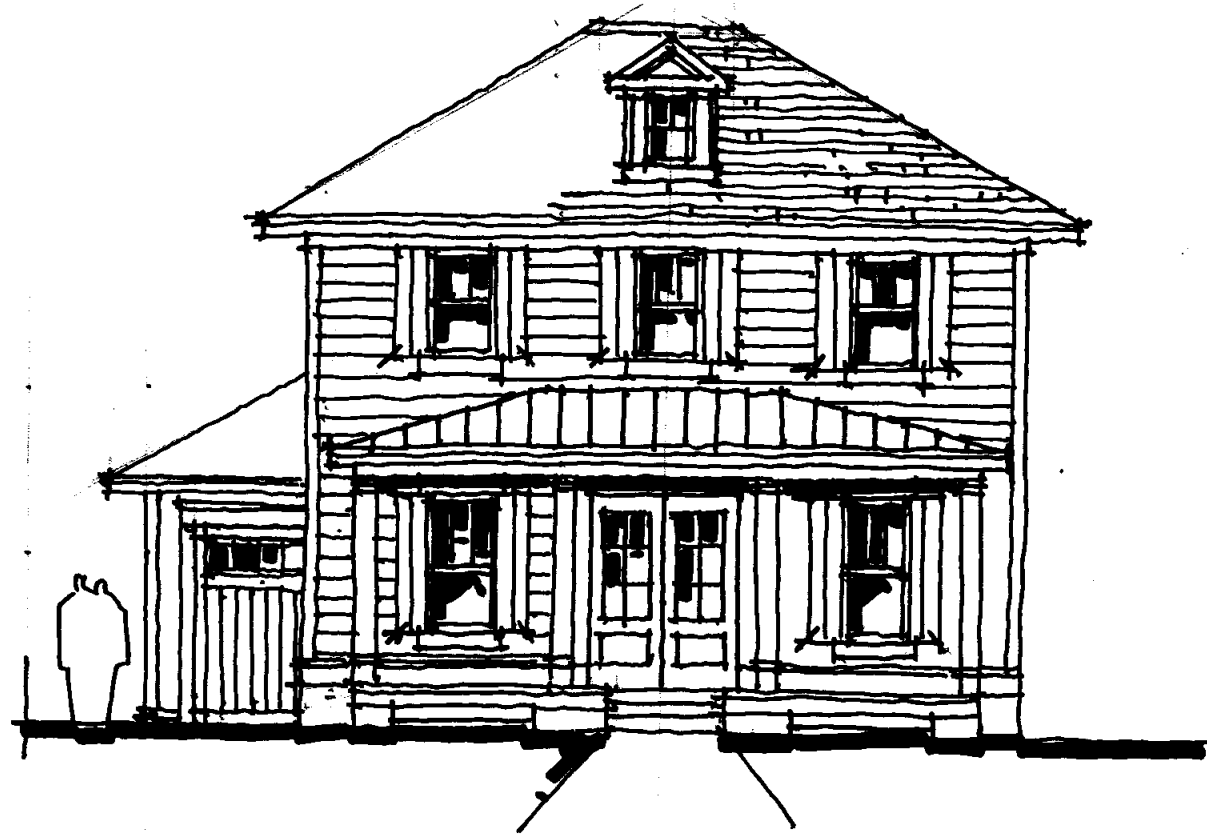
ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	TC	TOP OF CURB
P.O.B.	POINT OF BEGINNING	EG	EDGE OF GRAVEL
P.O.R.	POINT OF REFERENCE	CG	CENTERLINE GRAVEL
P.C.	POINT OF CURVATURE	STP	STOP SIGN
P.T.	POINT OF TANGENCY	SLS	SPEED LIMIT SIGN
URB	UTILITY RISER BOX	WPP	WOOD POWER POLE
PG.	PAGE	GA	GUY ANCHOR
O.R.B.	OFFICIAL RECORDS BOOK	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
OU	OVERHEAD UTILITY LINES	CH.=	CHORD BEARING & DISTANCE EQUALS
F.B.	FIELD BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
NO.	NUMBER	I.P.	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

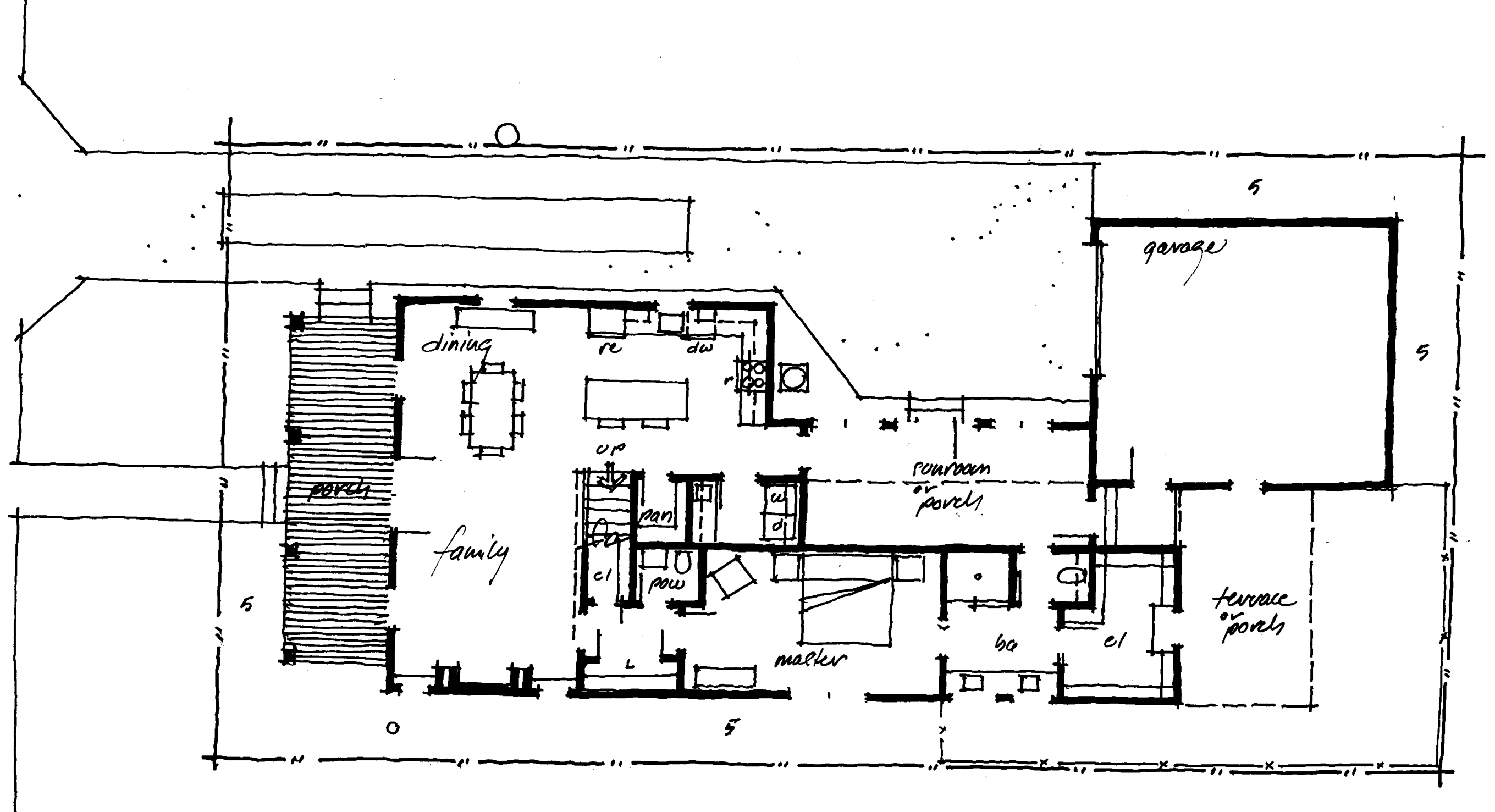


commandant

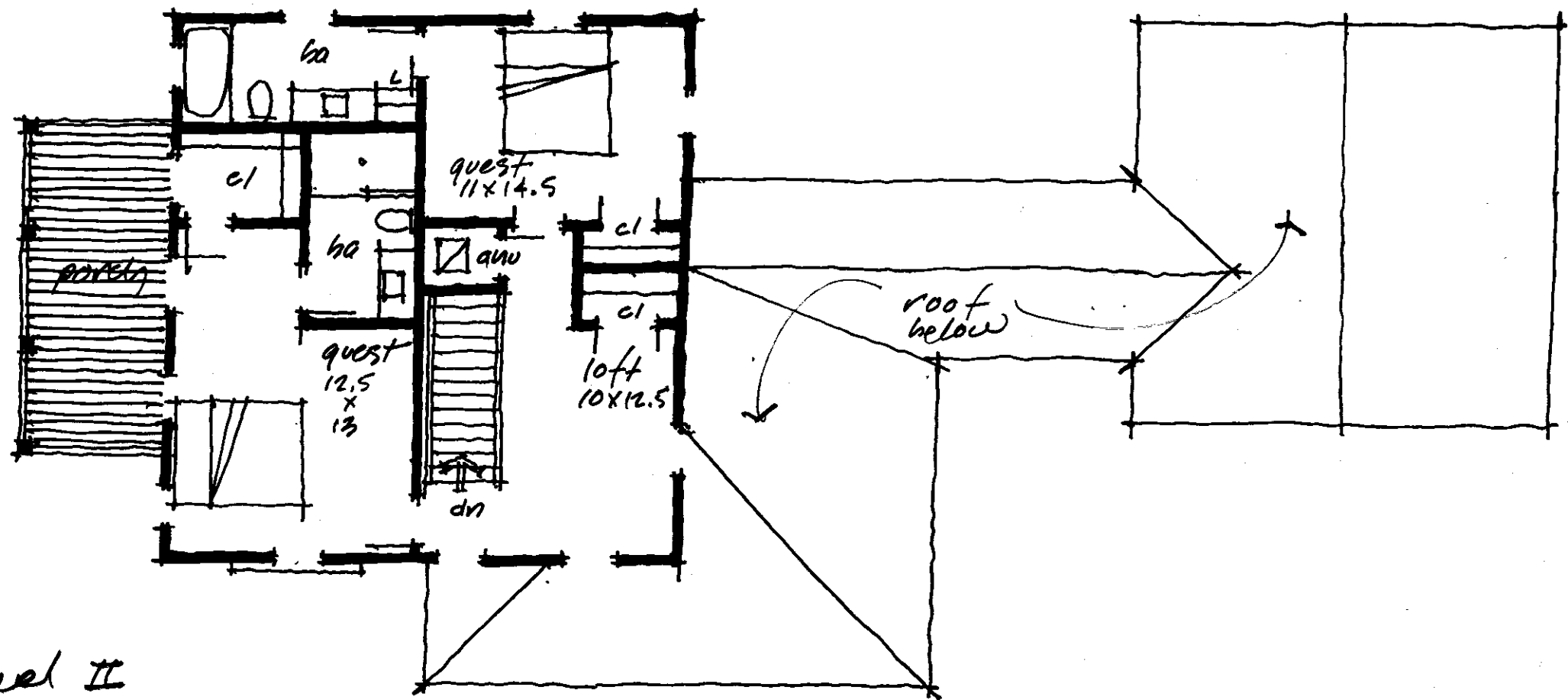




Somerville - Old Town
for
Artisan Homes
Study 1 4.21.21
color assoc. inc.



Somerville - Old Town
 for
 Artisan Homes
 study 1 4.21.21
 corner acc. in. n



Level II

Somerville / Commandant
 Old Town - Hernandez Tech.
 for
 Artisan Homes
 Study / 4.9.21 corner assoc. inc.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-13
JUNE 17, 2021

Owner/Applicant:	Cotner Associates, Inc., agent for Artisan Homes, LLC., owners
Property Address:	Block 11, Lot 8 Someruelus Street (Old Town)
Parcel ID #	00-00-31-1580-0011-0080
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Conceptual Certificate of Approval (COA) to construct a 2-story home of approximately 2000 sq. ft. (Quasi-Judicial)

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

Parcel 00-00-31-1580-0011-0080



May 17, 2021

1:564
0 0.00475 0.0095 0.019 mi
0 0.0075 0.015 0.03 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This new single-family residence will be located on Block 11, Lot 8, on Someruelus Street in Old Town. The house was designed with a connecting element (porch connector) between the garage and primary structure. The size, mass, and scale of the structure are similar to other homes in the neighborhood.

Applicant Project Description: *"The construction of a 2-story home of approximately 2000s.f. While similar in organization to contiguous home, plan modifications have been made to address corner vs. interior peonia as well as existing tree canopy, access to garage, etc. Character of the homes vary considerably in terms of roof, fenestration, porch(s) and detail in a manner consistent with turn of the century stick style predominant within the historic districts. Color palette will also vary.*

The goal is to create complimentary contiguous homes contributing positivity to the fabric of Old Town. Style architecturally is a simple "stick" similar to the majority of our historic structures. Porches play a major role as do connecting elements. Materials and details are sympathetic to those found in our historic districts."

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

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

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2021-13

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-13 **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 2021-13, 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 **conceptual** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-13 Application & Backup Materials
EXHIBIT 2 Plans and Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7241

Date Submitted: 4/29/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

4/28/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

Someruelus Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0011-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Artisan Homes

Last Name*

LLC

Mailing Address*

9995 Gate Parkway N, Ste 400

City*

Jacksonville

State*

FL

Zip Code*

32246

Telephone Number*

904-429-4800

E-mail Address*

tim@fcginc.net

OWNER'S AGENT

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

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

Yes

First Name*

Cotner Associates, Inc.

Last Name*

Architects

Company (if applicable)

Street Address

9 S 3rd St.

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

The construction of a 2 story home of approximately 2000s.f. While similar in organization to contiguous home, plan modifications have been made to address corner vs. interior peonia as well as existing tree canopy, access to garage, etc. Character of the homes vary considerably in terms of roof, fenestration, porch(s) and detail in a manner consistent with turn of the century stick style predominant within the historic districts. Color palette will also vary.

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

Design Vision Statement*

The goal is to create complimentary contiguous homes contributing positivity to the fabric of Old Town. Style architecturally is a simple "stick" similar to the majority of our historic structures. Porches play a major role as do connecting elements. Materials and details are sympathetic to those found in our historic districts.

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
Hardie	Horizontal lap	Sage (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma-Tru	Fiberglass exterior Include FL Product Approval # for Windows and Doors	White (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
JeldWen	Premium Atlantic Single hung Include FL Product Approval # for Windows and Doors	White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	Asphalt/fiberglass	Charcoal grey (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie	Smooth	Cream (Name/Number)

FOUNDATION

Manufacturer**Product Description**

Stucco

Color

Natural grey

(Name/Number)

SHUTTERS**Manufacturer**

Job-built

Product Description

Plank

Color

Dark bronze

(Name/Number)

PORCH/DECK**Manufacturer**

P.T. pine

Product Description

Natural

Color

Natural

(Name/Number)

FENCING**Manufacturer**

P.T. pine

Product Description

Picket

Color

Cream

(Name/Number)

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

Coquina

Color

Natural

(Name/Number)

SIGNAGE**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

OTHER**Manufacturer**

P.T. pine

Product Description

Guardrails

Color

Cream

(Name/Number)

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

Upload 1Warranty Deed -
Someruelus-Artisan.pdf**Upload 2**

Tree survey.pdf

Upload 3Study 1 Interior unit
elevation001.pdf**Upload 4**Study 1 Interior unit
floor001.pdf**Upload 5**

Study 1 - Level II001.pdf

Upload 6

Composite Elevation.pdf

Upload 7

Composite Plan.pdf

Upload 8

Onwers Authorization.pdf

Certification*



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



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

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

Applicant First Name*

Cotner Associates, Inc.

Applicant Last Name*

Architects

Today's Date*

4/29/2021



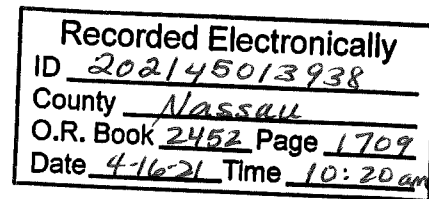
DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

Prepared By/Record and Return To:
Chris R. Strohmenger, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Consideration: \$262,500.00



WARRANTY DEED

THIS WARRANTY DEED made this 15 day of April, 2021, by **THOMAS E. WHITE** and **REBECCA WHITE**, husband and wife (collectively, the "Grantor"), whose mailing address for notice purposes is 1636 Ocean Forest Drive, Fernandina Beach, Florida 32034, and **ARTISAN HOMES LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 9995 Gate Parkway N, Suite 400, Jacksonville, Florida 32246 (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in Nassau County, State of Florida:

See Exhibit "A" attached hereto
and by this reference made a part hereof.

Property Appraiser's Parcel ID Number: 00-00-31-1580-0011-0080
00-00-31-1580-0011-0110

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Covenants, restrictions and public utility easements of record, reference to which shall not operate to reimpose same; and
3. Existing zoning and governmental regulations.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Cathy Garry
Print Name: CATHY GARRY

Christy Anderson
Print Name: Christy Anderson

Thomas E White
THOMAS E. WHITE

Rebecca E. White
REBECCA WHITE

(Witnesses as to both signatures)

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of April, 2021, by Thomas E. White and Rebecca White, who [CHECK ONE] ☐ are personally known to me or ☒ have produced valid driver's licenses as identification.

Rosemarie T. Evatt
Print Name: ROSEMARIE T. EVATT
Notary Public, State and County Aforesaid
My Commission Expires: 04-28-2021
Commission Number: #GG060297

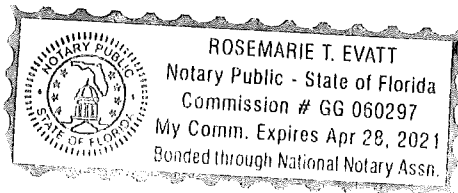


EXHIBIT "A"

LOTS EIGHT (8), ELEVEN (11) AND TWELVE (12), BLOCK ELEVEN (11) OF OLD TOWN, A PART OF THE CITY OF FERNANDINA (NOW FERNANDINA BEACH) FLORIDA, IN NASSAU COUNTY, FLORIDA.

Prepared By/Record and Return To:
Chris R. Strohmenger, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Consideration: \$262,500.00

WARRANTY DEED

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WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in Nassau County, State of Florida:

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and by this reference made a part hereof.

Property Appraiser's Parcel ID Number: 00-00-31-1580-0011-0080
00-00-31-1580-0011-0110

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

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2. Covenants, restrictions and public utility easements of record, reference to which shall not operate to reimpose same; and
3. Existing zoning and governmental regulations.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Tim Ritch, manager of Artisan Homes, LLC
(print name of property owner(s))

hereby authorize: Cotner Associates, Inc. Architects
(print name of agent)

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

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

[Signature]
(Signature of owner)

(Signature of owner)

Tim Ritch, Manager Artisan Homes, LLC
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

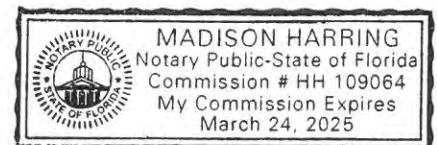
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26th day of April, 2021, by TIM RITCH.

Madison Harring
Notary Public

Madison Harring
Printed Name

3/24/25
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____



MAP SHOWING SURVEY OF

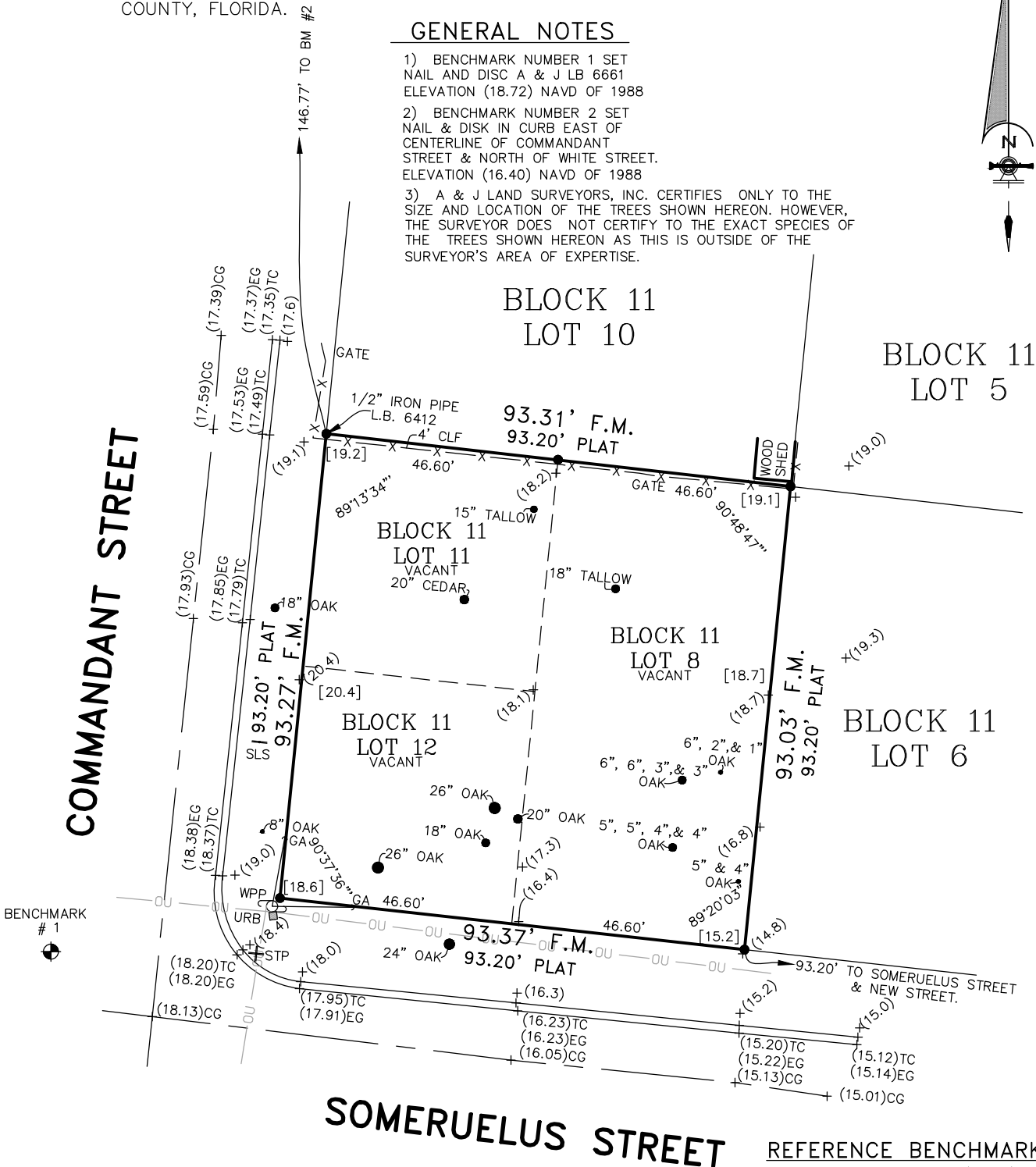
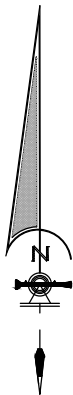
LEGAL DESCRIPTION PROVIDED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: JANUARY 29, 2021 @ 8:00 A.M.
FILE NUMBER: 2080-5198929

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF NASSAU, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOTS EIGHT(8), ELEVEN (11), AND TWELVE (12), BLOCK ELEVEN (11) OF OLD TOWN, A PART OF THE CITY OF FERNANDINA (NOW FERNANDINA BEACH), FLORIDA, IN NASSAU COUNTY, FLORIDA.

GENERAL NOTES

- 1) BENCHMARK NUMBER 1 SET NAIL AND DISC A & J LB 6661 ELEVATION (18.72) NAVD OF 1988
- 2) BENCHMARK NUMBER 2 SET NAIL & DISK IN CURB EAST OF CENTERLINE OF COMMANDANT STREET & NORTH OF WHITE STREET. ELEVATION (16.40) NAVD OF 1988
- 3) A & J LAND SURVEYORS, INC. CERTIFIES ONLY TO THE SIZE AND LOCATION OF THE TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF THE TREES SHOWN HEREON AS THIS IS OUTSIDE OF THE SURVEYOR'S AREA OF EXPERTISE.



- (SIZE" TYPE)
- DENOTES TREE LOCATION AND SIZE
- + (20.4) DENOTES GROUND ELEVATION
- [20.5] DENOTES PROPOSED ELEVATIONS.

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY (N.G.S.) BM DESIGNATION - NAS 14
ELEVATION = 24.87 (NAVD 88) BM IS LOCATED AT THE SOUTHEAST CORNER OF EGANS CREEK BRIDGE ON NORTH 14TH STREET, FERNANDINA BEACH, FLORIDA. 15.0' FEET SOUTHEAST OF THE CENTERLINE OF NORTH 14TH STREET, 3.3' FEET SOUTHEAST OF THE BRIDGE CURB, AND 1.6' FEET WEST OF THE EAST EDGE OF THE WING WALL. FOUND DISK STAMPED NAS 14.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES:

1. THE INTERNAL ANGLES ARE BASED ON RECOVERED MONUMENTATION.
2. THIS IS A BOUNDARY, TOPOGRAPHICAL, AND TREE LOCATION SURVEY OF THE LANDS DESCRIBED HEREON.
3. ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).
4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIES WITHIN ZONES: "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120172 0229 G ; MAP REVISED DATE: 08/02/2017, MAP NUMBER 12089C0229G.
5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET (AS NOTED)
- DENOTES IRON PIPE FOUND NO IDENTIFICATION(UNLESS NOTED)
- x DENOTES CROSS CUT

DATE FEBRUARY 11, 2021
SCALE 1" = 30'
JOB NO. 51765
F. BOOK(S) 589
PAGE(S) 14
COMPUTER 51765-SOMERUELUS ST.DWG
FILE NAME (JEFF ON SERVER)

A & J LAND SURVEYORS, INC.

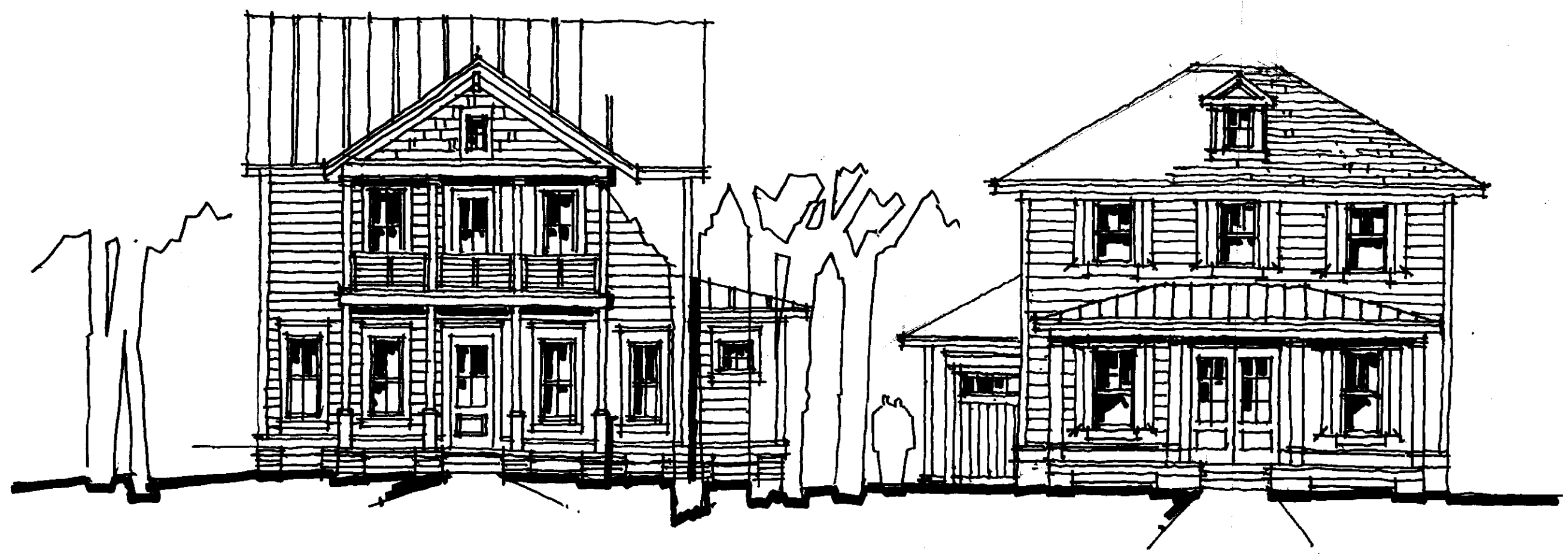
CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207

OFFICE: (904) 346-1733
FAX: (904) 346-1736

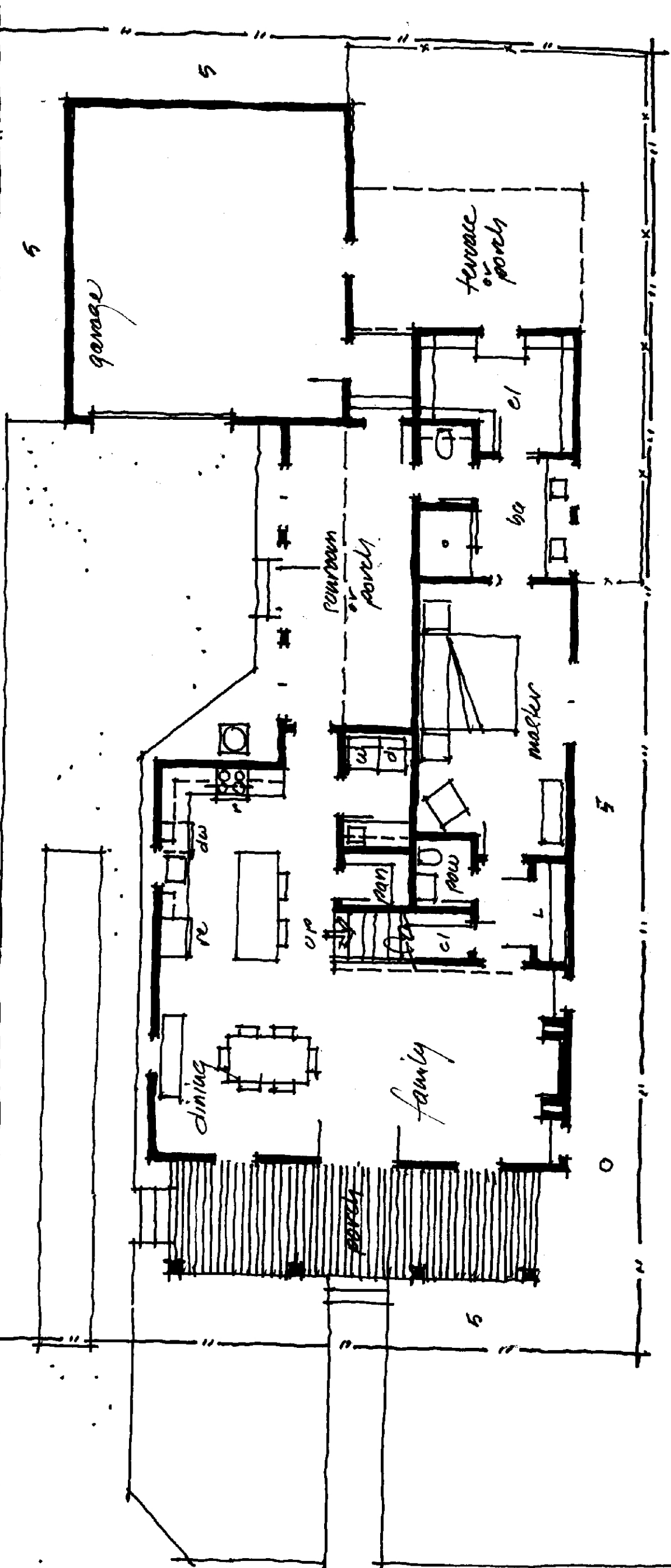
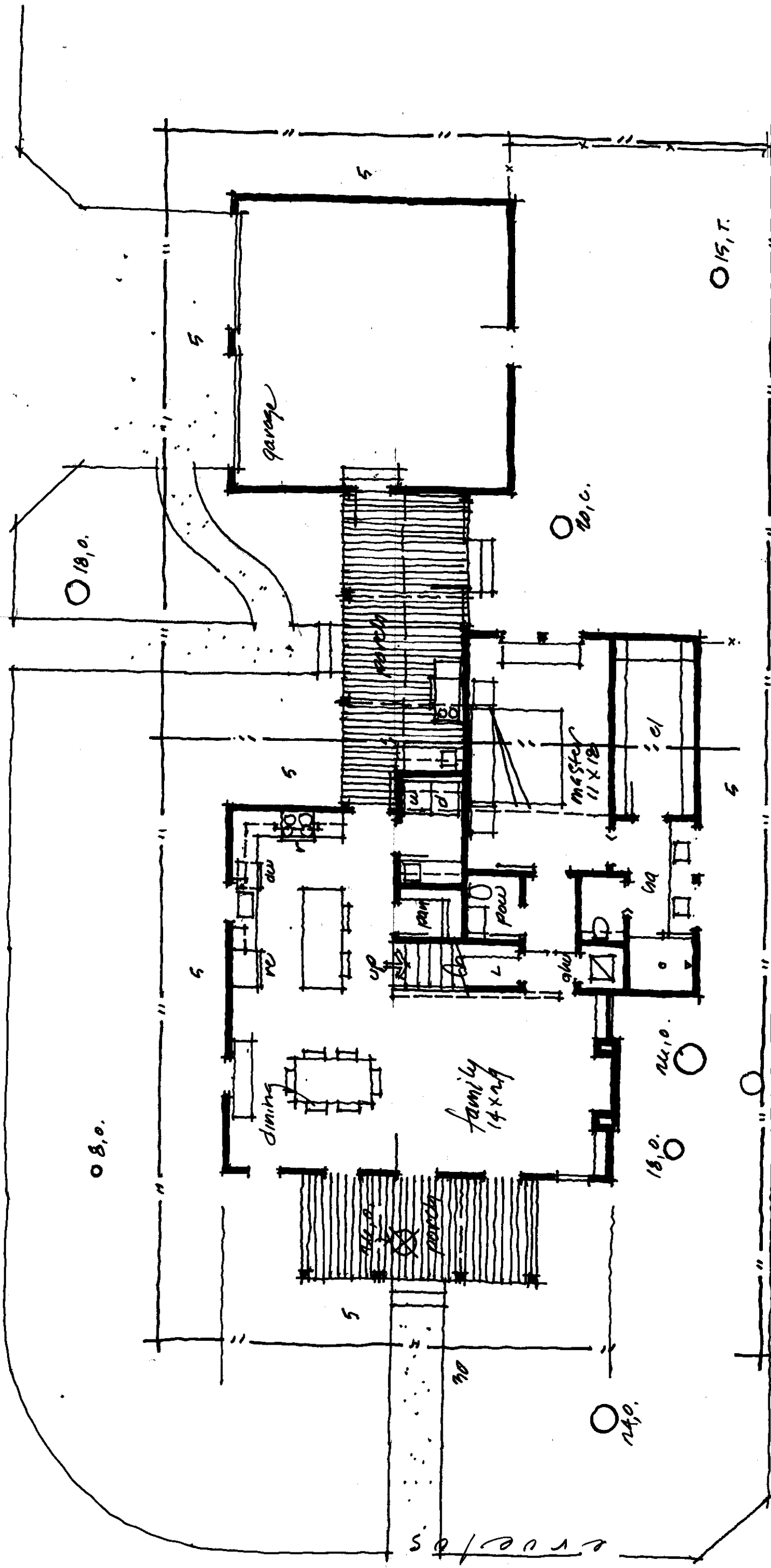

JONATHON B. BOWAN, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 4600

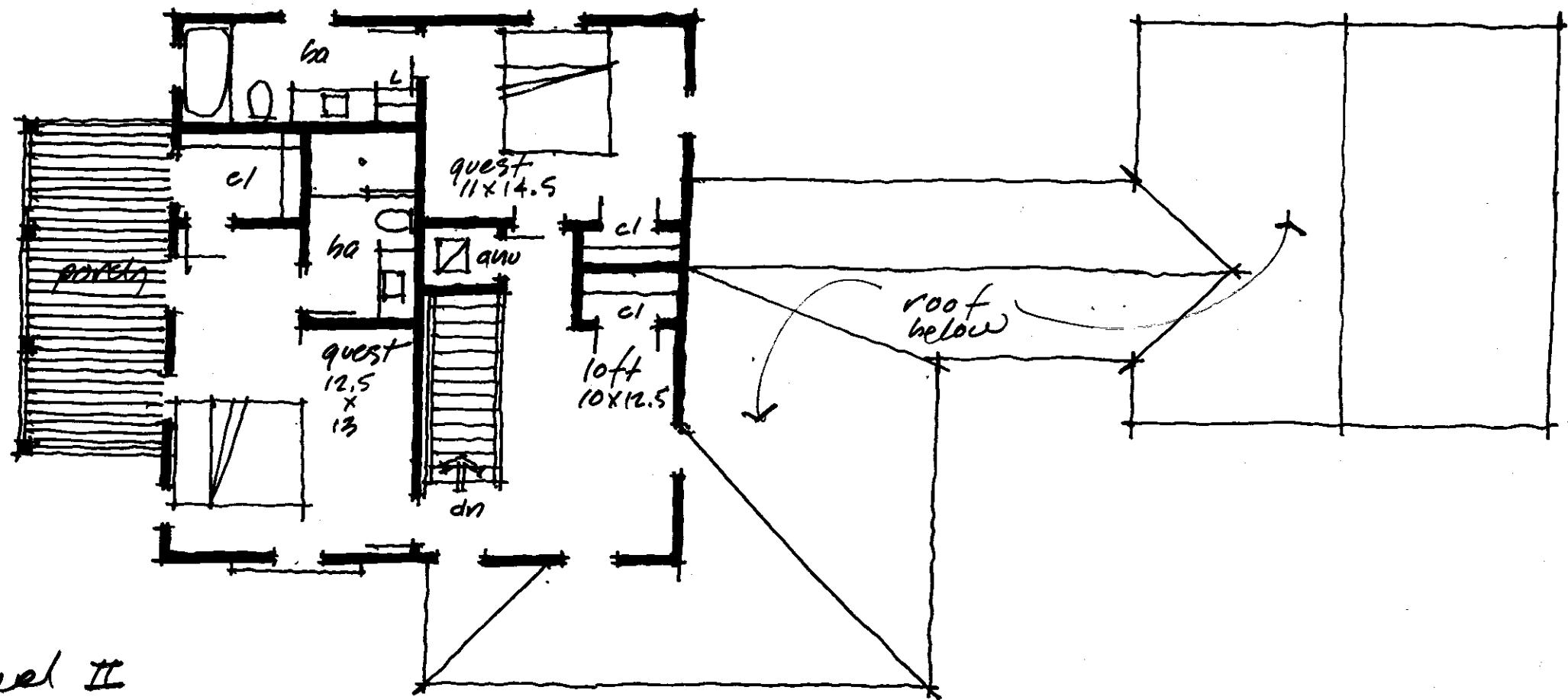
ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	TC	TOP OF CURB
P.O.B.	POINT OF BEGINNING	EG	EDGE OF GRAVEL
P.O.R.	POINT OF REFERENCE	CG	CENTERLINE GRAVEL
P.C.	POINT OF CURVATURE	STP	STOP SIGN
P.T.	POINT OF TANGENCY	SLS	SPEED LIMIT SIGN
URB	UTILITY RISER BOX	WPP	WOOD POWER POLE
PG.	PAGE	GA	GUY ANCHOR
O.R.B.	OFFICIAL RECORDS BOOK	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
OU	OVERHEAD UTILITY LINES	CH.=	CHORD BEARING & DISTANCE EQUALS
F.B.	FIELD BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
NO.	NUMBER	I.P.	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE



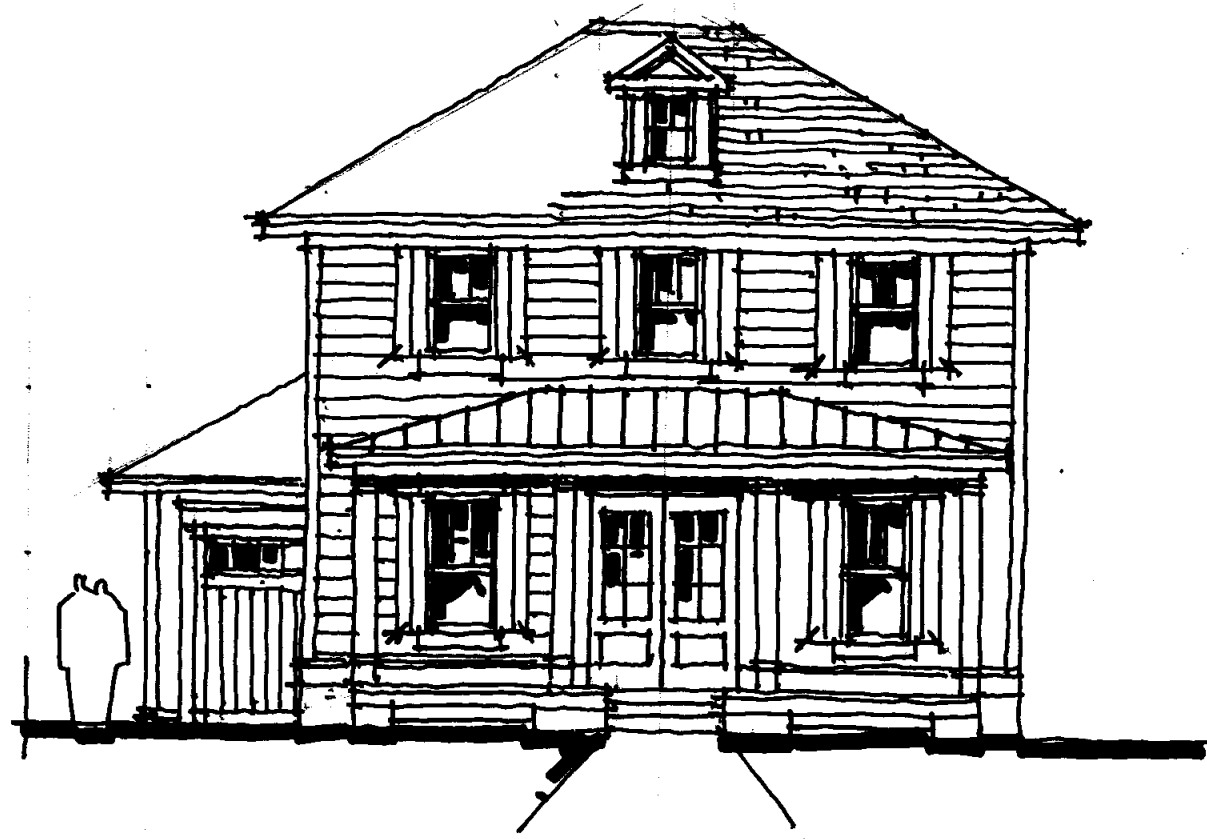
commandant



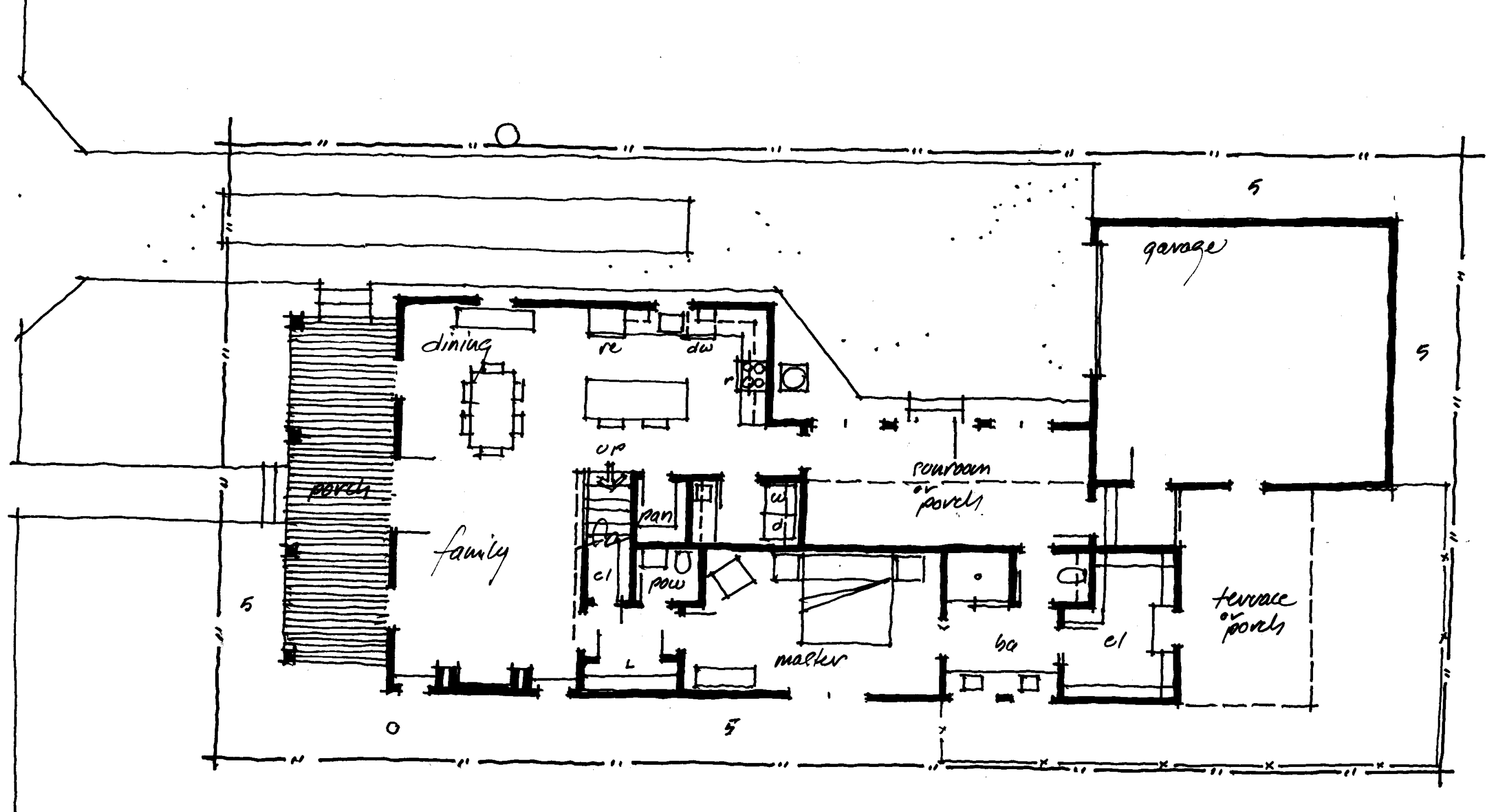


Level II

Somerville / Commandant
 Old Town - Hernandez Tech.
 for
 Artisan Homes
 Study 1 4.9.21 corner assoc. inc.



Somerville - Old Town
for
Artisan Homes
Study 1 4.21.21
cultural assoc. inc.



Somerville - Old Town
 for
 Artisan Homes
 study 1 4.21.21
 owner acc. in. n

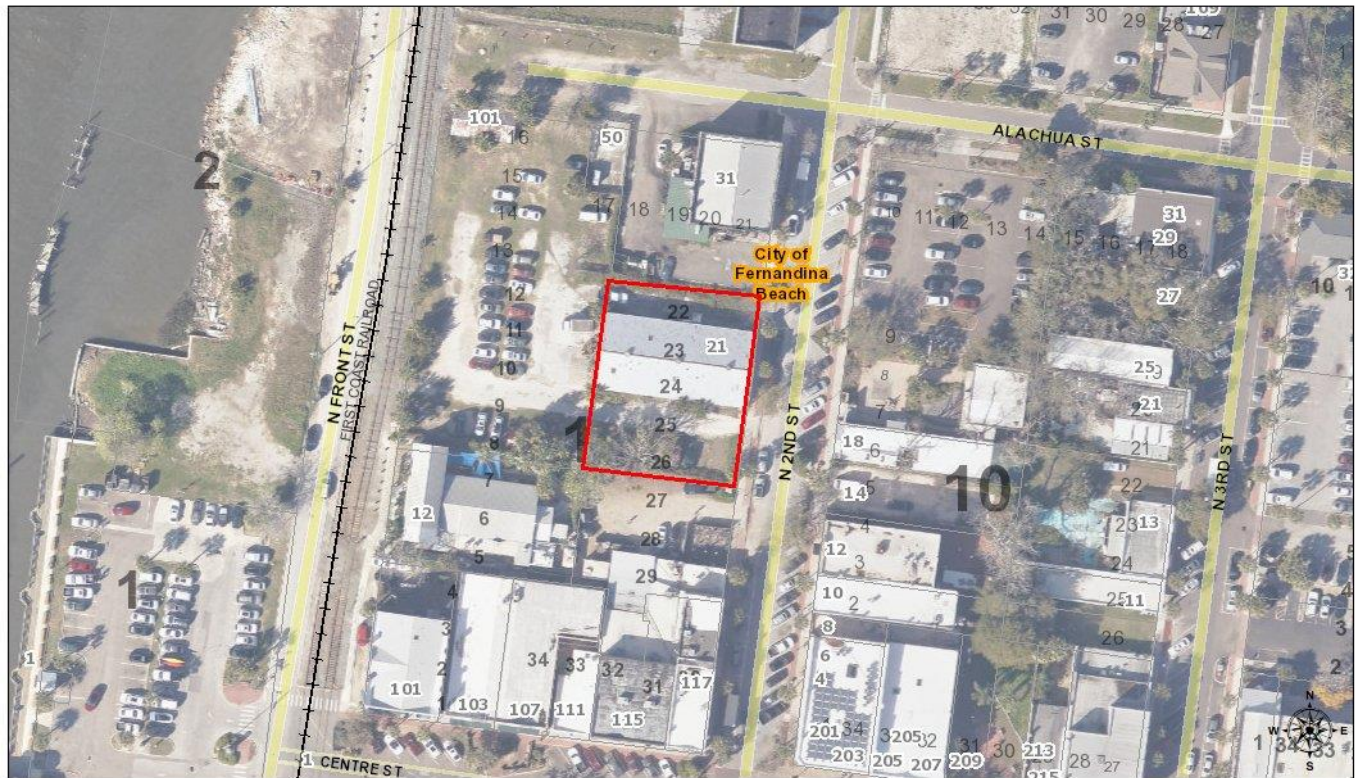


HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2021-0014** **JUNE 17, 2021**

Owner/Applicant:	Miranda Architects, agent for Downtown Crab LLC, owner
Property Address:	21 N. 2 nd Street
Parcel ID #	00-00-31-1800-0001-0080
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Office
FL Master Site File #	8NA01185
Year Built:	1930 (FMSF & NCPA)
Contributing Status:	Non-Contributing because it falls outside downtown period of significance (1850-1927)
Requested action:	Conceptual Certificate of Approval to construct a 2 unit and 3 unit residential townhome.

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

21 N 2nd Street



June 9, 2021

911 Address Labels

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2021

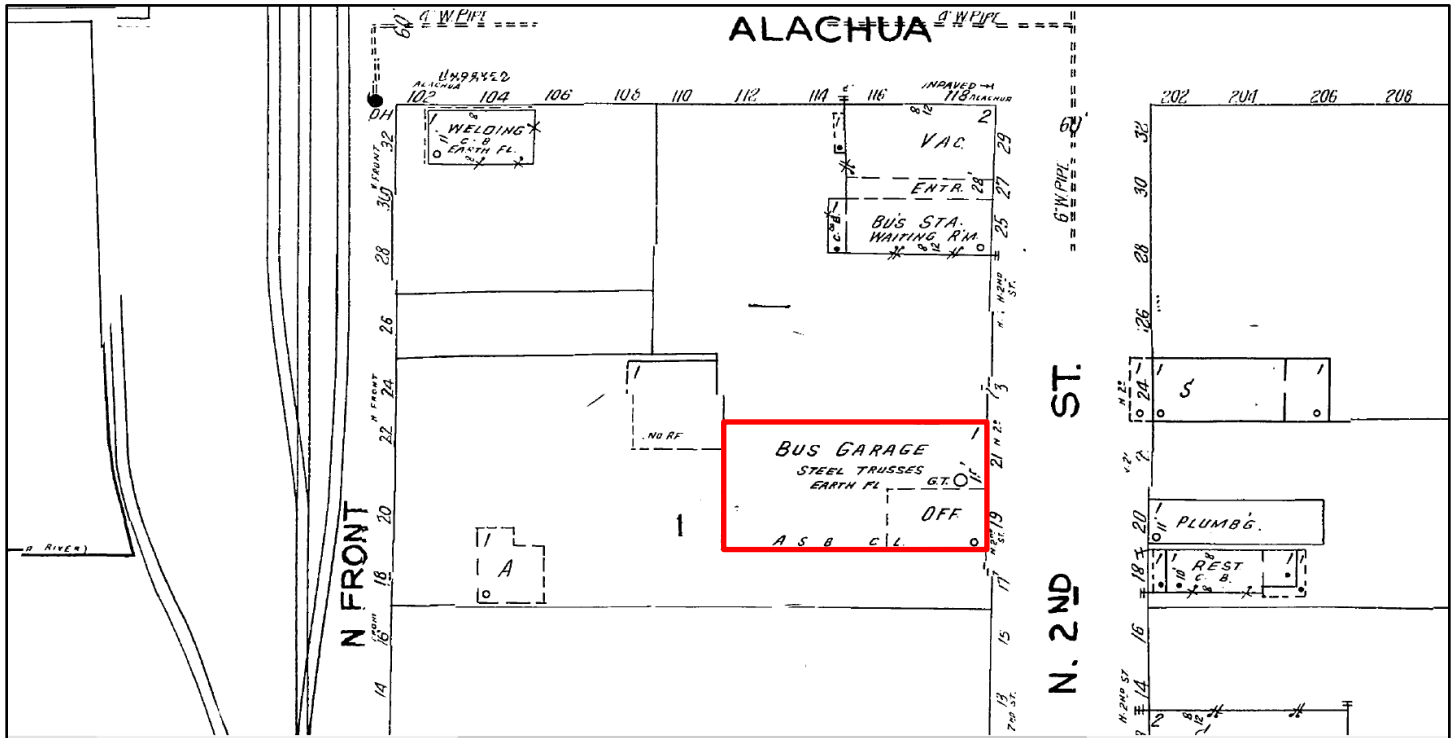
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The subject property falls within both the Fernandina Beach Downtown Historic District and the Waterfront Community Redevelopment Area (East of Front Street Design Area). Per LDC 8.01.02(B), *“Properties within the CRA Overlay which are also located within the downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999, as amended. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.”*



This vernacular commercial structure appears on the 1949 Sanborn Fire Insurance Map as a “bus garage.” It does not appear on the next earliest map, which is 1929. Built by Wayne Frank McKunkin (1890-1973), it served as a transportation hub for his McKunkin Bus and Truck Service, which provided transportation between Jacksonville and Fernandina.





The applicant is seeking conceptual approval to partially demolish the existing structure currently on lots 23 & 24. The proposal would remove the metal clad structure, leaving the masonry façade to be incorporated into an entry wall landscape feature to compliment 5 new residential townhomes. The project utilizes the five underlying platted lots of record (lots 22-26 block 1).

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

[DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES](#)

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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☒	☐	☐
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☐	☐	☒
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☒	☐	☐

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

ANALYSIS:

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

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2021-0014

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-0014 with or without conditions;

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

That HDC case 2021-0014, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-0014 Application & Backup Materials
EXHIBIT 2 Plans & Elevations
EXHIBIT 3 FL Master Site File 8NA01225

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7283

Date Submitted: 5/5/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

4/15/2021

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*

21 North 2nd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0001-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Downtown Crab LLC

Last Name*

Tom Flannery

Mailing Address*

960194 Gateway Blvd. #101

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9042614586

E-mail Address*

jmiranda@mirandaarchitects.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*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

Construction of a new 2 unit and 3 unit residential townhomes. Renovation and additions to existing ca. 1938 McJunkin Station brick facade for use as entry gate portal to site.

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

Design Vision Statement*

New construction influenced by historic downtown architectural context with modern elements. Brick-clad 1st and 2nd floors, stucco-clad 3rd floor and, fiber-cement wood siding at 4th floor pavilion recessed from front elevation. Low sloped metal roofing tucked behind parapet gable end. Proposed renovation of historic McJunkin Station brick facade to serve as entry portal to site.

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
	brick, stucco and fiber cement siding	(Name/Number)

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
	2 over 1 windows Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
	metal roofing	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	hardie trim	(Name/Number)

FOUNDATION

Manufacturer	Product Description
	enclosed foundation wall at garage level w/ flood vents

Color		
(Name/Number)		
SHUTTERS		
Manufacturer	Product Description	Color
	fiberglass paneled shutters	
		(Name/Number)
PORCH/DECK		
Manufacturer	Product Description	Color
		(Name/Number)
FENCING		
Manufacturer	Product Description	Color
		(Name/Number)
DRIVEWAYS/SIDEWALKS		
Manufacturer	Product Description	Color
	pavers	
		(Name/Number)
SIGNAGE		
Manufacturer	Product Description	Color
		(Name/Number)
OTHER		
Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
N 2nd St Townhomes Ownership.pdf	N 2nd St Townhomes HDC Owner Authorization Form.pdf	Site Boundary Survey - 17933-ALTA.pdf	N 2ND ST TOWNHOMES CONCEPT BUNDLE 3 MAY 21.pdf

Upload 5

P1 N 2ND ST
TOWNHOMES
CONCEPT SITE PLAN
3 MAY 21 COLOR.pdf

Upload 6

Choose File

No file selected

Upload 7

Choose File

No file selected

Upload 8

Choose File

No file selected

Certification*



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



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

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

Applicant First Name*

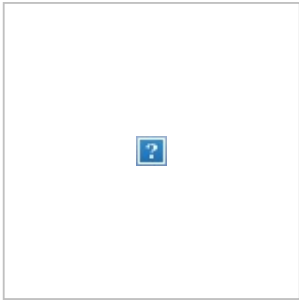
Jose

Applicant Last Name*

Miranda

Today's Date*

5/5/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0001-0080

Owner Name DOWNTOWN CRAB LLC

Mailing Address 960194 GATEWAY BLVD #101

FERNANDINA BEACH, FL 32034

Location Address 21 N FRONT ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Milage 19.5052

Homestead No

Property Usage STORE/OFFI 001200

Deed Acres 0.90

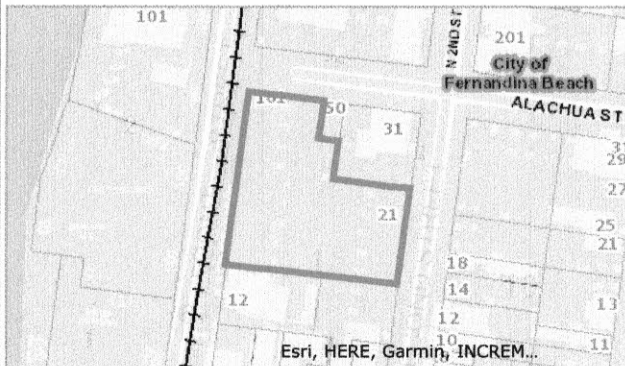
Short Legal BLOCK 1 LOTS 8 THRU 16 & LOTS 22 THRU 26 & THE S'LY 50 FT
OF LOT 17

2020 Final Values

Land Value	\$1,260,000
(+) Improved Value	\$40,049
(=) Market Value	\$1,300,049
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$1,300,049
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$1,300,049
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$1,300,049

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

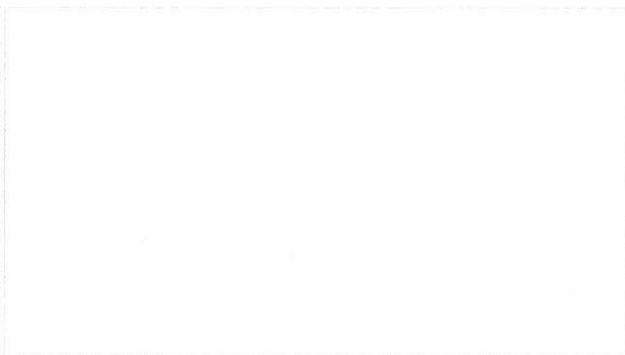
PARCEL MAP



2019 AERIAL MAP

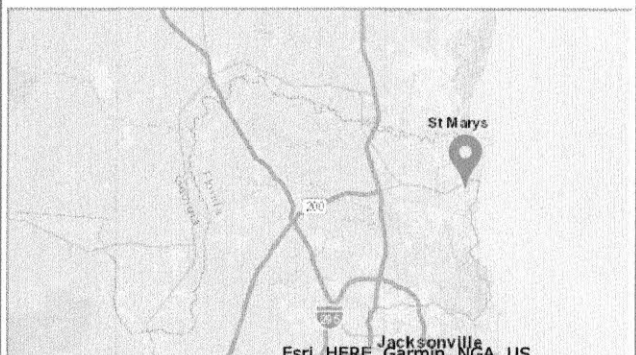


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
WAREH STOR	4950	4950	0	0	PREFIN MET	COMMON BRK	AIR DUCTED	NONE	1930
WAREH STOR	800	800	0	0	CONC BLOCK		NONE	NONE	1946



MISCELLANEOUS INFORMATION



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Thomas Flannery Downtown Crabs, LLC
(print name of property owner(s))

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

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

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

Thomas Flannery
(Signature of owner)

(Signature of owner)

Thomas Flannery
(Print name of owner)

(Print name of owner)

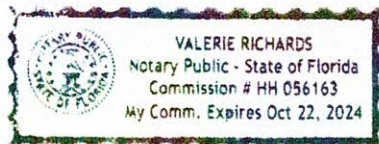
STATE OF FLORIDA
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 5th day
of May, 2021, by Thomas Flannery.

Valerie Richards
Notary Public

Valerie Richards 10/22/24
Printed Name My Commission Expires

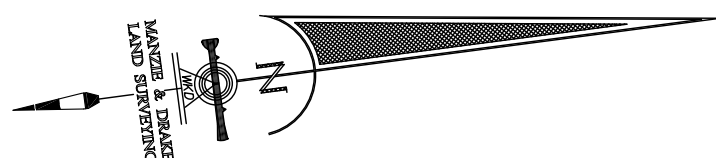
Personally Known _____ OR Produced Identification X ID Produced: X Florida Driver License



MAP OF ALTA/NSPS LAND TITLE SURVEY

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

LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24, 25, 26, AND THE SOUTHERLY 50.0 FEET OF LOT 17, ALL IN BLOCK 1.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

TO: AMELIA HISTORICAL DISTRICT HOTEL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
TISSUE LAW OFFICES, PLLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 01, 2016.

BY: *Michael A. Manzie*
☒ MICHAEL A. MANZIE, P.L.S. 4069
☐ WILLIAM D. PINKSTON, P.S.M. 6793

DATE: JUNE 03, 2016



SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- There may be underground improvements which we are not aware of. Every attempt possible has been made to make this survey as accurate as possible based on above ground indicators as evidence of underground utilities. No subsurface investigation was performed.
- Commitment for Title Insurance issued by First American Title Insurance Company (File no. 2080-3497188, dated May 17, 2016) was referenced during the preparation of this survey.
- Bearings shown hereon are based on an assumed bearing of N07°28'00"E for the easterly right-of-way line of North Front Street. The bearing reference line is indicated as thus (BR).
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- The property shown hereon lies within flood zone "AE-10" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0232 E, Dated 12/12/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- Access to North Front Street from subject property may be impeded or guaranteed by documents recorded in Official Records Book 668, Page 1704 (Ordinance 258) and Deed Book 268, Page 61, of the public records of Nassau County, Florida.

LEGEND

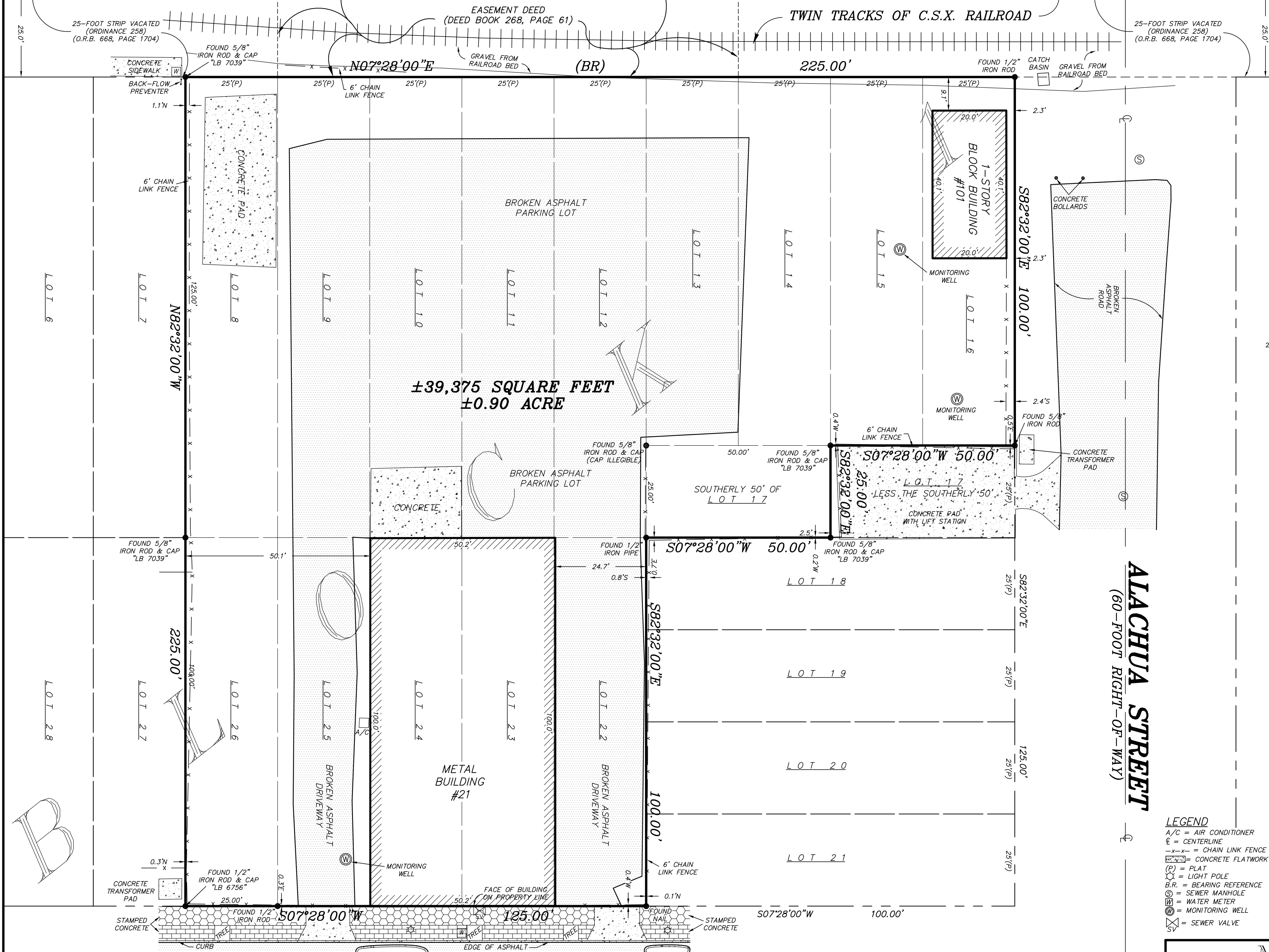
A/C = AIR CONDITIONER
CL = CENTERLINE
CL-X = CHAIN LINK FENCE
CFL = CONCRETE FLATWORK
FL = PLAT
LP = LIGHT POLE
BR = BEARING REFERENCE
SM = SEWER MANHOLE
WM = WATER METER
MW = MONITORING WELL
SV = SEWER VALVE

MANZIE & DRAKE LAND SURVEYING

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

SCALE: 1"=20' JOB NO: 17933 DATE: 6/1/16 CADD: WKD
F.B. NO: X-293 PAGE NO: 15 FIELD CREW: GS FILE NO: B-1035

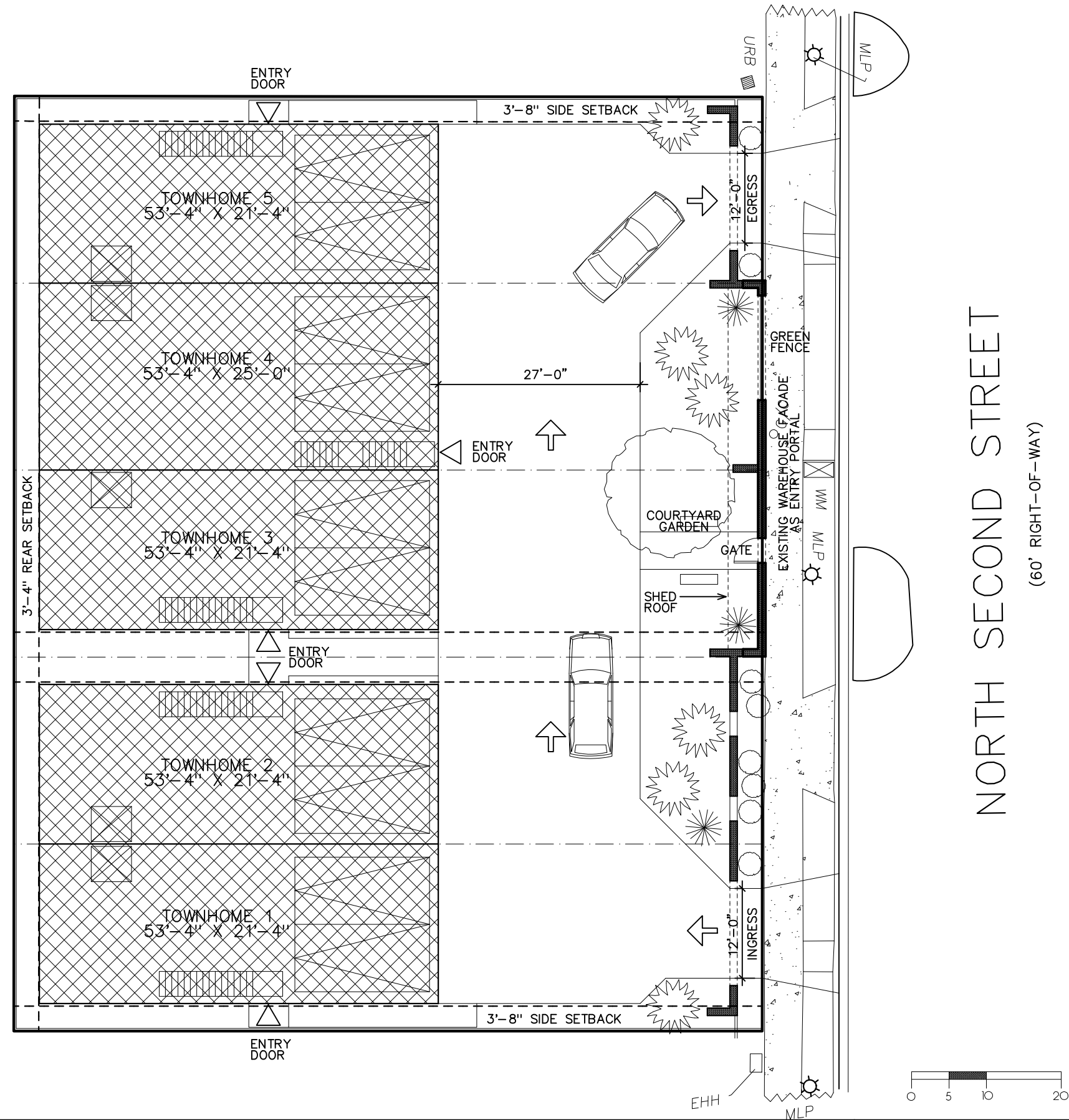
NORTH FRONT STREET (60-FOOT RIGHT-OF-WAY) (SEE NOTE NO. 8)



NORTH SECOND STREET (60-FOOT RIGHT-OF-WAY)



CONCEPTUAL SITE PLAN



1/16"=1'-0"

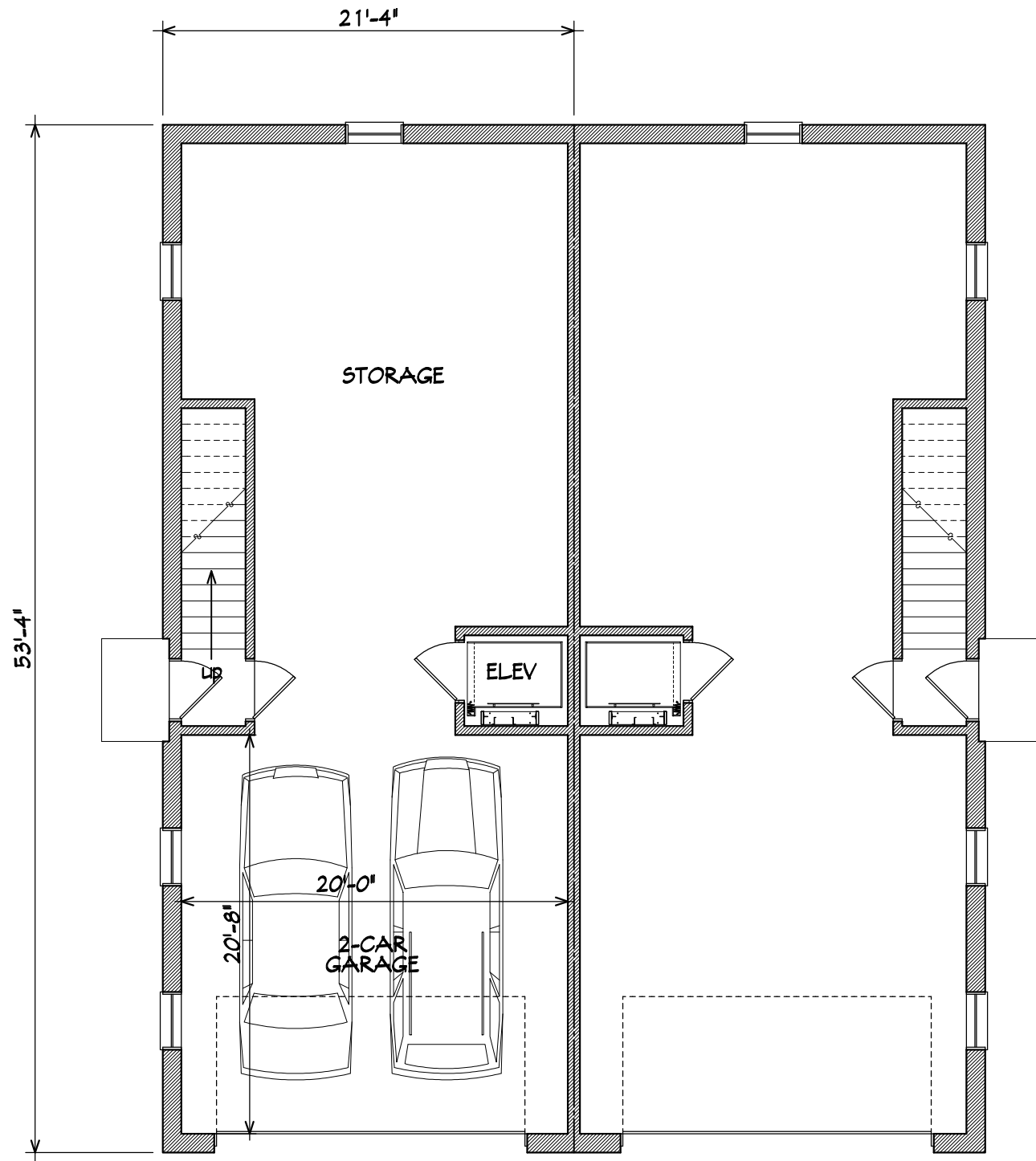
CONCEPTUAL SITE PLAN

05-03-21

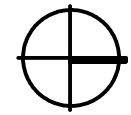
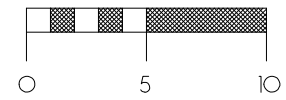
P1

NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4586

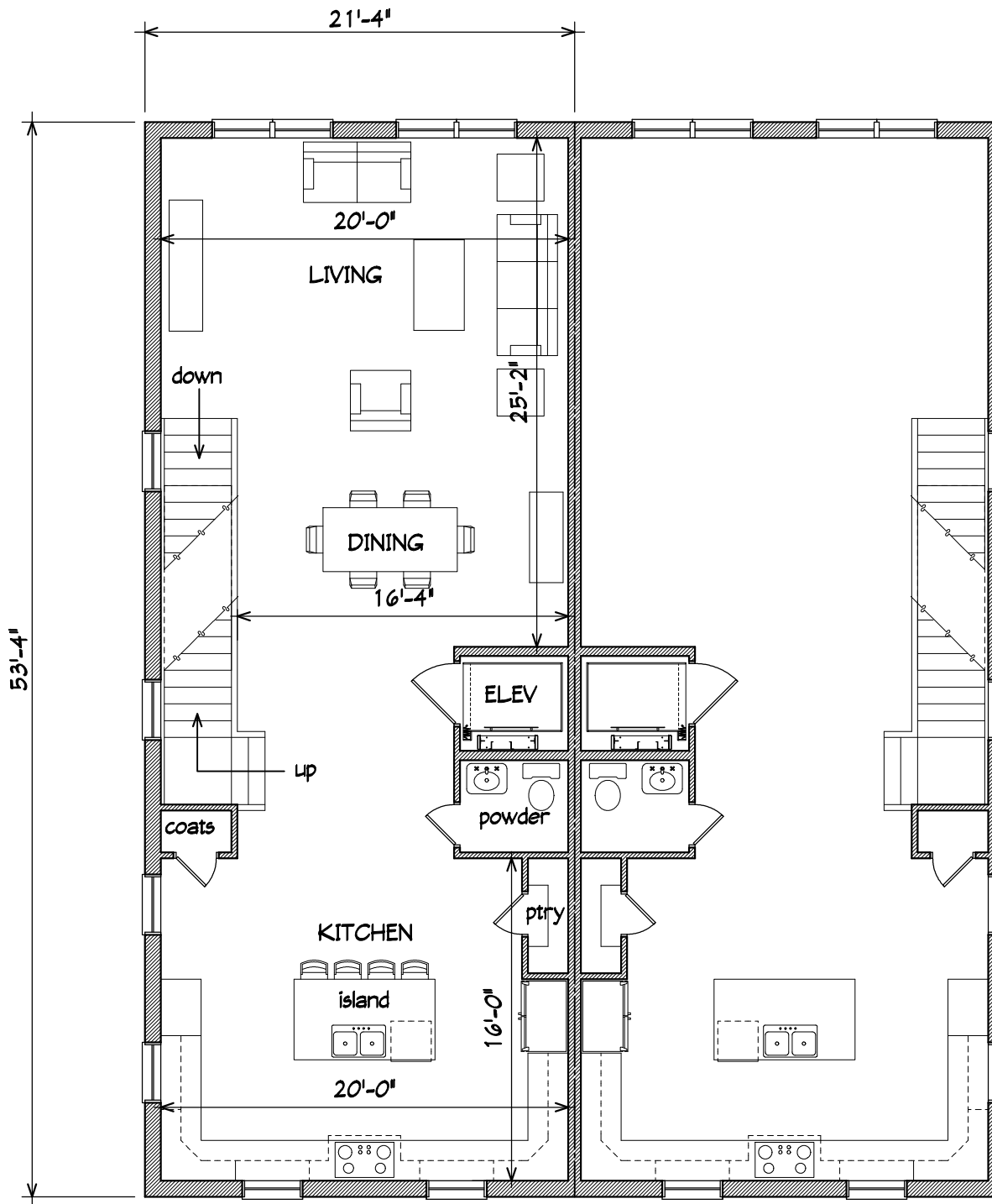


SQUARE FOOTAGE SUMMARY		
	HEATED AREA	UNHEATED AREA
1ST FLOOR	116 SF	1,022 SF
2ND FLOOR	1,138 SF	0 SF
3RD FLOOR	1,138 SF	0 SF
4TH FLOOR	448 SF	210 SF
SUB-TOTAL	2,840 SF	1,232 SF
TOTAL GROSS AREA		4,072 SF

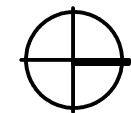
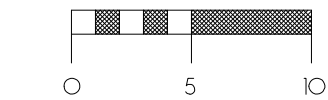


CONCEPTUAL 1ST FLOOR PLAN

1/8"=1'-0"



CONCEPTUAL 2ND FLOOR PLAN

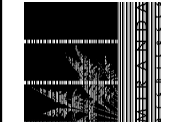


DUPLEX 2ND FLOOR PLAN

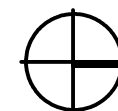
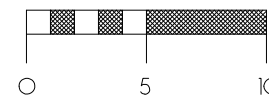
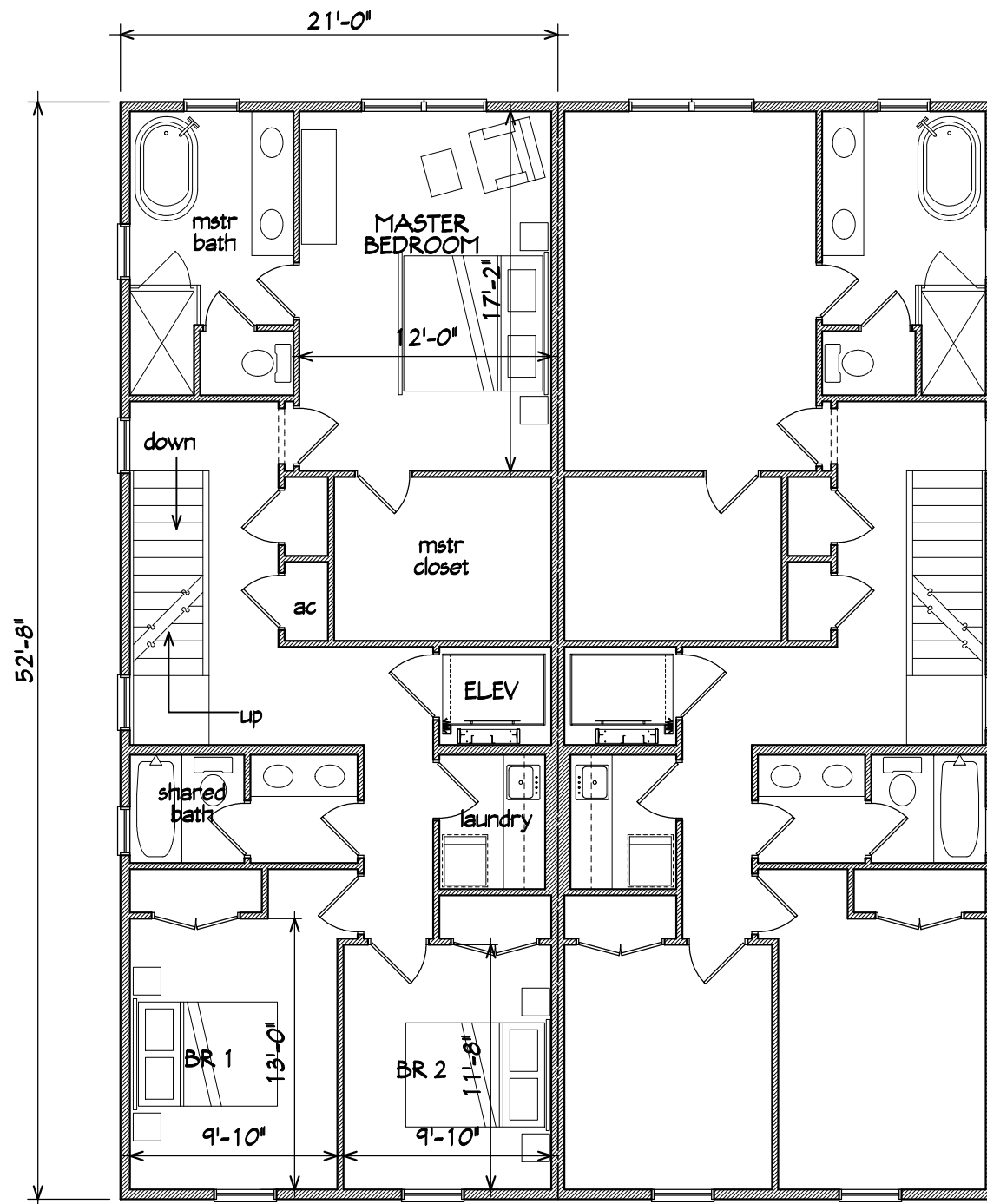
05-03-21

P3

NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034



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904.261.4588 TEL.
FL. REG. ARCHIT.



CONCEPTUAL 3RD FLOOR PLAN

1/8" = 1'-0"

DUPLEX 3RD FLOOR PLAN

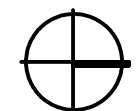
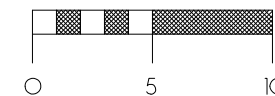
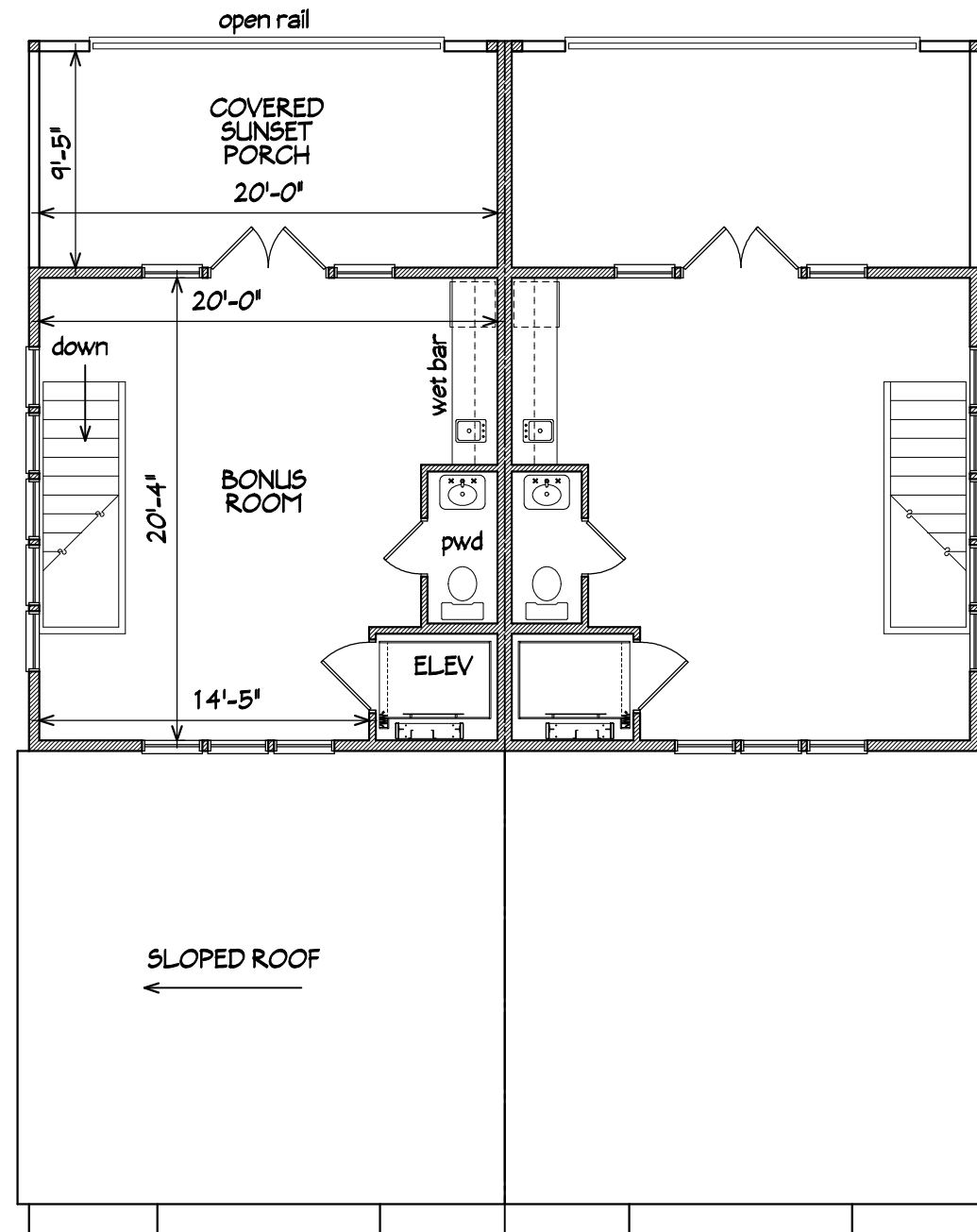
05-03-21

P4

NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034



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FERNANDINA BEACH, FL 32034
904.261.4588 TEL.
FL. REG. ARCHT.



CONCEPTUAL 4TH FLOOR PLAN

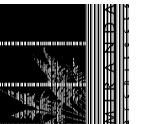
1/8"=1'-0"

DUPLEX 4TH FLOOR PLAN

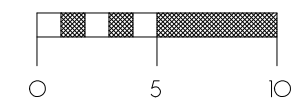
05-03-21

P5

NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034



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FERNANDINA BEACH, FL 32034
904.261.4588 TEL
FL REG. ARCHT



CONCEPTUAL EAST ELEVATION (NORTH 2ND STREET)

1/8"=1'-0"



CONCEPTUAL NORTH ELEVATION

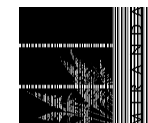
1/8" = 1'-0"

DUPLEX NORTH ELEVATION

05-03-21

P7

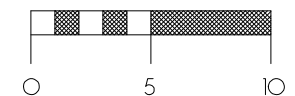
NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034



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ARCHITECTS
300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.201.4586 TEL
FL ARCH 15000000



CONCEPTUAL WEST ELEVATION (AMELIA RIVER)



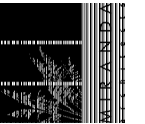
1/8" = 1'-0"

DUPLEX WEST ELEVATION

05-03-21

P8

NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034



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TEL 904.281.4588

REAR PROPERTY LINE

FRONT PROPERTY LINE

LOW SLOPED METAL ROOFING AT PAVILION/BONUS ROOM

HIGH TRANSOM WINDOWS

HARDIE CHANNEL SIDING AT 4TH FLOOR

METAL ROOFING 2 IN 12 SLOPE BEHIND PARAPET END WALL

4TH FLOOR

3RD FLOOR

2ND FLOOR

CFB FLOOD ELEV.
2'-FT ABV. BFE
1'-0" NAVD

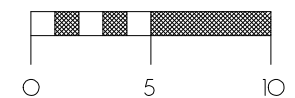
McJUNKIN
STATION
FACADE

NEW ENTRY
WALL
PORTAL

HARDIE CHANNEL SIDING
AT SIDE ENTRY

ACCESS DRIVEWAY

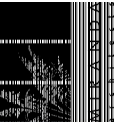
LANDSCAPE
BUFFER



CONCEPTUAL SOUTH ELEVATION

1/8"=1'-0"

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909 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904-261-4586 TEL
FL ARCH. #00000000



NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034

DUPLEX SOUTH ELEVATION

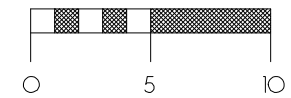
05-03-21

P9

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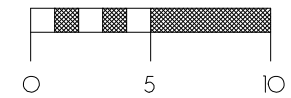
CONCEPTUAL EAST ELEVATION (NORTH 2ND STREET)



1/8"=1'-0"



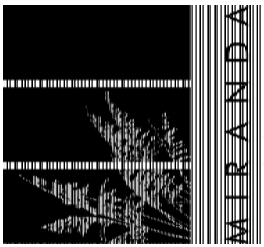
CONCEPTUAL WEST ELEVATION (AMELIA RIVER)



1/8"=1'-0"

21 NORTH 2ND STREET TOWNHOMES CONCEPT PLAN	PROJECT # A210305	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 05-03-21
---	-------------------	-----------------	----------------	------------------

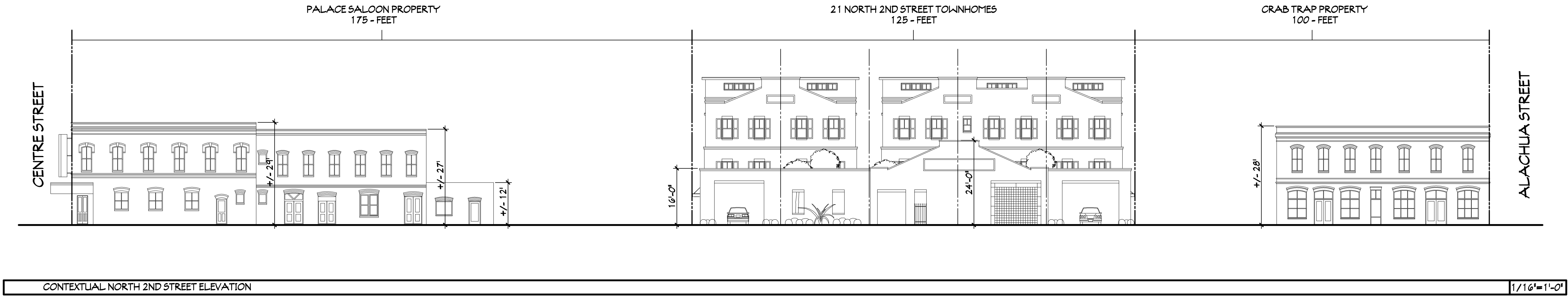
MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.281.4596 TEL
FL REG. NO. 040887



CONCEPTUAL DESIGN FOR THE
NORTH 2ND STREET TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

FIVE UNIT ELEVATIONS	
REVISIONS	DATE

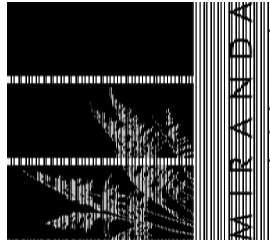
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CONTEXTUAL NORTH 2ND STREET ELEVATION

21 NORTH 2ND STREET TOWNHOMES CONCEPT PLAN
PROJECT # A-210305
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 05-03-21

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL: 904.261.4586 TEL: 904.261.4586

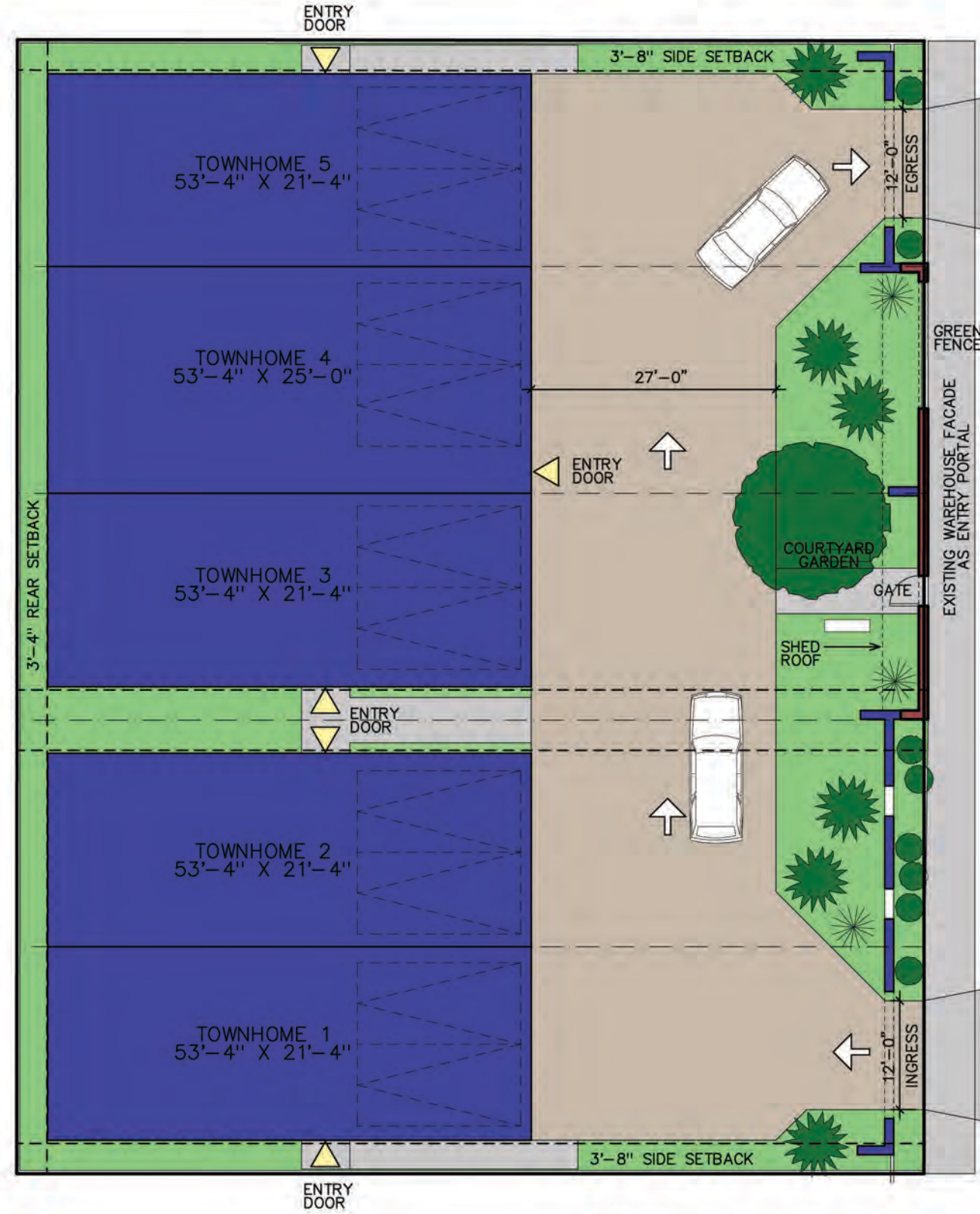


CONCEPTUAL DESIGN FOR THE
NORTH 2ND STREET TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

STREET ELEVATION	
REVISIONS	DATE



CONCEPTUAL SITE PLAN



NORTH SECOND STREET
(60' RIGHT-OF-WAY)

1/16" = 1'-0"

CONCEPTUAL SITE PLAN

05-03-21

P1

NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034

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FERNANDINA BEACH, FL 32034
TEL 904.261.4586
F.L. ARCHITECT







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA01225

Recorder # 79

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) 21 North 2nd 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

21

North

2nd

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

Structural System(s)

>>

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)

>>

Brick

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Sheet metal: corrugated

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01225

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 Fair

Structure Surroundings

Commercial: MOSTly this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1946

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; 1946;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA01225

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: 6/28/2007Form Comments: _____

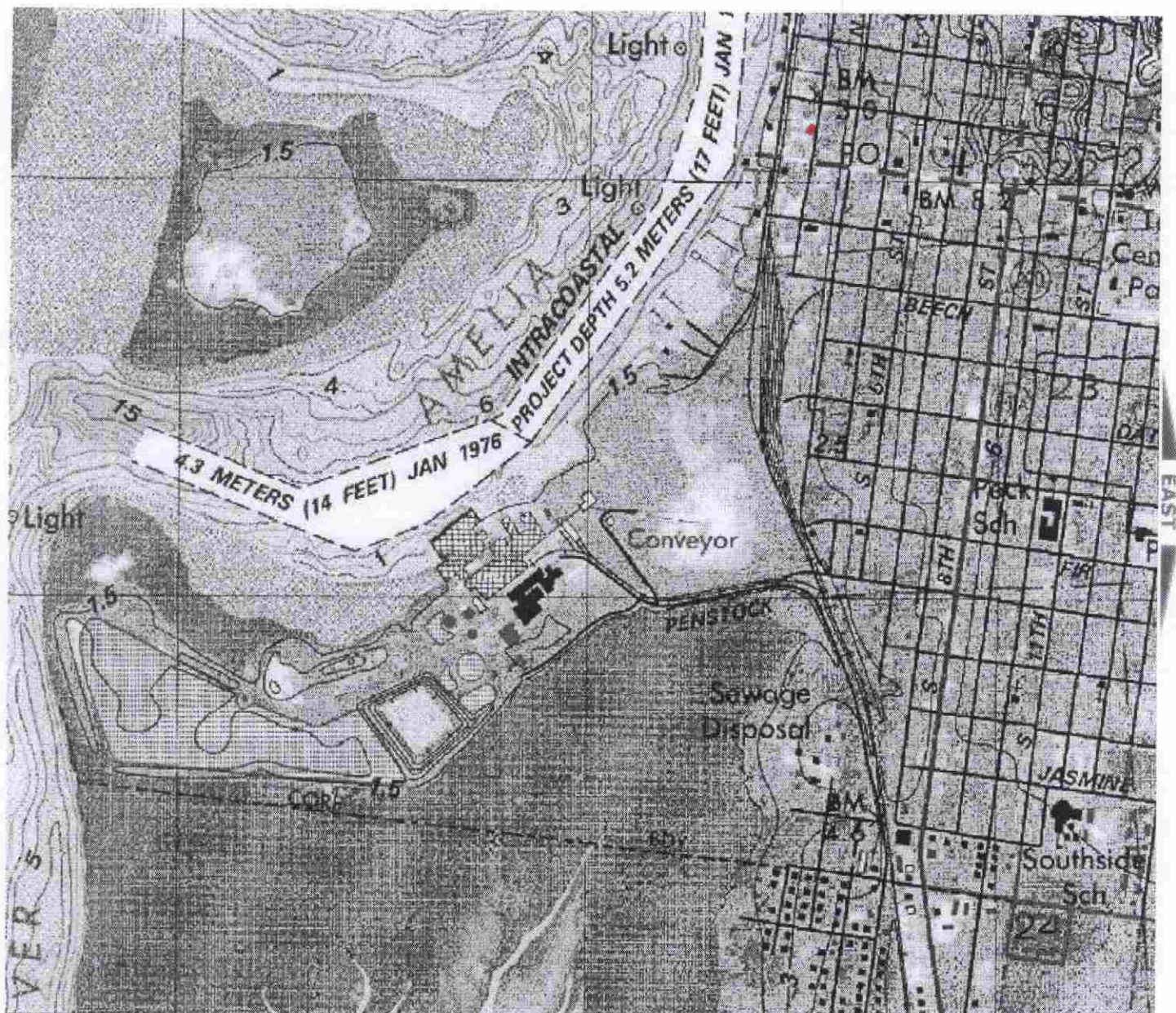
REQUIRED PAPER ATTACHMENTS

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

NA01225-200703

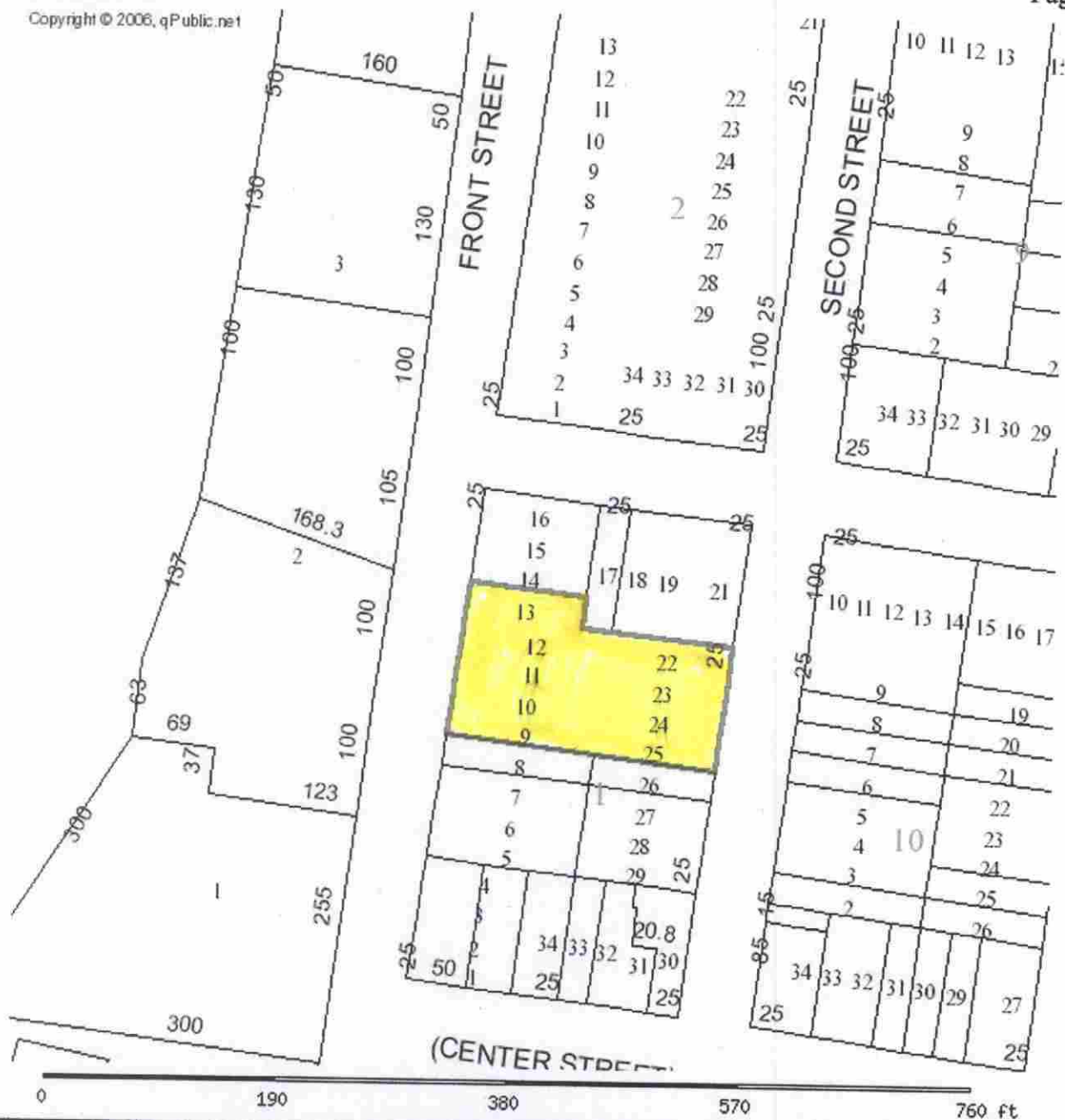
Supplementary Printout

- > **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:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Brick
Concrete block-mold
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:corrugated
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1946;
- > **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)]:**



79

NA 1225



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0001-0090
GIS CALCULATED ACREAGE	0.56
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	GOODSELL RICHARD B
Mailing Address	2970 NEW PACES FERRY ROAD ATLANTA, GA 30339
Situs/Physical Address	21 N 2ND ST
2006 PROPOSED VALUES	
Land Value	697,500
Ag Land Value	0
Building Value	74,647
Misc Value	2,529

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA01225**
 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) 21 N. 2nd 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 21 Direction N Street Name 2nd Street Type Street Suffix Direction _____
 Address: 21 N 2nd
 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 # 00-00-31-1800-0001-0080 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: 1930 ☒ 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 Doors; windows; storefront
 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 Commercial Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Brick 2. Metal 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: corrugated 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Metal mechanical

Distinguishing Architectural Features (exterior or interior ornaments) Brick front facade and arched parapet; transom

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Steel skeleton 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) Modern door w transom

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

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

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

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building is outside the Fernandina Beach Historic District period of significance and has been altered.

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

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

DOCUMENTATION

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

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

1183/89

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

641

1226

90

1115

643

1110

1109

1239

78

644

647

649

651

653

654

1182

N Front St

N 2nd St

Alachua St

Centre St

S 2nd St

S Front St

15 PLE S



GREYFIELD
INN
PARKING





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0015
JUNE 17, 2021

Owner/Applicant:	Ernie Saltmarsh, agent for Hall Investments, Inc., owner
Property Address:	231 N. Front Street
Parcel ID #	00-00-31-1760-0006-0000
Current zoning:	I-W
FLUM land use category:	Industrial Waterfront
Existing uses on the site:	Office
FL Master Site File #	8NA01185
Year Built:	1926 (NCPA) 1926 (FMSF)
Contributing Status:	N/A
Requested action:	Conceptual Certificate of Approval (COA) to relocate an existing waterfront building (231 Front St) to a city-owned parcel on the waterfront TBD.

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



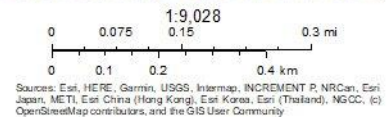
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

Proposed Site of Relocation



June 10, 2021



2021

APPLICABLE GUIDELINES:

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

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

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

ANALYSIS:

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

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

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

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

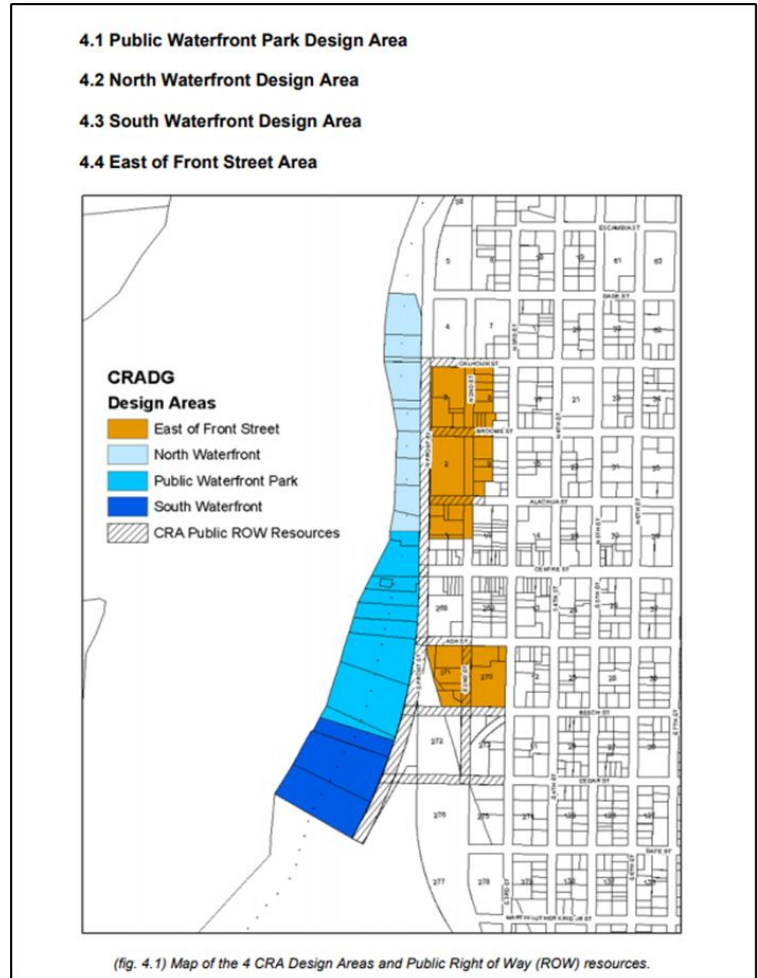
The Industrial Vernacular is characterized by the use of:

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

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

Another consideration when relocating structures with historic significance is that of context. Guidance regarding the criteria for evaluating relocated buildings for nomination to the National Register of Historic Places states that *"moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that they are compatible with the property's significance..."*¹ To relocate the building anywhere other than the waterfront would not only represent a significant loss for the waterfront, but result in the building losing its historical significance. An example to illustrate the importance of context and setting, would be considering moving the Fernandina Train Depot to Central Park. While it would still be an architecturally interesting building, its association with the railroad would be lost, thus losing its historic significance.

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



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

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area (CRA).

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2021-0015 with Conditions:

1. Final site plan be approved at staff level review for relocation. Rehabilitation will be heard by HDC at a future meeting.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-0015 with or without conditions;

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

That HDC case 2021-0015, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area (CRA) to warrant CONCEPTUAL approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-15 Application & Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7285

Date Submitted: 5/5/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Relocation ▼

APPROVAL TYPE*

Board Approval: Conceptual ▼

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes ▼

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

4/30/2021

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*

Waterfront Community Redevelopment Area (CRA) ▼

Site Address*

10 Ash Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1760-0025-003L

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Emie

Last Name*

Saltmarsh

Mailing Address*

1993 Largo Road

City*

Jacksonville

State*

FL

Zip Code*

32207

Telephone Number*

9045453017

E-mail Address*

emiesaltmarsh@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*

Relocation of an existing waterfront building to the Atlantic Seafood parcel. Renovation of the building and addition of outdoor decks and seating areas.

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

Design Vision Statement*

Goal is to restore a waterfront building and highlight the former use, which is a key piece to Fernandina's shrimping industry history.

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*

Emie

Applicant Last Name*

Saltmarsh

Today's Date*

5/5/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE HALL INVESTMENT INC.
(print name of property owner(s))

hereby authorize: ERIN E SALTMAASH
(print name of agent)

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

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

[Signature]
(Signature of owner)

(Signature of owner)

Richard S Hegginsbothen
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of May, 20 21, by Richard Hegginsbothen.

[Signature]
Notary Public

SYLVIE MCCANN
Printed Name

11/12/2024
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐





HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2021-0016** **JUNE 17, 2021**

Owner/Applicant:	Rice Architect LLC, agent for Michael & Susan O'Donnell, owners
Property Address:	214 S. 7 th Street
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home
FL Master Site File #	8NA00106
Year Built:	1889
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to repaint exterior and add porch railings.

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

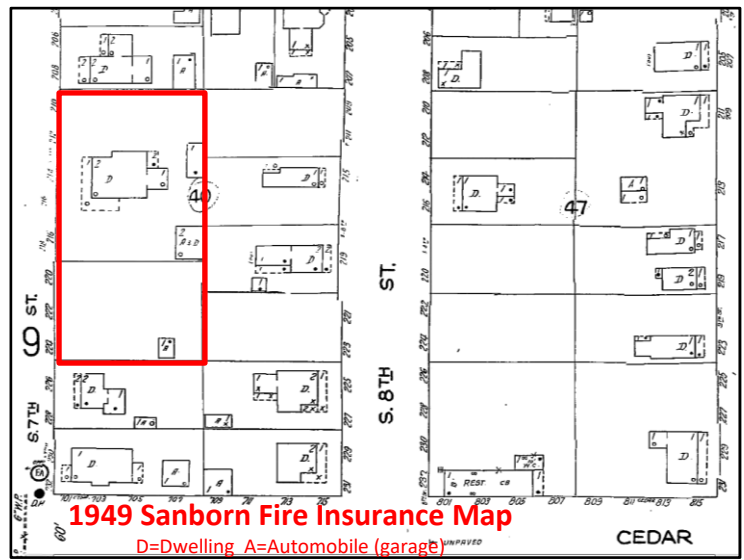
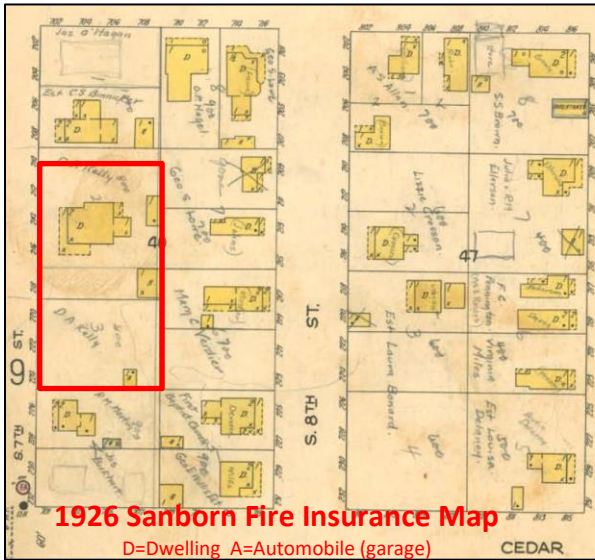




SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The Swann-Kelly House was built in 1889 by Samuel A. Swann as the residence of his son, Donovan Swann. In 1907 it was sold to D.A. Kelly. He and his brother owned and ran a prosperous ship's chandlery at Centre and 2nd. Mr. Kelly, his wife, "Miss Dora", and their sons, Dan and Redmond lived there for many years. The Kelly carriage house was constructed in 1926 as a single-story garage. The 1949 Sanborn maps show a second story added to the structure sometime between the years of 1926 and 1949. Both structures are listed as contributing to the Downtown Historic District.

The original property holdings included adjoining properties to the south and totaled an ownership configuration of 200 by 100. The site contained the original 1889 home and three accessory structures; including the Kelly carriage house. A 65x100 foot parcel of land was divided from the original property holdings sometime after 1949 as a home was constructed at 224 S. 7th Street in 1965. This resulted in the current 135x100 foot parcel of land. At present, the property contains the original 1889 Swann house (214 S. 7th Street) and the Kelly carriage house (216 S. 7th Street).



The applicant is seeking approval for the construction of railings at the existing wrap around front porch and painting of the entire home.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☐	☒	☐
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☐	☐	☒

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

ANALYSIS:

As the home never featured railings at the first-floor porch, adding railings is inconsistent with SOIS # 3 which states... *“changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”*

The proposed change does meet all other SOIS including the ability to be reversible in the future. Given that railings are being sought to enhance the safety and usability of the porch, the board may consider this type of alteration on a case-by-case basis.

The applicant is requesting a 36” high railing, which is inconsistent with historic precedent and the proportions of existing railings on the property. Staff is recommending railings be no taller than 32” to keep with the proportions of historic front porches.

Proposed paint colors

Window Sash – SW6589 Alyssum

Main Body – SW6197 Aloof Gray

Trim - SW70006 Extra White

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-0016 with the following conditions:

1. Railings be no taller than 32” from porch deck to handrail.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-0016 with or without conditions;

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

That HDC case 2021-0016, as presented, **is or is not** substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior’s Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-0019 Application and Backup Materials
EXHIBIT 2 FL Master Site File 8NA00106

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7287

Date Submitted: 5/5/2021

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

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- | | |
|--|---|
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HDC_2021 Meeting Calendar



IMPORTANT NOTES

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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. |

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www.fbfl.us/LDC

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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?*

5/5/2021

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*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0040-0020

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

MARK

Last Name*

AKINS

Mailing Address*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Telephone Number*

5122398262

E-mail Address*

MODONNEL9@ICLOUD.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*

MARK

Last Name*

AKINS

Company (if applicable)

RICE ARCHITECT

Street Address

961687 GATEWAY BLVD SUITE 201H

City

AMELIA ISLAND

State

FL

Zip

32034

Telephone Number

9044910072

E-mail Address

MHAKINS@RICEARCHITECT.COM

Project Description*

new paint add new railing to the existing deck.

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

Design Vision Statement*

n/a

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 00-00-31-1800-0040-0020.pdf	Upload 2 WARRANTY DEED.pdf	Upload 3 PP14 - O'DONNELL .pdf	Upload 4 PP14 - O'DONNELL _HDC .pdf
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*

MARK

Applicant Last Name*

AKINS

Today's Date*

5/5/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 19-201766
Sales Price: \$735,000.00

Parcel No.: 00-00-31-1800-0040-0020

This **WARRANTY DEED**, made the **3rd day of February, 2020**, by **Nancy E. Rossiter, an unmarried person** (whether one or more, the "Grantor"), to **Michael O'Donnell and Susan Buchanan O'Donnell, husband and wife**, whose post office address is 214 South 7th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

All of that certain 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 on the official plat or map of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and re-issued by the Florida Town Improvement Company in 1887 and 1901), as Lot 2 and the North 35 feet of Lot 3, Block 40.

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

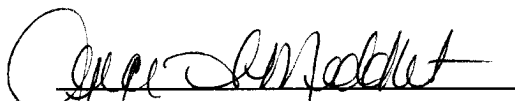
SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

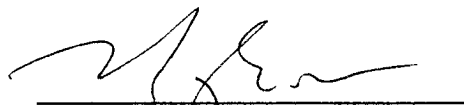
TO HAVE AND TO HOLD the same in fee simple forever.

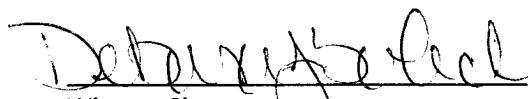
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

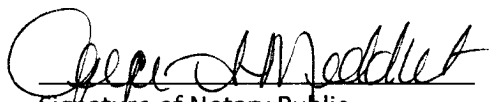

Nancy E. Rossiter

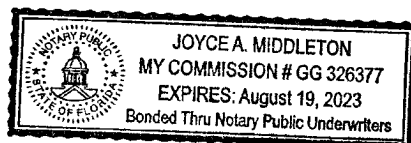

Witness Signature
Printed Name: Debora J. Solich

Address:
214 South 7th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 3 day of February, 2020, by Nancy E. Rossiter.


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



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL drivers license

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

00-00-31-1800-0040-0020

Nassau County 2019 R
CARD 001 of 002
BY MIKEH

PRINTED 7/23/2019 11:25
APPR 7/26/2018 DJX

BUSE	000500	SFR	CUST	AE?	Y	2840	HTD AREA	114.492	INDEX	1005.00	FB	HIST	DISTRIC	PUSE	000800	MULTI-FAMILY
MOD	1	SFR	BATH	1.50		2974	EFF AREA	120.903	E-RATE	120.000	INDX	STR	23- 3N- 28			
EXW	05	AVERAGE	FIXT			359,567	RCN			1889	AYB	MKT	AREA 01		391,906	BLDG
50%	14	WD SHINGLE	BDRM	2		86.12	%GOOD	309,659	B BLDG VAL	1990	EYB	APPR	5		10,545	XFOB
RSTR	08	IRREGULAR	RMS									AC			189,000	LAND
RCVR	03	COMP SHNGL	UNTS									NTCD			0	CLAS
%	.		C-W%									APPR	CD		0	MKTUSE
INTW	06	CUST PANEL	HGHT									CNDO			591,451	JUST
50%	08	DECORATIVE	PMTR									SUBD			591,451	APPR
FLOR	12	HARDWOOD	STYS	2.0								BLK				
%	.		ECON									LOT			177,034	SOHD
HTTP	04	AIR DUCTED	FUNC									MAP#	6C/23S		414,417	ASSD
A/C	03	CENTRAL	SPCD									HX			50,000	EXPT*
QUAL	04	CLASS	DEPR	60								TXDT	002		364,417	COTXBL
FNDN	.		ADDS	.									364,417	CITXBL	364,417	OTTXBL
SIZE	04	IRREGULAR	UD-2	.												
CEIL	.		UD-3	.												
ARCH	.		UD-4	.												
FRME	02	WOOD FRAME	UD-5	.												
KTCH	.		UD-6	.												
WNDO	.		UD-7	.												
CLAS	.		UD-8	02	DIST F											
OCC	.		UD-9	.												
COND	.		%	.												
SUB	A-AREA	%	E-AREA	SUB	VALUE											
BAS93	1669	100	1669	173778												
FOP93	36	30	11	1146												
UOP93	592	20	118	12287												
STR93	52	10	5	520												
FUS93	1171	100	1171	121928												
TOTAL	3520		2974	309659												

EXTRA FEATURES										FIELD CK:											
AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ	UT	PR	SPCD	%	%GOOD	XFOB	VALUE
Y		0825	BRICK	19	10		1		1994	1.00	190.000	SF	6.500			7.799			93.00		1,378
Y		0825	BRICK	20	7		1		1994	1.00	140.000	SF	6.500			7.803			93.00		1,016
Y		0850	PEBBLE WLK				1		1990	1.00	274.000	SF	3.500			4.202			70.00		806
Y		0495	FP-2-DB-GD				1		1910	1.00	3.000	UT	5200.000			6240.000			20.00		3,744
Y		0825	BRICK				1		1994	1.00	56.000	SF	6.500			7.796			93.00		406
Y		0825	BRICK	19	7		1		1998	1.00	133.000	SF	6.500			7.796			95.00		985

LAND	DESC	ZONE	ROAD	{UD1	{UD3	FRONT	DEPTH	FIELD CK:											
AE	CODE	TOPO	UTIL	{UD2	{UD4	BACK	DT	ADJUSTMENTS											
Y	000800	MULTI-FAM	R-2	0003		135	100	1.00	1.00	.80	1.00	135.000	FF	1750.000		1400.00			189,000
B001 - OLD CLAPBOARD & WOOD SHINGLE EXTERIOR WALLS										B001 - 3RD FLOOR ATTIC									
PRCL - 216(BLDG 2) IS GARAGE APT W/SEPARATE METER																			

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

00-00-31-1800-0040-0020

Nassau County 2019 R
CARD 002 of 002
BY MIKEH

PRINTED 7/23/2019 11:25
APPR 7/26/2018 DJX

BUSE	000900	SINGL FAM		AE? Y	732	HTD AREA	109.180	INDEX	1005.00	FB HIST	DISTRIC	PUSE	000800	MULTI-FAMILY				
MOD	1	SFR	BATH	1.00	1178	EFF AREA	89.090	E-RATE	120.000	INDX	STR 23-	3N- 28						
EXW	04	SINGLE SID	FIXT		104,948	RCN			1939	AYB	MKT AREA	01	391,906	BLDG				
	50%	AVERAGE	BDRM	2	78.37	%GOOD	82,247	B BLDG VAL	1980	EYB	AC		10,545	XFOB				
RSTR	03	GABLE/HIP	RMS								APPR 5		189,000	LAND				
RCVR	12	MODULAR MT	UNTS								NTCD		0	CLAS				
	%	.	C-W%						HX AppYr 2014		APPR CD		0	MKTUSE				
INTW	04	PLYWOOD	HGHT								CNDO		591,451	JUST				
	%	.	PMTR								SUBD		591,451	APPR				
FLO	08	SHT VINYL	STYS	2.0							BLK							
	%	.	ECON								LOT		177,034	SOHD				
HTTP	04	AIR DUCTED	FUNC								MAP# 6C/23S		414,417	ASSD				
A/C	03	CENTRAL	SPCD								HX		50,000	EXPT*				
QUAL	03	CLASS	DEPR	60							TXDT 002		364,417	COTXBL				
FNDN	.		ADDS	.								364,417 CITXB	364,417	OTTXBL				
SIZE	03	RECTANGLE	UD-2	.														
CEIL	.		UD-3	.														
ARCH	.		UD-4	.														
FRME	02	WOOD FRAME	UD-5	.														
KTCH	.		UD-6	.														
WNDO	.		UD-7	.														
CLAS	.		UD-8	02 DIST F														
OCC	.		UD-9															
COND	.		%	.														
SUB	A-AREA	%	E-AREA	SUB VALUE														
APT93	732	100	732	51107														
USP93	105	30	32	2234														
HXG93	648	55	356	24856														
HXU93	105	55	58	4050														
TOTAL	1590		1178	82247														
AE BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ	UT PR	SPCD %	%GOOD	XFOB	VALUE
Y	0825	BRICK	18	16		1		1998	1.00	288.000	SF	6.500		7.800		95.00		2,134
Y	0100	BAR-B-Q				1		1998	1.50	1.000	UT	200.000		361.905		21.00		76

214 S 7TH ST FERNANDINA BEACH 32034

C.O.F.B. HISTORIC SUBMITTAL ODONNELL RESIDENCE

PROPOSED WORK SUMMARY:

1. PAINT PRIMARY RESIDENCE AND OUTBUILDING
2. INSTALL A RAILINGS BETWEEN THE PORCH POSTS ON THE PRIMARY RESIDENCE

O'DONNELL HDC

ISSUE DATE: 05/05/2021

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

ARCHITECT

PETITION FOR APPROVAL:
CITY RESIDENTS, MR. & MRS. O'DONNELL, ARE
REQUESTING APPROVAL OF THE PROPOSED
WORK TO ENSURE THE SAFE USE OF THEIR
COVERED FIRST FLOOR PORCH.

WHEREAS:

1. THE EXISTING DECK FLOOR IS (ON AVERAGE) 2 FEET ABOVE ADJACENT GRADE, AND AT TIMES EXCEEDS 29" (THRESHOLD FOR FLORIDA BUILDING CODE REQUIRED RAILINGS ON DECKS)
2. THE HOME WAS BUILT WITH A SLIGHT SLOPE IN THE DECK TOWARD THE YARD. THE OWNERS HAVE MITIGATED AGAINST THIS, HIRING A LICENSED FOUNDATION CONTRACTOR TO RAISE THE PERIMETER OF THE DECK AS FAR AS POSSIBLE WITHOUT CAUSING DAMAGE TO THE ROOF AND WALLS OF THE RESIDENCE ITSELF.
3. THE OWNERS HAVE HAD MULTIPLE DANGEROUS FALLING OR NEAR-FALL INCIDENTS PERSONALLY AND WHILE ENTERTAINING GUESTS DUE TO THE LACK OF A RAILING.
4. THE OWNERS HAVE PHYSICAL LIMITATIONS WHICH MAKE A POTENTIAL FALL MORE HARMFUL
5. MULTIPLE HISTORICALLY SIGNIFICANT RESIDENCES WITHIN THE HISTORIC DISTRICT ARE FITTED WITH RAILINGS IN A SIMILAR FASHION,

INSTALLATION OF THE PROPOSED RAILINGS IS IN HARMONY WITH THE COMMUNITY AND NECESSARY TO ENSURE THE SAFETY OF THE OWNERS AND THEIR GUESTS.

214 S 7TH ST FERNANDINA BEACH 32034

BO.O

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



FRONT ELEVATION SHOWING LOCATION OF NEW RAILINGS AT PERIMETER OF EXISTING PORCH



SIDE ELEVATION SHOWING LOCATION OF NEW RAILINGS AT PERIMETER OF EXISTING PORCH

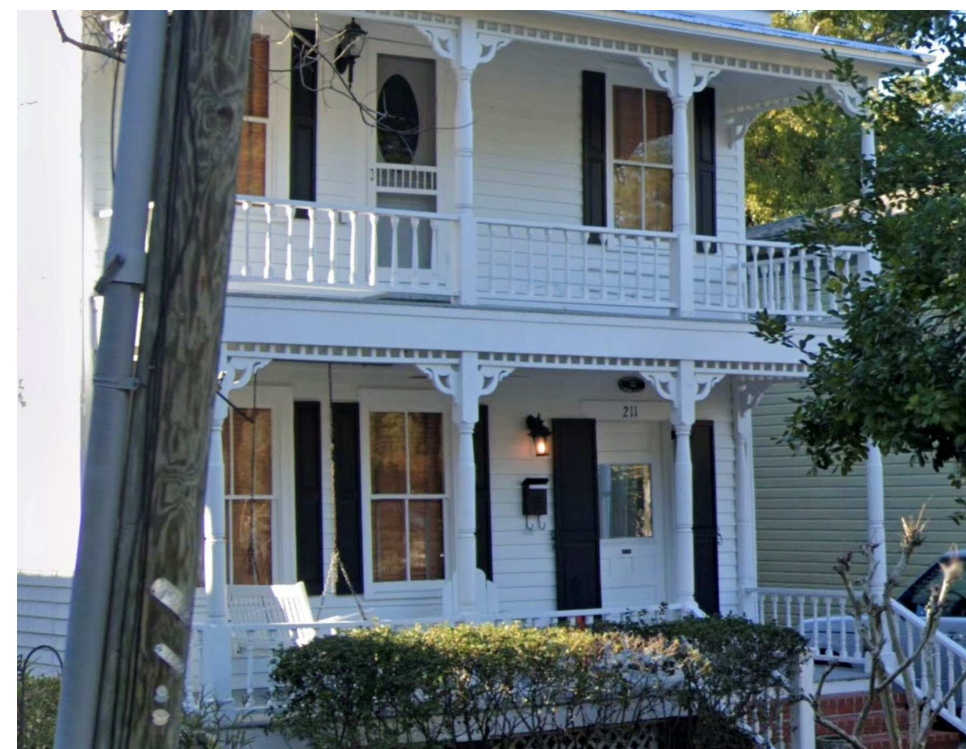
PAINT COLORS

WINDOW SASH - SW6589 ALYSSUM

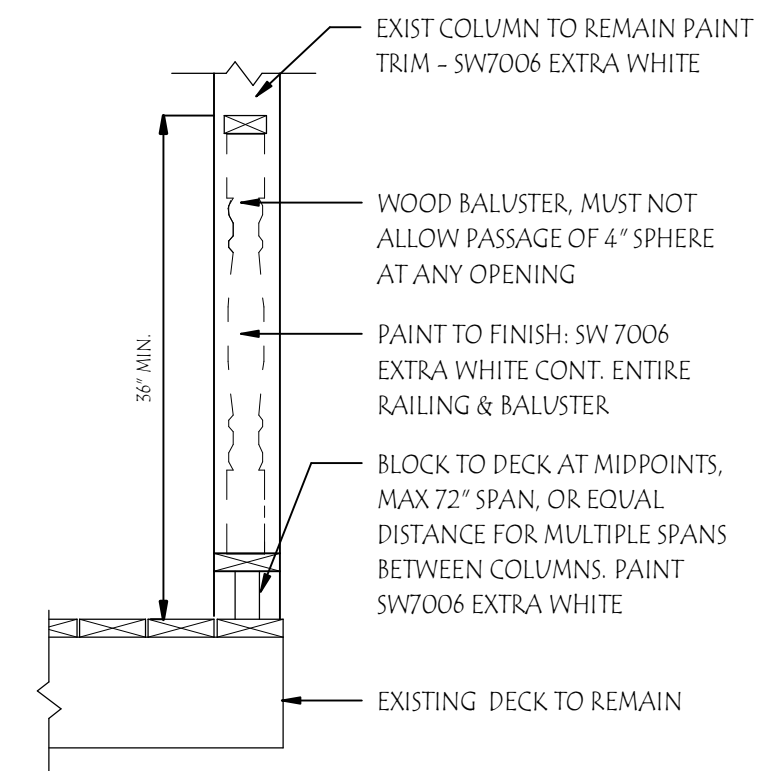
MAIN BODY - SW6197 ALOOF GRAY

TRIM - SW7006 EXTRA WHITE

NEW RAILING AROUND EXIST DECK



SIMILAR RAILING AS INSTALLED AT
211 S 7TH ST FERNANDINA BEACH 32034



1
B1.0
NEW RAILING AROUND EXIST DECK
SCALE: NTS

O'DONNELL HDC

ISSUE DATE: 05/03/2021

214 S 7TH ST FERNANDINA BEACH 32034

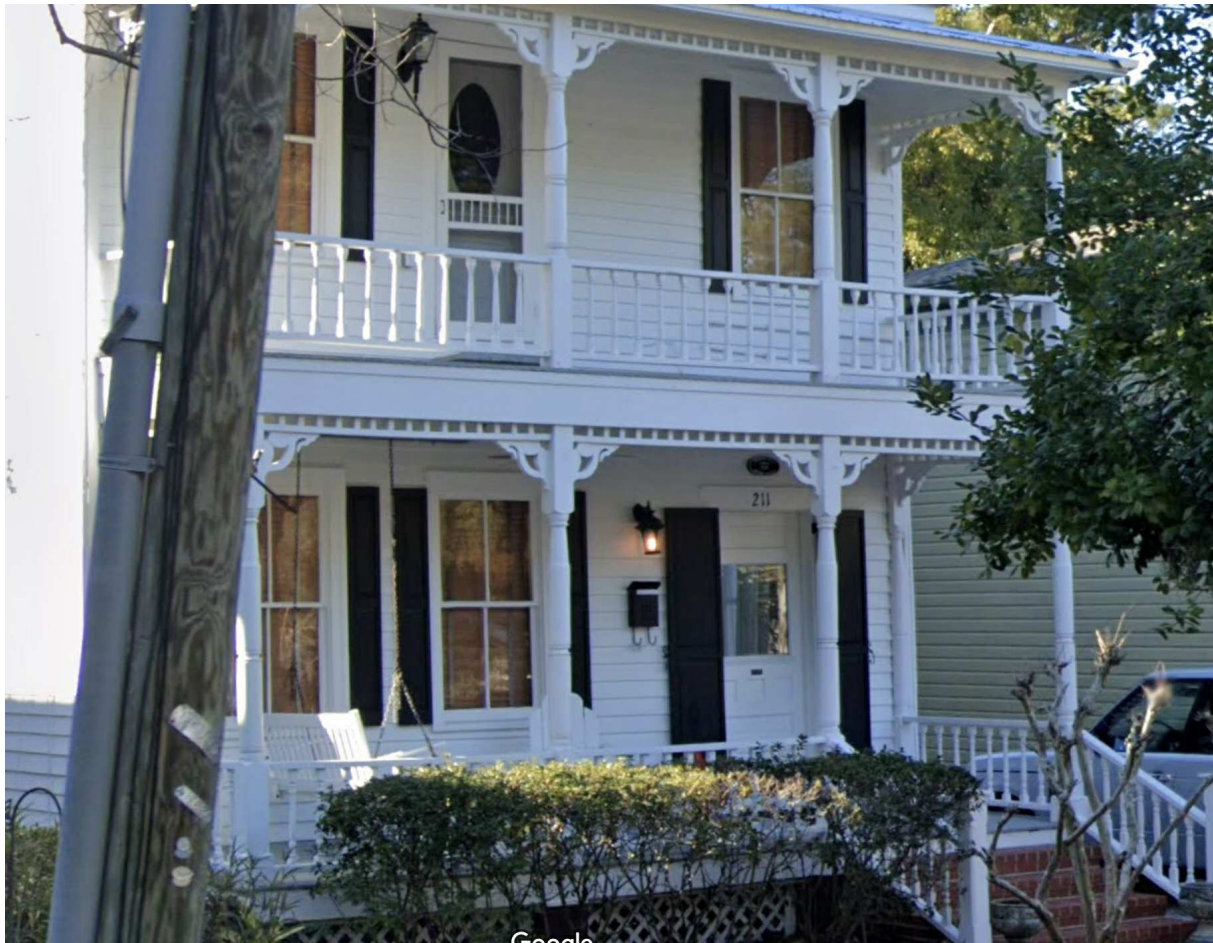
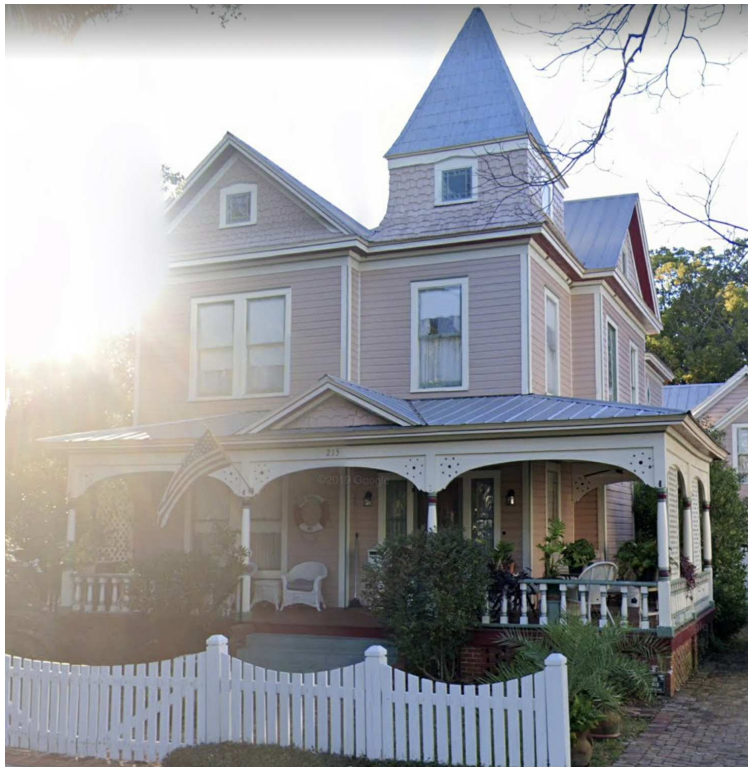
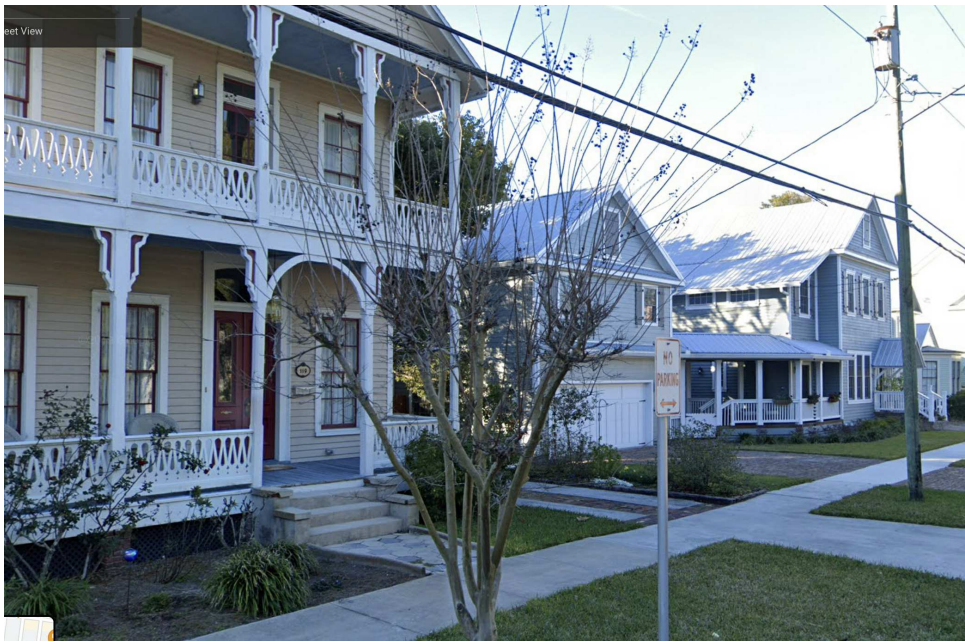
B1.0

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

ARCHITECT

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

EXAMPLES OF MULTIPLE
RESIDENCES WITHIN THE HISTORIC
DISTRICT ALONG SOUTH 7TH
STREET WITH VARIOUS RAILING
CONFIGURATIONS



O'DONNELL HDC

ISSUE DATE: 05/03/2021

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

ARCHITECT

214 S 7TH ST FERNANDINA BEACH 32034

B2.0

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



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00106
Recorder # 289
Field Date 3-20-07
Form Date 3-30-07
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

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

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
214	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 Shingle Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2.5
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Hip
Other Roof Type(s) _____
Roof Material(s) _____ >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> Hip dormer
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) central ridge

HISTORICAL STRUCTURE FORM

BNA00106

DESCRIPTION (continued)

Window Descriptions 1/1,2/2, light casement 24

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: SOME of this category

Residential: SOME of this category

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1910

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; 1910;

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

8NA00106

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/4/07

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"

NA00106-200703

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:**
Drop siding
Wood shingles
- > **Roof types:**
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Hip dormer
Gable dormer
Shed extension
Cone tower
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1910;
- > **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)]:**



NA106

289



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0020
GIS CALCULATED ACREAGE	0.31
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	GRAZIER VICTORIA S
Mailing Address	214 SOUTH 7TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	214 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	202,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

106

SITE NO. 8 NA 459

SITE NAME: 214 S. 7th St.
ADDRESS OF SITE: 214 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 40 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Hall, Lois

ADDRESS: 214 S. 7th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

GOOD

UNALTERED

FAIR

x

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1891

CULTURE/PHASE American

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 185

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: shingle

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding, staggered shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W&S/W/1-story veranda, balcony, 4/1-balcony, access
W, 3rd bay/W; turned posts, shed roof, veranda/balcony

ORIENTATION: W

FOUNDATION: piers: brick, lattice

ROOF TYPE: hip #
gable

SECONDARY ROOF STRUCTURE(S): dormer: hip, shed #
cross gable # turret: pavilion/cone

CHIMNEY LOCATION: S: offset: ridge

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

CHIMNEY: stucco

ROOF SURFACING: metal, sheet: pressed

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 1

NO. OF STORIES 2.5

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:

CONTINUATION SHEET:

214 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.

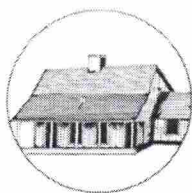
Constructed c. 1891, it is a two-and-a-half-story frame vernacular residential building. It is noteworthy for its shingled surface, and turret.



Figure 24

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00106**

Field Date _____

Form Date _____

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) KELLY HOUSE

Multiple Listing (DHR only) _____

Survey Project Name _____

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 S Street Name 7TH Street Type Street Suffix Direction _____

Cross Streets (nearest / between) _____

USGS 7.5 Map Name _____ 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 # _____ 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: _____ ☐ approximately ☐ year listed or earlier ☐ year listed or later

Original Use Private residence From (year): ORIG To (year): ORIG

Current Use Private residence From (year): PRES To (year): PRES

Other Use _____ From (year): _____ To (year): _____

Moves: ☐ yes ☐ no ☐ unknown Date: _____ Original address _____

Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____

Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____

Architect (last name first): _____ Builder (last name first): _____

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

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____

Exterior Fabric(s) 1. Poured tabby 2. _____ 3. _____

Roof Type(s) 1. _____ 2. _____ 3. _____

Roof Material(s) 1. _____ 2. _____ 3. _____

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

Windows (types, materials, etc.) _____

Distinguishing Architectural Features (exterior or interior ornaments) _____

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

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

Date _____ Init. _____

KEEPER – Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner Objection

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

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. _____ 2. _____ 3. _____

Foundation Type(s): 1. _____ 2. _____

Foundation Material(s): 1. _____ 2. _____

Main Entrance (stylistic details) _____

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 informationAppears 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) _____

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Architecture 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 _____ Affiliation _____

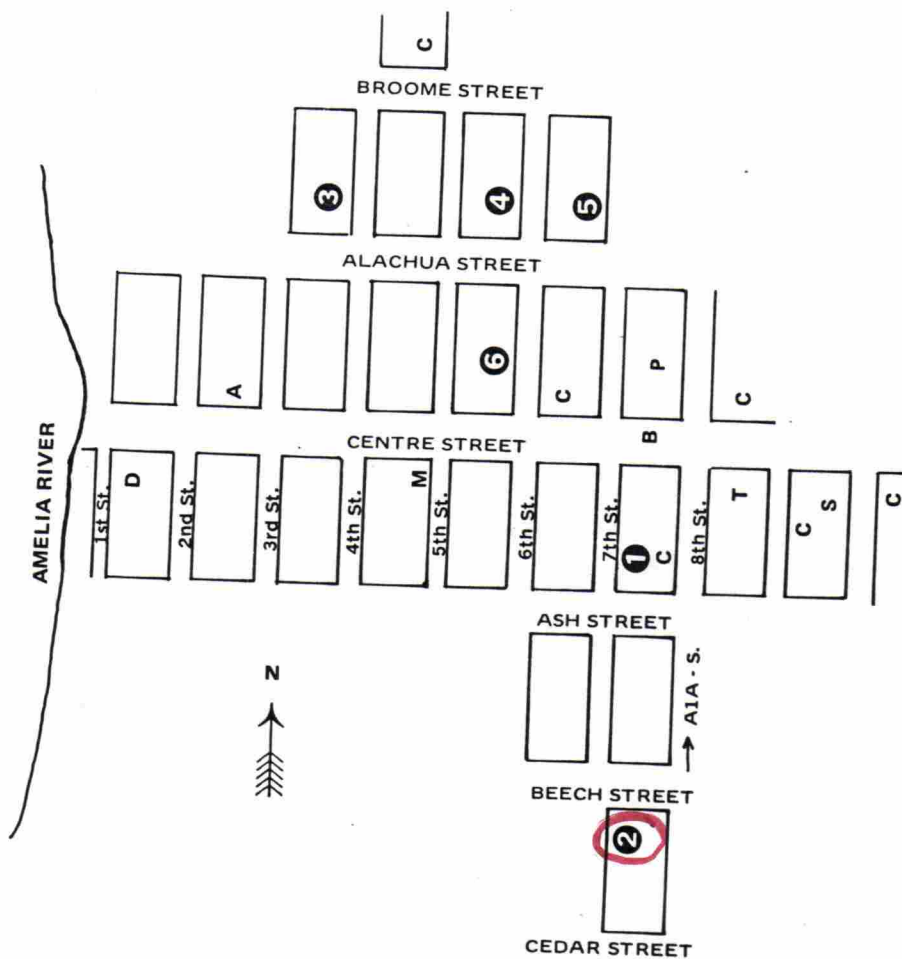
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

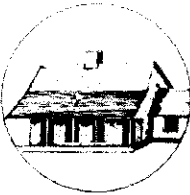
③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILEIf submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

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

☐ 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 # **NA00106**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

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

LOCATION & MAPPING

Address: 214 S 7th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0040-0020 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: 1889 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1889 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature E shed extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Samuel A. Swann

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

DESCRIPTION

Style Shingle Exterior Plan Irregular Number of Stories 2.5
 Exterior Fabric(s) 1. Wood shingles 2. Drop siding 3. _____
 Roof Type(s) 1. Gable 2. Hip 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. Hip dormer 2. polygonal turret
 Windows (types, materials, etc.) 1/1, 2/2 DHS, wood; multi-light casement; paired corner windows; some have stained glass lights
 Distinguishing Architectural Features (exterior or interior ornaments) Patterned wood shingles; turned posts & decorative jig saw cut brackets on porches; octagonal turret w gable dormer
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Apartment 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. 1 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Double wood panel and half-light doors w stained glass & stained glass transom

Porch Descriptions (types, locations, roof types, etc.) Entry/W&S, open, shed, wrap around; turned posts; w/balcony, open, shed; decorative brackets & frieze

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

Narrative Description of Resource NA00461 is the garage/apartment to S

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





#2 *The Kelly House, 214 S. 7th Street*

Residence of Mr. and Mrs. Dennis Covert

Hostesses: Hibiscus Garden Club

Though it is named for a later owner, the Kelly House was built in 1889 by Samuel A. Swann and was the residence of his son, Donovan Swann. It was sold in 1900 to James Bacon and in 1904 to James W. Rodgers and was rented for a while by the Capt. William Bogart family. In 1907, the house and adjoining lot were acquired for \$3500 by D. A. Kelly, who had a very prosperous ship's chandlery at the corner of Centre and 2nd Streets. Through the decades, he and his wife, "Miss Dora", were prominent in the community. Their two sons, Dan and Redmond, grew up in this house.

After ownership by the Drews and the Van Goidtsnovens, the house was purchased in 1975 by the Coverts. They did all the restoration work themselves, which included refinishing the extensive woodwork from a near-black to its present natural tone.

The house is outstanding for its original stained glass windows lining the stairwell and the intricacy of the woodwork. All door frames carry floral decorations at the corners, while those in other Fernandina homes of the period carry a circular design. Notice, on the first floor, three fireplaces—all with different mantels—working from one chimney.

Upstairs, the light fixture and exercise equipment in the hall stem from Miss Dora's day, and shutters in the master bedrooms are believed to be originals. While a number of antiques were acquired locally, the Coverts brought their great master bed from their last location. The cast iron stove in the boys' bedroom is not hooked up, but the small iron stove in the kitchen regularly supplies heat on chilly mornings.







Swain Kelly House
c. 1895 214

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PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG) 2021 SUMMARY						Updated 6/10/2021
Applicant Name	Project Address	Project Type	Priority Pts	Action	Amount Requested	PRAG Balance \$30,000
French 1	125 S. 8 th St.	Paint	1	Awarded 05/20/21	\$5,000	\$25,000
French 2	131 S. 8 th St.	Paint	1	Awarded 05/20/21	\$5,000	\$20,000
Nelson	215 Centre St.	Paint/Awning	1	Under Consideration 06/17/21	\$5,000	\$15,000
Conner	17 S. 7 th St.	Paint	1	Under Consideration 06/17/21	\$5,000	\$10,000
Jones	106 S. 7 th St.	Paint	1	Under Consideration 06/17/21	\$5,000	\$5,000
Jacoby	28 N. 4 th St.	Foundation Stabilization	1	Under Consideration 06/17/21	\$5,000	\$0
Phillips	102 S. 10 th St.	Repair/Replace brick pier foundation & deteriorated beams	1	Under Consideration 06/17/21	\$5,000	-\$5,000



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

1:1,128
 0 0.0075 0.015 0.03 mi
 0 0.015 0.03 0.06 km

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

2021

SUMMARY OF REQUEST

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*

Fernand na Beach

State*

Florida

Zip*

32034

Tax Parcel ID #

00-00-31-1800-0269-0290

Year Constructed

Type of ownership*

Individual

Owner First Name

Sue

Owner Last Name

Nelson

Company Name

The Book Loft

Non-Profit Organization Name

Is owner's mailing address different from property address?

No

Owner Mailing Address

214 Centre St

Address1

Address2

City

Fernand na Beach

State

Florida

Zip

32034

Phone Number*

904-261-8991

E-mail Address*

bookofthe@be-south.net

This property is currently occupied by*

Owner - Commercial

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 content 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

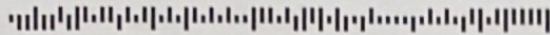
mm/dd/yyyy

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

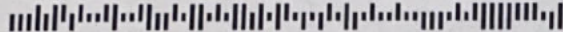
ACCOUNT NUMBER

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: _____

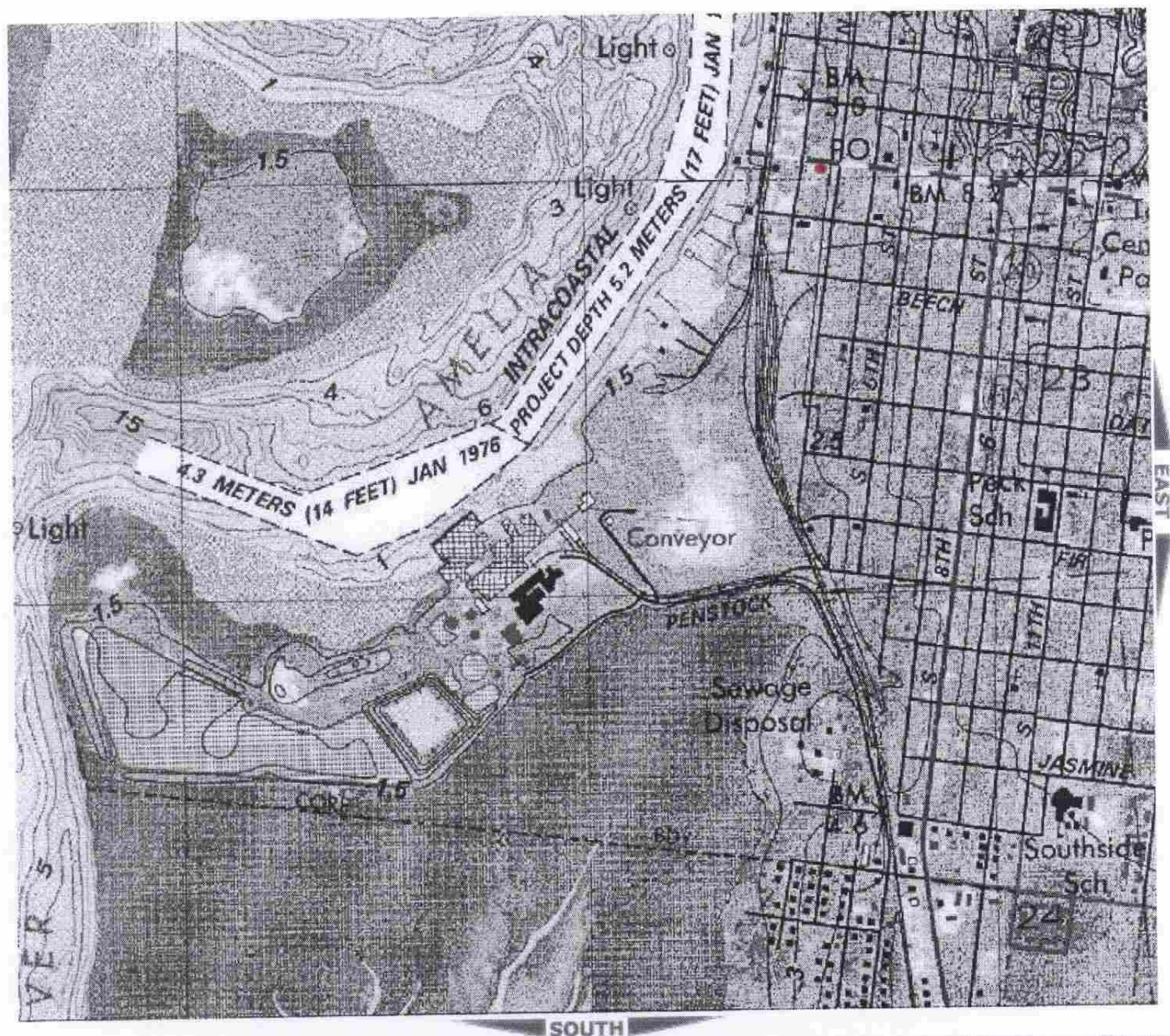
REQUIRED PAPER ATTACHMENTS

- (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

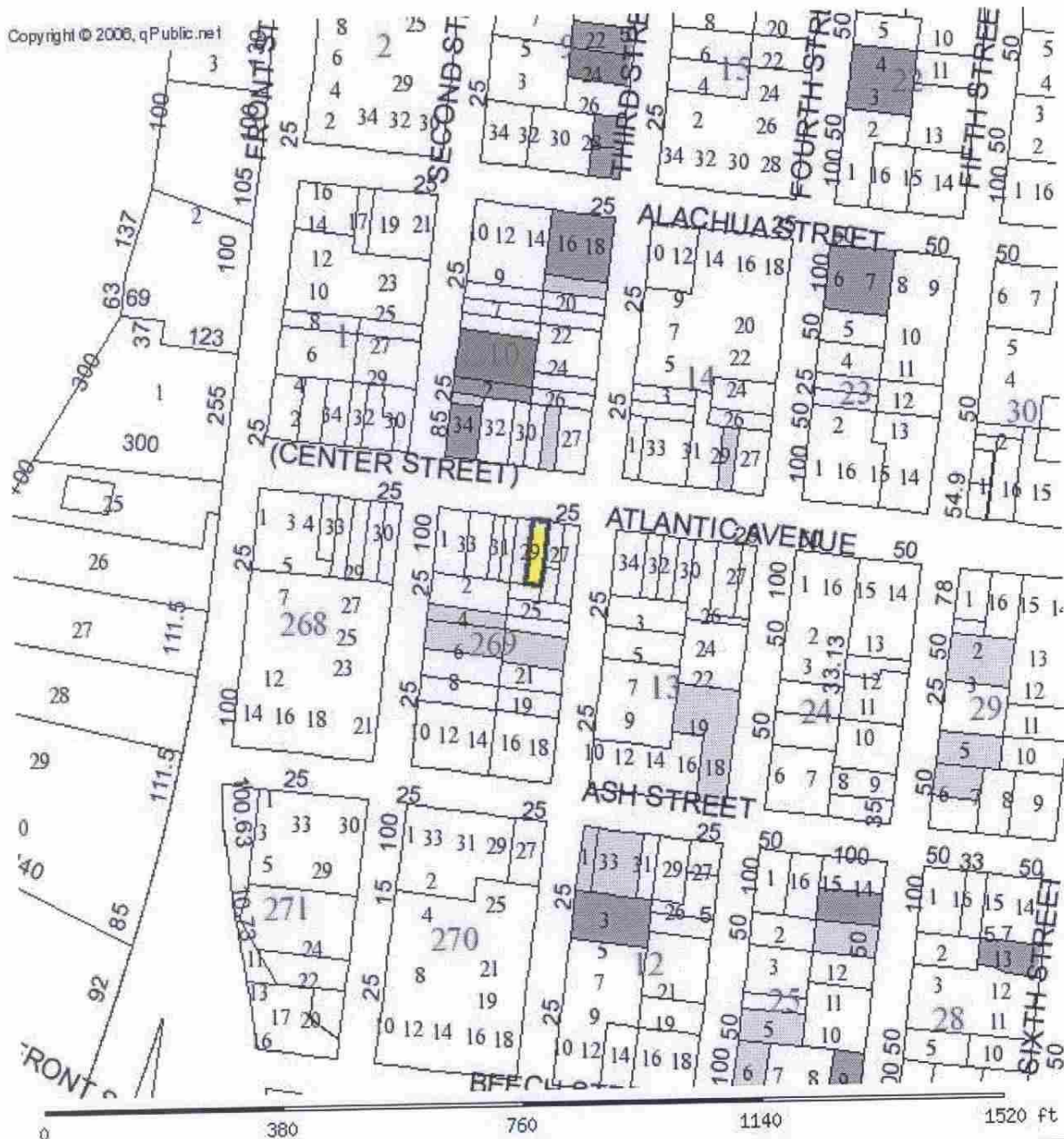
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Flat
- > **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



SOUTH

NA651

58



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.

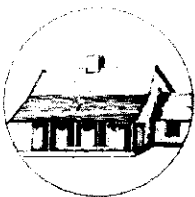
Centre and North Second Streets were the focal points of commercial development in Fernandina during the late 19th century. The commercial buildings along Centre and North Second Streets are significant for their architecture, which frequently includes features associated with the Italianate style. They 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. _____ 3. _____
 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 information

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

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

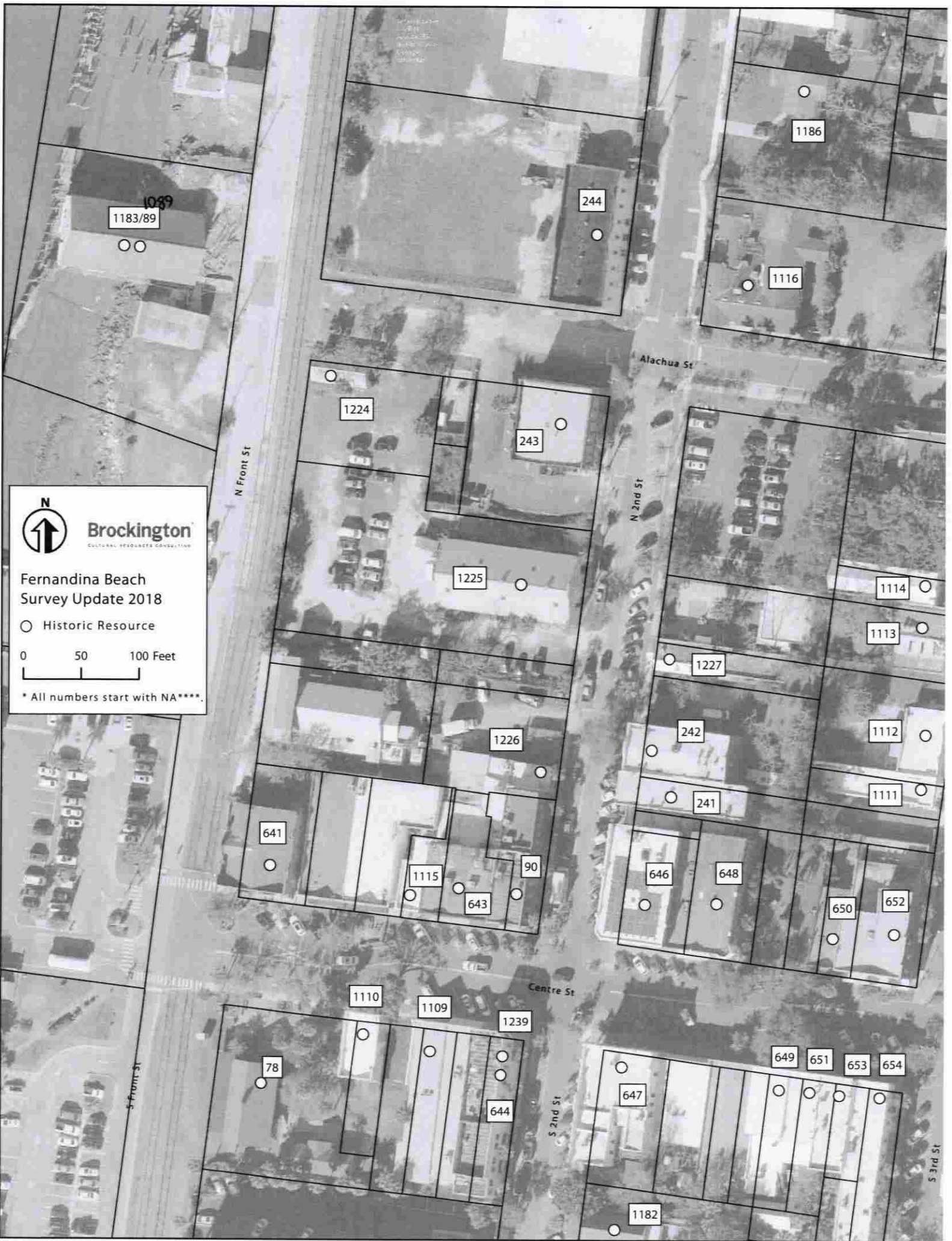
Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

1183/89

1089

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

641

1226

1115

90

643

1110

1109

1239

78

644

Centre St

S 2nd St

1182

649

651

653

654

647

S Front St

S 3rd St



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:	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*

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? *

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

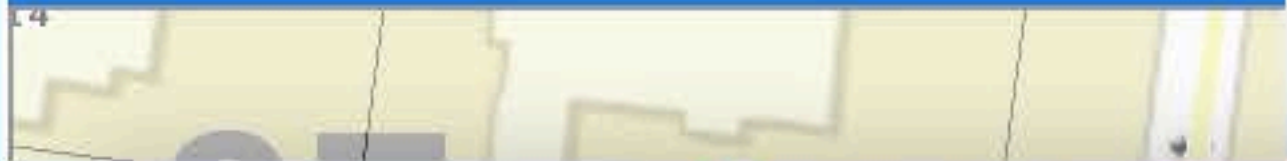
Parcel Number 00-00-31-1800-0037-0061	
Owner Name	CONNER DEBORAH A
Mailing Address	17 S 7TH ST
	FERNANDINA BEACH, FL 32034
Location	17 7TH ST S
Address	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 37 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: _____

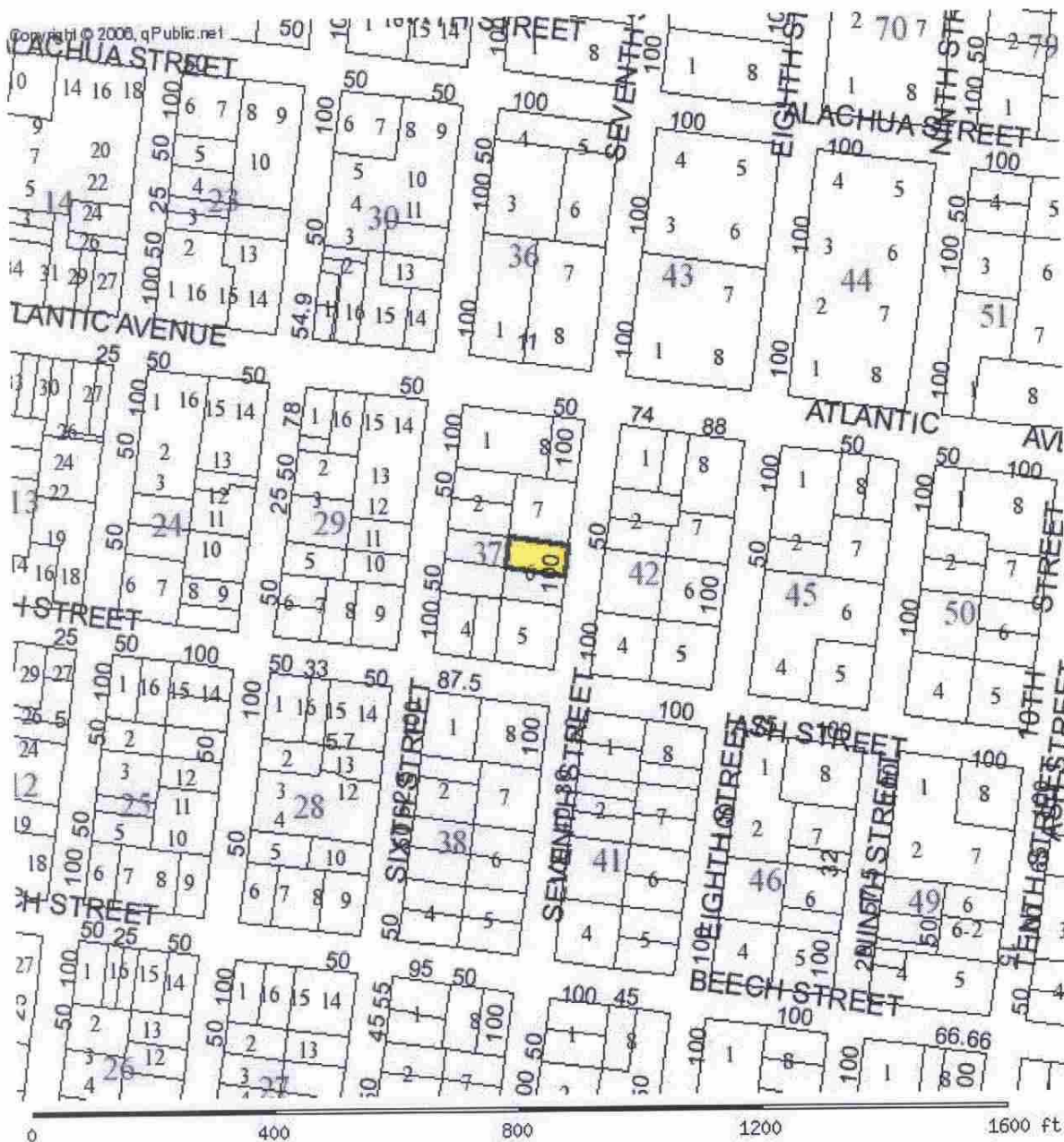
REQUIRED PAPER ATTACHMENTS

- (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)]:**



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.

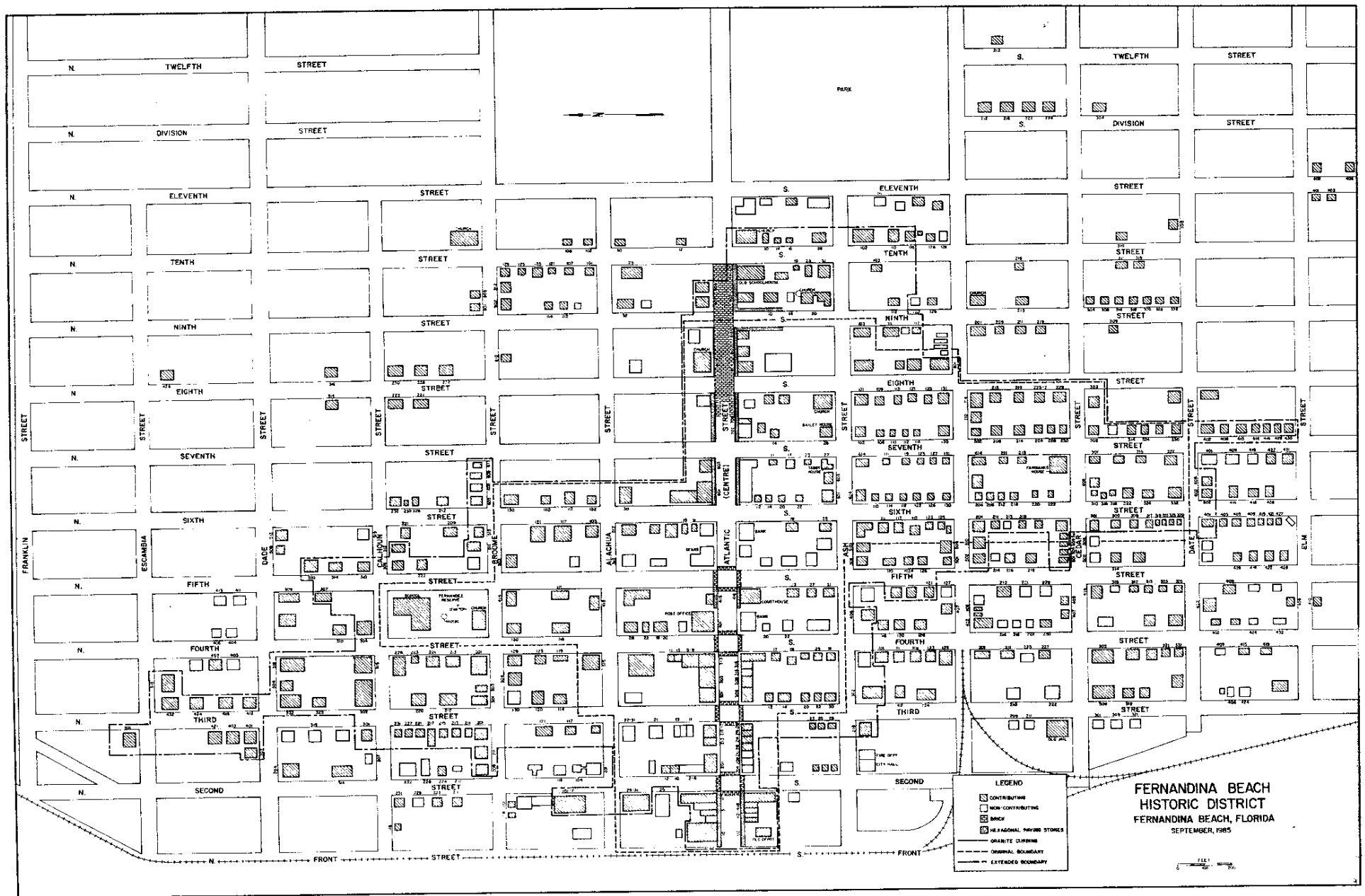


Figure 24

☐ 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





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

Owner/Applicant:	David Jones, owner (Blue Heron Inn)
Property Address:	102/106 S. 7 th Street
Parcel ID #	00-00-31-1800-0041-0011 & 00-00-31-1800-0041-0012
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Bed & Breakfast
FL Master Site File #	8NA00445 & 8NA00446
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.

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

☐

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? *

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 --

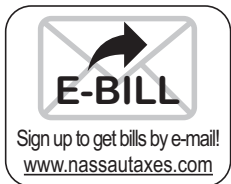
FINAL APPROVAL

-- 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

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

☐

RETURN WITH PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

Paid 02/27/2020

Receipt # INT-19-00067069

\$6,793.81

Paid By Julie





CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
04/08/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Florida Hospitality Insurance Agency, Inc 3700 34th St #100C Orlando, FL 32805	CONTACT Thomas Norush II NAME: PHONE 407-347-5960 (A/C, No, Ext): FAX (A/C, No): E-MAIL thom@fhi-agency.com ADDRESS: PRODUCER CUSTOMER ID:
INSURED Blue Heron Inn, LLC 106 S 7th St Fernandina Beach, FL 32034	INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
☒	PROPERTY CAUSES OF LOSS DEDUCTIBLES BASIC BUILDING 5,000 BROAD CONTENTS ☒ SPECIAL EARTHQUAKE WIND FLOOD		04/01/2021	04/01/2022	☒ BUILDING ☒ PERSONAL PROPERTY BUSINESS INCOME EXTRA EXPENSE RENTAL VALUE BLANKET BUILDING BLANKET PERS PROP BLANKET BLDG & PP	\$ 680,000 TIV \$ 50,000 TIV \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
☐	INLAND MARINE CAUSES OF LOSS NAMED PERILS	TYPE OF POLICY POLICY NUMBER				\$ \$ \$ \$
☐	CRIME TYPE OF POLICY					\$ \$ \$ \$
☐	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$ \$ \$ \$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

First Federal Bank ISAOA/ATIMA
PO Box 5062
Troy, Michigan 48007-5062

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Thomas Norush II E192631

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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

21 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

Form Comments: _____

SHPO's Evaluation of Resource

Date _____

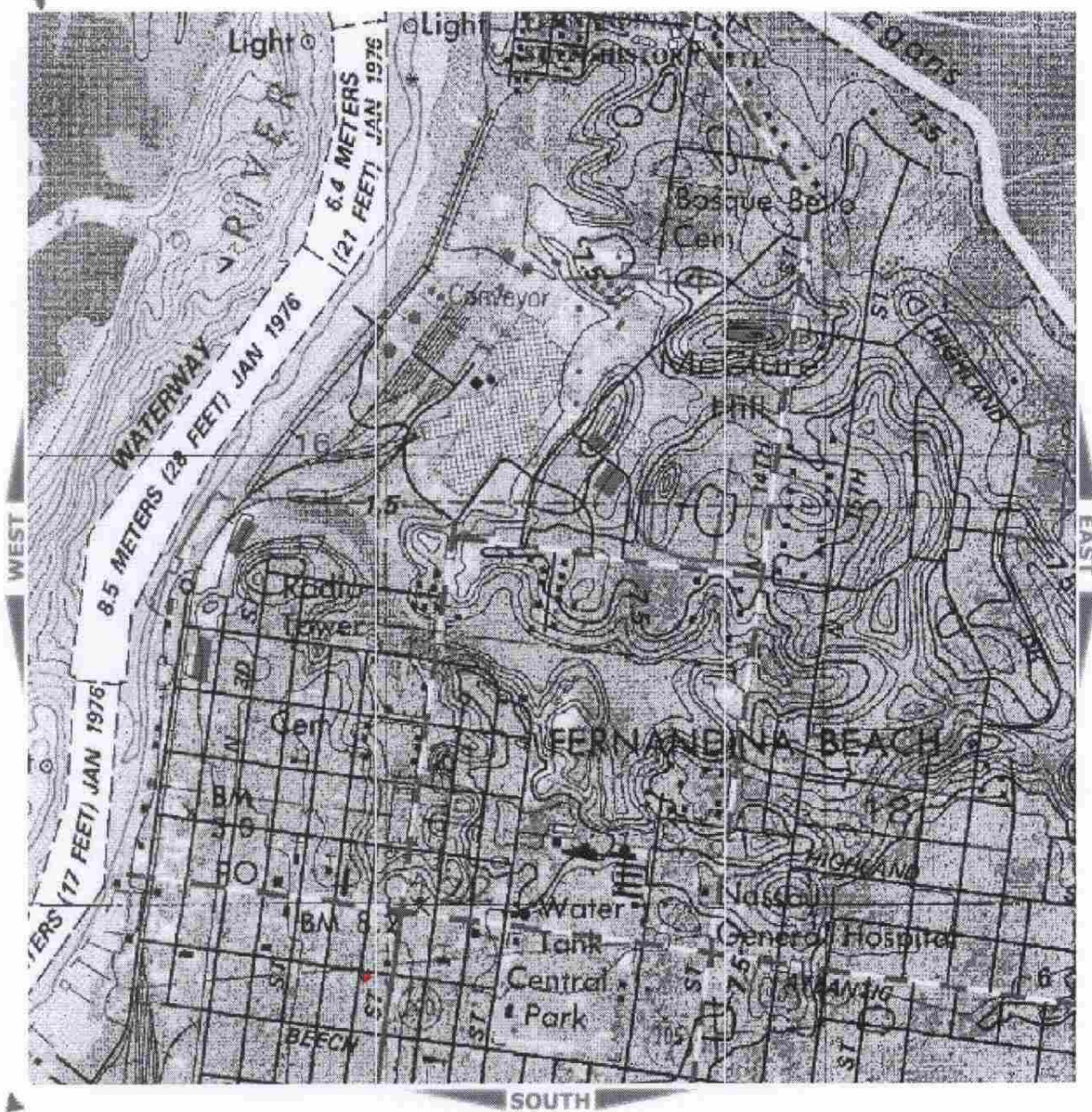
REQUIRED PAPER ATTACHMENTS

- (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

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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
----------	-------------	--------------

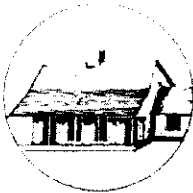
PHOTOGRAPHIC RECORDS NUMBERS:

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.

☐ 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****





Ash
St
South 7

NO
PARKING



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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/24/2007

SHPO's Evaluation of Resource

Date _____Form Comments: _____

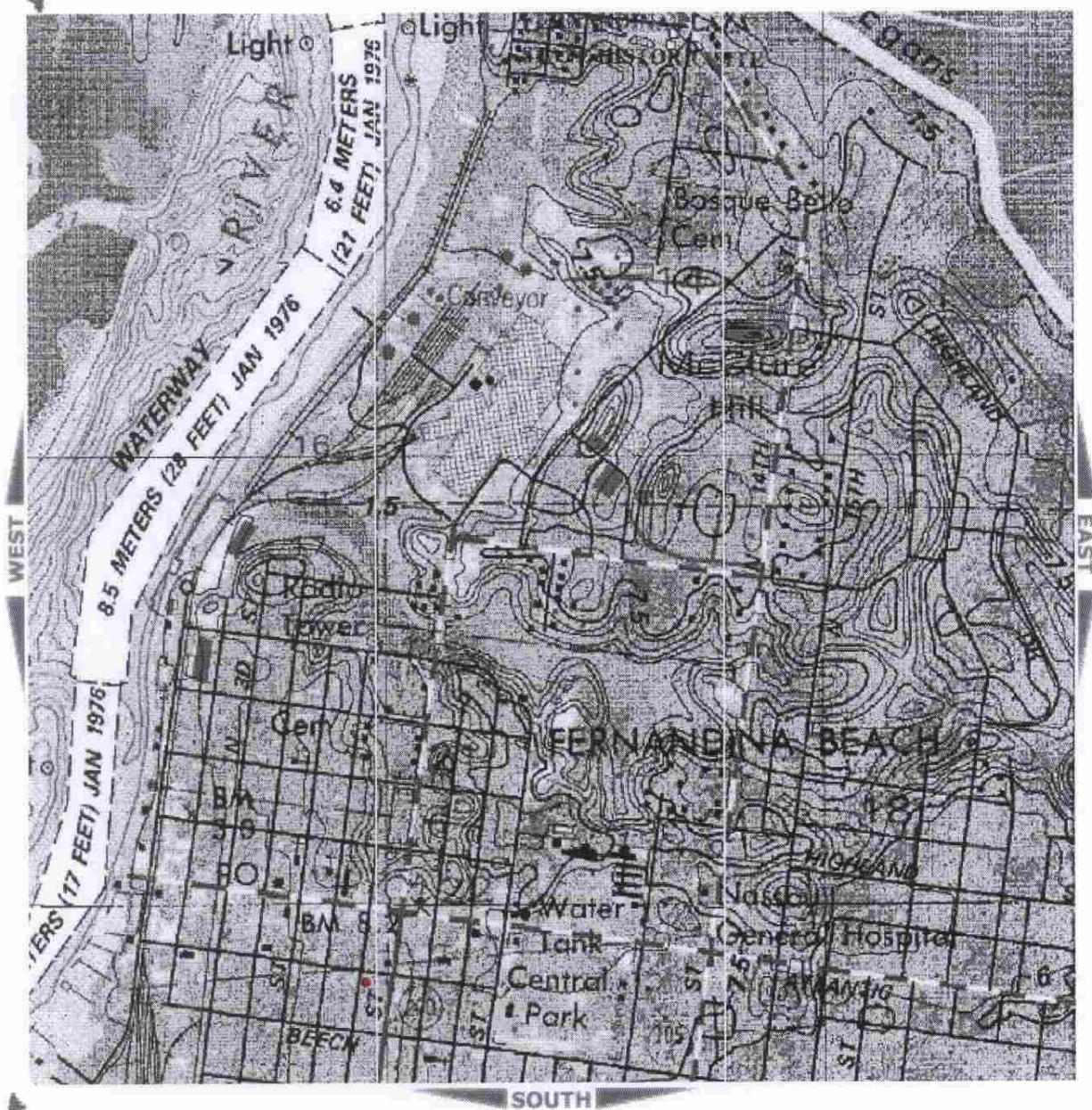
REQUIRED PAPER ATTACHMENTS

- (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	ALTERED	ORIGINAL USE pvt.residence
x GOOD		UNALTERED	PRESENT USE pvt.residence
FAIR	x	ORIGINAL SITE	DATES c.+ 1926
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 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.

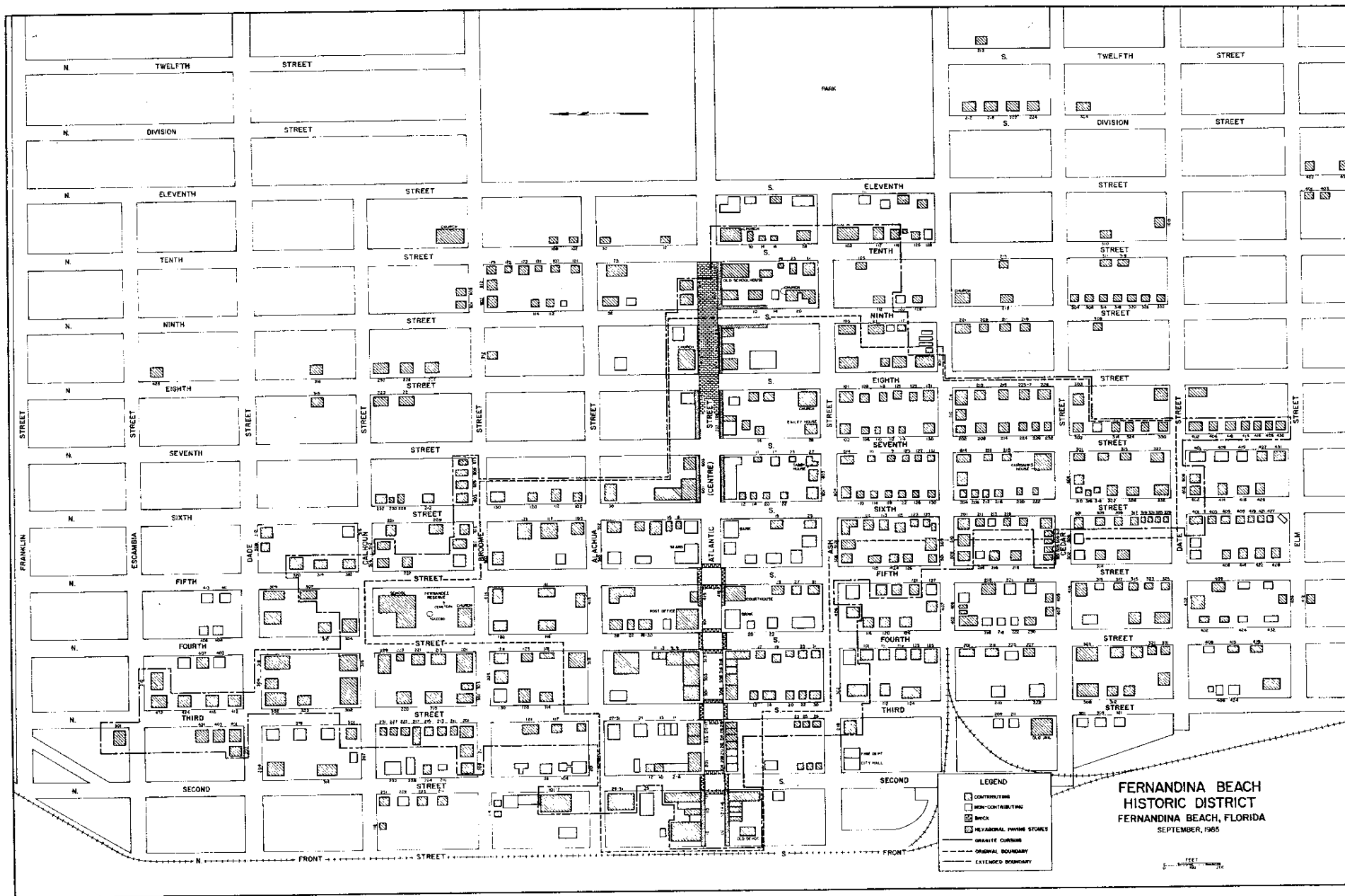


Figure 24

☐ 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****.











HISTORIC DISTRICT COUNCIL STAFF REPORT **2021 PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)** **JUNE 17, 2021**

Owner/Applicant:	David Jacoby, owner
Property Address:	28 N. 4 th Street
Parcel ID #	00-00-31-1800-0023-0060
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00294
Year Built:	1909 (FMSF)
Contributing Status:	Contributing
Scope of Work:	Foundation reinforcement
Requested Funding:	\$5,000



SUMMARY OF REQUEST

Foundation reinforcement

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 8NA00294

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Preservation Rehabilitation Assistance Grant (PRAG) - Submission #7377

Date Submitted: 5/19/2021

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 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*

28 N 4th St

Address2

City*

Fernandina Beach

State*

Florida

Zip*

32034

Tax Parcel ID #

Year Constructed

Type of ownership*

Individual

Owner First Name

David

Owner Last Name

Jacoby

Company Name

Non-Profit Organization Name

Is owner's mailing address different from property address?

No

Owner Mailing Address

Address1

Address2

City

Fernandina Beach

State

Florida

Zip

32034

Phone Number*

4044080067

E-mail Address*

the_jacobys@hotmail.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

☐

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? *

The proposed project is to reinforce several areas of the crawl space/foundation to ensure the home remains stable and no additional settling occurs. Refer to attached quote from Alpha Foundation for specific areas under consideration. Note: 2nd quote from Solid Foundations also provided.

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 property will continue to be utilized as a primary residence. At this point no definitive plans are under way that will affect the exterior or historical components of the home.

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*

Alpha Foundations

Cost Estimate*

12432.09

Upload Estimate #1*

Jacoby_David_Fernandina Beach_FL_2021_5.pdf

Name of Contractor #2*

Solid Foundations

Cost Estimate*

12900

Upload Estimate #2*

David Jacoby 28 Crawl quote from solid foundations.pdf

VI. Additional Required Information

Your application must include the following:

Proof of Building Ownership*

Jacoby 28 N 4th St Nassau County Property printout 05192021.pdf

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

Photos *

Alpha 1.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

Alpha 2.jpg

Photos 3

Alpha 3.jpg

Photos 4

Alpha 4.jpg

Photos 5

Example of adjustable
jacks.pdf

Proof of current hazard insurance*

jacoby 28 N 4th St home insurance.pdf

Code Enforcement Notice of Violation (if applicable)

Choose File

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)*

David Jacoby

Today's Date*

5/19/2021

Applicant Name (First, Last)

Today's Date

mm/dd/yyyy

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

Example of adjustable
jacks.pdf

Upload 2

Choose File

No file selecte

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

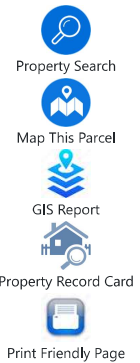
Parcel Number 00-00-31-1800-0023-0060

Owner Name JACOBY DAVID S & CYNTHIA G
Mailing Address 28 N 4TH ST
FERNANDINA BEACH, FL 32034
Location Address 28 N 4TH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 19.5052
Homestead Yes
Property Usage MULTI-FAMI 000800
Deed Acres 0
Short Legal BLOCK 23 LOTS 6 & 7 CITY OF FDNA BEACH

2020 Final Values

Land Value \$200,000
(+) Improved Value \$422,230
(=) Market Value \$622,230
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$79,121
(=) Assessed Value \$543,109
(-) Homestead \$25,000
(-) Additional Exemptions \$0
(=) School Taxable Value \$543,109
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$493,109

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



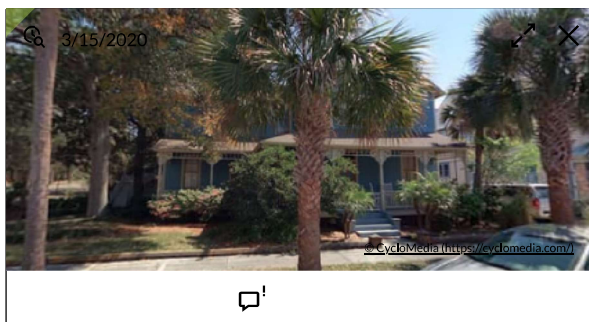
PARCEL MAP



2019 AERIAL MAP

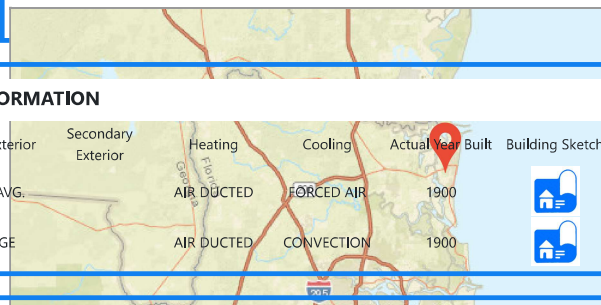


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
DUPLEX RES	4074	3210	6	4	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900	
SNGL FAM	731	323	0	1	AVERAGE		AIR DUCTED	CONVECTION	1900	

MISCELLANEOUS INFORMATION

Description Dimensions L X W Units Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2020-09-29	2408 / 1568	\$242,200	QC	U	Y	GAY OLIN R JR & JAN J GAY	JACOBY DAVID S & CYNTHIA G
2019-11-26	2321 / 1378	\$745,000	WD	Q	Y	BURNS JAMES THOMAS II	GAY OLIN ROBERT JR & DAVID S JACOBY ETAL JTRS
2005-01-31	1291 / 1478	\$100	QC	U	Y	BURNS PATRICIA	BURNS JAMES THOMAS II
1985-08-01	463 / 163	\$56,000	WD	Q	Y		
1985-08-01	463 / 162	\$100	QC	U	Y		

UNDERWRITTEN BY FAMILY SECURITY INSURANCE COMPANY

PO Box 30763 Tampa, FL 33630-3763

Keep
the
Promise®

FAMILY SECURITY INSURANCE COMPANY
DECLARATIONS PAGE

Endorsement Effective Date: 03/25/2021

Date Issued: 03/26/2021

Policy Number: UHF 3661659 01 09

POLICY NUMBER:	POLICY PERIOD:	REASON FOR ISSUANCE:
	Effective Date:12/31/2020 Expiration Date:12/31/2021 12:01 AM Standard Time at the Residence Premises	HO3 HOMEOWNERS Endorsement

INSURED:	YOUR UPC AGENT IS: 3006590
DAVID S JACOBY CYNTHIA JACOBY 28 N 4TH ST FERNANDINA BEACH FL 32034	8 FLAGS INSURANCE AGENCY 309 1/2 CENTRE ST #204 FERNANDINA BEACH FL 32034 Telephone: 904-310-6515
The Residence Premises Covered by this Policy:	
28 N 4TH ST	FERNANDINA BEACH FL 32034

Insurance is provided under the following coverages where a limit of liability and/or premium is stated, subject to all terms and conditions of the policy.

COVERAGES:	LIMIT OF LIABILITY:	PREMIUM:
SECTION I – PROPERTY COVERAGE		
A. Dwelling	\$765,000	\$5,328.00
B. Other Structures	\$38,250	\$113.00
C. Personal Property	\$76,500	-\$926.00
D. Loss of Use	\$153,000	\$85.00
SECTION II - LIABILITY COVERAGE		
E. Personal Liability	\$500,000	\$30.00
F. Medical Payments	\$5,000	\$10.00
SECTION I DEDUCTIBLES		
Hurricane Deductible	\$15,300	2%
Non-Hurricane Deductible	\$2,500	
Sinkhole Loss Deductible	EXCLUDED	
TOTAL DISCOUNTS AND SURCHARGES PREMIUM (See Schedule Pg. 3)		-\$3,708.00 *
TOTAL ADDITIONAL COVERAGES PREMIUM (See Schedule Pg. 3)		\$633.00
* Included in Dwelling		
ANNUAL PREMIUM		\$5,273.00
Managing General Agency Fee		\$25.00
Emergency Management Preparedness Trust Fund Fee		\$2.00
TOTAL FEES AND ASSESSMENTS		\$27.00
TOTAL POLICY PREMIUM INCLUDING ADDITIONAL COVERAGES, SURCHARGES, AND FEES		\$5,300.00
Elizabeth T. Howle		03/26/2021
Countersigned by Authorized Representative		Countersigned Date

POLICY NUMBER:	POLICY PERIOD:	REASON FOR ISSUANCE:
██████████	Effective Date:12/31/2020 Expiration Date:12/31/2021 12:01 AM Standard Time at the Residence Premises	HO3 HOMEOWNERS Endorsement

INTEREST TYPE	ADDITIONAL INTEREST/ADDITIONAL INSURED /MORTGAGEE	LOAN #
MORTGAGEE	PHH MORTGAGE SERVICES ISAOA P O BOX 5954 SPRINGFIELD OH 45501-5954	8015718292

RATING INFORMATION			
Building Type	Singlehm	Territory	147
# Family Units		Distance to Coast	2.00
# of Stories	2	Rating Tier	12
Year Built	1900	Occupancy Type	Primary
Construction Type	Frame	Senior Retiree Disc	Yes
BCEG	NG	Usage Type	Owner
Protection Class	03	# Months Occupied	12
Dist to Hydrant	<=1000ft	# Months Rented	0
Dist to Fire Station	<=5miles	Smoker Surcharge	No
Roof Year Built	2007	Prot Dev/Fire	No
Roof Material	3tabcomp	Prot Dev/Sprinkler	No
Roof Shape	Gable	Prot Dev/Burglar	No
Roof Cover	FBC	Secured Community	No
Roof Deck Attachment	Deck C	Multi-Policy Disc	No
Roof-Wall Connection	Toenails	Terrain	B
SWR	No	HVHZ	No
Opening Protection	None	Wind Borne Debris Rg	Unknown
Internal Press. Des.	Unknown	FBC Wind Speed	Unknown
Reinf Concrete Roof	No	Wind Speed Design	Unknown
Superior Construct	No	Accredited Bldr Disc	Yes
Hardiplank Discount	No	Constr Permit Year	2016
Flood Zone	N/A	Smart Home Water Dev	No
BFE	N/A	LFE	N/A

Endorsement Effective Date: 03/25/2021 **Endorsement Change in Premium:** \$0.00
Endorsement Reason: CHANGE MORTGAGEE

The portion of your premium for Hurricane Coverage is: \$2,768.

The portion of your premium for Non-Hurricane Coverage is: \$2,505.

A premium adjustment of 18% of wind premium is included to reflect the wind mitigation features of dwelling. Adjustments range from 0% to 89% credit subject to verification that your home meets the windstorm mitigation characteristics of the 2001 Florida Building Code.

A premium adjustment of + 1% is included to reflect the Building Code Grade for your area. Adjustments range from 1% surcharge to 12% credit.

POLICY NUMBER:	POLICY PERIOD:	REASON FOR ISSUANCE:
██████████	Effective Date:12/31/2020 Expiration Date:12/31/2021 12:01 AM Standard Time at the Residence Premises	HO3 HOMEOWNERS Endorsement

ADDITIONAL COVERAGES, DISCOUNTS, AND SURCHARGES SCHEDULE				
FORM #	DESCRIPTION	LIMIT	DEDUCTIBLE	PREMIUM
FSIC 01 09 02 19	Special Provisions - Florida			INCLUDED
FSIC 04 46 10 16	Inflation Guard	2% OF COV A		INCLUDED
FSIC 04 77 10 16	Ordinance or Law Increased Amount of Coverage	\$191,250		\$803.00
FSIC 424 10 18	Privacy Notice			
FSIC 431 02 18	Consumer Disclosure Notice			
FSIC FL 105 02 19	Homeowners Insurance Outline of Coverage			
FSIC FL 155 05 16	Homeowners Policy Deductible Offer			
FSIC FL 207 02 19	Florida Homeowner Policy Jacket			
FSIC FL 430 05 16	Insurance Score Florida Policyholder Notice			
FSIC FL 602 05 16	Farming and Agricultural Activities Exclusion			INCLUDED
FSIC FL 604 05 16	Limited Water Damage Coverage	\$10,000		\$120.00
FSIC FL 605 05 16	Water Damage Exclusion	EXCLUDED		-\$330.00
FSIC FL 643 09 16	Water Back Up and Sump Overflow	\$5,000	\$2,500	\$25.00
FSIC 99 902 10 16	Ordinance or Law Selection Form			
HO 00 03 05 11	Homeowners 3 - Special Form			INCLUDED
HO 03 34 05 13	Limited Fungi, Wet or Dry Rot, or Bacteria Section II - Liability Coverage - Florida	\$50,000		INCLUDED
HO 03 55 05 13	Calendar Year Hurricane Deductible (Percentage) with Supplemental Record-Keeping Requirement - Florida			INCLUDED
HO 04 35 05 11	Supplemental Loss Assessment Coverage	\$5,000		\$15.00
HO 23 70 05 13	Windstorm or Hail Exterior Paint or Waterproofing Exclusion- Seacoast - Florida			INCLUDED
HO 23 86 05 13	Personal Property Replacement Cost Loss Settlement - Florida			INCLUDED
OIR-B1-1655 02 10	Notice of Premium Discounts for Hurricane Loss Mitigation			
OIR-B1-1670 02 19	Checklist of Coverages			
TOC 09 10 16	Table of Contents			
DISCOUNTS AND SURCHARGES				
	BCEG			\$43.00
	Non-Hurricane Deductible			-\$962.00
	Hurricane Deductible			-\$1,257.00
	# of Stories			\$184.00
	Construction Permit Age			-\$449.00
	Senior/Retiree			-\$205.00
	Tier			-\$309.00
	Age of Home			-\$193.00
	Wind Mitigation			-\$560.00

POLICY NUMBER:	POLICY PERIOD:	REASON FOR ISSUANCE:
██████████	Effective Date:12/31/2020 Expiration Date:12/31/2021 12:01 AM Standard Time at the Residence Premises	HO3 HOMEOWNERS Endorsement

IMPORTANT NOTICES

LAW AND ORDINANCE: LAW AND ORDINANCE COVERAGE IS AN IMPORTANT COVERAGE THAT YOU MAY WISH TO PURCHASE. PLEASE DISCUSS WITH YOUR INSURANCE AGENT.

FLOOD INSURANCE: YOU MAY ALSO NEED TO CONSIDER THE PURCHASE OF FLOOD INSURANCE. YOUR HOMEOWNER'S INSURANCE POLICY DOES NOT INCLUDE COVERAGE FOR DAMAGE RESULTING FROM FLOOD EVEN IF HURRICANE WINDS AND RAIN CAUSED THE FLOOD TO OCCUR. WITHOUT SEPARATE FLOOD INSURANCE COVERAGE, YOU MAY HAVE UNCOVERED LOSSES CAUSED BY FLOOD. PLEASE DISCUSS THE NEED TO PURCHASE SEPARATE FLOOD INSURANCE COVERAGE WITH YOUR INSURANCE AGENT.

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

YOUR POLICY PROVIDES COVERAGE FOR A CATASTROPHIC GROUND COVER COLLAPSE THAT RESULTS IN THE PROPERTY BEING CONDEMNED AND UNINHABITABLE. OTHERWISE, YOUR POLICY DOES NOT PROVIDE COVERAGE FOR SINKHOLE LOSSES. YOU MAY PURCHASE ADDITIONAL COVERAGE FOR SINKHOLE LOSSES FOR AN ADDITIONAL PREMIUM.

YOUR HURRICANE DEDUCTIBLE MAY BE HIGHER THAN INDICATED IN THE DECLARATIONS PAGE WHEN A HURRICANE LOSS OCCURS DUE TO THE APPLICATION OF THE INFLATION GUARD ENDORSEMENT THROUGHOUT THE POLICY PERIOD.

IN CASE OF A LOSS TO COVERED PROPERTY, YOU MUST TAKE REASONABLE EMERGENCY MEASURES SOLELY TO PROTECT THE PROPERTY FROM FURTHER DAMAGE IN ACCORDANCE WITH THE POLICY PROVISIONS (MAY NOT EXCEED THE GREATER OF \$3000 OR 1% OF YOUR COVERAGE A LIMIT OF LIABILITY UNLESS YOU CALL US FIRST AND RECEIVE OUR APPROVAL). PROMPT NOTICE OF THE LOSS MUST BE GIVEN TO US OR YOUR INSURANCE AGENT. EXCEPT FOR REASONABLE EMERGENCY MEASURES, THERE IS NO COVERAGE FOR REPAIRS THAT BEGIN BEFORE THE EARLIER OF: (A) 72 HOURS AFTER WE ARE NOTIFIED OF THE LOSS, (B) THE TIME OF LOSS INSPECTION BY US, OR (C) THE TIME OF OTHER APPROVAL BY US. TO REPORT A LOSS OR CLAIM CALL 1(888) 256-3378.

This replaces all previously issued policy declarations, if any. The declarations page together with all policy provisions and any other applicable endorsements completes your policy.



Prepared by:
Jason McClung
C 904.673.7886
JasonM@alphafoundations.com

Alpha Foundation Specialists, Inc.
www.alphafoundations.com
TF (800) 714-3020
O (850) 877-1313
F (850) 671-1313
License# CBC 125 7350

Prepared for:
David Jacoby
the_jacobys@hotmail.com
P (404) 408-0067

Job location:
28 N 4th St
Fernandina Beach, FL 32034-4181

Prepared on:
5-17-21

Project Summary

Permanently Stabilize Floors	\$13,791.10
Total Investment	\$13,791.10
CS Same Day Savings	\$1,359.01
Total Contract Price	\$12,432.09
Deposit Required - 20%	\$2,486.42
Deposit Paid	\$0.00
Amount Due Upon Installation	\$12,432.09

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

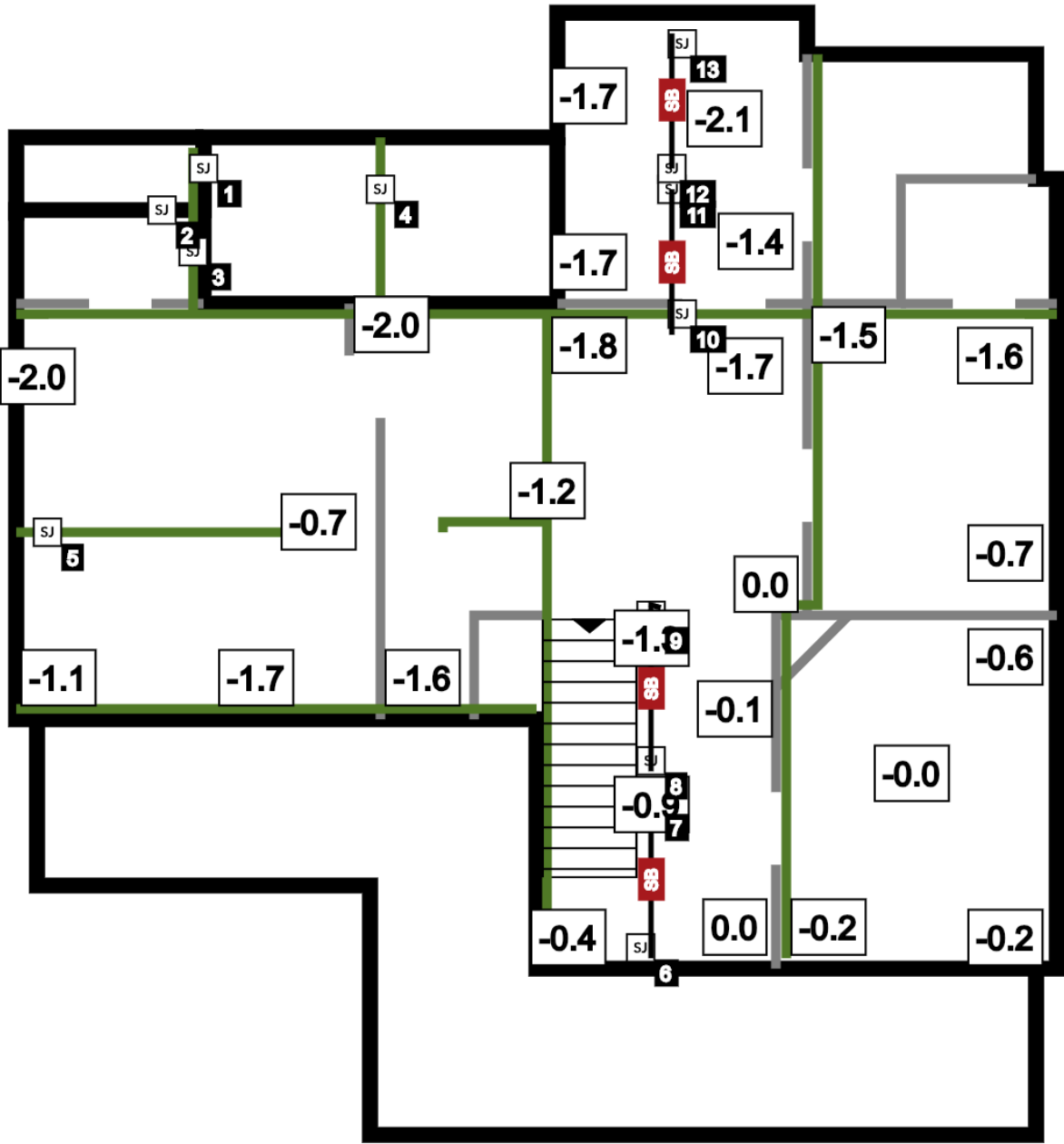
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____ **Date** _____

Customer is paying by 3rd party financing **Initial** _____

Customer is paying by Check____ Credit card____ **Initial** _____

Job Details



Front of House

Job Details (Continued)

Specifications

Install SmartJack supports as indicated on job drawing to support the floor joist system above. Contractor to coordinate utilities locating service and take responsibility for repairing any damage occurring to a private utility line during installation. Install Galvanized supplemental I-beam.

Contractor Will

- 1.) Wood Rot noted in crawl space

Customer Will

- 1.) Move items at least 10 feet away from the work area.
- 2.) If customer chooses financing for the project, the customer is responsible for securing the financing through a 3rd party entity.

Product List

Permanently Stabilize Floors

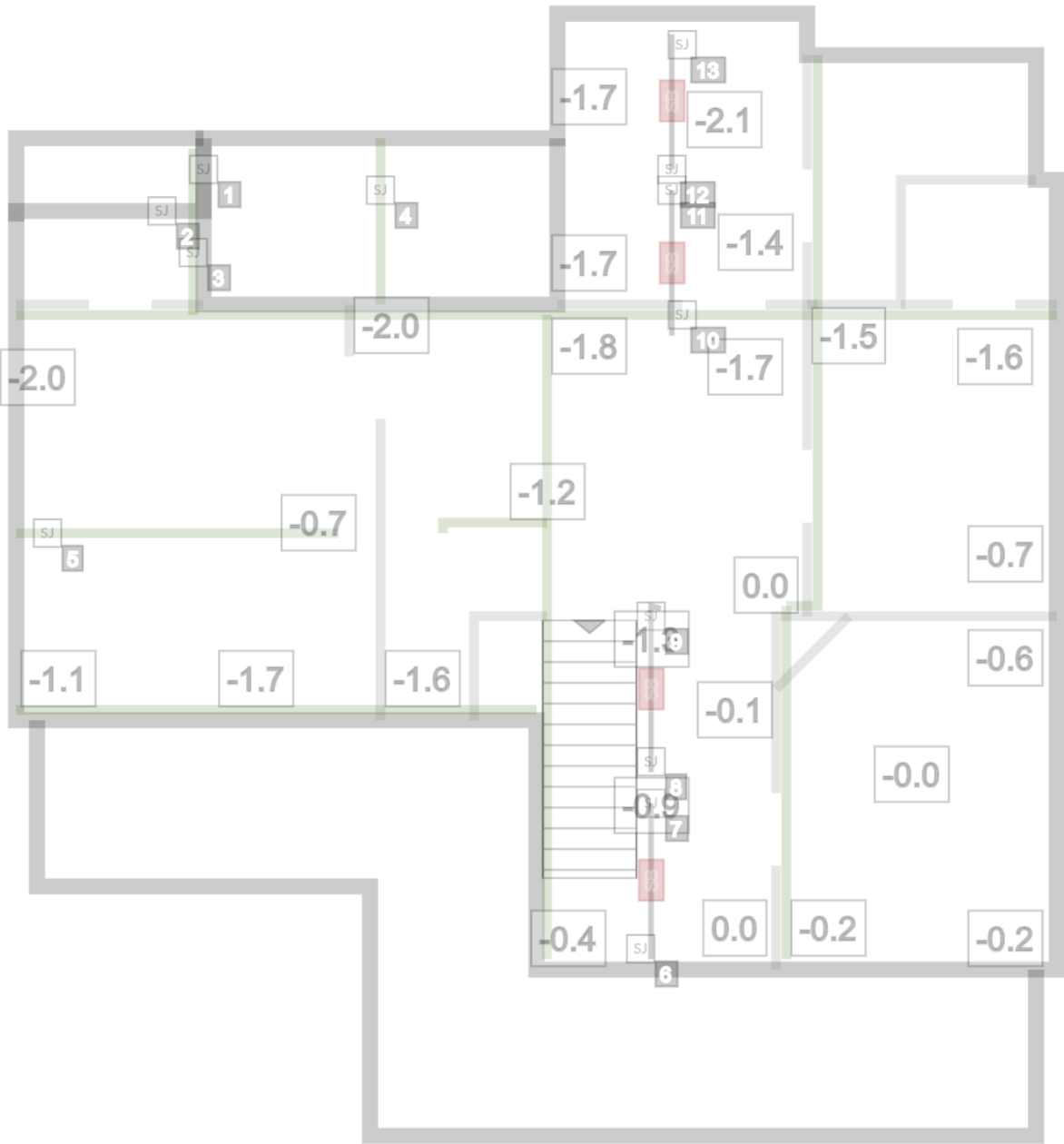
SmartJack, 1-3'	13
Utilities Protection	1
Supplemental Beam	32 ft

Recommendations to Your Project

Permanently Stabilize Floors - Protect

24 SmartJack, 1-3'

\$21,569.04



Front of House

Limited Warranty

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance.

SmartJacks – Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for five (5) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for twenty-five (25) years from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer.

Exclusions From This Warranty – This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

Items For Which Customer Is Responsible – Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

Foundation Repair and Lifting. AFS assumes normal foundation construction and concrete thickness for the purpose of this proposal. If the existing structure or concrete are not of normal construction, or if previous concrete has been poured under the footing and effects proper installation of the piers an additional charge will apply. AFS will lift only what the structural integrity of the building will allow. Items such as mortar, concrete, or soil falling between cracks or behind the veneer could physically prevent the wall from moving back into position. During a lift cosmetic interior and/or exterior damage may occur (For example: Old cracks may reopen, new cracks may appear and doors and windows may have to be realigned.). This is a natural phenomenon of lifting a structure and AFS is not responsible for these repairs. NO cosmetic repairs of any sort will be provided by AFS.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: _____ or
2. The date you received this notice of cancellation.

How to Cancel

If you decide to cancel this transaction, you may do so by notifying us in writing at:

Alpha Foundation Specialists, Inc.

TF (800) 714-3020

O (850) 877-1313

F (850) 671-1313

www.alphafoundations.com

66 Industrial Park

Monticello, FL 32344

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I wish to cancel.

Owner's Signature

Date

Owner's Signature

Date

The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

Owner's Signature

Date

Owner's Signature

Date



 **855-533-8297**

FREE ESTIMATE



Free Estimate



Sagging Crawl Space Joist Repair In Florida & Georgia

The SmartJack® Crawl Space Support System



The SmartJack® system addresses crawl space problems based on proven techniques for foundation repair.

The SmartJack® system provides solid support for sagging and undersized beams, restoring stability and straightness to sagging floor joists in a crawl space.

Once installed in your crawl space, SmartJack® support posts can correct problems such as sloping and overly springy floors, interior wall cracks, and out-of-level door frames.

Because of its design, the SmartJack® can be adjusted over time to provide additional straightening and leveling action if necessary.

The SmartJack® is also compatible with a crawl space vapor barrier system, allowing you to address crawl space mold and humidity issues while repairing your structural issue.

Call us for a free crawl space support quote today! We serve Jacksonville, Tallahassee, Orlando, and many nearby areas in Florida and Georgia.

FREE ESTIMATE

Crawl Space Structural Support Jacks

SmartJack® Reinforcement System

Product Features

- Supports loads of more than 60,000lbs
- Galvanized for corrosion resistance
- Installs in limited-access areas
- The ONLY crawl space support jack that addresses problem soils

To be stable, strong and level, the floor above a crawl space requires solid mid-span support that's usually provided by a post-and-beam assembly.

But beams are often undersized, and many contractors use wooden posts that can rot, shift and settle. When this happens, floor joists sag and other structural problems occur. The SmartJack® system is a [foundation repair product](#) that provides a permanent solution to these problems.

More about [floors above crawl spaces](#).

The SmartJack® is also compatible with crawl space encapsulation systems, making it a good choice for homeowners wishing to eliminate moisture problems and improve home energy efficiency, while also solving structural problems.

We Offer Free Crawl Space Repair Quotes!

If your crawl space is sinking or sagging, we at Alpha Foundations are here to help. We offer [free crawl space repair quotes](#) throughout our service area, in Jacksonville, Tallahassee, Orlando and areas nearby. Schedule yours today!

Each quote comes with no obligation and includes an on-site inspection, professional consultation, and written cost quote. We'll also send you a complimentary copy of our 90-page foundation repair book for your personal reference.

GET A FREE QUOTE!

Related Pages

[Our Foundation Repair Products](#)
[Foundation Problems](#)

Looking for a price? Get a no cost, no obligation [free estimate](#).

GET YOUR FREE ESTIMATE TODAY

First Name *

Last Name *

FREE ESTIMATE

Zip Code *

Email Address *

How Can We Help You Today?

▼

SEND REQUEST



FREE ESTIMATE



DON'T TAKE OUR
WORD FOR IT



They did everything they said they were going to do. Everything turned out wonderful; they met my expectations. We're very happy with the outcome.

Pamela
DeLand, FL

Alpha Foundation was professional from the beginning. From their sales rep, to the actual labor crew that came in and did the work. The crew was very informative a...

Troy
Orlando, FL

I have had many home repair jobs done over the years, by many contractors, in many locations in different states, and Alpha Foundations is the best one by far. Fir...

Leonard
St. Augustine, FL

OUR REVIEWS

Why Choose Us
HONEST, QUALITY SERVICE



11 LOCATIONS



19 YEARS



50 THOU

FREE ESTIMATE

GET TO KNOW US

PROUDLY SERVING

Florida

Jacksonville | Orlando | Miami | Pensacola | Gainesville | Panama City | Tallahassee | Fort Myers

Georgia

Valdosta | Thomasville | Columbus | Tifton | Moultrie | Albany | Waycross | Brunswick

[VIEW MORE](#)



[FREE ESTIMATE](#)



[OUR LOCATIONS](#) +

© 2021 Alpha Foundations | FL Lic: CBC1257350 | GA Lic: RLQA003805

[Disclaimer](#) | [Privacy Policy](#) | [Sitemap](#)

[FREE ESTIMATE](#)









Solid Foundations

1910 SW Main Blvd
Lake City, FL 32025
855-227-0300

www.solidfoundations.com



SF Representative: Jimbo Willis

Cell: 386-288-3240

Email: Jimmie@solidfoundations.com

Scheduling Ryan: (386) 365-1504

Paperwork Chad: Chad@SolidFoundations.com

(386) 758-2727

CONTRACT DATE: 5/12/2021

SUBMITTED TO: David Jacoby

ADDRESS: 28 N 4th St.

Fernandina Beach, Fl. 32034

EMAIL: the_jacobys@hotmail.com

Contact Number: 404-408-0067

Finance #:

866-409-8300

Contractor ID:

802

LOAN CODE:

TFLL24

Based on our site visit and discussion with you, Solid Foundations observed settling of the interior floors due to lack of supports. SF will not repair damaged or deteriorated wood or do termite repair unless specifically stated. The structure is a 2-Story home on an elevated pier system with approximately 34" clearance. To attempt to lift or stabilize the home in the best feasible position (lift is not guaranteed) we recommend installing 110 ft. of 4X6" Pressure treated wood support beams and 28 coated steel Adjustable Jacks with load bearing pads built onto the jacks under the interior section of the home. Some jacks will be placed under existing supports as needed and the existing piers will be adjusted as needed. During the lifting phase, minor damage may occur on the interior walls of the home and should be repaired cosmetically by others.

DESCRIPTION OF PROJECT

3" Push Pier 'Model 300 Push Pier'		
3" Push Pier 'Model 250 Push Pier'		
Concrete R & R Per Pier		
Helical Piers		
Spreader Beam (steel)		
Crawl Space Pier	28	
CMU Pier		
Wood Beam (4x6)	110	
Crawl Space Re-Level		
Floor Joist		
Polyurethane Injection		
Relief Drains		
Tiebacks		
Shrub & Tree Removal		
Engineering	1	
Permit	1	

WE PROPOSE

To furnish material & labor - complete in
accordance with above specification for the sum of

Total Contract Price	\$12,900.00
Deposit Required 30%	\$3,870.00
Due Upon Completion	\$9,030.00

Note: Steel Piers installed exceeding 25ft will be charged at a rate of \$22.00 per linear foot. It is possible that voids or unknown anomalies could be encountered during the Polyurethane Target Grout Injection process, requiring additional material. This will be charged at \$100 per gallon.

Client Initial:

Due to the nature of these type of repairs, there is a possibility that any cracks or stress points created by the settlement may become apparent during lifting or stabilizing procedure, we will not be responsible for any of these repairs. Compensation for any additional services you request and that was not covered under this proposal will be based upon the actual time spent and services performed.

Acceptance of Contract - I am aware of and agree to the contents of the Proposal, You are authorized to do the work as specified in the Contract. I will make the payment set forth in this Contract upon completion of the physical work. I/we will pay your service charge of 5% of the project if I am 5 days or more past due, plus attorney's fees and costs to collect.

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in the Proposal at the time scheduled is contingent upon accidents or delays beyond our control. A 30% deposit is required to be placed on the schedule and the remainder is due upon completion.

Client Initial: Client must be present on the final day of install and a final walk through is to be performed with the foreman. Balance is to be paid in full to the foreman on the last day of install. If the project is financed, all paperwork will be signed before the foreman leaves the job.

Client

Signature

Date:

Representative

Signature:

Jimbo Willis

5/12/2021

Solid Foundations

1910 SW Main Blvd
Lake City, FL 32025
855-227-0300

www.solidfoundations.com



SF Representative: Jimbo Willis

Cell: 229-224-1033

Email: Jimmie@solidfoundations.com

CONTRACT DATE: 5/12/2021

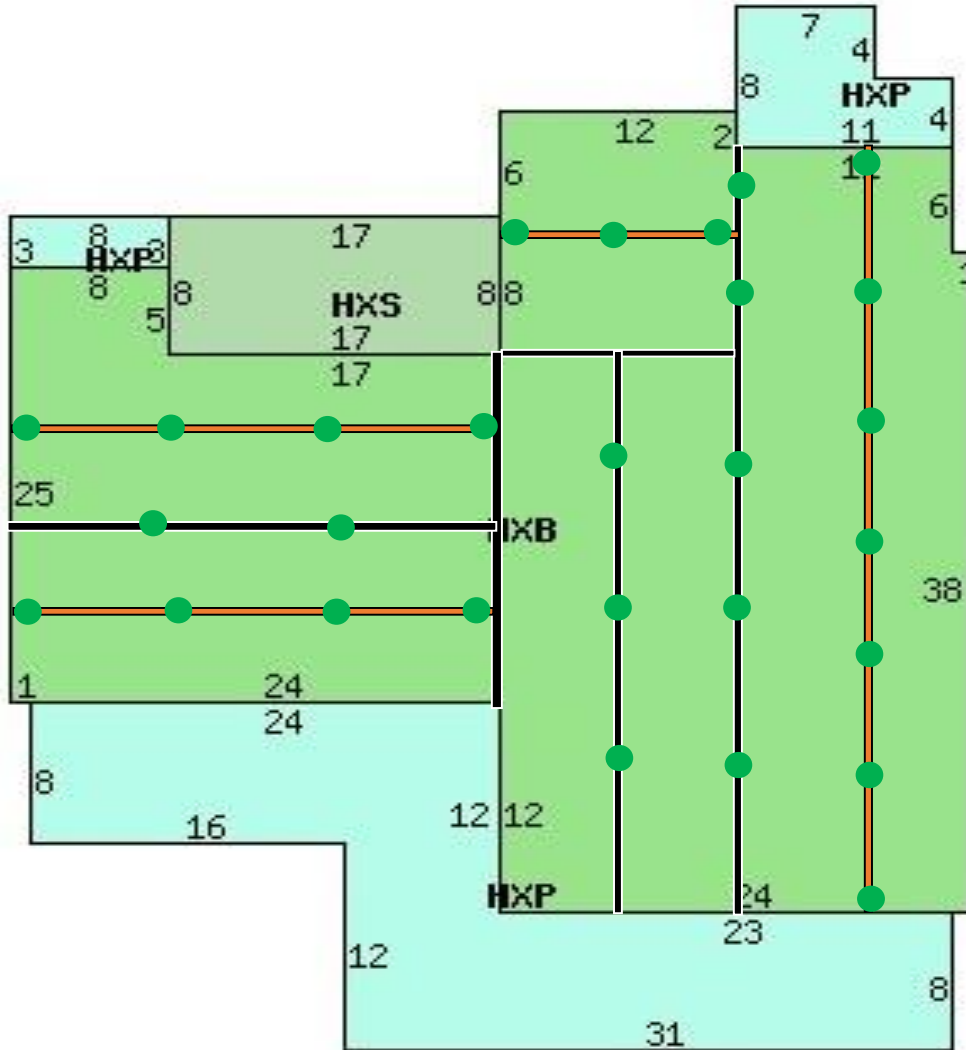
SUBMITTED TO: David Jacoby

ADDRESS: 28 N 4th St.

Fernandina Beach, Fl. 32034

EMAIL: the_jacobys@hotmail.com

Phone: 404-408-0067



Push Pier Model 300: ●

Push Pier Model 250: ●

Helical Pier: ●

Crawl Space Pier: ●

Interior Pier: ●

Low Profile Bracket: ●

Porch Bracket: ●

4x6 Wood Beam: —

Polyurethane 700: ■

Polyurethane 430: ■

Existing Beams: —

Floor Joist: —



1. Collection

A non-refundable down payment for 30% of the total estimated cost is due with the signed contract, and the total remaining sum for the work is due immediately upon completion. Final payment is to be paid by check to the supervisor on site, or by card to the office. Permits, or any issues relating to permitting will not hinder final payment! If final payment is not received upon completion of the project, a late fee of 5% of the remaining balance will be charged 5 days after completion of the project and an addition 5% every month after, until paid in full. Should Solid Foundations be required to bring suit in any court for payment due under this agreement, Solid Foundations shall be intitled to reasonable attorney's fees from owner.

2. Damage Exclusion

Solid Foundations shall perform work to the best of our ability. However cracks may develop in the process of the work, Solid Foundations is not responsible for any cracking including but not limited to concrete brick, sheet rock, rock veneer, tiles, ceramic, glass, plumbing, electrical systems, or other rigging materials during the course of the work. Solid Foundations shall not be liable for any such damages to the property including but not limited to termite treatment installation crawlspace encapsulation or vapor barriers.

3. Pre-existing Defects

The owners release Solid Foundations from all responsibility for damages caused by pre-existing defects. Defects may include, but are not limited to, plumbing lines, buried utilities, septic tanks, pipes and conduits, gas lines, pumps or wells, sprinkler systems, water proofing, insufficient steel or cable reinforcement, insufficient or weak concrete, and any rotten or defective wood.

4. Recovery Exclusion

Solid Foundations specifically excludes any representation of leveling, fixing, or closing cracks. The supervisor will try their best to return the foundation to normal, but will not lift the foundation beyond a practical limit, unless the owner request and waves all damages that may be caused during lifting. Closure of cracks is typical however, Lift may be hindered by cosmetic repairs or prior damages. **Lift is not guaranteed!**

Any changes or alterations in this agreement must be agreed to in writing and signed by a corporate officer in order to be valid if owner wishes to cancel the agreement with Solid Foundations it must be informed in writing to Solid Foundations. The owner must inform Solid Foundations no less than 10 business days before the schedule start date of the work. Any fees related to permitting or engineering are non-refundable and must be paid in full. Solid Foundations reserves the right to bill for a mobilization fee if the agreement is canceled less than 10 business days before scheduled start date the terms of this agreement are intended by the parties as final expression of their agreement with respect to such terms and also as a complete and exclusive statement of all terms

5. Arbitration

Solid Foundations and the owner agree that any controversy or claim whether such a claim is a breach of contract, tort, violation of statutes, or otherwise arising out of or relating to this agreement, any representations, or warranties, expressed or implied, or the goods or services of Solid Foundations, shall be settled by arbitration in Columbia county Florida in accordance with the construction industry arbitration rules of the American arbitration Association pursuant to the federal arbitration act in judgment upon the award rendered by the arbitrator may be confirmed, entered and enforced in any court having jurisdiction. The result of any such arbitration, whether or not excepted is binding.

6. Unforeseen Conditions

If concealed or unknown conditions, including, but not limited to, prior Foundation and repair Work, in Dairy debris, concrete foundations deeper than 3 feet from ground surface, the removal of concrete thicker than 4 inches, excessive tree roots, surface, sub surface and or site environmental conditions which affect in whole or in part the performance of the work. Solid Foundations shall stop work and give a change order to the owner before conditions are further distributed.

7. Vegetation

Plants and grass that are affected by excavation or equipment may not survive. No warranty of any kind is extended to plant or grass survival. The owner may choose to hire a professional to remove and replace plants and grass in order to improve their chance of survival

8. Structural Movement

There is always potential for future movement of the foundation. Solid Foundations recommends waiting through at least one seasonal moisture cycle before making any cosmetic repairs

Jimbo Willis

Solid Foundations Representative

Date

Owners Signature

Date



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00294

Recorder # 14

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) 28 North 4th 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
28	North	4th	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)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Cross gable

Other Roof Secondary Structure(s)

Number of Chimneys 2

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) north ridge, west ridge

HISTORICAL STRUCTURE FORM

8NA00294

DESCRIPTION (continued)

Window Descriptions 2/2

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):

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

8NA00294

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 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: 3/31/2007

Form Comments: _____

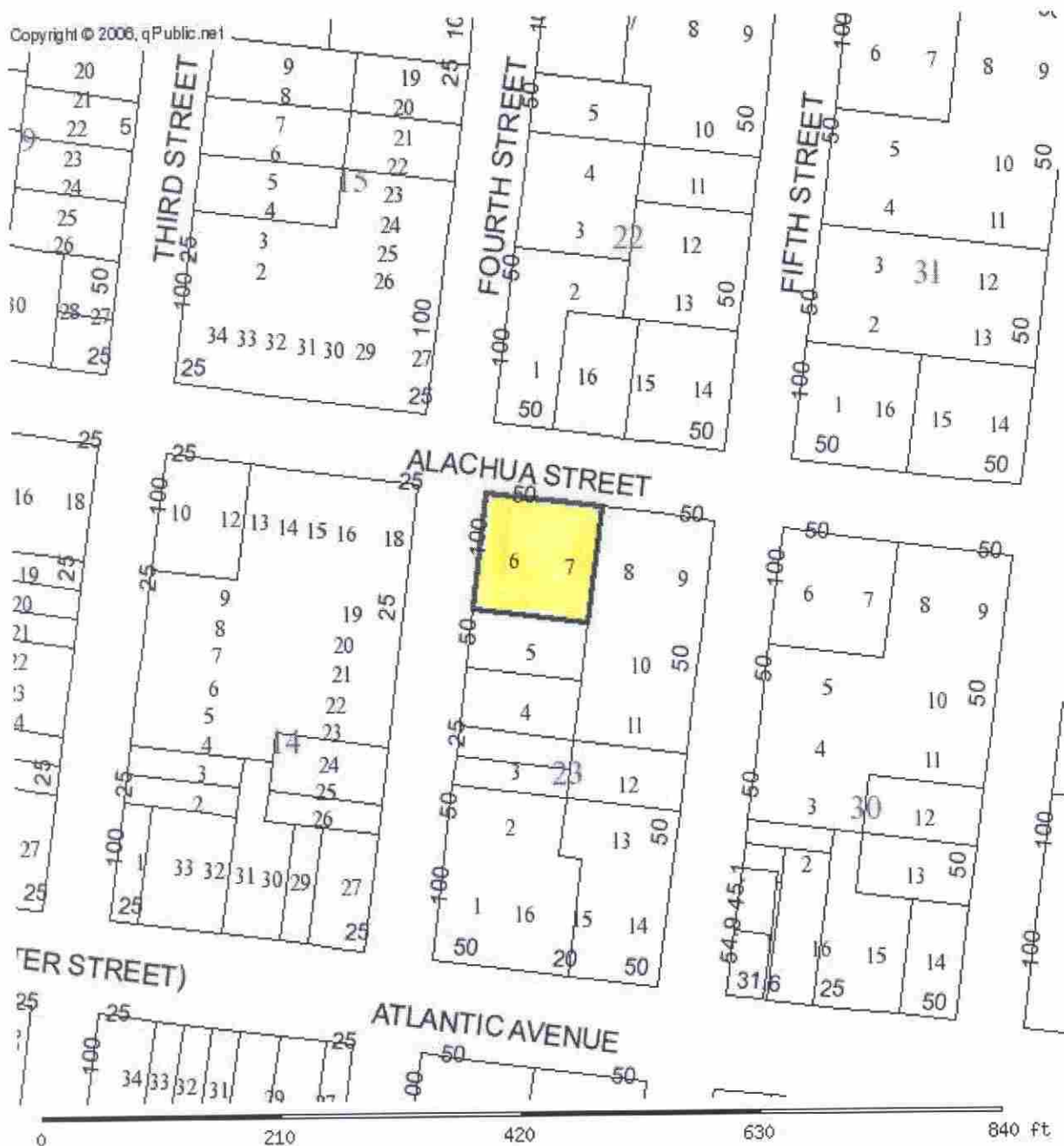
REQUIRED PAPER ATTACHMENTS

- (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"

NA00294-200703

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:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
- > **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 tax records
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0023-0060
GIS CALCULATED ACREAGE	0.23
Property Use	MULTI-FAMI
Land Use	MULTI-FAM
OWNERSHIP INFORMATION	
Name	BURNS JAMES THOMAS II
Mailing Address	28 NORTH 4TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	28 NORTH 4TH ST
2006 PROPOSED VALUES	
Land Value	204,000
Ag Land Value	0

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *B NA 294*

SITE NAME: 28 N. 4th St.
ADDRESS OF SITE: 28 N. 4th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 23 6
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Hall, Carol Sue Thompson & Linquist, J.

ADDRESS: 28 N. 4th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

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

EXCELLENT	x	ALTERED	ORIGINAL USE pvt.residence
GOOD		UNALTERED	PRESENT USE pvt.residence
x FAIR	x	ORIGINAL SITE	DATES c.+ 1909
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		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

46

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # Folk Victorian

PLAN TYPE: rectangular with wing

EXTERIOR FABRIC(S): asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W&N/1-story veranda, 6-bay, access W, 2nd bay;
turned posts; ornate brackets; spindlework

ORIENTATION: W

FOUNDATION: piers: brick, pierced/continuous

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: N: offset: ridge # W: offset: ridge

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:

CONTINUATION SHEET:

28 N. 4th 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, it is a two-story frame vernacular residential building. It is noteworthy for its spindlework ornamentation on the porch. It has been significantly altered by asbestos shingle siding.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00294**
 Field Date 2-2-2018
 Form Date 2-2-2018
 Recorder # _____

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

Site Name(s) (address if none) 28 N. 4th 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 28 Direction N Street Name 4th Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0023-0060 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): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan L-shaped Number of Stories _____
 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. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 Dhs; operable shutters

Distinguishing Architectural Features (exterior or interior ornaments) Folk Victorian elements, decorative jig saw cut and spindle detailing; exposed rafters

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

Porch Descriptions (types, locations, roof types, etc.) Entry/W, wrap around the wing, open, shed, turned supports, decorative jig saw cut details and spindles

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.











HISTORIC DISTRICT COUNCIL STAFF REPORT
2021 PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)
JUNE 17, 2021

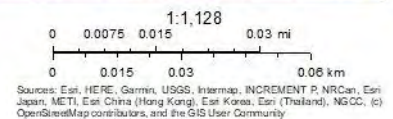
Owner/Applicant:	Robin Phillips, owner
Property Address:	102 South 10 th Street (Merrick Simmons House)
Parcel ID #	00-00-31-1800-0054-0010
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00133
Year Built:	1859 (FMSF)
Contributing Status:	Contributing
Scope of Work:	Foundation repair/replacement
Requested Funding:	\$5,000

102 S. 10th Street (Merrick -Simmons House)



June 10, 2021

911 Address Labels



2021

SUMMARY OF REQUEST

Repair and replace foundation piers as needed. Repair deteriorated support beams.

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 8NA00133

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Preservation Rehabilitation Assistance Grant (PRAG) - Submission #7425

Date Submitted: 5/28/2021

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 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 South 10th St.

Address2

City*

Fernandina Beach

State*

Florida

Zip*

32034

Tax Parcel ID #

00-00-31-1800-0054-0010

Year Constructed

1863

Type of ownership*

Individual

Owner First Name

Robyn S

Owner Last Name

Phillips

Company Name

Non-Profit Organization Name

Is owner's mailing address different from property address?

No

Owner Mailing Address

102 South 10th St.

Address1

Address2

City

Fernandina Beach

State

Florida

Zip

32034

Phone Number*

858-692-3982

E-mail Address*

robynphillips47@icloud.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

☐

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? *

Foundation repairs are needed to restore the structural integrity of the Merrick-Simmons house built in 1863. The brick piers under the house need to be repaired and repointed. Three leaning piers at the back of the house need to be entirely rebuilt to stabilize the house and prevent further settling. A new support needs to added under the front porch. In addition, several wood support beams in the crawl space need to be repaired and sections replaced due to insect damage and wood rot. All work will be done in a manner consistent with historical requirements to preserve the architectural character of the 1863 home. For this reason, we propose to contract with Hygema to restore the original brick piers rather than with Alpha to place jacks under the house to stabilize the foundation.

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?*

While the foundation work is the immediate priority, we plan additional work in the future. In particular, the galvanized pipes will be replaced when we renovate the kitchen and bathrooms. We also plan to replace the chain link fencing around the perimeter of the property with more attractive fencing consistent with the historical character of the neighborhood and to improve the landscaping in the front and back.

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*

Hygema Foundation Repair

Cost Estimate*

\$23,400

Upload Estimate #1*

hygema 1.pdf

Name of Contractor #2*

Alpha Foundations

Cost Estimate*

\$8,661

Upload Estimate #2*

alpha 2.pdf

VI. Additional Required Information

Your application must include the following:

Proof of Building Ownership*

deed 3.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.JPG

Photos 4

IMG.JPG

Photos 5

IMG.JPG

Proof of current hazard insurance*

insurance.pdf

Code Enforcement Notice of Violation (if applicable)

Choose File

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)*

Robyn S. Phillips

Today's Date*

5/28/2021

Applicant Name (First, Last)

Robyn S. Phillips

Today's Date

5/28/2021

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

settling.pdf

Upload 2

IMG.JPG

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

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 21-203146

Parcel No.: 00-00-31-1800-0054-0010

This **WARRANTY DEED**, made the **11th day of May, 2021**, by **Monteith H. Stewart**, a **single man** (whether one or more, the "Grantor"), to **Robyn S. Phillips, Trustee of The Phillips Family Trust**, as amended and restated dated December 3, 2008, with the power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property described in this Warranty Deed, whose post office address is 102 South 10th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

All those certain lots, pieces or parcels of land, situate, lying and being in the City of Fernandina Beach (formerly named Fernandina), County of Nassau, State of Florida, and known and described upon and according to the official plat of said City of Fernandina Beach, (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lot 1 and the North 85 feet of Lot 8 in Block 54

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

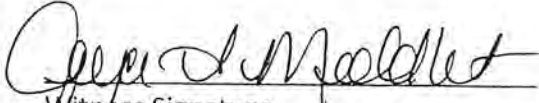
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

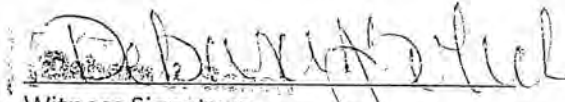
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

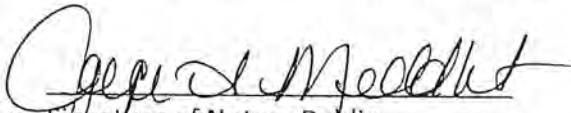

Monteith H. Stewart

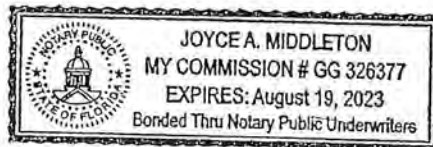

Witness Signature
Printed Name: Deborah A. Bolch

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

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of May, 2021, by Monteith H. Stewart.


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



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Florida License



EVIDENCE OF PROPERTY INSURANCE

We will provide the insurance described on this form in return of the premium and compliance by the insured with all applicable provisions of the policy for which application has been made. No insurance is provided by us unless the premium is paid when due. If this insurance is terminated after policy issuance, we will provide written notice to the insured and any Mortgagee/Lienholder in accordance with policy provisions and any applicable legal requirements. The coverage described is subject to the provisions of the policy and this form is subordinate to the provisions of any policy declarations issued.

Policy Number: [REDACTED] **Policy Period:** From 05/11/2021 To 05/11/2022
Policy Type: HO-3 **At 12:01 a.m. Eastern Time at the Location of the Residence Premises**
Print Date: 04/23/2021

First Named Insured and Mailing Address: Robyn Phillips 102 S 10TH ST FERNANDINA BEACH, FL 32034	Location of Residence Premises: 102 S 10TH ST FERNANDINA BEACH FL 32034-3641	Agent: AMELIA INSURANCE AGENCY INC PIERRE LA PORTE 2384 SADLER RD FERNANDINA BEACH, FL 32034
--	---	---

Coverage is only provided where a premium and a limit of liability is shown

All Other Perils Deductible: \$2,500

Hurricane Deductible: \$13,900 (2%)

SECTION I - PROPERTY COVERAGES

A. Dwelling :	\$695,000
B. Other Structures:	\$13,900
C. Personal Property:	\$174,000
D. Loss of Use:	\$69,500

LIMIT OF LIABILITY

PREMIUM
\$5,066

SECTION II - LIABILITY COVERAGES

E. Personal Liability:	\$100,000
F. Medical Payments:	\$2,000

LIMIT OF LIABILITY

\$12
Included

OTHER COVERAGES

Replacement Cost Loss Settlement on Dwelling up to Coverage A amount

Personal Property Replacement Cost	Included	\$804
Ordinance or Law Increased Limit (50% of Cov A)	(See Policy)	\$294

Included

TOTAL POLICY PREMIUM INCLUDING ASSESSMENTS AND ALL SURCHARGES

\$6,306

(Total includes assessments, surcharges and other premium adjustments not itemized here; refer to Policy Declarations)

Additional Named Insured(s)

Name	Address
No Additional Named Insureds	

Additional Interest(s)

#	Interest Type	Name and Address	Loan Number
1	Trustee/Trust	Phillips Family Trust Dated 12/13/1988 Robyn Phillips Trustee 102 S 10TH ST FERNANDINA BEACH, FL 32034-3641	

ALPHA FOUNDATIONS

Prepared by:
Jason Brantley
C 904-903-0311
jbrantley@alphafoundations.com

Alpha Foundation Specialists, Inc.
www.alphafoundations.com
TF (800) 714-3020
O (850) 877-1313
F (850) 671-1313
License# CBC 125 7350

Prepared on:
5-17-21

Prepared for:
Robin Phillips
kelly.powers@firstcoastsir.com
P 858-692-3982

Job location:
102 S 10th St
Fernandina Beach, FL 32034-3641

Project Summary

Permanently Stabilize Floors	\$9,347.60
Total Investment	\$9,347.60
Realtor Discount	\$686.00
Total Contract Price	\$8,661.60
Deposit Required - 20%	\$1,732.32
Deposit Paid	\$0.00
Amount Due Upon Installation	\$8,661.60

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** 5/17/21

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____ **Date** _____

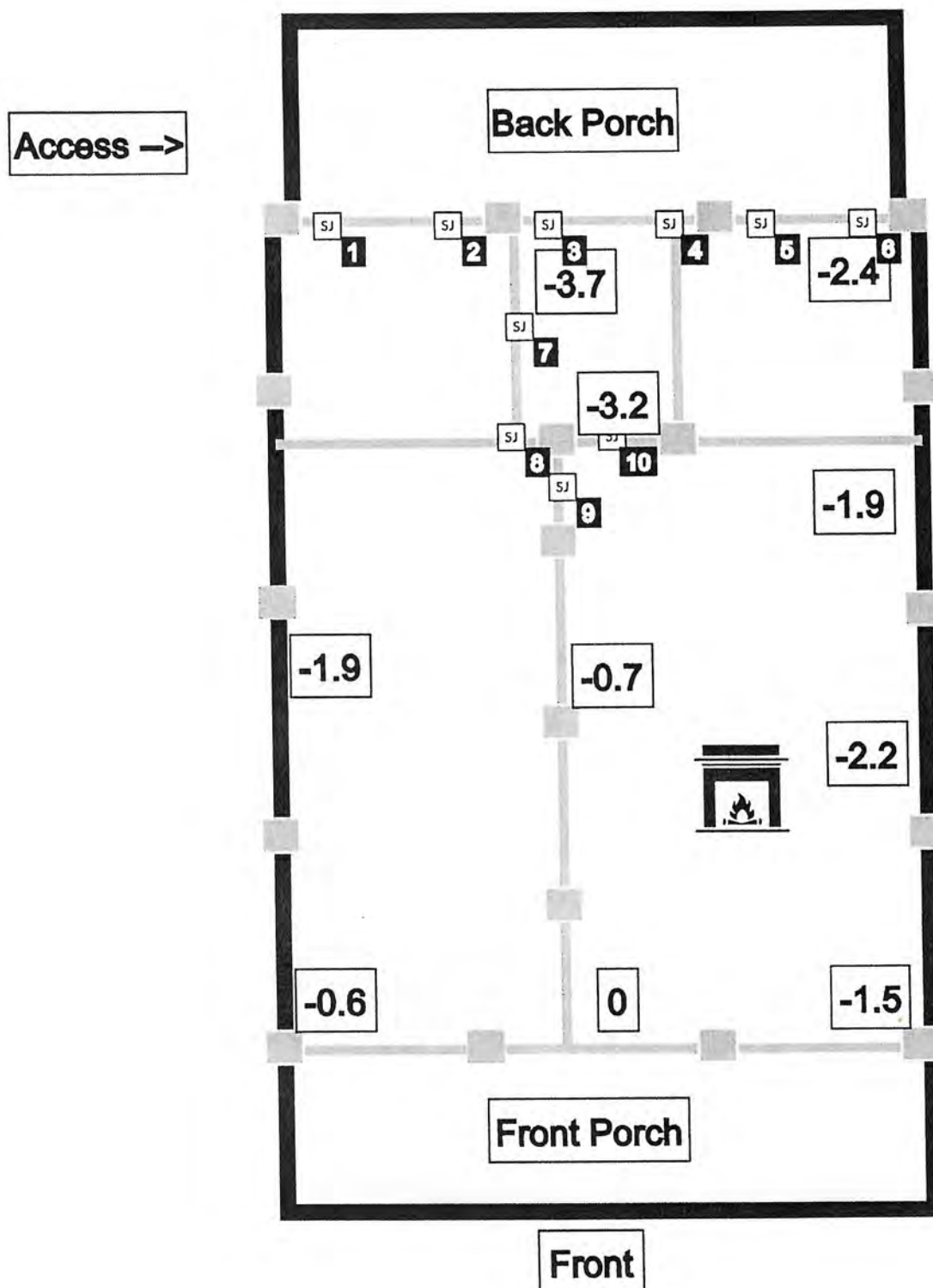
Customer is paying by 3rd party financing

Initial _____

Customer is paying by Check___ Credit card___

Initial _____

Job Details



Job Details (Continued)

Specifications

Install SmartJack supports as indicated on job drawing to support the floor joist system above. Contractor to coordinate utilities locating service and take responsibility for repairing any damage occurring to a private utility line during installation.

Contractor Will

1.) Stabilization is goal. Customer can request lifting of the foundation, but Alpha is not responsible for damage that may result (Achieving lift is not guaranteed)

Customer Will

- 1.) Move items at least 10 feet away from the work area,
- 2.) If customer chooses financing for the project, the customer is responsible for securing the financing through a 3rd party entity.

Additional Notes

Stabilization only. Access mainly in back.

Product List

Permanently Stabilize Floors

SmartJack, 1-3'	10
Utilities Protection	1
PC Disc	1

Job Details



Since 1927

Richard Mark Boyles
President
CB CO56929

Albert J. Boyles, Jr.
Secretary/Treasurer
CR CO49210



P.O. BOX 2655
Jacksonville, FL 32203
Office: (904) 764-9509
(904) 282-4212
Fax: (904) 282-0595

hbm1986@bellsouth.net
www.hygemahousemovers.com

April 2, 2021

Kelly Powers
Ref: 102 S. 10th St. Fernandina Beach, FL 32034

This cost proposal is in reference to work to be completed at the above address. Per your request we have reviewed the crawlspace area related to the inspection report provided to include our own evaluation. The foundation consists of the original brick pier supports with some additional concrete block piers added. The block piers added on the right rear area have inadequate footings to support the load as designed. We noted prior settlement to areas of the foundation piers. We noted various piers that were leaning out of plumb due to settlement over the years. Beam damage was noted at 3 locations. Based on our review we recommend the following repairs.

Hygema proposes to complete the following work:

- Supply engineered drawings, permit and inspections to complete said work
- HDC permit for repairs
- Replace damaged 8"X10" support beam with same size pressure treated beam (left rear corner)
- Replace damaged 6"X8" ledger beam with same size pressure treated beam (right side rear porch)
- Sister damaged floor joist at same location (right side rear porch)
- Replace inadequate repair to ledger beam (right side front porch)
- Install 1 new floor joist under left side of front porch adjacent to inadequate joist
- Install 1 new concrete block pier support at end of support beam under front porch at main wall (remove inadequate support)
- Repair and repoint numerous piers in the crawlspace area to help maintain structural integrity of same
- Replace 3 damaged and leaning piers on the back right corner location (location of previously added inadequate pier supports)
- Replace 2 brick pier supports on left side entry porch with new brick columns per historical requirements (reuse existing brick or match new brick as close as possible)

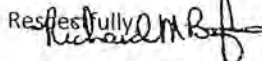
Owner responsible for the following:

- Supply electric and water on jobsite

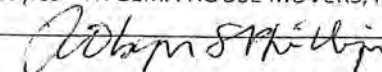
The work will be completed in a professional and safe like manner. Due care will be taken to minimize any damage, however plaster, sheetrock, doors, windows, and tile work are not guaranteed. We have estimated 9 to 10 days to complete. Certificates of General Liability and Worker's Compensation Insurance available upon request.

The price to complete said work will be \$23,400.00. We accept MASTERCARD, VISA, DISCOVER, AND AMERICAN EXPRESS although, there is an additional charge of 2% for processing same.

If you have any questions, please give me a call @ Office (904)764-9509 or Cell (904)509-1154.

Respectfully,


Richard M. Boyles - HYGEMA HOUSE MOVERS, INC.

Accepted  Date 5/21/21













**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**United States Department of the Interior
National Park Service

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

NR listed 1-18-83

1. Name

historic Merrick-Simmons House NA00133

and/or common Simmons House

2. Location

street & number 102 South 10th Street

N/A not for publication

city, town Fernandina Beach N/A vicinity of

state Florida code 12 county Nassau code 089

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☒ work in progress	☐ educational	☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
	N/A	☐ no	☐ military	☐ other:

4. Owner of Property

name Elsbeth K. Gordon and Sarah B. Dickinson

street & number 6124 Southwest 30th Avenue

city, town Gainesville N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Nassau County Courthouse

street & number Centre Street

city, town Fernandina Beach state Florida

6. Representation in Existing Surveys

title N/A has this property been determined eligible? N/A yes no

date N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Merrick-Simmons House is a wood-frame 2½ story Greek Revival residential building built near the beginning of the Civil War. It is located in a neighborhood comprised of other residential buildings, dating primarily from the late nineteenth century, which are similar to the Merrick-Simmons House in scale and materials. It is sited on lot 1, block 54 of the City of Fernandina Beach at the corner of 10th and Ash Streets. Behind the house, lot 8 of the same block forms the remainder of the property. It borders Ash Street to the north, extends to Eleventh Street to the east, and serves as parking space for the tenants of the house. The dimensions of the house are 48.5 feet by 32.5 feet and 59.3 feet by 32.5 feet with porches. The Merrick-Simmons House retains most of its original fabric and design. It was in deteriorated condition until 1981 when a comprehensive rehabilitation was undertaken. Originally a single-family residence, it presently serves as a three-unit apartment building.

The Merrick-Simmons House has a balloon frame structural system. It retains large double tier porches on the east and west facades, with the main entrance under the west gable end. The frame is 2½ inch X 10 inch heart-pine joists faced with heart-pine clapboards. It rests on brick piers and 10 inch by 12 inch mortise and tenon sills. The building is ornamented with scroll brackets, a fish-scale faced portico, octagonal porch columns, and turned balustrades.

The unaltered original floor plan consists of a central chimney with parlors to the west, east and north. The west parlor with 12 foot ceiling has a large fireplace surmounted by a period carved oak mantelpiece and an Italian tile hearth. The hearth is flanked on the south by a leaded glass cabinet and two 40" by 80" windows. Two larger 40" by 96" windows extend from the floor and illuminate the west wall. The east parlor, also with a twelve foot ceiling, has a large fireplace surmounted by an ornamented oak mantelpiece with turned finials and three beveled glass mirrors. The hearth is of pale yellow and rose raised Italian tiles with a floral design. The main staircase rises on the east end of the north parlor, curves to the north and has a wood hand rail and turned balustrade. Entry to the north parlor from the porch is through a double door with side and top lights.

The upstairs consists of a foyer and six rooms. The smallest of these rooms on the west served as the burning room for the Simmons family. The upstairs west parlor fireplace mantelpiece is grey marble with Italian tile hearth. The room is surmounted by a gold leaf picture molding. The east parlor fireplace is surmounted by a massive natural heart pine mantelpiece. The exterior east facade has a ten foot by ten foot portico with columns and balustrades, faced with fishscale siding. The original floor boards are retained throughout the house and are 2½ inch thick heart pine varying from six inches to twelve inches in width. The original solid eight foot by three foot doors, containing four panels, remain. The restorers patched extensively in order to preserve the original plaster still showing its coquina sand content. The floor plan of the attic consists of two rooms fourteen by eighteen feet. The present gable roof of tin was insured in 1874 as a cedar shake roof.

(See Continuation Sheet)

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CONTINUATION SHEET

ITEM NUMBER 7

PAGE 1

Alterations have been few over the years. The separate kitchen and fifth fireplace were removed soon after the turn of the century. The five by eight foot portico and entrance on the north side were added by Mattie Simmons after 1925 when she rented an upstairs apartment. Structural upgrading was necessary in 1981. It including reinforcement of termite weakened joists under the front porch and raising and leveling the main carrying floor joists and sills on the south side. Two lower sashes were duplicated and replaced because they were so rotted and warped they could not hold glass. All other window sashes and pocket weights have been repaired and many still contain the original glass. One of the glass panes on the south side of the second floor contains the etched name of Mary Dewson, a child of George Dewson who purchased the house in 1873. Access to the attic was improved by an enclosed stairway. The rooms were upgraded to include a bedroom living-room kitchenette combination and bath. Each of the 2½ stories are occupied by tenants. A removable wall was installed to separate the first and second floors, the stairway was preserved intact. The side porch with added stairs provides entry to the second floor. The house has recently been painted with Pittsburgh Historic Colors in soft yellow, with white trim and rose-brown sashes, maintaining the colors found when scraping.

Before 1899, when the separate kitchen was removed from the back of the house, the back porch may have been added. Existing clapboards can be seen under the roof of the porch. At that time, the back door and window configuration was probably changed. The heart-pine front porch columns have rot at the top. They have been temporarily braced until the best procedures can be determined to remedy the problem while at the same time maintaining the original integrity of the porch.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☒ education	☐ military	☒ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☐ industry	☐ politics/government	☒ transportation
		☐ invention		☐ other (specify)

Specific dates c. +1861 Builder/Architect N/A

Statement of Significance (in one paragraph)

The Merrick-Simmons House is architecturally significant as an unique example of Greek Revival architecture in North Florida. It is historically significant as one of the few remaining buildings constructed in Fernandina Beach prior to the Civil War. Furthermore, it is significant for its association with Chloe Merrick, a prominent figure in the Reconstruction of Florida, and with subsequent owners, particularly John Simmons, who made major contributions to the post-Civil War development of Fernandina Beach.

Although not a "high-styled" building, the Merrick-Simmons House exhibits many of the architectural features associated with the Greek Revival style. The unaltered floor-plan has six large rooms downstairs and six spacious rooms upstairs with twelve foot ceilings and eight foot doors. There are three large porches and two porticos. The central chimney has four fireplaces surmounted by four decorative mantel pieces of turned wood spindels, wood relief, marble, and heartpine. The original windows with 6 over 6 lights, some 96 inches high, are still intact as are the stairway and heart pine floors.

Although the exact date of construction is unknown, deed records, court cases, tax rolls and oral history indicate that the Merrick-Simmons House was built before the Civil War. Mrs. Sidney Simmons, age 86, says that her mother-in-law, Mrs. Mattie Simmons, bought the house in 1899 and told her frequently that the house was built before the Civil War. In June 1863, Tax Sale Certificate No. 32 was issued to Chloe Merrick by the "Direct Tax Commission of the State of Florida" (Deed Record G, p. 498) including lots 1 and 8 and "the premises described therein." It is well known that the Southern sympathizers fled Fernandina in 1862, abandoning their homes. The property of those who fled was appropriated by the Federal Commissary Department (Davis, p. 156) (House Executive Documents, 39th Congress, 1st Session). Miss Merrick owned the property as the agent for the National Freedmen's Relief Association of New York from June 1863 until 1865 (Deed Record G, p. 498). On February 14, 1865, A. N. Shearer bought the premises for \$820 through U. S. Tax Sale Certificate #187 (Deed Record L, p. 166). In April 1869, in a quit claim deed, Shearer deeded lots 1 and 8, block 54 "with buildings and appurtenances" to S. N. Freeman, Shearer's partner in the S. N. Shearer Lumber Company, in payment for a debt of \$5,000 (Deed Record L, p. 211, p. 369). In a court case litigated in Nassau County between George Dewson and S. N. Freeman, the property was judged to have earned annual profits of \$500 since May 1, 1865 and to have been deeded fraudulently. In said court case, a summons "was nailed to the door of the premises in controversy," on lot 1 block 54. The sheriff "seized the land and tenements" on December 18, 1872 (Deed Record N, p. 242). On February 3, 1873, George Dewson bought the house at public auction for \$400 (Deed Record N, p. 242). Dewson was an attorney, born in the

(See Continuation Sheet)

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CONTINUATION SHEET

ITEM NUMBER

8

PAGE

1

West Indies, and listed in the 1860 Fernandina census. He died December 15, 1873. In his papers, filed at the Nassau County Courthouse, is a copy of the insurance policy describing the Merrick-Simmons House. The house was a "two story frame dwelling, belonging to the estate of George Dewson, deceased, situate on lot 1, block 54." Also in the estate papers are receipts to "repair" the chimneys and fireplaces and to "patch, whitewash and kalsomine" the walls. The repairs were made by Dewson's widow, Rosalie, and were approved by the executor of his estate, A. O. MacDonnell.

There is much evidence supporting construction of the Merrick-Simmons House prior to the Civil War. In the inventory of assets of the George Dewson estate, the house is described in an insurance policy. There are also bills for the repair of chimneys and patching walls, indicating a mature building in need of maintenance. There are no bills relating to construction of a new dwelling. Dewson died eleven months after buying the house. Therefore, the conclusion is that he did not build it. The previous owner of the property disposed of the premises in April, 1869 for \$5,000, a very large sum of money for a vacant lot. The quit claim deed specifies "buildings and appurtenances." The summons was "tacked to the door of the premises" in October, 1868. Shearer purchased the premises for \$820 in 1865. He paid twice the sum Dewson paid for the dilapidated house in 1873, thus indicating there was a building or buildings. Per the court case cited, the property had earned an annual profit of \$500 since May 1, 1865, indicating there must have been an income generating structure on the 100' by 200' piece of land. Furthermore, Miss Chloe Merrick had possession of the property in June, 1863. This was not only a period of chaos, but the period when supporters of the South fled Fernandina as Federal troops arrived. It was hardly a time for a single school teacher from the North to build a house. In conclusion, the house was probably built after 1856 when the town of Fernandina Beach was platted but before 1863 when Miss Merrick acquired it.

Finally, the Merrick-Simmons House is significant because of its association with individuals important to the history of Florida and Fernandina Beach. Miss Chloe Merrick is the only educator cited by name in the Bureau of Refugees, Freedmen, and Abandoned Lands monthly education reports from Florida. In House Executive Document No. 70, p. 337 from the 39th Congress, 1st Session, Miss Merrick is described as follows: She was "a lovely specimen of genuine philanthropy and the lady principal (Miss Merrick) deserves great credit for her selfdenying labors" (Report No. 22, Washington, D. C., January 1, 1866, from J. W. Alvord, Inspector of Schools and Finances, to General O. O. Howard). In a letter to Major General O. O. Howard from Colonel Osborne, Assistant Commissioner, Bureau of Refugees, Freedmen and Abandoned Lands, Osborne states: "The Orphan Asylum at Fernandina,

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NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

organized and conducted by Miss C. Merrick, has sixty-five inmates and is a most admirable institution. Miss Merrick has exhibited great energy and fine executive ability in the management of the Asylum from its organization to the present time. It is a perfect success and model institution" (Microfilm 85 O-Q, Bureau of Refugees, Freedmen, etc., P. K. Yonge Library of Florida History, University of Florida). "It was Miss Merrick whom John Hay noticed while on a mission to Florida in 1863. (She was) 'one of those in charge of the high school in the little Florida town, leading light mulatto and white children together in song about the wings of morning'" (Daniels, Prince of Carpetbaggers, p. 84). "In 1862 the Freedmen's Aid Society of Syracuse, New York organized schools in Fernandina and St. Augustine under the leadership of Chloe Merrick" (Richardson, The Negro in the Reconstruction of Florida, p. 98). On August 10, 1869 Chloe Merrick married Harrison Reed, the Governor of the State of Florida, thus becoming the First Lady of Florida after having sustained a prominent and efficient part" in the "earlier movements for the improvement and education of the Freedmen" (Johathan Daniels, Prince of Carpetbaggers, pp. 240-241, 83, 84, 87, 143, 236, 238, 252).

John Simmons was another important individual associated with the Merrick-Simmons House. He owned the house from 1899 until 1925. He also owned an ice plant which was located on the lot behind the house. In addition, he was co-owner along with Mr. Hirth and Mr. Bailey, two prominent Fernandina residents, of the Fernandina trolley lines. In order to accomodate Mr. Simmons, the trolley stopped at the Merrick-Simmons House during its daily runs from Centre Street in downtown Fernandina to the beach.

After 1925, the Merrick-Simmons House had a number of owners. It evolved from a single-family residence to a multiple-family apartment building. It was rehabilitated by its present owners who have maintained its function as an apartment building.

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreage of nominated property Less than 1 (.459)

Quadrangle name Fernindina Beach

Quadrangle scale 1:24,000

UTM References

A

1	7	4	5	6	1	9	0	3	3	9	2	8	2	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

(See Continuation Sheet)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

11. Form Prepared By

name/title Weaver, Paul L. (Historic Sites Specialist)

organization Florida Division of Archives, History and Records Management

date November 19, 1982

street & number The Capitol

telephone (904) 487-2333

city or town Tallahassee

state Florida 32301

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title L. Ross Morrell, State Historic Preservation Officer

date 12/3/82

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Nassau County Courthouse RECORDS: (Centre Street, Fernandina Beach)

Deed Books: A-3, p. 170
A-5, p. 304
F p. 169
G pp. 107, 498
L pp. 166, 210, 211, 369, 379
M p. 262
N p. 242
P pp. 34-36
Q pp. 97, 118, 278
T pp. 40, 156, 183
U p. 465
X p. 407.

Personal papers of George Dewson in his estate filed in Nassau County Courthouse.

Insurance Binder, The Franklin Fire Insurance Company of Philadelphia, Samuel Swann agent, (copy enclosed) dated August 12, 1874.

Fourth Circuit Court Cases of Dewson vs. Dutton and Dewson vs. Freeman (March 3, 1873; April 30, 1873, April 4, 1870) in Nassau County Courthouse (owners have xerox copies).

Summons attached to door of the house October 19, 1869 (owner has copy) Nassau County Courthouse.

Davis, William Watson, The Civil War and Reconstruction in Florida, 1964, P. K. Yonge Library of Florida History, University of Florida, pp. 154-155; 235-36; etc.

H. Ex. Docs., 39th Congress, 1st Session No. 70, pp. 280, 281, Report #14 and Report #22, p. 337 from J. W. Alvord, Inspector of Schools and Finances to Gen. O. O. Howard.

U. S. Bureau of Refugees, Freedmen and Abandoned Lands, monthly school reports, Microfilm, 85 O-Q and 96A, P. K. Yonge Library of Florida History, University of Florida.

Daniels, Johathan, Prince of Carpathaggers, J. B. Lippincott Co., N. Y. 1958, pp. 83, 84, 87, 143, 236, 238, 240-241, 252, 269.

Oral History:

Mrs. Sidney Simmons, age 85, now a resident of Jacksonville, daughter-in-law of Mattie and John Simmons, owner of the house from 1899 to 1950.

Ben Sorenson, Commissioner of Fernandina Beach and Senior Citizen.

George Davis and Helen Litrico, Local Historians.

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CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

The Merrick-Simmons House is located in Block 54 lots 1 and 8 of the original plat of the Town of Fernandina. It is situated on the corner of Ash Street and South 10th Street. Lot 1 has 100 feet frontage on South 10th and 100 feet frontage on Ash Street. Lot 8 is immediately to the west of Lot 1 and has 100 feet frontage on Ash Street and 85 feet frontage on South 11th Street.

Index By State County

National Register Information System

11/01/2001 16:46:46

No filter

Include filter in navigation ☐

Row	State	County	Resource Name	Address	City	Listed	Multiple
1	FL	Nassau	Bailey House	7th and Ash Sts.	Fernandina Beach	1973-06-04	
2	FL	Nassau	Ervin's Rest	5448 Gregg St.	American Beach	1998-04-23	
3	FL	Nassau	Fairbanks House	227 S. 7th St.	Fernandina Beach	1973-06-04	
4	FL	Nassau	Fernandina Beach Historic District	Roughly bounded by N. 9th St., Broome, Ash, S. 5th St., Date, and S. 8th St.	Fernandina Beach	1973-07-20	
5	FL	Nassau	Fernandina Beach Historic District (Boundary Increase)	Roughly bounded by Sixth, Broome, N. Third, & Escambia Sts.; Seventh & Date Sts., and Ash	Fernandina Beach	1987-04-20	
6	FL	Nassau	Fort Clinch	3 mi. N of Fernandina Beach on FL AIA	Fernandina Beach	1972-02-23	
7	FL	Nassau	Merrick-Simmons House	102 S. 10th St.	Fernandina Beach	1983-01-13	
8	FL	Nassau	Mount Olive Missionary Baptist Church	FL 107	Nassauville	1998-08-28	
9	FL	Nassau	Original Town of Fernandina Historic Site	Roughly bounded by Towngate St., City Cemetery, Nassau, Marine, and Ladies Sts.	Fernandina Beach	1990-01-29	
10	FL	Nassau	Palmer, John Denham, House	1305 Atlantic Ave.	Fernandina Beach	1986-07-03	

Page 1

First Page

Next Page

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FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

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

February 10, 1983

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Elsbeth K. Gordon and Sarah B. Dickinson
6124 S.W. 30th Avenue
Gainesville, Florida 32608

Dear Ms. Gordon and Ms. Dickinson:

It is a pleasure to advise you that Merrick-Simmons House has been officially listed on the National Register of Historic Places. Please accept this letter as formal notification of this honor.

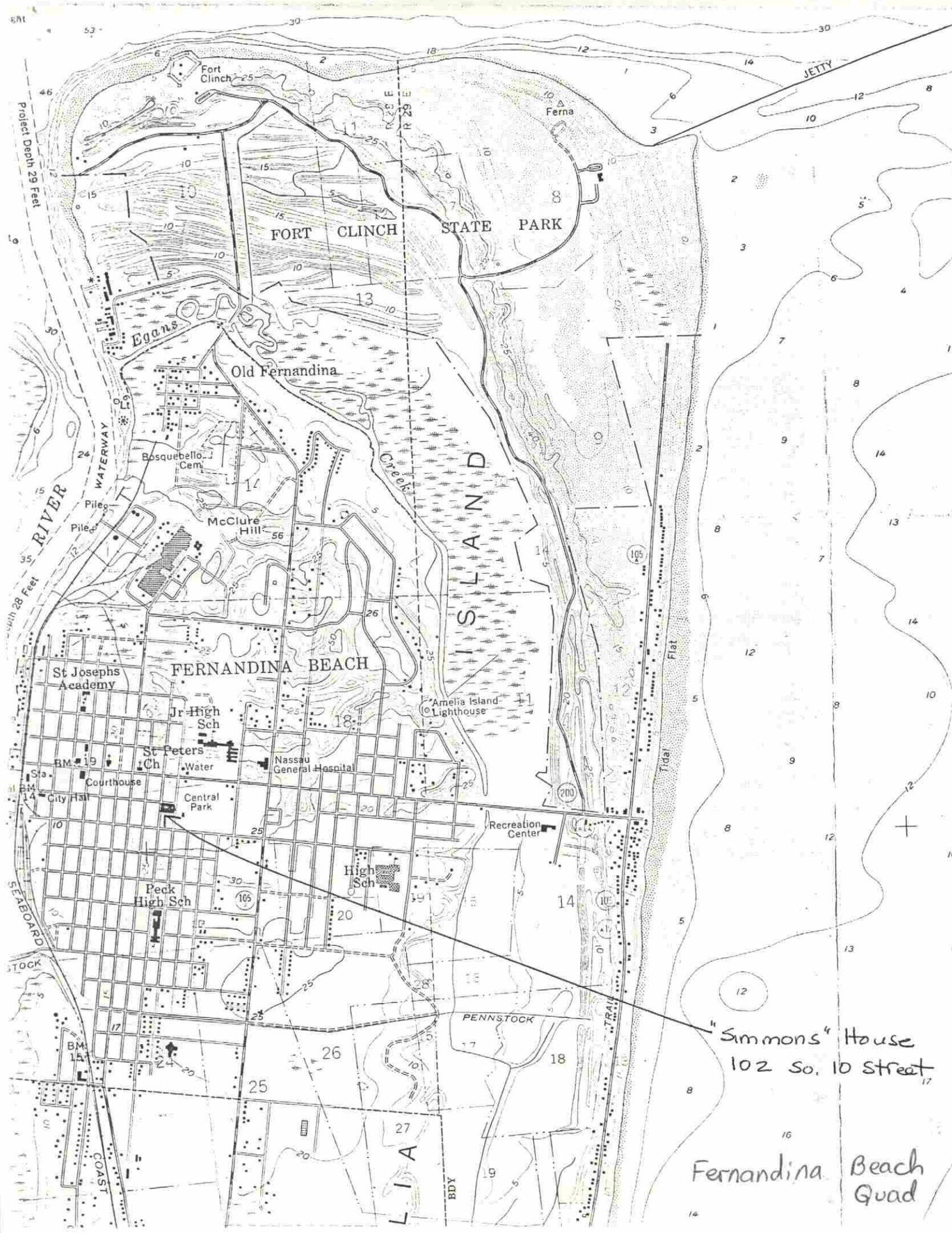
On behalf of Secretary of State George Firestone, our office congratulates you for this achievement. We appreciate your efforts in preserving the non-renewable cultural resources of Florida.

With every good wish and warm regards,

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds



FLORIDA MASTER SITE FILE
Site inventory Form

update

SITE NO. *8 NA 133*

SITE NAME: Merrick-Simmons House
ADDRESS OF SITE: 102 S. 10th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

#1194

LOCATION: City of Fernandina Beach 54 1
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Gordon, Elsbeth K. & Sarah Dickinson

ADDRESS: Gainesville, FL 32608

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

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

x EXCELLENT
GOOD
FAIR
DETERIORATED

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

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+ 1859
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

OTHER (See Remarks Below)

TRANSPORTATION

FILL

DREDGE

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

CONTINUATION SHEET:

102 S. 10th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed prior to the Civil War, the Merrick-Simmons House was originally the property of Chloe Merrick, agent for the National Freedmen's Association of New York from June 1863-1865. She is the only educator cited by name in the Bureau of Refugees, Freedmen, and Abandoned Lands monthly education reports from Florida. She organized the Orphan Asylum at Fernandina and later married Harrison Reed, the Governor of Florida in 1869. John Simmons was another important individual in Fernandina who owned the property from 1899-1925. He owned an ice plant which was located on a lot behind the house and was co-owner with Mr. Hirth and Mr. Bailey, two prominent Fernandine residents of the Fernandina trolley lines. After 1925, the property had a number of owners and evolved from a single-family residence to a multiple-family apartment building. It is a two-and-a-half-story frame Greek Revival residential building. It is noteworthy for its floor-to-ceiling windows, transom and sidelights, and Italianate ornamentation.

RECORD NUMBER 251

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Greek Revival # Italianate influence

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story end, tiered, 3-bay, access W, 3rd bay; recess/
pedimented; octagonal posts; elliptical arches, 1st story
ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: center: lateral slope

WINDOW TYPE: DHS, 6/6, wood #
casement (8 lights per case), wood
CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2.5

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:



"Simmons" House
102 So. 10 Street
Fernandina Beach
Quad

Rev. 11-78

860 = =

Location of Site (Specific): Map included.

Map Reference (incl. scale & date) 809 = =

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
00	00	31	1800	0054	0010	812 = =

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

LATITUDE				LONGITUDE			
Point	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
	.	'	"	.	'	"	
	.	'	"	.	'	"	
	.	'	"	.	'	"	
	.	'	"	.	'	"	
	.	'	"	.	'	"	

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER OF A PROPERTY OF LESS THAN TEN ACRES

800 = =

UTM Perimeter: Zone Easting Northing

890 = =

UTM Coordinates: 891 = = 892 = = 893 = =

zone easting northing

Condition of Site:

Check One

- ☐ Excellent 863 = =
- ☒ Good 1982 863 = =
- ☐ Fair 863 = =
- ☒ Deteriorated 1981 863 = =
- ☐ Ruins 863 = =
- ☐ Unexposed 863 = =
- ☐ Redeposited 863 = =

Integrity of Site:

Check One or More

- ☒ Altered minor 858 = =
- ☐ Unaltered 858 = =
- ☐ Destroyed 858 = =
- ☒ Restored (X Date: Dec '81) 858 = =
- ☐ Moved (X Date:) 858 = =
- ☒ Original Site 858 = =

Restored in 1981. Original plaster walls were carefully preserved. Dropped ceilings were removed and original plaster ceilings exposed. Condition of Site (Remarks): (X) Many coats of paint and linoleum were removed and original wide heart pine floorboards were refinished. No structural alterations were made to exterior or interior. Sills were reinforced and leveled.

Threats to Site:

Check One or More

- ☐ Zoning (X) 878 = =
- ☐ Development (X) 878 = =
- ☒ Deterioration (X) 878 = =
- ☐ Borrowing (X) 878 = =
- ☐ Other (See Remarks Below) 878 = =
- ☐ Transportation (X) 878 = =
- ☐ Fill (X) 878 = =
- ☐ Dredge (X) 878 = =

Threats to Site (Remarks): Prior to restoration it was in deteriorated condition: fallen sills, plaster walls damaged, plumbing and electrical non-functional, windows broken, etc.

879 = =

HISTORIC SITE DATA SUPPLEMENT

Page 2

Present & Original Physical Appearance (use continuation sheet if necessary) (935 = =):

This Civil War era Greek Revival house at 102 South 10th Street, Fernandina Beach, Florida, is a large two-story (with attic) structure, with heart-pine balloon frame, large double tier porches on the east and west facades, and front entry under the west gable end. The frame is of heart-pine 2½ inch x 10 inch joists faced with heart pine clapboards, supported by brick piers and 10" x 12" mortise and tenon sills, ornamented with brackets in scroll pattern, fish-scale faced portico, octagonal porch columns, turned balustrades. The dimensions of the house proper are 48.5 feet by 32.5 feet; 59.3 feet by 32.5 feet with porches.

The unaltered original floor plan consists of a central chimney with parlors to the west, east and north. The west parlor with 12 foot ceiling has a large fireplace surmounted by a period carved oak mantelpiece and an Italian tile hearth. This is flanked on the south by a leaded glass cabinet and two 40" x 80" windows. Two larger 40" x 96" from-the-floor windows illuminate the west wall. The east parlor, also with 12 foot ceiling, has a large fireplace surmounted by an ornamented oak mantelpiece with turned finials and three beveled glass mirrors. The hearth is of pale yellow and rose raised floral design Italian tiles. The main staircase rises on the east end of the north parlor, curves to the north and has a wood hand rail and turned balustrade. Entry to the North parlor from the porch is through a double door with side and top lights. The upstairs consists of a foyer and 6 rooms, the smallest of which (on the west) served as the burning room for the Simmons family. (According to Mrs. Sidney Simmons, Sidney was born there in 1894 on a day so cold the water froze in the china wash basin.) The upstairs west parlor fireplace mantelpiece is grey marble with Italian tile hearth. The room is surmounted by a gold leaf picture molding. The east parlor fireplace is surmounted by a massive natural heart pine mantelpiece. The exterior east facade has a 10 foot by 10 foot portico with columns and balustrades, faced with fishscale siding. The original floor boards are retained throughout the house and are 2½ inch thick heart pine varying from 6 inches to 12 inches wide. (Still embedded in an upstairs floor is a soft lead bullet.) The original solid 8 foot by 3 foot doors (4 panel) remain. Restorers patched extensively in order to preserve the original plaster still showing its coquina sand content. The floor plan of the attic consists of 2 rooms 14 by 18 feet. The present gable roof of tin was insured in 1874 as a cedar shake roof (see enclosed copy of policy).

Alterations have been few over the years. They include: removal of the separate kitchen and 5th fireplace (mentioned in George Dewson's final papers) soon after the turn of the century. (Mrs. Simmons communication, 1981) The 5 by 8 foot portico on the north side and entrance was added by Mattie Simmons after 1925 when she rented out an upstairs apartment. (Mrs. Simmons, 1981 communication). Structural upgrading was necessary in 1981, including reinforcement of termite weakened joists under the front porch and raising and leveling the main carrying floor joists and sills on the south side. Two lower sashes were duplicated and replaced because they were so rotted and warped they could not hold glass. All other window sashes and pocket weights have been repaired and many still contain the old glass. (One of the glass panes on the south side of the second floor contains the etched name of Mary Dewson, a child of George Dewson who bought the house in 1873.) Access to the attic was improved by an enclosed stairway. The rooms were upgraded to include a bedroom, living-room kitchenette combination, and bath. The three floors are occupied by tenants (one floor each). A removable wall was installed to separate the first and second floors. The stairway was preserved intact as seen in attached photos. The side porch with added stairs provides entry to

Verbal Boundary Description

House is situated on the corner of Ash Street and South 10th Street, Fernandina Beach. Lot 1 has 100 feet frontage on South 10th Street and 100 feet frontage on Ash Street. Lot 8 is immediately to the west of Lot 1 and has 100 feet frontage on Ash Street and 85 feet frontage on South 11th Street. (see site survey):

Site Size (Approx. Acreage of Property) 100 feet by 200 feet 833 = =

Major Bibliographic References

Nassau County Courthouse RECORDS: (Centre Street, Fernandina Beach)

Deed Books: A-3, p. 170
A-5, p. 304
F p. 169
G pp. 107, 498
L pp. 166, 210, 211, 369, 379
M p. 262
N p. 242
P p. 34-36
Q p. 97, 118, 278
T p. 40, 156, 183
U p. 465
X p. 407

Personal papers of George Dewson in his estate filed in Nassau County Courthouse.

Insurance Binder, The Franklin Fire Insurance Company of Philadelphia, Samuel Swann agent, (copy enclosed) dated August 12, 1874.

Fourth Circuit Court Cases of Dewson vs Dutton and Dewson vs Freeman (March 3, 1873; April 30, 1873, April 4, 1870) in Nassau County Courthouse (owners have xerox copies)

Summons attached to door of the house October 19, 1868 (owner has copy) Nassau County Courthouse

Davis, William Watson, The Civil War and Reconstruction in Florida, 1964, P.K. Yonge Library of Fla History, U. of Fla., pp 154-155; 235-36; etc

H. Ex. Docs, 39th Congress, 1st Session No. 70, pp 280, 281, Report #14 and Report # 22, p.337 from J. W. Alvord, Inspector of Schools and Finances to Gen O.O. Howard

U. S. Bureau of Refugees, Freedmen and Abandoned Lands, monthly school reports, Microfilm, 85 O-2 and 96A, PK Yonge Library of Fla History, U. of Fla

Daniels, Jonathan, Prince of Carpetbaggers, J.B. Lippincott Co, N.Y. 1958, pp. 83, 84, 87, 143, 236, 238, 240-241, 252, 269.

Oral History:

Mrs. Sidney Simmons, age 85, now a resident of Jacksonville, daughter-in-law of Mattie and John Simmons, owner of the house from 1899 to 1950.
Ben Sorenson, Commissioner of Fernandina Beach and Senior Citizen
George Davis and Helen Litrico, local historians

920 = =

HISTORIC SITE DATA SUPPLEMENT

Present Use (Check one or more as appropriate)

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

Original Use (check one or more as appropriate)

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

Cultural Classification: _____ Specific Dates: Beginning _____ 844 = =

Culture/Phase _____ 840 = =

Period (check one or more as appropriate)

☐ Pre-Columbian 845 = =	☐ 16th Century 845 = =	☐ 18th Century 845 = =	☐ 20th Century 845 = =
☐ 15th Century 845 = =	☐ 17th Century 845 = =	☒ 19th Century 845 = =	

Areas of Significance (check one or more as appropriate)

☐ Aboriginal 910 = =	☐ Community Planning 910 = =	☐ Landscape 910 = =	☐ Sculpture 910 = =
☐ Archaeology 910 = =	☐ Conservation 910 = =	☐ Architecture 910 = =	☒ Social/Humanitarian 910 = =
☐ Prehistoric 910 = =	☐ Economics 910 = =	☐ Law 910 = =	☐ Theater 910 = =
☐ Archaeology Historic 910 = =	☒ Education 910 = =	☐ Literature 910 = =	☒ Transportation 910 = =
☐ Agriculture 910 = =	☐ Engineering 910 = =	☒ Military ? 910 = =	Other (specify): _____
☒ Architecture 910 = =	☐ Exploration & Settlement 910 = =	☐ Music 910 = =	☐ _____ 910 = =
☐ Art 910 = =	☐ Industry 910 = =	☐ Philosophy 910 = =	☐ _____ 910 = =
☒ Commerce 910 = =	☐ Invention 910 = =	☐ Politics/Govt. 910 = =	☐ _____ 910 = =
☐ Communications 910 = =		☐ Religion 910 = =	☐ _____ 910 = =
		☐ Science 910 = =	☐ _____ 910 = =

Remarks & Recommendations: House is believed to have been abandoned or confiscated during the Civil War. Contemporary local history refers to it as a hospital for Union troops (Gen. Sherman is said to have used the Williams house one block away). Later owner (Simmons) ran the local ice plant (in back yard) and was part owner of Fernandina's trolley which ran by the house and parked in the rear. Architecturally it is significant as a surviving Greek Revival pre Civil War structure.***
835 = =

Accessible: ☒ yes: restricted ☐ yes: unrestricted ☐ no

Status: ☒ occupied ☐ unoccupied ☒ work in progress

***Most important, one of its owners was Chloe Merrick (1863-1865), teacher, principal and founder of the Children's Asylum and schools in Fernandina Beach, St. Augustine, North and South Carolina, who became First Lady of Florida in 1869 when she married Harrison Reed, then Governor of the State of Florida.

CONTINUATION SHEET

the second floor. The house has recently been painted in Pittsburgh Historic Colors in soft yellow, with white trim and rose-brown sashes, in keeping with the colors found when scraping.

Before 1899 and at a time unknown, when the separate kitchen was removed from the back of the house, the back porch may have been added. Existing clapboards can be seen under the roof of the porch; at that time, the back door and window configuration was probably changed. (conversation with Mrs. Simmons who says the porch was there when the Simmons bought the house 1899).

The heart pine front porch columns have rot at the top and have been temporarily braced until we determine the best procedure to remedy the problem while maintaining the original fabric of the porch.

Statement of Significance (use continuation sheet if necessary)

The Simmons House is one of the few remaining pre-Civil War houses in Fernandina Beach. It is a classic Greek Revival structure which remains on its original site. It is an important addendum to Fernandina Beach's Historic District and is historically significant in its own right because of its early date, style of architecture, and its succession of owners who played major roles in the Reconstruction of north Florida.

The unaltered floor plan has six large gracious rooms downstairs and six spacious rooms upstairs with twelve foot ceilings and eight foot doors. There are three large porches and two porticos. The central chimney has four fireplaces surmounted by four decorative mantel pieces of turned wood spindles, wood relief, marble, and heart pine. The original windows with 6 over 6 lights, some 96 inches high, are still intact as well as the stairway and heart pine floors throughout the house averaging 6 inches wide, and 12 inches wide in one room.

Although the exact date of construction of the house is unknown, the deed records, court cases, tax rolls and oral history indicate that the house was built before the Civil War. Mrs. Sidney Simmons (age 86, now living in Jacksonville) says that her mother-in-law, Mrs. Mattie Simmons, bought the house in 1899 when it was full of rats and in need of repair and told her frequently that the house was built before the Civil War. In June 1863, Tax Sales Certificate Nr. 32 was issued to Chloe Merrick by the "Direct Tax Commission of the State of Florida" (Deed Record G, p.498) including lots 1 and 8 and "the premises described therein." It is well known that the Southern sympathizers fled Fernandina in 1862, abandoning their homes. The property of those who fled was appropriated by the Federal Commissary Department (Davis, p 156) (H Ex Docs, 39thC, 1st Session). Miss Merrick owned the property as the agent for the National Freedmen's Relief Association of New York from June 1863 until 1865 (Deed Record G, p.498) (We have written the State of Florida and the National Archives for information about Tax Sale Certificate Nr. 32, but have not received an answer yet.) On February 14, 1865, A. N. Shearer bought the premises for \$820 through U. S. Tax Sale Certificate #187. (Deed Record L, p.166). In April 1869, in a quit claim deed, Shearer deeded lots 1 and 8, block 54 "with buildings and appurtenances" to S. N. Freeman for \$5000.00, (Record L, p.211; 369) with whom he was a partner in the S.N. Freeman Lumber Co. in order to evade a debt. In the court case recorded in Nassau County between George Dewson and S.N. Freeman, the property was judged to have earned annual profits of \$500 since May 1, 1865 and to have been deeded fraudently. In said court case, a summons "was nailed to the door of the premises in controversy, " on Lot 1 Block 54. The sheriff "seized the land and tenements" on December 18, 1872" (Deed Record N, p.242). On February 3, 1873, George Dewson bought the house at public auction at the court house door for \$400. (Deed Record N, p.242). (Dewson was an attorney, born in the West Indies, and listed in the 1860 Fernandina census). Dewson died December 15, 1873. In his final papers, filed at Nassau County Courthouse, is a copy of the insurance policy for \$2740 dated August 12, 1874, describing the house as "the 2 story frame dwelling belonging to the estate of George Dewson, deceased, situate on Lot 1, Block 54" (see copy enclosed). Also in the estate papers are receipts to "repair" the chimneys and fireplaces and to "patch, whitewash and kalsomine" the walls in 1875. These repairs were made by his widow, Rosalie and approved by the estate executor, A.O. MacDonnell. In conclusion with respect to the date of the house, the fact that there was a building in existence before the Civil War, the following facts are pertinent: In the inventory of assets of the George Dewson estate, the house is described in an insurance policy. There are also bills for the repair of chimneys and patching walls; there 911 = =

are no bills relating to construction of a new dwelling. Dewson died 11 months after buying the house. Therefore, the conclusion is that he did not build it. The previous owner of the property disposed of the premises in April, 1869 for \$5000. This is a very high sum of money, too high for an empty lot. The Quit Claim Deed specifies "Buildings and appurtenances." The summons was "tacked to the door of the premises" in October, 1868. Shearer purchased the premises in 1865 for \$820.00. This is twice the sum that Dewson paid for it in 1873, and then had to repair, thus indicating there was a building or buildings. Per the court case cited, the property had earned an annual profit of \$500.00 since May 1, 1865, indicating there must have been an income generating structure on the 100' by 200' piece of land, as of May, 1865. Miss Chloe Merrick had possession of the property in June 1863. This was not only a time of chaos, but the time that the Southerners fled Fernandina and the Federal troops moved in, hardly a time for a single teacher from the North to build a house. In conclusion, the house was built sometime before 1863, and probably after 1856 when the town was laid out.

Third, and last, the house is significant because of the people who possessed it. Miss Chloe Merrick is the only educator cited by name in the education reports from Florida. In House Ex. Doc, 39th Congress, 1st Session, No 70, p.337 is quoted about Miss Merrick, who ran the orphan asylum: "a lovely specimen of genuine philanthropy, and the lady principal (Merrick) deserves great credit for her self-denying labors." (Report No. 22, Wash D.C., Jan 1, 1866, from J.W. Alvord, Inspector of Schools and Finances, to Gen O.O. Howard.) In a letter to Maj Gen O.O. Howard from Col Osborne, Asst Commissioner, Bureau Refugee, Freedmen etc, dated Nov 1, 1865: "The Orphan Asylum at Fernandina, organized and conducted by Miss C. Merrick has sixty five inmates and is a most admirable institution. Miss Merrick has exhibited great energy and fine executive ability in the management of the Asylum from its organization to the present time. It is a perfect success and model institution." (Microfilm 85 O-Q, Bureau of Refugees, Freedmen etc, PKYonge Library, U. of Florida). "It was Miss Merrick whom John Hay while on a mission in Florida for President Lincoln in 1863, noticed 'as one of those in charge of the high school in the little Florida town, leading light mulatto and white children together in a song about the wings of morning.'" (Daniels, Prince of Carpetbaggers, p. 84). "In 1862 the Freedmen's Aid Society of Syracuse, New York, organized schools in Fernandina and St. Augustine under the leadership of Chloe Merrick." (Richardson, The Negro in Reconstruction of Florida, p. 98) On August 10, 1869, Chloe Merrick married Harrison Reed, the Governor of the State of Florida, thus becoming the First Lady of Florida after having "sustained a prominent and efficient part" in the "earlier movements for the improvement and education of the Freedmen." (Jonathan Daniels, Prince of Carpetbaggers, Lippincott, 1958, pp 240-241, 83, 84, 87, 143, 236, 238, 252,).

Another owner, John Simmons (owned house from 1899 to 1925)(Deed Book A-5, p.305) owned Fernandina's ice plant (which was in the back yard together with the horse and carriage house). He was also co-owner with Mr. Hirth and Mr. Bailey (two prominent Fernandina citizens whose houses are in the Historic District) of the Fernandina trolley lines, which trolley was made to run from Centre Street to the Simmons House before going to the beach in order to accomodate John Simmons. (Oral history: Mrs. Simmons, Helen Litrico, Ben Sorenson, and George Davis.) Trolley history papers found in attic were donated to the local library.

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE Greek Revival 964 = =

PLAN TYPE Central fireplace,
and front entry under gable end. 966 = =

EXTERIOR FABRIC(S) Heart pine clapboarding 854 = =

STRUCTURAL SYSTEM(S) balloon framing; mortise and tenon sill 856 = =

FEATURE OF STRUCTURE (942):

PORCHES, VERANDAS, GALLERIES AND BALCONIES: 3 large porches, 1
portico with small porch, 1 small porch side entryway 942 = =

FOUNDATION: brick piers with 10' x 12' sills 942 = =

ROOF TYPE: steeply pitched gable roof 942 = =

SECONDARY ROOF STRUCTURE(S): BACK PORCH, SIDE PORCH, AND
PORTICO 942 = =

CHIMNEY LOCATION: interior central, 4 fireplaces 942 = =

WINDOW TYPE: Throughout, double hung windows with weights and pulleys,
all 6 lights over 6 lights with many original glass
panes, 40" x 80" window size on north and south and 942 = =

MATERIALS (882): EAST SIDES; 40" x 96" on 1st + 2nd floor, west facade

CHIMNEY: brick 882 = =

ROOF SURFACING: metal on main roof; asphalt shingles on secondary
porch roofs. (in 1872, main roof was cedar shingles) 882 = =

ORNAMENT EXTERIOR: brackets, fish scale, portico with ionian columns,
turned balustrades 882 = =

QUANTITATIVE DATA (950-960):

NO. OF STORIES three 950 = =

NO. OF CHIMNEYS one with four flues and fireplaces 952 = =

NO. OF DORMERS none 954 = =

OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT)

MAIN ENTRANCE: Double door with sidelights, gracious porch,
wide brick stairway

865 = =

WINDOW PLACEMENT: regularly spaced

865 = =

WINDOW SURROUNDS AND DECORATION:

865 = =

EXTERIOR ORNAMENT AND COLOR: wood clapboard - light yellow;
soffit brackets - white; fish scale shingles - deeper yellow;
porch columns and balustrades - white; sashes - rose brown

865 = =

12 foot ceilings, solid 8 foot by 3 foot doors;
INTERIOR COMMENTS: central chimney with one carved oak wooden mantel,
one decorative wood turned spindles and beveled glass mantel,
one marble mantel and one heart pine mantel; three of the four
fireplaces have original Italian tile hearths; all floors of heart
pine from 5-12 inch widths; most of original plaster repaired
and extant; original stairway extant,

865 = =

Leaded glass cabinet; oversized 96" tall windows, ofte
OTHER (SPECIFY): 4 per room providing gracious airy light rooms with
natural ventilation, protected by large porch overhangs on east
and west.

865 = =

Around 1899, kitchen had been separate
MAJOR ALTERATIONS (FREE TEXT): building with chimney. After turn of century,
cedar shake awning was added to front porch (later removed), side
entrance added (early 1930's), back portico added (date unknown).

857 = =

OUTBUILDINGS (FEATURES OF SITE): ~~Former buildings included ice plant~~
and stable for horses and a separate kitchen with chimney.

876 = =

SURROUNDINGS (CLASSIFICATION) urban residential site

864 = =

RELATIONSHIP TO SURROUNDINGS (FREE TEXT): in keeping with the
residential neighborhood

859 = =

RESTRICTED

Site#/Manuscript# Na 133 contained one or more of the following items:

- ☐ Blueprints/building plans/schematic drawings
- ☒ Floor Plans
- ☐ Drawings/diagrams depicting internal layout and/or structural elements
- ☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:



Florida Statute 119.07 (3) (ee), which states:

Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency as defined in s. 119.011 are exempt from the provisions of subsection (1) and s. 24(a), Art. I of the State Constitution. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to a licensed architect, engineer, or contractor who is performing work on or related to the building, arena, stadium, water treatment facility, or other structure owned or operated by an agency; or upon a showing of good cause before a court of competent jurisdiction. The entities or persons receiving such information shall maintain the exempt status of the information.



Other, explain _____

Materials indicated have been removed from the paper file and are either housed in a secure location or available to authorized persons in the EDMS. If you need these materials, please see Site File staff.

RESTRICTED

Site#/Manuscript# Na 133 contained one or more of the following items:

- ☐ Blueprints/building plans/schematic drawings
- ☒ Floor Plans
- ☐ Drawings/diagrams depicting internal layout and/or structural elements
- ☐ Other, explain _____

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Other, explain _____

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RESTRICTED

Site#/Manuscript# Na133 contained one or more of the following items:

- ☐ Blueprints/building plans/schematic drawings
- ☒ Floor Plans
- ☐ Drawings/diagrams depicting internal layout and/or structural elements
- ☐ Other, explain _____

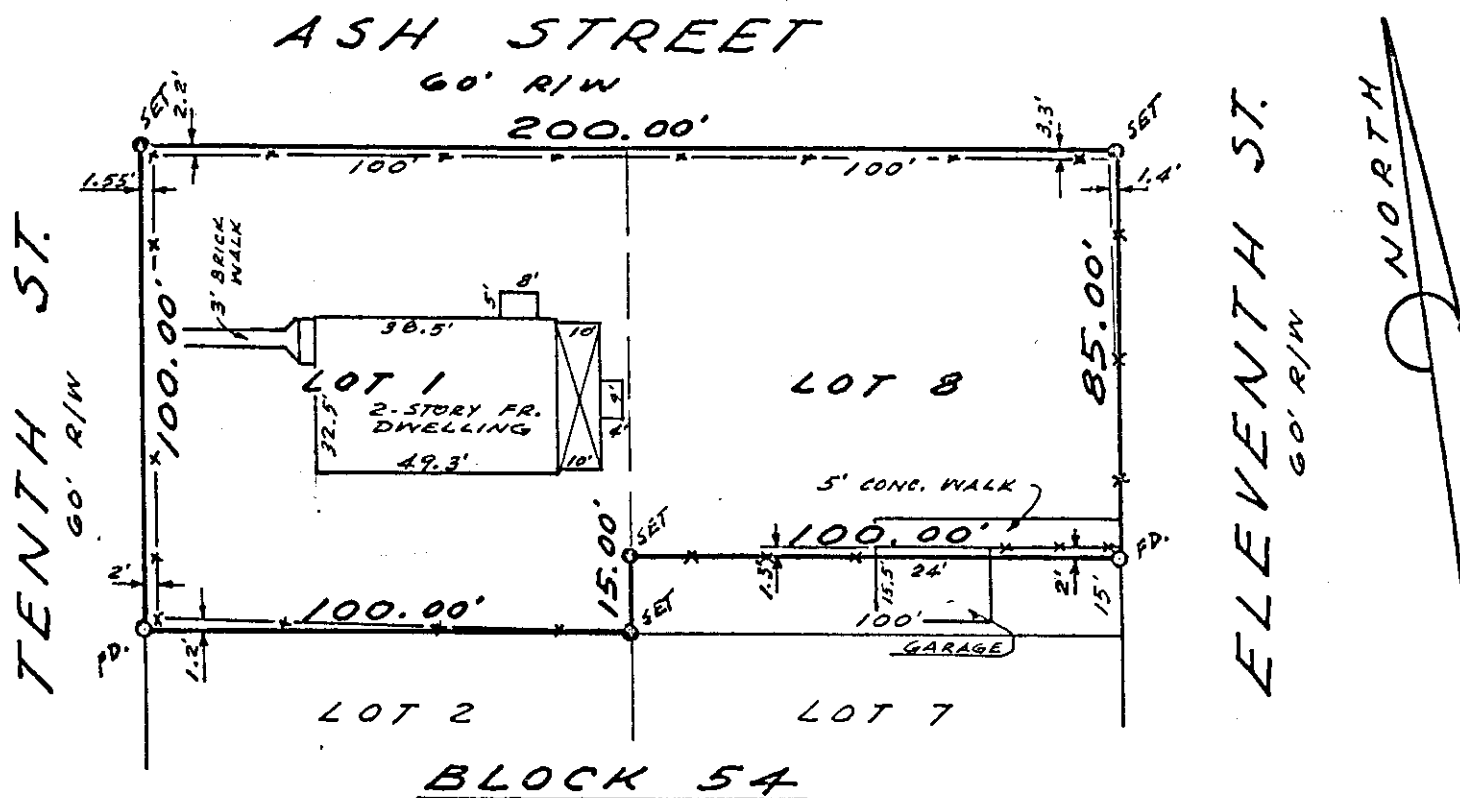
The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

- ☒ Florida Statute 119.07 (3) (ee), which states:

Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency as defined in s. 119.011 are exempt from the provisions of subsection (1) and s. 24(a), Art. I of the State Constitution. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to a licensed architect, engineer, or contractor who is performing work on or related to the building, arena, stadium, water treatment facility, or other structure owned or operated by an agency; or upon a showing of good cause before a court of competent jurisdiction. The entities or persons receiving such information shall maintain the exempt status of the information.

- ☐ Other, explain _____

Materials indicated have been removed from the paper file and are either housed in a secure location or available to authorized persons in the EDMS. If you need these materials, please see Site File staff.



SURVEY FOR QUENTIN T. TILL

All those certain lots, pieces, or parcels of land situate, lying, and being in the City of Fernandina Beach, County of Nassau, and State of Florida, and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as Lot 1 and the northerly 85 feet of Lot 8 in Block 54 of the City of Fernandina Beach, County of Nassau, and State of Florida.

I hereby certify that the above land was surveyed by me and that no improvements are located upon same, except as shown, and that there are no encroachments upon said land, except as shown.

Survey completed June 30, 1975

SCALE: 1" equals 40'

R. J. Allen, Registered Land Surveyor #2603, Fernandina Beach, Florida 32034

Simmons House
 FERNANDINA BEACH, NASSAU COUNTY
 Owners: Elsbeth Gordon
 SARAH AICKINSON



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00133
Recorder # 178
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) Merrick-Simmons House Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address
Street No. Direction Street Name Street Type Direction Suffix
102 South 10th Street

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

MAPPING

USGS 7.5' Map Name Publication Date >> FERNANDINA BEACH; 2003
Township: Range: Section: 1/4 section: >> 3N ; 28E ; 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 2.5
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) >> Sheet metal: corrugated
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA00133

DESCRIPTION (continued)

Window Descriptions 6/6, 8 light casement

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) westPorch Roof Type(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 1860

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; 1860;

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? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? YESPotential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The resource is individually NR listed (1983) and contributes to the Fernandina Beach Historic District (1973, extended 1987).

HISTORICAL STRUCTURE FORM

8NA00133

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/20/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

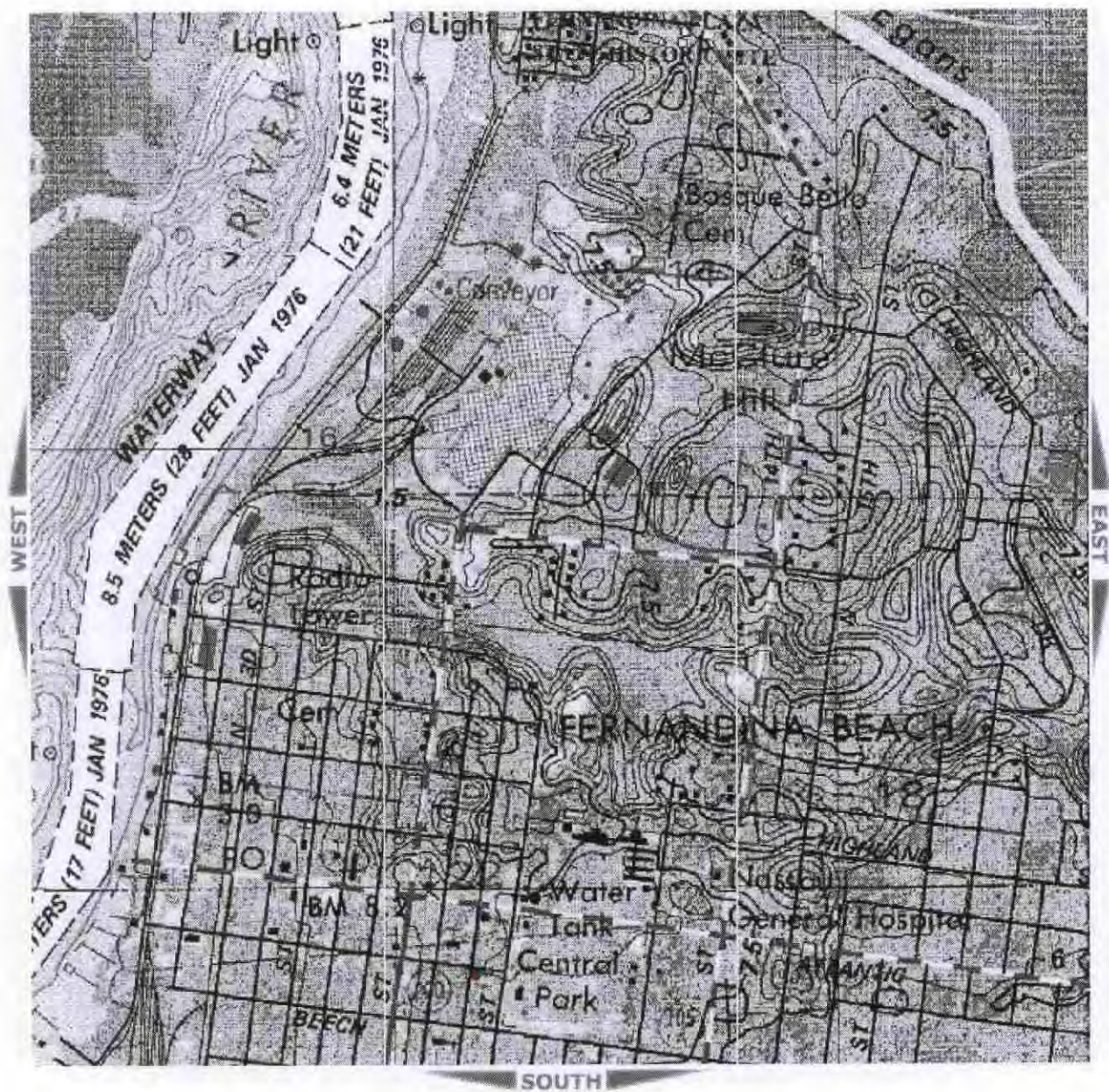
REQUIRED PAPER ATTACHMENTS

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

NA00133-200703

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:**
Sheet metal:corrugated
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1860;
- > **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)]:**



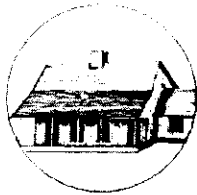
NA133

178



http://qpublic.net/fl_nassau_printit.html?extent=511649+2302691+513337+2304379&laye... 5/24/2007

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00133**
 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) Merrick-Simmons House Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 102 S 10th 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 _____ 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0054-0010 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: 1859 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1859 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 Porch
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Chloe Merrick, educator

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

DESCRIPTION

Style Greek Revival Exterior Plan Rectangular Number of Stories 2.5
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal:SV crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 Dhs, wood; 8 light casement

Distinguishing Architectural Features (exterior or interior ornaments) Temple front details; decorative brackets; gable end returns

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</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) Double wood panel doors; side and transom lights

Porch Descriptions (types, locations, roof types, etc.) W/Entrance, open, incised, 2-story, octagonal columns; elliptical arch details, turned balustrade; E/rear, open, hip, Doric columns, 2nd story centered over 1 bay w decorative wood shingles

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 was listed individually in the NRHP in 1983 and 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. Commerce 5. Social/humanitarian
 2. Architecture 4. Education 6. Transportation

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****

PRELIMINARY SITE INFORMATION QUESTIONNAIRE

This questionnaire is intended only to provide preliminary information about the site to the Bureau of Historic Sites and Properties.

PLEASE INCLUDE AT LEAST ONE SITE PHOTOGRAPH WITH THIS PRELIMINARY INFORMATION

.....

1) Site Name: (It will eventually^{be} named for its earliest known owner)

2) Site Address or Location and County:
102 South 10th Street, Fernandina Beach, Florida, Nassau County
32034 (zip)

3) Original Use: Residential

4) Present Use: Residential rental (when rehabilitation completed)

5) Condition of Site: In need of substantial rehabilitation with respect to both exterior and interior (see two interior photographs enclosed)

6) Site Date: Believed to be pre-Civil War. We have descriptions of it in 1865 and 1872. It was confiscated during the War and sold at auction 1865. Research is presently being conducted.

7) Is Site Presently Located Within the Boundaries of an Historic District; no, it is one block away. It was originally intended to be included, but the project had to be concluded before they were able to research the last block.

8) Brief Architectural or Site Description:
Greek Revival, two story house, with (original) clapboard siding, decorative brackets, central chimney, four fireplaces (each with a distinctive mantel, including marble, wood, and bevelled glass), four porches, 8 foot high windows, 12 foot high ceilings, portico with fish-scale shingles, turned porch balustrade, heart pine floors, 6 and 12 inches wide, double front door with lights, large (15 by 18 feet) spacious rooms with four six-over-six (old glass) sashes.

9) Brief Statement of Site Significance:
One of the few pre-Civil War houses of Fernandina; it is a Greek Revival in a town known for its Victorian architecture; when owned by the Simmons family (1899) it was the site of Fernandina's ice plant (which was in the back yard). Mr Simmons was also a founder of Fernandina's trolley lines.

10) Reason(s) for Wanting Site Listed on the National Register:

The house was so badly abused when we found it (sills sagging, porches falling, bathtubs being drained out the side of the house, cheap drop-ceilings) that we would like to think that this could not happen to it ever again and that by listing it on the Register, we could insure its preservation. Furthermore, since the rehabilitation costs will be substantial, the tax savings will be very important.

11) Owner(Name and Address) as listed on Tax Rolls:

Elsbeth K. Gordon and Sarah B. Dickinson

12) Reporter (Your Name, Address, and Telephone Number):

Elsbeth K. Gordon, 4401 N.W. 122 Street, Gainesville, Florida 32601
(904) 378-0140



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

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

December 3, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Carol Shull
Chief of Registration
National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

Dear Ms. Shull:

We are enclosing the nominations of the William Kimbrough Pendleton House, the Comstock House, and the Lake Mirror Promenade to the National Register of Historic Places. They have been approved by the Florida Review Board for the National Register and the State Historic Preservation Officer.

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:lsj

Enclosures

PS: Also included is the Merrick-Simmons House. Thank You.

RECEIVED

NATIONAL
REGISTER



8/Na 13.3

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

May 21, 1984

Ms. Elsbeth K. Gordon
and Sarah B. Dickinson -
6124 Southwest 30 Avenue
Gainesville, Florida 32608

Dear Ms. Gordon and Ms. Dickinson:

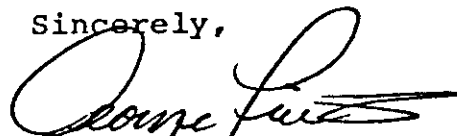
It is a pleasure to forward the enclosed certification of the listing of the Merrick-Simmons House in the National Register of Historic Places.

Please accept our apologies for the delay in the preparation and delivery of the certificate to you. Changes that occurred in the National Register program in 1981 led to the temporary suspension of the listing of properties. A backlog of nominations developed, and when the listing of properties resumed our time was necessarily devoted to processing backlogged nominations. This, in turn, led to delays in the preparation and delivery of certificates for properties listed since 1981.

We hope that you will view this certificate as a reminder of the historical significance of your property. We, in the Bureau of Historic Preservation, would be very happy to work with you in every way possible should you need any assistance with the preservation of this important historic resource. We would also be happy to answer any questions you might have regarding the National Register program and what listing means to you.

Once again, it is a pleasure to recognize this property.

Sincerely,



Secretary of State

GF/Eds

FLORIDA-State of the Arts

The Capitol • Tallahassee, Florida 32301 • (904) 488-3680



Paul
Na 133

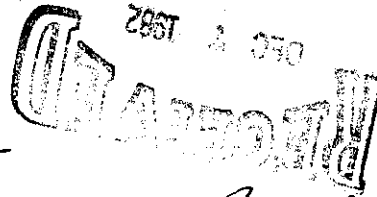
Nov. 28, 1982

Adaptive Restoration

NOTES
SECTION

GORDON DICKINSON

PAUL Weaver
Historic Sites Specialist
Division of History, Archives & Records Management
STATE DEPARTMENT, The Capitol
Tallahassee, Florida 32031



Dear PAUL,

Enclosed are the Merrick. Simmons
photos we talked about. I did not
put a number on them. You have
been so helpful and we really
appreciate your ideas!

The Fairbanks deadline is keeping us
up nightly until 2-3 AM! Hope I'm on
my feet the 12th and hope very much
that we will see you then.

Sincerely,
Buff

old buildings: new uses — old-time craftsmanship preserved

6124 S.W. 30th Avenue, Gainesville, Florida 32601 Telephone (904) 378-1886

Nassau Fernandian Beach

Mensch - Simms House





NA133

FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

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

November 19, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Elsbeth K. Gordon
and Sally B. Dickinson
6124 Southwest 30 Avenue
Gainesville, Florida 32601

Dear Ms. Gordon and Ms. Dickinson:

At its meeting on November 12, 1982, the Florida Review Committee for the National Register of Historic Places reviewed and approved the nomination of the Simmons House, Fernandina Beach, Florida.

After final processing, the nomination will be submitted to the Keeper of the National Register, U.S. Department of the Interior. Review by the National Register staff is usually accomplished within 30 to 90 days. If you wish to comment in favor or opposition to this nomination, you may write to

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
W 430
Washington, D.C. 20240

If our office can provide any additional assistance, please do not hesitate to call.

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

Sincerely,


L. Ross Morrell
State Historic
Preservation Officer

LRM:ccs

City of Fernandina Beach

Florida

32034

November 4, 1982

Paul
NAB3
RECEIVED
NOV 5 1982

HISTORIC PRESERVATION
SECTION

Mr. Paul L. Weaver
Historical Sites Specialist
Florida Department of State
Division of Archives
History & Records Management
The Capital
Tallahassee, Florida 32301

Dear Mr. Weaver:

I have been a citizen of Fernandina Beach since November 3, 1916 and have served on the City Commission here for some 30 years. I am deeply concerned about the history and preservation of this history in our community.

Mrs. Sally Dickinson and Mrs. Buff Gordon of Gainesville, Florida have purchased The Simmons House at 102 South 10th Street in Fernandina Beach and have done a beautiful job of restoring this house that according to my information was constructed some time around the Civil War.

The entire citizenry of Fernandina Beach would be in favor of the nomination of this structure to be recognized on the National Register of Historic Places. If there is anything that you could do to aid in the nomination of this house, and only people like yourself could help us, it would certainly fulfill the desires of the citizens of Fernandina Beach.

Your favorable consideration of this request will be highly appreciated. We are real proud of our historical sites here and want to do everything we can to preserve them and keep them for posterity.

Sincerely,

Ben Sorensen

Ben Sorensen
City Commissioner

OBS/mjl



NA 133

FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

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

November 3, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Mr. George T. Davis
Post Office Box 417
Fernandina Beach, Florida 32034

Re: Simmons House

Dear Mr. Davis:

Thank you very much for your letter supporting the proposed nomination of the above referenced site to the National Register of Historic Places. Copies of your letter have been supplied to each member of the Florida National Register Review Board.

Our office is pleased to inform you that the proposal will be considered at the November 12, 1982 meeting of the Board. The meeting will be held in the R.A. Gray Building Auditorium, 500 South Bronough Street, Tallahassee, Florida at 1:00 p.m..

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

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds



NA133

FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

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

November 4, 1982

Mrs. Helen G. Litrico
Post Office Box 742
Fernandina Beach, Florida 32034

Dear Mrs. Litrico:

Thank you very much for your letter supporting the proposed nomination of the Simmons House to the National Register of Historic Places. Our office is pleased to inform you that the nomination will be considered at the November 12, 1982 meeting of the Florida National Register Review Committee. The meeting will be held in the R.A. Gray Building Auditorium, Tallahassee, Florida at 1:00 p.m..

In addition, please pardon my delay in responding to your letter of September 28. I do have some information about Old Town Fernandina which I would like to discuss with you. I had hoped to see you at the Florida Trust for Historic Preservation Conference, but, unfortunately, our paths never crossed. If you could come to the November 12 meeting, we could meet then. If not, I am a frequent visitor to Fernandina Beach, and perhaps we can arrange a meeting the next time I am there. In either event, I hope to see you in the not too distant future.

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

Sincerely,

Paul L. Weaver, III
Historic Sites Specialist

PLW:eds



FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

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

October 6, 1982

Buff Gordon
6124 S.W. 30th Avenue
Gainesville, Florida 32601

Re: Simmons House, Fernandina Beach
Proposed nomination to the National Register of Historic Places

Dear Buff:

Thank you very much for promptly providing the 8 x 10 photographs which our office requested. The proposed nomination of the Simmons House now appears complete. It will be submitted to the Florida National Register Review Committee at their November 12, 1982 meeting. In the near future I will advise you of the precise time and place of the meeting. I hope you will be able to attend.

In addition, I am returning the photographs included in the Part 1 certification application which I was forced to return. In your letter of September 27, you mentioned that you had not received a letter from our office outlining the photographic requirements for proposed nominations to the National Register. A letter containing a list of the requirements was mailed by our office September 15. I am including a copy of the letter and list for your future reference. Fortunately, we had previously discussed the requirements by telephone so there was no problem with your submission.

I look forward to visiting Fernandina soon. In the meantime, if you have any questions, please call our office at (904) 487-2333.

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

Sincerely,

Paul L. Weaver, III
Historic Sites Specialist

PLW:sds
Enclosures

FLORIDA-State of the Arts



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

November 3, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Mrs. Sally Dickinson
4401 N.W. 122 Street
Gainesville, Florida 32601

Re: Simmons House

Dear Mrs. Dickinson:

Our office is pleased to inform you that the proposal for the above referenced site will be considered at the November 12, 1982 meeting of the Florida National Register Review Board. The meeting will be held in the R.A. Gray Building Auditorium, 500 South Bronough Street, Tallahassee, Florida at 1:00 p.m..

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

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds



NA 133

FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

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

November 3, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Ms. Elsbeth K. Gordon
6124 Southwest 30 Street
Gainesville, Florida 32601

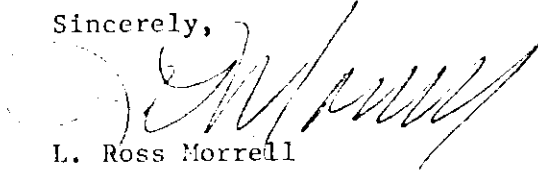
Re: Simmons House

Dear Ms. Gordon:

Our office is pleased to inform you that the proposal for the above referenced site will be considered at the November 12, 1982 meeting of the Florida National Register Review Board. The meeting will be held in the R.A. Gray Building Auditorium, 500 South Bronough Street, Tallahassee, Florida at 1:00 p.m..

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

Sincerely,


L. Ross Morrell
State Historic
Preservation Officer

LRM:sds



FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

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

November 3, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Mr. Gene R. Blackwelder
Nassau County Board of Commissioners
Nassau County Courthouse
416 Center Street
Fernandina Beach, Florida 32034

Re: Simmons House

Dear Mr. Blackwelder:

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Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

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

November 3, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

The Honorable Ben Sorenson
Mayor of Fernandina Beach
Post Office Box 668
Fernandina Beach, Florida 32034

Re: Simmons House

Dear Mayor Sorenson:

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Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

NA 133

Waiver by Property Owner

L. Ross Morrell
State Historic Preservation Officer
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

Dear Mr. Morrell:

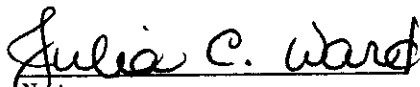
This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the address of my property:

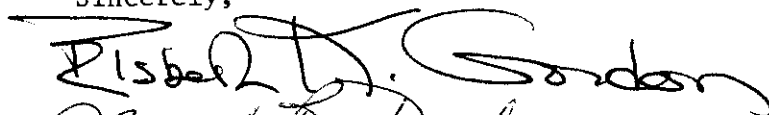
Simmons House
102 South 10th Street
Fernandina Beach, Florida

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,


Notary

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Feb. 16, 1985



Owner of Property

GEORGE T. DAVIS
P. O. Box 417
Fernandina Beach, Florida 32034

October 27, 1982

Paul
NA 133
RECEIVED
NOV 1 1982

HISTORIC PRESERVATION
SECTION

Mr. Paul Weaver
Historic Sites Specialist
Division of Archives
History & Records Management
The Capitol
Tallahassee, Florida 32301

Dear Mr. Weaver:

I have reviewed Mrs. Helen G. Litrico's letter to you dated October 19, 1982 regarding the nomination of the Simmons House (102 South 10th Street, Fernandina Beach, FL) to the National Register of Historic Places.

As a native born and deeply concerned citizen of this City, and especially the preservation of our local history, I am in complete agreement with the contents of her letter in its entirety.

There is no doubt in my mind that I speak for all of the concerned citizens of this community.

The Simmons House is one of the oldest wooden structures still standing in our City, and has been remarkably restored by its present owners.

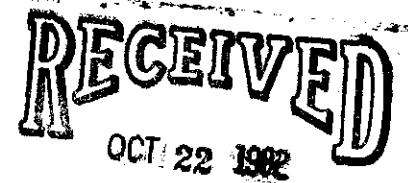
To be included in our Historical District and listed on the National Register of Historic Places might well preserve this old house for all posterity.

Very truly yours,

George T. Davis
George T. Davis
Master Pilot & Harbor Master
Port of Fernandina
(Retired)



NA 133
Perf



HISTORIC PRESERVATION
SECTION

Waiver by Property Owner

L. Ross Morrell
State Historic Preservation Officer
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

Dear Mr. Morrell:

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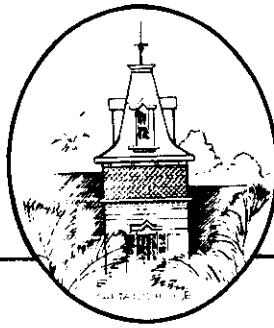
Simmons House
102 South 10th Street
Fernandina Beach, Florida

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Julia C. Ward
Notary

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Feb. 16, 1985

Sincerely,
Robert T. Gordon
Robert Gordon
Owner of Property



13-16
NA 133
RECEIVED
OCT 22 1982

HISTORIC PRESERVATION
SECTION

Captain's House Communications

Mrs. Helen G. Litrico P.O.Box 742 / Fernandina Beach, Fla. 32034 / 904 - 261-6487

October 19, 1982

Mr. Paul Weaver
Historic Sites Specialist
Division of Archives, History & Records Management
The Capitol
Tallahassee, FL 32301

Dear Mr. Weaver:

As a writer/publisher and tour guide who has concentrated on researching and promoting Fernandina history for over 10 years, I am writing to support the nomination of the Simmons House (102 S. 10th Street, Fernandina Beach, Florida) to the National Register of Historic Places.

The Historic Sites Specialist (Diane Greer) who compiled the nomination of the 30-block Historic District to the National Register in 1972 intended that the eastern boundary extend to S. 10th Street specifically to include the Simmons House and its neighboring residences at 28 and 29 S. 10th. Time ran out before she could inventory the intervening structures, and the boundary was set a half-block east of S. 8th. Those of us involved with Fernandina's architectural history and restoration still hope to extend the eastern boundary to include these very significant structures.

I feel that the Simmons House is worthy of placement on the Register on its own merits. It is documented back to 1863, one of the few structures remaining from the era when Fernandina moved to its present location to become the terminus of Florida's first cross-state railroad. It is remarkably well preserved and restored, and its placement on the Register will certainly assist in our long-range goal of extending the boundaries of our Centre Street Historic District.

Sincerely,

Helen G. Litrico
Mrs. Helen G. Litrico



Paul

NA 133

September 27, 1982

Adaptive Restoration

GORDON-DICKINSON
RECEIVED
SEP 29 1982

Mr. Paul Weaver
Bureau of Historic Sites and Properties
Department of State
Division of Archives, History and Records Management
The Capitol, Tallahassee, Florida 32301

HISTORIC PRESERVATION
SECTION

RE: The Simmons House, Fernandina Beach

Dear Paul,

Enclosed are the 8 x 10 photographs of the Simmons House in Fernandina Beach as we discussed on the telephone, plus a revised copy of the Florida Master Site File Form. Hope you have everything you need for the November meeting. We are certainly glad that you found the forms and appreciate your help in making up for the past.

Since you have gone to a new format for photographs, it might be less confusing (and helpful to me if we become eligible to submit Part II) if you would send back all the smaller photographs you don't need for Part I. I could start all over again for Part II.

Hope we will see you in Fernandina Beach soon.

Sincerely

[Signature]
Buff Gordon

(904) 378-0140

Sally Dickinson

HAVE NOT YET RECEIVED A LETTER FROM YOU, BUT PUT 6 ITEMS ON BACK OF PHOTOS PER YOUR DESCRIPTION.

old buildings: new uses — old-time craftsmanship preserved

6124 S.W. 30th Avenue, Gainesville, Florida 32601 Telephone (904) 378-1886



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

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

September 27, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Elsbeth K. Gordon and Sarah B. Dickinson
6124 Southwest 30 Avenue
Gainesville, Florida 32601

Dear Ms. Gordon and Ms. Dickinson:

We are pleased to inform you that the Simmons House, 102 S. 10 Street, Fernandina Beach, Florida will be considered by the State Review Board for nomination to the National Register of Historic Places. The National Register is the Federal Government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated.

Listing in the National Register provides the following benefits to historic properties:

Consideration in the planning for federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 provides that the Advisory Council on Historic Preservation be given an opportunity to comment on projects affecting such properties.

Eligibility for Federal tax benefits. If a property is listed in the National Register, certain tax provisions may apply. The Tax Reform Act of 1976, as amended by the Revenue Act of 1978 and the Tax Treatment Extension Act of 1980, and the Economic Recovery Tax Act of 1981, contain provisions intended to encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and

Ms. Gordon and Ms. Dickinson
September 27, 1982
Page Two

to discourage destruction of historic buildings by eliminating certain Federal tax provisions for demolition of historic structures. Beginning January 1, 1982, the Economic Recovery Tax Act replaced the rehabilitation tax incentives available under prior law with a 25% investment tax credit for rehabilitations of certain historic commercial, industrial residential rental buildings. This can be combined with a 15-year cost recovery period for the adjusted basis of the historic building. Buildings with certified rehabilitations receive additional tax because they are exempt from any requirement to reduce the basis of building by the amount of credit. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977.

Qualification for Federal grants for historic preservation when funds are available.

Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accord with the National Preservation Act Amendments of 1980 and Federal Regulations 36 CFR Part 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, as appropriate, and objects to the listing. For a single privately owned property with one owner, the property will not be listed if the owner objects. In nominations with multiple ownership of a single property, the property will not be listed if a majority of the owners object. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If the property cannot be listed because the owner or a majority of owners objects prior to the submission of a nomination by the State, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility of the property for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to L. Ross Morrell, State Historic Preservation Officer, Division of Archives, History and Records Management, Department of State, The Capitol, Tallahassee, Florida 32301 by November 8, 1982.

AM 122

Ms. Gordon and Ms. Dickinson
September 27, 1982
Page Three

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the above address. Comments must be received before the State Review Board considers this nomination on November 12, 1982. A copy of the nomination is on file in our office and will be made available to you upon request.

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

Sincerely,



L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

Enclosures

Waiver by Property Owner

L. Ross Morrell
State Historic Preservation Officer
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

Dear Mr. Morrell:

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Following is the address of my property:

Simmons House
102 South 10th Street
Fernandina Beach, Florida

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,

Notary

Owner of Property

Waiver by Property Owner

L. Ross Morrell
State Historic Preservation Officer
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

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Owner of Property



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

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

September 27, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

The Honorable Ben Sorensen
Mayor of Fernandina Beach
Post Office Box 668
Fernandina Beach, Florida 32034

Dear Mayor Sorensen:

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Mayor Sorensen
September 27, 1982
Page Two

to discourage destruction of historic buildings by eliminating certain Federal tax provisions for demolition of historic structures.

Beginning January 1, 1982, the Economic Recovery Tax Act replaced the rehabilitation tax incentives available under prior law with a 25% investment tax credit for rehabilitations of certain historic commercial, industrial and residential rental buildings. This can be combined with a 15-year cost recovery period for the adjusted basis of the historic building. Historic buildings with certified rehabilitations receive additional tax savings because they are exempt from any requirement to reduce the basis of the building by the amount of credit. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

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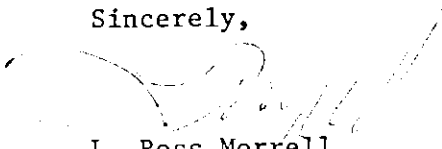
Mayor Sorensen
September 27, 1982
Page Three

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

Sincerely,



L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

Enclosure

00182

Waiver by Chief Elected Local Official

L. Ross Morrell
State Historic Preservation Officer
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

Dear Mr. Morrell:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to comment on the proposed listing of property within my jurisdiction.

Following is the proposed listing:

Simmons House
102 South 10th Avenue
Fernandina Beach, Florida

I hereby waive my right to comment on the proposed listing.

Sincerely,

Notary

Chief Elected Local Official

**FLORIDA DEPARTMENT OF STATE****George Firestone**

Secretary of State

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

September 27, 1982

In Reply Refer to:

**Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333**

**Gene R. Blackwelder
Nassau County Board of Commissioners
Nassau County Courthouse
416 Center Street
Fernandina Beach, Florida 32034**

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Mr. Blackwelder
September 27, 1982
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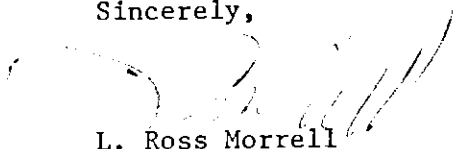
Mr. Blackwelder
September 27, 1982
Page Three

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

Sincerely,



L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

Enclosure

Waiver by Chief Elected Local Official

L. Ross Morrell
State Historic Preservation Officer
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

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Fernandina Beach, Florida

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Sincerely,

Notary

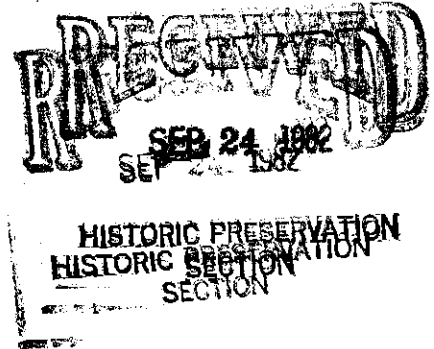
Chief Elected Local Official



OFFICE OF
GWENDOLYN M. MILLER C.F.C.
NASSAU COUNTY TAX COLLECTOR
P. O. BOX 708
FERNANDINA BEACH, FLORIDA 32034

September 23, 1982

Paul
NA 133
TELEPHONE 904/261-5566
CALLAHAN 904/879-1029
HILLIARD 904/879-1029



Paul L. Weaver, III
Historic Sites Specialist
Florida Department of State
The Capitol
Tallahassee, Fla. 32301

Dear Sir:

In reply to letter from L. Ross Morrell requesting the following information: Owners' name of Block 54 Lot 1 N. 85 feet of 8 in Official Records 330 page 1, city of Fernandina Beach is as follows: Elsbeth K. Gordon and Sarah B. Dickinson, 6124 SW 30th. Avenue, Gainesville, Fla. 33450. This comes from the 1982 tax roll.

Sincerely yours,

Gwendolyn M. Miller

Gwendolyn M. Miller, C.F.C.
Tax Collector
Nassau County



FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

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

September 15, 1982

Ms. Elsbeth Gordon
6124 S.W. 30th Avenue
Gainesville, Florida 32601

Re: Proposed nomination of the Simmons House, 102 S. 10th Street,
Fernandina Beach, Florida
National Register of Historic Places

Dear Ms. Gordon:

It was a pleasure talking with you the past week. I am very pleased that I was finally able to locate your proposed nomination of the Simmons House. Our office will submit the proposed nomination to the Florida National Register Review Committee at their November 12 meeting provided we receive the requisite photographs which I described to you during our telephone conversation of September 9. As we agreed, the photographs should be received by our office no later than October 1. For your reference, I am including a copy of the photographic requirements for proposed nominations to the National Register of Historic Places.

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

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

Sincerely,

Paul L. Weaver, III
Historic Sites Specialist

PLW:sds

Enclosures

Photographic requirements:

1. 8 x 10 glossy prints, duplicated
2. Exterior
 - a. a streetscape view
 - b. a "cheesecake" shot; a view that shows off the building to its best advantage.
 - c. standard elevations of each side of the building
 - d. architectural details
 - e. associated structures also located on the property
3. Interior
 - a. major public spaces
 - b. architectural details
4. Identification - each photograph should contain a label with the following information
 - a. name of site, building, structure or object
 - b. location (no., street, city (county, state) or vicinity)
 - c. photographer
 - d. date (year photograph was taken)
 - e. repository of negative
 - f. description of photo or view



NA 133

FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

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

September 15, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Ms. Gwendolyn Miller
Tax Collector
Nassau County Courthouse
416 Center Street
Fernandina Beach, Florida 32034

Dear Ms. Miller:

In accordance with the National Historic Preservation Act Amendments (P.L. 96-515) and 36 CFR Part 60, it is the responsibility of the State Historic Preservation Officer to notify in writing the owner of property of the State's intent to nominate that property to the National Register of Historic Places. It is a further requirement that the ownership be verified by the official local land recordation or tax office within 90 days of the notification by this office of the intent to nominate the property. The owner then has at least 30 but not more than 75 days in which to submit written comments.

It is the intention of the State Historic Preservation Officer of Florida to nominate the property identified below to the National Register of Historic Places on or about November 12, 1982. Please provide us with the owner(s)' name(s) on or before September 27, 1982 .

Your assistance in this matter will be greatly appreciated.

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

Property to be nominated: Simmons House
102 S. 10th Street
City of Fernandina/Blk. 54/Lots 1 & 8



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

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

March 12, 1982

Ms. Elsbeth K. Gordon
6124 Southwest 30th Avenue
Gainesville, Florida 32601

Re: Simmons House, 102 South 10th Street, Fernandina Beach, Nassau County,
Nomination to the National Register of Historic Places

Dear Ms. Gordon:

Thank you for submitting the completed Florida Master Site File Forms on the Simmons House in Fernandina Beach. The file will be assigned to a member of our staff who will review it to make certain that the file has been fully and accurately completed. If we find that any information is still required we will notify you. Should you have any questions about the National Register, or if we can assist you further in any way, please do not hesitate to contact me.

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

Sincerely,

W. Carl Shiver
Historic Sites Specialist

WCS:dmc

November 13, 1981

Sally Dickinson
4401 N.W. 122 Street
Gainesville, Florida 32601

Re: 102 South 10th Street, Fernandina Beach

Dear Ms. Dickinson:

Thank you very much for the preliminary evaluation form on the above referenced site. The staff of the Bureau of Historic Sites and Properties feels this property may be eligible for nomination to the National Register. We are enclosing Florida Master Site File Forms which must be completed in order to process the nomination.

Nomination procedures are lengthy and action on a particular site is not immediate. Any site nominated to the National Register goes through an extensive review process and is evaluated strictly on its historical or architectural merits.

The inventory form is largely self-explanatory. Itsm nos. 1009, 916, 818, 914, 804, 828, 832, 860, 800, 890, 840 and 842 should be omitted since these apply to in-house procedures. However, three points concerning the forms cannot be overstated: (1) the need for accurate documentation; (2) the need for high quality photographs; and (3) the need for exact location information. In order to provide this correct information in a manner suitable to this office, please consult the enclosed sheet.

If this office can be of any further assistance, please do not hesitate to contact the Bureau of Historic Sites and Properties at (904) 487-2333.

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

Sincerely,

W. Carl Shiver
Historic Sites Specialist

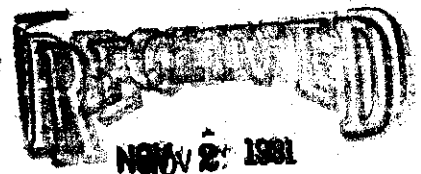
WCS:sds

Enclosure



Adaptive Restoration

This is the
one where they
glopped-up the porch
fence & impale
L.



NOV 2 1981

HISTORIC PRESERVATION
SECTION

GORDON-DICKINSON

October 29 '81

Dear Mr. Morgan,

Enclosed are the forms requesting preliminary approval for our historic home. Our research is proving more fascinating every step of the way - just last week an insurance policy on the house, for the years 1872-1874 (with \$1274, of which \$500 was piano, sewing machine and assorted furniture) came to light in Mr. Dawson's will!

We are awaiting your reply to our request before proceeding to the next steps. Thank you for your assistance.

Cordially, Dolly Dickinson

old buildings: new uses - old-time craftsmanship preserved

6124 S.W. 30th Avenue, Gainesville, Florida 32601 Telephone (904) 378-1886

July 6

FLORIDA-STATE OF THE ARTS
HISTORIC SITES SPECIALIST
The Capitol, Tallahassee, Florida 32301
(904) 498-1330

March 12, 1982

Ms. Elsbeth K. Gordon
6124 Southwest 30th Avenue
Gainesville, Florida 32601

Re: Simmons House, 102 South 10th Street, Fernandina Beach, Nassau County,
Nomination to the National Register of Historic Places

Dear Ms. Gordon:

Thank you for submitting the completed Florida Master Site File Forms on the Simmons House in Fernandina Beach. The file will be assigned to a member of our staff who will review it to make certain that the file has been fully and accurately completed. If we find that any information is still required we will notify you. Should you have any questions about the National Register, or if we can assist you further in any way, please do not hesitate to contact me.

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

Sincerely,

W. Carl Shiver

W. Carl Shiver
Historic Sites Specialist

WCS:dmc

TO Paul Weaver
DATE 9-8 TIME 10:30

WHILE YOU WERE OUT OR BUSY

M Mrs. Gordon
of Fernandina Bch.
Phone No. _____ Operator No. _____

☒ TELEPHONED
☐ PLEASE CALL
☒ WILL CALL AGAIN

☐ CAME BY TO SEE YOU
☐ WANTS TO SEE YOU
☐ RETURNED YOUR CALL

Message: _____

-- call before
378-0140 -- early or
~~378-9980~~ late morning

-- Pawson House
-- Ash #102 10th.

Photos

LD

Note
Summons Nailed
to door of
the premises
in controversy

19th Oct 1868

Enclosed the within Summons by mailing
a true copy of the same upon the door of the premises
in controversy this Oct Nov, 1868
Nathan L. Gano
Sheriff Nassau Co

Ind. Court

G. Olson

vs

S. N. Freeman

Original

Summons ad Respondendum

Recd from Clerk Oct 19th 1868

Nathan L. Gano

Sheriff

Ret & filed Oct 21st 1868

S. J. Kildale
Clerk

Sunder & Burrill
Plffs Atty

In The Fourth Judicial Circuit
State of Florida

Nassau County

To wit.

George Swenson by Sanderson
and Swenson his attorney com-
plain of Simon St. Freeman who has
been summoned to answer him in an
action of Ejectment

For that whereas the defendant is
in possession of certain lots or parcels
of land situated lying and being in
said County known and described
on the plat of the City of Fernandina
as Lots Numbers one (1) and eight (8)
in Block Number Fifty Four (54) con-
taining about half an acre of land to
which said plaintiff claims title and
the defendant has received the profits
of said land since the first day of May
Annus Domini 1865 of the yearly value
of Five Hundred dollars and refuses
to deliver the possession of said land
to the said plaintiff or to pay him
the profits thereof

Sanderson & Swenson
attorneys for plaintiff

Amicus ad Respondendum

The State of Florida

To the Sheriff of the County of Nassau Greeting

We command you to summon Samuel N. Truman

if he be found within the County of Nassau personally to be and appear before
the Judge of our Circuit Court for said County at the Court House in Fernandina
on the Ninth day of November Next A.D.

A.D. 1868 being the first day of our next term to
answer George Denson in an action of Ejectment \$500,00

And have then and there this writ

Witness Samuel J. Riddell

Clerk of our said Circuit Court this the
Nineteenth day of October A.D. 1868

Samuel J. Riddell

Clerk

By Chas. P. Turner

Deputy

Dewson vs Dutton

Wardell claims possessor
Fraud: Shearer to Wardell
Shearer judged to own the premises at time of sale to
Dewson. Dutton wrongfull claim. Dewson wins possession

Attorney & Counsellor at Law,
FERNANDINA, Fla.

State of Florida, Circuit Court,
NASSAU COUNTY.

Geo DewsonPlaintiff,
vs.
Chas K Dutton Defendant.

ANSWER.

no plea

The Defendant, answering the complaint, in this action, denies the right of the Plaintiff to sue in the
form and manner stated

And further denies all and singular the allegations in said complaint contained.

And, for a further defence in this behalf, the Defendant says, that he had the peaceable possession of
said premises ^{as tenant of H-B Wardell who claims and holds the possession of said premises} under an adverse title to the Plaintiff, for seven years and upwards prior to the commencement
of this action.

Hence the Defendant asks the complaint to be dismissed with his costs.

Brew B Anderson

ATTORNEY FOR DEFENDANT.

STATE OF FLORIDA,
COUNTY OF NASSAU.)

Personally appeared before me the above named Defendant, who upon oath says, the above answer is
true to his knowledge, except as to those matters stated on information and belief, and as to those matters
he believes it to be true.

Sworn to & subscribed before
me this 4th day of April
A.D. 1870
Notary Public

Chas K Dutton
Circuit Court

Geo. Dewson
vs
C. K. Dutton } Verdict.

We the Jury say upon
our oaths, that the Defendant is
guilty of unlawfully withholding a
part of the premises in the complaint
mentioned to wit Lot No. 1. in Block
and as to the residue of the prem-
ises the Jurors say upon their oath
that the Defendant is not guilty
of the matter therein laid to his charge

D. H. Higginbotham
Foreman

In the Circuit Court Fourth Judicial
Circuit of Florida Nassau County

George Swanson

Plaintiff.

vs

Charles K Dutton

Defendant.

Int of H of J & P

In the Name of the State of Florida

Is the Sheriff of Nassau County Greeting

Whereas judgment was rendered on the ~~seventeenth~~^{seventeenth}
day of April 1873 one Thousand Eight hundred
and seventy three in an action in the said
Circuit Court Fourth Judicial Circuit of Florida
for Nassau County - between George Swanson ^{Plaintiff} and
Charles K Dutton Defendant in favor of said
Plaintiff George Swanson against the said
Defendant Charles K Dutton for the delivery
to the said George Swanson of the possession of
the following described Real property viz
Lot Number one (1) in Block number
Fifty four (54) in the City of Fernandina
said Nassau County and also for Fifty
Five ⁸⁵ dollars cost of said action
as appears by the judgment Roll filed
in the office of the Clerk of the County of
Nassau - and whereas the said judgment
was docketed in your county on the
seventeenth day of April 1873 and

the sum of Fifty five ^{857.00} dollars
as of actual as adjusted is actually due

Thereupon we command you that you
deliver the possession of the said Lot number
one (1) in Block number fifty four (54)
in the City of Ferdinand to the said George
Dewson

And that you satisfy the said sum
of Fifty five ^{857.00} dollars out of the
personal property of the said Charles
K. Dutton within your county or if
sufficient personal property cannot be found
then out of the Real property in your
county belonging to said Charles K.
Dutton on the day when said judgment
was docketed in your county or at
any time thereafter in whose hands
or under the same may be and
where this occurs when executed
and returned to the Clerk of the
Ancient and Free Masons County

Witness F. H. Whiting's Clerk
of said Court and the Seal
thereof this 20th day of
April A.D. 1873

F. H. Whiting, Clerk
J. L. Pillsbury
Depts

George Dewson
Plaintiff in Error

Ferdinand & Masons County

in complaint mentioned and described
and further that he never

one of the parties thereto was the
owner in fee of said premises
at the time of said sale as also
at the time of docketing the
said judgment -

That the defendant Charles
M. Dutton is in possession thereto
and wrongfully withholds the same
from plaintiff to his damage
of Five Hundred Dollars

wherein plaintiff demands
Judgment -

For the possession of the premises

For Five Hundred Dollars the
plaintiff's damages by the with-
holding of the same together with
the costs of this proceeding

Witness my hand and seal
March 3^d 1873

George B. Wier
Plaintiff in Person
Fernandina
Fla.

and
myself

Wier
Dutton

John

Wier
Dutton

In the Circuit Court State
of Indiana Fourth Judicial
Circuit County of Harrison

George Dawson

Plaintiff

vs
Charles K. Dutton

Defendant

The plaintiff above named complaining
of the defendant alleges

That the plaintiff is seized in
fee and entitled to the possession of
the following described premises
Lot Number one and Eight in Block
Number Fifty four situate in
the City of Ferdinand said County
and State as described in the official
plat of said City: said plaintiff
having purchased the same on
the Third day of February 1873 at a
sale by the Sheriff of Harrison County
upon a judgment and Execution
~~and~~ duly issued thereon in favor
of one Thomas B. Greer and against
the property of S. N. Freeman A. N. Shearer
and B. A. Wardell partners under the
firm name of S. N. Freeman & Company
which said firm or A. N. Shearer or

*
||

Note: A. N. Shearer judged to be the
owner of the premises at time of Dawson's
purchase at Auction.

Total disbursements \$90,000.00

in Complaint mentioned and described
and further that he receive
dollars costs of this
action. Witness F. H. Whiting

Witness F. H. Whiting
 Clerk of said Court and
 the Seal thereof This
 17th day of April
 A.D. 1873

7 H. White, cl
p. 2. Dill
Dept.

Concord, N. H.
August 1892

Geo Hewitt

C. K. Denton

Pudgment & Park
Filed Apr 18
1913

July 16

Filed Apr 17th 1903
J. A. Engh

Gen. Dainton
in Person

- Circuit Court of Flanders
Hudson County -

George Dewson
Plaintiff

vs.
Charles K. Dutton
Defendant

Judgment

"premises"

The issues in this action having been brought on for Trial before the Honorable R. B. Archibald Judge of said Circuit Court Fourth Judicial Circuit Southern and a jury at the Spring Term of said Circuit Court held on the second Monday of April 1873 and the issues having been tried and a verdict for the Plaintiff in part of the premises viz Lot Number one in Block Fifty four as Complaint mentioned ~~being found~~ having been duly rendered on the sixteenth day of April 1873 - in favor of Defendant - Therefore it is adjudged that the Plaintiff George Dewson recover of the Defendant Charles K. Dutton the possession of the following described real property namely Lot Number one in Block Number Fifty four in the City of Flanders said Hudson County as

1st The plaintiff asks the Court to charge the jury that if from the facts surrounding the execution of the deeds from Shearer to Wardell ^{the jury believe} that they were given for the purpose of defrauding creditors, that the deeds are fraudulent, and are no evidence of ~~good~~ title.

2nd

Refused

That if it is in proof that said Shearer - one of the defendants in the execution, remained in possession of said property after the execution of said deeds, that this fact is a badge of fraud and throws the onus of proof that the transaction was a bona fide one is thrown upon the defendant.

That the judgement under which the sale was made was a Lien upon any interest which the said Shearer had in said property - and no subsequent conveyance of that interest will defeat that Lien -

providing it is shown that said Shearer was one of the defendants in execution

original not
built.

but - given as amended

Amendment



NA133

FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

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

February 10, 1983

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Elsbeth K. Gordon and Sarah B. Dickinson
6124 S.W. 30th Avenue
Gainesville, Florida 32608

Dear Ms. Gordon and Ms. Dickinson:

It is a pleasure to advise you that Merrick-Simmons House has been officially listed on the National Register of Historic Places. Please accept this letter as formal notification of this honor.

On behalf of Secretary of State George Firestone, our office congratulates you for this achievement. We appreciate your efforts in preserving the non-renewable cultural resources of Florida.

With every good wish and warm regards,

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds



NA133

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

December 3, 1982

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Carol Shull
Chief of Registration
National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

Dear Ms. Shull:

We are enclosing the nominations of the William Kimbrough Pendleton House, the Comstock House, and the Lake Mirror Promenade to the National Register of Historic Places. They have been approved by the Florida Review Board for the National Register and the State Historic Preservation Officer.

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:lsp

Enclosures

PS: Also included is the Herrick-Simmons House. Thank You.



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

May 21, 1984

Ms. Elsbeth K. Gordon
and Sarah B. Dickinson -
6124 Southwest 30 Avenue
Gainesville, Florida 32608

Dear Ms. Gordon and Ms. Dickinson:

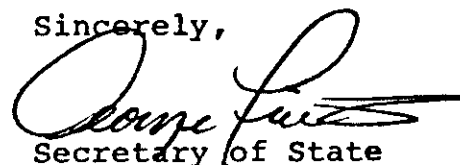
It is a pleasure to forward the enclosed certification of the listing of the Merrick-Simmons House in the National Register of Historic Places.

Please accept our apologies for the delay in the preparation and delivery of the certificate to you. Changes that occurred in the National Register program in 1981 led to the temporary suspension of the listing of properties. A backlog of nominations developed, and when the listing of properties resumed our time was necessarily devoted to processing backlogged nominations. This, in turn, led to delays in the preparation and delivery of certificates for properties listed since 1981.

We hope that you will view this certificate as a reminder of the historical significance of your property. We, in the Bureau of Historic Preservation, would be very happy to work with you in every way possible should you need any assistance with the preservation of this important historic resource. We would also be happy to answer any questions you might have regarding the National Register program and what listing means to you.

Once again, it is a pleasure to recognize this property.

Sincerely,



Secretary of State

GF/Eds

FLORIDA-State of the Arts

The Capitol • Tallahassee, Florida 32301 • (904) 488-3680

[illegible]

FLORIDA MASTER SITE FILE

FDAHRM

802 = =

MAR 3 1937

808 = =

Site No. 8 Na 133

1009 = =

County

830 = 1900's.

Other Name(s) for Site We will proposed a name based on owners from earlier history 930 ==

Other Nos. for Site _____ 906 = =

Other Master Site File Nos. for Site _____ 899 = =

NR Classification Category _____ 916 = =

Address of Site 102 South 10 Street, Fernandina Beach, Florida 905 = =

Instructions for locating site

Parcel 00-00-31-1800-0054-0010

On a corner one block south of Centre Street and two blocks east of 8th Ave which is also AIA, the main artery into Fernandina Beach.

813 = 813

Vicinity of One block south and east of historic district

Location: --- 54 1 and 8 868 =

subdivision name	block no	lot no
------------------	----------	--------

Owner of Site:

Name Elsbeth K. Gordon and Sarah B. Dickinson

Address 6124 Southwest 30 Avenue, Gainesville, Fl. 32601 902 = =

Occupant, Tenant, or Manager:

Name Elsbeth K. Gordon and Sarah B. Dickinson

Address 6124 Southwest 30 Avenue, Gainesville, Fl. 32601 904 = =

Reporter (or local contact):

Name Elsbeth K. Gordon and Sarah B. Dickinson

Address 6124 Southwes- 30 Avenue, Gainesville, Fl. 32601816 = =

Recorder:

Name _____

Address _____ 818 = =

Survey Date 820 = = Type Ownership partnership 848 = =

Name of Project (under which site was recorded) _____

980 = =

Classification of Project: **Check One**

☐ Federal 982 = = ☐ State 982 = = ☐ Local 982 = = ☐ County 982 = =

Inventory Status 914 = =

Previous Survey(s), Excavation(s) or Collection(s): (enter activity/title of project or survey/name/date/repository)

839 ==

Recording Station _____ 804 = =

Date of Visit to Site _____ 828 = = Recording Date _____ 832 = =

Photographic Record Numbers _____

860 = =

Location of Site (Specific): Map included.

Map Reference (incl. scale & date)

809 = =

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.
00	00	31	1800	0054	0010

812 = =

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

LATITUDE				LONGITUDE			
Point	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER OF A PROPERTY OF LESS THAN TEN ACRES

800 = =

UTM Perimeter:	Zone	Easting	North

890 = =

UTM Coordinates: 891 = = 892 = = 893 = =
zone easting northing

Condition of Site: Check One ☐ Excellent 863 = = ☐ Good 863 = = ☐ Fair 863 = = ☐ Deteriorated 863 = = ☐ Ruins 863 = = ☐ Unexposed 863 = = ☐ Redeposited 863 = =	Integrity of Site: Check One or More ☒ Altered minor 858 = = ☐ Unaltered 858 = = ☐ Destroyed 858 = = ☒ Restored (X) Date: Dec '81 (X) 858 = = ☐ Moved (X) Date: (X) 858 = = ☐ Original Site 858 = =
Restored in 1981. Original plaster walls were carefully preserved. Dropped ceilings were removed and original plaster ceilings exposed. Condition of Site (Remarks): (X) Many coats of paint and linoleum were removed and original wide heart pine floorboards were refinished. No structural alterations were made to exterior or interior. Sills were reinforced and leveled.	

Threats to Site:

Check One or More			
☐ Zoning (X) 878 = =	☒ Transportation (X) 878 = =	☐ Fill (X) 878 = =	☐ Dredge (X) 878 = =
☐ Development (X) 878 = =	☐ Borrowing (X) 878 = =	☐ Other (See Remarks Below): 878 = =	

Threats to Site (Remarks): Prior to restoration it was in deteriorated condition; fallen sills, plaster walls damaged, plumbing and electrical non-functional, windows broken, etc.

879 = =

Site No. _____

Site Name _____

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE Greek Revival 964 = =

PLAN TYPE Central fireplace, east, west and north parlors,
and front entry under gable end. 966 = =

EXTERIOR FABRIC(S) Heart pine clapboarding 854 = =

STRUCTURAL SYSTEM(S) balloon framing; mortise and tenon sill 856 = =

FEATURE OF STRUCTURE (942):

PORCHES, VERANDAS, GALLERIES AND BALCONIES: 3 large porches, 1
portico with small porch, 1 small porch side entryway 942 = =

FOUNDATION: brick piers with 10' x 12' sills 942 = =

ROOF TYPE: steeply pitched gable roof 942 = =

SECONDARY ROOF STRUCTURE(S): asphalt shingles 942 = =

CHIMNEY LOCATION: interior central, 4 fireplaces 942 = =

WINDOW TYPE: Throughout, double hung windows with weights and pulleys,
all 6 lights over 6 lights with many original glass
panes, 40" x 40" over 40" x 40" on north and south and 942 = =

MATERIALS (882): 40" x 48" over 40" x 48" on east and west facades

CHIMNEY: brick 882 = =

ROOF SURFACING: metal on main roof; asphalt shingles on secondary
porch roofs. (in 1872, main roof was cedar 882 = = shingles

ORNAMENT EXTERIOR: brackets, fish scale, portico with ionian columns,
turned balustrade 882 = =

QUANTITATIVE DATA (950-960):

NO. OF STORIES three 950 = =

NO. OF CHIMNEYS one with four flues and fireplaces 952 = =

NO. OF DORMERS none 954 = =

OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT)

MAIN ENTRANCE: Double door with sidelights, gracious porch,
wide brick stairway

865 = =

WINDOW PLACEMENT: regularly spaced

865 = =

WINDOW SURROUNDS AND DECORATION:

865 = =

EXTERIOR ORNAMENT AND COLOR: wood clapboard - light yellow;
soffit brackets - white; fish scale shingles - deeper yellow;
porch columns and balustrades - white; sashes - rose brown

865 = =

12 foot ceilings, solid 8 foot by 3 foot doors;
INTERIOR COMMENTS: central chimney with one carved oak wooden mantel,
one decorative wood turned spindles and beveled glass mantel,
one marble mantel and one heart pine mantel; three of the four
fireplaces have original Italian tile hearths; all floors of heart
pine from 5-12 inch widths; most of original plaster repaired
and extant; original stairway extant,

865 = =

OTHER (SPECIFY): Leaded glass cabinet; oversized 96" tall windows, ofte
4 per room providing gracious airy light rooms with
natural ventilation, protected by large porch overhangs on east
and west.

865 = =

MAJOR ALTERATIONS (FREE TEXT): Around 1899, kitchen had been separate
building with chimney. After turn of century,
cedar shake awning was added to front porch (later removed), side
entrance added (early 1930's), back portico added (date unknown).

857 = =

OUTBUILDINGS (FEATURES OF SITE): ~~Former buildings included ice plant
and stable for horses and a separate kitchen with chimney.~~

876 = =

SURROUNDINGS (CLASSIFICATION) urban residential site

864 = =

RELATIONSHIP TO SURROUNDINGS (FREE TEXT): in keeping with the
residential neighborhood

859 = =

Verbal Boundary Description

House is situated on the corner of Ash Street and South 10th Street, Fernandina Beach. Lot 1 has 100 feet frontage on South 10th Street and 100 feet frontage on Ash Street. Lot 8 is immediately to the west of Lot 1 and has 100 feet frontage on Ash Street and 85 feet frontage on South 11th Street. (see site survey).

Site Size (Approx. Acreage of Property) 100 feet by 200 feet 833 = =

Major Bibliographic References

Nassau County Courthouse RECORDS: (Centre Street, Fernandina Beach)

Deed Books: A-3, p. 170

A-5, p. 304

F p. 169

G pp. 107, 498

L pp. 166, 210, 211, 369, 379

M p. 262

N p. 242

P p. 34-36

Q p. 97, 118, 278

T p. 40, 156, 183

U p. 465

X p. 407

Personal papers of George Dewson in his estate filed in Nassau County Courthouse.

Insurance Binder, The Franklin Fire Insurance Company of Philadelphia, Samuel Swann agent, (copy enclosed) dated August 12, 1874.

Fourth Circuit Court Cases of Dewson vs Dutton and Dewson vs Freeman (March 3, 1873; April 30, 1873, April 4, 1870) in Nassau County Courthouse (owners have xerox copies)

Summons attached to door of the house October 19, 1868 (owner has copy) Nassau County Courthouse

Davis, William Watson, The Civil War and Reconstruction in Florida, 1964, P.K. Yonge Library of Fla History, U. of Fla., pp 154-155; 235-36; etc

H. Ex. Docs, 39th Congress, 1st Session No. 70, pp 280, 281, Report #14 and Report # 22, p.337 from J. W. Alvord, Inspector of Schools and Finances to Gen O.O. Howard

U. S. Bureau of Refugees, Freedmen and Abandoned Lands, monthly school reports, Microfilm, 85 O-2 and 96A, PK Yonge Library of Fla History, U. of Fla

Daniels, Jonathan, Prince of Carpetbaggers, J.B. Lippincott Co, N.Y. 1958, pp. 83, 84, 87, 143, 236, 238, 240-241, 252, 269.

Oral History:

Mrs. Sidney Simmons, age 85, now a resident of Jacksonville, daughter-in-law of Mattie and John Simmons, owner of the house from 1899 to 1950.

Ben Sorenson, Commissioner of Fernandina Beach and Senior Citizen

George Davis and Helen Litrico, local historians

920 = =

HISTORIC SITE DATA SUPPLEMENT

Page 2

Present & Original Physical Appearance (use continuation sheet if necessary) (935 = =):

*The
Simmons
House has
a balloon
frame structural
system.
It includes
large double
door porch
on the east
facade, with
a window
west gable
end.*

This Civil War era Greek Revival house at 102 South 10th Street, Fernandina Beach, Florida, is a large two-story (with attic) structure, with heart-pine balloon frame, large double tier porches on the east and west facades, and front entry under the west gable end. The frame is of ~~heart-pine~~ 2 1/2 inch x 10 inch joists faced with heart-pine clapboards, supported by brick piers and 10" x 12" mortise and tenon sills, ^{The building is} ornamented with brackets in scroll pattern, fish-scale faced portico, octagonal porch columns, ^{and} turned balustrades. The dimensions of the house proper are 48.5 feet by 32.5 feet ^{and} 59.3 feet by 32.5 feet with porches.

The unaltered original floor plan consists of a central chimney with parlors to the west, east and north. The west parlor with 12 foot ceiling has a large fireplace surmounted by a period carved oak mantelpiece and an Italian tile hearth. This is flanked on the south by a leaded glass cabinet and two 40" x 80" windows. Two larger 40" x 96" from-the-floor windows illuminate the west wall. The east parlor, also with 12 foot ceiling, has a large fireplace surmounted by an ornamented oak mantelpiece with turned finials and three beveled glass mirrors. The hearth is of pale yellow and rose raised floral design Italian tiles. The main staircase rises on the east end of the north parlor, curves to the north and has a wood hand rail and turned balustrade. Entry to the North parlor from the porch is through a double door with side and top lights. The upstairs consists of a foyer and 6 rooms, the smallest of which (on the west) served as the burning room for the Simmons family. (~~According~~ to Mrs. Sidney Simmons, Sidney was born there in 1894 on a day so cold the water froze in the china wash basin). The upstairs west parlor fireplace mantelpiece is grey marble with Italian tile hearth. The room is surmounted by a gold leaf picture molding. The east parlor fireplace is surmounted by a massive natural heart pine mantelpiece. The exterior east facade has a 10 foot by 10 foot portico with columns and balustrades, faced with fishscale siding. The original floor boards are retained throughout the house and are 2 1/2 inch thick heart pine varying from 6 inches to 12 inches ~~wide~~. ^{in west} ~~in an upstairs floor is a soft lead bullet~~. The original solid 8 foot by 3 foot doors (4 panel) remain. ^{The} Restorers patched extensively in order to preserve the original plaster still showing its coquina sand content. The floor plan of the attic consists of 2 rooms 14 by 18 feet. The present gable roof of tin was insured in 1874 as a cedar shake roof. ~~(see enclosed copy of policy)~~.

Alterations have been few over the years. They include: removal of the separate kitchen and 5th fireplace (~~mentioned in George Dewson's final papers~~) soon after the turn of the century. ~~(see Simmons communication 1982)~~ The 5 by 8 foot portico on the north side and entrance was added by Mattie Simmons after 1925 when she rented out an upstairs apartment. ~~(see Simmons 1932 communication)~~. Structural upgrading was necessary in 1981, including reinforcement of termite weakened joists under the front porch and raising and leveling the main carrying floor joists and sills on the south side. Two lower sashes were duplicated and replaced because they were so rotted and warped they could not hold glass. All other window sashes and pocket weights have been repaired and many still contain the old glass. One of the glass panes on the south side of the second floor contains the etched name of Mary Dewson, a child of George Dewson who bought the house in 1873. Access to the attic was improved by an enclosed stairway. The rooms were upgraded to include a bedroom, living-room-kitchenette combination, and bath. The three floors are occupied by tenants (one floor each). A removable wall was installed to separate the first and second floors. The stairway was preserved intact, ~~as seen in attached photos~~. The side porch with added stairs provides entry to

Site No. _____

Site Name _____

HISTORIC SITE DATA SUPPLEMENT

Present Use (Check one or more as appropriate)

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

Original Use (check one or more as appropriate)

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

Cultural Classification: _____ Specific Dates: Beginning _____ 844 ==

Culture/Phase _____ 840 ==

Period (check one or more as appropriate)

☐ Pre-Columbian 845 ==	☐ 16th Century 845 ==	☐ 18th Century 845 ==	☐ 20th Century 845 ==
☐ 15th Century 845 ==	☐ 17th Century 845 ==	☒ 19th Century 845 ==	

Areas of Significance (check one or more as appropriate)

☐ Aboriginal 910 ==	☐ Community Planning 910 ==	☐ Landscape 910 ==	☐ Sculpture 910 ==
☐ Archaeology 910 ==	☐ Conservation 910 ==	☐ Architecture 910 ==	☒ Social/Humanitarian 910 ==
☐ Prehistoric 910 ==	☐ Economics 910 ==	☐ Law 910 ==	☐ Theater 910 ==
☐ Archaeology Historic 910 ==	☒ Education 910 ==	☐ Literature 910 ==	☒ Transportation 910 ==
☐ Agriculture 910 ==	☐ Engineering 910 ==	☒ Military ? 910 ==	Other (specify): _____
☒ Architecture 910 ==	☐ Exploration & Settlement 910 ==	☐ Music 910 ==	_____ 910 ==
☐ Art 910 ==	☐ Industry 910 ==	☐ Philosophy 910 ==	_____ 910 ==
☒ Commerce 910 ==	☐ Invention 910 ==	☐ Politics/Govt. 910 ==	_____ 910 ==
☐ Communications 910 ==		☐ Religion 910 ==	_____ 910 ==
		☐ Science 910 ==	_____ 910 ==

Remarks & Recommendations: House is believed to have been abandoned or confiscated during the Civil War. Contemporary local history refers to it as a hospital for Union troops (Gen. Sherman is said to have used the Williams house one block away). Later owner (Simmons) ran the local ice plant (in back yard) and was part owner of Fernandina's trolley which ran by the house and parked in the rear. Architecturally it is significant as a surviving Greek Revival pre Civil War structure.***
835 ==

Accessible: ☒ yes: restricted ☐ yes: unrestricted ☐ no

Status: ☒ occupied ☐ unoccupied ☒ work in progress

***Most important, one of its owners was Chloe Merrick (1863-1865), teacher, principal and founder of the Children's Asylum and schools in Fernandina Beach, St. Augustine, North and South Carolina, who became First Lady of Florida in 1869 when she married Harrison Reed, then Governor of the State of Florida.

CONTINUATION SHEET

the second floor. The house has recently been painted ^{with} Pittsburgh Historic Colors in soft yellow, with white trim and rose-brown sashes, in keeping with the colors found when scraping.

Before 1899, ~~and ^{at that time} unknown~~ when the separate kitchen was removed from the back of the house, the back porch may have been added. Existing clapboards can be seen under the roof of the porch, at that time, the back door and window configuration was probably changed. ~~(conversation with Mrs. Simmons who says the porch was there when the Simmons bought the house 1899).~~

The heart pine front porch columns have rot at the top and have been temporarily brached until ~~we determine~~ the best procedure to remedy the problem while maintaining the original fabric of the porch *can be determined.*

are no bills relating to construction of a new dwelling. Dewson died 11 months after buying the house. Therefore, the conclusion is that he did not build it. The previous owner of the property disposed of the premises in April, 1869 for \$5000. This is a very ~~large~~ sum of money, too ~~large~~ for an empty lot. The Quit Claim Deed specifies "Buildings and appurtenances." The summons was "tacked to the door of the premises" in October, 1868. Shearer purchased the premises in 1865 for \$820.00. This is twice the sum that Dewson paid for it in 1873, and then had to repair, thus indicating there was a building or buildings. Per the court case cited, the property had earned an annual profit of \$500.00 since May 1, 1865, indicating there must have been an income generating structure on the 100' by 200' piece of land, as of May, 1865. Miss Chloe Merrick had possession of the property in June 1863. This was not only a time of chaos, but the time that the Southerners fled Fernandina and the Federal troops ~~arrived~~ ^{arrived}, hardly a time for a single teacher from the North to build a house. In conclusion, the house was built sometime before 1863, and probably after 1856 when the town was laid out.

important Third, and last, the house is significant because of ^{its association with people} the people who possessed it. Miss Chloe Merrick is the only educator cited by name in the education reports from Florida. In House Ex. Doc. 9th Congress, 1st Session, No 70, p.337 ~~is~~ ^{is} quoted about Miss Merrick, who ran the orphan asylum, "a lovely specimen of genuine philanthropy, and the lady principal (Merrick) deserves great credit for her self-denying labors." (Report No. 22, Wash D.C., Jan 1, 1866, from J.W. Alvord, Inspector of Schools and Finances, to Gen O.O. Howard.) In a letter to Maj Gen O.O. Howard from Col Osborne, Asst Commissioner, Bureau Refugee, Freedmen etc, dated Nov 1, 1865: "The Orphan Asylum at Fernandina, organized and conducted by Miss C. Merrick has sixty five inmates and is a most admirable institution. Miss Merrick has exhibited great energy and fine executive ability in the management of the Asylum from its organization to the present time. It is a perfect success and model institution." (Microfilm 85 O-Q. Bureau of Refugees, Freedmen etc, PKYonge Library, U. of Florida). "It was Miss Merrick whom John Hay while on a mission in Florida for President Lincoln in 1863, noticed 'as one of those in charge of the high school in the little Florida town, leading light mulatto and white children together in a song about the wings of morning.'" (Daniels, Prince of Carpetbaggers, p. 84). "In 1862 the Freedmen's Aid Society of Syracuse, New York, organized schools in Fernandina and St. Augustine under the leadership of Chloe Merrick." (Richardson, The Negro in Reconstruction of Florida, p. 98) On August 10, 1869, Chloe Merrick married Harrison Reed, the Governor of the State of Florida, thus becoming the First Lady of Florida after having "sustained a prominent and efficient part" in the "earlier movements for the improvement and education of the Freedmen." (Jonathan Daniels, Prince of Carpetbaggers, Lippincott, 1958, pp 240-241, 83, 84, 87, 143, 236, 238, 252.).

He also ^{He} Another owner, John Simmons ^{owned} house from 1899 to 1925 (Deed Book A-5, p.305) owned Fernandina's ice plant which was in the back yard together with the horse and carriage house. He was ~~also~~ co-owner with Mr. Hirth and Mr. Bailey, ~~the prominent~~ ^{the prominent} Fernandina citizens whose houses are in the Historic District) of the Fernandina trolley lines, ~~which~~ ^{and} trolley was made to run from Centre Street to the Simmons House before going to the beach (in order to accomodate John Simmons.) (Oral history: Mrs. Simmons, Helen Litrico, Ben Sorenson, and George Davis.) Trolley history papers found in attic ~~were donated to the local library.~~

Statement of Significance (use continuation sheet if necessary)

The Simmons House is one of the few remaining pre-Civil War houses in Fernandina Beach. It is a classic Greek Revival structure which remains on its original site. It is an important addendum to Fernandina Beach's Historic District and is historically significant in its own right because of its early date, style of architecture, and its succession of owners who played major roles in the Reconstruction of North Florida and the post-Civil War development of Fernandina.

The unaltered floor plan has six large gracious rooms downstairs and six spacious rooms upstairs with twelve foot ceilings and eight foot doors. There are three large porches and two porticos. The central chimney has four fireplaces surmounted by four decorative mantel pieces of turned wood spindles, wood relief, marble, and heart pine. The original windows with 6 over 6 lights, some 96 inches high, are still intact as well as the stairway and heart pine floors throughout the house averaging 6 inches wide, and 12 inches wide in one room.

Although the exact date of construction of the house is unknown, deed records, court cases, tax rolls and oral history indicate that the house was built before the Civil War. Mrs. Sidney Simmons (age 86, now living in Jacksonville) says that her mother-in-law, Mrs. Mattie Simmons, bought the house in 1899 when it was full of rats and in need of repairs and told her frequently that the house was built before the Civil War. In June 1863, Tax Sales Certificate No. 32 was issued to Chloe Merrick by the "Direct Tax Commission of the State of Florida" (Deed Record G, p.498) including lots 1 and 8 and "the premises described therein." It is well known that the Southern sympathizers fled Fernandina in 1862, abandoning their homes. The property of those who fled was appropriated by the Federal Commissary Department (Davis, p 156) (H Ex Docs, 39thC, 1st Session). Miss Merrick owned the property as the agent for the National Freedmen's Relief Association of New York from June 1863 until 1865 (Deed Record G, p.498) (We have written the State of Florida and the National Archives for information about Tax Sale Certificate No. 32, but have not received an answer yet.) On February 14, 1865, A. N. Shearer bought the premises for \$820 through U. S. Tax Sale Certificate #187. (Deed Record L, p.166). In April 1869, in a quit claim deed, Shearer deeded lots 1 and 8, block 54 "with buildings and appurtenances" to S. N. Freeman for \$5000.00, (Record L, p.211; 369) with whom he was a partner in the S.N. Freeman Lumber Co. in order to evade a debt. In the court case recorded in Nassau County between George Dewson and S.N. Freeman, the property was judged to have earned annual profits of \$500 since May 1, 1865 and to have been deeded fraudently. In said court case, a summons "was nailed to the door of the premises in controversy," on Lot 1 Block 54. The sheriff "seized the land and tenements" on December 18, 1872 (Deed Record N, p.242). On February 3, 1873, George Dewson bought the house at public auction at the court house door for \$400. (Deed Record N, p.242). Dewson was an attorney, born in the West Indies, and listed in the 1860 Fernandina census. He died December 15, 1873. In his final papers, filed at Nassau County Courthouse, is a copy of the insurance policy for \$2740 dated August 12, 1874, describing the house as "the 2 story frame dwelling belonging to the estate of George Dewson, deceased, situate on Lot 1, Block 54" (see copy enclosed). Also in the estate papers are receipts to "repair" the chimneys and fireplaces and to "patch, whitewash and kalsomine" the walls in 1875. These repairs were made by his widow, Rosalie and approved by the estate executor, A.O. MacDonnell. In conclusion with respect to the date of the house, the fact that there was a building in existence before the Civil War, the following facts are pertinent: In the inventory of assets of the George Dewson estate, the house is described in an insurance policy, there are also bills for the repair of chimneys and patching walls; there



102 S. 10TH

1985-09

Na133



Elisbeth K. Gordon & Sarah B. Dickinson

102 S. ~~10~~¹² Street

Fernandina Beach

Florida 32034

2nd floor, SE BATHROOM



Elsbeth K. Gordon & SARAH B. Dickinson

102 S. 10th Street
Fernandina Beach
Florida 32034

Southwest, 2nd Floor, Room, Interior



SIMMONS HOUSE
102 S. 10th Street
FERNANDINA BEACH, Florida

PHOTOGRAPHER: UNKNOWN

DATE: UNKNOWN

NEGATIVE: ADAPTIVE RESTORATION
6124 S.W. 30th Ave.
GAINESVILLE, Florida

DESCRIPTION: WEST FACADE and
Main Entry



Merrick-Simmons House
front view showing ice house
STACK AND SEPARATE KITCHEN
102 So. 10 Street
Fernandina Beach, Fl. 32034

photographer: J.A. Alexander
repository: 6124 SW 30 Ave.
Gainesville, Fl. 32608

date of photo, circa 1901

no. 153



MERRICK-SIMMONS HOUSE
FRONT VIEW

102 So. 10th Street

BERNARDINA BEACH, FLA 32034

PHOTOGRAPHER: J. A. ALEXANDER

REPOSITORY: 6124 S.W. 30th Ave.

Gainesville, FLA. 32608

DATE OF PHOTO: 1901

W2 133



ELSBETH K. GORDON & SARAH B.
DICKINSON

102 S. 10th Street
FERNANDINA BEACH
FLORIDA 32034

GREEK REVIVAL
CIVIL WAR or pre-Civil WAR

PORCHES LEVELLED AND NEWLY
PAINTED



NA133

Merrick-Simmons House at 102 S. 10th Street, Fernandina Beach, Florida,

was built prior to the Civil War and is individually cited on the National

Register of Historic Places.

NA133







3
Simmons House
102 S. 10th Street
Fernandina Beach, Florida

PHOTOGRAPHER: Elisabeth Gordon

DATE: February 1981

NEGATIVE:

(from color slide) ADAPTIVE RESTORATION

6124 S.W. 30th AVE.

Gainesville, Florida

Description: EAST FACADE
BACK ENTRY



SIMMONS HOUSE

102 S. 10th STREET

FERNANDINA BEACH, Florida

NA 133

PHOTOGRAPHER: ELSEBETH GORDON

DATE: SEPT 1982

NEGATIVE: ADAPTIVE RESTORATION
6124 S.W. 30th AVE.

GAINESVILLE, Florida 32608

DESCRIPTION: SOUTH FACADE



SIMMONS HOUSE

102 S. 10TH STREET

FERNANDINA BEACH, FLORIDA

PHOTOGRAPHER: ELSBETH GORDON

DATE: SEPT 1982

NEGATIVE: ADAPTIVE RESTORATION

6124 S.W. 30TH AVE.

GAINESVILLE, FLORIDA, 32608

DESCRIPTION: NORTH FACADE

WEST FACADE (ENTRY)



SIMMONS HOUSE
102 S. 10th STREET
FERNANDINA BEACH, FLORIDA

PHOTOGRAPHER: ELSBETH GORDON

DATE: OCTOBER 1981

NEGATIVE FILED: ADAPTIVE RESTORATION
6124 S.W. 30th AVE.
GAINESVILLE, Florida

DESCRIPTION: WEST PARLOR, 1st FLOOR
EAST WALL FIREPLACE
LEADED GLASS CABINET



SIMMONS HOUSE

102 S. 10th Street

FERNANDINA BEACH, Florida

PHOTOGRAPHER: Elsiebeth Gordon

DATE: June 1981

NEGATIVE: ADAPTIVE Restoration

6124 S.W. 30th Ave.

GAINESVILLE, Florida

DESCRIPTION: WEST PARLOR, 2nd FLOOR
EAST WALL



SIMMONS HOUSE

102 S. 10th STREET

FERNANDINA BEACH, FLORIDA

PHOTOGRAPHER: EIBETH GORDON

DATE: JULY 1981

NEGATIVE
(COLOR) = ADAPTIVE RESTORATION
6124 S.W. 30th AVE
GAINESVILLE, FLORIDA

DESCRIPTION: EAST PARLOR, 1st FLOOR
WEST WALL

**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, endorser, 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, endorser, 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, endorser, 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: _____



~~~~~  
CITY REQUIREMENTS FOR  
YOUR HISTORIC  
PROPERTY  
~~~~~

Helpful Tips from NAPC-L

- | | | | | |
|---|---|--|--|--|
| 4 Trails to Freedom:
The Medium and
the Message | 12 Using Community
Surveys for Preservation
Planning | 18 Self-Help for
Preservationist
Advocates | 23 Informing Owners
About Their Historic
Properties | 26 Show Cause Hearings
for Preservation
Commissions |
| 30 What if We Expanded
Theories as the Basis
for New Practices in
Preservation? | 33 Tools for
the On-Line
Preservationist | 34 Spotlight on a
Preservation
Organization | 35 State News | |



A quarterly journal with news, technical assistance, and case studies relevant to local historic preservation commissions and their staff.

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www.napcommissions.org
PO Box 1011
Virginia Beach, VA 23451

All current NAPC members who serve as city staff to preservation commissions are encouraged to distribute articles in *The Alliance Review* to commission members and other staff and elected officials within your member organization.

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In this Issue

BY J. TODD SCOTT, THE ALLIANCE REVIEW EDITORIAL COMMITTEE

This issue of *The Alliance Review* is focused on recent tips provided by users of our listserv, NAPC-L. There are often lively discussions on the listserv, and we will be including some of the topics in future issues, but we wanted to bring home some issues that everyone may be dealing with now, as we're hopefully moving into a new state of normal, or at least spending less time quarantined in our homes working virtually.

The first article focuses on how to use what we've often considered permanent interpretive panels to more fully tell our histories. Erik Nelson provides us with some useful information on how Fredericksburg, Virginia has done just that, including new panels focused on the city's African American history. Steph McDougal then dives into tips for doing community surveys, particularly as they relate to preservation planning. And Chris Skelly gives us his version of 15 Tips for an Effective Preservation Advocate.

Several listserv regulars provided us with some terrific brochures that you could use as an example for informing local property owners of their responsibilities if they live in a historic district. Then Boyd Maher launches into a good alternative procedure for dealing with someone who has not followed the regulations in a district. We finish the issue with some regular features – Betsy Bradley's "What If We Thought Further About" essay, a well-used tool for the online preservationist, and a spotlight on an unusual preservation organization. You may have noticed that we're now organizing our issues by number rather than season, so if you're keeping organized hard copies, make note. As always, we welcome your comments and suggestions.

Erik Nelson is recently retired, following a 32-year career with the City of Fredericksburg, Virginia. In addition to transportation and land use planning, he administered the Historic District and handled the city's wayside exhibit program. Reading historic landscape is a tangible skill he has worked to gain and perfect in the company of other historians, archaeologists, and environmental scientists. That effort has resulted in a comprehensive study of forgotten battlefields in the Fredericksburg area.

Trails to Freedom: The Medium and the Message

By Erik Nelson

Each of our historic communities has its own story and we typically weave our local narratives into tourism programs and local celebrations. Our various districts are tangible reminders of a rich heritage as well as a reflection of continuity. Fredericksburg's story began in 1728, over a hundred years after Captain John Smith made his way up the Rappahannock River while exploring the Chesapeake Bay.

We are nearing our 300th anniversary (of the town's founding, not Smith's voyage) which will be a celebration of growth and development, as well as recognizing hard times and war. That continuum of human endeavor remains evident through surviving period homes and commercial buildings, as well as a natural landscape that reveals canals, mill foundations, and battlefields.

When presenting a community's story to its citizens and to the visiting public, we need to remember that local events are often better understood when placed in a larger context. Communities, after all, do not exist in isolation. Local events will likely be of more interest if placed in a larger story – made recognizable to a broad audience. A suitable medium is also needed to guide folks to and from historic resources. Presenting good history requires attention to both the medium and the message.

The Medium

During the Bicentennial, the 200th anniversary of the American Revolution, Fredericksburg placed a series of metal tablets around town that identified Revolutionary homes and other Colonial-era features. Most of those markers were placed within a newly established historic district. Some stood on street corners, identifying places that had once been part of the Colonial period landscape, but had since been demolished. Whether it was useful to direct attention to a resource that had disappeared should perhaps have received more discussion, but there were plenty of other surviving buildings that were appropriately recognized.

The tablets were attractive historic markers but limited to a logo and a brief written identifier. They also had value beyond what they pointed out to be of historic interest. Some of those cast aluminum tablets were broken off their posts in the dead of night, for

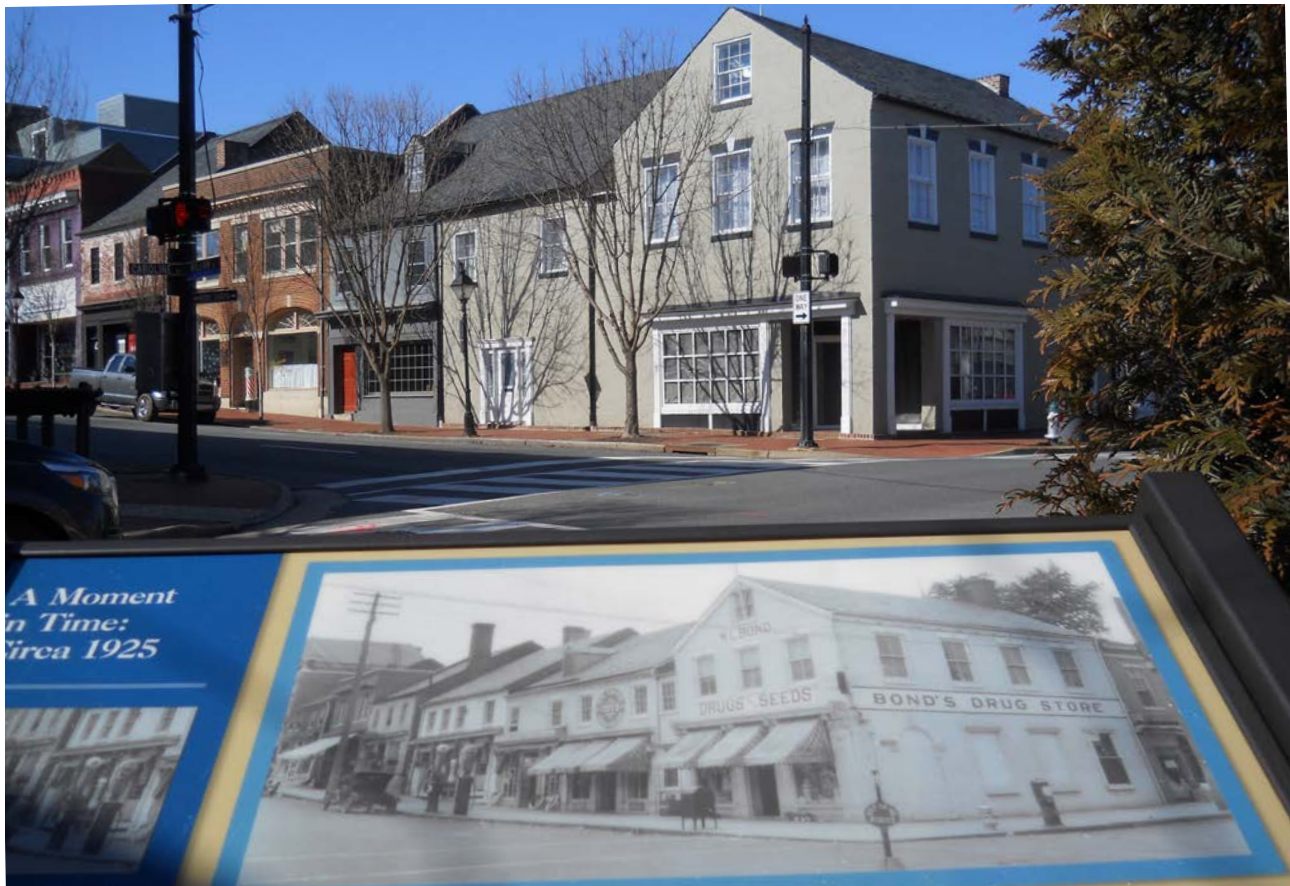


Photo by author.

A good, high-resolution photo ensures a compelling wayside panel. This 1925 photo reveals the modern streetscape to be exceptionally intact.



There is a new facade on this church, but the original building (as seen in a photo on the panel) was built before the Civil War. One can see that these panels do weather, and need refreshing every five years or so.

sale to recycling centers. Only a few of the tablets were actually stolen but those that remained soon appeared weathered, when freshening them up with a coat of paint did not make it into the budget. Once the Bicentennial ended, so did much of the interest, as reflected in the neglect of those very public signs.

In time, a new medium became available that promised more exciting possibilities. Colorful graphics could now be embedded in fiberglass, to provide weatherproof panels that could make the visitor experience more compelling. The stronger visual medium quickly overshadowed painted raised lettering on cast metal tablets. The idea was that someone could look at a historic photograph or historic drawing embedded in the fiberglass medium and set into a base that holds the panel at a 30-degree angle. The reader could then look up, to see the same scene, as it looks today.

In the early 1990s, Fredericksburg began to place a limited number of embedded fiberglass panels at certain downtown locations. The Civil War inevitably proved a topic of immediate interest. The Fredericksburg and Spotsylvania National Military



Photo provided by author.

This Civil War photo of a bombarded Fredericksburg shows the old African Baptist Church (arrow).

Park had limited holdings within the urban battlefield of historic Fredericksburg and so city staff developed a walking tour of the related street fighting. That effort included installation of a single wayside panel at the

downtown library – a conveniently public space. The Civil War had a huge impact on Fredericksburg and thousands of visitors are drawn to the area's many battlefields. Our visitor center staff works



Photo provided by author.

This photo shows grave diggers at work during the Civil War. Integrating the African American experience into an overall wayside exhibit program helped to overcome stereotypes of passive participants. These men were beginning to define their future as free men.

hard to ensure that one period of history does not consume the broader historic narrative. They seek to avoid an identity of “All Civil War, All the Time,” but also recognize that Civil War documentation provides a wealth of material that helps to tell that larger narrative. Photographers and sketch artists accompanied Civil War armies and the cumulative body of work provides substantial visual resources on the mid-nineteenth century built environment. To have a good panel, one has to have a good graphic and in the background of Civil War photos are clear images of mills, factories, streets, and houses from earlier periods. Even more exciting, period photo negatives were glass plates, of excellent quality. When digitized and then enlarged, many photos reveal details that were not always clear in the original photo.

When the Fredericksburg City Council commissioned a series of panels to celebrate historic African American churches in downtown Fredericksburg, we had already identified the pre-war African Baptist Church in an 1863 panoramic photo of the town, which had been taken to show the wreckage of an 1862 battle. We had photos of pastors and other individuals but identifying the exact building in a historic photo proved very satisfying.

The Message

Anyone who administers a historic district already knows where the related documentation can be found and is usually on the lookout for more. Even with a wealth of data, though, we sometimes overlook details that may not be self evident. One example are the laboring individuals that constructed the resources we hold dear. Tradesmen are sometimes recognized, but what of the more nameless individuals who made thousands of bricks, who sawed up logs to create thousands of board feet of lumber, who banged out hundreds upon hundreds of nails. For the longest time, Colonial-era and ante-bellum plantations open to the visiting public were presented as grand houses, built in attractive locations with wonderful views. What too often got lost in

translation was that the surrounding terrain had been an agricultural landscape worked by coerced labor. Any restored outbuildings were invariably kitchens, smokehouses, laundries, and other utilitarian structures. Slave quarters, on the other hand, were not often rebuilt or even acknowledged.

Thankfully, those early oversights are being rectified and many historic places work hard to tell their larger story. Even so, we need to be careful that we do not limit the African American experience to a single theme of slavery. The centuries of bondage are certainly a prominent part of the overall story, but African Americans have never been passive participants on the historic tableau. Telling this larger story requires substantial research and engaging with the contemporary community whose history is being told.

Consulting with African American city staff as well as the community, we were able to tap into this larger context for the panels on African American churches. A church built in the 1890s, for instance, stood in what had once been an African American neighborhood. People appreciated the recognition of what had once been a segregated but thriving business community. We also recognized the importance of those churches in the larger context of the civil rights movement, which was also well received.

Emboldened, we explored other themes, although sometimes with mixed results. Upon request again, we developed a panel for a downtown corner, which celebrated a subcommittee of the Continental Congress that met in town in 1777. Its purpose was to revise Colonial-era laws, to reflect the values of the new nation. Thomas Jefferson had been on that committee and his work included his famous Statute for Religious Freedom. The original tavern had not survived, but a generous donor commissioned a painting of the building where the committee had met. The related panel was colorful, but without a recognizable resource within its viewshed. Like some of the Bicentennial tablets, the resource had been

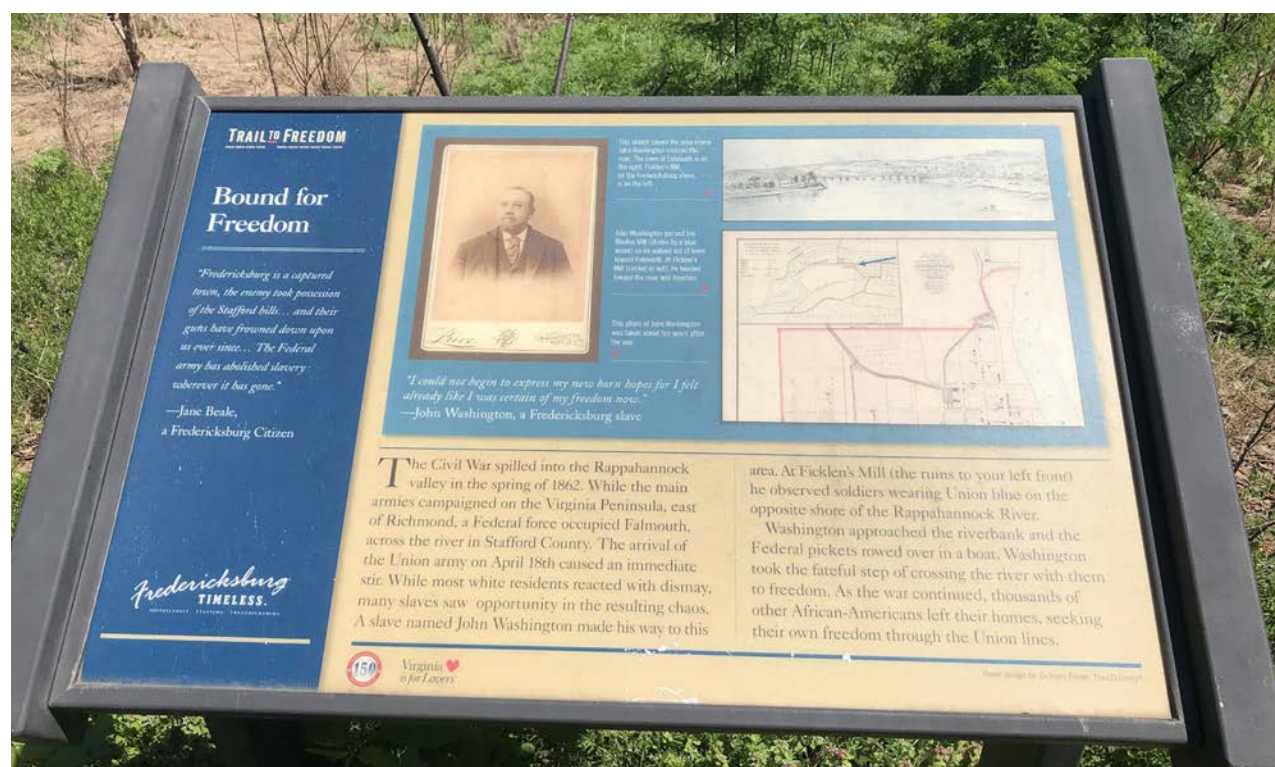
demolished. On the other hand, a recognizable theme of inalienable rights had emerged, which we built upon.

The Colonial tavern had been replaced by several buildings over the years, the latest of which had been a drugstore and now functions as an antique store (what else?). It just so happened that in the 1960s local students had picketed that drugstore and others, because of their segregated lunch counters. With these types of additional details, the staff thought to develop a series of three panels, under the broad umbrella of human rights. We had the requested Colonial-era panel, which highlighted Thomas Jefferson and the political promise of a new nation. We also had some Civil War-era sketches of that corner and so developed a panel noting those wartime buildings, but also reflecting the constitutional crisis of that war. A later revision added quotes by Frederick Douglass. We finished up with a third panel that depicted photographs of local citizens picketing for equal rights, the existing buildings clearly discernible.

We were pleased to have been able to place three panels on one corner with a unifying theme that could be shown to span over two centuries. Not everyone was impressed, though. Staff received a few phone calls from residents who worried that the city was presenting embarrassing material. They were not referring to the open rebellion of the Civil War, of course, but to the more recent efforts calling for equality. One person expressed concern that we had taken attention away from Thomas Jefferson. The overwhelming response, though, was one of local pride for individuals who had stood up to oppose injustice.

Trail to Freedom

The Civil War Sesquicentennial became another catalyst for developing a stronger and more inclusive wayside exhibit program. The Fredericksburg and Spotsylvania National Military Park spearheaded a powerful, multi-year program that explored the origins of the war and its subsequent impact on the community. One of the many stories told was that of John Washington, an enslaved man in Freder-



Bound for Freedom panel alongside the Rappahannock River Heritage Trail. The panel highlights John Washington's journey across the river and his path to freedom.

icksburg who emancipated himself when a Union army moved into the area in the spring of 1862. Washington wrote an account of those days that we exploited fully. The building where he worked is still standing. A map he drew shows his route to the Rappahannock River, opposite the town of Fal-mouth. The foundations of a mill he skirted around to get to the riverbank is still there. Union soldiers on the other side invited him to cross over.

We had plenty of material to place a panel along a multi-use trail, overlooking the site where John Washington crossed the river to freedom. Another panel went up on the other side of the river, where Union soldiers had called out and asked if the two men wanted to come over. Washington's companion was too nervous to cross, but Washington stepped into a boat that a soldier rowed across and when he stepped ashore on the other side, he recognized that he had made himself a free man. Those two panels are what we initially established as the Trail to Freedom.

John Washington had been the first, but thousands upon thousands of enslaved African Americans followed. They left the places where they had been held in bondage, walking away from a system of coerced labor and making their way to the Union army, which represented a different future. The Emancipation Proclamation had not yet been written and politicians were debating how victory in the ongoing conflict would even be defined. At the furthest reaches of Union occupation, however, whether along the Rappahannock River or elsewhere, the African American population had figured out exactly what one of the war's results would be. The Southern slave system simply could not withstand the presence of an alternative authority, as represented by Union armies.

Civil War history has too often been written with African Americans playing a passive role. The Union armies "freed" the slaves. The new look undertaken as part of the Sesquicentennial suggested otherwise. By the time the Union army occupying Fredericksburg withdrew to campaigns elsewhere, there had been



Photo courtesy of The Free Lance-Star.

This photo taken in 1965 from inside the Fredericksburg bus depot captures a streetscape which has mostly disappeared. The nearby Hotel McGuire and Rappahannock Hotel were listed in the Green Book, a guide that helped Black travelers find safe accommodations.

an exodus of at least 10,000 formerly enslaved persons from the surrounding area. Such a large number is hard to grasp, but the John Washington story allowed us to open a window on to that experience. Thousands of enslaved persons effectively freed themselves. The National Park's sesquicentennial program continued for several years and boldly explored a range of themes throughout the community.

The Trail to Freedom Expands

One of the issues with placing wayside panels around town is that they become part of the scene. Consequently, they must be used judiciously. The wayside exhibits can be slid into low-profile bases, but they are still a physical presence. To be sure the urban landscape does not get cluttered with too many panels, walking tour brochures can be used to fill the gaps for many downtown themes. The technology is also such that localities will also be able to develop virtual tours that visitors can access through their phones. Replacing wayside panels

entirely may not be desirable, though, as they allow for unexpected discovery and invite exploration. Rather than simply adding new panels, old panels can be updated, revised, and otherwise renewed. The opportunity to pursue a new theme illustrates the strength of the embedded fiberglass medium. Those colorful panels are constantly exposed to the weather and they do wear out. Replacement needs to be anticipated on at least a five-year cycle. Metal tablets needed to be repainted, so periodic maintenance should not be an unexpected requirement.

In 2020, Black Lives Matter protests expanded across the country and forced a long-overdue conversation. Confronted with that dynamic, Fredericksburg entered into its own local conversation. Unrelated to those protests, some of our visitor center staff had recently returned from a tour of the bus route followed by the Freedom Riders, in the summer of 1961. The University of Mary Washington had organized the tour and shared some photographs of the Fredericksburg bus depot,



Updated panel with new information on The Freedom Riders. The Fredericksburg bus depot once stood across the street, in what had been a segregated school.

Photo by author.

through which the Freedom Riders had passed.

Those newly available photographs taken inside the bus depot revealed the streetscape of the old segregated neighborhood in wonderful detail. Taken through a large picture window, they were that coveted moment in time that makes for an excellent panel. With new images, we took the opportunity to refresh two of the existing church panels. The church was visible in the new photos, but we were able to add depth to the segregated neighborhood theme, while incorporating a new discussion of the Freedom Riders.

In developing those new panels with fresh material, the panel designer used an old template that had the Trail to Freedom logo on it. He apologized for his error, but the larger theme looked to be a happy coincidence. We kept the logo in place, once again glad to be able to show a unifying theme that crossed the centuries. At its core, history is a discussion of available evidence that leads to insights and understanding. Wayside panels can use available evidence to bring that discussion to the visiting public and help to stimulate new ways of looking at old things. ■

A new vocabulary

During the Sesquicentennial, the focused attention on slavery clarified long used terms. A slave, for instance, implies a type of individual rather than a condition. That language was a remnant of the vocabulary thought acceptable when African Americans were not considered active participants in Civil War history. The exodus of African Americans from the Fredericksburg area in 1862, however, suggested a reexamination of terms. Rather than being slaves (helpless) they were persons enslaved, people who actively claimed their freedom at the earliest opportunity. These types of nuances should not be derided as political correctness. Instead, they reflect an accuracy of language that history demands.

Steph McDougal is the founder and principal consultant for McDoux Preservation, a historic preservation consulting firm that specializes in community engagement and planning. A former consumer-products brand manager with a decade of corporate marketing experience, Steph's previous articles for The Alliance Review addressed the use of administrative review for Certificates of Appropriateness and the cost of design guidelines.

Using Community Surveys for Preservation Planning

By Steph McDougal

When it comes to preservation planning, we all know that community input is essential for a successful outcome. Members of the public need to know that they have a voice in the development of these plans, and that their ideas and opinions are being heard and taken into consideration. By communicating early and often, being transparent in the planning process, and taking responsibility for addressing citizen concerns — even when those do not directly relate to the preservation plan — we can build and maintain the community's trust in our process, the plan itself, and ultimately our local government.

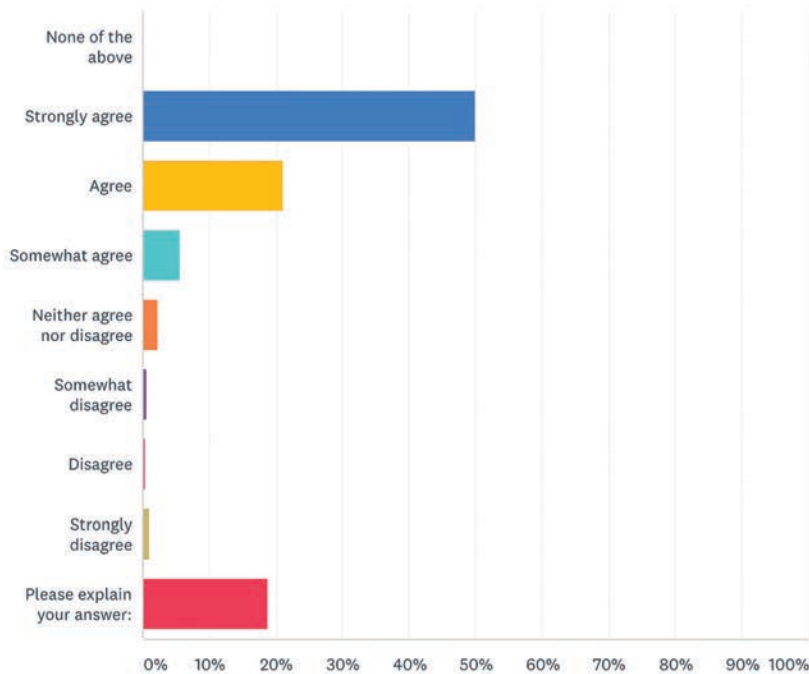
Before the COVID-19 pandemic, many of us relied on in-person meetings; we now know that virtual meetings can be even better-attended. In fact, one of our recent community meetings, held as a presentation during the regularly scheduled historic commission meeting, was broadcast on the city's WebEx platform, streamed live on Facebook, and recorded for posting the next day on YouTube, with nearly 1,500 views in the first 24 hours. The use of multiple online platforms is also a proven way to promote community surveys and improve citizen participation and response rates. Online tools can deliver surveys in a responsive format that works on any device, for easy completion by a multi-generational audience, and these survey tools also make it easy

for administrators to capture and export data for analysis.

Whether you currently think about public engagement as *market research* or not, community surveys are indeed just that, intended to tell us what our "market" wants, what they think, and what they value. The more information you have, the better, as long as it's reliable. We use both qualitative and quantitative research to identify issues of importance and then test the extent to which those issues reflect the opinions of the community as a whole. Qualitative data is captured first, through interviews, focus groups, or questionnaires completed by targeted stakeholders. Because qualitative data comes from a small number of people

I care about preserving our community's history, including historic buildings.

Answered: 613 Skipped: 135



ANSWER CHOICES	RESPONSES
None of the above	0.00% 0
Strongly agree	49.92% 306
Agree	21.21% 130
Somewhat agree	5.71% 35
Neither agree nor disagree	2.28% 14
Somewhat disagree	0.65% 4
Disagree	0.33% 2
Strongly disagree	0.98% 6
Please explain your answer:	Responses 18.92% 116
TOTAL	613

Image courtesy of the author.

Typical online survey response bar graph

(and so is also sometimes described as anecdotal), we cannot assume that it represents the whole community. An opinion survey is then developed to further explore those topics with a wider audience and provide us with data that we can "take to the bank."

At McDoux Preservation, we do quite a bit of audi-

ence research; here are the top five things we've learned that may be helpful to you.

Begin with the end in mind.

You should have a good idea of what you want to learn before you sit down to write and organize survey questions. By the time you have spoken to a few dozen stakeholders, you'll probably have

some direction in terms of what you want to ask the larger community. Your entire survey effort should have a very specific goal, as well. If you are unable to articulate what you want to learn, why you want to know, and how you will use that information, you probably are not ready to write survey questions. We find it helps to make a list of what you want to find out before you start writing questions, and circle back to the list frequently – or at least check your questions against it once you have drafted them. Think about the data that you will want to report to your commission, city council, stakeholders, and community members. For example, if you are considering creating a new program that will require some upfront city investment, you may need to know whether the community is interested in the concept generally, willing to participate, willing to pay for some part of the program, etc. Try to put yourself in the community member's place and think about them as a customer. What do you need to know in order to promote historic preservation to them?

Plan for IDEA (Inclusion, Diversity, Equity, and Accessibility).

We always want to hear from as many community members as possible, and that requires the survey to be accessible to everyone. Learn about the demographic makeup of your community during the survey planning process and build IDEA (Inclusion, Diversity, Equity, and Accessibility) into your survey plan. Some considerations include the proportion of residents who speak English vs. other languages, literacy rates in your community, access to computers and internet/WiFi, and visual impairment. You can find information about the prevalence of these conditions in your city through U.S. census data, your local literacy council, and other studies specific to your area. We regularly work with local

library systems to help people take the survey on paper or online, for example, and make sure that answering survey questions over the telephone is also an option. Translating survey questions into languages other than English typically requires the assistance of the city's public information office, so we recommend engaging with them as early as possible to ensure that they have sufficient time for this task.

Plan ahead for publicity and promotion.

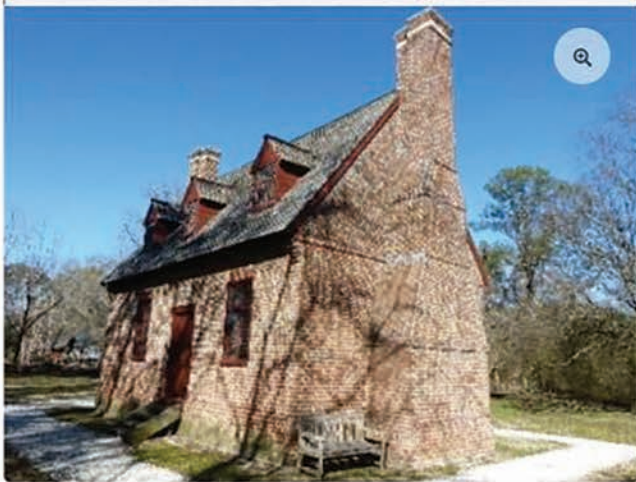
In addition to making the survey available in a variety of formats, and potentially multiple languages, you also need to publicize it to reach as many people as possible. We have placed flyers or posters at the library, in coffee shops, etc.; used door hangers and postcards to individual addresses to notify residents that the survey was coming and later, to remind them to take it; placed brief information on city billboards, community-center digital signs, and other city-controlled signage; and worked with the media to promote the survey to multiple audiences, including developing Spanish-language radio spots and providing interviews to Spanish-language television networks. Even if most of your survey responses are online and in English, making this effort communicates to the public that you really do want to hear from everyone and makes it more likely that they will take you up on the invitation.

Know how many responses you need.

A "response" is a completed survey, and you need enough of them to be sure (and assure city officials) that your results are, in fact, representative of the larger community. In a recent survey for a city preservation plan, we received more than 750 responses from the community (a city of about 325,000). Our goal had been 383 responses,

Which of the images below contain historic buildings, sites, or places? Select all that apply.

☒ A. Lynnhaven House (photo credit: CPG)



☐ B. Seatack Elementary School (photo credit: VDHR Archives)



☐ C. Cutty Sark Hotel (photo credit: VDHR Archives)



☐ D. Home in Cavalier Shores (photo credit: VDHR Archives)



☐ E. Native American Archeological Site (photo credit: VDHR Archives)



☐ F. Beach cottage (photo credit: CPG)



Courtesy vb.gov.com.

Visual online survey for Virginia Beach's Historic Preservation Plan.

enough for our results to achieve a 95% confidence level with a 5% margin of error. According to SurveyMonkey.com, "The number of respondents you need depends on your survey goals and how confident you want to be in your results. The more confident you want to be, the less of a margin of error you should accept." Fortunately, we do not have to be statisticians; online tools like SurveyMonkey make it easy to calculate the number of responses that we want. Online surveys also make it easy to track the number of responses received as you go, which can help you decide if you need to promote or publicize the survey more often or in different ways. For example, on our aforementioned recent survey, a boosted Facebook post (cost: \$100) midway through the survey's "open" window increased responses dramatically by putting our social media posts about the survey in the newsfeeds of more community members.

Remember that open-ended questions and comments take more time to analyze.

In that same survey, which contained 29 questions, respondents provided more than 12,000 comments, sharing additional information about the specific questions we had asked as well as responses to the final question, "What else do you want us to know?" That's a valuable addition to the rest of the survey results, but it took our team of six more than a week to process all of those comments into a usable format, whereas the answers to

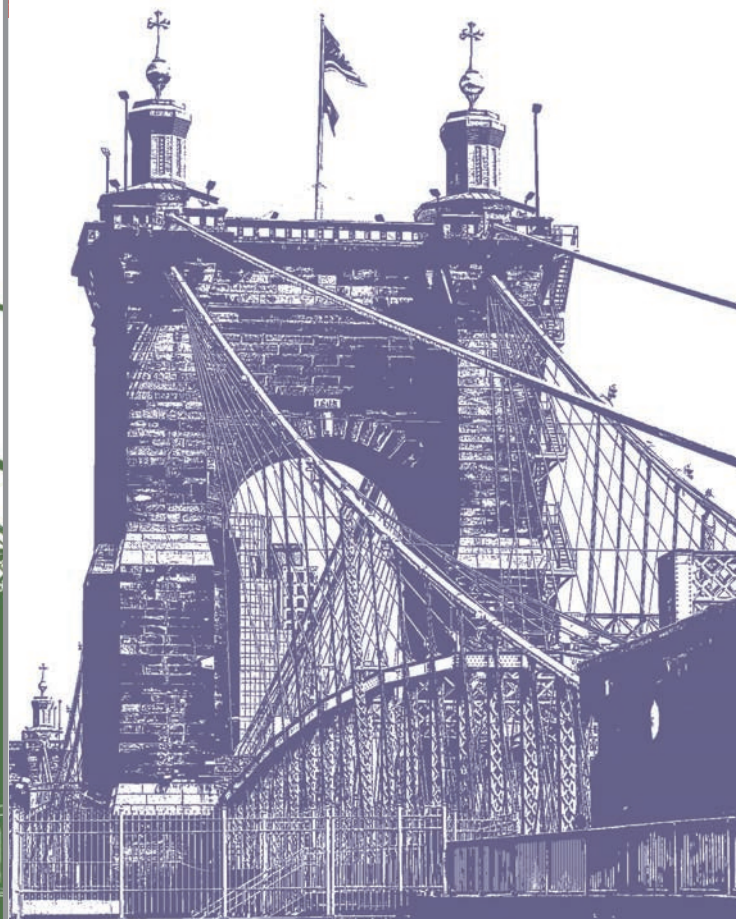
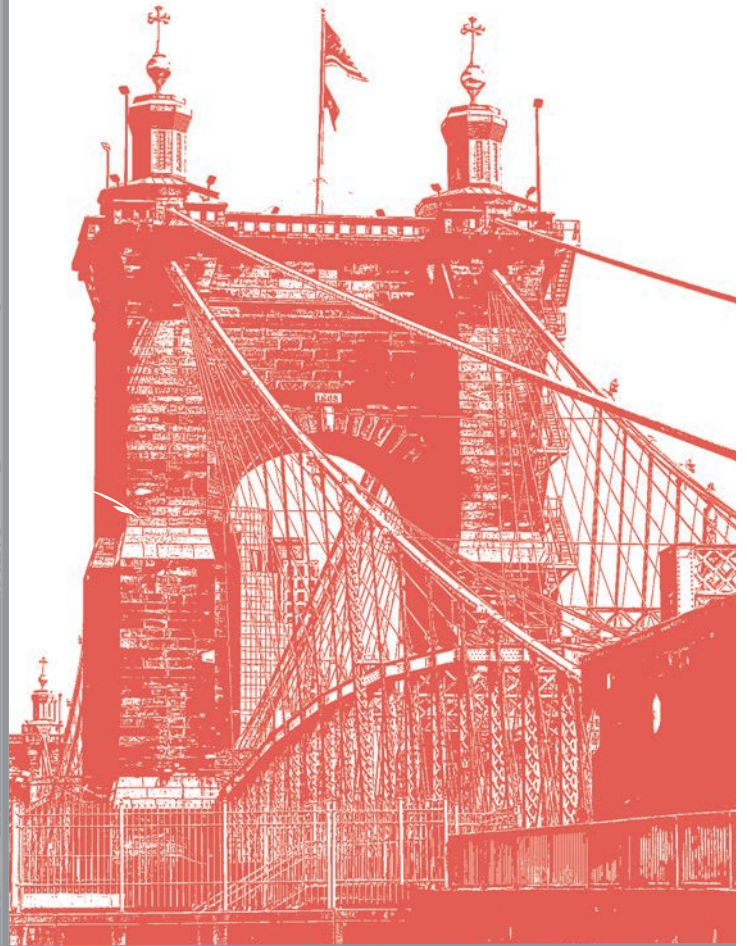
Questions 1–28 only took a day to analyze, chart, and add to a summary report of results. Should you give respondents the ability to provide comments? Absolutely! Just realize that any open-ended questions are likely to be more time-consuming, when it comes time for analysis, and plan accordingly. It's best to make as many questions as possible "closed" with a clear answer set, although including an opportunity for additional comments is always a good idea for a planning effort. You learn so much from the things that people choose to tell you (much of which you probably didn't think to ask)!

We encourage everyone to take advantage of online tools (such as SurveyMonkey, but certainly not limited to that platform) as one of your information-gathering activities during the development of a preservation plan. Surveys can target entire communities, individual neighborhoods, and specific stakeholder groups. The only caution we would give you is this: embark on the survey with an open mind and a willingness to go where the data takes you. If you really love the idea for a new program but the community tells you that they are not interested in it, listen to them. We can all provide better service to the community by asking for their ideas, opinions, suggestions, comments, concerns, complaints, and feedback, and then paying attention to what they tell us, as often as possible. ■



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Until earlier this year, Chris Skelly was the CLG Coordinator and Director of Local Government Programs at the Massachusetts Historical Commission, providing guidance to over 400 local preservation commissions. Serving in that position for nearly 24 years, he now enjoys working with local governments and local commissions as an NAPC CAMP trainer and local preservation planning consultant. He can be reached at ccskelly12@gmail.com.

Self-Help for Preservationist Advocates: Growing Grassroots Constituencies and Effective Local Advocacy

By Chris Skelly

I asked the saleswoman at the bookstore where the self-help section is. She said if she told me, it would defeat the purpose.

– George Carlin

I asked the saleswoman at the bookstore where the historic preservation section is, she said try the self-help section.

– Local Preservationist

Actually, I've often thought it would be good to have a self-help section at the bookstore just for preservationists. We take the demolition of historic resources personally and it hurts. When a beloved building falls, we look for solace and sympathy and that comfort isn't always so easily found. I've also noticed over the years, sometimes, we preservationists have a hard time accepting reality.

I had a very typical call recently from someone who said, "That building should never have been demolished." It reminded me of Byron Katie, one of my favorite self-help authors and speakers. She has a lot to say on the word "should" and how it sets us back from accepting what is. One

of my favorite quotes from her is "When I argue with reality, I lose, but only 100% of the time." Of course, acceptance of reality doesn't mean we give up our efforts to save historic resources. Acceptance of reality is not the same thing as complacency.

So far, I haven't found a self-help book for preservationists but I haven't given up giving it some thought. We could sure use one. Not accepting the reality of the local political process, feeling overwhelming anxiety over the pending loss of a 200 year old building, expressing our anger and outrage to those who do not agree with our preservation philosophy, feeling alienated from

neighbors, these are the signature signs of why we might wander over to the self-help section. With that in mind, I've put together 15 Questions for Preservation Advocates to ask themselves. So, with research that includes no meme unturned, no daily inspirational quote left unread, and no hippie folk music left unsung, here they are:

15 Questions on Being an Effective Preservation Advocate

1. Do I understand the background?

I am sick and tired of repeating myself. – History
Before speaking out regarding a preservation concern it is important to understand the full background on how the situation arose. Prior meetings, prior plans, city ordinances, state laws, federal laws, local regulations, various organizations and individuals have all brought this preservation concern to the present day. Investigating the background is essential so that you can speak with a deep understanding of how best to move forward and so that you understand all the players, personalities, and interests. Spending the time to investigate the how and why will be worth the effort. It may mean you are not easily dismissed as a latecomer, sounding uninformed. It may very well mean you chart a different course instead of repeating the same outcome.

2. Do I understand the decision-making process?

If you define the problem correctly, you almost have the solution. – Steve Jobs

Now that you've investigated the background it is important to understand the step-by-step process for what happens next. Who are all the

organizations and individuals involved in the decision-making process from here? These might be local officials such as elected officials or local boards and commissions such as the historical commission, planning board, or zoning board of appeals. Will public hearings, local approvals, and permits be needed? If you understand all the steps from here on out, you'll have a much better chance of finding a solution.

3. Did I or can I participate in the planning process?

Planning takes years, demolition takes hours.
The downside of planning is that it takes time. Was a relevant plan such as a master plan, downtown revitalization plan, economic development plan or community preservation plan recently prepared? Were you part of that discussion? Does the proposed project meet the goals of that plan? If there is an upcoming plan being prepared, are you ready to participate in the development of that plan so that your concerns, recommendations, and goals can be incorporated into the community's plan. Historic preservation planning is a step by step process. It is best accomplished slowly and steadily over many, many years.

4. Am I bringing realistic solutions with me?

If I'm not part of the solution, does that mean I am part of the problem?

Showing up to meetings with realistic goals, ideas and compromises can go a long way to building success. Bring solutions to meetings, not your sarcasm.

5. Am I being patient?

Patience is not the ability to wait, but the ability to

keep a good attitude while waiting.

Preservationists aren't always known for being patient. After all, when a historic building is threatened, it could disappear by tomorrow. Time is short. Ideally, preservation advocates have already participated in relevant planning processes, understand the background, the decision-making process and have developed a broad constituency. When that is the case, it is far easier to be patient, as you are prepared. If you are trying to be a last-minute preservation advocate, it is still important to practice patience. However, recognize and accept that you've arrived late and will simply be less effective. With that in mind, it is important to be patient with yourself and what you can accomplish.

6. Am I asking questions and listening?

You can observe a lot by just listening.

Apparently, this is not a Yogi Berra quote, but I really want to attribute this to him. Listening is about trying to understand, not simply waiting for your turn. An effective technique is to calmly acknowledge those that do not share the same views as yourself, give them their voice, hear them out and let them know you heard what they had to say. To be an effective advocate, it is not about convincing anyone that you are right and they are wrong. By truly listening, you have the opportunity to seek common ground with a diversity of viewpoints.

7. Am I staying positive, respectful and enthusiastic?

Simply complaining to those around you is not a winning strategy for constituency building. It is a surefire way to alienate yourself from potential

preservation supporters.

Do you know why we are called the hysterical committee? I like to think it is because we laugh, have a great sense of humor and have an all-around spectacular outlook on life. While advocating for historic resources can have many challenges along the way, staying positive and enthusiastic will encourage more people to join you. Additionally, it is important that you, as an advocate, find within yourself ways to feel the enthusiasm, excitement and energy of building preservation momentum. This may mean coming up with some easily achievable goals, fun activities and finding the humor along the way.

8. Am I making an effort to walk in their shoes?

Before you criticize someone, you should walk a mile in their shoes. That way when you criticize them, you are a mile away and you have their shoes. – Jack Handey

Well, this certainly is a common strategy but it isn't a winning strategy either. When listening to others are you assuming good intent with those that share different viewpoints, backgrounds, and needs than yourself? Are you reaching out, talking constructively and respectfully with those with whom you disagree? Bringing in more tax revenue through new development, keeping taxes low for senior citizens, making money, building more housing can all be laudable goals. Are there ways that you and other stakeholders can find win-win solutions? Can developers still make lots of money in a community that regulates the protection of its historic resources? Absolutely. Can a variety of affordable housing options be offered while keeping significant historic resources and landscapes? Definitely. Can property tax revenue

go up with rehabilitating historic buildings? Yes, even more so than new construction on the edge of town.

9. Am I building relationships and bridges?

People support what they help create.

Be the bridge that brings together diverse viewpoints. Bring residents, neighbors, elected officials and business owners together so that everyone has a voice and interest in protecting what is best about their community.

10. Do I understand the need to build a constituency comes first?

Friends, they may think it's a movement. And that's what it is. – Arlo Guthrie

I was only 3 years old in 1969. So, I didn't make it to Woodstock. It would be another 20 years before I even realized Alice's Restaurant by Arlo Guthrie wasn't actually about going to a restaurant and having a wide selection of options. Nowadays, when I take a call from a local preservationist and hear how things aren't going well with convincing their local elected officials, Arlo often starts singing to me. Alice's Restaurant is one song, a meandering 18 minutes long. Yet, the message has broad application. To me that is, as a preservation advocate, it is important to not address your local government officials alone. Show up alone and you are easily dismissed, labeled the village idiot or considered the local annoyance. Always bring a group of preservation constituents with you. If you don't have preservation constituents to bring with you, focus on building your grassroots preservation constituency first. Then, go meet with your local officials.

11. Am I targeting my outreach?

What is your escalator pitch?

You've heard of an elevator pitch, making your sales pitch in the 20 seconds you've got a captive audience in the elevator. Well, imagine you are on an escalator going up. Someone you know is on the opposite escalator going down. As you pass each other, they say to you, "why would you ever want to save those buildings?" By the time you have a chance to think, they are already ten feet away and now you've only got 2 seconds to make your pitch. What you call out to them has to be short, like 3 words or less, and it has to be so directly targeted to their interests that they leave with your words stuck in their head. You might call out "better paying jobs" or "lower taxes" or "children" or "healthy living." By understanding the background, the organizations, the individuals involved and by already listening to all the various stakeholders, outreach can be personal and custom designed to specific needs, easily and succinctly answering the question, "what's in it for me?" Ultimately, with all of the benefits preservation offers, there really is something for everyone.

12. Am I keeping my message simple?

Saving this building is a no-brainer. The house includes typical Italianate trim, such as canted bay windows and paired brackets. These apertures are also embellished with robust caps, with pilasters flanking the door. We must save this building. Preservation terminology and acronyms may make sense to you and other preservation advocates. However, the words you choose may not be well understood elsewhere. Trying to keep your communication simple and in plain language will achieve an effective message.

13. Have I formed a preservation organization?

Electricity is really just organized lightning. –

George Carlin

Having a local preservation advocacy non-profit organization or even just a simple friends group can elevate your message. Either way, choose a name for your group that is specific enough to the issues at hand but adaptable enough to last beyond an immediate need. From there, consider a logo, electronic communication through social media, as well as stickers, magnets, pens and other methods that get your organization noticed. Effective advocacy organizations have a small group of dedicated people that do the behind the scenes work and a large group of people that are only called on occasionally when needed.

14. Can I accept setbacks and move on?

Yesterday is history, tomorrow is a mystery and today is a gift. This is not easy work. Setbacks in

preservation are common. Keeping your thoughts focused just on today is one of the best self-help techniques out there.

15. Have I thanked others and shared the credit for success?

It is amazing what you can accomplish if you don't care who gets the credit. – Harry Truman

Share the credit for success widely. A person's greatest emotional need is to feel appreciated. Recognize the value of each individual, even if their contribution was small. Importantly, find ways to recognize and thank your local politicians when there is a success.

So, I have ended without a quote attributed to Mark Twain. I'm not sure how that happened.

The secret to getting ahead is getting started. –

Mark Twain. ■



Informing Owners About Their Historic Properties: Some Examples

By NAPC-L Contributors

Recently several contributors to the NAPC listserv provided some great information related to a discussion about how best to inform new owners, tenants, or existing owners that they lived in a historic district, or a landmark property, and what was expected of them. This information can be provided via websites, flyers handed out at public meetings, or direct mailings to property owners.

We are highlighting a few that provide not only good written content, but some great visual content as well. There are lots of good examples out there, but these seemed to do a good job of getting the word across! Our thanks to Sharon Ferraro, the Historic Preservation Coordinator in Kalamazoo; Adrienne Burke, AICP, Principal Planner in Miami-Dade County; and Tim Askin, Senior Planner in Milwaukee.

North Shore Crest Historic District informational mailer.

NORTH SHORE CREST HISTORIC DISTRICT

DID YOU KNOW YOU LIVE IN A HISTORIC DISTRICT?

- Miami-Dade County designated North Shore Crest a historic district in 1999.
- The district was designated for its architecture and developmental history.
- Changes to the exterior of your home may require approval from the Office of Historic Preservation. It is always a good idea to contact our office before making any changes to double check whether you need approval. Interior changes do not require approval.
- There is no charge for staff-level review and applications are generally processed within one to two business days. Applications can be submitted and reviewed by email.
- Some projects may require review by the Historic Preservation Board. We can help you determine if your project would need this review.
- When in doubt, reach out! **WE ARE HERE TO HELP.**

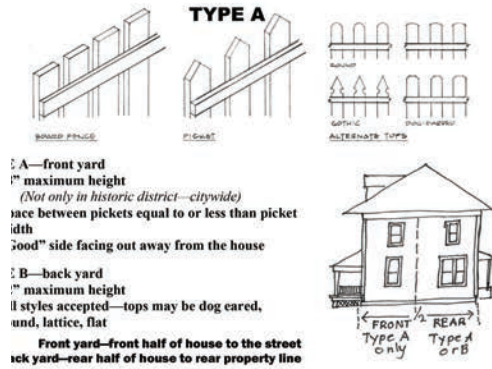
OFFICE OF HISTORIC PRESERVATION
Department of Regulatory and Economic Resources
111 NW 1st Street - 12th Floor
Miami, FL 33128 • (305) 375-4958
historicpreservation@miamidade.gov

MIAMI-DADE COUNTY



Graphic provided by Sharon Ferraro.

FENCES—Type A—front yard Type B back yard



Type A—front yard
 4' maximum height
 (Not only in historic district—citywide)
 Space between pickets equal to or less than picket width
 Wood side facing out away from the house

Type B—back yard
 4' maximum height
 All styles accepted—tops may be dog eared, rounded, lattice, flat

Front yard—front half of house to the street
 Back yard—rear half of house to rear property line



Type B—conforming fences—Administrative Approval ^^^

TYPE B NON-CONFORMING —MUST BE APPROVED BY HDC vvv



PRESERVATION COORDINATOR 269-337-8804 ferraros@kalamazoozcity.org

WELCOME TO KALAMAZOO'S HISTORIC DISTRICTS



Here is a quick overview of what it means to you as a property owner in the districts:

- #1 ALWAYS APPLY FOR PROJECT REVIEW BEFORE WORK BEGINS!
- #2 HISTORIC DISTRICT REVIEW IS LIMITED TO THE EXTERIOR OF THE HOUSE.
- #3 THE HDC DOES NOT REVIEW PAINT COLORS. Do NOT paint unpainted masonry.
- #4 THE HDC DOES NOT REVIEW LANDSCAPING WITH NATURAL MATERIALS OR PAVING, except where original historic paving, like a ribbon driveway, will be removed.

The process

- Call the coordinator at 337-8804 to discuss your project or schedule a site visit.
- A written application is needed for both types of reviews. Applications are online or from the coordinator as an email attachment, pick up, fax, or through the mail. After approval, a Certificate of Appropriateness (COA) will be issued.
- \$35 fee if the project requires a building permit—non permit projects are free.
- Common projects and repairs can be reviewed administratively—often in one day. (82% of applications)
- Commission review is at the monthly HDC meeting—3rd Tuesday at 5:00 PM. (18% of applications)
- \$79 hearing fee.
- 98% of projects are approved!!

ADMINISTRATIVE REVIEW—Work that does not permanently change the historic building:

- Roofing—medium to dark color roof, dark drip edge and flashing
- Gutters—Metal, half round or K-style
- Repairs—to match existing
- Fencing—wood or traditional materials in the front yard up to 4' tall; other fencing types up to 8' in the back yard
- Storm windows—mounted on the blind stop, wood preferred, colored metal combination storms accepted
- Exterior repairs that match the existing historic materials
- Satellite dish or antenna installation
- Basement windows—installation of glass block.

COMMISSION HEARING—Work that changes the historic building. HDC meets on the 3rd Tuesday with the application deadline on the 2nd Tuesday. There is a \$85 hearing fee payable before the project is placed on the agenda.

- Restoration of any missing feature—like a porch or ornament.
- Windows—replacement, moving, eliminating and adding. Window applications require a site visit.
- Doors—replacement of original doors.
- Roofing—slate, tile or metal.
- Additions and new structures.
- Demolition and moving structures.
- Chimney removal.
- Signs



PRESERVATION COORDINATOR 269-337-8804 ferraros@kalamazoozcity.org

Historic District Commission Does NOT review: INTERIOR WORK OF ANY KIND PAINT COLOR

- don't paint unpainted foundations,
- bare wood should be painted - except fences & rear decks
- PAVING
- though you may need a paving permit
- PLANTS
- landscape with your favorite flowers & shrubs

ALWAYS

Keep & repair original material when feasible
 Doors, windows, rails, steps, ornament, trim, posts, columns



DOORS

- Keep & repair original wooden doors
- Replacement FRONT doors must be wood
- Replacement SIDE & REAR doors may be wood, metal or fiberglass—should be painted.
- All doors must fit original opening



STORM DOORS

Front SIDE AND REAR

- Original wooden storm/screen doors should be retained and repaired
- Metal or wood for front, side & rear
- Fit full height & width of original opening



WINDOWS
 Repair broken glass—no review
 Remove windows for rehabilitation, adding weather stripping and reinstallation—call for administrative review
 Window replacement—MUST be reviewed by the full commission at a hearing call for a site visit

ALL wood should be painted within 6 months of installation

PRESERVATION COORDINATOR 269-337-8804 ferraros@kalamazoozcity.org

STEPS

- Stringers—runs from the ground to the porch & support the steps
- Treads—the part you walk on
- Risers—the board that your toe points to when you go up the steps.

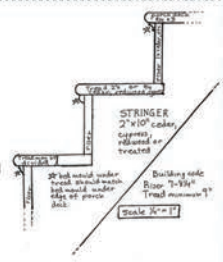
DESIGN (see drawing)

- Steps in the historic district must have risers (closed steps).
- Tread overhangs riser by 3/4" to 1" on the front and sides
- Treads should be rounded (or bull-nosed) to promote drainage.

APPROVED MATERIALS for front steps are:

- Stringers: treated lumber (because it touches the ground), cedar, redwood or cypress - 2" x dimensional lumber
- Treads: cedar, redwood or cypress (NOT treated) 5/4 dimensional lumber or 2" x dimensional lumber
- Risers: cedar, redwood or cypress (NOT treated) 1x or 5/4 lumber
- Cove or 1/4 round may be added at the top of the riser, attached to the tread.

REAR STEPS may use treated lumber.

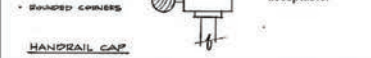


HANDRAILS

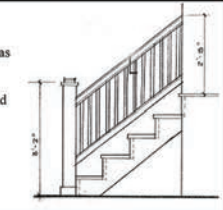
Handrails* for steps may be added to meet modern code needs. They should complement or match the porch rails and balustrades as closely as possible. Square spindles 1.5-2.0" are a default style.

Approved HANDRAIL materials: Cedar or redwood or cypress

- * GRASPABLE HANDRAIL: 1 1/2" x 2" CROSS SECTIONAL DIMENSION
- * ROUNDED CHAINERS



NOTE: On rear and side applications—treated lumber is acceptable.



PAINTING PORCH FRICTION SURFACES:

Porches take a lot of wear and tear and are one of the most popular places to congregate in warm weather. If you need to paint new wood on your porch deck or treads OR are scraping and painting the deck, this is important.

Do not use primer on these wear surfaces—primer is soft to allow moisture to pass through and will not hold up to foot traffic. The final coat of paint will slide off and fail within a year if you use primer.

BUT the wood needs something on the raw surface.

Choose your deck paint—oil based, alkyd, latex. Mix a thinner version of this paint to use as primer—3 parts of your topcoat to one part thinner (paint thinner for oil paint, whatever is specified on the label for latex. Read the instructions on the can for the proper thinner.)

CLEAN AND RINSE THE BARE WOOD BEFORE YOU PAINT—be sure the wood is completely dry before you paint.

One or two coats of this primer and then as many full strength coats as you want.

PRESERVATION COORDINATOR 269-337-8804 ferraros@kalamazoozcity.org

Kalamazoo, Michigan historic districts welcome pamphlet.

Graphic provided by Sharon Ferraro.



REQUIREMENTS

Because your historic property is located in a city historic district, all exterior repairs or changes to your property require a certificate of appropriateness. Your historic property is of great importance and value to the city, and this requirement helps ensure that your property maintains its unique character. The certificate application process is simple, and in most cases, certificates of appropriateness can be administratively issued for work related to:

- repointing and other masonry work
- driveway & sidewalk paving
- landscaping
- fencing
- signage
- window replacement (including security windows)
- door replacement (including security doors)
- railing replacement
- mechanical system upgrades
- roofing or siding replacement

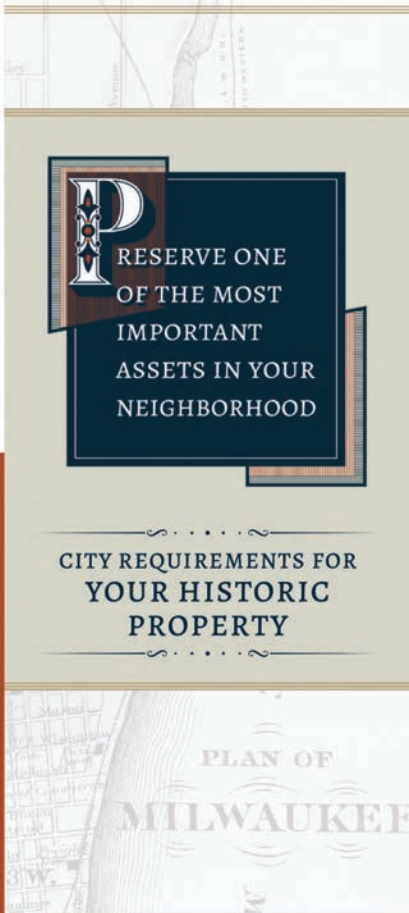
Some cases, however, do require review by the Historic Preservation Commission, which meets monthly. Please check with the Historic Preservation Office, 414-286-5712 or 414-286-5722, before starting any work.



Zeidler Municipal Building
841 Broadway, Room B-1
Milwaukee, WI 53202

New owners in your neighborhood?
If you have new neighbors, please share this information with them, or contact us so that we can welcome them to the district.

If you have any questions about
• Historic preservation • Design guidelines • Material selection
Call the Historic Preservation Office at
414-286-5712 or 414-286-5722



RESERVE ONE OF THE MOST IMPORTANT ASSETS IN YOUR NEIGHBORHOOD

CITY REQUIREMENTS FOR YOUR HISTORIC PROPERTY



PRESERVING

Preserving the integrity of your historic property
As you undertake the regular maintenance of your property, here are some of the simple items that should be preserved to maintain the history and architectural integrity of your property.

- Windows
- Doors
- Porches
- Railings
- Chimneys
- Brick finishes
- Wood siding
- Landscaping features
- Garages & accessory structures
- Awnings

FINANCIAL ASSISTANCE

As a property owner in a historic district, you may be eligible for valuable financial assistance to help you maintain your property.

State Rehabilitation Income Tax Credit program (20-25% of project costs) for State or National Register Properties through the Wisconsin Historical Society at wisconsinhistory.org/taxcredits

Rehabilitation grants and loans for income-qualified owners are available through the Neighborhood Improvement Development Corporation (NIDC). For more information, contact the NIDC Information Hotline, 414-286-5608 or 414-286-5610.



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION



HERITAGE

Milwaukee's proud heritage has been preserved in our historic neighborhoods and in buildings like yours. The City of Milwaukee's Historic Preservation Commission was created to assist you in preserving that heritage. As an owner of one of Milwaukee's designated historic properties, we appreciate your commitment to maintaining your property. We are here to help you preserve and enhance the investment you have made in your property and in Milwaukee.

HELPFUL INFORMATION

Call 414-286-5712 or 414-286-5722 stop by the Historic Preservation office at 841 N. Broadway, Room B-1 to obtain a copy of the preservation guidelines for your property or check out our website at milwaukee.gov/hpc.

As Good as New, Living with History and *Good for Business* are helpful books available free of charge to new historic-property owners. Additional copies are available at a nominal cost.

Text credit: Milwaukee Historic Preservation Staff. Design credit: Milwaukee Public Information Division.

Historic property owner requirements trifold brochure from Milwaukee, Wisconsin.

Boyd Maher served as Director of Arkansas's Capitol Zoning District Commission from 2010-21. Before that, he had been the state's Certified Local Government Coordinator and served on the NAPC Board of Directors. A Louisiana native, Boyd now lives in North Little Rock, Arkansas.

Show Cause Hearings for Preservation Commissions

By Boyd Maher

It happens to every preservation commission – the owner didn't get approval, but the work is already done. Perhaps over a weekend or holiday. Or maybe their proposal was denied, but they did the work anyway. Or maybe they were approved for one thing, but then did something else.

So now what? If your commission responds too slowly (or not at all), you could be seen as ineffectual. Rule-abiding neighbors begin to ask things like "Why should we follow these guidelines when scofflaws get off without consequence?" On the other hand, your commission could move straight to its enforcement procedures – citations, fines, etc – and risk being painted as heavy-handed bureaucrats or "hysterical preservationists."

There's a middle path. It takes time and effort, but it can build a rock-solid record your commission's attorney can defend in court, while leaving open the option to negotiate or compromise with your maverick property owner. Introducing the Show-Cause Hearing!

A show-cause hearing is a proceeding wherein the property owner is given the opportunity to explain why the commission should not take further legal or enforcement action. As in "show us why you did this." Or alternately, one could see it as a hearing for the commission to clearly show its reasons for taking things to the next level (i.e. court).

First, whenever possible, start with a phone call or email to the property owner. Sometimes an owner really is legitimately unaware they broke a rule. (Sometimes...) If we can convince the owner with a nice talk to fix the thing, that's always best. But if you don't get an acceptable resolution in, say,

two or three weeks, then send a letter. This one is a “soft” letter saying that it appears they’re in violation and they have X days to fix it (30 days is typical, but your mileage may vary). Also be sure to note that this letter is a follow-up to your previous phone call or email. And if the work in question could potentially be allowed by your commission, give them the option to apply for an “after-the-fact” approval.

If at the end of the that period, you still haven’t received an acceptable answer, then it’s time to send the “hard” letter. (Send this one by certified and regular mail.) This letter will give the time and date of the upcoming show-cause hearing and will include a list of allegations. Include any applicable statutes, ordinances, and guidelines that have been breached. Give a timeline for when the work happened and your attempts to date at “soft” enforcement. Specify that if they do not show up, the hearing will proceed without them. Note that they’ll have a right to be represented by counsel and will be allowed to call witnesses. Offer one last olive branch – the commission may stay these proceedings if the owner will correct the thing in question. (Or alternately, if they would like to submit an application.)

Adequate notice to the property owner is, of course, essential for the legitimacy of this process. The “hard” letter than you sent should not give any less notice to the property owner than you would give for a regular COA review. And more never hurts. (But you might not be required to notify the surrounding property owners by mail, if that’s something you normally do. This is a dispute between the alleged violator and the commission, so the neighbors are not really a party to it.)

As you may have guessed, you’re about to hold a quasi-judicial proceeding. Your commission will be acting like (but not exactly like) a court. You may want to dial up by a notch or two whatever level of formality your commission normally uses when reviewing applications, because unlike a regular application review, this is an adversarial proceeding. Whoever sent the letters described above (usually staff, but maybe your commission chair) will be playing the role of plaintiff or petitioner. Check out the handy chart!

Show-cause hearing	Courtroom analog
Commission staff / chair	Plaintiff
City / county attorney	Plaintiff’s counsel / prosecutor
Property owner	Defendant
Owner’s attorney	Defense counsel
Commission	Jury
Court reporter	Court reporter
Hearing officer	Judge

Yes, you should get a court reporter to take a transcript. Yes, they charge by the page and/or hour. It’s a good investment. Your city or county may already have one on staff or contract. Alternately, some modern videoconference platforms (e.g. Zoom, Teams, etc.) can take electronic dictation. But that technology is still fairly new at the time of this writing, so proceed at your own risk. (And no, a transcript does not absolve you from also creating meeting minutes.)

A hearing officer is an individual who will serve as a “traffic cop” for your hearing. He or she won’t make any decisions but will direct the parties when it’s their turn to speak, ask questions, and call witnesses. Hearing officers are often attorneys who (gasp!) volunteer their time for this

sort of thing. But they should always be (and be perceived as) disinterested parties. Your commission's attorney should be able to suggest some colleagues that may be available.

As we've alluded, the show-cause hearing will proceed in the manner of a court case, with opening arguments, cross examinations, re-directs, closing arguments, etc. If you've seen Perry Mason, Law & Order, or the like – you may know the general outline. What your commissioners may not be accustomed to, however, is holding their questions until called upon by the hearing officer. If your commission members are used to interjecting thoughts and questions in free-form, round-table type discussions, a show-cause hearing may be an adjustment for them. (You may want to consider holding one or more practice sessions before doing this for real, perhaps at your annual commission retreat. Which you totally, definitely have, right?)

A show cause hearing typically ends with the commission voting to adopt findings of fact, conclusions of law, and an order. (Or, FOFCOLO if you want to sound cool and hip.) Findings of fact are just what they sound like – the facts of the case. Often, the original allegations (from the "hard" letter you previously sent) become the facts adopted by the commission. The conclusions of law state, based on the facts, what laws have been broken or violated. The order is a statement that actually orders the owner to take corrective action and can also include a request that the commission's attorney seek additional relief from a court.

Let us imagine a case wherein Frank constructed a Spaceship Arby's, without obtaining approval, on

his property in the Bugtussle Historic District over Labor Day weekend. Here's the FOFCOLO your commission might adopt:

Findings of Fact

- 1) The Bugtussle Preservation Ordinance requires property owners to obtain a COA prior to undertaking new construction in the historic district.
- 2) 123 Magnolia Street is located within the Bugtussle Historic District.
- 3) Frank is the owner of record of the property at 123 Magnolia Street.
- 4) On or about September 1, Frank built, or caused to be built, a Spaceship Arby's at the property in question.
- 5) Frank did not obtain a COA, nor any other applicable permits, for this work.
- 6) The Bugtussle Design Guidelines (sections B4.1 and F9.5) do not allow for new construction resembling spaceships.
- 7) Frank failed to respond to repeated communication from commission staff requesting he remove the Spaceship Arby's.

Conclusions of Law

- 1) Frank violated, and continues to violate, the Bugtussle Preservation Ordinance by undertaking new construction on his property without a COA.
- 2) An application for the completed work could not be approved because of its plain inconsistency with the Design Guidelines.

Order

- 1) Frank shall pay a \$500 civil fine within five business days.
- 2) Frank shall remove the Spaceship Arby's within 60 days.
- 3) The city attorney is entreated to seek injunctive

relief from the appropriate court in the event of Frank's non-compliance with 1 & 2, above.

Your commission might want to hold a vote on each of those items, but it can be easier to adopt them as a group. That means your attorney will want to have prepared a draft of them in advance, at least as a jumping off point for further discussion or revisions. A copy of the adopted FOFCOLO will be sent to the property owner, along with instructions on how they can appeal. It also becomes part of your record for that particular property. Additionally, you can post the document publicly, say, on your website so everyone can see what a piece of work that Frank character is how rational, professional, and thorough your commission is.

Sidenote: If you decide to hold a show-cause hearing in conjunction with your commission's regularly scheduled meeting time, consider putting it towards the end of the agenda, so other folks who are there for routine COA approvals don't have to wait.

If this all seems like a lot of extra steps – that's kind of the point. You're building an all but indisputable record that your legal counsel can easily defend and/or pursue further. Your commission's attorney can quickly and easily "show your work" to a court by presenting them the FOFCOLO you adopted. A judge won't need to hold a long hearing on any request for an injunction or other court order, because you've already held one.

By deliberately moving step-by-step towards and through a show-cause hearing you can demonstrate to your community's preservation supporters

(and detractors) that you're serious about enforcement, all while allowing time to identify a middle-ground solution. As this whole process slowly builds up steam over weeks or months, you should always be ready to release the pressure, if the owner wants to negotiate. Stay open to an informal disposition, and never be unwilling to work things out with a deal or compromise. (But that's a whole other article.)

Stay preservey, friends!

BIG FAT DISCLAIMER: *The author is not an attorney, and the above material should not be construed as legal advice. Consult with your city or county attorney about how to implement a show-cause process for your commission.* ■

*Based on the belief that our practices can change within existing preservation frameworks, NAPC will occasionally present these essays to prompt thinking about a range of effective practices that historic preservation programs can use. We hope that these essays prompt some lively discussion on NAPC-L. **Betsy Bradley** is an NAPC board member and teaches at Goucher College. She previously directed the historic preservation program of the City of St. Louis, and currently sits on the Spokane Historic Landmarks Commission.*

What if We Expanded Theories as the Basis for New Practices in Preservation?

By Betsy Bradley

Many of us don't think about the why that informs the what of our goals in historic preservation programs beyond the mission statement level and overall desire to "save resources for future generations." Yet theory is important for all of us to think about as it informs the what, why and how of our work. Theory is not dusty esoteric and academic pondering; it drives what we do in historic preservation.

As Hugh T. Miller reminds us – it conveys our collective understanding of our field, our roles in it, and our everyday and broader goals.

"Practice is the theory in place. Theory is the next-to-be practice. Theory may be seen as one's understanding of the world. Practice is the enactment of that understanding." – Hugh T. Miller, Postmodern Public Policy

Our Theory in Place: The Curation of the Built Environment

When James Marston Fitch published *Historic Preservation: Curatorial Management of the Built World* in 1982, our practice theory was clearly stated. Fitch, who founded the historic preservation graduate program at Columbia University,

confirmed what was evident: that our historic preservation programs were inspired by museum work and developed to mirror curatorial practices. Broadly speaking, we collect historic buildings, sites, and districts. Then we curate them by making decisions about how they should be preserved over time. Our thinking that buildings should be as little altered as possible derives from the unaltered, cherished museum object that is on display, but not used. Yes, we use historic buildings, but in ways that preserves their historic character above all else.

In our local preservation programs, we have perfected the curatorial approach over the last few decades. The National Register of Historic Places criteria for significance and the Secretary

of Interior's Standards for the Treatment of Historic Properties guide our thinking. We have developed best practices for writing local ordinances, expanded the Secretary of Interior's Standards for Rehabilitation as local documents, and have protected historic buildings from property owners who want to remodel and developers who want to demolish and redevelop.

It is difficult to expand to a wider range of effective policies and practices under the curatorial practice theory. We have expanded our portfolio of activities with community education and special projects. Yet, if historic buildings that appear unaltered is the goal, then we are justified in avoiding the presumably slippery slope of relaxing standards and sharing decision making that might include differing points of view.

I propose that we expand our choices of practice theories to support next-to-be practices and as a basis to open our thinking about what else local preservation programs could accomplish. I offer two concepts for you to consider, conserving sense of place and a cultural landscape approach.

Conserving Sense of Place

Edward Relph offers a simple, yet useful, definition of sense of place as embedded in the setting, activities, and meanings of a particular locale.

The historic buildings, sites, and districts that we have identified as our primary objects of concern, are understood instead as the settings where generations of Americans have participated in activities that have meaning. When we separate ourselves from new uses and their meanings and concentrate on what changes to a building we

would have to allow, we are thinking primarily as curators, not working to maintain sense of place in the community. A pivot to sense of place thinking allows us to be more concerned with how people have used these places and the meanings they have. We could think and say yes more often – to new uses with new meanings that require changes to buildings. Such changes are acceptable when the buildings are settings and other heritage-related topics are equally important. We are released to develop standards for review of proposed changes that don't hold buildings so precious and we can think in terms of what approach is effective for this district or that project to maintain a sense of place.

Using conserving a sense of place as our guide, we can justify using a range of thinking about how that goal can be met, and balance the desires and needs of people with preserving historic design and materials. For instance, historic district standards could position recreating a lost porch in the location and dimensions of an historic porch – but allow for a more contemporary design and materials. This places the emphasis on the presence of a porch, not its design. Many of the contentious design review topics about replacement materials and elements could be resolved through thinking about the building in a support role, rather than the prized object.

Further your understanding of sense of place by reading Relph's website, *Placeness*, *Place*, *Placelessness* at <https://www.placeness.com/>.

A Cultural Landscape Approach

Thinking in terms of cultural landscapes as a practice theory marries ways to understand our built

environment and our commitment to preserving aspects of it with change as an inherent condition. An emphasis on living with and through cultural – or heritage – landscapes would be our guide. Considering our towns and cities as cultural landscapes that convey the relationships between people and places moves us beyond focusing on specific buildings and districts and encourages us to see our towns and cities as dynamic, living places with many layers. We can move on from thinking about one or more periods of significance to develop themes about people in a place that have been important over time. For instance, if constructing apartment buildings in a prime location with a view is the theme – then the first group of apartment buildings are connected clearly with later ones that demonstrate the desirableness of the place endured.

We can decide that some buildings and places should remain – as we now do – yet enjoy a continuum of architectural design and both continuing and new uses. This is a way to base our work on the concept of heritage as ongoing, fluid, and inclusive. The impulses to stop the clock and pre-

serve are countered by embracing organic change through the lens of understanding our built environment in much broader terms. A cultural landscape approach could embed our preservation interests into city and regional planning efforts. The heritage aspects of layered urban landscapes can become important in expanded ways.

You can explore how this practice theory changes our thinking by first considering your community as a cultural landscape and developing important themes that connect places and people in the community – from the past into the present. Then explore how managing that cultural landscape could draw on natural resource management stewardship and conservation theories and practices. Shifting our attention from history being in the past to living in and through cultural landscapes opens new goals and possibilities.

Further your understanding of cultural landscapes through UNESCO's Historic Urban Landscape website at: <http://www.historicurbanlandscape.com/> and explore how this approach is being used in Ballarat, Australia. ■

TOOLS FOR THE ON-LINE PRESERVATIONIST: Sanborn Fire Insurance Maps

Are you looking for information about the construction of historic buildings in your neighborhood or historic district? You may find just what you're looking for at the Library of Congress' Sanborn Fire Insurance Map collection. Fire insurance maps are distinctive because of the sophisticated set of symbols that allows complex information to be conveyed clearly. While they provide a wealth of information, initially they were produced to satisfy the needs of the insurance industry. The site not only provides direct access to all maps the library has digitized, but it provides important information on how to interpret the many symbols and colors used in the maps. Some of us have access to original maps in our town halls, or city planning offices, but for those who don't, this online tool is a life saver. The library continues to add more maps as they are digitized.

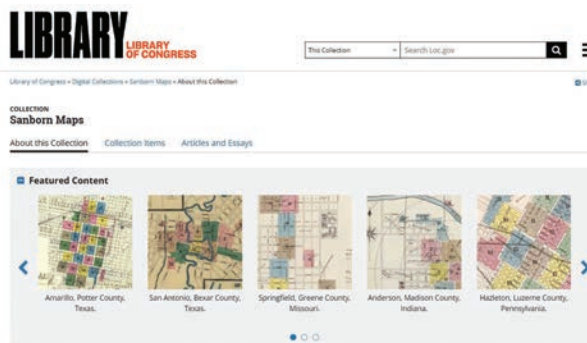
What it is: The online collection currently has more than 35,000 full-color maps available, ranging from the 1860s to the 1950s.

Access: Maps can be located by a simple search, or you can search by state, county, or town, and year of production. Images can be downloaded in several different file sizes and in jpg or tiff formats.

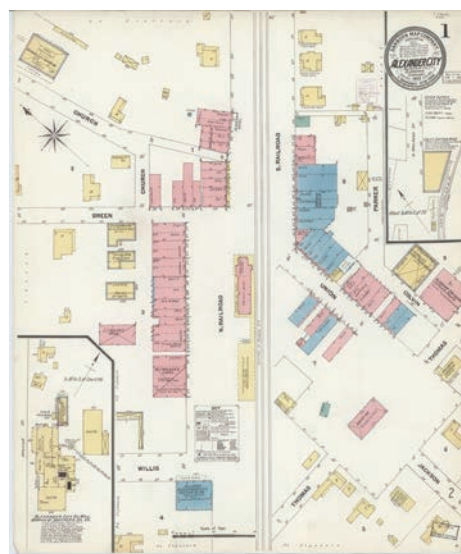
Uses for this information: Researching years of construction for historic buildings, whether original construction or documenting when additions were completed. Building construction methods and materials are easily identifiable, along with the number of stories and building use at the time

Website: <https://www.loc.gov/collections/sanborn-maps> ■

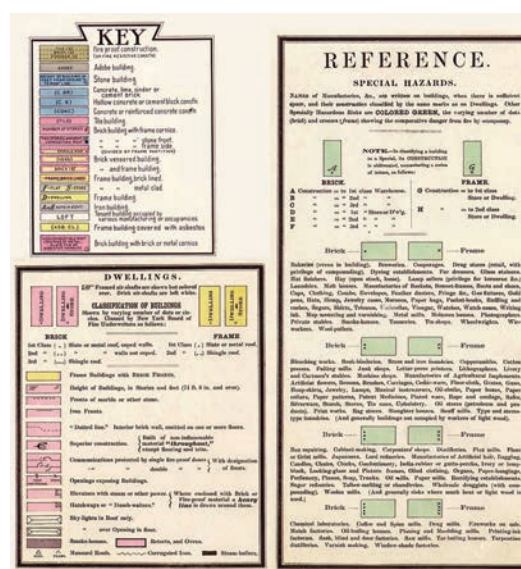
This is part of a regular series highlighting websites that are useful to the historic preservation community. Do you have a website that you think would help others? Send your tips to Paula Mohr at paula.mohr@iowa.gov for possible use in a future article.



Sanborn Map Collection Introductory webpage, Library of Congress.



Alexander City, Alabama Sanborn Map, 1903.



Standard Key for Sanborn Maps.

SPOTLIGHT ON A PRESERVATION ORGANIZATION: SAVE AMERICA'S CLOCKS

Save America's Clocks is a 501c3 non-profit incorporated in 1997 dedicated to documenting, researching and restoring many of our publicly accessible historic clocks. Once the pride of their communities, these clocks, some intricately designed, all historically rich are a real public amenity. In 1999 SAC was chosen as a designated project of Save America's Treasures, part of the White House Millennium Council and administered by the Nation Trust for Historic Preservation.

Today many of America's public clocks are not functioning, victims of neglect as our population's interest shifted elsewhere. That neglect has ultimately led to decay. The goal of Save America's Clocks is to ensure that these public time-pieces are preserved and operative for future generations. In order to achieve that goal the organization is creating a database, engaging the public and partner organizations, and providing technical assistance and resources to help restore clocks around the country.

The database will be a permanent inventory that includes photos, address, owner, condition, history, maintenance record, interested parties and, if applicable, restorers and fund raising activities. This data is being collected through a national clock search, via both the internet and print publications. Interested parties are encouraged to send photos and data regarding their



clocks. Already many clocks have been documented and are listed on SAC's website, sortable by state.

The organization has been engaging local organizations, schools, and individuals to 'adopt' a clock and be the eyes and ears of SAC in order to ensure the public clocks are working, telling the correct time and well maintained. In addition, as the budget allows, SAC plans to provide small grants or "seed money" to help these groups in their efforts. They showcase several of these efforts on the website.

To learn more about Save America's Clocks, visit their website at: clocks.org. ■



Historic clock at 208 Ocean Street, Cape May, New Jersey.

Credit: Plus Branding.

GEORGIA

The former home of the Atlanta Eagle and its decaying neighbor next door could be the site of a new \$25 million development even after portions of the existing structures are designated historic landmarks by the city. New development would be allowed on the two properties – 300 Ponce, known as the Kodak building, and 306 Ponce, the former home of the Eagle – under a compromise struck by the developer and the city that scales back the scope of the city's landmark designation for the two properties. The compromise calls for protecting the mid-century storefronts that face Ponce on both properties. The owner would be allowed to demolish the roof of the back-facing residential structure on the former Eagle site, which was built in 1898, as well as an expansive outdoor deck and stairwell. For the Kodak building, the compromise allows for the demolition of the entire residential structure, built in 1910, behind the storefront. Additionally, the conditions allow the property owner to build adjacent to, over and behind the commercial storefronts on both properties. Conditions of the landmark designation require the property owner to protect exterior signs for both buildings, including the Eagle sign on the front of 306 Ponce and the Kodak sign atop 300 Ponce. The property owner must also document the interior and exterior of the buildings through photos and drawings and install signage that describes the history of the buildings that is publicly visible for 10 years. (*Project Q Atlanta*)

ILLINOIS

Wheaton history buffs will fan out across the city during Preservation Month to distribute "Pride in Preservation" signs recognizing more than 160 landmarks in town. The display of purple and white lawn signs will be placed by members of the Wheaton Historic Commission in front of the designated landmarks and locations listed on the Wheaton Register of Historic Places. Some prominent examples include Wheaton College's Williston Hall, constructed in 1895; the Hurley Gardens, once part of the 160-acre country estate of entrepreneur Edward Nash Hurley; and the former Ellis Avenue home of Herbert A. Schryver, the mayor of Wheaton from 1909 to 1912. Commissioners will put up the signs to acknowledge the contributions of homes and businesses that have helped maintain Wheaton's architectural history. Wheaton landmarks have been researched to establish when they were built, and their applications approved by the city's historic commission. Many of the sites already include a plaque with the estimated date of construction or a permanent interpretive sign with more additional information. (*Daily Herald*)

IOWA

The Maquoketa Historic Preservation Commission is the recipient of a paint grant through the "Paint Iowa Beautiful" program. The program is providing paint from Iowa-based Diamond Vogel for public beautification projects across Iowa. The paint grant will be used to begin repainting historic style lamp posts in Maquoketa's Pleasant Street Historic District.

"The metal lamp posts are in need of maintenance and painting since rust and paint loss can quickly become a costly problem," said Jen Fowler, Commission Treasurer and project coordinator. The metal lamp posts, which were installed approximately 30 years ago, line both sides of the West Pleasant Street Historic District in Maquoketa. A start date for painting the lamp posts in May 2021 will be announced shortly. The project will require volunteers, equipment, materials and additional paint. The Maquoketa Historic Preservation Commission was set up by the city of Maquoketa to safeguard the city's cultural and historic heritage by preserving sites and districts of historical and cultural significance. (*Clinton Herald*)

MICHIGAN

After finding out the construction of the new Saginaw Public School District's comprehensive high school campus would involve tearing down the defunct elevator that holds up the city's iconic 'beans bunny' sign, members of the Saginaw Historic District Commission called for a panel to study ways the city and district could change plans to preserve the building. The district confirmed the bean elevator stands on the planned site of a new athletic stadium and complex for the high school and would be coming down at some point to make way for the project. The district intends to save the sign and work with local advocates to preserve it, he said. The building is the largest bean elevator in the world and a lingering remnant of the city's lumber era. The commission expressed concerns that the sign loses much of its significance without the context of the elevator. The commission discussed writing a resolution asking the Saginaw City Council to form a study committee, which would look into the historical significance of the elevator and explore alternatives to tearing it down. (*Michigan Live*)

NEW YORK

On Jamaica Avenue in Queens, New York, is an ornate cast-iron sidewalk clock, more than a century old, attired with archaic formality like a proud codger who still wears his threadbare suit every day, even as the world passes him by. The provenance of the clock was a longstanding mystery until researchers recently discovered a similar model in a 1908 catalog of a long-vanished Brooklyn manufacturer, the Self-Winding Clock Company. It is one of only seven city sidewalk clocks with landmark status and dates to a time when such showy public timekeepers were common around town, often installed as advertisements for adjacent stores. The landmarks commission believes this clock was installed outside No. 161-11 by Busch's Jewelers. The Self-Winding Company even partnered with Western Union back in the day on a time distribution service. Every hour, the correct time was transmitted over telegraph lines from the United States Naval Observatory in Washington, D.C., to subscribers' Self-Winding clocks, which would then automatically move their hands to correct the time on their faces. The service cost a dollar a month. The clock will be repaired and restored, although this time its hands will be propelled by new, electrically powered mechanisms, and accuracy will be assured by a receiver that obtains the correct time from small atomic clocks in Global Positioning System satellites. (*New York Times*)

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